

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

January 31, 2022

Anthony Santi
Dekker/Perich/Sabatini Architects
7601 Jefferson ST NE, Ste 100
Albuquerque, NM 87109

Re: Presbyterian Emergency/Urgent Care (PresNow Parking Addition)
6400 Paseo Del Norte Blvd NE
Traffic Circulation Layout
Architect's Stamp 01-03-2022 (D18-D056)

6400 Paseo

Dear Mr. Santi,

Based upon the information provided in your submittal received 01-31-2022, 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:
 - You show total of one Van Accessible stall but 2 Van Accessible stalls are required. Please address this concern.
2. San Pedro sidewalk connection onto property: You need to verify that the sidewalk connection is 6ft in width for ADA Pedestrian pathway requirements. This is a concern since you have bubbled it and/or verify you have another ADA 6ft wide pedestrian pathway which will service this requirement.
3. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
4. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
5. 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)
6. **Palomas Ave. Frontage:**
 - **Both legs:** Existing ADA curb ramps must be updated to current standards and have truncated domes installed. Verify.
 - **Western leg existing ramp:** Verify there are not ADA conflicts with on-site sidewalk connection and ramp at junction.
7. 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.

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- 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.
8. Bicycle racks shall be sturdy and anchored to a concrete pad.
 9. A 1-foot clear zone around the bicycle parking stall shall be provided.
 10. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
 11. Please provide a sight distance exhibit
 12. 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.
 13. 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).
 14. Please provide a letter of response for all comments given.
 15. 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**).

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

C: CO Clerk, File

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