

# CITY OF ALBUQUERQUE



August 8, 2018

RESPEC, Inc.  
Jeremy Shell  
5971 Jefferson St. NE #101  
Albuquerque, NM 87109

**Re: Central and Broadway Hotel**  
**222 Central Ave. SE**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 06-12-18 (K14-D017)

Dear Mr. Shell,

The TCL submittal received 07-25-17 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Logan Patz  
Senior Engineer, Planning Dept.  
Development Review Services

MM via: email  
C: File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

**Project Title:** Central and Broadway Hotel **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** K14D017  
**DRB#:** 18REV-60112 **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** Lots numbered one (1) thru five (5), inclusive, in block numbered two (2) of the huning's and Addition and Parcel numbered two-a (2-a) of union square addition, a replat of parcels 2, 3 and 4

**City Address:** 222 Central Ave SE, Albuquerque, NM 87102

**Applicant:** Clark Barnes **Contact:** Lauren Garkel

**Address:** 1401 W Garfield Street, Seattle, WA 98119

**Phone#:** (360) 244-4501 **Fax#:** \_\_\_\_\_ **E-mail:** lgarkel@clarkbarnes.com

**Other Contact:** RESPEC, Inc. **Contact:** Jeremy Shell

**Address:** 5971 Jefferson St. NE #101, Albuquerque, NM 87109

**Phone#:** (505) 253-9811 **Fax#:** \_\_\_\_\_ **E-mail:** jeremy.shell@respec.com

Check all that Apply:

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

### DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION

### 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:** 7/25/18 **By:** Jeremy Shell

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

August 13, 2018

**Logan Patz**  
**Albuquerque Planning Department**  
**Transportation Development**  
600 2<sup>nd</sup> St NW, Suite 201  
Albuquerque, NM 87102

**RE: Traffic Circulation Layout (K14-D017) Phasing Letter**

Dear Mr. Patz:

We are writing to provide a Phasing Plan for the Legacy Hilton Garden Inn/Homewood Suites Dual Brand Hotel (222 Central Ave SE) and Parking Garage (110 Union Square St. SE). The projected construction will be as follows:

1. Parking Garage will begin in November 2018, with a project duration of 100 days
2. Parking Lot turn over mid-January.
3. Hotel Construction will begin at the end of construction for the parking garage (late January 2019) with an estimated completion date of early March 2020.

The alley will need to be shut down for approximately 90% of the construction (November 2018 – March 2020). It is currently in good condition but will need to be repaved once construction has been completed. The extent of repaving is to be determined towards the end of construction.

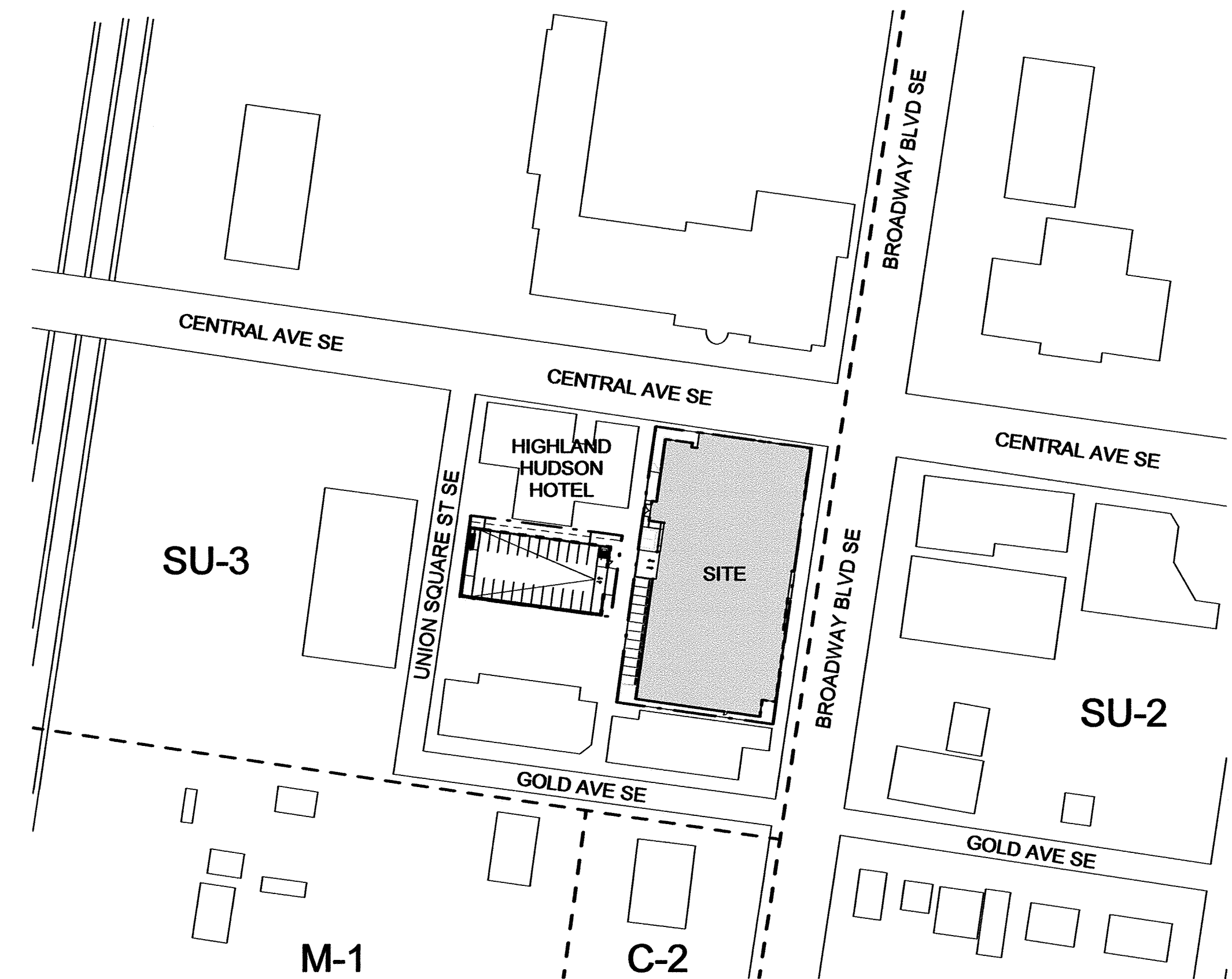
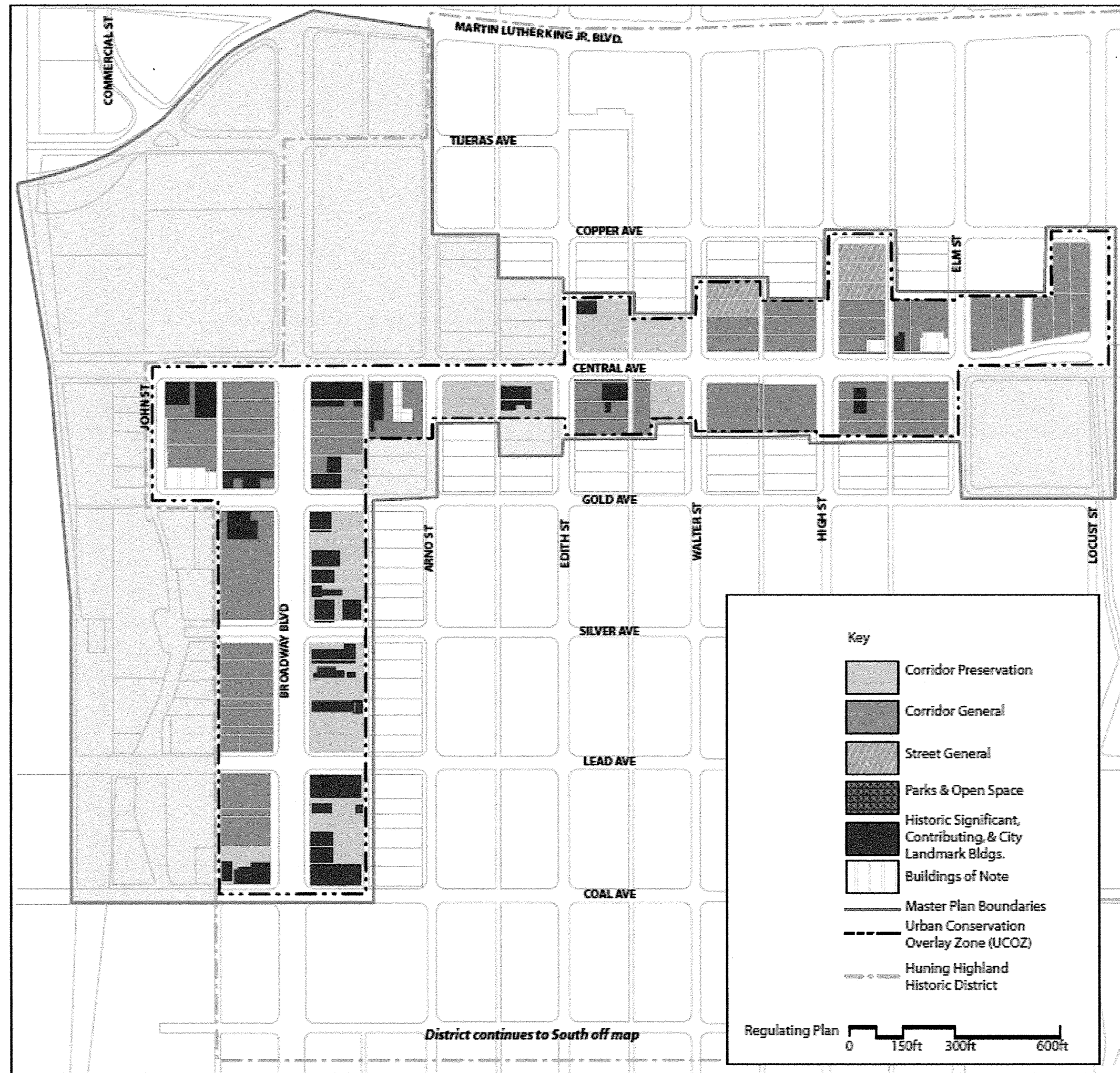
Please let me know if you have any questions or need any additional information.

