

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 13, 2025

Vincent Carrica, PE,
Tierra West LLC
5571 Midway Park PL NE,
Albuquerque, NM 87109

**Re: HIWAY HOUSE
3200 CENTRAL AVE SE,
ALBUQUERQUE NM 87106
Conceptual Traffic Circulation Layout-DFT
Engineer's/Architect's Stamp 01-13-25 (K16D055)**

Dear Mr. Carrica,

The conceptual TCL submittal received 01-08-25 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit. **An approved traffic scoping form is required before a full traffic circulation layout approval.**

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 plndrs@cabq.gov 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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: **HIWAY HOUSE** Hydrology File # _____
Legal Description: **LOTS 1-5 BLOCK 41 UNIVERSITY HEIGHTS ADDITIONA AND LOT 1 BLOCK 3 MONTE VISTA ADDITION**
City Address, UPC, OR Parcel: **3200 CENTRAL AVE SE**

Applicant/Agent: **TIERRA WEST, LLC** Contact: **VINCENT CARRICA, PE**
Address: **5571 MIDWAY PK PL ALBUQUERQUE, NM 87109** Phone: **505-858-3100**
Email: **VCARRICA@TIERRAWESTLLC.COM**

Applicant/Owner: **TITAN DEVELOPMENT** Contact: **JOSH ROGERS**
Address: **6300 RIVERSIDE PLAZA STE 200 ALBUQUERQUE, NM 87120** Phone: **505-515-2914**
Email: **JROGERS@TITAN-DEVELOPMENT.COM**

TYPE OF DEVELOPMENT: ☐ Plat (# of lots) _____ ☐ Single Family Home
☒ All other Developments

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

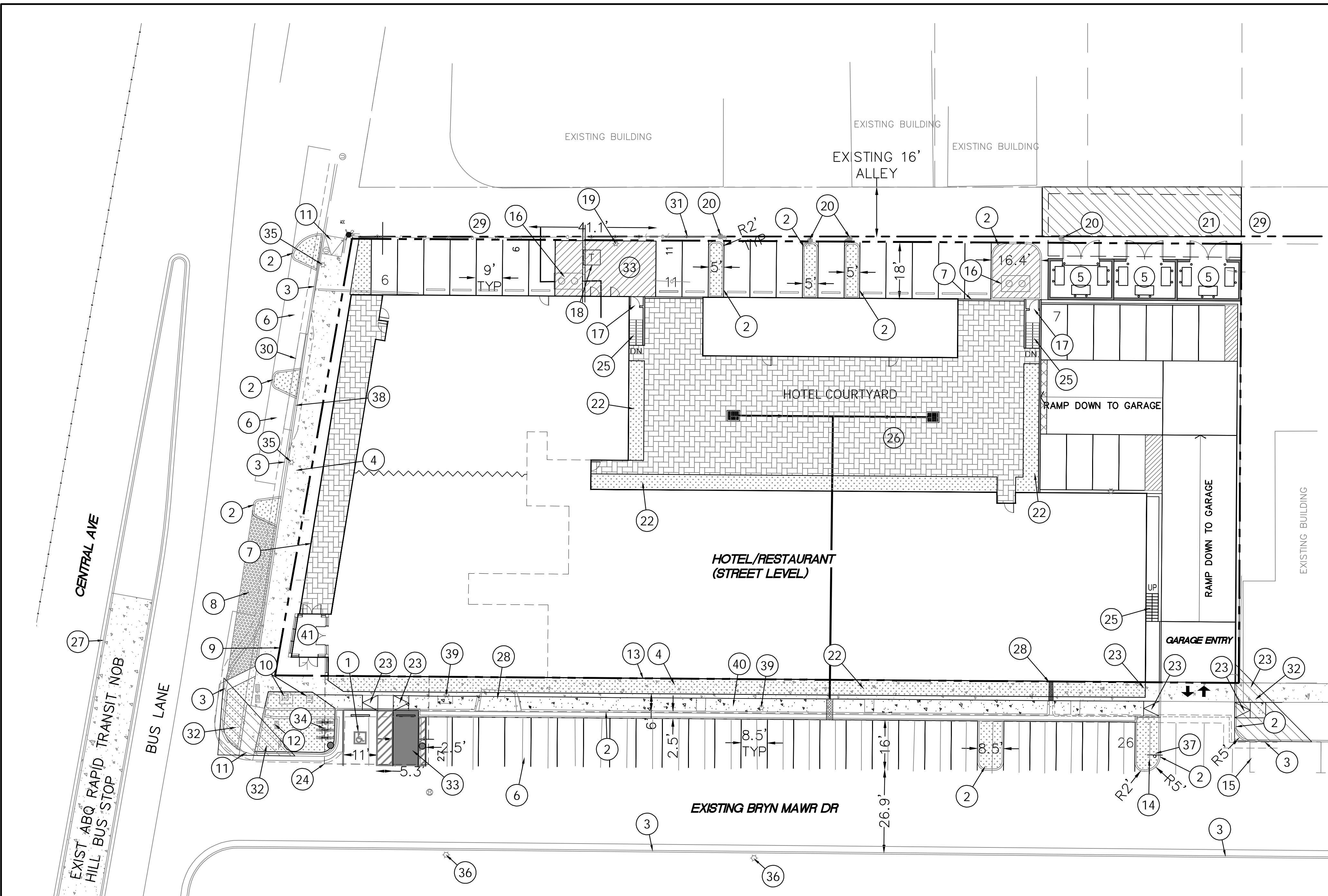
TYPE OF SUBMITTAL:

