

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 20, 2021

Scott Anderson, RA
Scott C. Anderson & Associates Architects
4419 4th St NW, Ste B
Albuquerque, NM 87107

**Re: Midtown Sports and Wellness
4100 Prospect Ave. NE
Traffic Circulation Layout
Architect's Stamp 08-05-2021 H17-D001A)**

Dear Mr. Anderson,

Based upon the information provided in your submittal received 08-19-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.**
- Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
Coordinate/discuss with Zoning.
- Proposed ADA parking stall appear to conflict with turning vehicles which is a safety concern. Please provide some type of traffic strategy to avoid this safety concern.**
- The property line at the corner of Prospect/Morningside appear not to contain a radius so the existing ADA ramp is within private property. You will need a sidewalk easement for ADA ramp segment located on the private property.**
- Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.**
- Identify all existing access easements and rights of way width dimensions.**
- Identify the right of way width, medians, curb cuts, and street widths on Prospect and Morningside.**
- Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.**
- The minimum parking stall dimensions are:**

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

10. **The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.**
11. **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.**
12. **Provide detail of existing ADA parking signage.**
13. **ADA Parking stall ramp: Provide a detail of existing ADA access aisle ramp to ensure ADA access compliance.**
14. **ADA curb ramps must be updated to current standards and have truncated domes installed at the corner of Prospect/Morningside.**
15. **Morningside & Prospect Existing driveway: The driveway must be update/current ADA accessible across entrance. Please verify the driveway compliant **because it appears these two existing driveways are not ADA accessible across the entrances.****
16. **Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. **Label pavement MC. Provide the existing sign detail.****
17. **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.**
18. **Bicycle racks shall be sturdy and anchored to a concrete pad.**
19. **A 1-foot clear zone around the bicycle parking stall shall be provided.**
20. **Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.**
21. **Show all drive aisle widths and radii. Some dimensions are not shown.**
22. **List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.**
23. **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.**

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

24. 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.
25. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.
26. 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.
27. Please provide a sight distance exhibit
28. 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.
29. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
30. 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 (2430 & 2415A).
31. Please provide a letter of response for all comments given.
32. Traffic Studies (IF APPLICABLE): 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).
33. A copy of receipt for resubmittal fee will need to be provided.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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.

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov