

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

September 27, 2021

Jeremy Mechenbier  
Mechenbier Costruction, Inc.  
8500 Washington St. NE  
Albuquerque, NM 87113

**Re: Ellison St. Office Warehouse**  
**4000 Ellison St NE**  
**Traffic Circulation Layout**  
Architect's Stamp 09-21-2021 (D17-D074)

Dear Mr. Mechenbier,

Based upon the information provided in your submittal received 09-24-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. 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.**
2. **Concrete Drainway Ellison Frontage:** A Detail will need to be provide to show that ADA is in compliant across concrete drainway.
3. **Keyed Note 11:** Why are you proposed 5-1/2 curb when COA usually requires 8" (COA std dwg 2415A for curbing fronting roadway?
4. **Keyed Note 54:** Either provide a detail or reference detail on sheet T.2 as part of note.
5. **Keyed Note 54 vs 27:** Provide limits of transition between these curbs.
6. Identify all existing access easements **(If applicable)**.
7. **Proposed ADA curb ramp (Keyed Note 57):**
  - Details will need to be provided for on-site and driveway entrance.
  - It appears the proposed ramp is in conflict with drive way entrance and a detail will need to be provide to demonstrate ADA accessible across this driveway/pad to ensure ADA access is compliant across the entrance.
  - In order for driveway to be ADA compliant, you will need adjacent property owner permission to construct a ramp on the east leg of driveway.
  - This proposed/private ADA ramp will need to be located on private property.
8. **Motorcycle parking spaces:** Label pavement MC.
9. **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.

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- 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 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. **Shown is 5 ft width**.
  14. Provide a copy of refuse approval.
  15. FD will need to review and approve proposed development circulation.
  16. **A proposed pavement markings/stripping:** A detail will need to be provided.
  17. **Please provide a sight distance exhibit:** The proposed clear sight triangle will need to be modified into a clear sight line to encompass the cul-de-sac parameters.
  18. **Clear sight triangle/line:** 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.
  19. Please specify the City Standard Drawing Number when applicable.
  20. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing 2430 & 2415A **[If applicable]**.
  21. 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 & 2415A)**.
  22. Please provide a letter of response for all comments given.
  23. 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@cabq.gov](mailto:mgrush@cabq.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).

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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

C: CO Clerk, File

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