- ☐ Engineering / Architect Certification
- ☐ Conceptual Grading & Drainage Plan
- ☐ Grading & Drainage Plan, and/or Drainage Report
- ☐ Drainage Report (Work Order)
- ☐ Drainage Master Plan
- ☐ Conditional Letter of Map Revision (CLOMR)
- ☐ Letter of Map Revision (LOMR)
- ☐ Floodplain Development Permit
- ☐ Traffic Circulation Layout (TCL) – Administrative
- ☒ Traffic Circulation Layout (TCL) – DFT Approval
- ☐ Traffic Impact Study (TIS)
- ☐ Street Light Layout
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☐ Pad Certification
- ☐ Building Permit
- ☐ Grading Permit
- ☐ Paving Permit
- ☐ SO-19 Permit
- ☐ Foundation Permit
- ☐ Certificate of Occupancy - ☐ Temp ☐ Perm
- ☐ Preliminary / Final Plat
- ☐ Site Plan for Building Permit - DFT
- ☐ Work Order (DRC)
- ☐ Release of Financial Guarantee (ROFG)
- ☐ CLOMR / LOMR
- ☒ Conceptual TCL - DFT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: **1-8-2025**



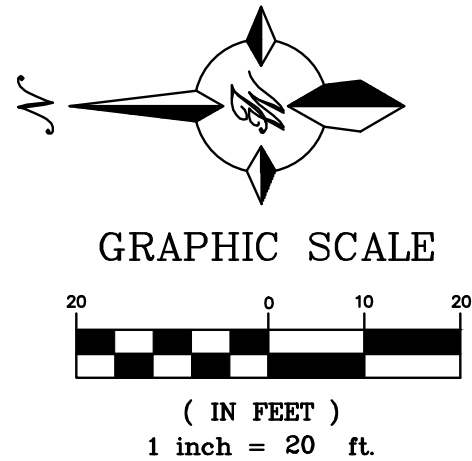
LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	BUILDING
	EXISTING SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	LANDSCAPING
	EV ELECTRIC VEHICLE CHARGING
	REMOVE/REPLACE ASPHALT



