

August 16, 2019

Wes Lansford  
Sam Sterling Architecture  
924 2<sup>nd</sup> street NW, Suite C,  
Albuquerque, NM 87102

**Re: CNM Pop-Up Pavillion**  
**101 Broadway Blvd. NE Albuquerque NM**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 08-01-2019 (K14D108A)

Dear Mr. Lansford,

Based upon the information provided in your submittal received 08-14-2019, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking.
2. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
3. 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'            |

4. Please show the property line.
5. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
6. 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.
7. 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)
8. All bicycle racks shall be designed according to the following guidelines:

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Albuquerque

NM 87103

www.cabq.gov

- 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.
- 9. Bicycle racks shall be sturdy and anchored to a concrete pad.
  - 10. A 1-foot clear zone around the bicycle parking stall shall be provided.
  - 11. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
  - 12. The minimum drive aisle dimensions are shown below

|                       | Minimum Drive Aisle Width |
|-----------------------|---------------------------|
| Two Way Traffic       | 22'                       |
| Main Circulation Road | 24'                       |
| Fire Lane             | 20'                       |

- 13. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
- 14. 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.
- 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. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall Once corrections are complete resubmit
- 17. Provide a shared cross access agreement.
  - 1. The Traffic Circulation Layout
  - 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.

# CITY OF ALBUQUERQUE



If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Mojgan Maadandar, E.I.  
Associate Engineer, Planning Dept.  
Development Review Services

