

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 3, 2023

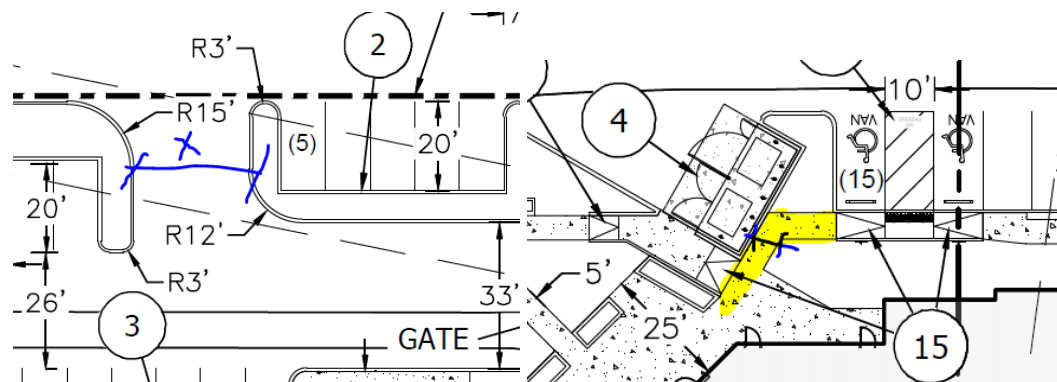
Vincent Perea, PE
Tierra West, LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

Re: San Roque & La Serena
441 & 457 Coors Blvd. NW
Traffic Circulation Layout
Engineer's Stamp 09-25-23 (J10-D049)

Dear Mr. Perea,

Based upon the information provided in your submittal received 09-25-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. NMDOT Approval for the proposed turn lane and driveway access off Coors Blvd. is required prior to approve this TCL.
2. List the number of Motorcycle parking spaces required by the IDO
3. Identify all existing access easements and rights of way width dimensions.
4. Please provide an approved plat showing the shared access easement.
5. Sidewalk must be improved from property line to property line at the north side of the site.
6. Site accesses at the north side of the site must be built per ADA city standard and have Truncated Domes installed.
7. Please show on the site plan this drive aisle width and this ADA rout width.



8. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
9. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.

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10. Please provide Bike Rack details. Details sheet C7.0 and C7.1 are missing.
11. 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.
12. Bicycle racks shall be sturdy and anchored to a concrete pad.
13. A 1-foot clear zone around the bicycle parking stall shall be provided.
14. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
15. 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.
16. 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.
17. All sidewalks along streets should be placed at the property line.
18. 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.
19. Provide a copy of Fire Marshal approval.
20. 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.
21. Please specify the City Standard Drawing Number when applicable.
22. 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**).
23. Please provide a letter of response for all comments given.

Once corrections are complete resubmit

1. The Traffic Circulation Layout

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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) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