VICINITY MAP
K16-Z

SITE DATA

USE:	MIXED USE – HOTEL (112 ROOMS), BAR, AND RESTAURANT
ZONING:	MX-M
OVERLAY:	NOB HILL/HIGHLAND CPO-8
CENTERS AND CORRIDORS:	MAIN STREET AND MAJOR TRANSIT – CENTRAL AVENUE
PREMIUM TRANSIT STATION:	NOB HILL ART STATION
TRANSIT:	ROUTES 66, 16, 766, AND 777
BICYCLE FACILITIES:	SILVER AVENUE BICYCLE BOULEVARD
LEGAL DESCRIPTION:	LOTS 1 – 5, BLOCK 41 UNIVERSITY HEIGHTS ADDITION AND LOT 1, BLOCK 3 MONTE VISTA ADDITION
NET SITE AREA:	42,571 SF (1.08 ACRES)
ZONE ATLAS PAGE:	K-16
SETBACKS:	FRONT: 0 FEET MINIMUM, 15 FOOT MAXIMUM SIDE: 0 FEET MINIMUM, 15 FOOT MAXIMUM STREET SIDE: 0 FEET MINIMUM, 15 FOOT MAXIMUM REAR: 0 FEET
BUILDING HEIGHT:	ALLOWED (WITH STRUCTURED PARKING BONUS): 42 FEET PROVIDED (WITH STRUCTURED PARKING): 40 FEET
BUILDING FOOTPRINT:	25,784 SF
PARKING:	REQUIRED (UC-MS-PT): HOTEL = 2 SPACES/3 ROOMS = 74 SPACES BAR = 5/1,000 SF = 9 SPACES RESTAURANT = 3.5/1,000 SF = 15 SPACES TOTAL REQUIRED: 98 SPACES LESS TRANSIT REDUCTION* @ 40% -39 SPACES TOTAL (AFTER REDUCTIONS) 59 SPACES
*5-5(C)(5)(D) 1 AND 2	
PROVIDED:	PARKING STRUCTURE: 73 SPACES ALLEY SPACES: 18 SPACES TOTAL 91 SPACES
MOTORCYCLE SPACES REQUIRED	3 SPACES
MOTORCYCLE SPACES PROVIDED	4 SPACES IN GARAGE
BICYCLE SPACES REQUIRED	3 SPACES
BICYCLE SPACES PROVIDED	3 SPACES



GENERAL NOTES

1. ALL EXISTING SIDEWALKS, CURBS, DRIVE PADS, WALL AND ANYTHING THAT INFLUENCES THE PARKING AND CIRCULATION ARE IDENTIFIED ON THE SITE PLAN.
2. LANDSCAPING, FENCING, AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
3. ALL UNUSED CURB CUTS SHALL BE REPLACED WITH NEW CURB & GUTTER AND SIDEWALKS.
4. ALL BROKEN OR CRACKED SIDEWALK TO BE REPLACED WITH SIDEWALK, CURBS AND GUTTERS
5. A 6FT. WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY WILL BE PROVIDED FROM THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCES.
6. SIGNAGE SHALL BE PERMITTED SEPARATELY AND SHALL COMPLY WITH IDO MX-M REQUIREMENTS.
7. EQUIPMENT SCREENING WILL COMPLY WITH SCREENING REQUIREMENTS IN SECTION 14-16-5-6 OF THE CITY OF ALBUQUERQUE ZONING CODE.

EXECUTIVE SUMMARY

THE SITE IS LOCATED IN KNOB HILL OFF CENTRAL AVE. IT IS BORDERD BY BRYN MAWR STREET TO THE WEST AND BY AN EXISTING 16' ALLEYWAY TO THE EAST. THE EXISTING HOTEL STRUCTURE IS BEING REPLACED WITH A NEW HOTEL AND RESTAURANT ON THE 1.08 ACRES PROPERTY. AN UNDERGROUND PARKING STRUCTURE WILL BE CONSTRUCTED AS PART OF THE DEVELOPMENT. ACCESS TO THE GARAGE WILL BE OFF BRYN MAWR DR AT THE SOUTHWEST CORNER OF THE SITE FOR USE BY THE DEVELOPMENT. THE MAJORITY OF THE EXISTING ONSTREET PARKING IN BRYN MAWR DR WILL REMAIN FOR USE BY THE PUBLIC AND NEW PARKING WILL BE ADDED ADJACENT TO THE EXISTING ALLEY WAY FOR USE BY THE DEVELOPMENT. A DROP OF AREA WILL BE PROVIDED ON CENTRAL FOR ACCESS TO THE HOTEL LOBBY ALONG WITH PUBLIC PARKING ALONG CENTRAL IN FRONT OF THE DEVELOPMENT.

