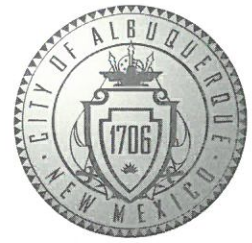


CITY OF ALBUQUERQUE



December 19, 2017

Kevin Degraauw R.A
Kevin Degraauw
1 Chamisa Place
Corrales, NM 87048

Re: The 24's @ Uptown
2424 Louisiana Blvd. NE
Traffic Circulation Layout
Architect's Stamp dated 5-23-17 (H19D001)

Dear Mr. Degraauw,

The TCL submittal received 12-19-17 is approved for Building Permit. 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 a 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 TCL with 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,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

MA/RM via: email
C: File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: The 24s @ WPTown Building Permit #: 2016-29115 Hydrology File #: H19D001
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LT 3-A-1 BKC 2nd corrected Plat of LT 3-A-1 BKC Louisiana Subd
City Address: 2424 Louisiana

Applicant: Sun Vista Enterprises Inc Contact: Irwin Harris
Address: 6801 Jefferson NE 87109
Phone#: 505-975-0782 Fax#: _____ E-mail: irwin@sunnvista.net
Other Contact: Kevin DeGrauw AIA Contact: Kevin DeGrauw
Address: 1 Chamisa Place
Phone#: 505-453-8294 Fax#: _____ E-mail: kdegrauw@hotmail.com

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

- ☐ 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

PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

OTHER (SPECIFY) _____

DATE SUBMITTED: 11/28/17

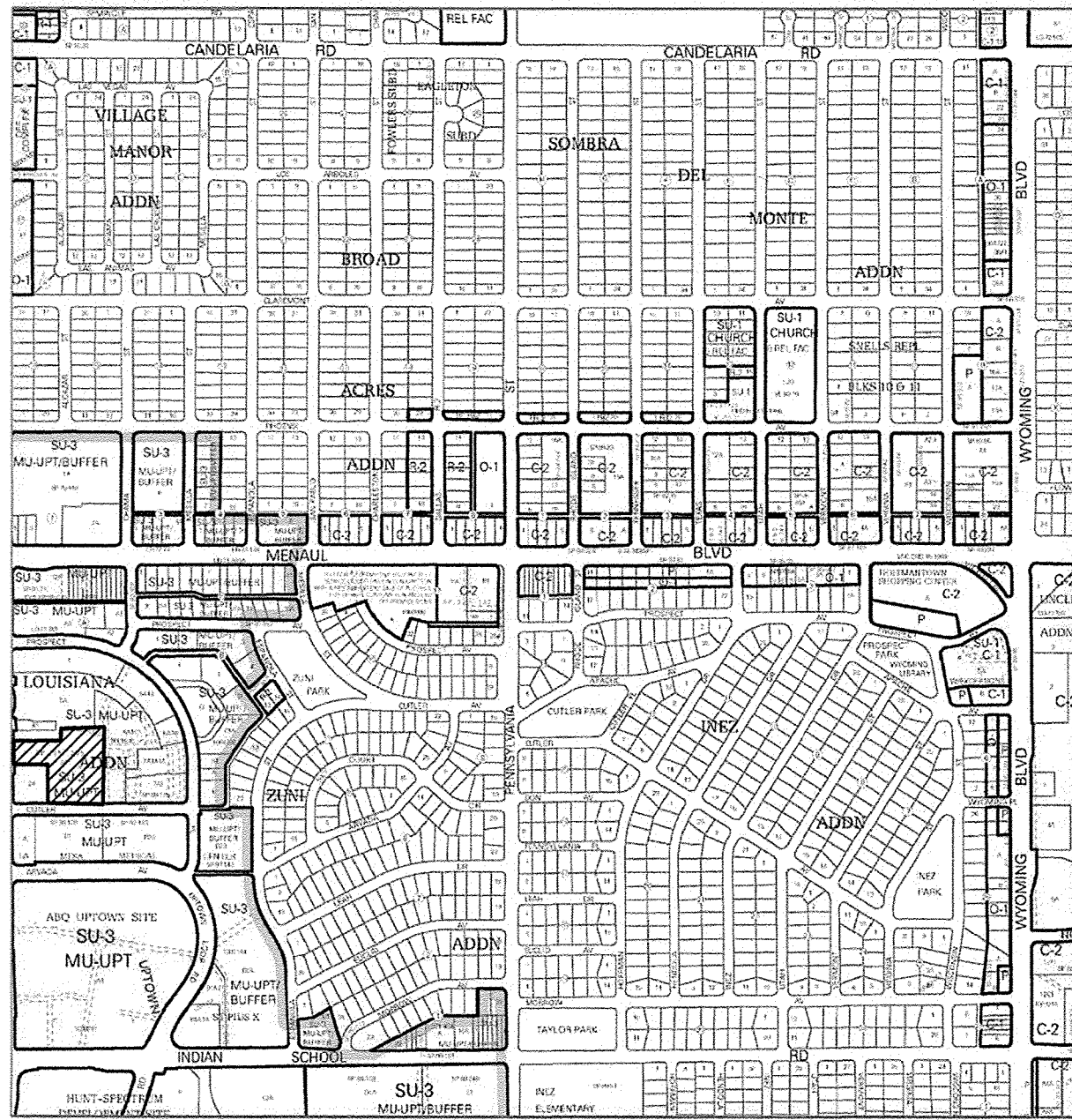
By: Irwin Harris

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

EXISTING DRIVEPAD

LOUISIANA BLVD. NE

EXISTING DRIVEPAD



ALL WHEELWASH RAMP LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOWNS.

TRAFFIC CIRCULATION LAYOUT APPROVED

ZONING DATA FOR SITE:
ZONING CLASSIFICATION- SU-3 MU- UPT
ZONING ATLAS PAGE- H-19-Z
ADDRESS: 2424 LOUISIANA BLVD NE
UPC: 101905903615530912
LEGAL: LT 3-A-1 BLK C 2ND CORRECTED PLAT OF LT 3-A-1, BLK C LOUISIANA SUBD REPLAT OF LOTS 3-A & 6-A-1-B BLK C CONTAINING 3.0549 (AC +/-) OR 133,073 (SQ.FT. +/-).

PARKING REQUIREMENTS PER CITY OF ALBUQUERQUE:

PER THE UPTOWN SECTOR DEVELOPMENT PLAN V-1 (PAGE 63), PARKING IS 2 SPACES PER 1000 SF (1:500 SF) OF NET LEASABLE OFFICE SPACE, THE OFFICE PARK REQUIRES 4 PER 1000 SF AND PER CABQ #14-16-3-1 "OFF STREET PARKING REGULATIONS", PART (21) REQUIRES ONE SPACE PER 200 SF NET LEASABLE (5 PER 1000) FOR OFFICES. CABQ IS MOST RESTRICTIVE, SO = 11,619 + 15792 + 15792/200 = 216 SPACES TOTAL FOR OFFICE.
PER PART (24A), 2 SPACES PER DWELLING UNIT - 12 SPACES TOTAL.

A TOTAL OF 5 SPACES MUST BE MOTORCYCLE SPACES AND 8 DISABLED SPACES ARE REQUIRED PER THIS CODE.

220 SPACES ARE IN THIS COMPLEX AND ARE EXISTING TO REMAIN. 8 OF THESE ARE DESIGNATED HC SPACES AND 5 IS MOTORCYCLE. THERE ARE 12 SPACES IN THE NEWLY CREATED BASEMENT PARKING AREA FOR THE TENANT REQUIREMENTS, SO SUFFICIENT SPACES EXIST FOR THE EXISTING AND PROPOSED CHANGES WITH THIS PERMIT.

NO ADDITIONAL SITE WORK OR PARKING CHANGES WILL BE A PART OF THIS SCOPE OF WORK.

EXECUTIVE SUMMARY SCOPE OF WORK:

THIS PROJECT IS LOCATED IN THE UPTOWN AREA OF ALBUQUERQUE NORTH OF INTERSTATE 40 AND EAST OF LOUISIANA BLVD. IT IS SITUATED SPECIFICALLY ON THE NORTHWEST CORNER OF LOUISIANA BLVD AND CUTLER AVE NE.

THERE IS A SECTOR DEVELOPMENT PLAN THAT OVERLAYS THE SITE. THE UPTOWN SECTOR DEVELOPMENT PLAN.

THIS BUILDING WAS ORIGINALLY BUILT IN THE EARLY 80'S AS AN OFFICE/BANK BUILDING, AND IS SITUATED IN AN EXISTING OFFICE PARK WITH AMPLE PARKING. SHADY LANDSCAPING AND MATURE TREES. SOME COVERED PARKING HAS BEEN PROVIDED.

THE GOAL OF THE REDEVELOPMENT OF THIS BUILDING WITH A MULTI-USE ZONING IS TO BRING URBAN LIVING TO THE UPTOWN AREA. THE MODIFICATIONS TO THE EXISTING BUILDING SCOPE OF WORK UNDER PERMIT # 2016-26552, IS TO CONVERT THE FOURTH FLOOR OFFICE SPACE TO SIX RESIDENTIAL CONDOMINIUM UNITS. THE MODIFICATION TO THE EXISTING BUILDING SCOPE OF WORK UNDER PERMIT NUMBER #2016-29115, IS TO CONVERT THE BASEMENT OFFICE SPACE TO STORAGE AND GARAGE PARKING. THIS PERMIT INCLUDES AN ADDITION TO EXTEND THE BASEMENT PARKING GARAGE AND ACCESS RAMP. THE ROOF OF THE BASEMENT ADDITION WILL BE A PARKING DECK WITH 13 SPACES. THE UNDERGROUND PARKING GARAGE WILL BE ACCESS CONTROLLED SECURED EXCLUSIVE PARKING FOR THE RESIDENTIAL CONDOMINIUM UNITS. ALLOCATED AT 2 SPACES PER UNIT FOR A TOTAL OF 12 SPACES AND ONE ADDITIONAL HANDICAP ACCESSIBLE SPACE.

TRAFFIC CIRCULATION REMAINS VIRTUALLY UNCHANGED, AS THE ONLY ADDITIONAL AREA CONSUMED OR CHANGED BY THIS EFFORT IS NOW TECHNICALLY UNDERGROUND. THERE WAS A BANK TENANT ON THE FIRST FLOOR, AND THE DRIVE UP AREA WAS A REMOTE LOCATION IN THE SOUTHEAST CORNER OF THE PROPERTY. QUEUING OCCURRED IN A NORTH TO SOUTH ARRANGEMENT ALONG THE EAST SIDE OF THE WHICH IS NOW TO BE RESTRIPTED TO ANGLED PARKING SPACES - SEE PLAN FOR INFORMATION.

THE PROPOSED CIRCULATION CHANGE WOULD BE TO USE THIS QUEUING LANE AS THE RAMP ACCESS TO THE NEWLY CREATED PARKING BASEMENT, GIVING EXCLUSIVE ACCESS TO THE RESIDENTIAL SUITES PLUS A GUEST PARKING THAT IS HC ACCESSIBLE. THE SPACES LOST ABOVE ARE TECHNICALLY DISPLACED INTO THE BASEMENT SO NO LOSS IN PARKING IS EXPERIENCED, AND MOST OF THE EASTERN LOT IS RESTRUCTURED ABOVE THE BASEMENT AS SHOWN ON THE PLAN.

THIS WORK WILL HAVE ZERO IMPACT ON ADJACENT SITES AS LESS PARKING IS REQUIRED FOR RESIDENTIAL SUITES THAN OFFICE PARKING AND MORE THAN ENOUGH PARKING EXISTS FOR EITHER FUNCTION. LESS TRAFFIC FLOWS ARE THE RESULT SO NO IMPACT STUDIES SHOULD BE REQUIRED.

NO VARIANCES WOULD BE REQUIRED FOR THIS TYPE OF WORK EITHER AS THERE IS NO SPECIFIC VIOLATION AGAINST ALLOWING UNDERGROUND PARKING IN EITHER THE UPTOWN SECTOR PLAN OR THE CITY OF ALBUQUERQUE OFF STREET PARKING CODE.

NO ADDITIONAL SITE WORK OR PARKING CHANGES WILL BE A PART OF THIS SCOPE OF WORK. ANY FUTURE DEVELOPMENT TO THIS PROPERTY WILL BE SUBMITTED UNDER THE UPTOWN SECTOR DEVELOPMENT PLAN AND THE CITY OF ALBUQUERQUE REQUIREMENTS.

APPROVALS:

KEVIN DEGRAAUW,
AIA NCARB
1 CHAMISA PLACE
CORRALES, NM 87048
(505)455-8294 (P)
ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT
KDEGRAAUW@HOTMAIL.COM

REVISION DATE:
3/11/30/17-
TCL COMMENTS- COA

THE 24 S @UPTOWN- SHELL ONLY PACKAGE
TRAFFIC CIRCULATION LAYOUT
ALBUQUERQUE, NM
PERMIT DRAWINGS



DRAWING DATE:
05/23/17
REV:11/30/17

DRAWING NUMBER

TCL

SITE PLAN- scale: 1'-20'

CUTLER AVE NE

DUMPSTERS TO REMAIN

EXISTING DRIVEPAD