

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 16, 2024

Arthur R. Tatum, R.A
fbt architects
6501 Americas Pkwy NE
Albuquerque, NM 87110

Re: Park Square Plaza Renovation
6565 Americas Pkwy
Traffic Circulation Layout
Architect's Stamp 04-22-24 (J18-D050)

Dear Mr. Tatum,

The TCL submittal received 04-29-2024 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

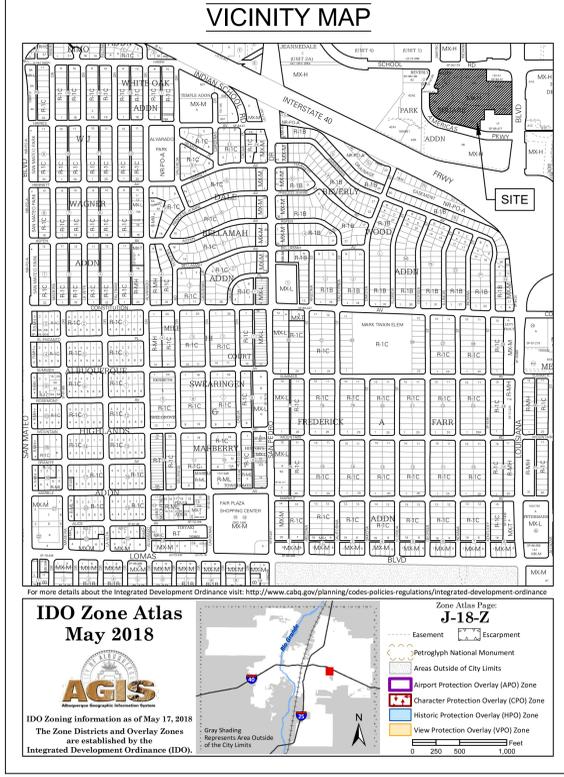
C: CO Clerk, File

GENERAL NOTES

- A. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK CONSTRUCTED PER CABQ STD. DWG 2430.

CONSTRUCTION KEYED NOTES

- PROPOSED CONCRETE CURB AND GUTTER PER CABQ STANDARD DWG 2415A.
- PROPOSED SIDEWALK PER COA STD. DWG. 2430. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER CABQ STD. DWGS. 2415 AND 2430.
- PROPOSED CONCRETE VALLEY GUTTER PER COA STD. DWG. 2420.
- EXISTING STREET LIGHT TO REMAIN.
- EXISTING TREE TO REMAIN.
- EXISTING CURB RAMP TO REMAIN.
- PROPOSED PERPENDICULAR CURB ACCESS RAMP WITH TRUNCATED DOME DETECTABLE WARNING PAD PER COA STD. DWG. 2442.
- PROPOSED PARALLEL CURB ACCESS RAMP WITH TRUNCATED DOME DETECTABLE WARNING PAD PER COA STD. DWG. 2443.
- PROPOSED PAINTED PARKING LOT STRIPING 4" IN WIDTH TO BE PAINTED WITH TRAFFIC-RATED LATEX PAINT.
- PROPOSED CONCRETE CURB AND GUTTER PER CABQ STANDARD DWG 2415A.
- RE-STRIPED PAVEMENT MARKINGS AND REPLACE SIGNAGE AT EXISTING ADA-PARKING PER DETAILS A1/TC-501, A3/TC-501, A5/TC-501, AND C3/TC-501.
- PROPOSED ADA-PARKING PER DETAILS A1/TC-501, A3/TC-501, A5/TC-501, AND C3/TC-501.
- NEW MOTORCYCLE PARKING SIGN PER DETAIL D5/TC-501.
- NEW STAINLESS STEEL CANE-DETECTABLE TOFINO BIKE RACK AS AVAILABLE FROM SPORTWORKS (425)483-7000, OR APPROVED EQUAL SURFACE MOUNT TO EXISTING CONCRETE PER MANUFACTURER'S INSTRUCTIONS WITH MANUFACTURER'S INCLUDED CONCRETE WEDGE ANCHORS. INSTALL PER DETAIL D3/TC-501 AND ACCORDING TO DIMENSIONAL STANDARDS OUTLINED IN COA DPM FIGURE 7.4.115.
- PEDESTRIAN ACCESSIBLE ROUTE PER COA IDO §14-16-5-3(D) AND COA DPM.
- CONSTRUCT TRANSIT SHELTER PER COA STD. DWG. 2535.05.
- EXISTING DUMPSTER ENCLOSURE TO REMAIN.
- PROPOSED DUMPSTER ENCLOSURE.
- EXISTING TRASH COMPACTOR ENCLOSURE TO REMAIN.
- PROPOSED TRASH COMPACTOR ENCLOSURE.
- PROPOSED MONUMENT SIGN.
- PROPOSED BOLLARD.
- PROPOSED CROSSWALK STRIPING.



EXECUTIVE SUMMARY

PROPERTY DESCRIPTIONS:
 1. One Park Square, UPC: 101805845149911620
 Address: 6501 Indian School Rd. NE, Albuquerque, NM 87110
 Legal Description: L TR 1-B-1 REPL OF TRS 1-A-1, 1-B-1, 1-C-1, 1-D-1A, 1-E-1A, 1-F, 1-G & 1-H-1 PARK SQUARE ADDN CONT 84,763 SQ FT
 2. Two Park Square, UPC: 101805847048511619
 6551 Americas Parkway NE, Albuquerque NM 87110
 Legal Description: TRACT 1-C-1A PARK SQUARE ADDN PLAT OF TRS 1-C-1A, 1-E-1A-1, 1-G-1 & 1-H-1A PARK SQUARE ADDN CONT 80,649 SQ FT M/L
 UPC: 10180584951011621
 6588 Indian School Rd. NE, Albuquerque NM 87110
 Legal Description: TR 1-A-1 REPL OF TRS 1-A-1, 1-B-1, 1-C-1, 1-D-1A, 1-E-1A, 1-F, 1-G & 1-H-1 PARK SQUARE ADDN CONT 91,409 SQ FT

PROPOSED DEVELOPMENT SIZE:
 The project site will encompass approximately 4.0 acres.

PLANNING HISTORY:
 1. Master Plans
 6501 America's Parkway, Administrative Amendment (Nextex) 2-4450 Project #: 1001163; 123890000; 00449 6551 America's Parkway, Z-78-122-1
 2. Site Plans
 Unknown
 3. Sector Plans
 Uptown Sector Development Plan - Repeated
 IDO Uptown Urban Center and Uptown Small Area

PROPOSED DEVELOPMENT DESCRIPTION:
 The Park Square Plaza Renovation will provide outdoor seating for visitors of restaurants located within the One Park Square and Two Park Square buildings. The design improves connectivity from Louisiana Blvd and Albuquerque Uptown to the plaza.

TRAFFIC CIRCULATION CONCEPT:
 The design narrows the width of access driveways within the NE corner in order to slow down cars in the parking lots. Additional parking will support the expected increase of visitors to Park Square Plaza.

IMPACT ON ADJACENT SITES
 The project will not impact adjacent sites.

REQUIRED OFF-STREET PARKING
 The site is zoned SU-3 with primary uses of restaurants, offices, and general retail. Restaurant use requires 8 spaces per 1000 SF Gross Floor Area (GFA), offices require 3 spaces per 1000 SF GFA, and general retail requires 1 space per 225 SF GFA. See table.

OFF-STREET PARKING CALCULATIONS			
Type of Use	Per IDO 14-16-5-5(C) TABLE 5-5-1	GFA	Required Parking
Office	4 spaces per 1000 GFA for buildings more than 100,000 SF	334632	1339
Restaurant	8 spaces per 1000 GFA	18950	152
Bank	3 spaces per 1000 GFA	1000	3
General Retail	1 space per 225 GFA	12953	58
Total Required Parking Spaces 1551			
Reduce 30% For Premium Transit (<15m Wait) Within 1/2 mile 558			
Total Required Parking Spaces With 30% Reduction 992			
Reduce 5% For Transit Shelter 78			
Total Required Parking Spaces With 35% Reduction 915			
Existing Car (Non-ADA) Parking Spaces (Structures) 831			
Existing Car Parking Spaces (Surface) 137			
Total Provided Car Parking Spaces 968			
Required ADA Accessible Parking Spaces (2%) 20			
Provided ADA Accessible Parking Spaces 31			
Required ADA Van Accessible Parking Spaces (1%) 6			
Provided ADA Van Accessible Parking Spaces 6			
Required Bicycle Spaces per COA DPM Standards (10%) 92			
Provided Bicycle Spaces Designed per COA DPM Standards 22			
Required Secured Bicycle Spaces (20%) 19			
Provided Secured Bicycle Spaces 0			
Required Motorcycle Spaces 8			
Existing Motorcycle Spaces 3			
New Motorcycle Spaces 5			
Provided Motorcycle Spaces 8			
Required Electrical Vehicle Parking Spaces 0			
Provided Electrical Vehicle Parking Spaces 0			