KEYED NOTES

- 1 ACCESSIBLE SPACE PER ADA REQUIREMENTS WITH SIGN
- 2 6" CURB AND GUTTER (TYP) PER COA STD DWG 2415A
- 3 EXISTING CURB AND GUTTER TO REMAIN
- 4 EXISTING SIDEWALK TO BE REMOVED
- 5 TRASH ENCLOSURE
- 6 PUBLIC PARKING
- 7 PRIVACY BARRIER ALONG PROPERTY LINE
- 8 HOTEL DROP-OFF
- 9 BUILDING ABOVE
- 10 CONTROL BOX
- 11 EXISTING HC RAMP TO REMAIN
- 12 EXISTING PULL BOX
- 13 ZERO SETBACK
- 14 DIRECTIONAL SIGN

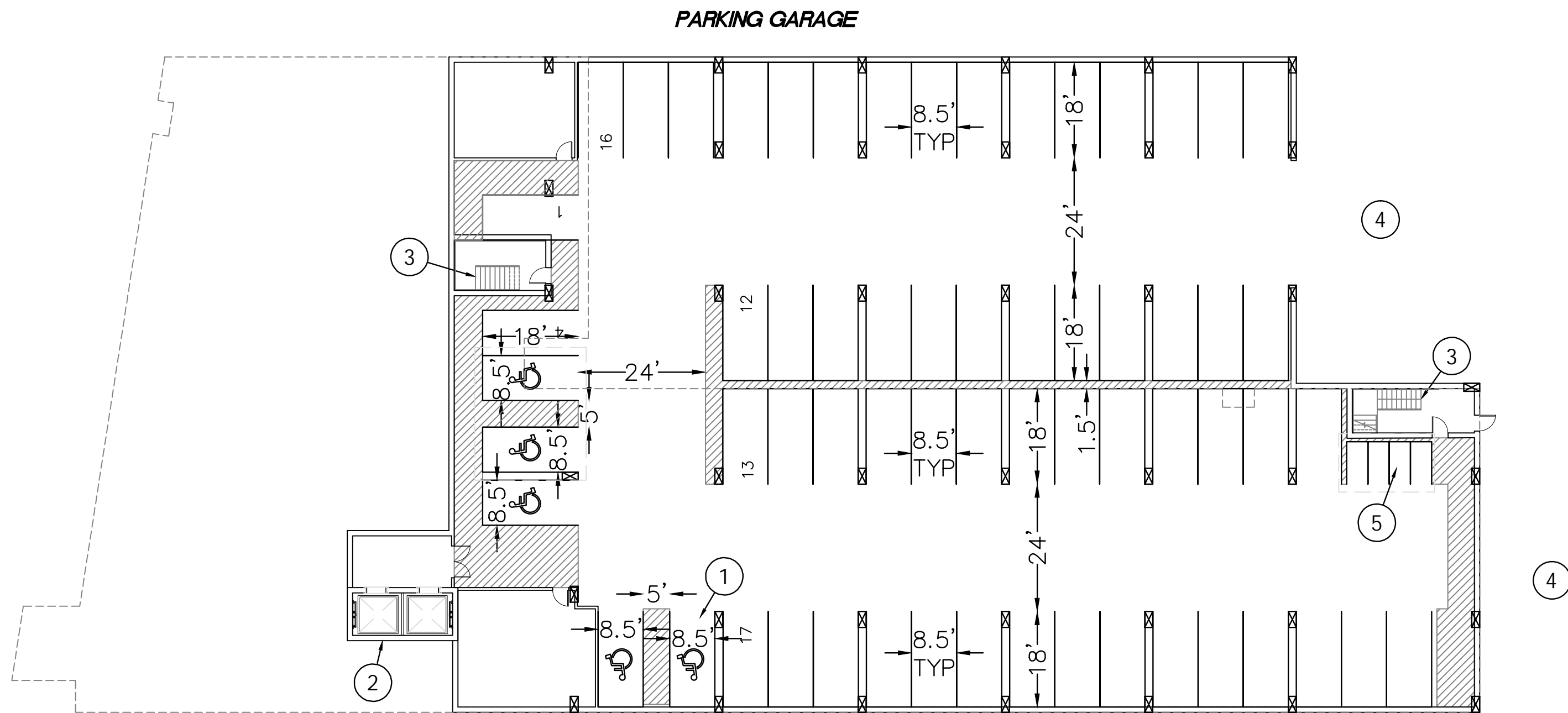
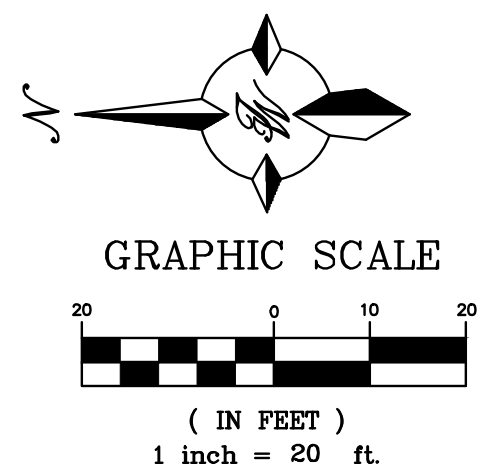
KEYED NOTES

