DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2018-001579_loft AGENDA ITEM NO: 6
Winrock - PINE TREE LOFTS

SUBJECT: Site Plan, Plat

ENGINEERING COMMENTS:

1. The Transportation Department has no objection to the sidewalk width waivers, easement vacation. For the plat, dedicate right-of-way to include the full width of sidewalk on Indian School Road.

2. Due to new development on east side of site in combination with the closing of an access, it is requested to implement Traffic Impact Study recommendations for striping at Pennsylvania Boulevard at Winrock Loop to the south. Also include the demolition of curb, sidewalk, and right turn lane along Pennsylvania on the infrastructure list.

3. For road exiting onto Indian School Road, show a cross-section. Used a keyed note for striping and include a note for the centerlane lane as well. Show proper transitioning. Call out pavement arrows, and provide dimensioning for the lanes.

4. Do not place a stop sign for cars to stop on the wide crosswalk.

5. Include “Emergency Access Only” signage on each side of the drive off of Pennsylvania instead of just one side.

6. Include a keyed note for the bike rack location for clarity.

7. Call out width of raised crosswalk on the detail provided.

8. A curb ramp appears to be missing at the corner of Indian School and the emergency exit. Call out note for the curb ramp.

9. Provide clarification on the pedestrian gate and its accessibility to the public.

*Please remember to email me directly with an electronic copy of all supplemental submittal documents.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E. DATE: January 13, 2021

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TRANSPORTATION DEVELOPMENT

Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

Outside Communication: On February 8, 2021 I had a conversation with Will Gleason at DPS about making sure the right-of-way line on the plat was shown at the correct location to allow for all public sidewalk to be within right-of-way. I asked for clarification of access at the pedestrian gate on Pennsylvania since neighbors were concerned about bike access. I also reiterated last week's infrastructure list requirements for the other access off of Pennsylvania Avenue.