CITY OF ALBUQUERQUE

April 18, 2005

Romulo Cisneros, R.A.
Cisneros Design Studio
917-A Copper NW
Albuquerque, NM 87102

Re: 5th Street Lofts Model / Sales Office, 1719 5th Street NW, Traffic Circulation Layout
Architect's Stamp dated 3-08-05 (H14-D100)

Dear Mr. Cisneros,

The TCL submittal received 4-14-05 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this 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.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. 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 TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

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 924-3306.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

cc: file

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

H-14/D100

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd) * H14-D100

PROJECT TITLE: 5TH ST. Lofts Model Unit/sales office ZONE MAP/DRG. FILE #: [illegible]
DRB #: ____ EPC#: ____ WORK ORDER#: ____

LEGAL DESCRIPTION: TRACT 2, LANDS OF DEVEREUX + WATSON, PROJ. SECT 8, T.10N, R3E NMPM
CITY ADDRESS: ____

ENGINEERING FIRM: ____ CONTACT: ____
ADDRESS: ____ PHONE: ____
CITY, STATE: ____ ZIP CODE: ____

OWNER: ____ CONTACT: ____
ADDRESS: ____ PHONE: ____
CITY, STATE: ____ ZIP CODE: ____

ARCHITECT: CISNEROS DESIGN STUDIO CONTACT: ERIC HASKINS
ADDRESS: 717-A Copper NW PHONE: 842-6875
CITY, STATE: Albuq, NM 87102 ZIP CODE: 87102

SURVEYOR: ____ CONTACT: ____
ADDRESS ____ PHONE: ____
CITY, STATE: ____ ZIP CODE: ____

CONTRACTOR: ____ CONTACT: ____
ADDRESS: ____ PHONE: ____
CITY, STATE: ____ ZIP CODE: ____

CHECK TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL, ***REQUIRES TCL or equal***
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ____ CLOMR/LOMR
- ✓ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ENGINEERS CERTIFICATION (TCL)
- ____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ____ OTHER
- ✓ RESUBMITTAL

CHECK TYPE OF APPROVAL SOUGHT:

- ____ SIA / FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D. APPROVAL
- ____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- ✓ BUILDING PERMIT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY (PERM.)
- ____ CERTIFICATE OF OCCUPANCY (TEMP.)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ OTHER (SPECIFY)

RECEIVED APR 14 2005 HYDROLOGY SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ____ YES
- ____ NO
- ____ COPY PROVIDED

DATE SUBMITTED: 4-15-2005 BY: ERIC HASKINS

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report**: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

Cisneros Design Studio **Architects**

[redacted]

917A Copper
Albuquerque, NM 87102
(505) 842-6875
Fax: (505) 842-6865
E-mail: cisneros@swcp.com
Web-site: http://www.cisnerosdesignstudio.com

April 8, 2005

Wilfred A. Gallegos, P.E.
Traffic Engineer
Planning Department
Development and Building Services Division
Via hand delivery

RE: 5th St. Lofts Model Unit and Sales Office
1719 5th St. NW, TCL Submission

Mr. Gallegos,

We would like to address your comments dated April 1, 2005.

1. *Verify that the swing of the gate is contained within the private lot and does not intrude on the public Right-of-Way.*

   The edge of the gate at its open position is 2'-8" away from the property line. When closed, the gate is 16'-0" behind the property line. At no point in its travel path does it come closer than 2'-8" to the property line/Right-of-Way boundary.

2. *Please note that the 2-foot overhang is not allowed to encroach on the 6 foot required width of sidewalk. Also, all standard parking spaces have a minimum length of 18 feet. Therefore, the sidewalk can be 8 feet wide with a 2-foot overhang, or the parking spaces must be 20 feet in length with bumpers.*

   Per Section 14-16-3-1 of the Comprehensive Zoning Code, *"clear width may be reduced to 4 feet 6 inches at tree wells for a maximum distance of 10 feet. Pedestrian walkways shall also be lined with adjacent shade trees spaced approximately 25 feet on center and placed within defined planting areas that have a minimum interior dimension of 36 square feet and a minimum width of four feet."* The sidewalk we designed meets the above description, and ~~are~~ is only reduced from six feet clear to 4'-6" clear at the tree wells.

3. *Is there an existing sidewalk along 5th Street?*

   Yes. The existing sidewalk is 12'-9" deep. There is no curb, however, and the sidewalk terminates at a valley gutter. One of the reasons that Nevin Harwick recommended striping in his queuing analysis

(attached to the TCL submission) was to define the edge of the sidewalk so that the area could not be used for parallel parking, but could function as occasional queuing space.

