

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 19, 2021

Stephen Williams, RA
Greer Stafford/SJCF Architecture, Inc.
1717 Louisiana Blvd NE, Ste 205
Albuquerque, NM 87110

Re: **New Office Bldg Weil Construction**
1321 Cuesta Abajo Ct NE
Traffic Circulation Layout
Architect's Stamp 03-17-21 (D16-D002L)

Dear Mr. Williams,

Based upon the information provided in your submittal received 03-18-21, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. **List the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking and discuss with Zoning.**
2. **Identify all existing access easements(not all easements are shown) and rights of way width dimensions.**
3. **Identify the right of way width, medians, curb cuts, and street widths on Cuesta Abajo Ct.**
4. **Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.**
5. **The minimum parking stall dimensions are (If applicable):**

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'

6. **The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide (If applicable).**
7. **The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)**
8. **Motorcycle parking spaces:Label pavement MC.**
9. **All bicycle racks shall be designed according to the following guidelines:**

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- 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.
10. Bicycle racks shall be sturdy and anchored to a concrete pad.
 11. A 1-foot clear zone around the bicycle parking stall shall be provided.
 12. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
 13. 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.
 14. 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.
 15. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
 16. Provide a copy of refuse approval.
 17. Key note 13 13 13 SWS: Are you referencing Detail and Civil sheets, why? It appears that there is existing sidewalk at street frontage and you are calling out for 5 ft sidewalk.
 18. Key note 13 13 13.DP: Your ramp slopes should be reflected with a 12:1 slope on each sidewalk of driveway opening. Please label.
 19. 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.
 20. 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 (2430 & 2415).
 21. Please provide a letter of response for all comments given.
 22. Traffic Studies (IF APPLICABLE): 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.

Once corrections are complete resubmit

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1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to 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,

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

PO Box 1293

C:  CO Clerk, File

Albuquerque

NM 87103

www.cabq.gov