- 15 EXISTING PARALLEL PARKING TO REMAIN
- 16 GREASE TRAP
- 17 PRIVACY GATE – KEY CARD ACCESS ONLY
- 18 TRANSFORMER
- 19 NEW POWER POLE
- 20 EXISTING POWER POLE
- 21 ALLEYWAY ASPHALT TO BE REPAVED DIRECTLY IN FRONT OF TRASH ENCLOSURES
- 22 LANDSCAPE BARRIER
- 23 UNIDIRECTIONAL HC RAMP
- 24 CANOPY
- 25 STAIRWAY
- 26 HOTEL COURTYARD
- 27 EXISTING RAISED MEDIAN AND BUS PLATFORM

KEYED NOTES

- 28 REMOVE EXISTING SIDEWALK CULVERT/CONCRETE PAD
- 29 EXISTING ASPHALT PAVING TO REMAIN
- 30 REMOVE EXISTING DRIVE PAD
- 31 RELOCATE EXISTING GUY WIRES
- 32 25' X 25' SIGHT VISIBILITY TRIANGLE
- 33 HOTEL LOADING ZONE
- 34 BIKE RACK (3 SPACES)
- 35 EXIST CABQ LIGHTS TO REMAIN
- 36 EXIST STREET LIGHT TO REMAIN
- 37 STOP SIGN
- 38 32 LF NEW CURB AND GUTTER
- 39 EXIST LIGHT TO BE REMOVED
- 40 NEW CONCRETE SIDEWALK
- 41 VESTIBULE

	3200 CENTRAL AVE SE ALBUQUERQUE, NM	DRAWN BY pm
	TRAFFIC CIRCULATION PLAN	DATE 1-13-25
	 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING
SHEET # TCL-1		JOB # 2024042



