

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 3, 2024

Steven J. Alano, AIA
SJCF Architecture, INC
1717 Louisiana Blvd. NE
Albuquerque, NM 87110

**Re: McKinley Bicycle Center/ PHASE 1 Renovations
3333 Truman St. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 11-04-21 (G17-D091)
Certification dated 06-27-24**

Dear Mr. Alano,

Based upon the information provided in your submittal received 07-02-24, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

- The ADA pathway from the public sidewalk to the building entrance must be accessible. Please remove the fence from this area to ensure compliance.

NM 87103



www.cabq.gov

- Remove construction debris from the site.



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Once these corrections are complete, email pictures to malnajira@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

A handwritten signature in black ink, appearing to read "Marwa Al-najjar", with a horizontal line drawn through it.

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Ma via: email

PO Box 1293

C: CO Clerk, File

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: McKinley Bicycle Center Ph. 1 Reno **Building Permit #:** BP-2021-50013 **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: TR A PLAT OF TR A BLK 63 & LIPPET PARK BEL-AIR SUBD (A REPLAT OF BLK 63 LIPPETT PARK & ADJ VAC MANZANO ST NE) CONT 1.0561 AC M/L
City Address: 3333 Truman St NE

Applicant: Greer Stafford/SJCF Architecture, Inc. (Architect) **Contact:** Steven Alano
Address: 1717 Louisiana Blvd NE, Suite 205, Albuquerque, NM 87110
Phone#: 505-821-0235 **Fax#:** 505-821-0348 **E-mail:** salano@greer-stafford.com

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes No

DEPARTMENT TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY) _____
- PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- FLOODPLAIN DEVELOPMENT PERMIT
- OTHER (SPECIFY) _____

DATE SUBMITTED: June 27, 2024 **By:** Steven Alano

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



GREER STAFFORD / SJCF ARCHITECTURE, INC.

1717 Louisiana Blvd NE, Suite 205
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TRAFFIC CERTIFICATION

I, **Steven J. Alano**, New Mexico Registered Architect **#5315**, of the firm **Greer Stafford/SJCF Architecture, Inc.** hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Traffic Circulation Layout drawings approved plan dated **February 10, 2022**. The record information edited onto the original document has been obtained by my firm. I further certify that I have personally visited the project site on **June 6, 2024** and have determined by visual inspection that the data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief.

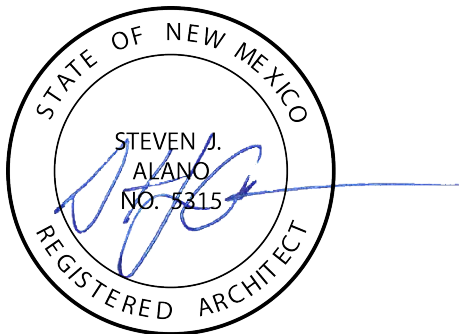
This certification is submitted in support for a **Building Permit Sign-Off / Certificate of Occupancy**.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Steven J. Alano, AIA
President

June 27, 2024

Date





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Albuquerque, NM 87110
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Jeanne Wolfenbarger
Manager for Transportation, Planning Dept.
Development Review Services

February 9, 2022

Reference: TCL Comments (G17-D091)
McKinley Bicycle Center – Phase I Renovations

Dear Ms. Wolfenbarger

On February 3rd and 4th, Greer Stafford received comments for a revised Traffic Circulation Layout. Below are the items noted by the COA Planning Department's re-review of our submittal for Traffic Circulation Layout approval and in *italics* our response to how the deficiencies were addressed in this resubmittal.

Please do not hesitate to contact me with any questions.

Sincerely,

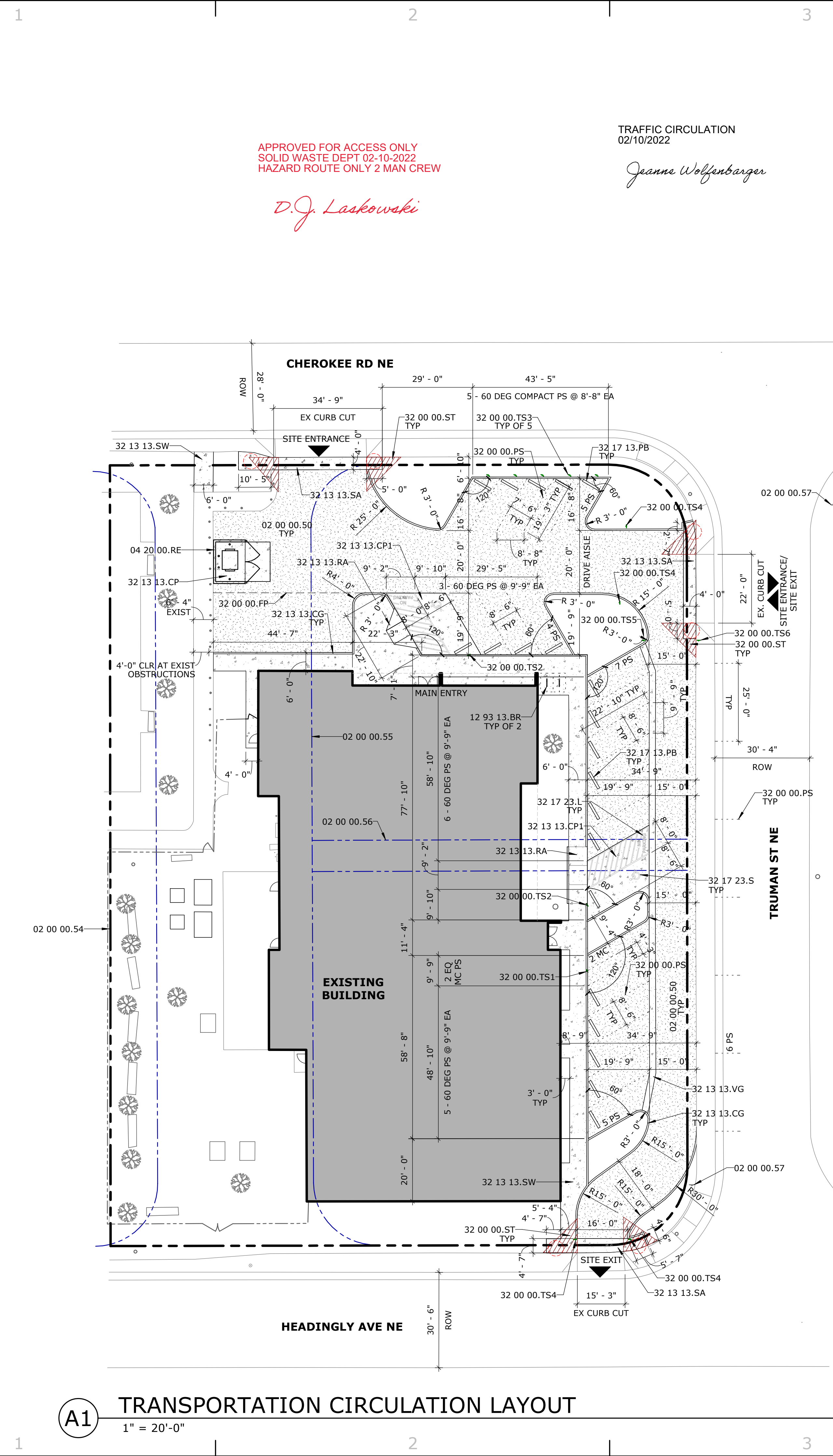
A handwritten signature in blue ink, appearing to read 'S. Alano', with a long horizontal flourish extending to the right.

