

August 27, 2024

City of Albuquerque  
Development Review Services  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

**Re: 1<sup>st</sup> TCL Submittal Comment Response Letter**  
**Montano Plaza/ Building C**  
**6200 Coors Blvd. NW**  
**Traffic Circulation Layout**  
Engineer's Stamp 08-02-24 (E12-D003G)

Dear Ms. Al-najjar,

Please find below our concept submittal package addressing the 1<sup>st</sup> review comments for the proposed development, Montano Plaza Building C. This letter is to address comments we received from you on 8/6/2024. To facilitate your review, we have included the original comments in *italicized* font and have provided our responses in **bold**. Comments have been responded to within the below redline documents.

*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.*

**Response: A table has been added to represent required and proposed parking spaces.**

*2. The minimum parking stall dimensions are:*

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'

**Response: ADA parking stalls have been updated from 8' wide to 8.5' feet.**



3. *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 the details and location of signs.*

**Response: ADA parking signs have been added in required spaces and a detail has been added with the language “Violators Are Subject to a Fine and/or Towing.”**

4. *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).*

**Response: “NO PARKING” striping has been added to all ADA access aisles.**

5. *The minimum parking stall length is 18ft.*

**Response: Coordination with the city has approved the proposed 16ft parking stalls and a 2ft overhang has been added to accommodate, label showing 18’ depth added.**

6. *Please provide details for the interior ADA ramp, and clearly show the 6ft wide ADA pathway from the ADA parking aisles to the building entrance.*

**Response: The proposed and existing ADA ramps have been updated and detailed to follow the 6ft wide pathway.**

7. *ADA curb ramp at the corner of the Plaza access must be updated to current standards and have truncated domes installed.*

**Response: Layout revised to update existing ADA curb ramp.**

8. *Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.*

**Response: A “motorcycle parking” sign was added to both motorcycling parking spaces.**

9. *The pavement marking “MC” should be shown in the opposite direction for motorcycles entering the parking space.*

**Response: “MC” striping has been added to all motorcycle parking stalls.**

10. *All bicycle racks shall be designed according to the following guidelines:*

*a) The rack shall be a minimum of 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.*

**Response: Bicycle racks have been updated to conform to all standards listed above, detail included on Sheet 2.**

- 11. Bicycle racks shall be sturdy and anchored to a concrete pad.*

**Response: A concrete pad has been added around the bicycle racks.**

- 12. A 1-foot clear zone around the bicycle parking stall shall be provided.*

**Response: A 1-foot clear zone around the bicycle parking stall has been provided.**

- 13. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.*

**Response: Bicycle racks have been updated to conform to the dimensions listed above.**

- 14. Show all drive aisle widths and radii. Some dimensions are not shown.*

**Response: Dimensions have been added to show all widths and radii for drive aisles.**

- 15. Per the IDO, a 6ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details. As a suggestion, develop an ADA ramp on the southwest side sidewalk to create the required ADA pathway.*

**Response: An ADA accessible pedestrian path has been identified on the plans.**

- 16. Provide a copy of Fire Marshal and Solid waste approval.*

**Response: Fire Marshall approval included with resubmittal. Solid Waste review is concurrent with this review, approval to be provided once received.**

- 17. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted and striping.*

**Response: Added to plan set.**

18. Please specify the City Standard Drawing Number when applicable.

**Response: City Standard Drawing Number has been added to text where applicable.**

19. Add a note stating, "All broken or cracked sidewalk much be replaced which sidewalk and curb & gutter." A building note must be provided referring to the appropriate City Standard drawing.

**Response: A note has been added to the plan set.**

20. Please provide a letter of response for all comments given.

**Response: Provided with resubmittal.**

Sincerely,

Troy Kelts  
Civil Engineering Project Manager  
Galloway & Company Inc.  
(303) 770-8884  
[TroyKelts@gallowayus.com](mailto:TroyKelts@gallowayus.com)