LEGEND

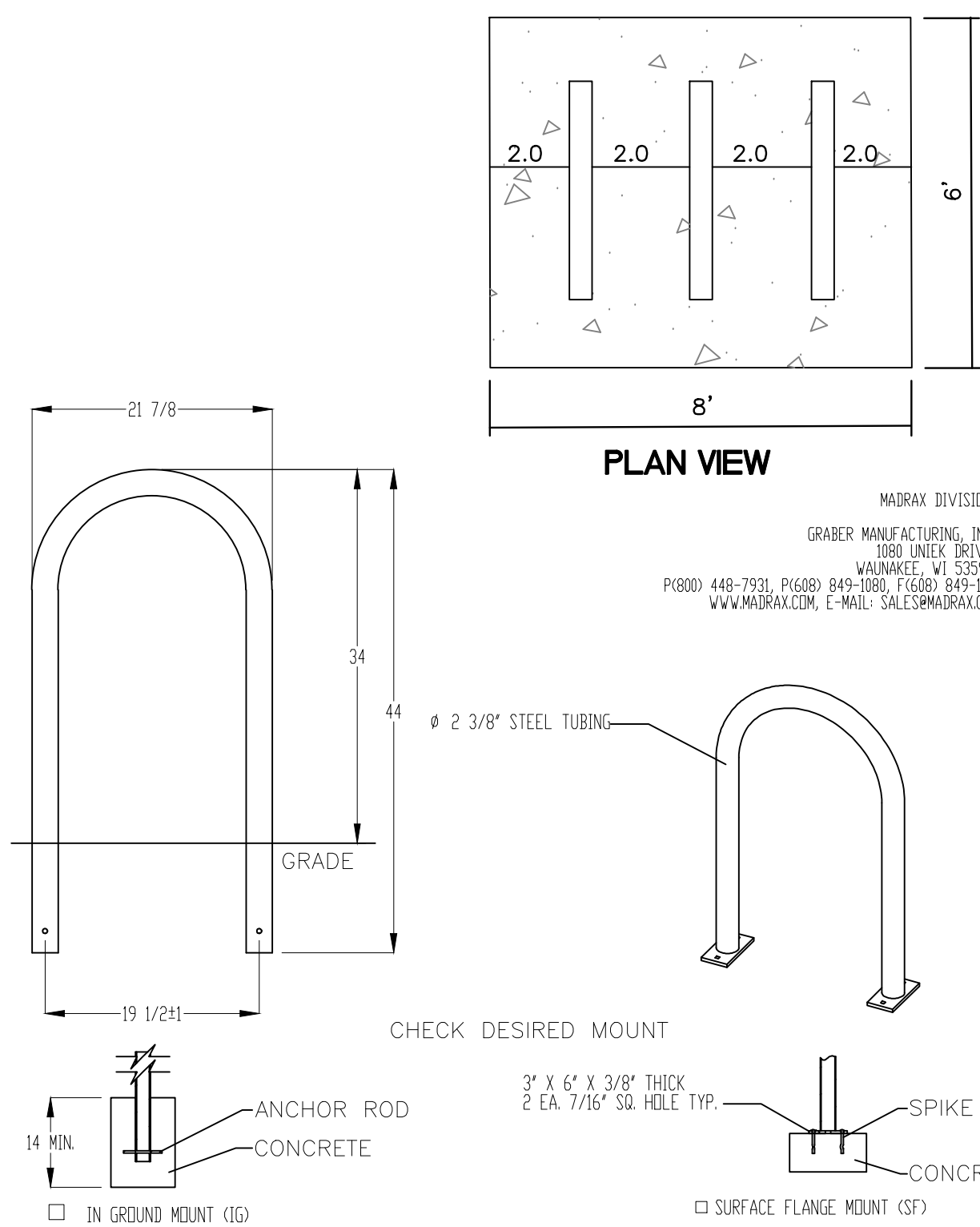
- BUILDING
- ▨ STRIPED AREA

KEYED NOTES

- 1 ACCESSIBLE SPACE PER ADA REQUIREMENTS WITH SIGN (TYP.)
- 2 ELEVATOR
- 3 STAIRS
- 4 SEE TCL-1 FOR ADJACENT PARKING/GARAGE ACCESS RAMPS
- 5 4'X8' MOTORCYCLE SPACES