PO Box 1293

MM via: email  
C: CO Clerk, File

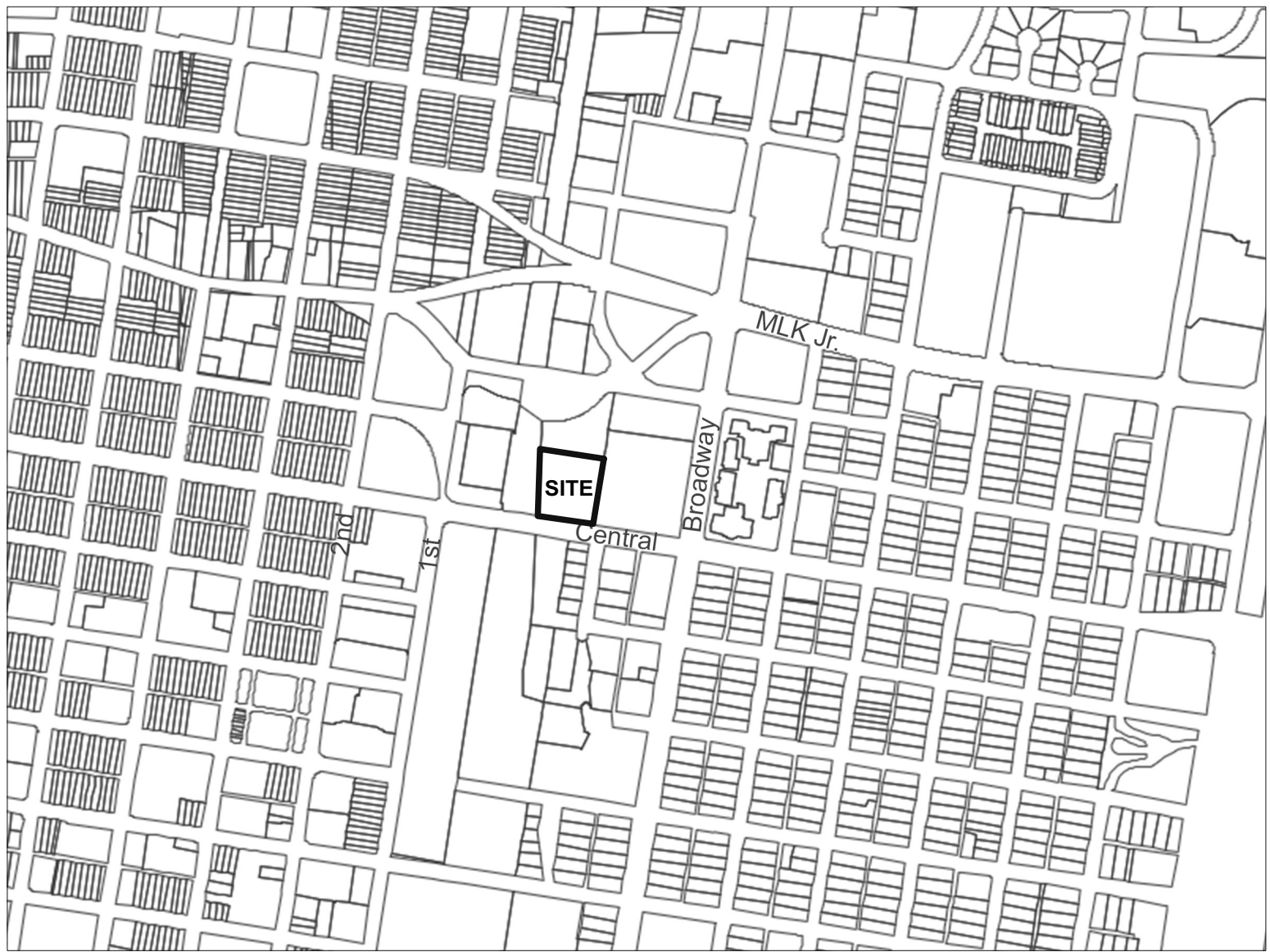
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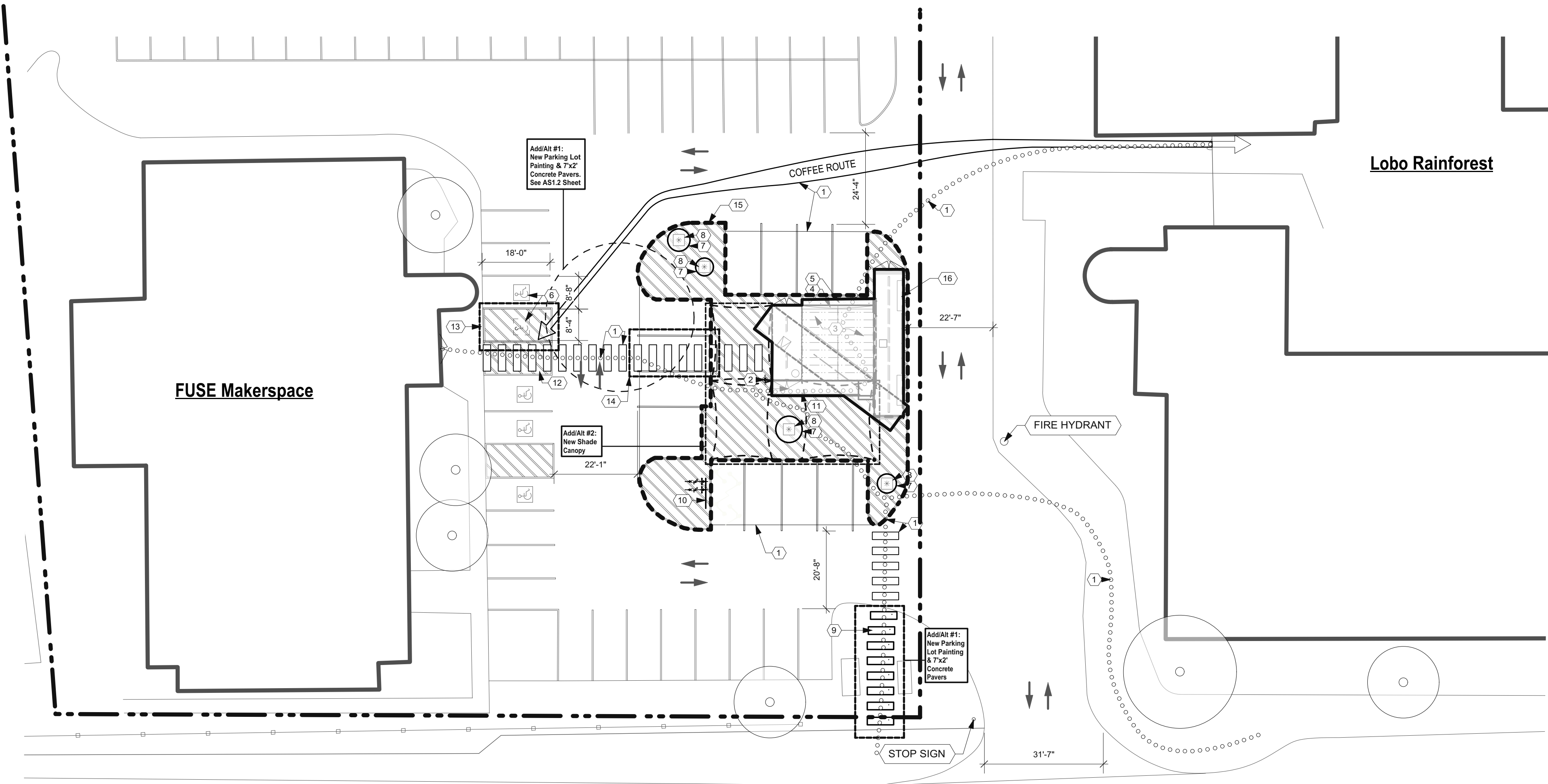
[www.cabq.gov](http://www.cabq.gov)







Vicinity Map  
Scale: 1" = 600'  
Zone Atlas Map K-14-Z



Central Ave. SE

1 TCL Plan  
AS1.6 SCALE: 1" = 20 ft

### GENERAL INFORMATION:

#### SITE LOCATION

The site is located in the City of Albuquerque at 101 Broadway Blvd. NE, Albuquerque, NM 87102.  
Which is located in Zone Atlas Map K-14-Z

#### LEGAL DESCRIPTION

101 Broadway Blvd. NE  
Albuquerque, New Mexico 87102

Lot: C

Block: A

Subdivision: First Baptist Church of Albuquerque

UPC: 101405732741511908

#### TYPE OF DEVELOPMENT

Commercial

#### SIZE OF DEVELOPMENT

18,000 SF

#### PARKING REQUIREMENTS

The project falls within the Downtown Off-Street Parking Exemption per Albuquerque, NM Integrated Development Ordinance (May 2018) Section 5-5(B)(2)(a).

### EXECUTIVE SUMMARY:

#### SITE LOCATION

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#### DEVELOPMENT CONCEPT

The proposed Development Concept is the relocation of a stacked shipping container pavilion (3 containers) from the former location (1 Civic Plaza) to the new location (101 Broadway Blvd. as shown on this drawing). The structure is to be placed/located within an existing parking island so not to impact/eliminate existing parking spaces. Other proposed site modifications/upgrades included pavement paint, upgrades to the pavilion (addition of ramp, etc.) & surrounding area - addition of bike rack & shade structures.

#### TRAFFIC CIRCULATION CONCEPT

New site pavement paint is proposed. The intent for the paint is directional/visual for pedestrian use. The paint is not intended to redirect traffic. The pavement paint will impact 2 spaces on the project site.

#### IMPACT ON ADJACENT SITES

none

#### REFERENCES

none

#### VARIANCE REQUIREMENTS

none

### SCOPE OF WORK:

- Relocation of Temporary Pop-Up Pavilion and placement within an existing parking island (the placement of structure was intentionally placed/located within an existing parking island so to have no impact on existing parking, and little to no impact on traffic circulation)
- Upgrades to the pavilion (addition of ramp, etc.) & surrounding area - addition of bike rack & shade structures. All of these upgrades fall within the existing parking island.
  - ADA space and striped aisle at FUSE Makerspace entry shifted north to accommodate crosswalk pavement paint. This in turn eliminates (1) standard space.
  - (1) standard space east of the newly relocated pavilion eliminated to accommodate crosswalk pavement paint

#### NEW KEY NOTES (June 26, 2019):

- Add/Alt #1: Asphalt paint - See Sheet AS1.2
- Existing light pole
- New stage floor from 1/4" Diamond steel plate on spacers welded to existing steel framing. See Detail 2/AS1.1
- Align west stage floor plate with east stage floor plate
- New concrete bench/step (16" wide). See Detail 3/AS1.1
- New ADA parking space & loading space - Part of Add/Alt #1 See Sheet AS1.2
- Honey locust tree, 2" caliper (shade master)
- Saw cut 3' square from existing asphalt paving, add 3" earth-tone crusherfines. No irrigation
- 7' x 2' Concrete pavers connecting sidewalk to pavilion
- Bike Rack from 3/4" black iron steel plate
- New steel ramp / handrail / step - See AS1.1 Sheet
- Existing stripping
- ADA parking space eliminated for access and replaced by adjacent space
- Parking space eliminated for path
- Existing Parking Island
- Perimeter outline of Pavilion

#### SSA

SAM STERLING ARCHITECTURE, llc  
904 2nd street nw suite c albuquerque, new mexico 87102  
505 232-2520 samsterlingarchitecture.com

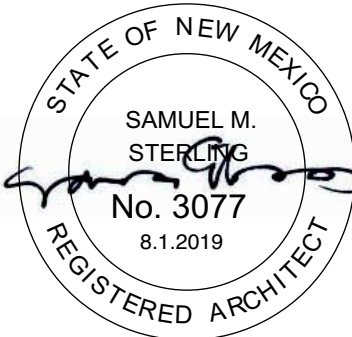
### Pop-Up Pavilion

FUSE Makerspace, Albuquerque

PHASE: 100% Construction Documents

DATE: AUGUST 14, 2019

REV:



# AS1.3

Traffic Circulation Layout