Steven J. Alano, AIA, CPD, NCAB
President

RESPONSES

- 1) Sidewalk keyed note: *Keyed note 32 13 13.SW description has been revised to reference COA standard detail 2430 as requested.*
- 2) Apron keyed note: *Keyed note 32 13 13.SA description has been revised to reference COA standard detail 2425 as requested.*
- 3) Detectable warning devices at aprons: *Detectable devices at aprons have been deleted as requested.*
- 4) Detectable warning devices at corner curb ramps: Detectable devices at corner curb ramps have been deleted and will be installed per City and ADA standards as part of the deferred phase 2 improvements identified in the previously provided infrastructure list.

2/4/2022, 8:42:35 AM
C:\Users\staford\Documents\Bicycle Center Phase 1\Bicycle Center Phase 1 - 021.dwg
C:\Users\staford\Documents\Bicycle Center Phase 1\Bicycle Center Phase 1 - 021.dwg



APPROVED FOR ACCESS ONLY
SOLID WASTE DEPT 02-10-2022
HAZARD ROUTE ONLY 2 MAN CREW

D.J. Laskowski

TRAFFIC CIRCULATION
02/10/2022

Joanna Wolfenbarger

EXECUTIVE SUMMARY

THIS PROJECT CONSISTS OF:

- A RENOVATION TO AN EXISTING BOYS AND GIRLS CLUB
- PARTITIONING OFF A PORTION OF THE EXISTING BUILDING FOR A CITY BICYCLE COMMUNITY CENTER (NO ADDITIONAL SQUARE FOOTAGE)
- SITE IMPROVEMENTS INCLUDING CURBS, SIDEWALKS, AND PAVED ACCESSIBLE PARKING SPACES.

TRAFFIC CIRCULATION WILL CONSIST OF:

- THREE (3) EXISTING CURB CUTS, ONE EACH ON CHEROKEE RD NE, TRUMAN ST NE & HEADINGLY AVE NE
- TRAFFIC WILL FLOW IN ONE DIRECTION, WITH ENTRANCES FROM CHEROKEE RD NE AND TRUMAN ST NE; EXITING ONTO HEADINGLY AVE NE
- PARKING AND DRIVE AISLES WILL REMAIN GRAVEL (TO BE REGRADED) EXCEPT ACCESSIBLE PARKING STALLS TO BE CONCRETE PAVED
- NEW INTERNAL SITE SIDEWALKS, CURBS, RAMPS TO BE INSTALLED TO FACILITATE ACCESSIBLE ROUTES TO ENTRANCES

NO SQUARE FOOTAGE ADDED OR ADDITION OF FIRE SPRINKLER SYSTEM - FIRE 1 PLAN NOT REQUIRED PER COA FIRE MARSHAL'S OFFICE.

GENERAL NOTES: TCL

- ALL CONCRETE CURBS AND GUTTERS SHALL CONFORM WITH COA SPEC SECTION 300.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM WITH COA SPEC SECTION 400 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- CLEAR SITE TRIANGLES: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE TRIANGLE REQUIREMENTS. LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN THREE (3') AND EIGHT FEET (8') TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SITE TRIANGLE. REFER TO SHEET TCL2 FOR SIGHT DISTANCE EXHIBIT.
- ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STD DWG 2430 & 2415A.

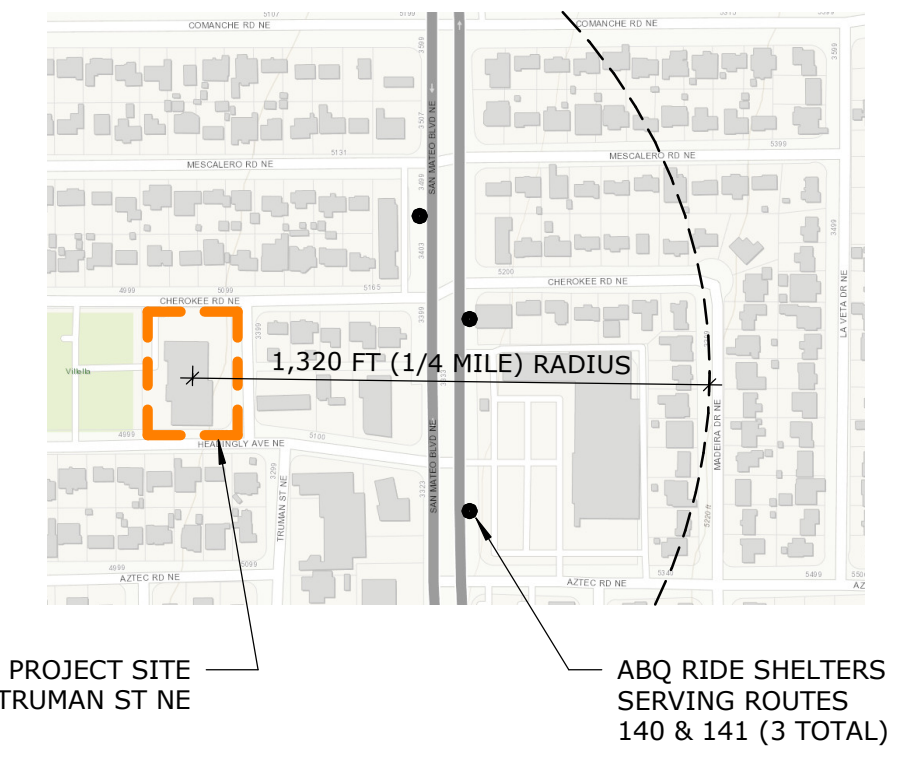
ZONING REVIEW: TCL

ADDRESS: 3333 TRUMAN ST NE
BERNALILLO COUNTY UPC: 101706047317740902
LEGAL DESCRIPTION: TR A PLAT OF TR A BLK 63 & LIPPET PARK BEL-AIR SUBD (A REPLAT OF BLK 63 LIPPET PARK & ADJ VAC MANZANO ST NE) CONT 1.0561 AC M/L.
IDO ZONE ATLAS MAP: G-17-Z
IDO ZONE DISTRICT: SINGLE FAMILY - MEDIUM LOT (R-1B)
IDO ALLOWABLE USES PER TABLE 4-2-1: COMMUNITY CENTER = PERMISSIVE (P)
OVERLAY ZONES: NONE
USE SPECIFIC STANDARDS: COMMUNITY CENTER SIZE LIMITED TO THAT OF RELIGIOUS INSTITUTIONS [$< 40,000$ GSF PER IDO 4-3(C)(8)(B)]
DEVELOPMENT STANDARDS: SITE, SETBACK AND HEIGHT STANDARDS PER IDO TABLE 5-1-1, ZONE R-1B. EXISTING BUILDING HAS NO NEW SQUARE FOOTAGE AND MEETS ALL PRESCRIBED DEVELOPMENT STANDARDS.
OFF-STREET PARKING REQUIREMENTS: PARKING FOR COMMUNITY CENTER IS 2 SPACES PER 1,000 SF GROSS FLOOR AREA (GFA):

