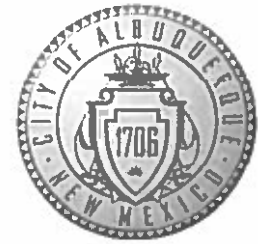


CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 29, 2021

Scott C Anderson, RA
Scott C Anderson Architects
4419 4th Street NW, Ste B
Albuquerque, NM 87107

Re: **3400 Columbia**
3400 Columbia Drive NE
Traffic Circulation Layout
Architect's Stamp 03-14-2021 (G16-D139A)

Dear Mr. Anderson,

Based upon the information provided in your submittal received 03-29-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
2. List the number of parking spaces required by the IDO as well as the **proposed number of vehicle** parking spaces including **bicycle** and **motorcycle parking** and discuss with Zoning. All required parking spaces requirements will need to be provided and shown on Site Plan.
3. **Driveway Entrance:** Is existing drivepad current ADA accessible and update ADA design? Address this concern.
4. Proposed fence and gate: Provide height and widths on all gates.
5. **Fire Dept.:** Has Fire department reviewed site for vehicular access?
6. Provide details on all proposed parking lot, curb&gutter, and sidewalk infrastructure.
7. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
8. Identify all existing access easements and rights of way width dimensions.
9. Identify the **right of way width**, medians, curb cuts, and **street widths** on Columbia
10. 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)
11. ADA handicap parking **sign (ALL) post height** need to follow MUTCD and ADA guidelines.
12. **ADA ramp Status** : Do you need ADA curb ramp from accessible aisle to building? If so provide a detail.
13. Motorcycle parking spaces: **Label pavement MC.**

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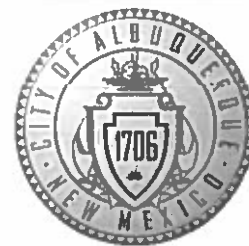
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14. All bicycle racks shall be designed according to the following guidelines(If applicable:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster 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.
15. Bicycle racks shall be sturdy and anchored to a concrete pad.
16. A 1-foot clear zone around the bicycle parking stall shall be provided.
17. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
18. 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.**
19. 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.**
20. **Public sidewalk Status?** All sidewalks along streets should be placed at the property line. If existing provide width.
21. **On Site:** provide proposed sidewalk widths
22. 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.
23. Provide a copy of refuse approval.
24. It is not apparent what type of pavement surface is exostonh. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
25. Please provide a sight distance exhibit
26. 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.
27. Please specify the City Standard Drawing Number when applicable.
28. 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.
29. Please provide a letter of response for all comments given.
30. 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

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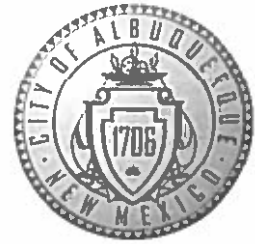
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Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**IF APPLICABLE**).

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

PO Box 1293

Albuquerque

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C: CO Clerk, File

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