



June 6th, 2023

RE: NuVue 6th St. & Cutler Ave.
2300 6th St. NW
Traffic Circulation Layout

Marwa Al-najjar
Associate Engineer, Planning Department
Development Review Services
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Dear Ms. Al-najjar,

Thank you for the comments provided on the Traffic Circulation Plan for NuVue 6th and Cutler project on April 19th, 2023. Note that the site plan layout has been updated to meet the City of Albuquerque's zoning requirements and that your previous comments were taken into consideration during the design process. Below in [blue](#) are SEH's responses to comments 1-34 for Building Permit approval.

1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico. [Response: Plans have been stamped by a licensed engineer.](#)
2. Identify all existing access easements and rights of way width dimensions. [Response: All existing access easements and rights of way have been identified on plans with their corresponding dimensions.](#)
3. Identify the right of way width, medians, curb cuts, and street widths on 6th St. and on Cutler Ave. [Response: Street widths, median dimensions and right of ways have been added to the plans.](#)
4. Please define the property line around the site. It appears that the property line at the south side of the site located on the curb (on the front of the sidewalk). If so, please provide sidewalk easement. For sidewalk easement please contact at **Carrie Mouck** DRC Contract Specialist o 505.924.3996 e camouck@cabq.gov [Response: A sidewalk easement has been assigned to the site and is shown in plans.](#)
5. Site access off 6th St. must be modified to current ADA standard. Please provide details. [Response: Site access off 6th St. has been modified to current ADA standard.](#)
6. The minimum distance from the site access off Cutler to the intersection of Cutler and 6th St. should be 75 ft. Please show this dimension on the site plan. [Response: The dimension has been added to the site plan.](#)
7. Please provide details for the proposed drivepad off Cutler Ave. and reference COA std dwg. [Response: A call out has been added to reference City of Albuquerque Standard Detail DWG 2420.](#)

8. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide. **Response:** An access aisle is being provided on plans.
9. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs. **Response:** Parking sign with the required language has been added to the plans
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) **Response:** "NO PARKING" markings have been added to the ADA access aisle along with a side note.
11. Please provide details for all the proposed signage (ADA and Motorcycle) and Bike Rack. **Response:** Details have been added to the plans.
12. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. **Response:** "Motorcycle Parking Only" sign has been added to the plans.
13. The pavement marking "MC" should be shown in the opposite direction for Motorcycles entering the parking space. **Response:** "MC" pavement marking note has been added to the plans along with a side note.
14. 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.**Response:** Bicycle rack was design per the guidelines mentioned above.
15. Bicycle racks shall be sturdy and anchored to a concrete pad. **Response:** This note has been added to the detail.
16. A 1-foot clear zone around the bicycle parking stall shall be provided. **Response:** This note has been added to the detail.
17. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide. **Response:** This note has been added to the detail.
18. A 5 ft. keyway is required for dead-end parking aisles. **Response:** A dead-end parking aisle is no longer being proposed.
19. 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. **Response:** A 6 ft accessible pedestrian pathway has been provided from the west side of the development.

20. 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.
Response: An ADA accessible pathway from public sidewalk to building entrances has been incorporated to the plans.
21. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
Response: The proposed ADA accessible pedestrian pathway is not placed behind a parking space and is not adjacent to a vehicular way.
22. All sidewalks along streets should be placed at the property line. **Response:** Sidewalks have been placed along the property line.
23. 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. **Response:** Curbing was designed to delineate landscape, parking, and pedestrian ways. A curb call out with a reference to the City of Albuquerque standard detail has been added to the plans.
24. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots. **Response:** Parking lay out has been updated to meet zoning requirements and parked vehicles are not expected to extend over public sidewalk, public r.o.w or abutting lots.
25. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval. **Response:** The refuse vehicle will not back into the public right of way. Refuse approval has been enclosed.
26. Please provide a copy of Fire Marshal approval. **Response:** A copy of the Fire Marshal approval has been provided.
27. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles. **Response:** The proposed pavement surface has been identified on plans.
28. Show the clear sight triangle on both site accesses 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. **Response:** Clear sight triangles have been added to the plans per COA ordinance 8-2-2-15.
29. Please specify the City Standard Drawing Number when applicable. **Response:** City Standard Drawings are being referenced when applicable.
30. Please add a note on the plan stating “All improvements located in the Right of Way must be included on the work order.” **Response:** Note has been added to plans.
31. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing. **Response:** Notes and call outs have been added to the site plan.
32. 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.
Response: Note has been added to the plan.

33. 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@cabq.gov). **Response: TIS will not be required per Matt's decision.**
34. Please provide a letter of response for all comments given. **Response: A response letter has been provided.**

If you have any other questions or comments, please feel free to reach out to us.

Sincerely,

Philip Rennhack, PE
Associate, Sr. Engineer II
(Lic. CO)
PMR