Regards,



Adam Gromer, Project Architect  
**CLARK | BARNES**





1 TC1.0  
TC Vicinity Map  
SCALE: 1" = 100'-0"

## PROJECT INFORMATION

|                   |  |
|-------------------|--|
| PROJECT LOCATION  | 222 CENTRAL AVE SE, ALBUQUERQUE, NM 87102  |
| ZONING            | SU-3 (SPECIAL CENTER ZONE)   |
| TOTAL SITE AREA   | .8035 ACRES (LOTS 1-5, BLOCK 2 HUNING'S HIGHLAND ADDITION)   |
| LEGAL DESCRIPTION | LOTS 1-5 HUNING'S HIGHLAND ADDITION:<br>LOTS NUMBERED ONE (1) THRU FIVE (5), INCLUSIVE, IN BLOCK NUMBERED TWO (2) OF THE HUNING'S AND ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 12, 1887. |
| DEVELOPMENT TYPE  | LODGING / HOTEL (170 GUESTROOMS)   |
| DEVELOPMENT SIZE  | 136,840 GROSS SQUARE FEET  |
| VARIANCE REQUESTS | AS APPROVED IN LUCC PROJECT #1011176 (17-LUCC-50011) ON APRIL 28, 2017, AND AA# S1-2018-00019, DT# 18-002) ON MAY 16, 2018.  |