4. *Widen the gate area to provide a turn around area for passenger vehicles.*

   Eric Haskins of our firm spoke with Kristal Metro of your office regarding this issue on the morning of March 24, 2005. Kristal expressed the opinion that a vehicle needing to turn around would be able to back up into the 12'-9" wide sidewalk space and then re-enter traffic in a forward direction. We designed the gate entry based upon this recommendation. If other measures will be required, please advise.

   REVISION: per Eric Haskins' conversation with you on 4-7-05, you advised measuring the thickness of the existing sidewalk in the drivepad area to determine its acceptability in the access area. The thickness was field measured to be between 2 and 4 inches, substantially less than the 6" required. We have revised our TCL submittal drawing to show replacement of the drivepad in the entry area with a new drivepad per City of Albuquerque Standard Specifications for Public Works Update 7, Drawing 2425. This detail extends into the required vehicular backup area (see TCL submittal drawing A1.0).

5. *Before placing painted striping along 5th Street, you must get approval from Traffic Operations.*

   Please advise as to whom we should contact about securing that approval

   REVISION: A note has been added to the drawing specifying that the contractor shall obtain approval from Traffic Operations prior to painting striping along 5th Street.

Thank you,

Eric Haskins
Cisneros Design Studio, Architects

for

STATE OF NEW MEXICO
ROMULO CISNEROS
NO. 3731
REGISTERED ARCHITECT

Romulo Cisneros, R.A.
Cisneros Design Studio, Architects
2.8.2005 12.31.2005

CITY OF ALBUQUERQUE

April 1, 2005

Eric Haskins
Cisneros Design Studio
917-A Copper NW
Albuquerque, NM 87102

Re: 5th Street Lofts Model / Sales Office, 1719 5th Street NW, Grading and Drainage (H14-D100)

Dear Mr. Haskins,

Thank you for your letter, received on 3-30-05, detailing the extents of the above referenced project. Since this project proposes no changes in elevation (excepting a small sidewalk addition) and no changes to the current drainage layout, a grading and drainage plan will not be required for this project.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET H-14/D100

(REV. 1/28/2003rd)

PROJECT TITLE: 5TH ST. LOFTS MODEL UNIT ZONE MAP/DRG. FILE #: J-14-Z
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 2, LANDS OF DEVEREUX + WATSON, PROJ. SEC. 8, T.10N, R.3E, NMPM TOWN OF ATRISCO GRANT
CITY ADDRESS: 1719 5TH ST. N.W.

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

OWNER: KPM, LLC CONTACT: JERRY MILLER
ADDRESS: P.O. BOX 7553 PHONE: _____
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87194

ARCHITECT: CISNEROS DESIGN STUDIO CONTACT: ERIC HASKINS
ADDRESS: 917-A COPPER N.W. PHONE: 842-6875
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

SURVEYOR: SURVEYS SOUTHWEST CONTACT: DAN GRANEY
ADDRESS 333 COMAS NE PHONE: 998-0305
CITY, STATE: ALBUQUERQUE ZIP CODE: 87102

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- ✓ GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ENGINEERS CERTIFICATION (TCL)
- ____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ____ SIA / FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D. APPROVAL
- ____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- ✓ BUILDING PERMIT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY (PERM.)
- ____ CERTIFICATE OF OCCUPANCY (TEMP.)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ OTHER (SPECIFY)

No Fee - Requesting Waiver of D.P. Requested - as per

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ____ YES
- ✓ NO
- ____ COPY PROVIDED

RECEIVED
MAR 30 2005
HYDROLOGY SECTION

DATE SUBMITTED: 3-30-05 BY: ERIC HASKINS

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report**: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

Cisneros Design Studio **Architects**

917A Copper
Albuquerque, NM 87102
(505) 842-6875
Fax: (505) 842-6865
E-mail: cisneros@swcp.com
Web-site: http://www.cisnerosdesignstudio.com

March 24, 2005

Kristal D. Metro, E.I.
Engineering Associate
Planning Department
Development and Building Services Division
600 2nd St. NW
Albuquerque, NM 87102

RE: 5th St. Lofts Model Unit and Sales Office
1719 5th St. NW

Ms. Metro,

Per our conversation this morning, we respectfully request a waiver of the grading and drainage review for the above referenced project. The project is an interior buildout of a model loft in an existing warehouse building with existing paving, grading and drainage to remain. We propose to stripe five parking spaces on the existing paving. We also propose to add a new small portion of sidewalk, but it is below the threshold of 500 square feet that would necessitate a grading and drainage review.

