

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

February 10, 2022

Steven Alano, RA  
Greer Stafford/SJCF Architect  
1717 Louisiana Blvd. NE, Suite 205  
Albuquerque, NM 78110

**Re: McKinley Bicycle Center/ Phase 1 Renovation.**  
**3333 Truman St. NE**  
**Traffic Circulation Layout**  
Architect's Stamp 11-4-21 (G17-D091)

Dear Mr. Alano,

The TCL submittal received 02-10-2022 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Jeanne Wolfenbarger, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

\xxx via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** McKinley Bicycle Center  
Phase 1 Renovations Building Permit #: BP-2021-50013 Hydrology File #: \_\_\_\_\_  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: TR A Plat of Tr A Blk 63 & Lippett 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: Feb 9, 2022 By: Steven Alano

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



**GREER STAFFORD / SJCF ARCHITECTURE, INC.**

1717 Louisiana Blvd NE, Suite 205

Albuquerque, NM 87110

OFFICE: (505) 821-0235 FAX: (505) 821-0348

www.greer-stafford.com

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 3<sup>rd</sup> and 4<sup>th</sup>, 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\salmon\Documents\Bentley Load File\2400 McKinley Bicycle Center PH1 - 8/23, Jabinia.rvt

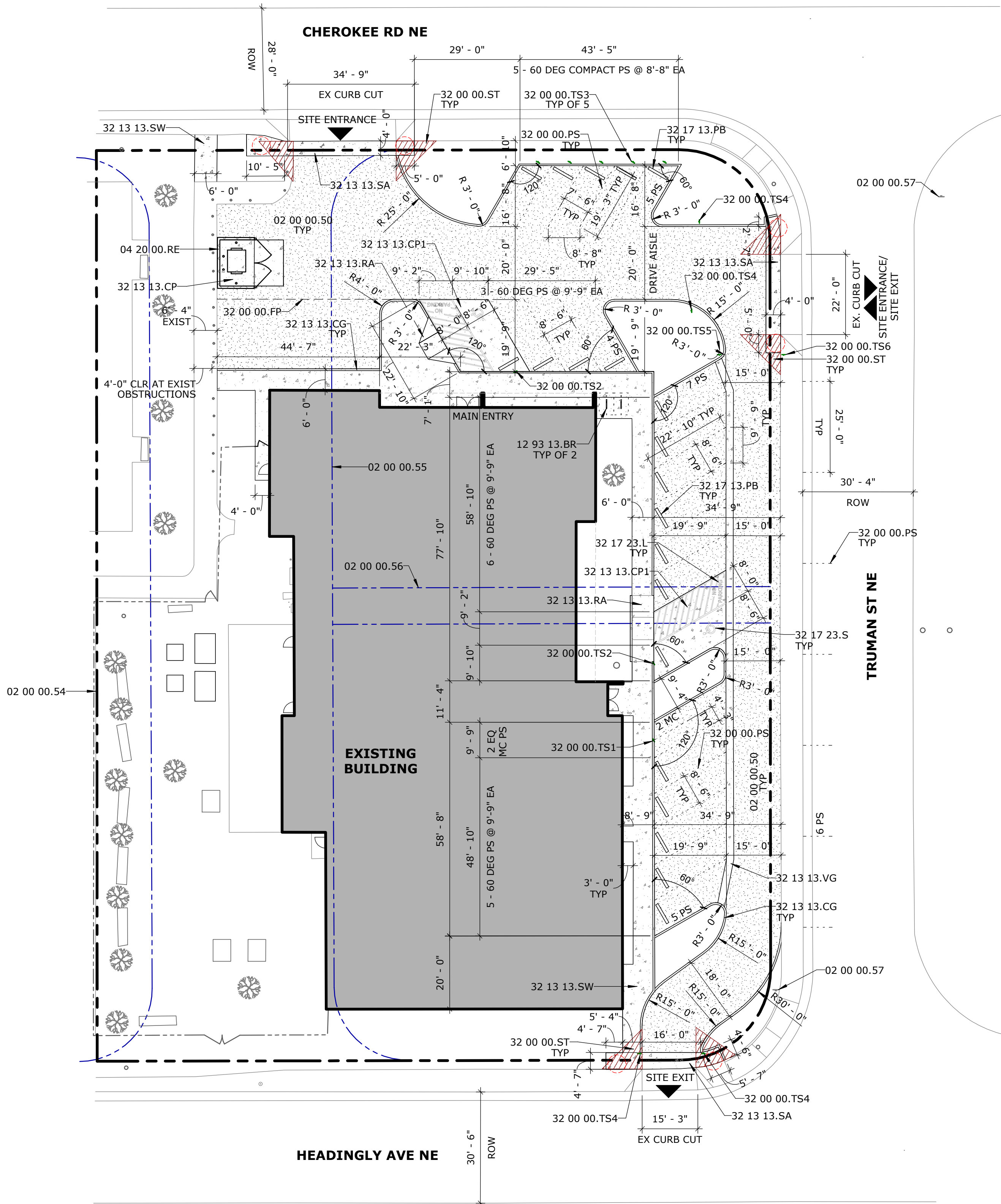
1  
2  
3  
4  
5

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

TRAFFIC CIRCULATION  
02/10/2022

Jeanna Wolfenbarger

D.J. Laskowski



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

EXECUTIVE SUMMARY

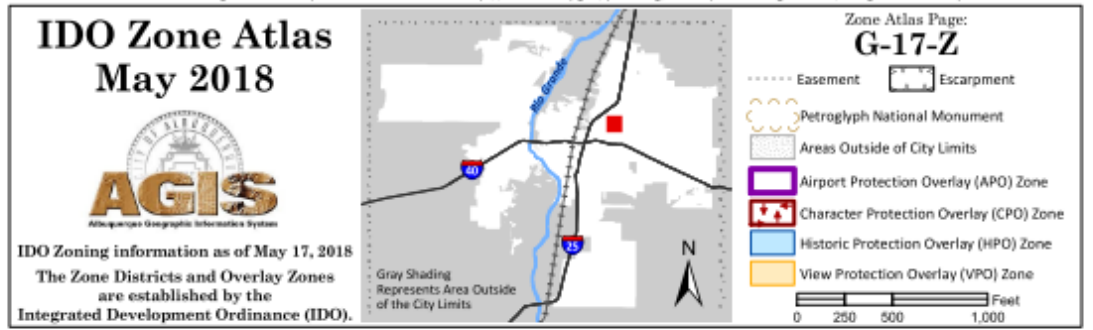
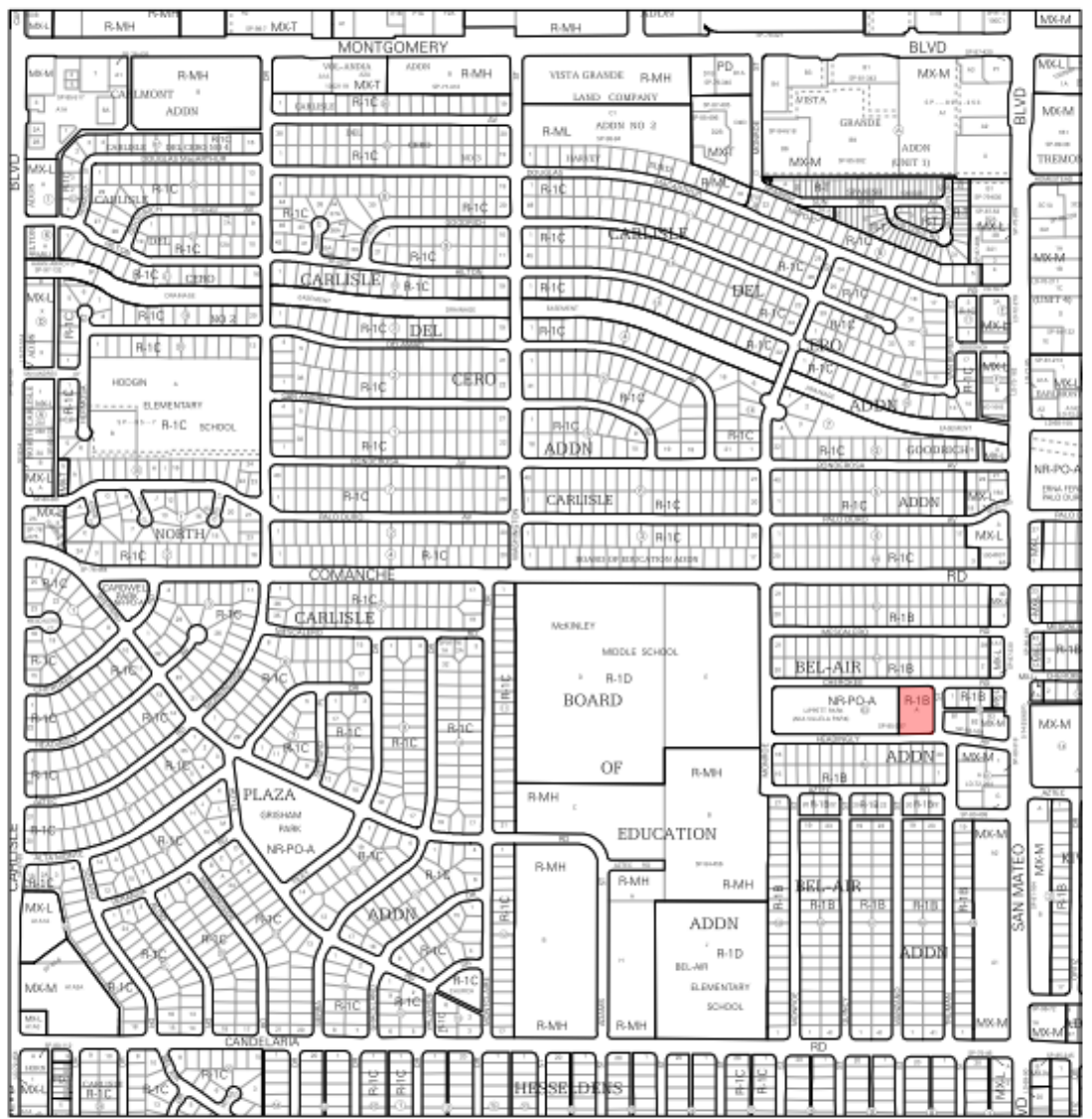
THIS PROJECT CONSISTS OF:  
• A RENOVATION TO AN EXISTING BOYS AND GIRLS CLUB  
• PARTITIONING OFF A PORTION OF THE EXISTING BUILDING FOR A CITY BICYCLE COMMUNITY CENTER (NO ADDITIONAL SQUARE FOOTAGE)  
• SITE IMPROVEMENTS INCLUDING CURBS, SIDEWALKS, AND PAVED ACCESSIBLE PARKING SPACES.