HATCH LEGEND

- EXISTING CONCRETE TO REMAIN.
- 4" THICK CONCRETE PAVEMENT.
- PEDESTRIAN-RATED CONCRETE PAVERS.
- VEHICLE-RATED CONCRETE OR PAVERS.
- PROPOSED NEW AND RENOVATED ASPHALT PAVEMENT.

LINE STYLE LEGEND

- PROPERTY LINE
- EASEMENT
- LIMITS OF WORK
- 3' HIGH ORNAMENTAL FENCE.
- PEDESTRIAN ACCESS ROUTE.

TRAFFIC CIRCULATION LAYOUT APPROVED
 Ernest Ramirez 5/16/2024
 Signed Date



6501 Americas Pkwy NE, Ste. 300
 Albuquerque, NM 87110
 P. 505.883.5200 WEB: www.fbtarch.com

CONSULTANTS

LANDSCAPE ARCHITECT
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 6501 Americas Pkwy NE, Ste. 350
 Albuquerque, NM 87110
 p. 505.212.9126

CIVIL ENGINEER
 NV5
 6501 Americas Pkwy NE, Ste. 400
 Albuquerque, NM 87110
 p. 505.830.8753

LIGHTING
 AE Design
 1900 Wazee Street #205
 Denver, CO 80202
 p. 303.296.3034



ARCHITECT

Park Square Plaza Renovation

6565 AMERICAS PKWY
 ALBUQUERQUE, NM 87110

MAY 2024

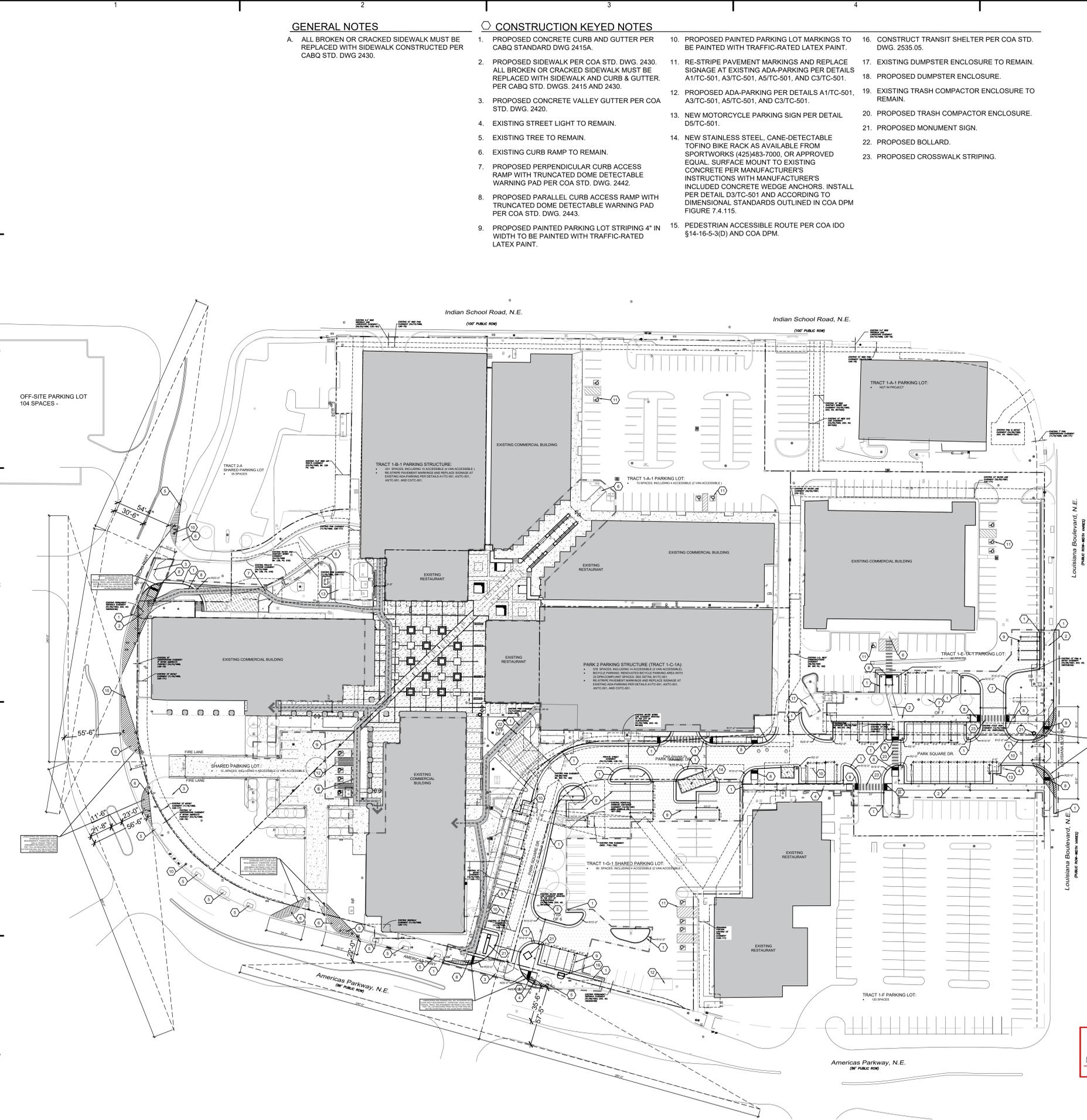
MARK	DATE	DESCRIPTION
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ISSUE: TRAFFIC CIRCULATION LAYOUT PLAN
 DATE: MAY 10, 2024
 PROJECT NO:
 DRAWN BY: TW/WM
 CHECKED BY: WM

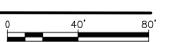
TRAFFIC CIRCULATION LAYOUT PLAN

TC-101

5/10/2024 3:18 PM



PARK SQUARE PLAZA TRAFFIC CIRCULATION LAYOUT PLAN
 SCALE: 1" = 40'



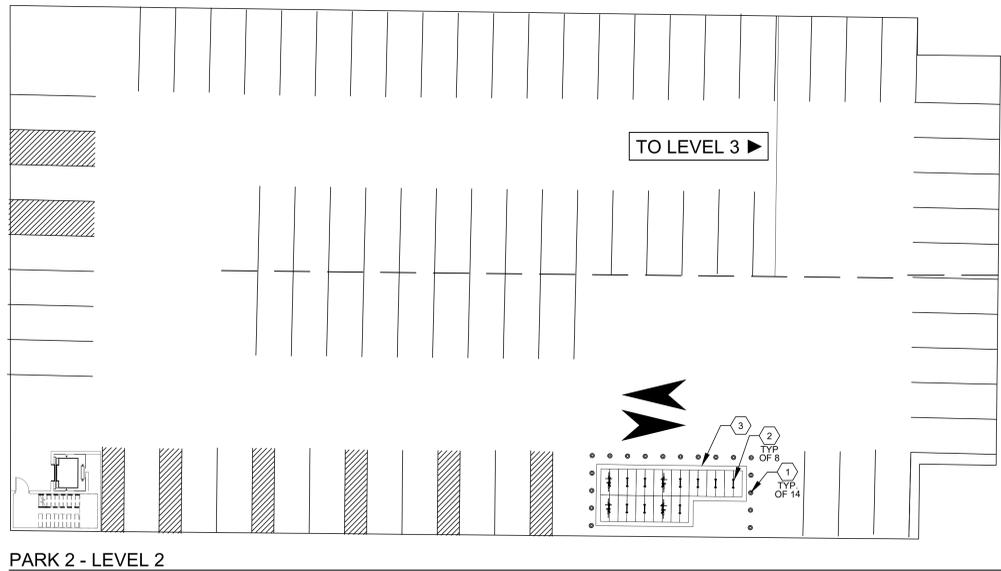
Park Square Plaza Renovation

CONSULTANTS

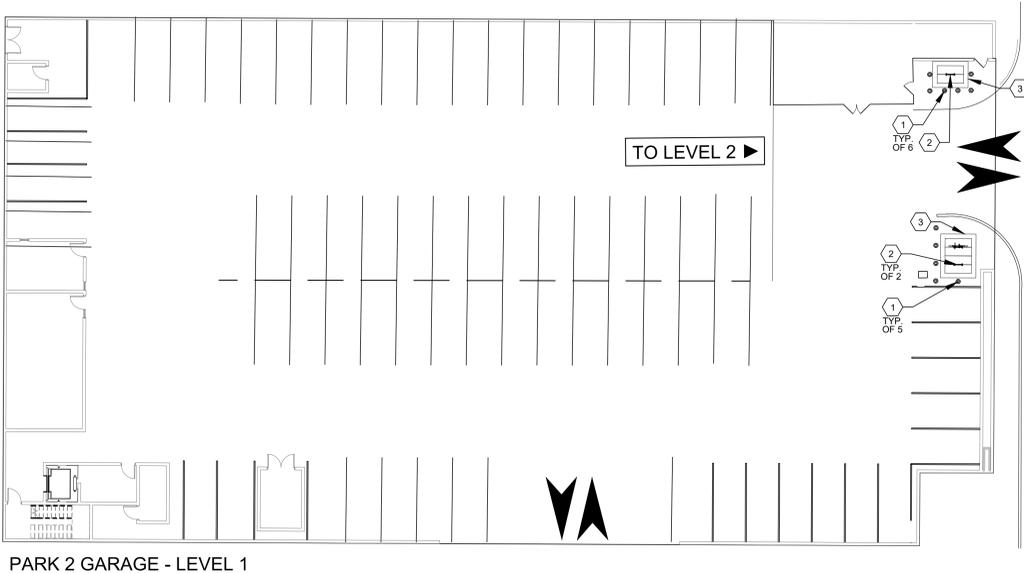
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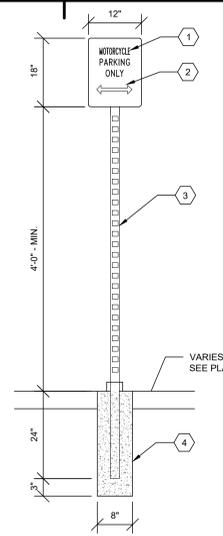


PARK 2 - LEVEL 2



PARK 2 GARAGE - LEVEL 1

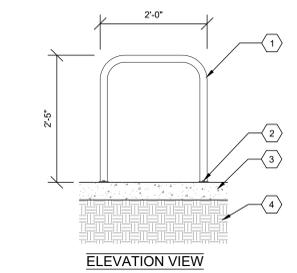
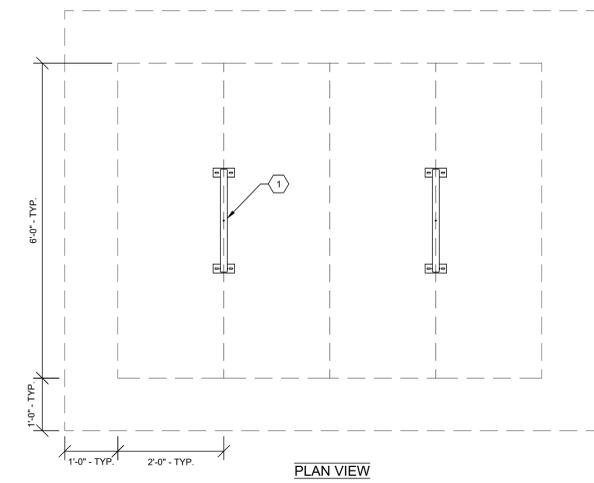
- GENERAL NOTES**
- BICYCLE PARKING SHALL BE PER CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) SECTION 7-4(K)(2).
 - REMOVE EXISTING RACKS AND BOLLARDS AS NECESSARY TO INSTALL BICYCLE PARKING LAYOUT.
- KEYED NOTES**
- FURNISH AND INSTALL BOLLARD.
 - FURNISH AND INSTALL BICYCLE RACK, MODEL 291 BY DUMOR, AS AVAILABLE FROM EXERPLAY (505) 281-0151, OR APPROVED EQUAL. ANCHOR TO CONCRETE PAD PER DETAIL C4/THIS SHEET OR PER MANUFACTURER'S INSTRUCTIONS.
 - PER (DPM) SECTION SECTION 7-4(K)(2), EACH BICYCLE PARKING SPACE SHALL BE A MINIMUM OF 2'-0" X 6'-0" WITH A MINIMUM 1'-0" CLEAR ZONE AROUND THE ENTIRE STALL.