Thank you,

3-24-2005

Eric Haskins
Cisneros Design Studio, Architects

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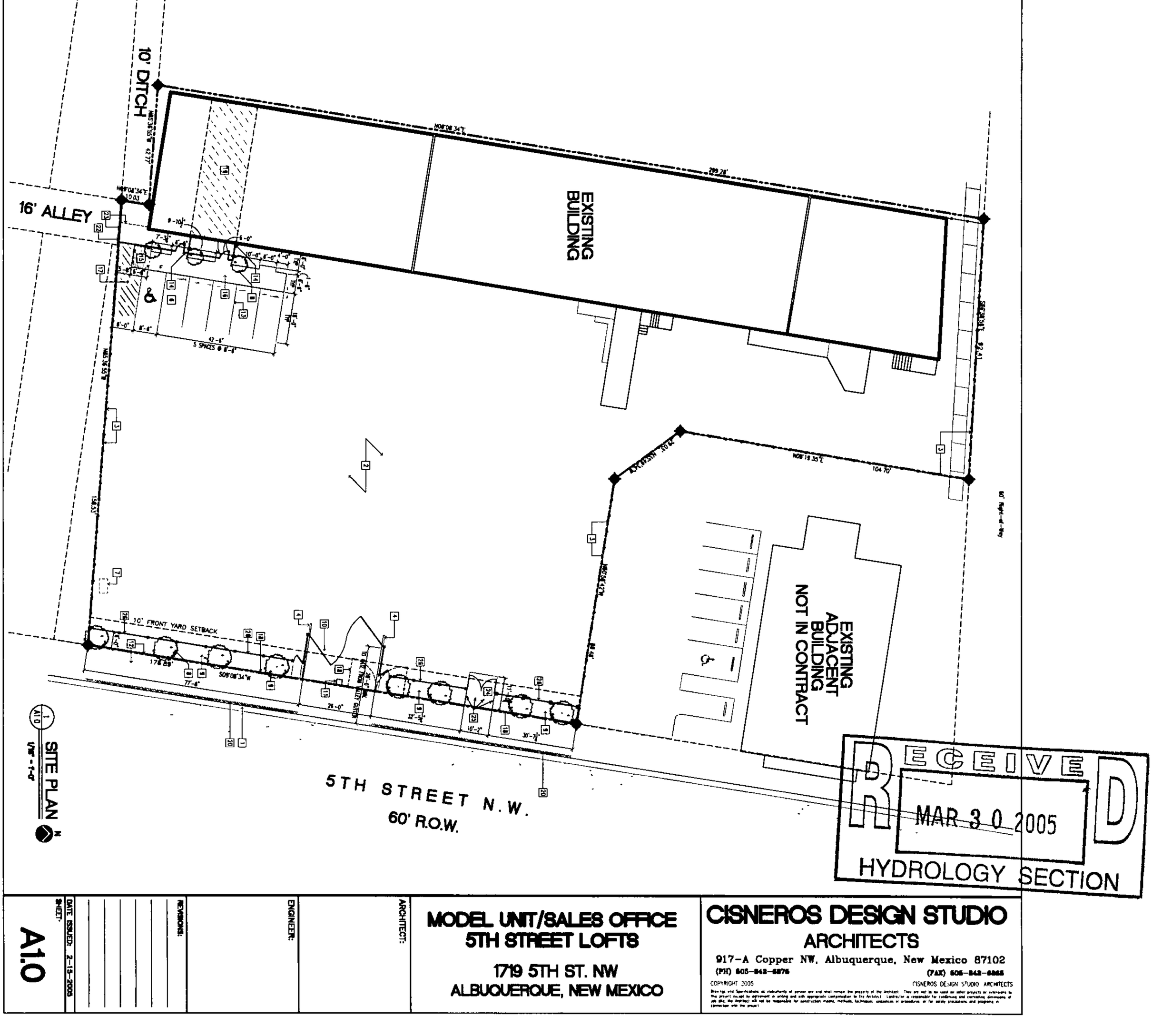
MAR 30 2005
HYDROLOGY SECTION

GENERAL SITE NOTES

1 EXISTING SITE CONDITIONS ARE TO REMAIN AS IS UNLESS NOTED OTHERWISE
2 CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ALL UTILITY COMPANIES FOR PROPER CUT OFF OF UTILITIES.
3 CONTRACTOR SHALL HAVE A DUMPSTER BOX MAINTAINED ON SITE THROUGHOUT CONSTRUCTION
4 STAGING OF ALL MATERIAL SHALL BE WELL MANAGED IN ORDER NOT TO DISRUPT THE SITE, SITE ACCESS, AND OVERALL APPEARANCE TO THE NEIGHBORHOOD
5 PROVIDE SINGLE DRIP IRRIGATION SYSTEM FOR ALL LANDSCAPING
6 LOCATE NEW CONCRETE CURBS WHERE INDICATED IN PLAN
7 ALL CONCRETE CURB RAIN SHALL BE 2'-0" UNLESS NOTED OTHERWISE
8 EXISTING SITE DRAINAGE AND GRADING ARE TO REMAIN AS IS

KEYED NOTES

1 EXISTING VALLEY GUTTER TO REMAIN
2 EXISTING ASPHALT/GRAVEL PARKING TO REMAIN
3 EXISTING CHAIN LINK FENCE TO REMAIN
4 NEW 6" CONCRETE CURB, TRANSITION TO EXISTING SIDEWALK LEVEL AT PROPERTY LINE, END ABRUPTLY AT INTERIOR OF PROPERTY FOR TIE-IN OF ADDITIONAL FUTURE CURB
5 NOT USED
6 HANDICAP PARKING SIGN, RE. DETAILS 1/A11
7 EXISTING DUMPSTER LOCATION TO REMAIN
8 NEW ASH TREE ON DRIP IRRIGATION SYSTEM - MIN. 2" CALIPER MEASURED 6 INCHES ABOVE GRADE
9 CUT AND REMOVE EXISTING ASPHALT AT NEW PLANTING AREAS, AERATE AND AMEND EXISTING SOIL TO PREPARE FOR NEW PLANTINGS
10 NEW 27' WIDE DOUBLE SWINGING GATE WITH REMOTE OPERATOR AND CALL BOX
11 LOCATION OF CALL BOX - LOCATE SO AS TO BE EASILY ACCESSIBLE FROM DRIVER'S SIDE WINDOW
12 EXISTING SIDEWALK TO REMAIN
13 4" WIDE PAINT STRIPING AT PARKING SPACES TYPICAL
14 42" TALL WROUGHT IRON FENCE AND GATES RE. 4/A11
15 RAMP DOWN TO PARKING SURFACE, 1"/FOOT SLOPE
16 NEW CONCRETE SIDEWALK
17 4" WIDE PAINT STRIPING AT ACCESSIBLE ROUTE
18 REMOVE CHAIN LINK FENCE AND GATE AT FRONT OF PROPERTY ONLY AREA OF BUILD-OUT RE. A2.0
19 8" WIDE PAINT STRIPING LEFT OF VALLEY GUTTER FLOWLINE ALIGN WITH CURB SOUTH OF THE PROPERTY CONTINUE FOR LENGTH OF PROPERTY EXCEPTING 24' AT GATE ENTRY (SEE ATTACHED TRAFFIC ASSESSMENT)
20 NOT USED
21 NEW CEDAR FENCE RE. 2/A11
22 REMOVE EXISTING CHAIN LINK FENCE IN AREA OF NEW CEDAR FENCE AS SHOWN
23 10' WIDE DOUBLE GATE FOR PEDESTRIAN ACCESS IN NEW FENCE
24 4 CONCRETE FILLED BOLLARDS AT PEDESTRIAN GATE RE. 3/A11, MAINTAIN 3'-0" MIN CLEAR SPACE BETWEEN BOLLARDS
25 METAL FENCE RE. 1/A11



RECEIVED
MAR 30 2005
HYDROLOGY SECTION

SHEET: A1.0	
DATE ISSUED: 2-15-2005	
REVISIONS:	
ENGINEER:	
ARCHITECT:	

MODEL UNIT/SALES OFFICE
5TH STREET LOFTS
1719 5TH ST. NW
ALBUQUERQUE, NEW MEXICO

CISNEROS DESIGN STUDIO
ARCHITECTS
917-A Copper NW, Albuquerque, New Mexico 87102
(PH) 505-842-6875 (FAX) 505-842-6865

CITY OF ALBUQUERQUE

April 1, 2005

Romulo Cisneros, R.A.
Cisneros Design Studio
917-A Copper NW
Albuquerque, NM 87102

Re: 5th Street Lofts Model / Sales Office, 1719 5th Street NW, Traffic Circulation Layout
Architect's Stamp dated 3-29-05 (H14-D100)