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.

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 ENCROACHES INTO EASEMENT BY AS MUCH AS 17'-0"
02 00 00.56	EXISTING 10' PUBLIC UTILITY EASEMENT PER ALTA SURVEY (6/7/85, C27-91). SURVEY NOTES EXISTING BUILDING ENCROACHES 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



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

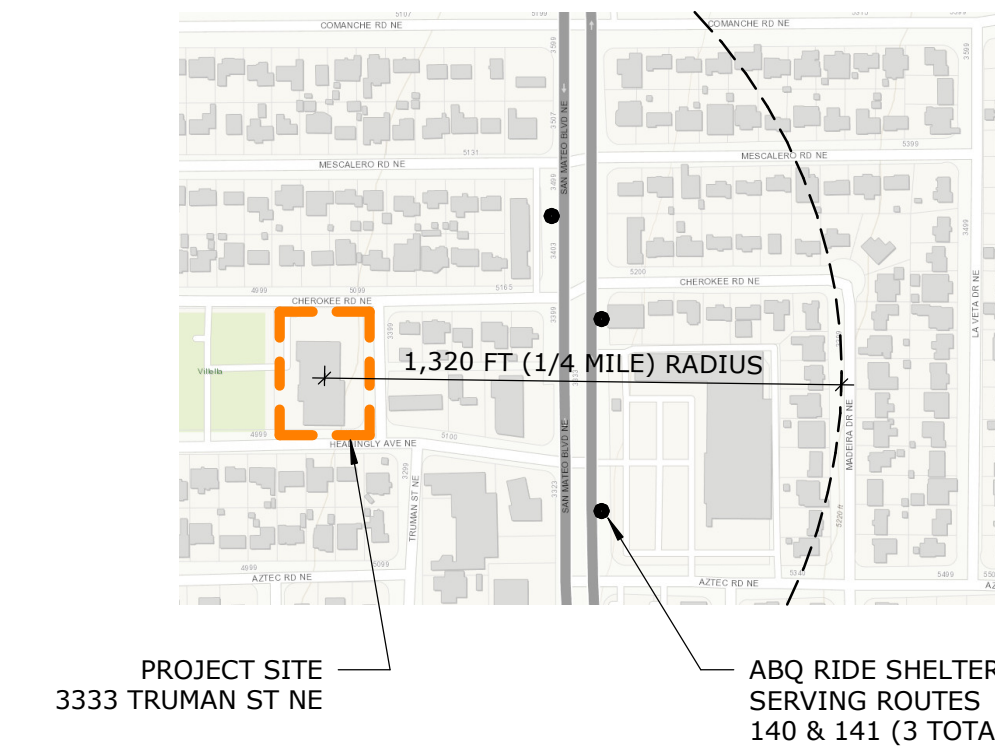
PARKING SPACES PROVIDED:  
OFF-STREET REGULAR PARKING SPACES: 14 SPACES PROVIDED  
OFF-STREET COMPACT PARKING SPACES\*: 5 SPACES PROVIDED  
ON-STREET REGULAR PARKING SPACES\*\*: 6 SPACES PROVIDED  
ADA VAN PARKING SPACES: 2 SPACES PROVIDED  
27 SPACES PROVIDED

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



\*\*COMPACT PARKING SPACES - IDO 5-5(F)(1):  
25 PERCENT OF TOTAL PARKING SPACES MAY BE DESIGNED AS COMPACT SPACES.

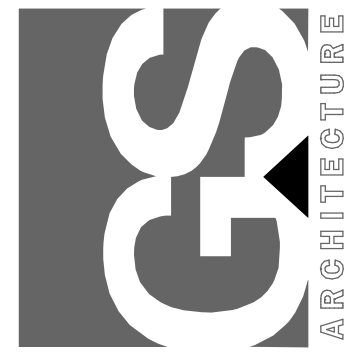
29 REQUIRED SPACES X 25 PERCENT = 7 COMPACT PARKING SPACES

\*\*\*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.

