

CITY OF ALBUQUERQUE



April 14, 2017

Stephen Dunbar, RA
Modulus Architects
100 sun Ave NE
Albuquerque, NM

**Re: West Central Plaza
4100 and 4208 Central Ave NW
30-Day Temporary Certificate of Occupancy- Transportation Development**
Architect's Stamp dated 12-1-16 (K12D015B)
Certification dated 4-12-17

Dear Mr. Dunbar,

Based upon the information provided in your submittal received 4-12-17, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

1. It appears parking space on the north east side of the building is to small, it should be 8 feet in width minimum. Remove the parking space or make it motorcycle park.

New Mexico 87103

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3981.

www.cabq.gov

Sincerely,

Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

MA via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

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

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

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

Owner: _____ **Contact:** _____

Address: _____

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

Architect: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

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

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) _____

CHECK 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
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



Monica Ortiz
Planning Department – Transportation & Hydrology
City of Albuquerque
600 2nd Street NW, Suite 201
Albuquerque, NM 87102
925.965.4475

April 7, 2017

RE: Traffic Certification for SPBP Admin. Amendment - West Central Plaza Addition at 4208 Central Ave. SW (File #16AA-10106, Project #1010546)

Ms. Ortiz,


I, Stephen Dunbar, NMRA #4218, of the firm Modulus Architects, hereby certify that the above referenced project is in substantial compliance with and in accordance with the design intent of the Site Plan for Building Permit AA dated 9-30-2016 and approved on 12-1-16. I further certify that Craig Calvert, Project Manager at Modulus Architects, personally visited the site on 4-7-17 and has determined by visual inspection that the improvements installed to date are representative of actual site conditions and is true and correct to the best of his knowledge and belief. This certification is submitted in support of a request for a permanent certificate of occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Sincerely,

Stephen Dunbar, AIA
Principal in Charge
Modulus Architects, Inc.
110 Sun Avenue NE, Suite 305
Albuquerque, NM 87109
(O) 505.338.1499, Ext. 1004



- KEYED NOTES:
- EXISTING PAINTED CROSSWALK
 - PROPOSED DECIDUOUS CANOPY-TYPE SHADE TREE W/ A MINIMUM 25' MATURE DIAMETER, RE LANDSCAPE PLAN
 - PROPOSED CONC. SIDEWALK ADJACENT TO BLDG, RE: DET. 1/5D1
 - PROPOSED CONC. PATIO AREA ADJACENT TO BLDG
 - PROPOSED BIKE RACK LOCATION, (5 BIKE CAPACITY) RE: DETAIL 1/3/5D2, TYPICAL GRAPHIC SYMBOL = 
 - EXISTING PYLON SIGN LOCATION TO REMAIN
 - PROPOSED 6' WIDE PEDESTRIAN SIDEWALK
 - PROPOSED HANDICAP RAMP RE: 16/5D1
 - EXISTING CURB RAMP
 - PROPOSED HANDICAP RAMP RE: 11/5D1
 - PROPOSED LANDSCAPE PLANTING AREA G.C TO PROVIDE AND COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION WITH LANDSCAPER RE: LANDSCAPE PLAN FOR INFO
 - PROPOSED BENCH, RE: 10/5D2
 - PROPOSED CONC. HEADER CURB TYPICAL RE: DET. 10/5D1
 - PROPOSED REFUSE ENCLOSURE RE: DET. 4/5P13
 - PROPOSED HC PARKING STALL RE: DET. 2/5D2
 - "DO NOT ENTER" PAVEMENT MARKING & SIGN, RE: DET. 8/5D2 & DET. 12/5D2
 - PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS, RE: DET. 12/5D2
 - PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE YELLOW
 - EXISTING CURB & GUTTER TO REMAIN
 - EXISTING SIDEWALK TO REMAIN
 - NEW ASPHALT PAVING, RE: GRADING PLAN FOR SAW CUTS AND LIMITS OF NEW PAVING
 - EXISTING ELECTRICAL TRANSFORMER LOCATION
 - EXISTING HYDRANT LOCATION TO REMAIN
 - PROPOSED CONCRETE CROSSWALK, RE: DET. 5/5D2
 - EXISTING FIRE DEPARTMENT CONNECTION
 - PROPOSED FIRE DEPARTMENT CONNECTION
 - LANDSCAPING & SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQ. NO SIGNS, WALLS, TREES OR SHRUBS BETWEEN 3' AND 8' TALL ALLOWED IN THIS AREA

PROJECT NARRATIVE:
THIS SHOPPING CENTER WAS ORIGINALLY DEVELOPED AS A KMART IN THE LATE '80'S. THE CURRENT PROPERTY OWNER REDEVELOPED THE KMART BUILDING AND ASSOCIATED SITE, IN 2015, THROUGH AN ADMINISTRATIVE AMENDMENT TO THE SITE PLAN FOR BUILDING PERMIT. THE AS-BUILT SURVEY BECAME THE HISTORIC SITE PLAN FROM WHICH THE PROPOSED IMPROVEMENTS WERE IMPLEMENTED.

THE RECENT IMPROVEMENTS INCLUDED: REMODELING THE OLD KMART TO CREATE A NEW CONN'S HOME PLUS, BURLINGTON COAT FACTORY AND 3,600 SF OF FUTURE TENANT SPACE, NEW PARKING LAYOUT, PEDESTRIAN CONNECTIONS TO CENTRAL AVENUE AND ATRISCO DRIVE, NEW LANDSCAPING & DRAINAGE. THIS DID NOT INCLUDE A CHANGE IN THE EXISTING BUILDING SQUARE FOOTAGE.

THE OWNER IS NOW REQUESTING A 24,940 SQUARE FOOT ADDITION TO THE EAST SIDE EXISTING/REDEVELOPED BUILDING. THE PROPOSED IMPROVEMENTS INCLUDE PARKING, SIDEWALKS, LANDSCAPE AND DRAINAGE AROUND THE BUILDING ADDITION.

SITE DATA:
LEGAL DESCRIPTION:
PART OF TRACT "A" COOGAN & WALTER & S.W. LAND DEV. CORP.
TOTAL ACRES: 110.86 ACRES
EXISTING ZONING: C-2 SHOPPING CENTER
PROPOSED USE: GENERAL RETAILING
CURRENT BUILDING AREA: 129,116 SQUARE FEET
16,300 + 51,500 + 52,616 + 2,100 + 12,200 = 129,116 SF
PROPOSED BUILDING ADDITION: 11,230 SQUARE FEET
11,230 SF / 129,116 SF = 13% ADDITIONAL SQUARE FEET
TOTAL BUILDING AREA: 140,346 SQUARE FEET
REQUIRED PUBLIC OUTDOOR SPACE: 1360 SQUARE FEET
146,946 SF / 30,000 SF = 4.90 X 4000 SF = 1360 SF
PROPOSED PEDESTRIAN PATIO AREAS: 2363 SQUARE FEET
1246 SF + 531 SF + 324 SF + 268 SF = 2363 SF
OUTDOOR SEATING FOR MAJOR FACADES OVER 100 FT IN LENGTH
416 LINEAR FT / 25 FT = 16.64 SEATS REQUIRED
9 BENCHES X 2 SEATS PER BENCH = 18 SEATS PROVIDED

PARKING TABLE:	AA	PROPOSED	DIFFERENCE
TOTAL PARKING SPACES REQUIRED:	543 SPACES	545 SPACES	2 ADDNL.
TOTAL PARKING SPACES PROVIDED:	651 SPACES	596 SPACES	55 LESS
TOTAL ACCESSIBLE PARKING REQUIRED:	16 SPACES	16 SPACES	NONE
TOTAL ACCESSIBLE PARKING PROVIDED:	16 SPACES	20 SPACES	4 ADDNL.
TOTAL MOTORCYCLE SPACES REQUIRED:	10 SPACES	13 SPACES	3 ADDNL.
TOTAL MOTORCYCLE SPACES PROVIDED:	10 SPACES	13 SPACES	3 ADDNL.
TOTAL BIKE SPACES REQUIRED:	26 SPACES	29 SPACES	3 ADDNL.
TOTAL BIKE SPACES PROVIDED:	25 SPACES	30 SPACES	5 ADDNL.

