

CITY OF ALBUQUERQUE



March 3, 2020

Holden Rennaker PE,
Short Elliot Henderson Inc.
934 Main Avenue, Unit C
Durango, CO 81301

Re: Monterey Place Apartments
2306-2320 Central Avenue SW
Traffic Circulation Layout
Engineer's/Architect's Stamp 02-11-20

Dear Mr./Ms. Holden Rennaker,

Based upon the information provided in your submittal received 02-13-20, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
2. Label any existing or proposed easements within the proposed development and access aisles.
3. Proposed number of parking spaces including bicycle and motorcycle parking need to be coordinated with Zoning to ensure compliance.
4. Please list the width and length for all proposed parking spaces. Some dimensions are not shown and provide landscaping buffer between curbing and sidewalk.
5. All proposed/existing entrance widths need to be shown on plans.
6. 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'

7. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



8. 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.
9. 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).
10. The sidewalk width abutting the ADA ramp transitions must be the same of the sidewalk to avoid any hazard problems.
11. Provide ADA curb ramps detail which must be the updated to current standards.
12. A detail of the water feature with ADA access crossings needs to be provided.
13. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Label MC on pavement of each space.
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.
15. Bicycle racks shall be sturdy and anchored to a concrete pad. Show location of the bicycle racks.
16. A 1-foot clear zone around the bicycle parking stall shall be provided.
17. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
18. 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.
19. 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.
20. Provide 8 ft. wide sidewalk when stalls are overhanging sidewalk. A solution would be to show parking bumpers on the south side parking stall.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



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.
22. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please provide detail of curb around parking area and end section detail connecting onto public sidewalk.
23. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
24. 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.
25. Please specify the City Standard Drawing Number when applicable.
26. Shared Site acces: driveways that straddle property lines, or are entirely on one propertybut 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.
27. Provide notes showing what work is included and on the work order and the private work on site.
28. Work within the public right of way requires a work order with DRC approved plans. Please provide Work Order, DRB numbers.
29. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
30. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
31. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

My hours of work are Monday thru Friday between 10am and 2pm.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development Review Services

CITY OF ALBUQUERQUE



Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

EXECUTIVE SUMMARY:

MONTEREY MOTEL WILL BE A RENOVATION TO AN EXISTING MOTEL (R-1 USE) BUILDING LOCATED AT 2402 CENTRAL AVE SW. PHASE 1 OF THE PROJECT WILL BE REDOING THE TWO EXISTING BUILDINGS WITH 1 STORY AND TOTAL OF 19 UNITS. THE EXISTING LOBBY AREA WILL BE CONVERTED INTO A BAR AREA WITH AN OUTSIDE PATIO AREA.

EXISTING CONDITIONS:

THE EXISTING PARKING LOT SERVES THE TWO EXISTING MOTEL BUILDINGS. THE EXISTING ANGLED PARKING STALLS HAVE SHORT STALL DEPTHS AT 8.7-FT WHERE EVEN COMPACT CARS CURRENTLY STICK OUT INTO THE DRIVE AISLE. THE EXISTING SIDEWALKS TO ACCESS THE MOTEL UNITS ARE AS SMALL AS 1.7-FT WIDE DUE TO LANDSCAPING BARRIERS. CITY OF ABQ CODE STATES IN 5-5(B)(2)(B) THAT BUILDINGS CONSTRUCTED PRIOR TO 1965 DO NOT HAVE TO MEET MINIMUM OFF-STREET PARKING REQUIREMENTS EXCEPT TO SATISFY ADA. MONTEREY MOTEL WAS CONSTRUCTED PRIOR TO 1965 SO THIS APPLIES TO THE PROJECT. THE BUILDING IS NOT BEING EXPANDED BY MORE THAN 200 SQUARE FEET AND ADA SPACES ARE BEING PROVIDED.

PROPOSED CONDITIONS:

THE PROJECT HAS TRAFFIC ENTERING THE SITE FROM CENTRAL AVE THROUGH A ONE WAY DRIVE AISLE AND EXITING THE SITE ONTO NEW YORK AVENUE. THE PROPOSED PARKING LOT MEETS CITY STANDARDS FOR TOTAL SPACES REQUIRED AND THE REQUIRED DEPTHS AND WIDTHS FOR 75° ANGLED STALLS. THE SITE ALSO PROVIDES ADEQUATE SIDEWALK WIDTHS ALONG THE MOTEL UNITS. THE PROPOSED 20-FT DRIVE AISLE IS 2-FT LESS THAN THE REQUIRED WIDTH FOR 75° ANGLED STALLS BASED ON THE DESIGN CONSTRAINTS PRESENTED BY THE SPACING OF THE EXISTING BUILDINGS AND THE NEED TO PROVIDE ADEQUATE SIDEWALK WIDTH. THE DESIGN TEAM REQUESTS THAT THIS APPROACH BE CONSIDERED ACCEPTABLE AS THE DRIVE AISLE PROVIDES THE MINIMUM FIRE APPARATUS WIDTH (20-FT) AND ONLY HAS PARKING ON ONE SIDE OF THE DRIVE AISLE. THERE WILL BE NO ADDITIONAL RISK OF CARS BACKING INTO OTHER CARS WITH THE 2-FT REDUCED WIDTH DRIVE AISLE.