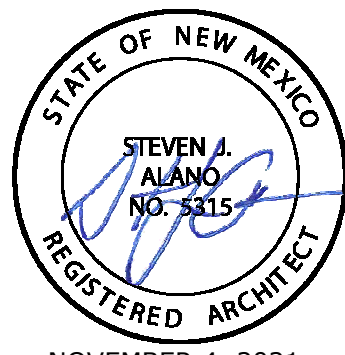
150 LF OF CURB / 25 LF PER PARKING STALL = 6 PARKING SPACES CREDIT

GREER STAFFORD/SJCF ARCHITECTURE, INC.

1717 LOUISIANA NE, SUITE 205  
ALBUQUERQUE, NM 87110-7027  
(505) 821-0235 • FAX: (505) 821-0348



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



NOVEMBER 4, 2021

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

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

NOVEMBER 4, 2021

PROJECT NO: 5415.18

DRAWN BY:

CHECKED BY:

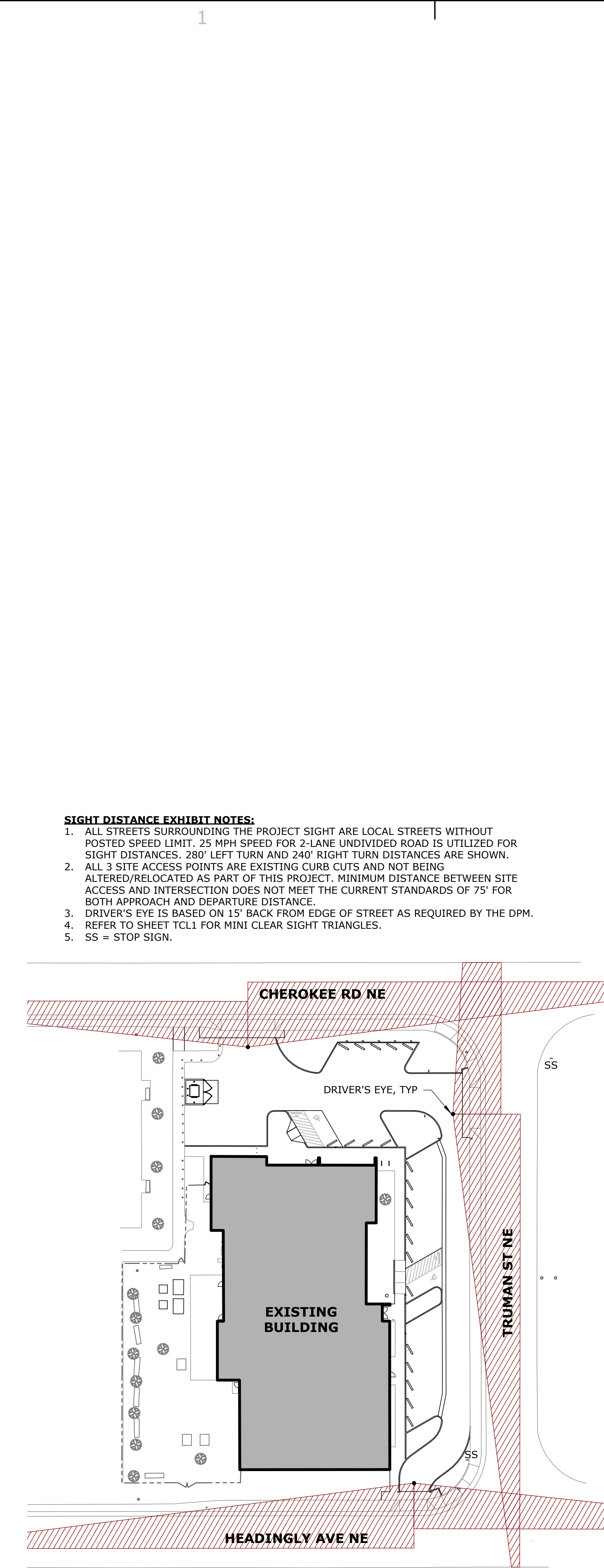
© GREER STAFFORD/SJCF ARCHITECTURE

SHEET TITLE  
TRANSPORTATION  
CIRCULATION LAYOUT

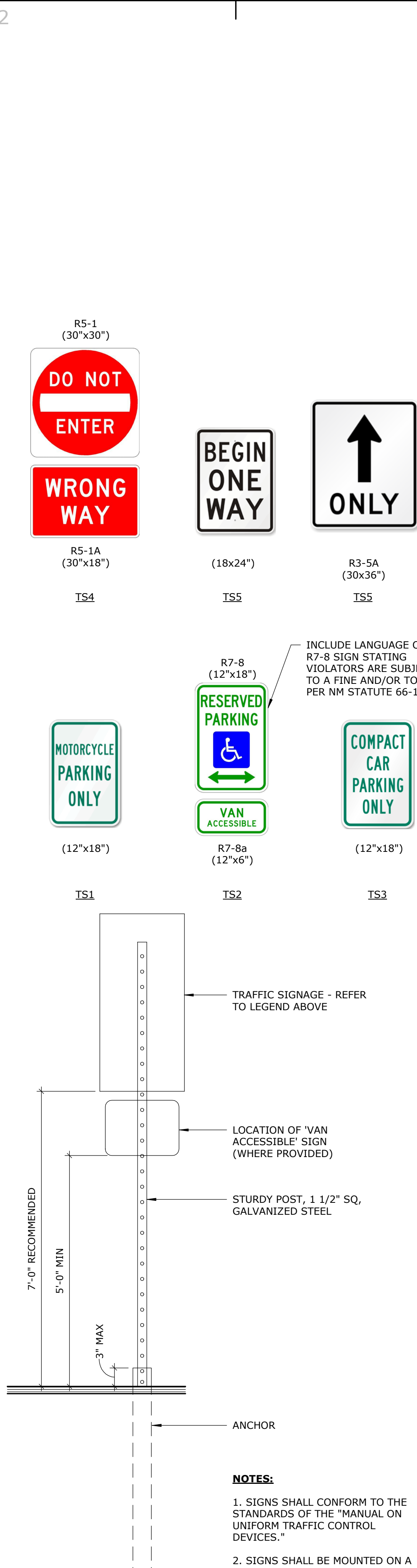
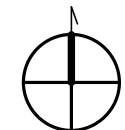
DRAWING SHEET

TCL1





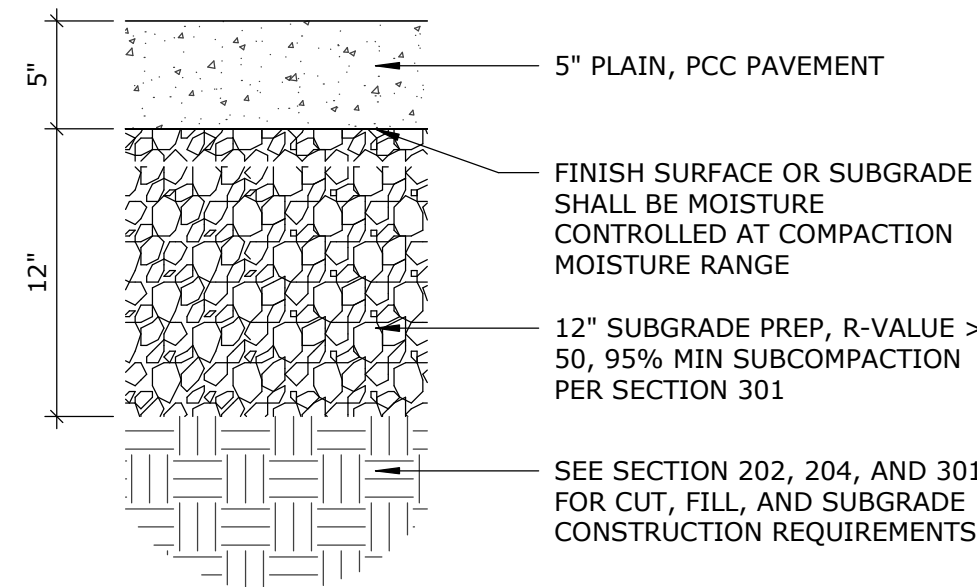
**A1 SITE DISTANCE EXHIBIT**  
1" = 40'-0"



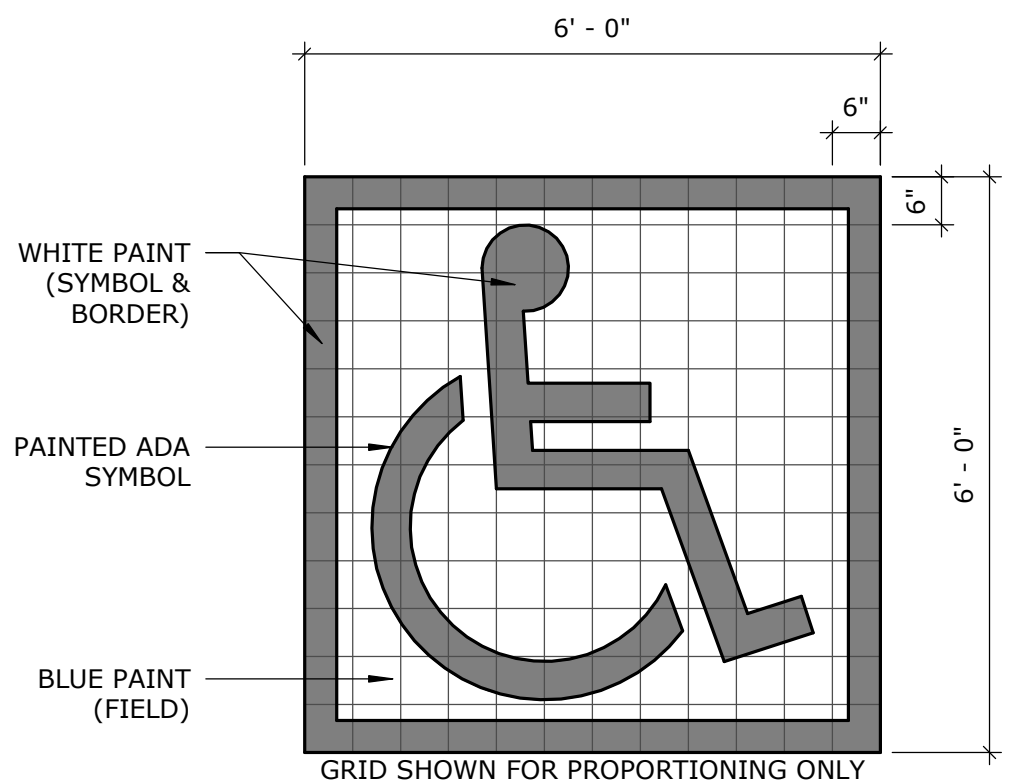
**A2 TRAFFIC SIGNAGE**  
1" = 1'-0"