REQUIRED PARKING FORMULA: ONE SPACE PER 200 SF FOR THE FIRST 15,000 SF (75 SPACES); THEN ONE SPACE PER 250 SF FOR THE NEXT 45,000 SF (180 SPACES); THEN, ONE SPACE PER 300 SQUARE FEET FOR THE AREA THAT EXCEEDS 60,000 SF.

REQUIRED HC PARKING: 501 TO 800 REQUIRED PARKING SPACES = 16 HC SPACES.

REQUIRED MC PARKING: 501 TO 750 REQUIRED PARKING SPACES = 1 MOTORCYCLE SPACES.

REQUIRED BIKE PARKING: 1 SPACE FOR EACH 20 PARKING SPACES - 563 / 20 = 29 SPACES

- GENERAL NOTES:
- A SHARED ACCESS & PARKING AGREEMENT IS REQUIRED WITH ANY FLATTING ACTION.
 - FUTURE LEASE AREA "B" MUST BE APPROVED THROUGH A SEPARATE ADMINISTRATIVE AMENDMENT WITH NOTIFICATION PER SECTION 14-16-2-22(AX 6).
 - ALL BROKEN OR CRACKED SIDEWALK, IN THE PUBLIC RIGHT-OF-WAY SHALL BE REPLACED WITH NEW SIDEWALK AND CURB & GUTTER PER COA STD DETAILS 2430 & 2415A

LEASE AREA A

0.385 ACRES

16,116 SF

FUTURE LEASE AREA B

N.I.C.

0.791 ACRES

34,443 SF

LEASE AREA C

1.135 ACRES

80,612 SF

PREVIOUS PHASES PROPOSED PHASE

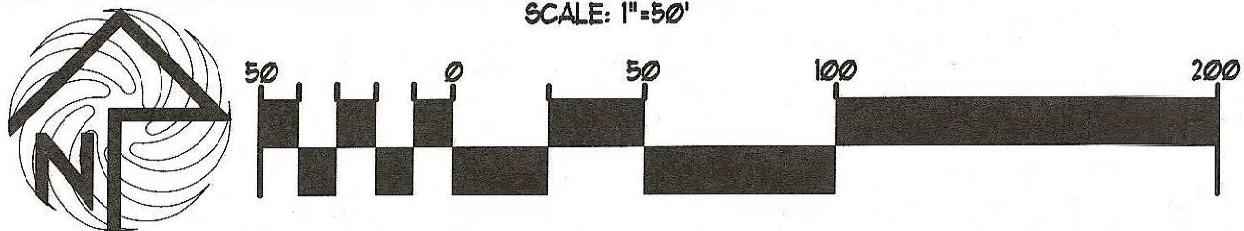
PROPOSED RETAIL SHELL ADDITION 11,230 SF TYPE IIB CONST 24'-8" BLDG HT.