LEGAL DESCRIPTION
LOTS 1-9 UNIVERSITY HEIGHTS

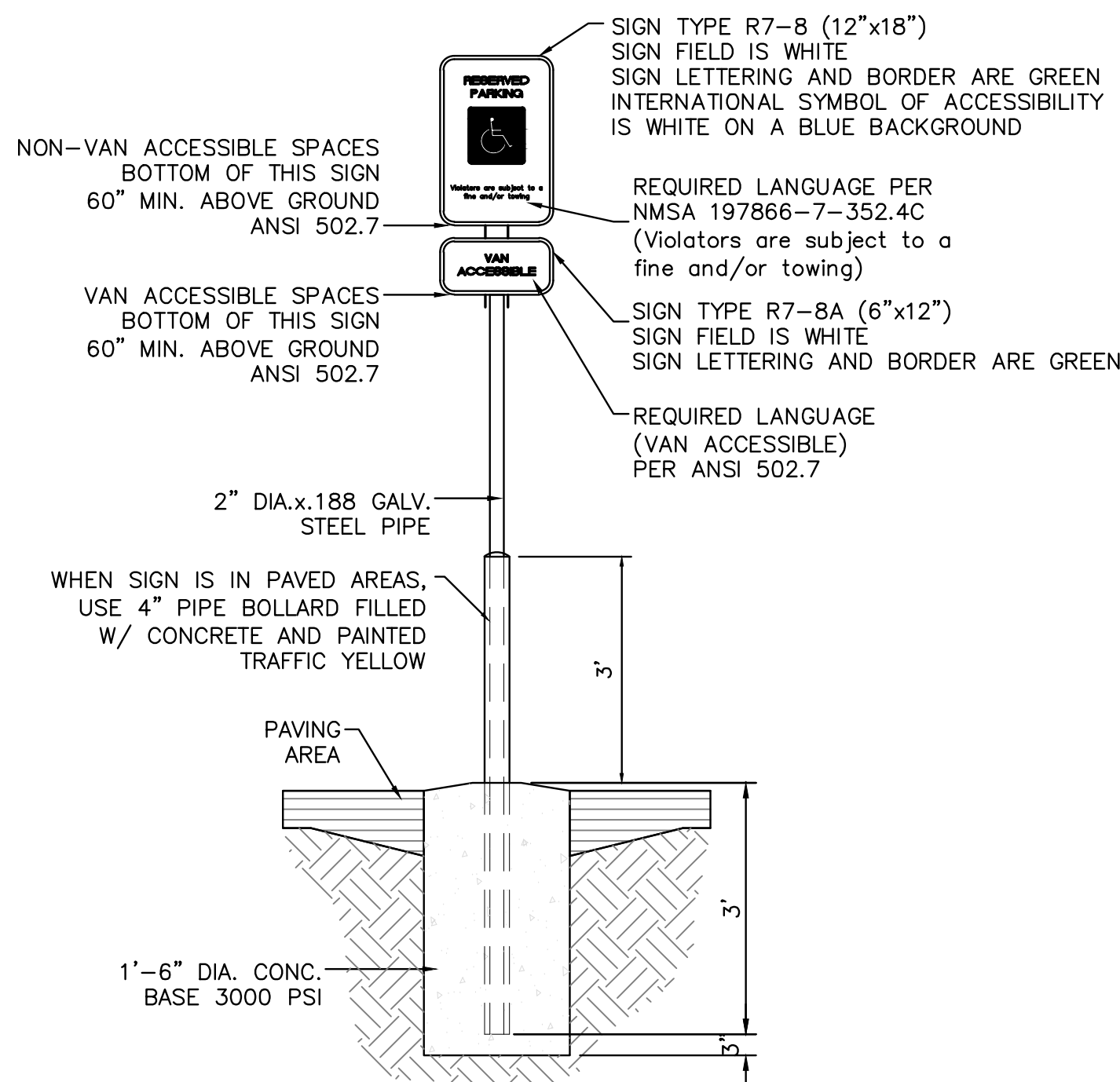


PRODUCT: 1238-1G(S)
DESCRIPTION: "U" BIKE RACK
DATE: 10-4-18
ENG: SMC
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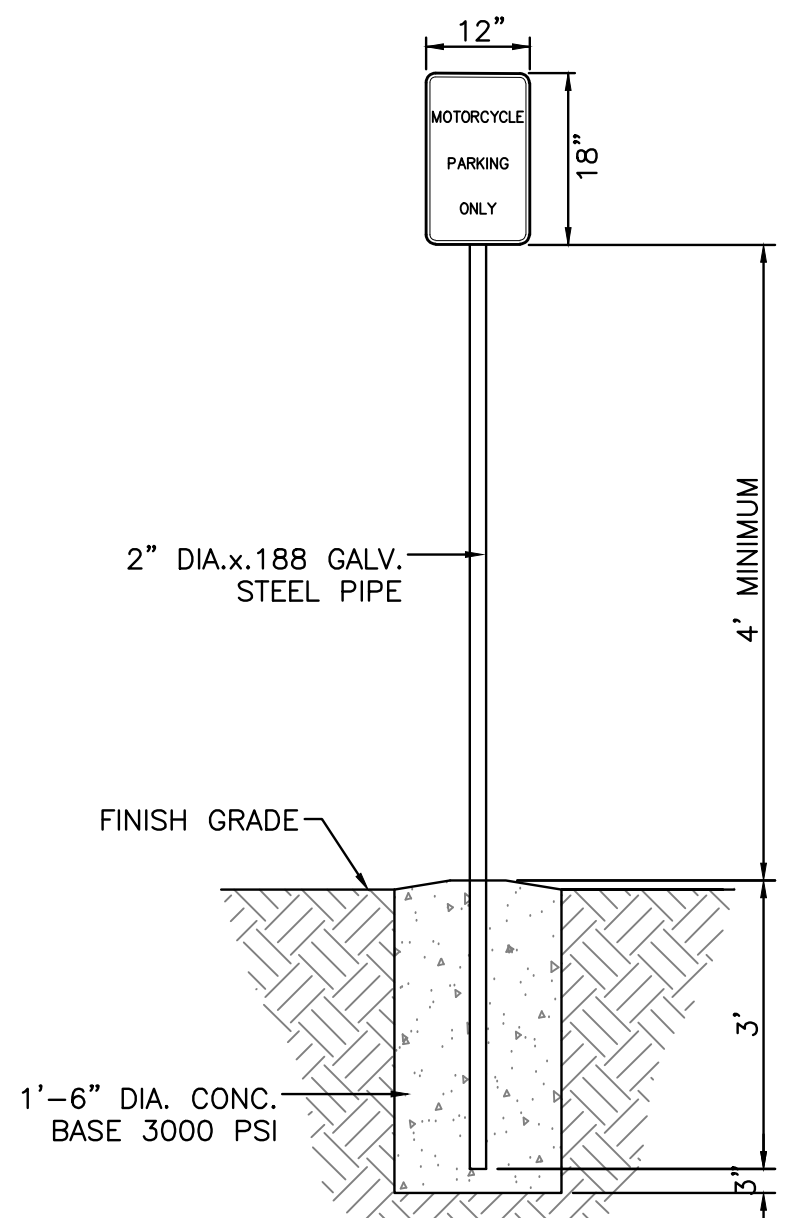
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BIKE RACK DETAIL
SCALE: NONE

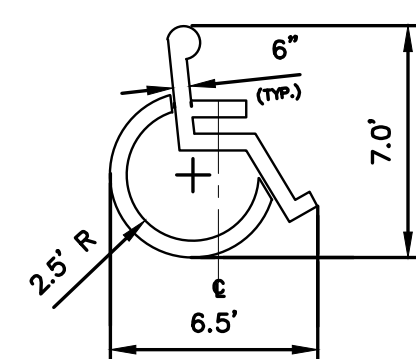
- NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. CONSULTANT TO SELECT COLOR/FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
 3. SEE SITE PLAN FOR LOCATION OF CONSULTANT DWG.
 4. BIKE RACK SHALL HAVE A 4-FOOT CLEAR ZONE ALL AROUND.
 5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.



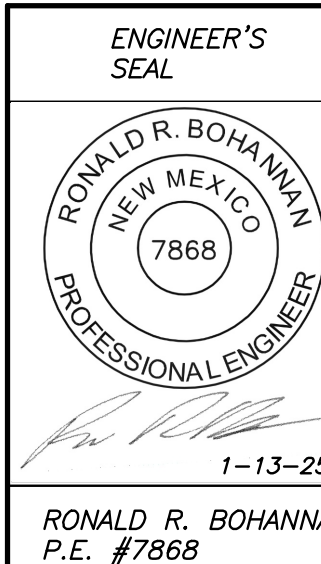
ACCESSIBLE PARKING SIGN
NTS



MOTORCYCLE PARKING SIGN
NTS



ACCESSIBLE PARKING SYMBOL



3200 CENTRAL AVE SE
ALBUQUERQUE, NM
TRAFFIC CIRCULATION
PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PL. NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY
pm

DATE
1-13-25

DRAWING

SHEET #

TCL-2

JOB #
2024042