

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

April 9, 2024

Regina Okoye  
Modulus Architects and Land Use Planning  
8220 San Pedro NE  
Albuquerque, NM 87113

**Re: Unser Crossing**  
**Existing addresses: 8500, 8300, 8200, 8210 Central SW and 8400 Bride SW**  
**Site to be replatted to one address**  
**Traffic Overall Site Plan**  
**Architect's Stamp -no stamp- (K10D045C)**

Dear Ms. Okoye,

Based upon the information provided in your submittal received 4-5-24, the above referenced plan cannot be approved for DFT submittal until the following comments are addressed:

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NM 87103

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1. Provide the square footage of office space to support the warehouse activity, so the amount of required off-street parking can be determined. There is no parking requirement for warehouses. Revise the parking table, if necessary.
2. Show and label all existing entrances to the site off of 86<sup>th</sup> St, Central Ave, and Victory Lane.
3. Unused existing entrances are to be closed and curb and gutter and sidewalk constructed.
4. Provide a copy of the plat and the approved infrastructure list, if there is one, after it has been replatted.
5. There is most likely an Access Easement on Tract 12 for the benefit of the property this project is on. Victory Lane is to be constructed in the easement from the north terminus to Bridge Blvd. Provide a copy of the plat/easement. Show the proposed Victory lane extension on the plan.
6. The Long Range Bikeway System map shows a Protected Bike Lane Upgrade along the frontage of this project. Show this on the plan.
7. The Protected Bike Lane and the extension of Victory Lane are to be built per Work Order. Please add a note for this.
8. Why does the west entrance on Central Ave need to be 40 ft wide? Narrower entrances are better for pedestrians.
9. Label Victory Lane.
10. Sites are required to be paved. Specify the pavement type.
11. The Jersey Barriers in Victory Lane at the north end of the traffic circle and along Central Ave are to be removed.
12. Radii of 20' for the entrance off of Victory Lane are not large enough for vehicles SU-30 and larger. Specify expected largest vehicle and provide appropriate radii.
13. Is it necessary to have connectivity between the warehouse delivery circulation and passenger vehicle circulation?
14. Provide the location of the office front door(s) for both buildings.
15. Specify the width of existing sidewalks on Central Ave, Bridge Blvd and Victory Lane.

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16. The plan is to be stamped/sealed.

In addition, the plan cannot be approved for Building Permit Approval until the following comments are addressed:

17. The sidewalk disappears at the traffic circle.
18. Draw the mini clear sight triangles at all of the site entrances.
19. Provide build notes for curb and gutter, ramps, drive entrances and all sidewalk widths.
20. I couldn't find the motorcycle and bicycle parking spaces for Bldg. 2.
21. Specify radii for all parking islands.
22. I couldn't find the location for the bollards (Keyed Note 20).
23. Provide all site entrance widths.
24. Provide Fire and Solid Waste Dept. approvals.
25. Provide dimensions for motorcycle parking stalls.
26. I couldn't find the locations for Keyed Notes 7 and 8.
27. Comments on Detail Sheets G4 and G5:
  - a. Provide a bike rack layout that include all racks.
  - b. The ramp shown in 13/G5 may not provide enough room for a minimum 5'x5' landing. The sidewalk would need to be 10 ft wide.
  - c. Tampered Ramp Detail, 14/G5 shows a 1:20 max/ The max slope for landings is 1:50 or 2.0% in all directions.
  - d. Accessible aisles are to have blue diagonal striping, rather than the rectangles.

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Sincerely,

*Curtis A Cherne*

Curtis Cherne, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

C: File