TRAFFIC CIRCULATION  
02/10/2022

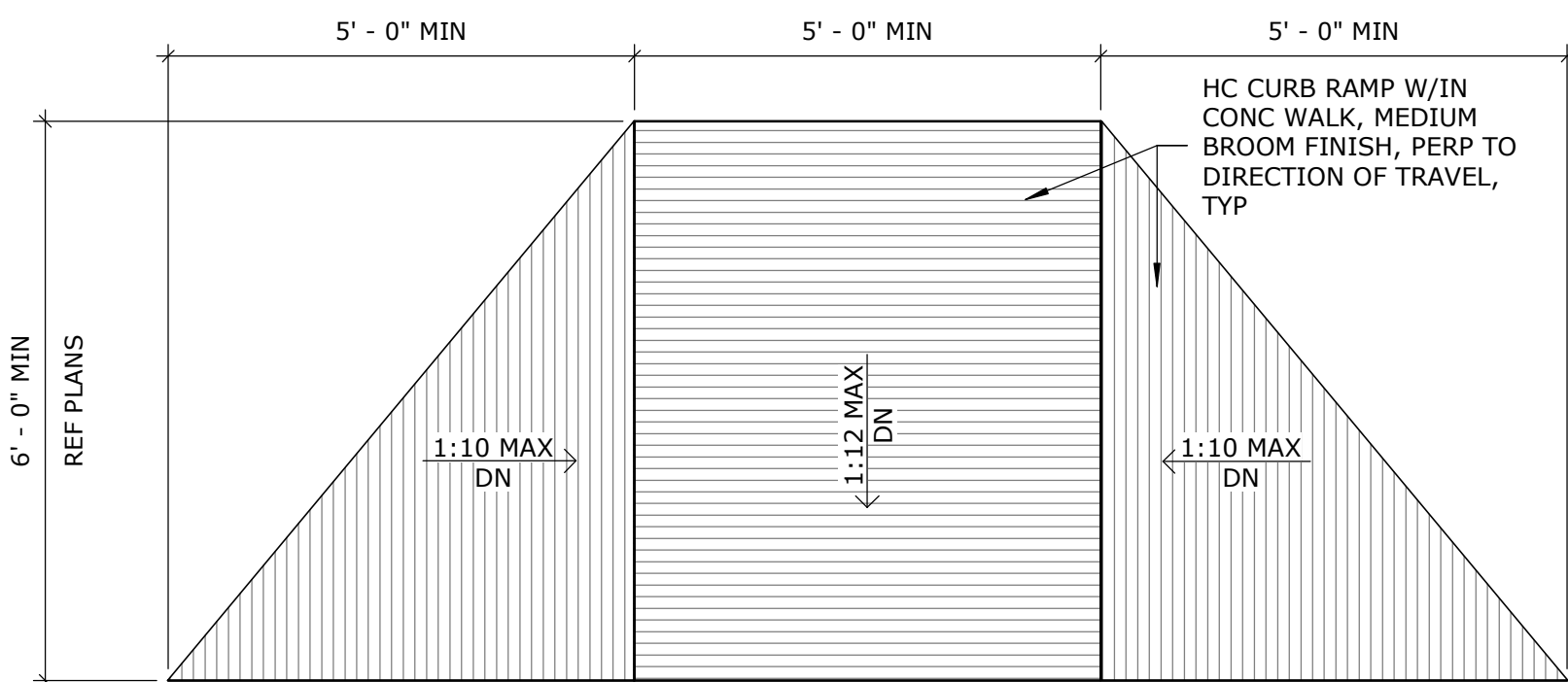
*Jeanna Wolfenbarger*



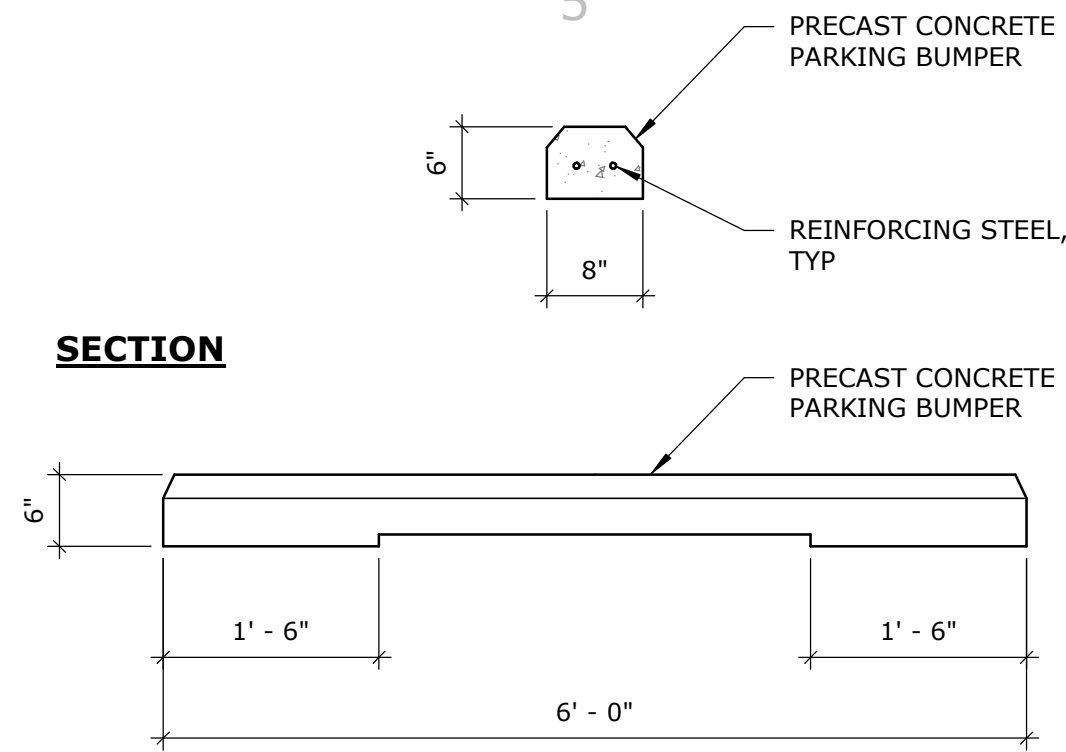
**C4 PAVEMENT SECTION (SIM COA DWG 2405A)**  
1 1/2" = 1'-0"



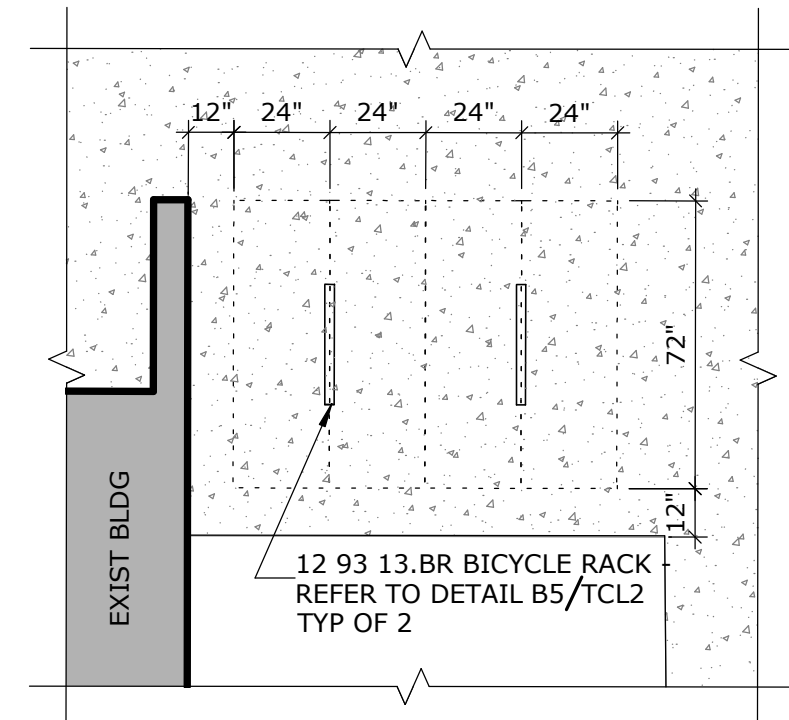
**B4 PAINTED HC SYMBOL**  
1/2" = 1'-0"



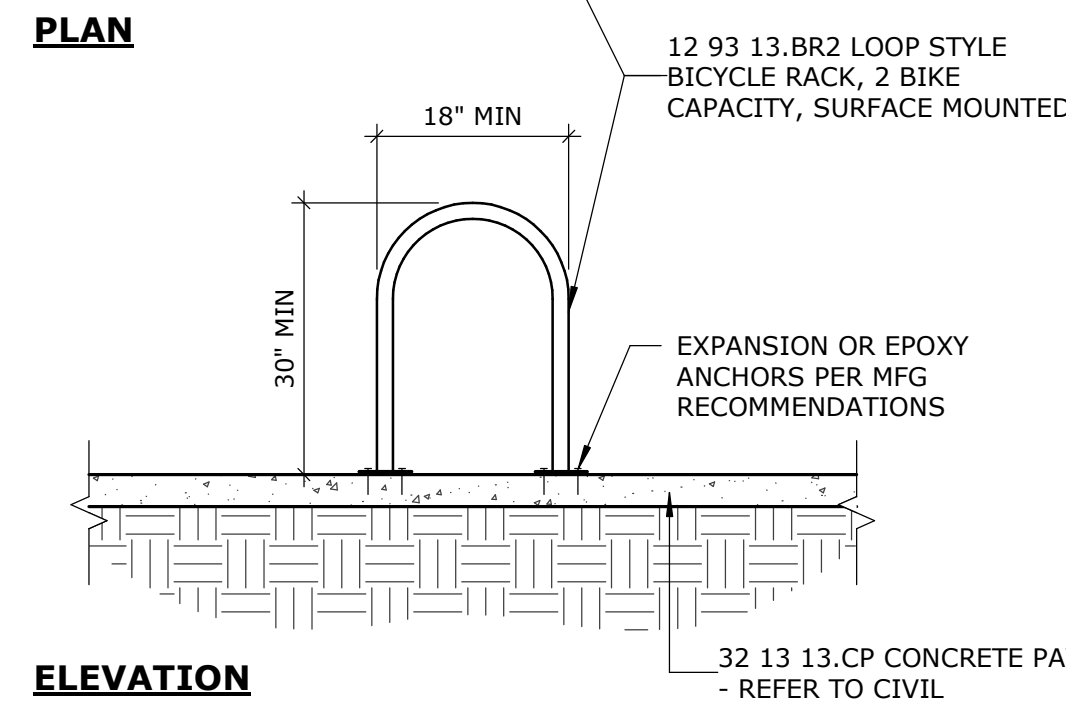
**A3 HANDICAP ACCESS RAMPS**  
1/2" = 1'-0"



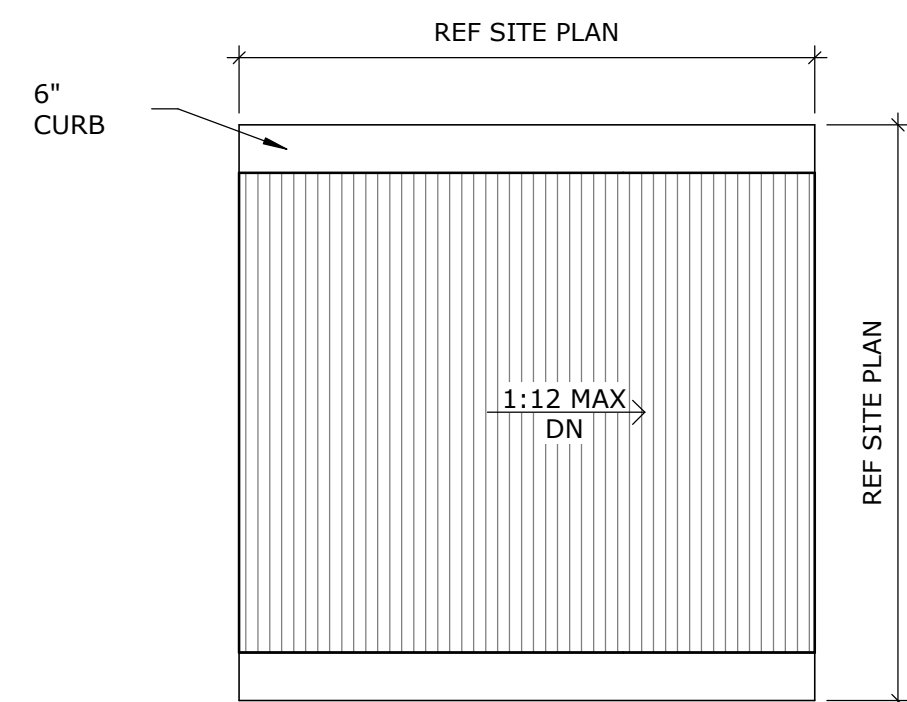
**D5 PARKING BUMPER**  
3/4" = 1'-0"



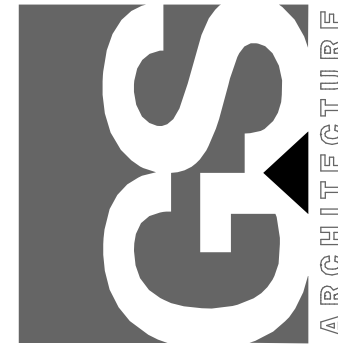
**C5 ENLARGED PLAN**  
1/4" = 1'-0"



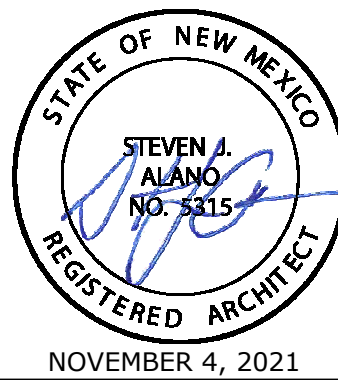
**B5 BIKE RACK**  
1/2" = 1'-0"



**GREER STAFFORD/SJCF ARCHITECTURE, INC.**  
1717 LOUISIANA NE, SUITE 205  
ALBUQUERQUE, NM 87110-7027  
(505) 821-0235 • FAX: (505) 821-0348



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

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