D5 MOTORCYCLE PARKING SPACE SIGN
SCALE: 3/4" = 1'-0"

- KEYED NOTES**
- GREEN LETTERS ON WHITE BACKGROUND.
 - SIGN MARKINGS COMPLIANT WITH MUTCD #R7-5-16.
 - 1 1/2" X 1 1/2" MIN. SQ. STEEL TUBE.
 - 3000 PSI CONCRETE FOOTING.
- GENERAL NOTES**
- SIGN SHALL CONFORM TO THE STANDARDS OF THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.'
 - EACH SPACE SHALL BE POSTED WITH A SIGN CENTERED ON THE STALL.

TRAFFIC CIRCULATION
LAYOUT APPROVED
Ernest Gomez Signed 5/16/2024 Date



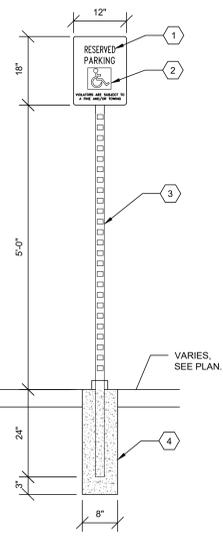
C5 BIKE RACK
SCALE: 3/4" = 1'-0"

- KEYED NOTES**
- BIKE RACK, DERO DOWNTOWN, OR APPROVED EQUAL.
 - 6" DIA. STEEL PLATE, 3/8" THICKNESS, SECURED WITH TAMPER PROOF ANCHORS.
 - FINISH GRADE, 3000 PSI CONCRETE WITH BROOM FINISH, MIN. SEE PLAN.
 - 95% COMPACTED SUBGRADE.
- GENERAL NOTES**
- ALL STEEL MEMBERS SHALL BE POWDER COATED, COLOR: AS APPROVED BY OWNER.
 - MOUNTING HARDWARE SHALL BE PER MANUFACTURER'S INSTRUCTIONS AS APPROVED BY OWNER.
 - SEE COA DPM FIGURE 7.4.115 FOR PLACEMENT REQUIREMENTS.



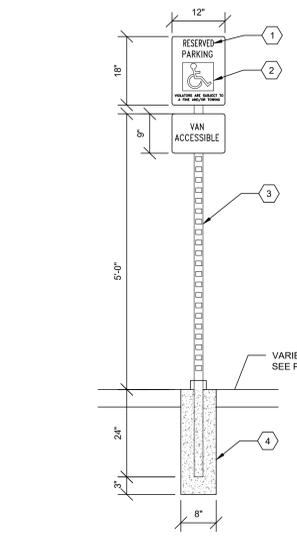
C4 ACCESSIBLE PARKING SYMBOL STRIPING
SCALE: 3/4" = 1'-0"

- GENERAL NOTES**
- ALL STRIPING SHALL BE TRAFFIC RATED BLUE PAINT.
 - GRID SHOWN FOR PROPORTIONS ONLY.



