CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

July 9, 2024

Jim Strozier Consensus Planning, Inc. 302 8th St. NW Albuquerque, NM 87102

Re: Residence INN & Food Hall 1111 Central Ave. NE Traffic Circulation Layout Architect's Stamp 06-18-24 (K15-D034D)

Dear Mr. Strozier,

Based upon the information provided in your submittal received 06-20-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. Please show on the site plan the proposed 24 offsite parking spaces.
- 2. Please clarify, is the sidewalk off Copper Ave. going to be demolished?
 - 3. ADA curb ramp at the corner of Cedar St. and Copper Ave. must be updated to current standards and has truncated domes installed.
- 4. Site access off Central: Please show a proper access point throat length on the site plan. To ensure safety, the ADA parking aisle cannot be placed too close to the access point
- 5. Please revise the site plan, some of the keynotes are missing, for example: the definition of keynote 12 is missing and the location of keynote 8 is incorrect.
- 6. Keynote 3: the minimum ADA parking space width is 8.5 ft.
- 7. Please list the width and length for all proposed parking spaces. Some dimensions are not shown.
- 8. 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'

9. Label the compact parking spaces by placing the words "COMPACT" on the pavement of each space.

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Albuquerque

NM 87103

www.cabq.gov

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- 10. 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.
- 11. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from **each** ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
- 12. 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.
 - 13. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
- 14. Provide copy of Fire Marshall approval.
- 15. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
- 16. 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.

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17. 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.

Albuquerque

18. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (Contact Curtis Cherne: ccherne@cabq.gov).

NM 87103

19. Please provide a letter of response for all comments given

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Once corrections are complete resubmit

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

Sincerely,

Marwa Al-najjar

Marwa Al-najjar Associate Engineer, Planning Dept. Development Review Services



City of Albuquerque Planning Department

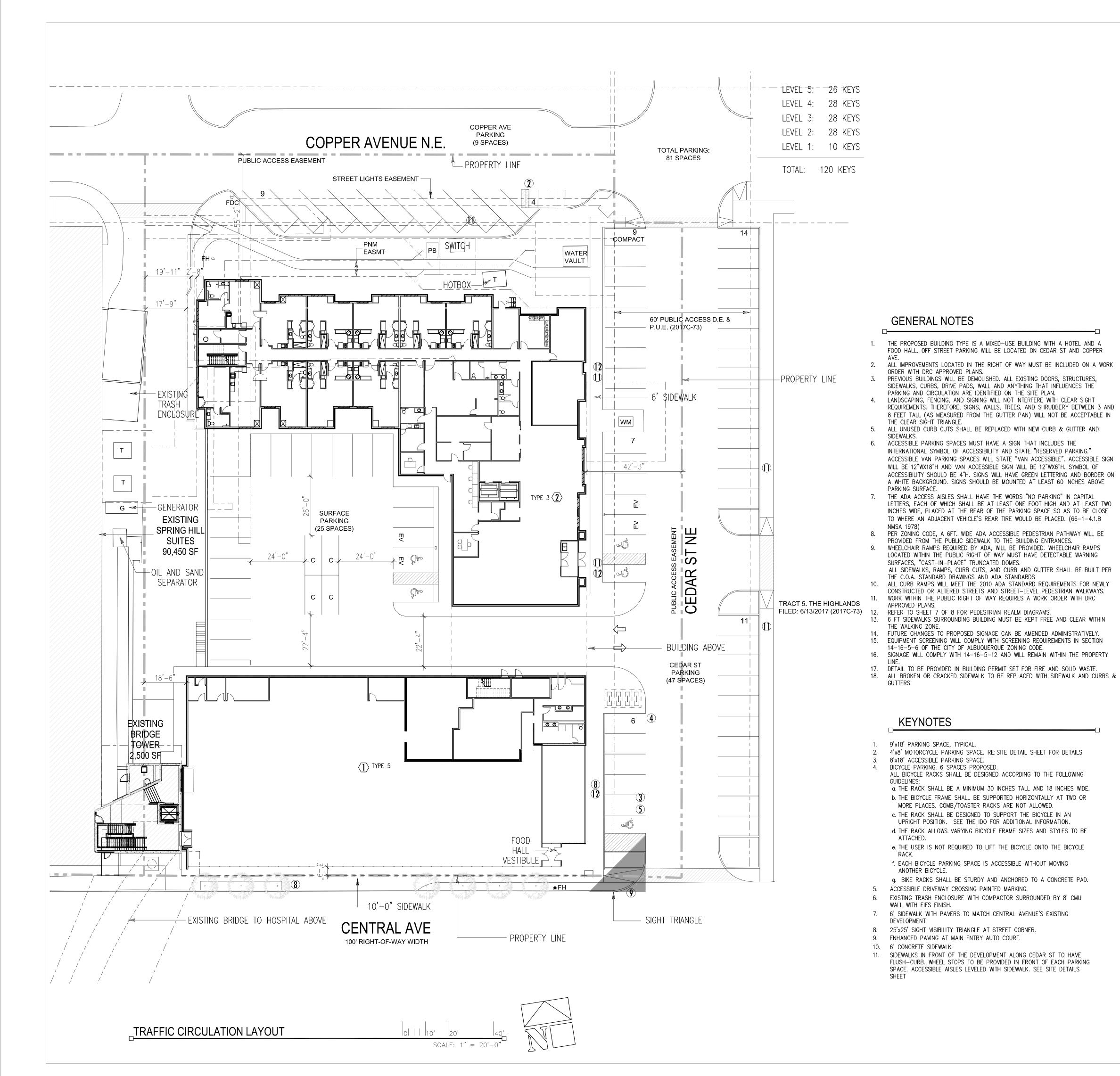
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