Dear Mr. Cisneros,

Based upon the information provided in your submittal received 3-30-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Verify that the swing of the gate is contained within the private lot and does not intrude on the public Right-of-Way.
2. Please note that the 2-foot overhang is not allowed to encroach on the 6 foot required width of sidewalk. Also, all standard parking spaces have a minimum length of 18 feet. Therefore, the sidewalk can be 8 feet wide with a 2-foot overhang, or the parking spaces must be 20 feet in length with bumpers.
3. Is there an existing sidewalk along 5th Street?
4. Widen the gate area to provide a turn around area for passenger vehicles.
5. Before placing painted striping along 5th Street, you must get approval from Traffic Operations.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: file

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET H-14/D100

(REV. 1/28/2003rd)

PROJECT TITLE: 5TH ST. LOFTS MODEL UNIT ZONE MAP/DRG. FILE #: F-14-Z
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 2, LANDS OF DEVEREUX + WATSON, PROJ. SEC. 8, T.10N, R.3E, NMPM TOWN OF ATRISCO GRANT
CITY ADDRESS: 1719 5TH ST. N.W.

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

OWNER: KPM, LLC CONTACT: JERRY MILLER
ADDRESS: P.O. BOX 7553 PHONE: _____
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87194

ARCHITECT: CISNEROS DESIGN STUDIO CONTACT: ERIC HASKINS
ADDRESS: 917-A COPPER N.W. PHONE: 842-6875
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

SURVEYOR: SURVEYS SOUTHWEST CONTACT: DAN GRANEY
ADDRESS 333 LOMAS NE PHONE: 998-0305
CITY, STATE: ALBUQUERQUE ZIP CODE: 87102

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL, ***REQUIRES TCL or equal***
- ____ DRAINAGE PLAN RESUBMITTAL
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- ____ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ____ CLOMR/LOMR
- ✓ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ENGINEERS CERTIFICATION (TCL)
- ____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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- ____ PRELIMINARY PLAT APPROVAL
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- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ____ YES
- ✓ NO
- ____ COPY PROVIDED

DATE SUBMITTED: 3-30-05 BY: ERIC HASKINS

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
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MAR 3 0 2005
HYDROLOGY SECTION

~~8~~ SW or 20 ft space

~~Set back~~

Widen gate area to provide turn around ability

~~Be sure swing~~ of gate contained within private lot - not extends on public ROW

~~Sidewalk~~?

Would need approval from Traffic Operations to put in ~~yellow~~ painted stripe

htg Harwick Transportation Group, Inc.

October 22, 2004

Mr. Wilfred Gallegos, PE
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103-1293

RE: The Factory on 5th Traffic Assessment

Dear Mr. Gallegos:

This letter has been prepared to address traffic issues for the above referenced site. The City has requested that a trip generation and queuing assessment be performed for the redeveloped site. The trip generation will determine the number of peak hour trips generated by the site. The queue assessment will establish the design queue length to accommodate traffic using a security gate, to ensure that traffic on 5th St is not impacted as a result of the redevelopment. The text below describes the methodology, findings, and recommendations of the assessment, and backup materials are appended as attachments.

Trip Generation

The site will be redeveloped with between 17 and 23 town home units. For analysis purposes, the maximum number, 23, was used. Site trips were generated using the Institute of Transportation Engineers (ITE) *Trip Generation, 7th Edition.* Trips were generated for both the AM and PM peak hours of adjacent street traffic, considering trips generated during each peak commute period - 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m. The trip generation worksheets are appended at the end of this report.

The 23 dwelling unit site will generate 3 entering trips and 13 exiting trips during the AM peak hour. The PM peak hour should produce 12 entering trips and 6 exiting trips. On a daily basis, the site is projected to generate 184 total trips, 50% entering and 50% exiting, for the 23 units.

Queuing

The principal queuing concern is that drivers entering the site not queue into 5th St, potentially blocking traffic and creating a conflict point for through traffic. This is a safety concern because 5th St, a minor arterial, is a principal access to Interstate 40 from the Albuquerque central business district. A security gate is proposed for the property, therefore, each vehicle

1440 Camino Cerrito SE Albuquerque, NM 87123 505.323.5060 fax: 505.294.8534 www.harwickhg.com

will have to pull up to an access station (with keypad or card reader and a voice communications device for visitors) to actuate opening of the security gate. The vehicle will be queued from the time that the driver stops until the vehicle clears the gate.

A series of assumptions were made for the queue analysis. The assumptions were:

1. Vehicle arrival is random.
2. The average vehicle will require 45 seconds to pull up, activate the gate and proceed into the site.
3. The Poisson negative exponential distribution mathematically represents the probability that 'n' number of vehicles will be present.
4. Summing the Poisson distribution to the 95th percentile will provide an accurate design queue length.

