

MG2 Corporation

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06.06.2022

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services
Alvarado Transportation Center
100 1st SW
Albuquerque, NM 87102
Telephone: 505-924-3675
malnajjar@cabq.gov

Re: CHUZE Albuquerque
6600 Central Ave, SW
Albuquerque, NM 87121

Project Number: 21-6039-01
Permit Number: 2022-006777

Subject: Plan Check Correction List

Dear Recipient:

We are writing in response to the review comments dated June 6, 2022 for the proposed CHUZE Fitness Coors and Central Albuquerque. We have addressed your comments as listed below – Delta 7.

ITEMS FROM CORRECTION LIST DATED 06/06/22:

1. Provide parking calculation required by IDO for Motorcycle parking and for Bike Racks parking spaces.
Response: Motorcycle parking and Bike rack parking calculations have been added. Please see Sheet A001/ Parking Space Calculations – clouded Delta 7
2. Provide Motorcycles parking spaces dimensions and label "MC" on pavement for each parking space.
Response: Dimensions and label "MC" have been added to motorcycle parking spaces. Please see sheet A002.A/ Detail #15 Enlarged motorcycle parking space – clouded Delta 7
3. Provide Where is the Bike Rack key (note 19). Please show on site plan. See attached for new Bicycle rack requirements, it should be a horseshoe shape.
Response: Bicycle racks has been updated per DPM Section 7-4(K)(2): Bicycle Parking. Please see sheet A001/Keynotes #19; sheet A002.A/ Detail #13 and Detail #14 - clouded Delta 7



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4. Sheet A002.A details 6 & 9: please provide slope for the landing area, which should be 2% max. in all directional.

Response: 2% Max. Slope has been added for landing area. Please see sheet A 002.A/ Detail #6 and Detail #9 – clouded Delta 7

5. Solid Waste and Fire Marshal Approval need to be provided prior to Transportation approval

Response: Solid Waste and Fire have been approved. Please see attachments.

6. Show on sight plan the Intersection Sight Distance for Coors Blvd. see attached

Response: Intersection Sight Distance has been added for Coors Blvd. Please see sheet A001/Detail #2 – clouded Delta 7

7. TIS form need to be signed by traffic engineer Matt Grush. Please Contact Matt Grush:

mgrush@cabq.gov.

Response: See attached.

8. Add a note stating, "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter."

A build note must be provided referring to the appropriate City Standard drawing.

If you have any questions, let me know.

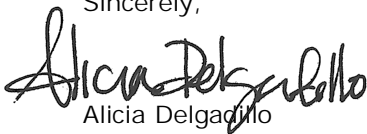
Response: Note has been added. Please see sheet A001/ Note #3 – clouded Delta 7

All delta 8 in response to planning department comments.

Should you require any additional information regarding this matter, please contact me at 949-705-0730.

Thank you.

Sincerely,



Alicia Delgado
Associate

APPROVAL SCREENSHOT DIRECTLY FROM SYSTEM

*City wont issue any official approval until Transportation is approved.

Fire	Frederick Rivera	frivera@cabq.gov	Approved	question please call me, Bill Ortiz at (505) 924-5055. 03/22/2022 FER 1341 REVIEWED APPROVED CO YES INSPECTION YES
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Solid Waste	Adrian Jaramillo	adrianjaramillo@cabq.gov	Approved with Conditions	Room Coordinator, george@cabq.gov, 524-5662. CO REQUIRED APPROVED WITH CONDITIONS ADRIAN JARAMILLO 05.18.22 SOLID WASTE IS TO PROVIDE ALL INSPECTIONS ON TRASH ENCLOSURE SUCH AS PRE-POUR FOR SLAB AND APRON, BOND BEAM, BOLLARD, AND FINAL INSPECTION WILL BE CONTINGENT FOR SOLID WASTE SIGN OFF FOR FINAL CO. YOU CAN REACH A SOLID WASTE CODE ENFORCEMENT INSPECTOR @ 1.505.991.4608 OR 1.505.681.2767.
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City of Albuquerque

Planning Department

Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Chuze Fitness Albuquerque

Building Permit #: PR-2022 006777 Hydrology File #: _____

Zone Atlas Page: K10 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract 61A1, Town of Atrisco Grant, Unit 6

Development Street Address: 6100 Central Ave. SW, Albuquerque, NM 87121
6600 Central Ave. SW

Applicant: _____ **Contact:** ALICIA DELGADILLO

Address: 1011 CAMINO DEL RIO SOUTH, SUITE 350

Phone#: 8582657587 Fax#: _____

E-mail: ALICIA.DELGADILLO@MG2.COM

Development Information

Build out/Implementation Year: 1995 Current/Proposed Zoning: MX-M

Project Type: New: () Change of Use: (X) Same Use/Unchanged: () Same Use/Increased Activity: ()

Change of Zoning: ()

Proposed Use (mark all that apply): Residential: () Office: (X) Retail: () Mixed-Use: ()

Describe development and Uses:

Tenant improvement of existing building. A New Chuze fitness center with an updated front entry to be built along with ADA site upgrades and a new trash enclosure.

_____ Days
and Hours of Operation (if known): M-S from 7:00am-10pm

Facility

Building Size (sq. ft.): 50,845

Number of Residential Units: 0

Number of Commercial Units: 0

Traffic Considerations

ITE Trip Generation Land Use Code _____

Expected Number of Daily Visitors/Patrons (if known):* 300 Visitors

Expected Number of Employees (if known):* 15 Daily

Expected Number of Delivery Trucks/Buses per Day (if known):* 1 Small Truck a Week

Trip Generations during PM/AM Peak Hour (if known):*

Driveway(s) Located on: Central Ave. and Coors Blvd.

ITE Land Use #492
Health/Fitness
Center
50,845 Sq Ft
PM peak 172 trips

Adjacent Roadway(s) Posted Speed: Central Ave. & Coors Blvd. 45 MPH
Posted Speed Street Name
Posted Speed

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.)* **Roadway**

Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: ~~Major Street Corridor Area, Within 1,320 Feet of Main Street Corridor Area, Within 1,320 Feet of Premium Transit.~~
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: ~~South West Mesa and West Route 66 Center.~~ **Activity Center**
(urban center, employment center, activity center, etc.)

Jurisdiction of roadway (NMDOT, City, County): City of Albuquerque, Coors Blvd. is a NMDOT highway
Coors Blvd. PM v/c 0.5-0.75

Adjacent Roadway(s) Traffic Volume: 16,727 Volume-to-Capacity Ratio (v/c): 0.0-0.25
(if applicable)

Adjacent Transit Service(s): ABQ Ride Nearest Transit Stop(s): Central Ave. & Coors Blvd.

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: Existing bike lane on Central Ave. and Coors Blvd. Proposed bike lane on Coors Blvd.

(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes No

Thresholds Met? Yes No

Mitigating Reasons for Not Requiring TIS: Previously Studied:

Notes: Peak hour trips exceed 100 per hour, v/c on Coors Blvd. in PM > 0.5

M.P. P.E.
TRAFFIC ENGINEER

6/15/2022
DATE

Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.