		Hydrology File #		
Legal Description:				
City Address, UPC, OR Parcel:				
Applicant/Agent:		_ Contact:		
Address:		Phone:		
Email:				
Applicant/Owner:		Contact	:	
Address:				
Email:				
TYPE OF DEVELOPMENT:			Single Family Home	
			All other Developments	
	RE-SUBMITTAL:	YES	NO	
DEPARTMENT: TRANS	PORTATION	HYDROLO	OGY/DRAINAGE	
Check all that apply under Both	the Type of Submittal a	nd the Type	of Approval Sought:	
TYPE OF SUBMITTAL:		TYPE OF	APPROVAL SOUGHT:	
Engineering / Architect Certification		Pad Certification		
Conceptual Grading & Drainage Plan		Building Permit		
Grading & Drainage Plan, and/or Drainage		Grading Permit		
Report		Paving Permit		
Drainage Report (Work Order)		SO-19 Permit		
Drainage Master Plan		Foundation Permit		
Conditional Letter of Map Revision (CLOMR)		Certifica	te of Occupancy - Temp	Perm
Letter of Map Revision (LOMR)		Preliminary / Final Plat		
Floodplain Development Permit		Site Plan for Building Permit - DFT		
Traffic Circulation Layout (TCL) – Administrative		Work Order (DRC)		
Traffic Circulation Layout (TCL) – DFT Approval		Release of Financial Guarantee (ROFG) CLOMR / LOMR		
Traffic Impact Study (TIS)		Conceptual TCL - DFT		
Street Light Layout		OTHER (SPECIFY)		
		OTTLK	(51 2011 1)	

REV. 04/03/24

DATE SUBMITTED:





LEGEND

■■■ DENOTES PROPERTY LINE

BUILDING NUMBER

TYPE 3 BUILDING TYPE

DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT

DENOTES TRANSFORMER

DENOTES WATER METER LOCATION

● FIRE HYDRANT

61'

MINIMUM USABLE OPEN SPACE REQUIRED AND PROVIDED

BICYLE PARKING PROVIDED 6

TIRE DEPARTMENT CONNECTION

DEVELOPMENT DATA

NET SITE AREA:

0.72 ACRES (31,567 S.F.)

ZONING AND LAND USE:

CURRENT: MX-M

LAND USE: MIXED-USE, HOTEL AND RESTAURANTS

BUILDING GSF

82,872 SF - RESIDENCE INN 13,754 SF - FOOD HALL

BUILDING HEIGHT

PROPOSED:

REQUIRED

SIDE (W) REAR (N) SIDE (E) FRONT (S) ALLOWED: 71.5 FT 71.5' 71.5' 71.5' 71.5'

*65 FT, PLUS AN ADDITIONAL 10% DEVIATION

SETBACKS REQUIRED:

SIDE (W) REAR (N) SIDE (E) FRONT (S) BUILDINGS 0 0 0 (15' MAX.)