PARKING CALCULATIONS WERE CALCULATED AS FOLLOWS:

OFF-STREET PARKING REQUIREMENTS PER IDO TABLE 5-5-1:

PHASE 1 HOTEL OR MOTEL: UC-MS-PT: 2 SPACES / 3 GUEST ROOMS REQUIRED (18 GUEST ROOMS) = 12 SPACES
PHASE 1 BAR: UC-MS-PT: 5 SPACES / 1000 GFA (600 GFA) = 3 SPACES

TOTAL SPACES REQUIRED = 15 SPACES

PARKING ADJUSTMENTS AND CREDITS:

PER IDO TABLE 5-5(C)(5)(c) - A 30% REDUCTION IS ALLOWED FOR TRANSIT STOP LOCATED WITH 1/4-MILE. (15 SPACES REQUIRED) * (0.30) = 4 SPACE REDUCTION

TOTAL REQUIRED = 11 SPACES

TOTAL PROVIDED = 23 SPACES

(12 EXTRA SPACES ARE PROVIDED AND CAN BE USED FOR PHASE 2 OF DEVELOPMENT)

PHASE 2 HOTEL OR MOTEL: UC-MS-PT: 2 SPACES / 3 GUEST ROOMS REQUIRED (18 GUEST ROOMS) = 12 SPACES

PARKING ADJUSTMENTS AND CREDITS:

PER IDO TABLE 5-5(C)(5)(c) - A 30% REDUCTION IS ALLOWED FOR TRANSIT STOP LOCATED WITH 1/4-MILE. (12 SPACES REQUIRED) * (0.30) = 3 SPACE REDUCTION

TOTAL REQUIRED = 9 SPACES

TOTAL PROVIDED IN EXCESS OF PHASE 1 = 12 SPACES

REQUIRED ACESIBLE PARKING SPACES:

PER IDO SECTION 5-5(C)(7) ADAAG DETERMINES NUMBER OF ACESIBLE SPACES. FOR LOTS WITH 1-25 SPACES

TOTAL ACESIBLE SPACES REQUIRED = 1

TOTAL ACESIBLE SPACES PROVIDED = 2

TOTAL VAN ACCESSIBLE SPACES PROVIDED = 2

ALLOWANCE FOR COMPACT SPACES PER IDO SECTION 5-5-F(1)(A):

IF THE TOTAL REQUIRED PARKING EXCEEDS 20 SPACES, 25 PERCENT OF THE TOTAL REQUIRED PARKING MAY BE DESIGNED AS COMPACT PARKING SPACES

TOTAL COMPACT SPACES ALLOWED: (25%) * (23 SPACES) = 5 SPACES

TOTAL COMPACT SPACES PROVIDED: 5 SPACES

BICYCLE PARKING REQUIREMENTS PER IDO TABLE 5-5-5:

NON-RESIDENTIAL USES NOT LISTED IN TABLE: 3 SPACES OR 10% OF REQUIRED OFF STREET PARKING SPACES - WHICHEVER IS GREATER = 3 SPACES

