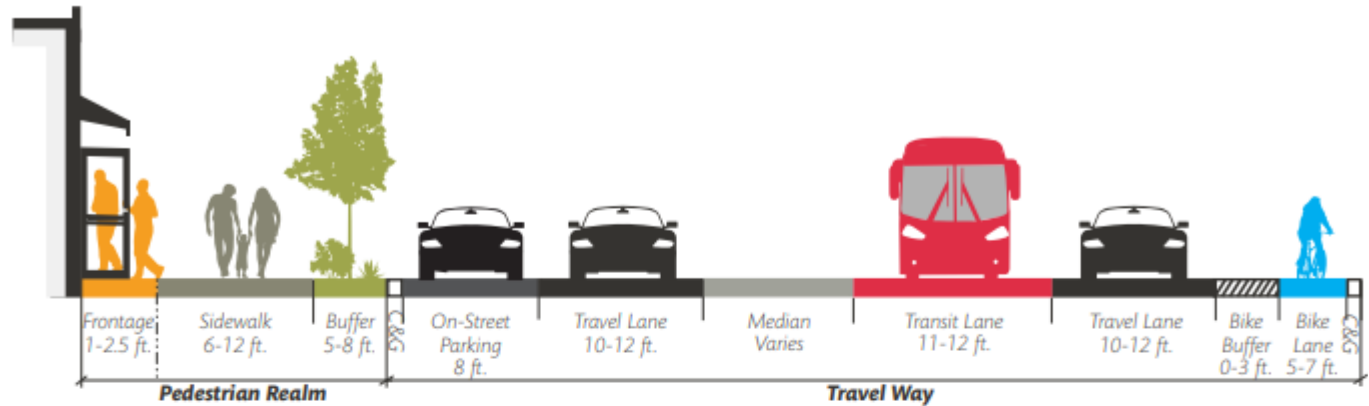


Dave Aube

From: Dave Aube
Sent: Thursday, May 1, 2025 4:24 PM
To: zoning@albuquerqueoldtown.com; hcnaalert@gmail.com; westparkna@gmail.com
Cc: sylvia4quality@gmail.com; 1senn@sbcglobal.net; president@albuquerqueoldtown.com; secretary@albuquerqueoldtown.com; brenda.marks648@gmail.com; rmgconsults@msn.com; cealleach1@gmail.com; melvin.andrewsrn@gmail.com
Subject: FW: Garcia's Kitchen Sidewalk Variance Request.
Attachments: Neighborhood Association Notice Letter Garcias Sidewalk 5-1-25.pdf

Good afternoon.

This is an additional request for Garcia's Kitchen. After discussions with the City Zoning Hearing Examiner, we have determined that the prior Variance request you received on April 9th is still required. In addition, we also need to file for a Waiver to requirements in the Development Process Manual (DPM) as Central Avenue is considered a Main Street. Table 7.2.29 of the DPM has some dimensional standards for the Pedestrian Realm of a Main Street. Under that designation there are requirements for new developments that require a Frontage Zone, Sidewalk and Landscaping Buffer. As most of you are aware, Central Avenue is only 80' of Right of way, with about 6'-8" between the back of curb and face of building on the Garcia's Kitchen side.

FIGURE 7.2.41 Street Element Dimensions Along Major Roads

TABLE 7.2.29 Street Element Dimensions

Corridor Type / Classification	Location	Design Speed (MPH)	Pedestrian Realm			Travel Way		
			Frontage Zone (ft.)	Sidewalk Width (ft.)	Landscape / Buffer Zone (ft.)	Bike Lane Width (ft.)*	Bike Buffer (ft.)	Travel Lane Width (ft.)***
Premium Transit	Inside Center	30-35	1-2.5	10-12	6-8	6-6.5	0-3	10-12
	Outside Center	35-40	1-2.5	8-10	6-8	6-7	1.5-3	10-12
Major Transit	Inside Center	30-35	1-2.5	10-12	6-8	5-6.5	0-3	10-12
	Outside Center	35-40	N/A	6-10	6-8	6-7	1.5-3	10-12
Multi-modal	Inside Center	30-35	1-2.5	10-12	6-8	5-6.5	0-3	10-11
	Outside Center	35-40	N/A	6-10	6-8	6-7	1.5-3	10-11
Commuter	Inside Center	30-35	1-2.5	10	6-8	5-6.5	1.5-3	10-12
	Outside Center	40-50	N/A	6	6-8	6-7	3-5	10-12
Main Street	Main Street	25-30	1-2.5	10-12	6-8	5-6.5	0-3	10-11
Other Arterial	Inside Center	30-35	1-2.5	10	6-8	5-6.5	0-3	10-11
	Outside Center	35-40	N/A	6	5-6	6-7	1.5-3	10-11
Minor Arterial	Inside Center	30-35	1-2.5	10	6-8	5-6.5	0-3	10-11
	Outside Center	35-40	N/A	6	5-6	6-6.5	1.5-3	10-11
Major Collector	Inside Center	25-30	1-2.5	10	5-6	5	0-3	10-11
	Outside Center	30-35	N/A	6	5-6	5-6	0-3	10-11
Minor Collector	Inside Center	25-30	1-2.5	10	5-6	5	0-3	10-11
	Outside Center	30-35	N/A	6	5-6	5-6	0-3	10-11
Major Local	Inside / Outside Center	18-30	1-2.5 / N/A	5	5-6	Shared Lane**		See Part 7-4(J) Local Streets
Other Locals	Inside / Outside Center	15-25	1-2.5 / N/A	5	4-6	N/A	N/A	

* Not including the gutter pan.

** Dedicated bicycle infrastructure may be appropriate along some major local roads. In these circumstances, use the design characteristics of a minor collector (inside Center). See [Part 7-4\(J\) Local Streets](#) for more information.

*** See [Part 7-4\(G\) Public Transit](#) for additional guidance on travel lane widths for roads with transit service.

This Waiver request is to allow the existing sidewalk to remain as 6'-8" wide without the need to include the Frontage Zone, and Landscaping Buffer.

Attached you will find a letter that details the request.

Please feel free to give me a ring (or send me an email) if you have any concerns or questions.

Thanks

Dave

Dave Aube, PE | Civil Engineer



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2024 Santa Fe County RECC – Award of Excellence Civic/Public Small – NAIOP NM
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