

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 8, 2021

J Kory Baker, RA
PO BOX 3054
Albuquerque, NM 87016

Re: **COHEN PROJECT**
2929 Candelaria NE
Traffic Circulation Layout
Architect's Stamp 04-21-2021 (G16-D111A)

Dear Mr. Baker,

Based upon the information provided in your submittal received 06-07-2021, 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. Girard and Candelaria existing driveways: **The driveways are not ADA accessible and will need to be replaced per COA std dwgs 2425A & B.**
3. All **existing gates will need to encompass the driveway width** for Girard and Candelaria.
4. After a site visit the following will need to be addressed:
 - Girard ROW buffer frontage: The existing Girard ROW buffer fronting the property has parking bumpers and vehicles parked on there. The parking bumpers will need to be removed as well as the vehicles. **The buffer is used for landscaping only.**
 - The interior of the site is already paved and striped with parking stalls. Now your site plan doesn't show any of these improvements. The grading and drainage plans show landscaping and not striped parking stalls. Please modify site plan to show what exactly will be on the property between the newly paved, striped parking stalls and/or the proposed landscaping (this encroaches onto the newly striped parking stalls).
5. Identify all existing access easements.
6. **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'

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7. ADA curb ramps must be updated to current standards and have truncated domes installed. **You will need to provide a ADA ramp at the intersection corner of Girard/Candelaria with truncated domes.**
8. 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.
9. Bicycle racks shall be sturdy and anchored to a concrete pad.
10. A 1-foot clear zone around the bicycle parking stall shall be provided.
11. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
12. Show all drive aisle widths and radii. **Some dimensions are not shown.**
13. The minimum drive aisle dimensions are shown below

	Minimum Drive Aisle Width
Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'

14. 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.
15. 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.
16. All sidewalks along streets: Provide widths on both Girard and Candelaria. **5 ft width sidewalk is required on Girard and will need to be provided. Location should be at property line**
17. **Curbing should be installed to delineate landscape,** parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.
18. **Please provide a sight distance exhibit**
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,

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and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.

20. **Please specify the City Standard Drawing Number when applicable.**
21. Shared Site access: driveways that straddle property lines, or are entirely on one property but 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.**
22. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing. **Drivepad/curb cut off Girard and Candelaria not being used will need to be closed since they are not being used.**
23. **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).
24. Please provide a letter of response for all comments given.
25. **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).**

PO Box 1293

Albuquerque

NM 87103

www.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.
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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