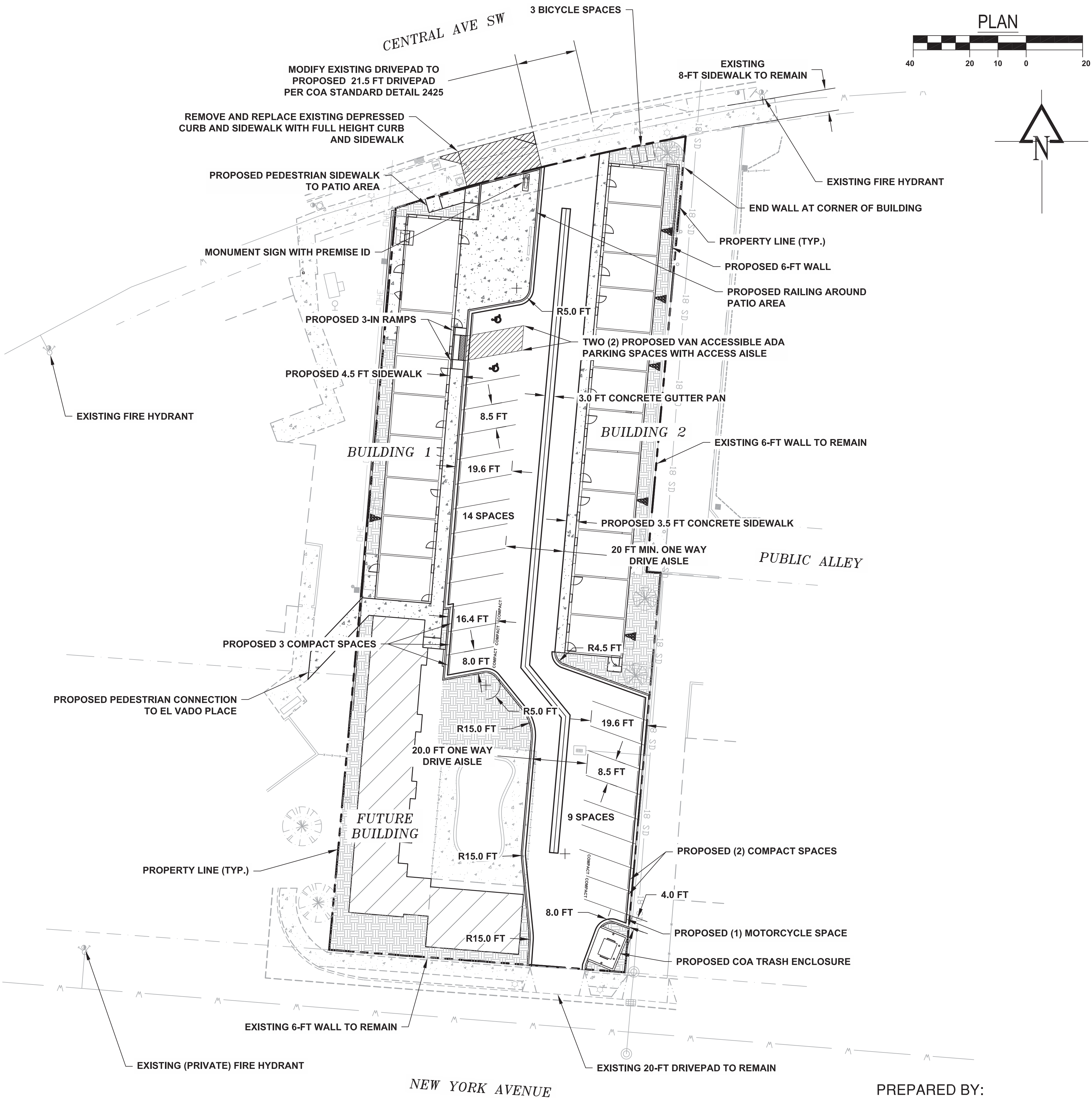
TOTAL BICYCLE SPACES REQUIRED: 3 SPACES

MOTORCYCLE PARKING REQUIREMENTS PER IDO 5-5(D)(1):

ALL USES, EXCEPT RESIDENTIAL USES, SHALL PROVIDE OFF-STREET MOTORCYCLE PARKING PER TABLE 5-5-4.
NON-RESIDENTIAL SPACES REQUIRED FOR LOTS WITH 1-25 SPACES

TOTAL MOTORCYCLE SPACES REQUIRED = 1 SPACE

TOTAL MOTORCYCLE SPACES PROVIDED = 1 SPACES



PREPARED BY:



**Short Elliott
Hendrickson, Inc.**

934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

2415 PRINCETON DR. NE, SUITE E
ALBUQUERQUE, NM 87107
505.843.7587
www.designplusabq.com

DESIGN PLUS LLC



MONTEREY MOTEL
2402 CENTRAL AVE SW
ALBUQUERQUE, NM 87104

PERMIT SUBMITTAL

DATE: 02/04/2020

REVISIONS

DRAWN BY: HR

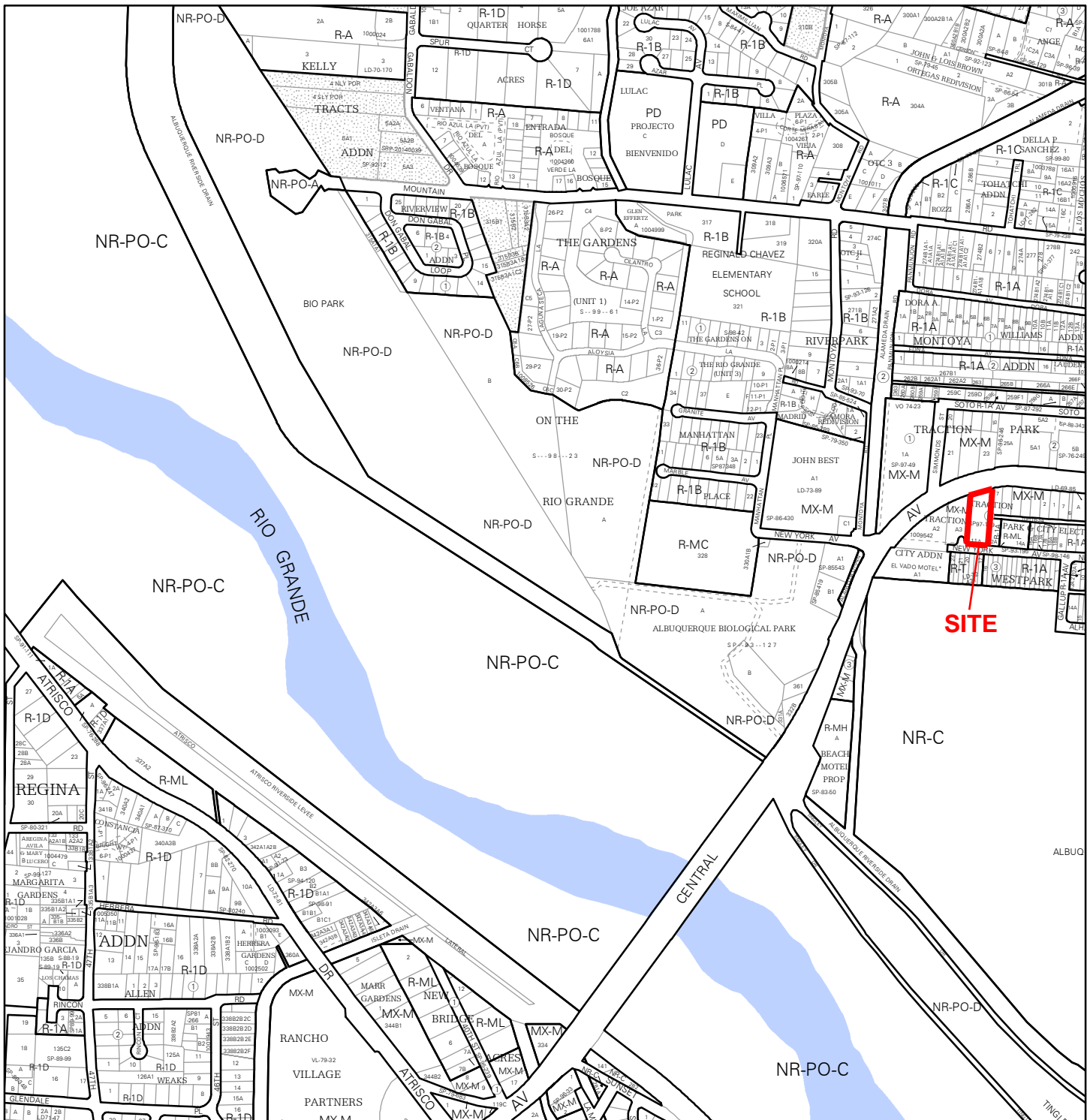
CHECKED BY: PR

COPYRIGHT:
DESIGN PLUS, LLC

SHEET TITLE

TRAFFIC
CIRCULATION
LAYOUT

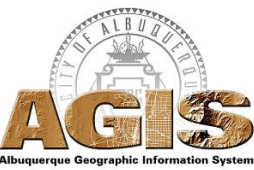
C-101



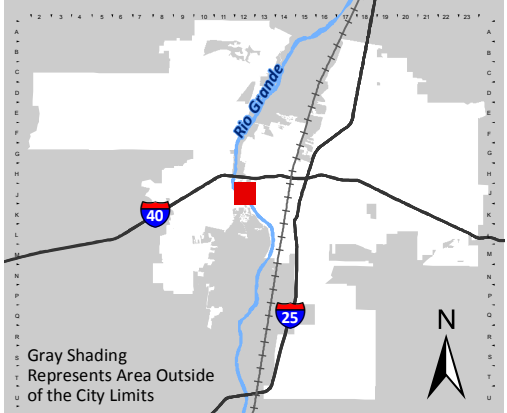
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
J-12-Z

- Easement
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Escarpment

Feet
0 250 500 1,000



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ 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
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____