SETBACKS PROVIDED:

SIDE (W) REAR (N) SIDE (E) FRONT (S) BUILDINGS 18'-6" 55'-2" 42'-3" 3'-9"

REQUIRED	1070
PROVIDED (INCLUDING LANDSCAPING AND PEDESTRIAN-ORIENTED HARDSCAPE)	32%
MINIMUM LANDSCAPE REQUIRED AND	PROVIDED
REQUIRED	10%
PROVIDED	22%
PARKING SPACE REQUIREMENT	S
PARKING RATIO REQUIRED FOR FOOD HALL - 5 SPACE PER 1,000 13,754 SF / 1,000 SF X 5 PS =69	
FOR RESIDENCE INN - 2 SPACE / 3 GUEST 120 GUESTROOMS / 3 GUESTROOMS X 2 PS =80	
TOTAL PARKING SPACES REQUIRI	ED 149
TOTAL PARKING SPACE REQUIRED AFTER 30% TRANSIT PARKING REDUCT	TION 105
STANDARD PARKING (NOT INCLUDING ACCESSIBLE SPACES) PROVI COMPACT PARKING PROVI COMPACT PERCENT	IDED 5
ACCESSIBLE PARKING REQUIRI	
ACCESSIBLE PARKING PROVIDI	ED 4
TOTAL PARKING SPACES PROVIDI	ED 81
OFFSITE PARKING PROVIDING TOTAL ONSITE + OFFSITE PARKING SPACES PROVIDING	
MINIMUM MOTORCYCLE PARKING REQUIRI	
MOTORCYCLE PARKING PROVI MINIMUM BICYCLE PARKING REQUIRI HOTEL OR MOTEL: 2 SPACES + 1 SPACE / 6,000 SF GFA OF RESTAURANT SI	ED 5
[2 BC + (13,754 SF / 6,000 SF) BC = 5 BC PARKING SPA	CES



OWNER/DEVELOPER Titan Development 6300 Riverside Plaza Lane NW, Ste 200 Albuquerque, New Mexico 87120 (505-998-0163 Josh Rogers)

ARCHITECT 5G Studio Collaborative, LLC... 1217 Main Street Dallas, TX 75202 (214-670-0050 Christine Robbins-Elrod)

CIVIL ENGINEER Bohannan Huston 7500 Jefferson Street NE Albuquerque, New Mexico 87109 (505-823-1000 Mike Balaskovits)

PLANNER Consensus Planning 302 Eighth Street NW

Albuquerque, New Mexico 87102 (505-764-9801 James Strozier) LANDSCAPE

Yellowstone 7525 Second Street NW Albuquerque, New Mexico 87107 (505-998-9615 Cody McNallen)

STRUCTURAL Urban Structure 8140 Walnut Hill Lane, Suite 905

Dallas, Texas 75231 (214-295-5775 Jeff Reed)

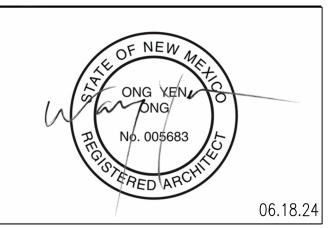
Summit Consultants 4144 N. Central Expressway, Suite 635 Dallas, Texas 75204 (214-420-9111 Chad Leveritt)

GENERAL CONTRACTOR Jaynes Corporation 2906 Broadway NE Albuquerque, New Mexico 87107 (505-345-8598 Krishna Reddy)

INTERIORS - HOTEL InterMountain Renovations 2440 Tower Drive Monroe, Lousiana 71201 (318-812-7709)

FOOD HALL CONSULTANT Hammer and Plate Consulting Denver and Boulder, Colorado (720-936-6772 Kate Kaufman)