The Poisson negative exponential equation is

$$Q_{95} = \sum_{n=0}^{\infty} \frac{e^{-x} x^{n}}{n!}$$

where

Q_{95} is the 95th percentile queue based upon the summation of the probability of 'n' vehicles present at one time [P(n)],

x is the number of available queue periods per hour - [x = 3600/vehicles per hour]

n is the number of vehicles present at a given time.

The results of the queue analysis are that the 95th percentile queue should be 1 vehicle. The probabilities, if there are 12 peak hour trips, are as follows:

P(0) = 86%
P(1) = 13%
P(2) = 1%

Note that 99% of the time 1 or fewer vehicles will be queued at the entrance. Two or more vehicles should be present only 1% of the time. It is unlikely therefore, that based upon random arrival, more than one vehicle will be queued at the gate.

Discussion

The analysis shows that storage is required for one vehicle entering the site. There will be times however, when multiple vehicles will arrive together. For these infrequent instances, the trailing vehicle should use the parking lane on the west side of 5th St for storage. Fifth St has two northbound travel lanes and a parking lane on the west side of the roadway. The parking lane could be utilized to store additional vehicles waiting to enter the site, storing them outside of the travel lanes. It should be noted that this area is currently signed for no parking, however, there is no existing curb, only a valley gutter along the site frontage. In the area where parking

is to be restricted, it is recommended to paint an 8" yellow stripe along the left side of the valley gutter flowline (in line with the existing curb line to the south) to delineate the no parking area, supplementing the signing.

Findings and Recommendations

The analyses show that the site will generate a minimal number of trips during each peak hour. Based upon the trip generation, this indicates the need to store a single vehicle at the security gate. In addition, additional storage is available in the parking lane along the west side of 5th St.

The recommendation for the site is to provide on-site storage for a single vehicle. The site security gate should be located at least 28' behind the flowline of the existing valley gutter fronting the property to accommodate this single vehicle. This allows 22' for vehicle storage and 6' of clearance for pedestrians on the sidewalk. An 8" yellow line should be striped left of the valley gutter flowline, in line with the curb south of the property, for a minimum of 75' immediately south of the driveway to permit additional vehicles to queue for the rare circumstances when multiple vehicles will arrive simultaneously.

Please review the information provided above, and let me know if you have any questions. I may be reached at 323-5060 or via e-mail at nevin@harwicktg.com.