PO Box 1293

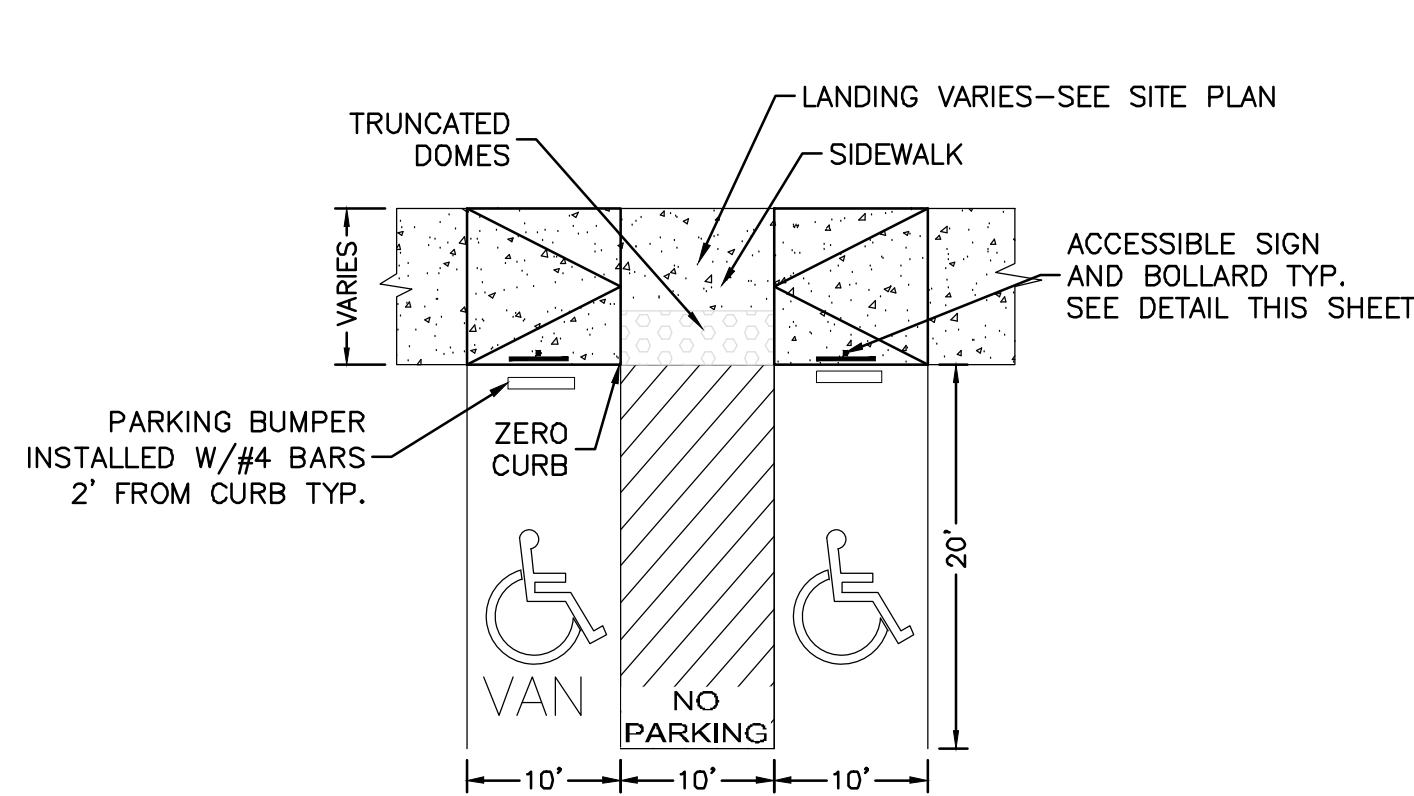
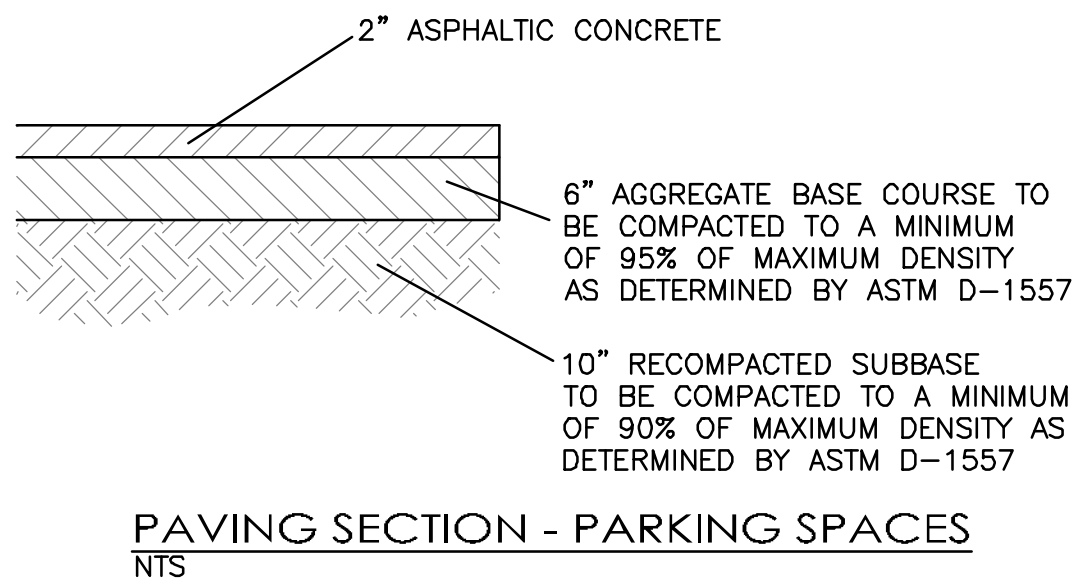
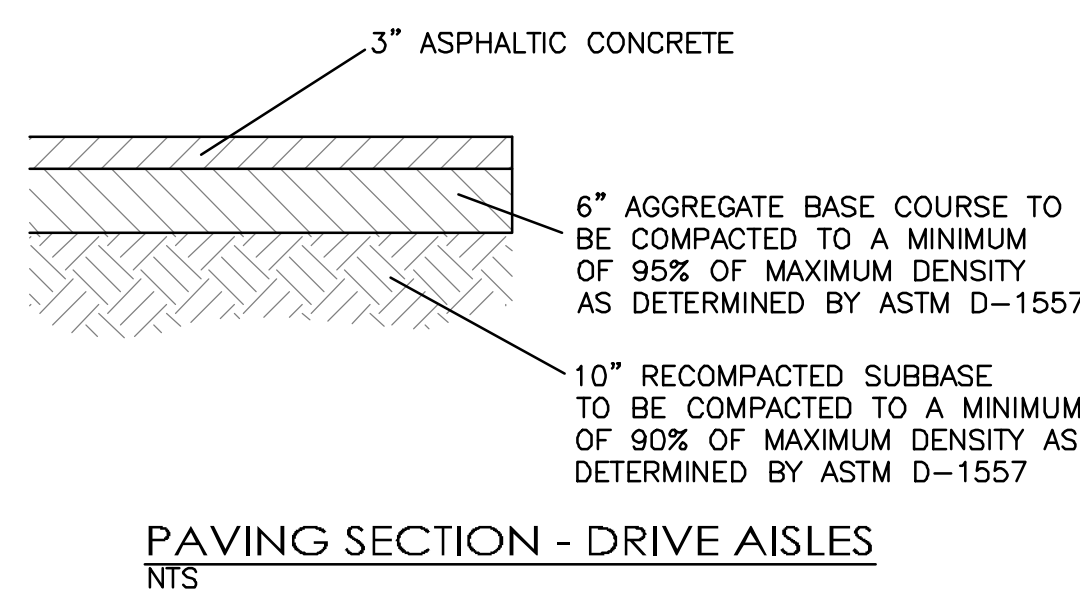
Albuquerque \ma via: email
C: CO Clerk, File

NM 87103

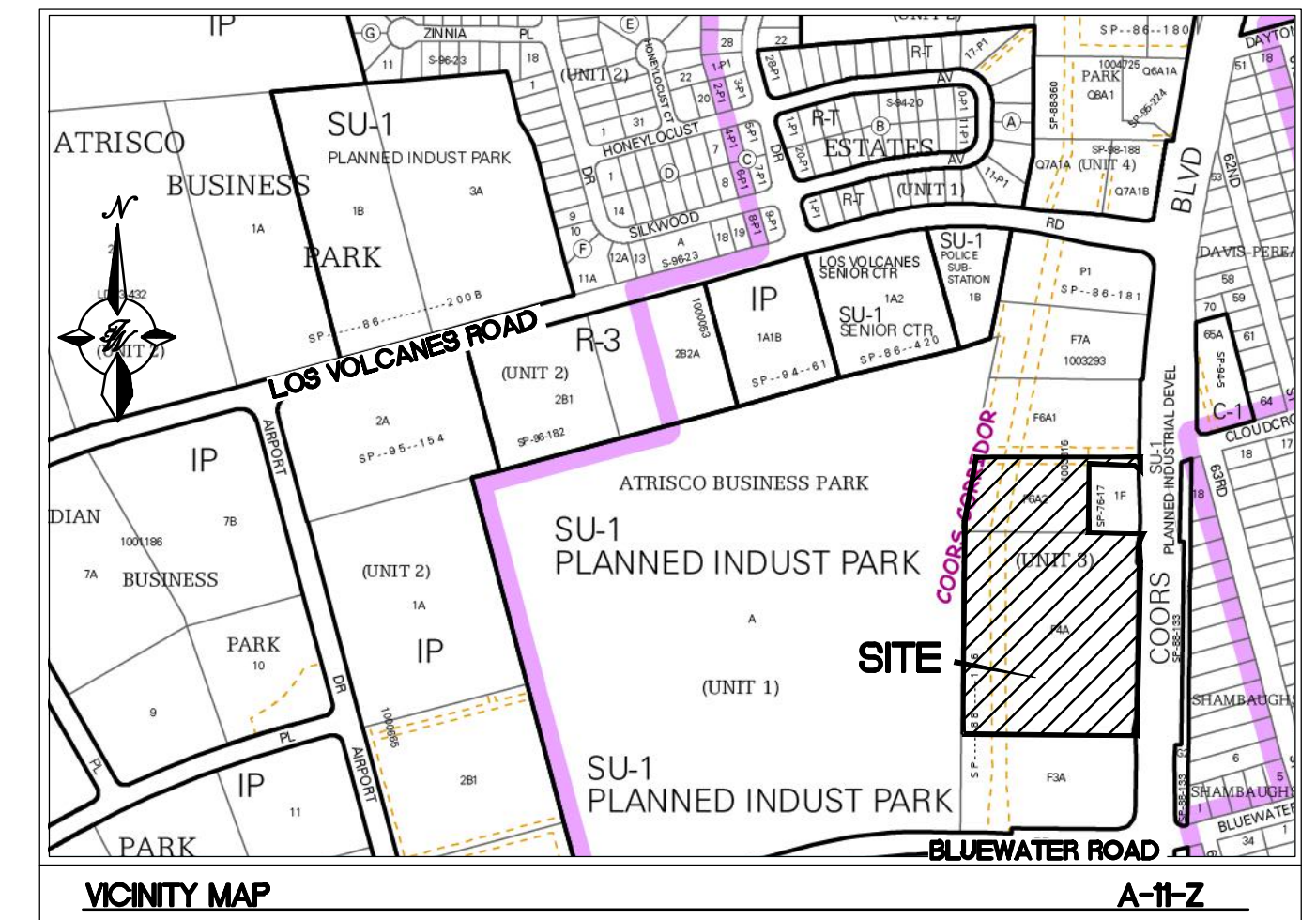
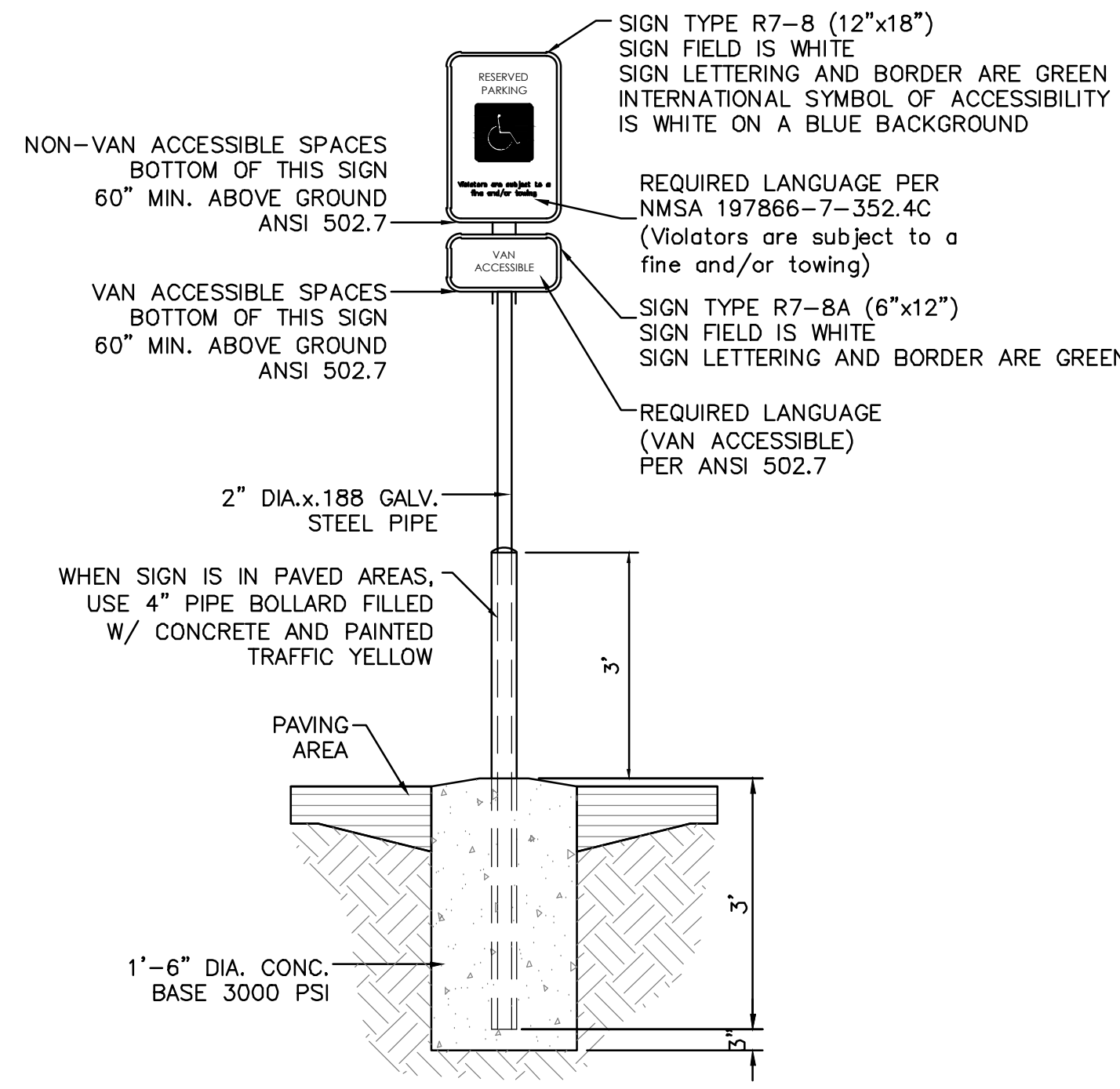
www.cabq.gov

KEYED NOTES

- 1 ACCESSIBLE PARKING PER ADA STANDARDS W/ SIGN & PARALLEL CURB RAMPS (SEE DETAILS SHT. C7.0)
- 2 ON-SITE STANDARD CURB & GUTTER (SEE DETAIL SHT. C7.1)
- 3 CONCRETE SIDEWALK (SEE DETAIL SHT. C7.1)
- 4 DUMPSTER (SEE ARCHITECTURAL PLANS)
- 5 BICYCLE RACKS & BICYCLE SPACES (SEE DETAIL SHT. C7.0)
- 6 TRANSFORMER
- 7 EXISTING SIDEWALK
- 8 DRIVABLE SURFACE FOR FIRE ACCESS (SEE ARCHITECTURAL PLANS)
- 9 GARAGE LOFT BUILDING-SAN ROQUE-6 BAY STANDARD (SEE ARCHITECTURAL PLANS)
- 10 GARAGE LOFT BUILDING-SAN ROQUE-6 BAY ADA (SEE ARCHITECTURAL PLANS)
- 11 GARAGE BUILDING-LA SERENA-6 BAY STANDARD (SEE ARCHITECTURAL PLANS)
- 12 GARAGE BUILDING-LA SERENA-6 BAY ADA (SEE ARCHITECTURAL PLANS)
- 13 MOUNTABLE CURB FOR FIRE ACCESS
- 14 ELECTRIC VEHICLE PARKING SPACES
- 15 PARALLEL CURB RAMP (SEE DETAIL SHT. C7.0)
- 16 FLAIED CURB RAMP (SEE DETAIL SHT. C7.0)
- 17 REMOVE & REPLACE EX. SIDEWALK W/ 6' WIDE SIDEWALK



- NOTES:
- 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
 - 2) Parking space lines and diagonal striping to be painted blue.
 - 3) Access aisle 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 tires would be placed.
 - 4) ADA parking areas - not to exceed a slope greater than 2% in any direction



LEGAL DESCRIPTION:
PROPERTY ADDRESS: (vacant land) on 441 & 457 Coors Boulevard N.W., Albuquerque, New Mexico
U.P.C. No. 1-010-058-469-059-406-06
U.P.C. No. 1-010-058-472-018-406-05

LEGAL DESCRIPTION:
TRACTS F-6-A-2-A & F-4-A-1, UNIT 3, ATRISCO BUSINESS PARK WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 15, T10N, R2E, NMPM CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

GROSS AREA OF SURVEY: 8.9567 Ac., more or less.



SITE DATA - SAN ROQUE

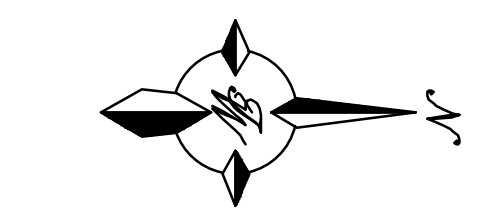
PROPOSED USAGE: MULTIFAMILY AFFORDABLE HOUSING
PROPOSED LOT AREA: 6.22 ACRES (270,843 SF)
MAIN BUILDING AREA: 161,282 SF
GARAGE BLDG AREA (EA): 6-BAY STANDARD = 1,775 SF
6-BAY ADA = 1,969 SF
TOTAL BUILDING AREA: 179,226 SF
MAIN BUILDING UNITS: 117 UNITS
GARAGE LOFT UNITS: 20 UNITS
TOTAL UNITS: 137 UNITS (24 1BR, 90 2BR, 23 3BR)
PARKING REQUIRED: 215 SPACES (1.2 SPACES/1BR DU) + (1.6 SPACES/2BR DU) + (1.8 SPACES/3BR DU)

SITE DATA - LA SERENA

PROPOSED USAGE: SENIOR LIVING AFFORDABLE HOUSING
PROPOSED LOT AREA: 2.73 ACRES (119,313 SF)
MAIN BUILDING AREA: 100,881 SF
GARAGE BLDG AREA (EA): 6-BAY STANDARD = 1,450 SF
6-BAY ADA = 1,642 SF
TOTAL BUILDING AREA: 103,973 SF
MAIN BUILDING UNITS: 100 UNITS
TOTAL UNITS: 100 UNITS (60 1BR, 40, 2BR)
PARKING REQUIRED: 136 SPACES (1.2 SPACES/1BR DU) + (1.6 SPACES/2BR DU) + (1.8 SPACES/3BR DU)
W/ 30% REDUCTION (TRANSIT PROXIMITY + MT CORRIDOR IN AREA OF CHANGE): 136-(136*0.3) = 96 SPACES

SITE PARKING DATA - OVERALL

TOTAL PARKING REQUIRED: 151 + 96 = 247 SPACES
TOTAL PARKING PROVIDED*: 277 SPACES
ADA PARKING SPACES REQUIRED: 8 SPACES
ADA PARKING SPACES PROVIDED: 20 SPACES
VAN ACCESSIBLE REQUIRED: 2 SPACES
VAN ACCESSIBLE PROVIDED: 20 SPACES
ELECTRIC VEHICLE SPACES REQUIRED: 6 SPACES
ELECTRIC VEHICLE SPACES PROVIDED: 8 SPACES
BICYCLE PARKING REQUIRED: 28 SPACES
BICYCLE PARKING PROVIDED: 96 SPACES
*SHARED PARKING AND ACCESS AGREEMENT BETWEEN SAN ROQUE AND LA SERENA LOTS GRANTED DURING REPLAT OF PROPERTIES

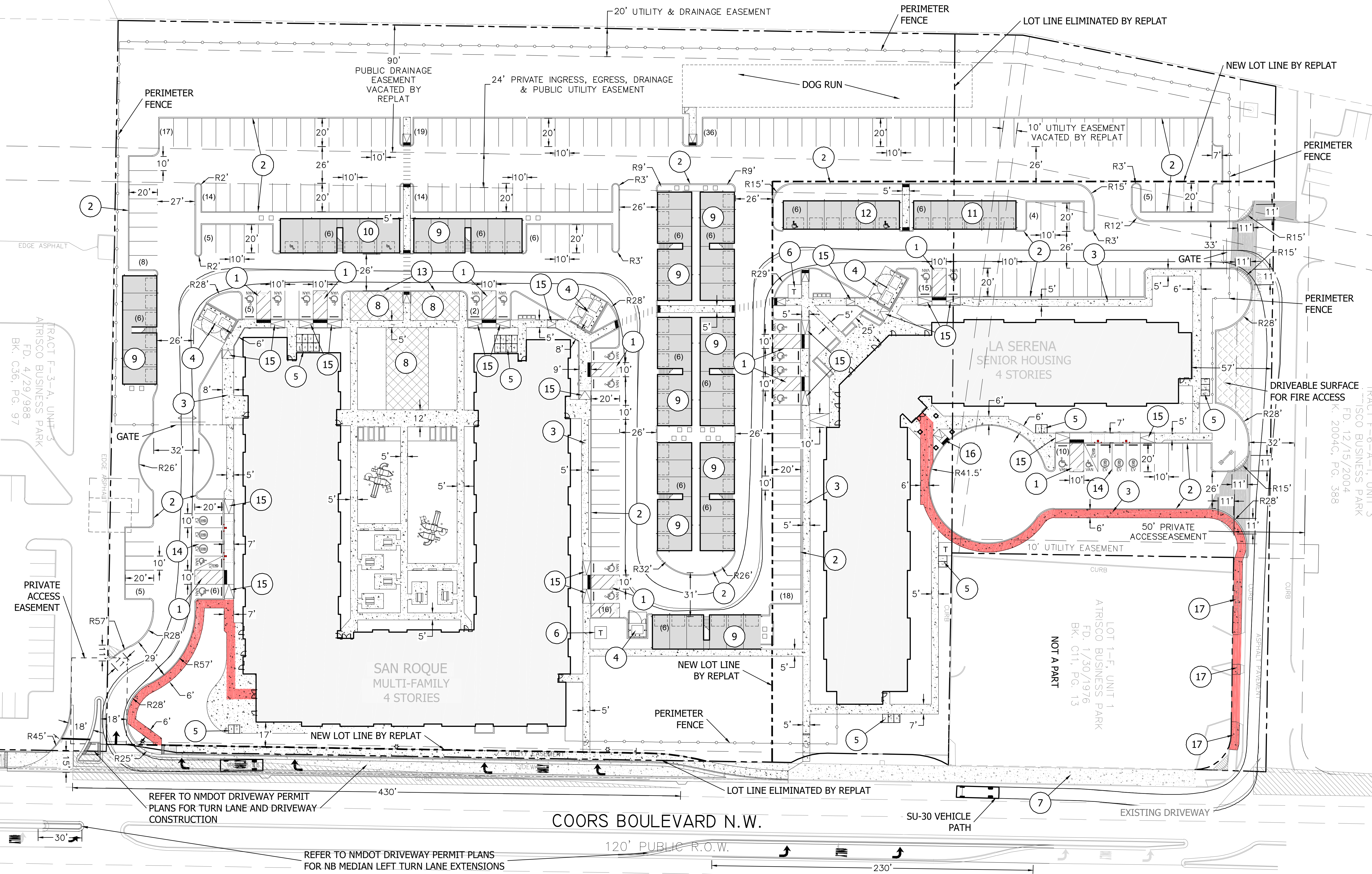


LEGEND

- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- SIDEWALK
- PERIMETER FENCE
- EXISTING CURB & GUTTER
- NEW BOUNDARY LINE
- (#) PARKING COUNT
- EV CHARGING STATION
- CLEAR SIGHT TRIANGLE
- ADA ROUTE FROM ROW
- CLEAR SIGHT TRIANGLE SEE NOTE THIS SHEET

SIDEWALK NOTE:
ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB, AND GUTTER PER COA STD DWG #2430 AND #2415A.

CLEAR SIGHT TRIANGLE NOTE:
LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.



san roque & la serena
441 & 457 coors blvd. nw
albuquerque, new mexico 87121

revision:
no. desc. date

project: 2020010
date: 7-12-2023
drawn: vp
checked:

Permit Set

Conceptual Traffic Circulation Layout
c5.0