REV.	DATE	ISSUE TITLE
	11/09/22	TCL SUBMITTAL
	02/24/23	TCL RESUBMITTAL
	03/06/23	DFT SUBMITTAL
	05/23/23	DFT RESUBMITTAL
	06/18/24	TCL RESUBMITTAL
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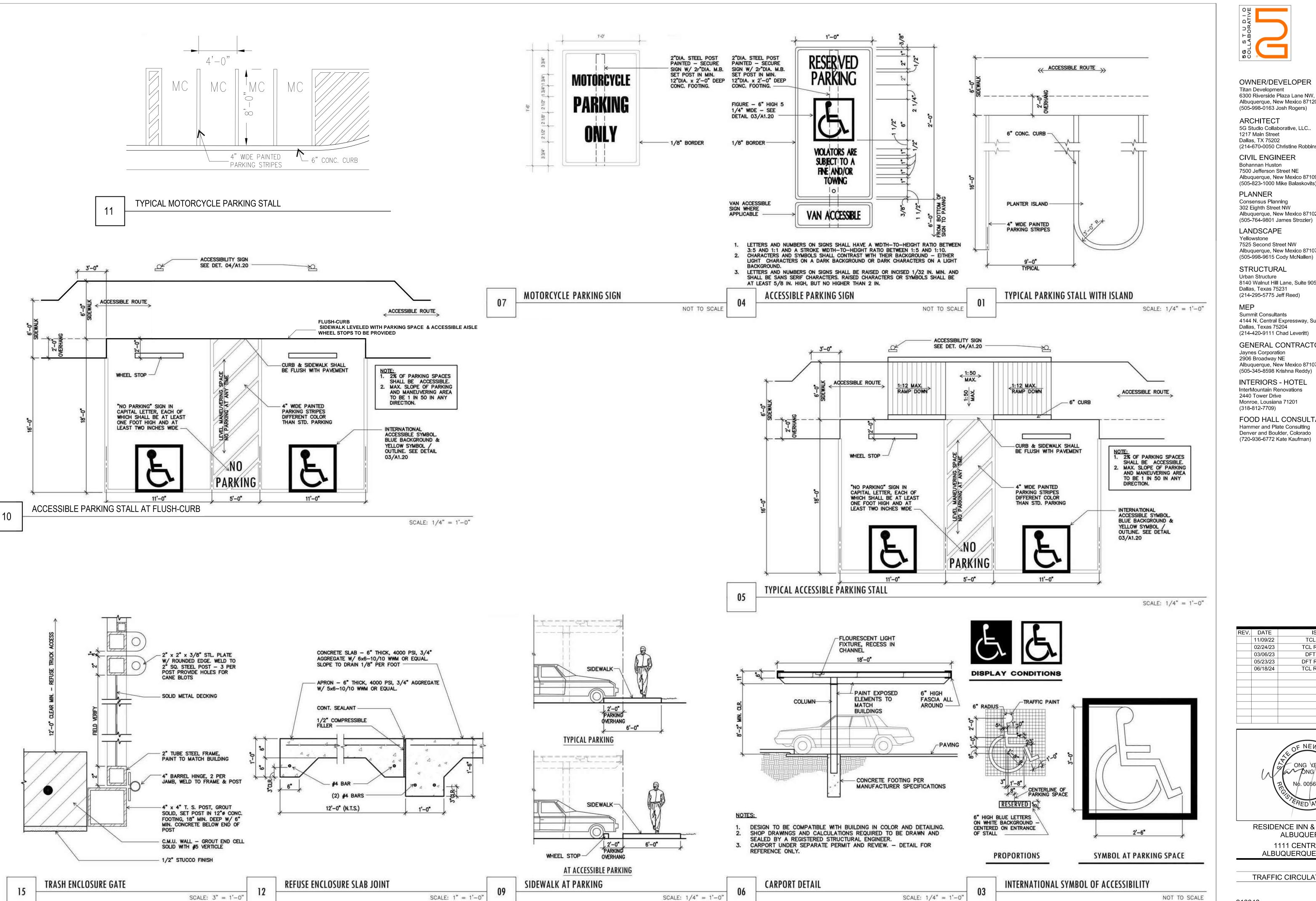


RESIDENCE INN & FOOD HALL -ALBUQUERQUE 1111 CENTRAL AVE

TRAFFIC CIRCULATION LAYOUT

ALBUQUERQUE. NM 87106

210046 PROJECT NUMBER 1 OF 2 SHEET NUMBER





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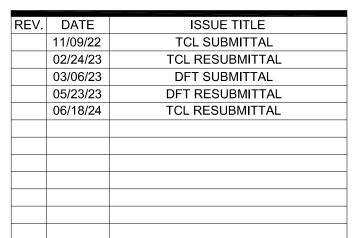
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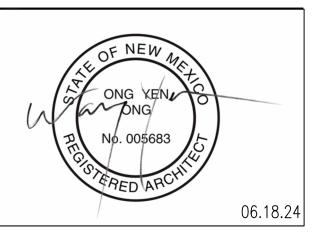
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RESIDENCE INN & FOOD HALL -ALBUQUERQUE 1111 CENTRAL AVE

ALBUQUERQUE, NM 87106

TRAFFIC CIRCULATION LAYOUT

210046 PROJECT NUMBER 2 OF 2 SHEET NUMBER