Sincerely,
Harwick Transportation Group

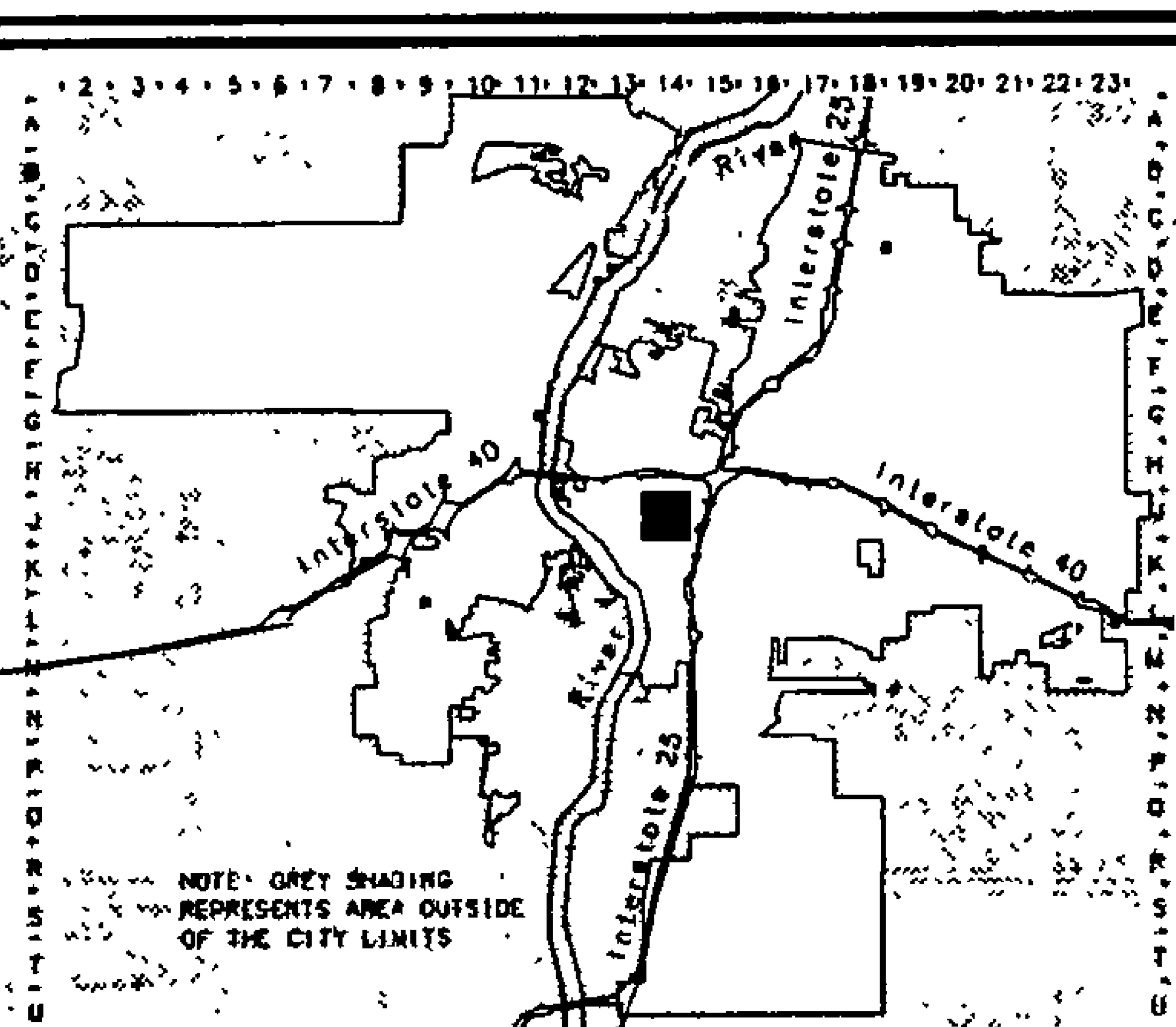
Nevin Harwick, PE, PTOE
Principal

Attachments:

Zone Atlas Page J-14
Site Plan
Trip Generation Worksheet

c: Eric Haskins, Cisneros Design Studio


Site
S-1
SAWMILL LTD
ALBRIGHT
MOORE
PARIS
ADDN
HINDI
ASPEN
BELLAMAH
KINLEY
SUMMER
ROSEMONT
MOUNTAIN
MARBLE
SLATE
LOMAS
ROMA
FRUIT
MARQUETTE
TIJERAS
GRAND
ESTATE OF SOFIA GARCIA
SU-2 HM
SPRINGER CORP
TRACT
MATTEUCCI —PETE
MARTINEZTOWN SANTA BARBAR PARK
SPRINGER
CORPORATION
ROMERO ACRES
MUNICIPAL ADDN NO 5
MAIN FIELD WELLS
SLADE
OLSON
LANDS OF ESCUELA DEL SOL
MUNICIPAL ADDN NO 11 PARK
WELLS PARK COMM CTR
BROTHERS
SU-3
FEDERAL COURT HOUSE
BERNALILLO COUNTY METROPOLITAN COURT
BERNALILLO COUNTY COURTHOUSE ADDN
LEW WALLACE SCHOOL
MANDELLS
SUNWEST CENTRE
BUSINESS & RESIDENCE
TIJERAS URBAN RENEWAL
MARQUETTE
M-1
RAKESTRAW FAMILY TRUST
PLAN LOMAS CENTER
MARTINEZTOWN
SM:R-G
SM:SU-1 UTILITY SUBSTATION
SM:SU-1 ELEMENTARY SCHOOL
ST JOSEPH HOSP
BROADWAY
BLVD
ODELIA
BACA
RD
CHURCH & REL FAC
WOODWARD CTR WEST
A.T. & S.F. RAILROAD
MARTINEZTOWN-SANTA BARBARA SECTOR DEV PLAN BOUNDARY



CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System

PLANNING DEPARTMENT

GRAPHIC SCALE IN FEET

250 0 750 1000

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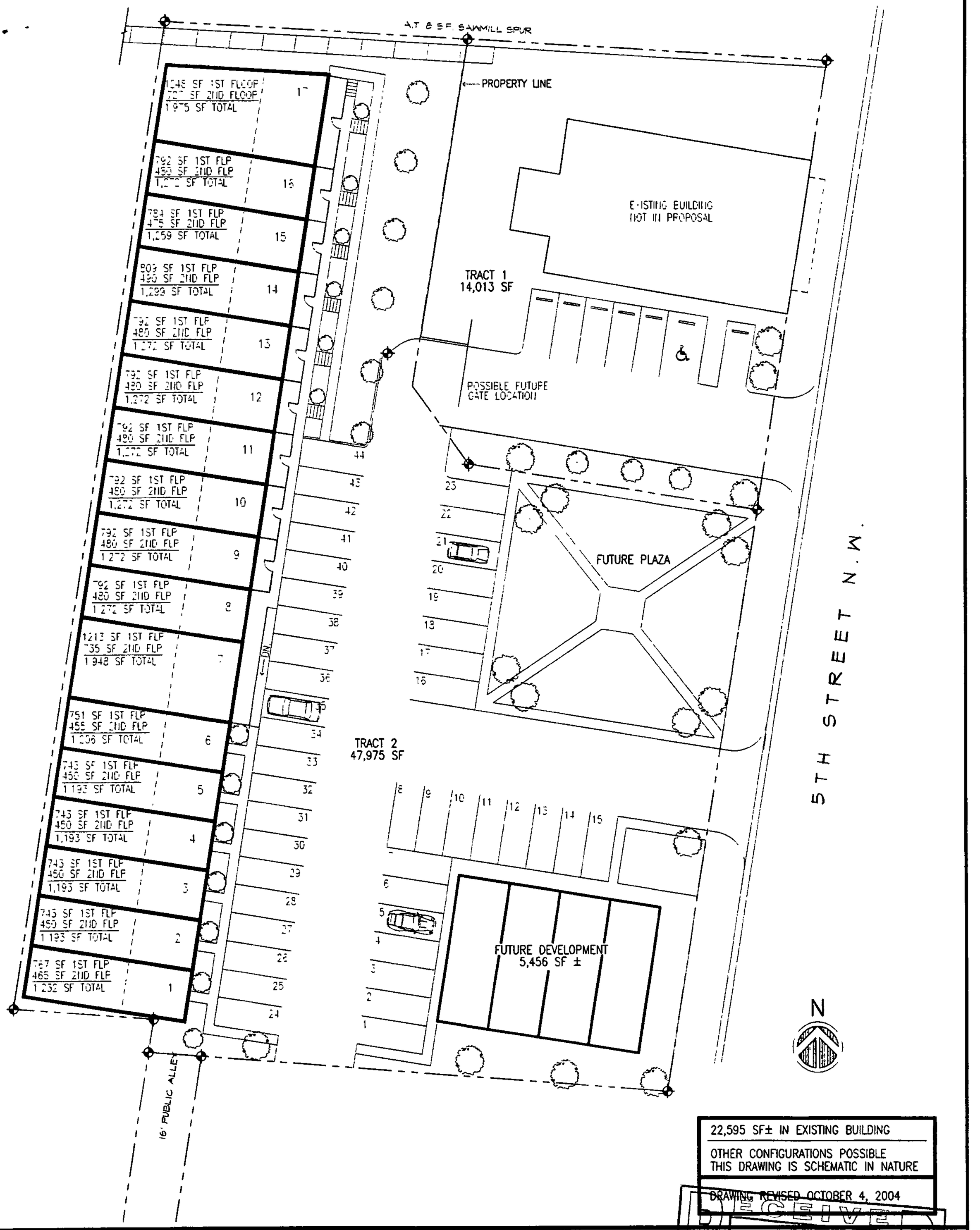
Map Amended through November 01, 2003



22,595 SF± IN EXISTING BUILDING

OTHER CONFIGURATIONS POSSIBLE
THIS DRAWING IS SCHEMATIC IN NATURE

DRAWING REVISED OCTOBER 4, 2004

RECEIVED
MAR 30 2005
HYDROLOGY SECTION

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Trip Generation Worksheet

Land Use: **Residential Condo or Townhouse** **230**

Trip Generation Units: 1 Dwelling Unit

Project Units: 23

Trip Generation Equations:

Average Vehicle Trip End on a Weekday

Ln(T) = 0.85 Ln(X) + 2.55

Enter 50%

Exit 50%

Peak Hour of Adjacent St, Traffic 7 to 9 AM

Ln(T) = 0.80 Ln(X) + 0.26

Enter 17%

Exit 83%

Peak Hour of Adjacent St Traffic, 4 to 6 PM

Ln(T) = 0.82 Ln(X) + 0.32

Enter 67%

Exit 33%

Daily Trips		**184**
	Enter	92
	Exit	92
AM Peak Trips		**16**
	Enter	3
	Exit	13
PM Peak Trips		**18**
	Enter	12
	Exit	6

Trip Generation based upon ITE *Trip Generation*, 7th Edition.