REQUIRED PARKING SPACES: 14,116 GSF / 1,000 SF X 2 = 28 SPACES REQUIRED PUBLIC TRANSIT REDUCTION (30%)* = 8 SPACES REDUCTION 21 SPACES REQUIRED
REQUIRED ADA PARKING SPACES: FOR 1 TO 25 REQD PARKING SPACES = 2 SPACE REQUIRED
REQUIRED MOTORCYCLE PARKING SPACES: FOR 1 TO 25 REQD PARKING SPACES = 1 SPACE REQUIRED
REQUIRED BICYCLE PARKING SPACES: 3 MIN. OR 10% OF REQD PARKING SPACES = 3 SPACES REQUIRED
PARKING SPACES PROVIDED: OFF-STREET REGULAR PARKING SPACES: 14 SPACES PROVIDED OFF-STREET COMPACT PARKING SPACES*: 5 SPACES PROVIDED ON-STREET REGULAR PARKING SPACES**: 6 SPACES PROVIDED ADA VAN PARKING SPACES: 2 SPACES PROVIDED 27 SPACES PROVIDED
MOTORCYCLE PARKING: 2 SPACES PROVIDED
BICYCLE PARKING: 4 SPACES PROVIDED
*REDUCTION TO PROXIMITY TO TRANSIT - IDO 5-5(C)(5)(C): MINIMUM NUMBER OF OFF-STREET PARKING MAY BE REDUCED BY 30 PERCENT IF LOCATED WITHIN 1,320 FT (1/4 MILE) OF A TRANSIT STOP WITH PEAK FREQUENCY BETWEEN 15 AND 45 MINUTES 29 REQUIRED SPACES X 30 PERCENT = 8 PARKING SPACES REDUCTION

KEYNOTE LEGEND

02 00 00.50	EXISTING GRAVEL PARKING LOT. SALVAGE GRAVEL SURFACING FOR REINSTALL WITH NEW CONSTRUCTION; REGRADE AS REQUIRED
02 00 00.54	EXISTING PROPERTY LINE PER ALTA SURVEY
02 00 00.55	EXISTING UTILITY EASEMENT RETAINED IN PLACE OF VACATED MANZANO ST PER ALTA SURVEY (6/7/85, C27-91). SURVEYOR NOTES EXISTING BUILDING ENCLOSES INTO EASEMENT BY AS MUCH AS 17'.
02 00 00.56	EXISTING 10' PUBLIC UTILITY EASEMENT PER ALTA SURVEY (6/7/85, C27-91). SURVEY NOTES EXISTING BUILDING ENCLOSES INTO EASEMENT.
02 00 00.57	EXISTING STOP SIGN ON LOCAL STREET
04 20 00.RE	MASONRY REFUGE ENCLOSURE, TO MEET COA SOLID WASTE STANDARDS
12 93 13.BR	BICYCLE RACK - REFER TO DETAIL C5/TCL2 & B5/TCL2
32 00 00.FP	LINE OF FUTURE PATIO
32 00 00.PS	LINE OF PARKING SPACE - NO STRIPING; TO DESIGNATE SIZE OF SPACE ONLY
32 00 00.ST	CLEAR SITE TRIANGLES AT DRIVEWAYS, 11'-0" W X 11'-0" D - REFER TO CABQ DPM
32 00 00.TS1	TRAFFIC SIGN, TYPE TS1 - REFER TO DETAIL A2/TCL2
32 00 00.TS2	TRAFFIC SIGN, TYPE TS2 - REFER TO DETAIL A2/TCL2
32 00 00.TS3	TRAFFIC SIGN, TYPE TS3 - REFER TO DETAIL A2/TCL2
32 00 00.TS4	TRAFFIC SIGN, TYPE TS4 - REFER TO DETAIL A2/TCL2
32 00 00.TS5	TRAFFIC SIGN, TYPE TS5 - REFER TO DETAIL A2/TCL2
32 00 00.TS6	TRAFFIC SIGN, TYPE TS6 - REFER TO DETAIL A2/TCL2
32 13 13.CG	CONCRETE CURB AND GUTTER - REFER TO COA DWG 2415A
32 13 13.CP	CONCRETE PAVING, TO MEET COA SOLID WASTE STANDARDS
32 13 13.CP1	CONCRETE PAVING AT HC PARKING AREA - REFER TO C4/TCL2
32 13 13.RA	CONCRETE RAMP - REFER TO DETAIL A3/TCL2
32 13 13.SA	SIDEWALK APRON AT EXISTING DRIVEWAY TO MAINTAIN CONTINUOUS ACCESSIBLE PATH OF TRAVEL - REFER TO COA STD DWG 2425
32 13 13.SW	CONCRETE SIDEWALK - REFER TO COA STD DWG 2430
32 13 13.VG	CONCRETE VALLEY GUTTER - REFER TO COA STD DWG 2415C
32 17 13.PB	PARKING BUMPER - REFER TO DETAIL D5/TCL2
32 17 23.L	PAINTED LETTERING, "NO PARKING", 12" TALL AT END OF ACCESS AISLE
32 17 23.S	PAINTED ADA SYMBOL - REFER TO DETAIL B4/TCL2



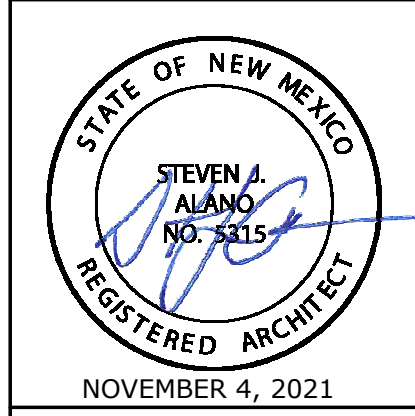
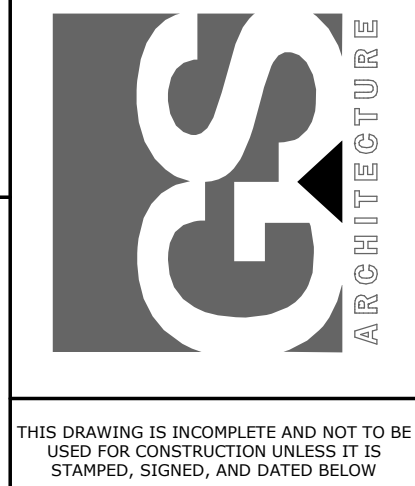
****COMPACT PARKING SPACES - IDO 5-5(F)(1):**
25 PERCENT OF TOTAL PARKING SPACES MAY BE DESIGNED AS COMPACT SPACES.
29 REQUIRED SPACES X 25 PERCENT = 7 COMPACT PARKING SPACES

