

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

July 22, 2021

David McEachern, RA  
RBA Architecture , PC  
1104 Park Ave SW  
Albuquerque, NM 87102

**Re: McMahon Shopping Center  
McMahon/Unser NW  
Traffic Circulation Layout  
Architect's Stamp 07-20-2021 (A11-D017)**

Dear Mr. McEachern,

Based upon the information provided in your submittal received 07-22-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide a street address for this proposed TCL submittal.
2. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking/ Coordinate/discuss with Zoning.
3. **Another access entrance/point is need to provide emergency accommodation for ingress/egress.**
4. How will you service the Main Circulation Road behind buildings A & B: **You show how a vehicle encroaches into the drive thru lanes which is a safety concern. Please address these concerns.**
5. An approved PLAT will need to be provided to demonstrate plotted tracts/lots.
6. Unser Blvd & Entrance:
  - Construction notes/details will be needed for all entrance infrastructure.
  - Show how the proposed entrance lines up across Unser existing development on the eastern side.
  - Label all existing infrastructure on Unser.
7. Provide end treatments/construction notes/details for adjacent properties that will not be part of this submittal. So, 22 ft of two way traffic is needed for circulation around the parameter of the proposed development.
8. Identify all existing access easements and rights of way width dimensions.
9. **Identify the right of way width, medians, curb cuts, and street widths on Unser Blvd NW.**
10. Please list the width and length for all proposed parking spaces. **Some dimensions are not shown.**
11. The minimum parking stall dimensions are:

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| Type of parking | Min. Width | Min. Length | Min. Overhang |
|-----------------|------------|-------------|---------------|
| Standard        | 8.5'       | 18'         | 2'            |
| Compact         | 7.5'       | 15'         | 1.5'          |
| Motorcycle      | 4'         | 8'          | N/A           |
| ADA             | 8.5'       | 18'         | 2'            |

12. **ADA curb ramps must be updated to current standards and have truncated domes installed.**
13. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Label pavement MC.
14. **All bicycle racks shall be designed according to the following guidelines:**
  - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
  - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
  - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
  - d. The rack allows varying bicycle frame sizes and styles to be attached.
  - e. The user is not required to lift the bicycle onto the bicycle rack.
  - f. Each bicycle parking space is accessible without moving another bicycle.
15. **Bicycle racks shall be sturdy and anchored to a concrete pad.**
16. **A 1-foot clear zone around the bicycle parking stall shall be provided.**
17. **Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.**
18. List radii for all curves shown; for passenger vehicles. **Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.**
19. Per the IDO, **a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances.** Please clearly show this pathway and provide details.
20. Per DPM, **a 6 ft. wide ADA accessible pedestrian pathway is required** from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
21. **ADA 6ft wide Pedestrian continuity needs to be provided between buildings A & B**
22. The proposed ADA parking stall:
  - Ramp are only 5 ft width. 6ft is the requirement.
  - The back of ramps are a safety concern (tripping hazard) for pedestrians.
23. **Unser pathway: Provide widths of existing pathway.**

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24. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping.
25. The minimum drive through **lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.**
26. Show the clear sight triangle and add the following note to the plan: "Landscaping 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."

## Other Notes

27. Please specify the City Standard Drawing Number when applicable.
28. Shared Site acces: driveways that straddle property lines, or are entirely on one propertybut are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
29. Provide notes showing what work is included and on the work order and the private work on site.
30. Work within the public right of way requires a work order with DRC approved plans.
31. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
32. **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.**
33. Please provide a letter of response for all comments given.
34. **Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (Contact Matt Grush: [mgrush@cab.gov](mailto:mgrush@cab.gov)).**

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

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*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

A handwritten signature in black ink, appearing to read 'Nilo Salgado-Fernandez', is written over the printed name.

Nilo Salgado-Fernandez, P.E.  
Senior Traffic Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File

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