A4 ACCESSIBLE PARKING SPACE SIGN
SCALE: 3/4" = 1'-0"

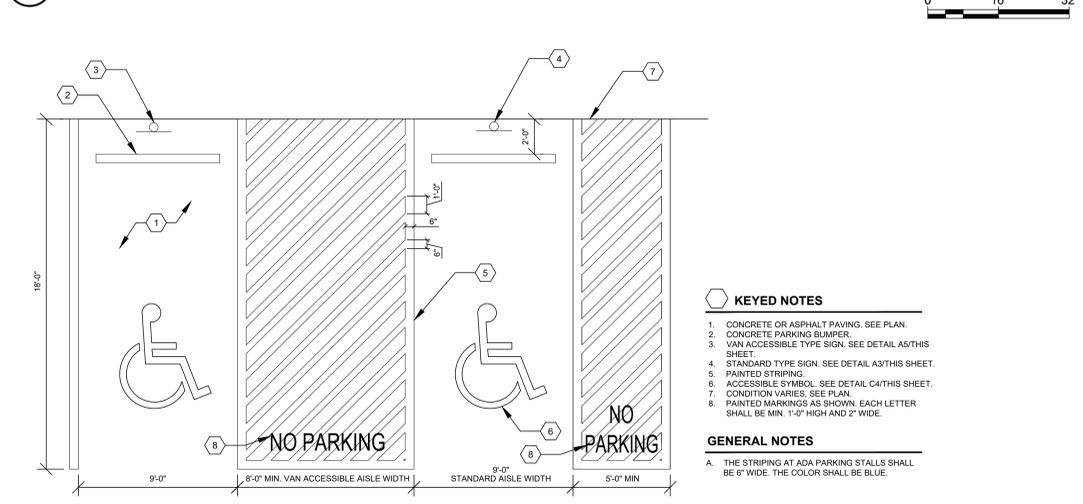
- KEYED NOTES**
- GREEN LETTERS ON WHITE BACKGROUND.
 - WHITE/BLUE SYMBOL #R7-8-12.
 - 1 1/2" X 1 1/2" MIN. SQ. STEEL TUBE.
 - 3000 PSI CONCRETE FOOTING.
- GENERAL NOTES**
- SIGN SHALL CONFORM TO THE STANDARDS OF THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.'
 - EACH SPACE SHALL BE POSTED WITH A SIGN CENTERED ON THE STALL.



A5 ACCESSIBLE PARKING SPACE SIGN
SCALE: 3/4" = 1'-0"

- KEYED NOTES**
- GREEN LETTERS ON WHITE BACKGROUND.
 - WHITE/BLUE SYMBOL #R7-8-12.
 - BLUE LETTER ON WHITE BACKGROUND SIGN 12" X 9".
 - 1 1/2" X 1 1/2" MIN. SQ. STEEL TUBE.
 - 3000 PSI CONCRETE FOOTING.
- GENERAL NOTES**
- SIGN SHALL CONFORM TO THE STANDARDS OF THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.'
 - EACH SPACE SHALL BE POSTED WITH A SIGN CENTERED ON THE STALL.

B1 BICYCLE PARKING ENLARGEMENT
SCALE: 1/16" = 1'-0"



A1 STRIPING DETAIL FOR ACCESSIBLE PARKING
SCALE: 1/4" = 1'-0"

- KEYED NOTES**
- CONCRETE OR ASPHALT PAVING. SEE PLAN.
 - CONCRETE PARKING BUMPER.
 - VAN ACCESSIBLE TYPE SIGN. SEE DETAIL A5/THIS SHEET.
 - STANDARD TYPE SIGN. SEE DETAIL A3/THIS SHEET.
 - PAINTED STRIPING.
 - ACCESSIBLE SYMBOL. SEE DETAIL C4/THIS SHEET.
 - CONDITION VARIES. SEE PLAN.
 - PAINTED MARKINGS AS SHOWN. EACH LETTER SHALL BE MIN. 1'-0" HIGH AND 2" WIDE.
- GENERAL NOTES**
- THE STRIPING AT ADA PARKING STALLS SHALL BE 6" WIDE. THE COLOR SHALL BE BLUE.

Park Square Plaza Renovation

6565 AMERICAS PKWY
ALBUQUERQUE, NM 87110

APRIL 2024

MARK	DATE	DESCRIPTION

ISSUE:	CONSTRUCTION DOCUMENTS
DATE:	APRIL 22, 2024
PROJECT NO.:	
DRAWN BY:	TW/WM
CHECKED BY:	WM

TRAFFIC CIRCULATION DETAILS

TC-501