*****ON-STREET PARKING CREDIT - IDO 5-5(C)(5)(F):**
ON-STREET PARKING SPACES ABUTTING THE SUBJECT PROPERTY MAY BE COUNTED AS 1 REQUIRED OFF-STREET PARKING IF THE STREET DOES NOT HAVE RESIDENTIAL PARKING PERMIT RESTRICTIONS. TRUMAN STREET DOES NOT HAVE ANY PARKING PERMIT RESTRICTIONS. 150' OF CURB LINE DIRECTLY ABUTTING BIKE SHOP/BOYS & GIRLS CLUB PARKING ON TRUMAN STREET IS BEING COUNTED TOWARD THE ON-STREET PARKING CREDIT.
150 LF OF CURB / 25 LF PER PARKING STALL = 6 PARKING SPACES CREDIT



A1 TRANSPORTATION CIRCULATION LAYOUT
1" = 20'-0"

GREER STAFFORD/SJCF ARCHITECTURE, INC.
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ALBUQUERQUE, NM 87110-7027
(505) 821-0235 • FAX: (505) 821-0348

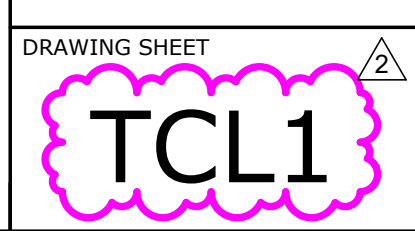


NOVEMBER 4, 2021

**McKINLEY BICYCLE CENTER
PHASE 1 RENOVATIONS**
3333 TRUMAN ST NE
ALBUQUERQUE, NM 87110

Mark	Date	Description
1	12/22/21	PERMIT COMMENTS
2	2/4/22	TCL REVISIONS 2

PROJECT NO: 5415.18
DRAWN BY:
CHECKED BY:
© GREER STAFFORD/SJCF ARCHITECTURE
SHEET TITLE
TRANSPORTATION
CIRCULATION LAYOUT



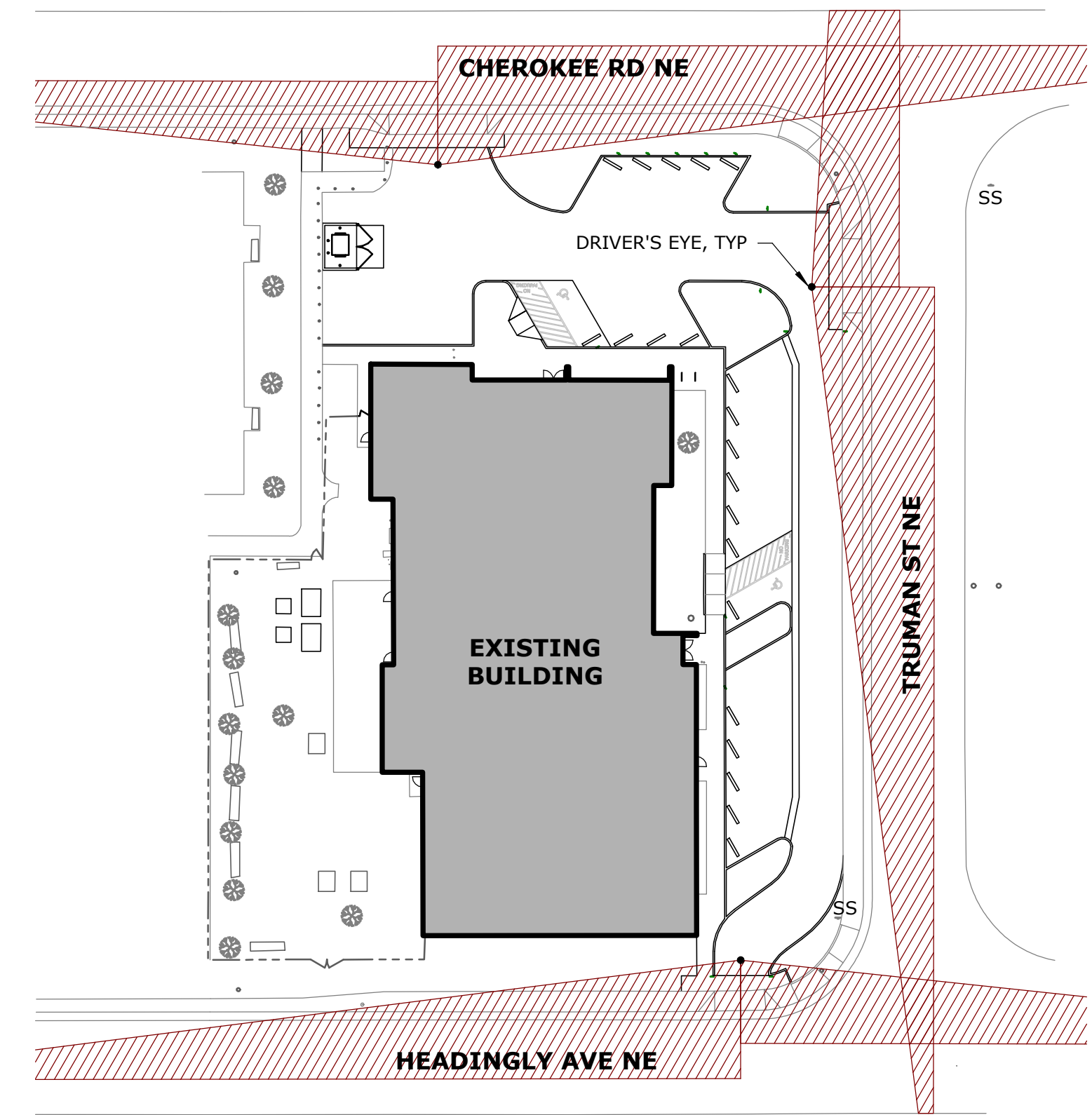
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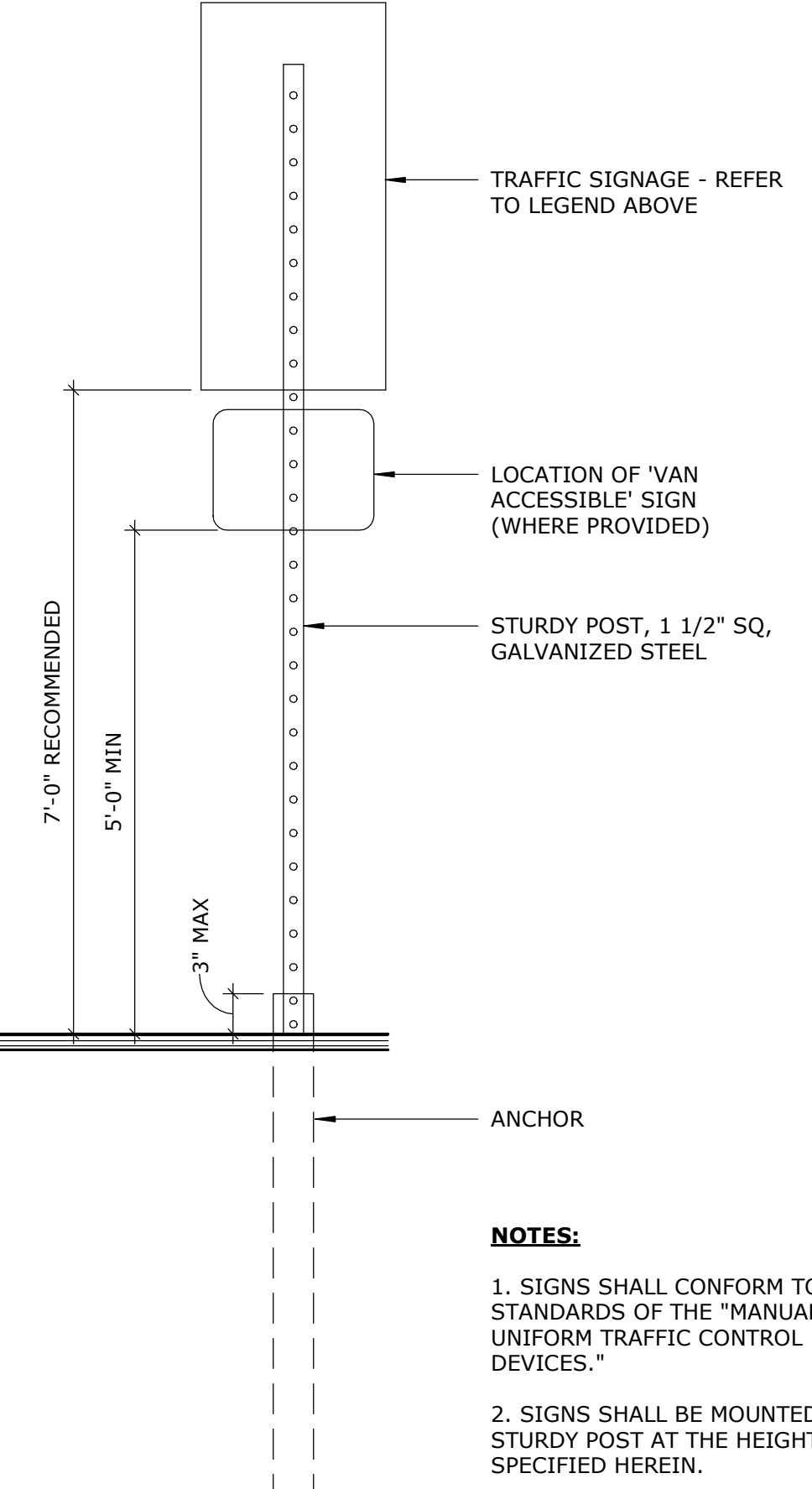
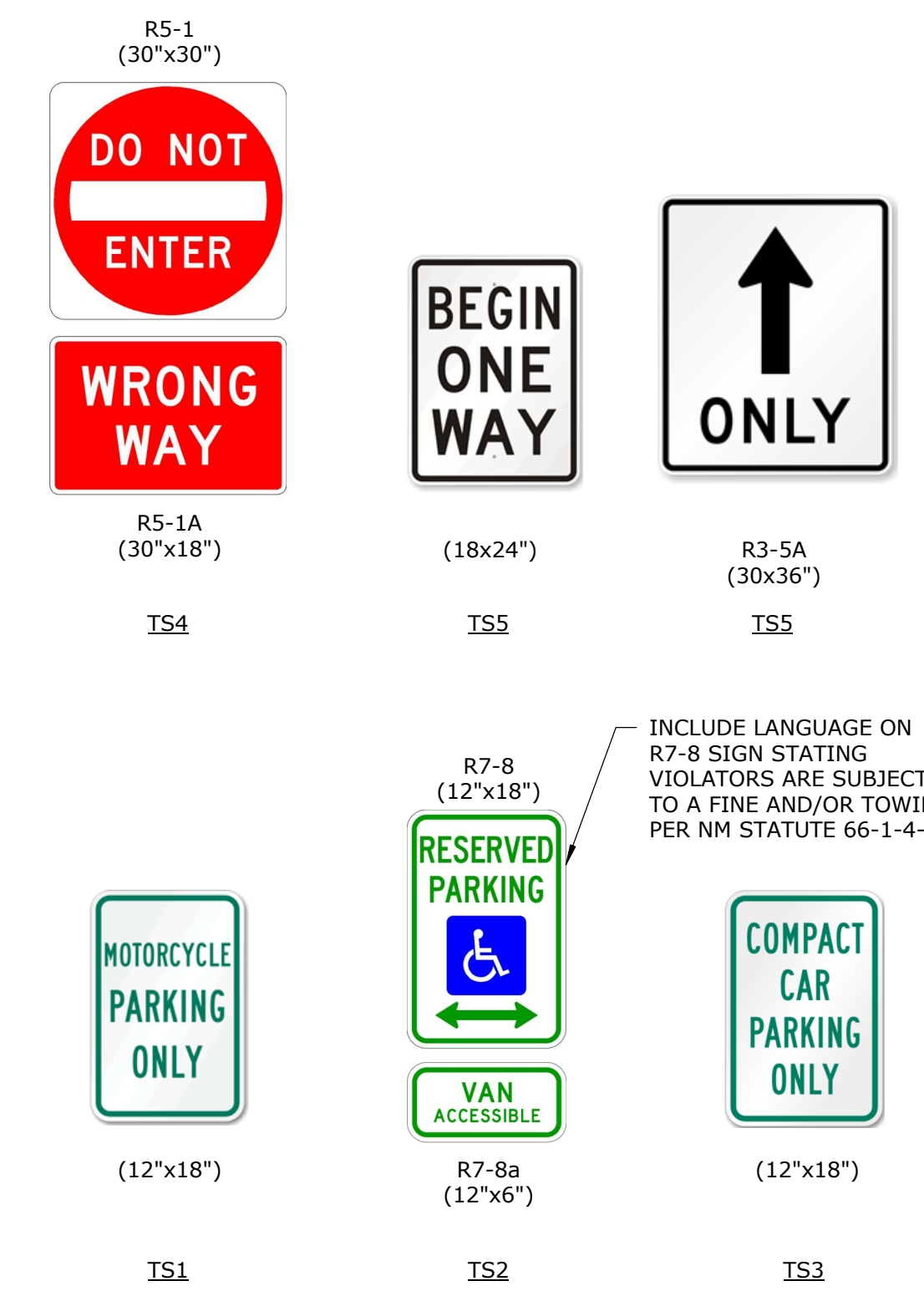
TRAFFIC CIRCULATION
02/10/2022

Jeanne Wolfenbarger

- SIGHT DISTANCE EXHIBIT NOTES:**
1. ALL STREETS SURROUNDING THE PROJECT ARE LOCAL STREETS WITHOUT POSTED SPEED LIMIT. 25 MPH SPEED FOR 2-LANE UNDIVIDED ROAD IS UTILIZED FOR SIGHT DISTANCES. 280' LEFT TURN AND 240' RIGHT TURN DISTANCES ARE SHOWN. ALL 3 SITE ACCESS POINTS ARE EXISTING CURB CUTS AND NOT BEING ALTERED/RELOCATED AS PART OF THIS PROJECT. MINIMUM DISTANCE BETWEEN SITE ACCESS AND INTERSECTION DOES NOT MEET THE CURRENT STANDARDS OF 75' FOR BOTH APPROACH AND DEPARTURE DISTANCE.
 2. ALL 3 SITE ACCESS POINTS ARE EXISTING CURB CUTS AND NOT BEING ALTERED/RELOCATED AS PART OF THIS PROJECT. MINIMUM DISTANCE BETWEEN SITE ACCESS AND INTERSECTION DOES NOT MEET THE CURRENT STANDARDS OF 75' FOR BOTH APPROACH AND DEPARTURE DISTANCE.
 3. DRIVER'S EYE IS BASED ON 15' BACK FROM EDGE OF STREET AS REQUIRED BY THE DPM.
 4. REFER TO SHEET TCL1 FOR MINI CLEAR SIGHT TRIANGLES.
 5. SS = STOP SIGN.

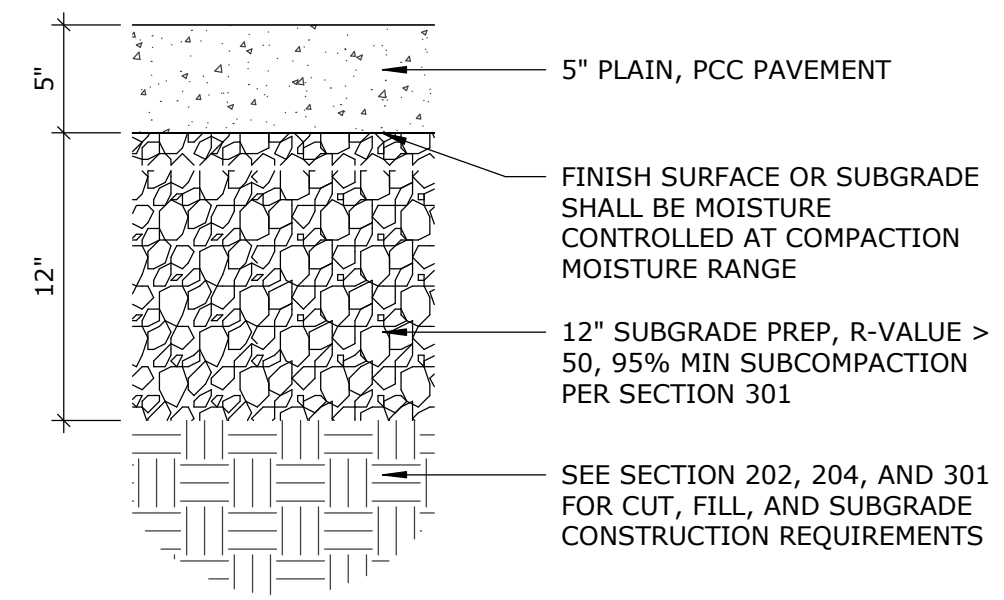


A1 SITE DISTANCE EXHIBIT
1" = 40'-0"

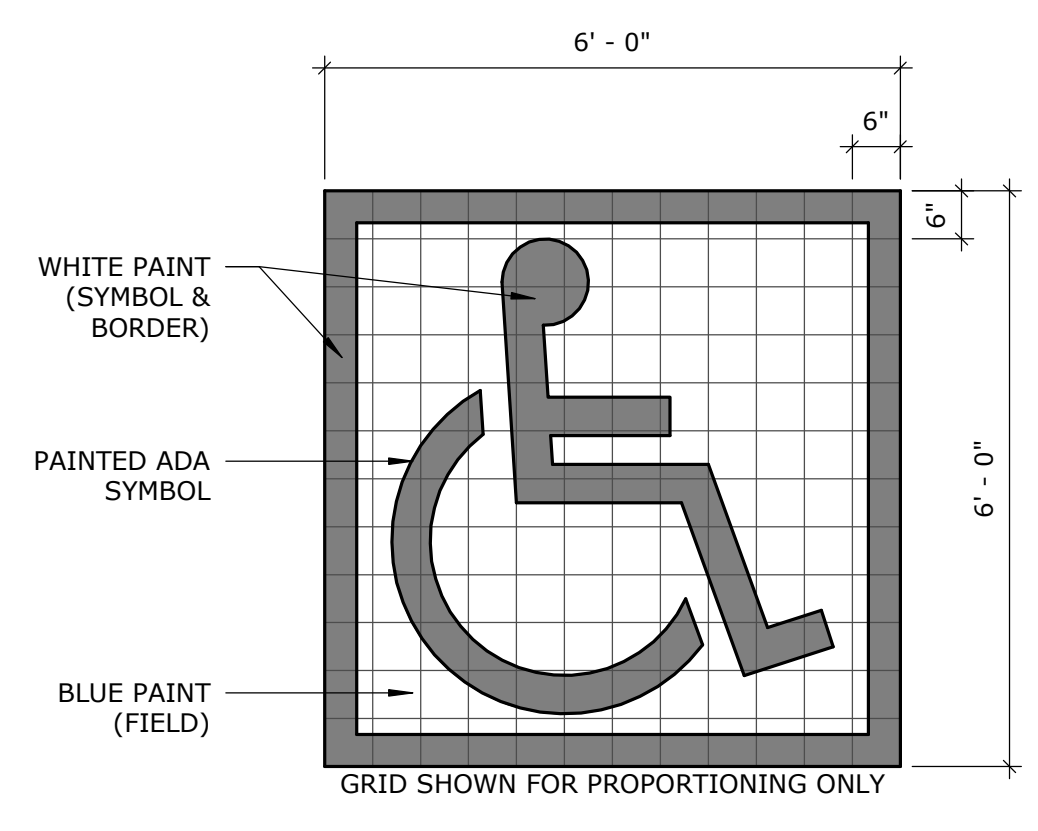


- NOTES:**
1. SIGNS SHALL CONFORM TO THE STANDARDS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
 2. SIGNS SHALL BE MOUNTED ON A STURDY POST AT THE HEIGHT SPECIFIED HEREIN.

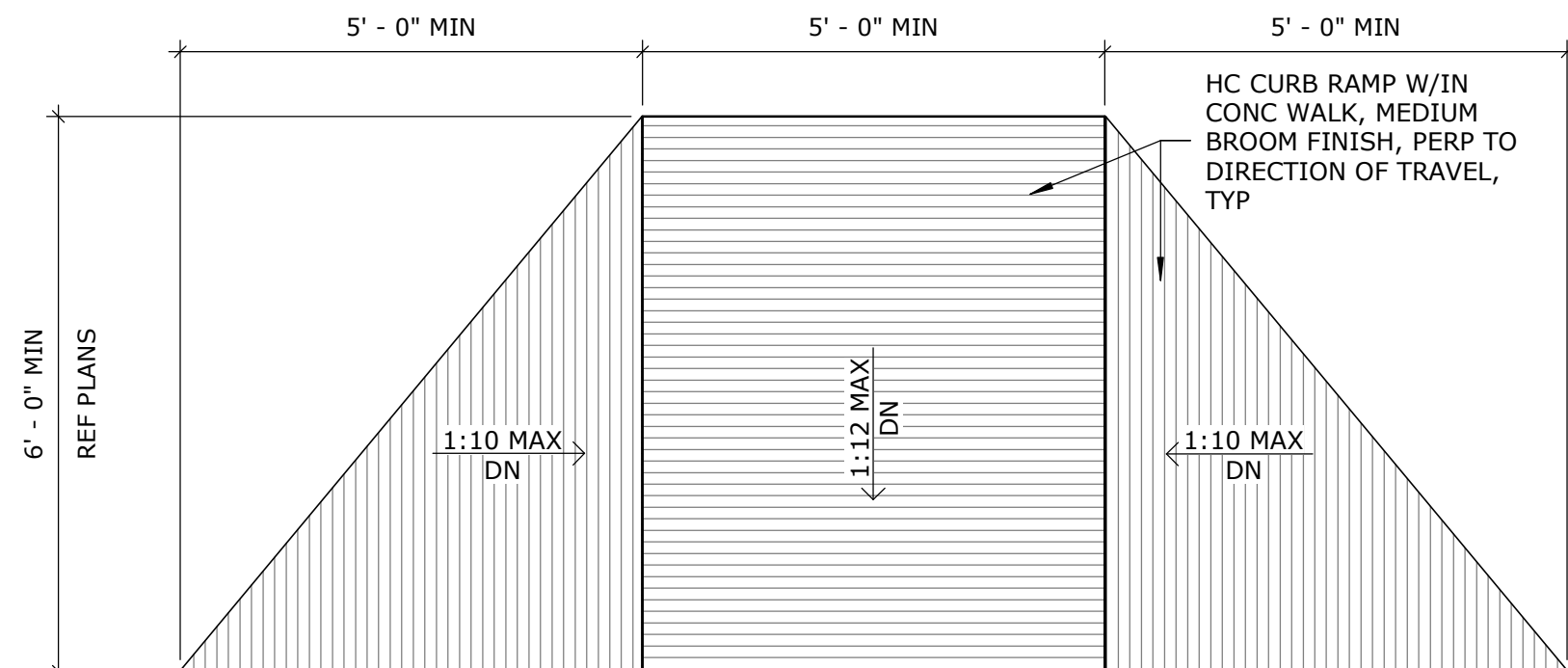
A2 TRAFFIC SIGNAGE
1" = 1'-0"



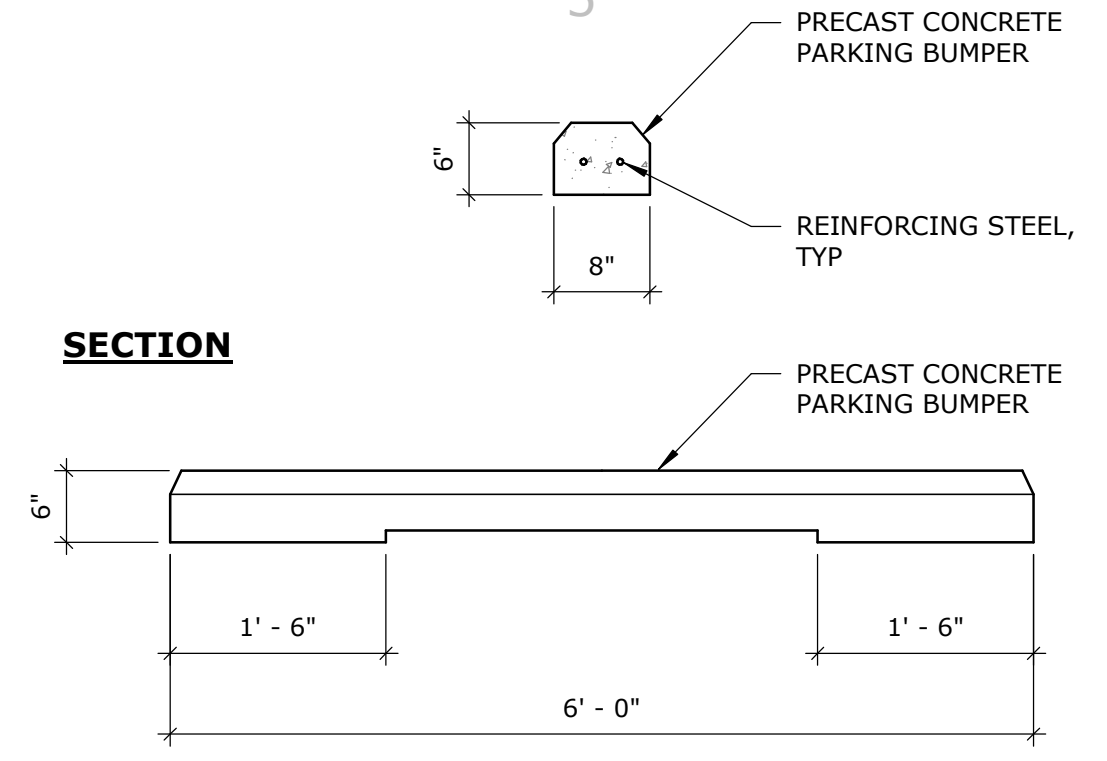
C4 PAVEMENT SECTION (SIM COA DWG 2405A)
1 1/2" = 1'-0"



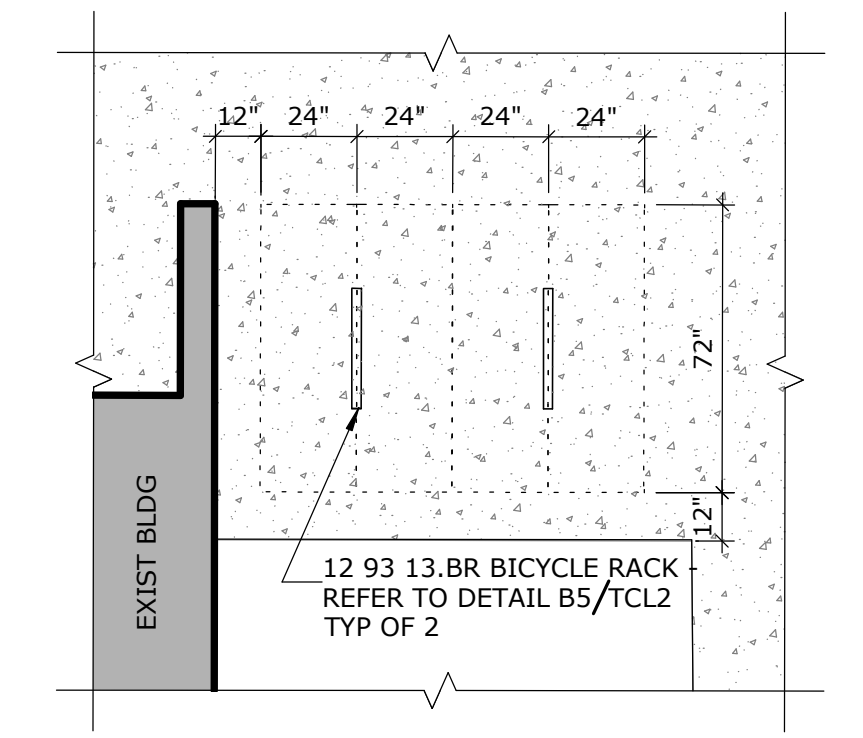
B4 PAINTED HC SYMBOL
1/2" = 1'-0"



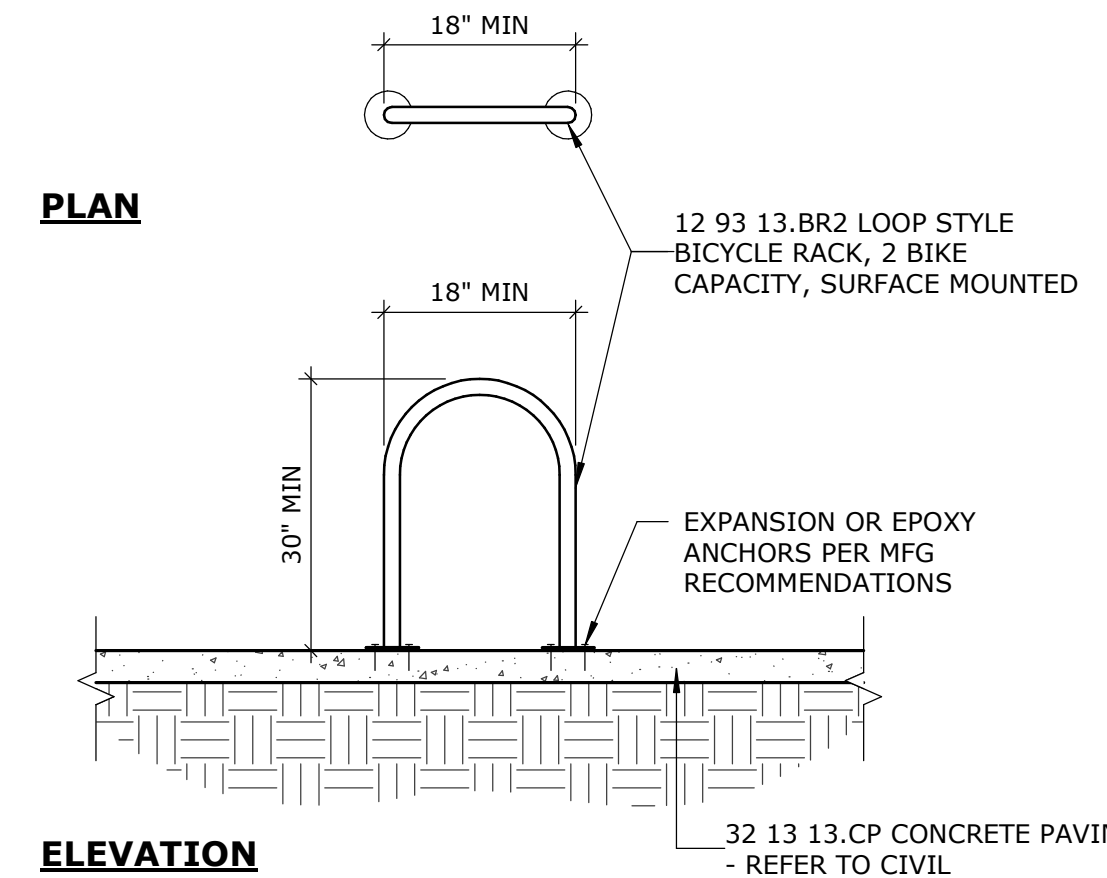
A3 HANDICAP ACCESS RAMPS
1/2" = 1'-0"



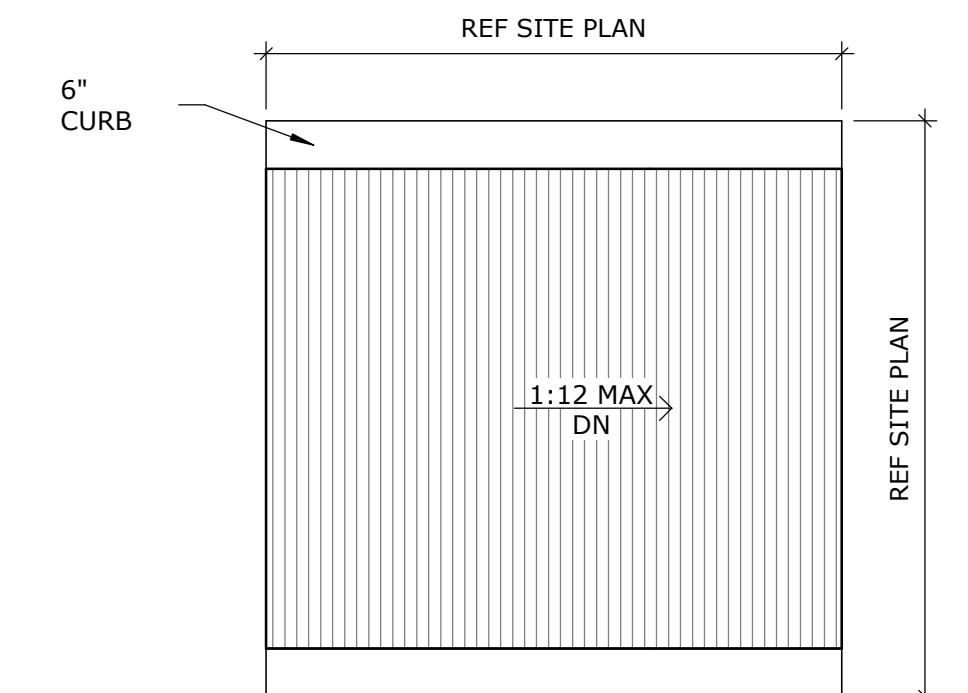
D5 PARKING BUMPER
3/4" = 1'-0"



C5 ENLARGED PLAN
1/4" = 1'-0"



B5 BIKE RACK
1/2" = 1'-0"



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THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED, AND DATED BELOW



**McKINLEY BICYCLE CENTER
PHASE 1 RENOVATIONS**
3333 TRUMAN ST NE
ALBUQUERQUE, NM 87110

Mark	Date	TCL REVISIONS 2 Description	ISSUE:
2	2/4/22	TCL REVISIONS 2 Description	NOVEMBER 4, 2021

PROJECT NO: 5415.18
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CHECKED BY:
© GREER STAFFORD/SJCF ARCHITECTURE
SHEET TITLE
TRANSPORTATION
CIRCULATION LAYOUT