EXISTING CONN'S HOME PLUS +/- 51,500 SF

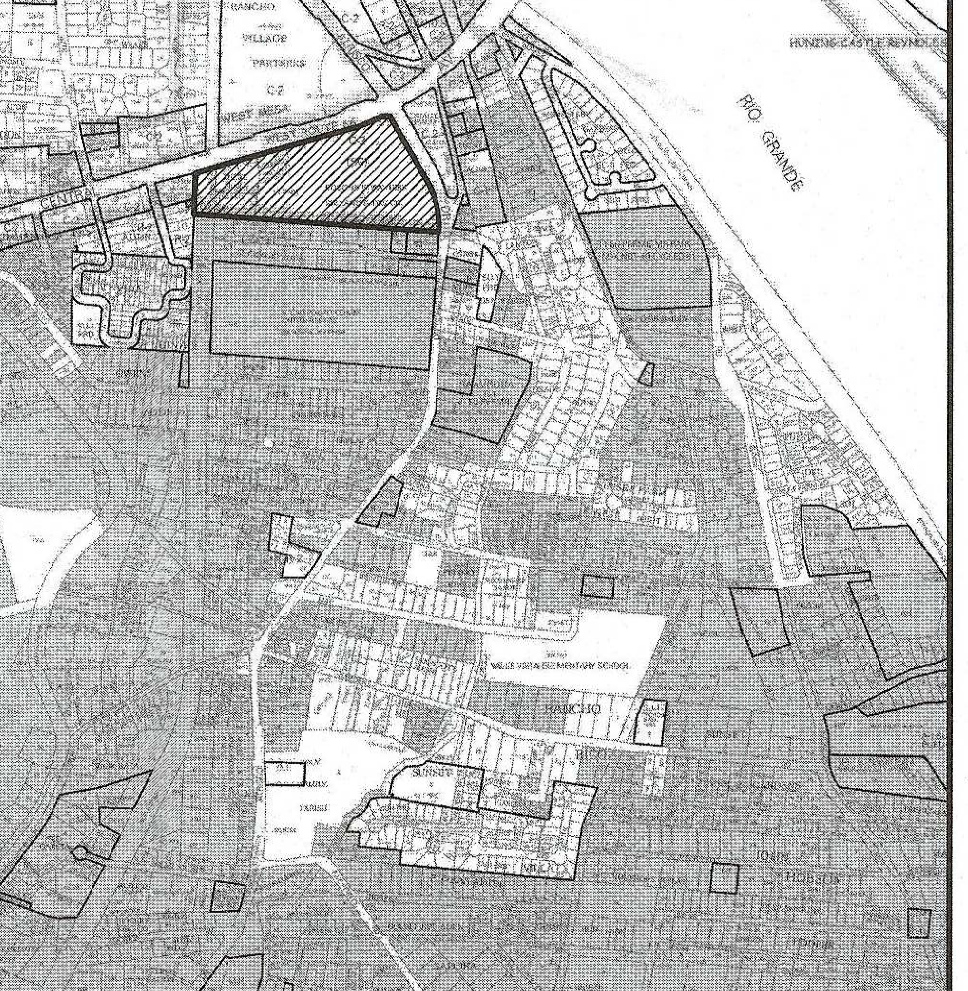
EXISTING BURLINGTON +/- 52,616 SF

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AMENDMENT

SCALE: 1"=50'



- LINE TYPE LEGEND
- INTERNAL PHASE LINE
 - PROPOSED LOT LINE
 - PROJECT AREA AND OUTER DEVELOPMENT AREA LIMITS
 - EXISTING PROPERTY LINE
 - EXISTING CURB LINE
 - PROPOSED CURB LINE
 - PEDESTRIAN SIDEWALK - SEE PLAN FOR WIDTH
 - EXISTING CHAIN LINK FENCE
 - EXISTING 8' WIDE PAINTED CROSSWALK



VICINITY MAP - PAGE K-2-Z

ADMINISTRATIVE AMENDMENT
FILE # 16100 PROJECT # 10105H
REVISIONS TO BLDG - (PROPOSED)
RETAIL SHELL ADDN - LEASE AREA C
BACKPARKING LOT BLDG. ELEVATIONS+DUMPSTERS
LANDSCAPING
APPROVED BY DATE

REVISION	BY	DATE	REV
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MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE: WEST CENTRAL PLAZA-PROP. ADDITION
4200 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER: STEPHEN DUNBAR, AIA
JOB NO.: K-AT
DRAWN BY: CRAIG C.
SHEET TITLE: SITE DEV PLAN FOR BLDG PERMIT
DATE: 5/25/16
SCALE: AS NOTED
SHEET: 2
FIRE #1