



June 11, 2024

Marwa Al-najjar
Associate Engineer
Planning Department – City of Albuquerque
malnajjar@cabq.gov
505-924-2674

RE: Eastdale Shopping Center 9450 Candelaria Rd. NE (H20D018)

Dear Marwa Al-najjar,

Thank you for the comments on May 9th, 2024 for the above-mentioned project. In an effort to address your comments concisely and simplify your review, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER: TRAFFIC CIRCULATION LAYOUT 1ST ROUND

STAFF COMMENTS

1. Please show a vicinity map on the site plan sheet showing the location of the development in relation to streets and well-known landmarks.
 - *Response: A vicinity map is shown on the site plan as specified.*
2. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
 - *Response: Traffic circulation layout stamp, signed, and dated by an engineer licensed in the state of New Mexico.*
3. Identify all existing access easements and rights of way width dimensions.
 - *Response: All existing access easements and right of way width dimensions annotated on plans as specified.*
4. Please show on the site plan all site accesses width.
 - *Response: All site access widths shown.*
5. All site accesses must be updated to current ADA standard. Please provide site accesses design details.
 - *Response: All site accesses updated to current ADA standards with site access design details provided on Detail Sheet C700.*
6. ADA curb ramps at the site access off Eubank Blvd must be updated to current standards and have truncated domes installed.
 - *Response: All curb ramps at site access off Eubank Blvd must be updated to current standards and have truncated domes installed.*

7. ADA curb ramp at the corner of Eubank Blvd and Lexington Ave must be updated to current standards and have truncated domes installed.
 - *Response: ADA curb ramp proposed as specified updated to current standards.*
8. 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: ADA access aisles now include the words "NO PARKING" as specified on each stall.*
9. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
 - *Response: Free-standing sign proposed in each motorcycle space.*
10. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
 - *Response: MC shown on the pavement spaces.*
11. Please see attached Bike rack requirement.
 - *Response: Bike rack requirements and dimensions followed as specified.*
12. Show all drive aisle widths. Some dimensions are not shown.
 - *Response: All drive aisle widths shown as specified.*
13. The minimum drive aisle dimensions are shown below.
 - *Response: The minimum drive aisle dimensions are met and shown accordingly on plans.*
14. Due to the property line running through the site, a shared access or approved plat is required.
 - *Response: There is no shared access limitations proposed with tise TCL/Minor Site Plan Amendment. The previously approved plat would have established the shared access agreement for the development. We are only proposing modifications to the parking lot, with no changes to interior circulation or shared access through the lot.*
15. Existing signage within city right of way must be removed or revocable permit is required.
 - *Response: No proposed signage within city right of way, therefore no revocable permit required.*
16. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please ensure that this pathway connection with the public sidewalk is clearly shown on the site plan, and provide details.
 - *Response: A 6-foot-wide ADA accessible pedestrian pathway is proposed to both Candelaria Rd NE and Lexington Ave NE. This pathway is delineated with a specified ADA accessible route line type, noted in the legend of the site plan. (NOTE THERE IS APORTION OF WALKWAY THAT IS ADJACENT TO BUILDING THAT IS LESS THAN 6' WIDE.)*

17. 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: A 6' wide ADA accessible pathway is provided from the stall access aisles and is delineated as specified.*
18. 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: No ADA accessible pedestrian pathway is proposed behind or adjacent to parking spaces or vehicular ways.*
19. Please provide all existing interior ADA ramps details, to ensure ADA compliance.
 - *Response: Interior ADA ramp details provided and proposed on plans.*
20. 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: Note added to site plan.*
21. Please specify the City Standard Drawing Number when applicable.
 - *Response: City standard drawing number specified in the title block.*
22. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk. A build note must be provided referring to the appropriate City Standard drawing."
 - *Response: Note added to site plan.*
23. 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: Approved Traffic Scoping Form included with resubmittal. A Traffic Impact Study will not be required.*
24. Please provide a letter of response for all comments given.
 - *Response: Letter of response provided.*

We appreciate your review and approval of these plans. Please contact me at 720-773-2882 or at adam.harkness@kimley-horn.com should you have any questions.

Sincerely,



Adam Harkness, PE
Kimley-Horn and Associates, Inc.