

Silver Moon Lodge

Albuquerque, New Mexico

SILVER MOON LODGE is a mixed-use workforce housing development located at the periphery of Albuquerque's central business district, along historic Route 66. It was designed to take advantage of nearby urban amenities as well as proximity to the city's growing bikeway network.

"There is a strong market in downtown Albuquerque for apartments that cater to pedestrians and bicyclists."

>> Jessie Lucero, property manager, Silver Moon Lodge



QUICK FACTS

Location

901 Park Avenue SW,
Albuquerque, New Mexico

Status

Opened November 2014

Type of Project

Mixed-use

Site Size

1.4 acres (0.6 ha)

Building Size

154 units, 106,300 square feet
(9,900 sq m) of residential space,
4,500 square feet (400 sq m) of
commercial space

Rental Rates

\$661–\$708 monthly for
apartment units

Project Cost

\$13.5 million

Developer

DBG Properties, a subsidiary of
GSL Properties Inc.

Architect

Dekker Perich Sabatini

Lender

America First

Equity Partner

Undisclosed

Bike Amenities

Bike storage, bike repair shop,
resident bike share

Nearby Bicycle Infrastructure

Adjacent to Central Ave bike lanes;
close to local trails

Health Features

Fitness center, swimming pool,
outdoor patio

Located in central Albuquerque, Silver Moon Lodge offers convenient access to downtown amenities. (Dekker/Perich/Sabatini)



Silver Moon Lodge features a central bike storage facility on the ground floor of the building. (Dekker/Perich/Sabatini)



Residents at Silver Moon Lodge who do not own cars are able to get around on foot or by bicycle. (Dekker/Perich/Sabatini)

Context for Development

Silver Moon Lodge, a mixed-use development with 154 studio and one-bedroom units of workforce housing, was built for renters seeking a car-optional lifestyle in central Albuquerque.

The project is located adjacent to new bike lanes and designated cycling routes that provide easy access to the city's 400 miles (644 km) of trails, including the 16-mile (26 km) Paseo del Bosque Trail, which connects downtown Albuquerque to area destinations, including the Rio Grande Conservation Center.

Jessie Lucero, Silver Moon Lodge's property manager, explains how the project's location adds to its value, saying, "Everything our tenants need is within walking or bicycling distance. Our downtown location near trails and along the Central Avenue bike lanes allows residents to get to work, the grocery store, or to go out to eat on foot or by bicycle."

Silver Moon Lodge was built using New Mexico Mortgage Finance Authority tax credits. The annual incomes of eligible renters are capped at \$26,460 per year for one person or \$30,240 for units housing two people.

Residents of Silver Moon Lodge who cannot afford to own a car, or who choose not to do so, are able to get around on foot or by bicycle. The project is also located near a bus stop and on-site car-share station, further enhancing the convenience of the development for car-free households.

Active Transportation-Friendly Features

Silver Moon Lodge has several bike-friendly features for residents and visitors, including the following:

- >> **A bike storage room.** The development can accommodate 50 bikes in a central facility on the ground floor of the building.
- >> **Bike repair room.** Residents have access to a dedicated space with tools, air pumps, and a work stand that allows them to make repairs to bikes without having to leave the property.

- >> **Resident bike-share program.** Silver Moon Lodge provides bicycles that residents can borrow on a short-term basis to run local errands.

Development Lessons

Silver Moon Lodge's bike accommodations and the nearby bicycle infrastructure support the growing local popularity of active transportation, evidenced by Albuquerque's 92 percent increase in bicycle commuting between 2012 and 2014, according to the U.S. Census.

Further supporting the use of bicycles as everyday transportation is the fact that Silver Moon Lodge's developer, GSL Properties, included just 23 car parking spots on site.

By law, GSL Properties could have proposed more than 150 spaces for cars. However, by providing fewer, the developer was able to reduce the site costs associated with building parking and instead focused on providing features that would appeal to those who want the option not to own a car.

Lucero explains that the relatively low rate of parking provision coupled with the project's bike-friendly features has aided in development objectives, saying, "There is only one car parking space for every six units, but parking has not been an issue because so many of our residents have chosen to rely on bikes to get around."

Lucero adds, "Over 95 percent of our units are occupied. There is a strong market in downtown Albuquerque for apartments that cater to pedestrians and bicyclists."

Silver Moon Lodge meets a need for high-quality affordable housing in downtown Albuquerque, as demonstrated by the fact that the building is consistently nearly fully leased.

The development's bike-friendly design caters to those who do not wish to use an automobile as their primary means of transportation and supports the shift toward bicycle commuting in the local area.