| HEIGHT                                      | CODE REQUIRED      | PROPOSED                     | (APPROVED VARIANCE) |
|---|--------------------|------------------------------|---------------------|
|   | 5 STORIES / 65'-0" | 6 STORIES / 70'              |                     |
| GROUND FLOOR SETBACK                        | LOCATION           | CODE REQUIRED                | PROPOSED            |
| FRONT SETBACK                               | BROADWAY           | 0'-12"                       | VARIES              |
| FRONT SETBACK                               | CENTRAL            | 0'-12"                       | VARIES              |
| SIDE YARD SETBACK                           | SOUTH-HISTORIC     | 5' ADJ. TO HISTORIC          | 5' PROVIDED         |
| REAR SETBACK                                | ALLEY              | 5'                           | 5'-5"-19'-1/2"      |
| UPPER FLOOR STEP-BACK                       | CODE REQUIRED      | PROPOSED                     |                     |
| BROADWAY                                    | 15' MIN ABOVE 52'  | 10'-0" & 12'-8" ABOVE 50'-0" | (APPROVED VARIANCE) |
| CENTRAL                                     | 15' MIN ABOVE 52'  | 10'-2" ABOVE 50'-0"          | (APPROVED VARIANCE) |
| SOUTH PROP. LINE (ADJ. TO HISTORIC STRUCT.) | 15' MIN ABOVE 52'  | 20' ABOVE 15'                | (COMPLIES)          |

|  |   |
|--|---|
| <b>PARKING REQUIREMENTS PER PART 14-16-5: 5-5</b>  |   |
| NO STALLS REQUIRED   | 113 STALLS PROVIDED TOTAL                                     |
| 101 - 150 PARKING SPACES<br>= 4 MOTORCYCLE SPACES REQUIRED   | 4 MOTORCYCLE STALLS PROVIDED                                  |
| 2 SPACES + 1 SPACE / 6,000 SF PUBLIC AMMENITIES<br>2 + (7,348 SF) = 3 BICYCLE STALLS REQUIRED                            | 4 BICYCLE STALLS PROVIDED                                     |
| ADA PARKING REQUIREMENTS PER 14-16-5-5(C)(7)<br>101 - 150 PARKING SPACES<br>= 5 ACCESSIBLE STALLS REQUIRED               | 5 ACCESSIBLE STALLS PROVIDED                                  |
| VAN PARKING REQUIREMENTS PER 1106.5<br>1 STALL PER 6 OR FRACTION OF 6 ADA STALLS<br>5 ADA STALLS = 1 VAN STALLS REQUIRED | 1 VAN STALLS PROVIDED   |
| <b>PARKING ACCESS</b>  |   |
| CODE REQUIRED  | VEHICULAR ACCESS IS PERMITTED ONLY FROM SIDE STREET OR ALLEY. |
| PROPOSED   | VEHICULAR ACCESS FROM BROADWAY BLVD SE AND ALLEY              |



DATE: 1/17/18  
JOB NO. 16-43  
PERMIT NO.

### REVISIONS:

| NO. | DATE    | DESCRIPTION |
|-----|---------|-------------|
| 1   | 7.20.18 | TCL Rev 1   |

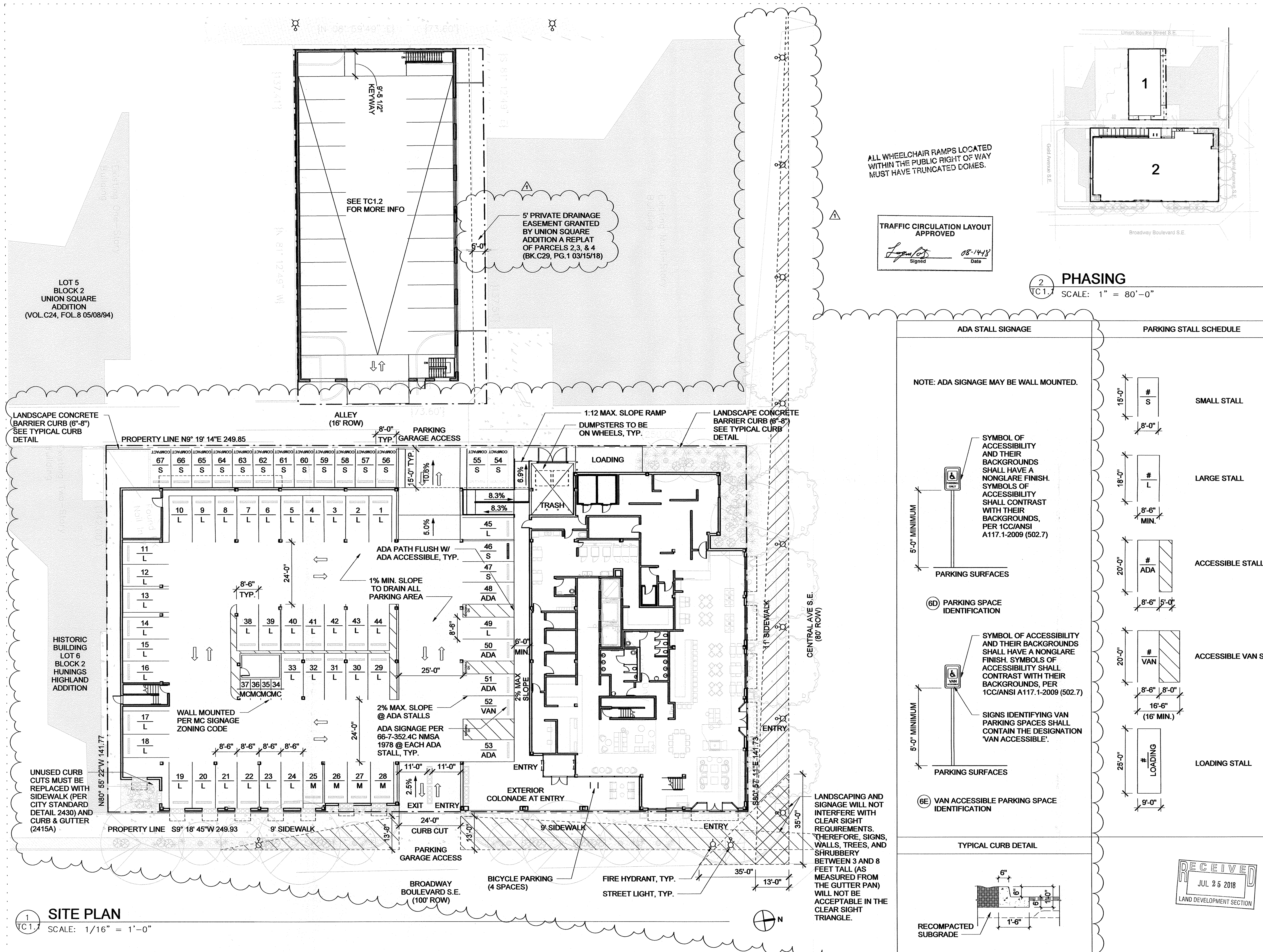
### ISSUE:

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### GENERAL NOTES

SHEET NO:



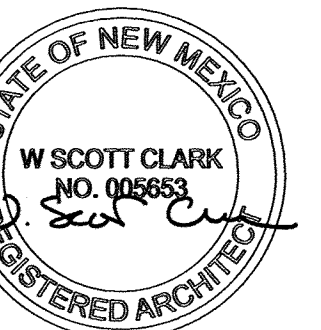




1401 West Garfield Street  
Seattle, Washington 98119  
T:206.782.8208 F:206.782.7818

# PARKING STRUCTURE

110 Union Square St. SE  
Albuquerque, NM 87102



DATE: 06/12/2018  
JOB NO. 16-43  
PERMIT NO. 06/12/18

**REVISIONS:**

| NO      | DATE      | DESCRIPTION |
|---------|-----------|-------------|
| 7.20.18 | TCL Rev 1 |             |

**ISSUE:** \_\_\_\_\_

## PARKING GARAGE PLANS

1  
SHEET NO:

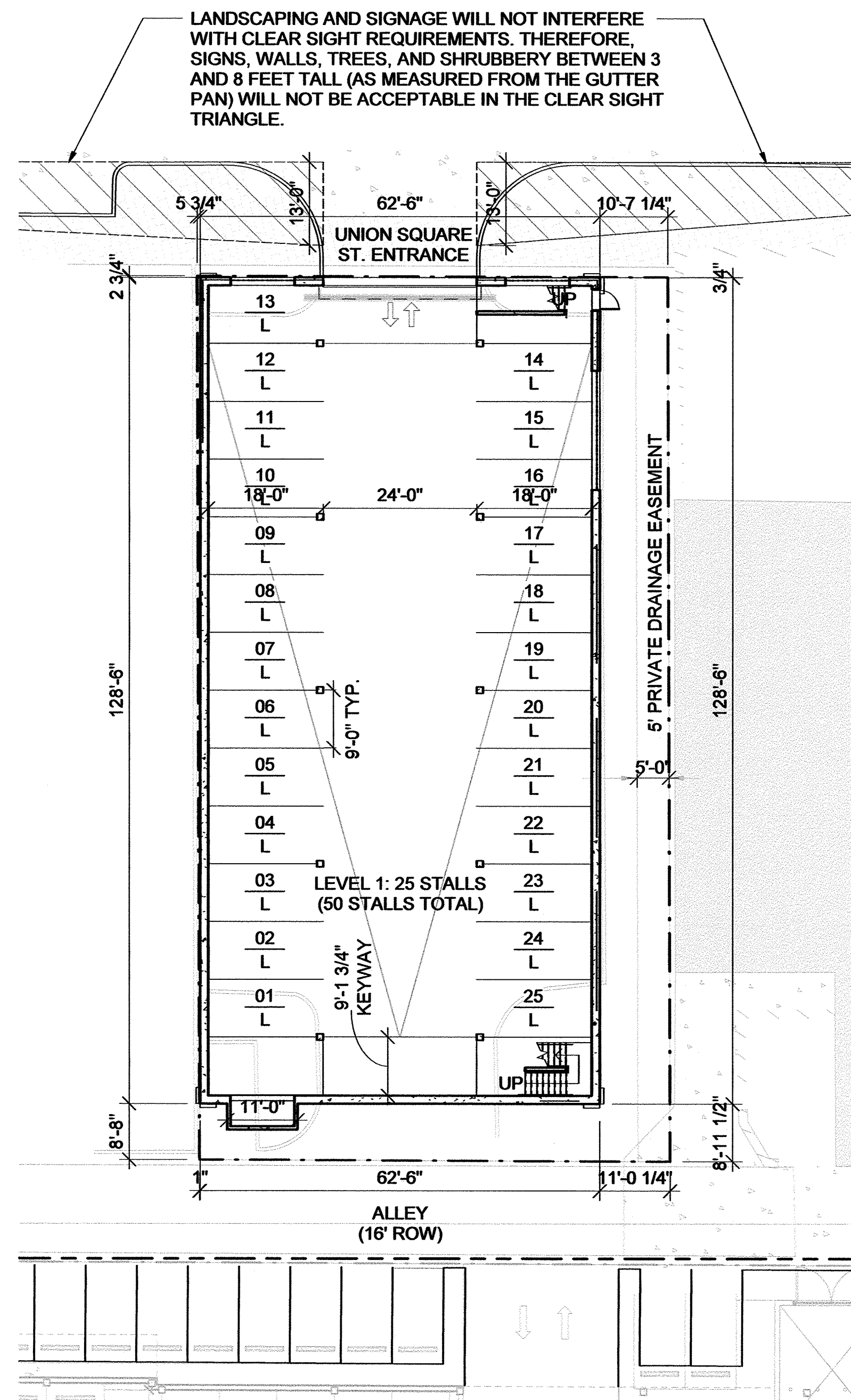
## TC1.2

ALL WHEELCHAIR RAMPS LOCATED  
WITHIN THE PUBLIC RIGHT OF WAY  
MUST HAVE TRUNCATED DOMES.

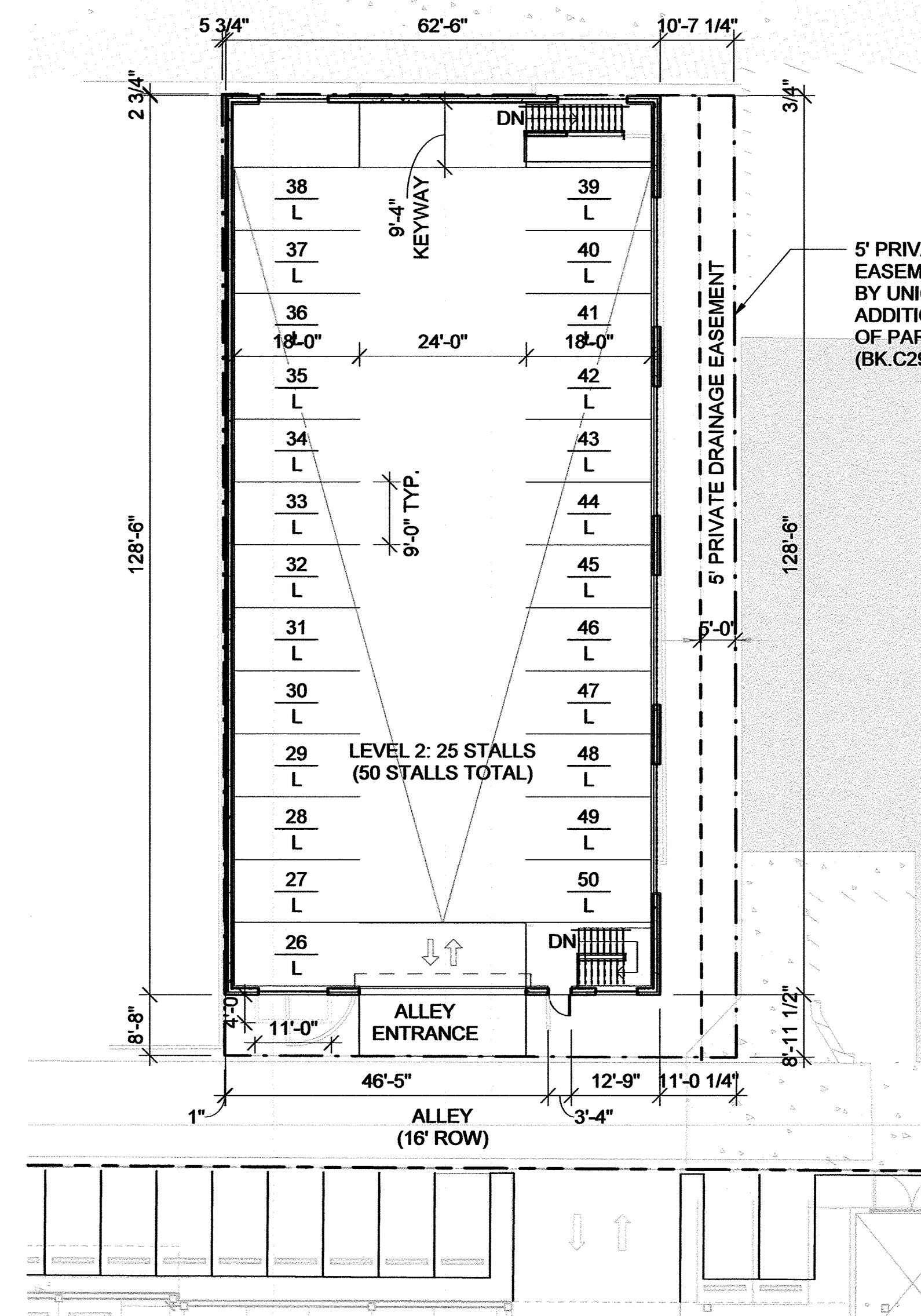
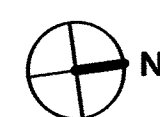
**TRAFFIC CIRCULATION LAYOUT  
APPROVED**

Loyou Pat      08-8-18  
Signed      Date

5' PRIVATE DRAINAGE  
EASEMENT GRANTED  
BY UNION SQUARE  
ADDITION A REPLAT  
OF PARCELS 2,3, & 4  
(BK.C29, PG.1 03/15/18)



**LEVEL 1 - TRAFFIC CIRCULATION**  
 SCALE: 1/16" = 1'-0"



**LEVEL 2 - TRAFFIC CIRCULATION**  
SCALE: 1/16" = 1'-0"



1  
SHEET NO: