# CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

December 15, 2022

Jim Strozier Consensus Planning, Inc. 302 8<sup>th</sup> St. NW Albuquerque, NM 87102

Re: Residence INN & Food Hall
1111 Central Ave. NE
Traffic Circulation Layout
Architect's Stamp 11-09-22 (K15-D034D)

Dear Mr. Strozier,

Based upon the information provided in your submittal received 11-18-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. Identify all existing access easements and rights of way width dimensions.
- 2. Identify the right of way width, medians, curb cuts, and street widths on Central Ave. and Copper Ave.
- 3. Property line should place at the back of the public sidewalk. Why you have the property line on Copper Ave.? Please address this concern.
- 4. Provide shared access agreement with the adjacent west site property.
- 5. Provide shared parking agreement with the east side site property.
- 6. Driveway access off Central Ave. shall have a 75 ft. access point throat length. Please see attached table 7.4.81.
- 7. Provide design details for the parking entry (provide the width, radius, and ADA ramps details).
- 8. Sheet details is showing 6' pathway from the ADA aisle to the building entrance, but site plan sheet showing 5'. Please address this concern, and note that 6' ADA pathway is required from each ADA aisle to the building entrance.
  - 9. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
- 10. 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.
- 11. Provide a copy of Fire Marshall Approval.
- 12. 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.
- 13. Please specify the City Standard Drawing Number when applicable.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

# CITY OF ALBUQUERQUE

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- 14. 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.
- 15. Please provide a letter of response for all comments given.
- 16. 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 Matt Grush: mgrush@cabq.gov).

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.

PO Box 1293 For log in and evaluation by Transportation.

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

Albuquerque

Sincerely,

NM 87103

www.cabq.gov

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

\ma via: emailC: CO Clerk, File



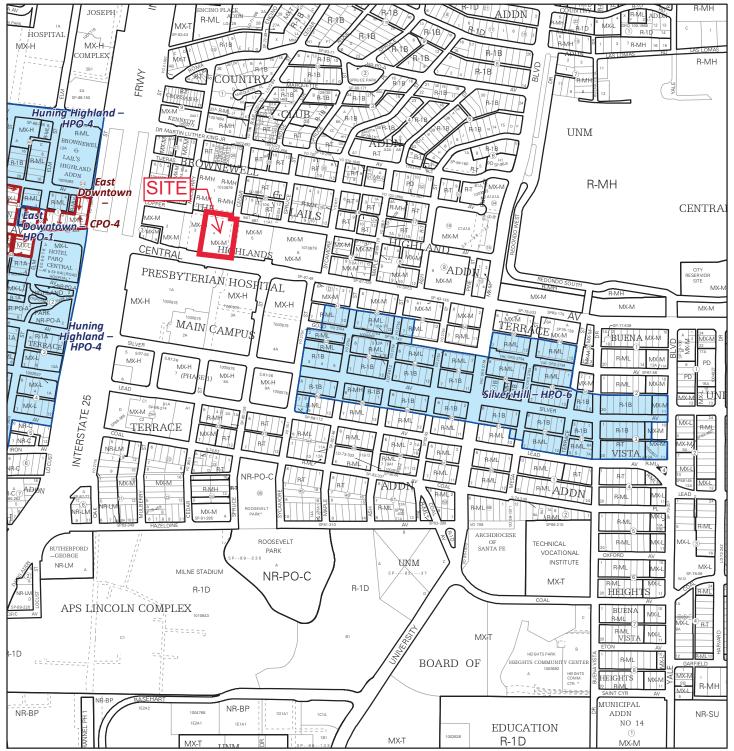
# **City of Albuquerque**

### Planning Department

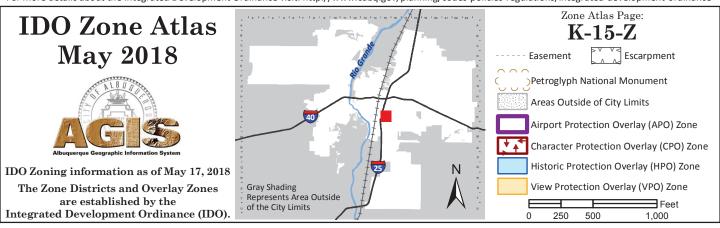
Development & Building Services Division

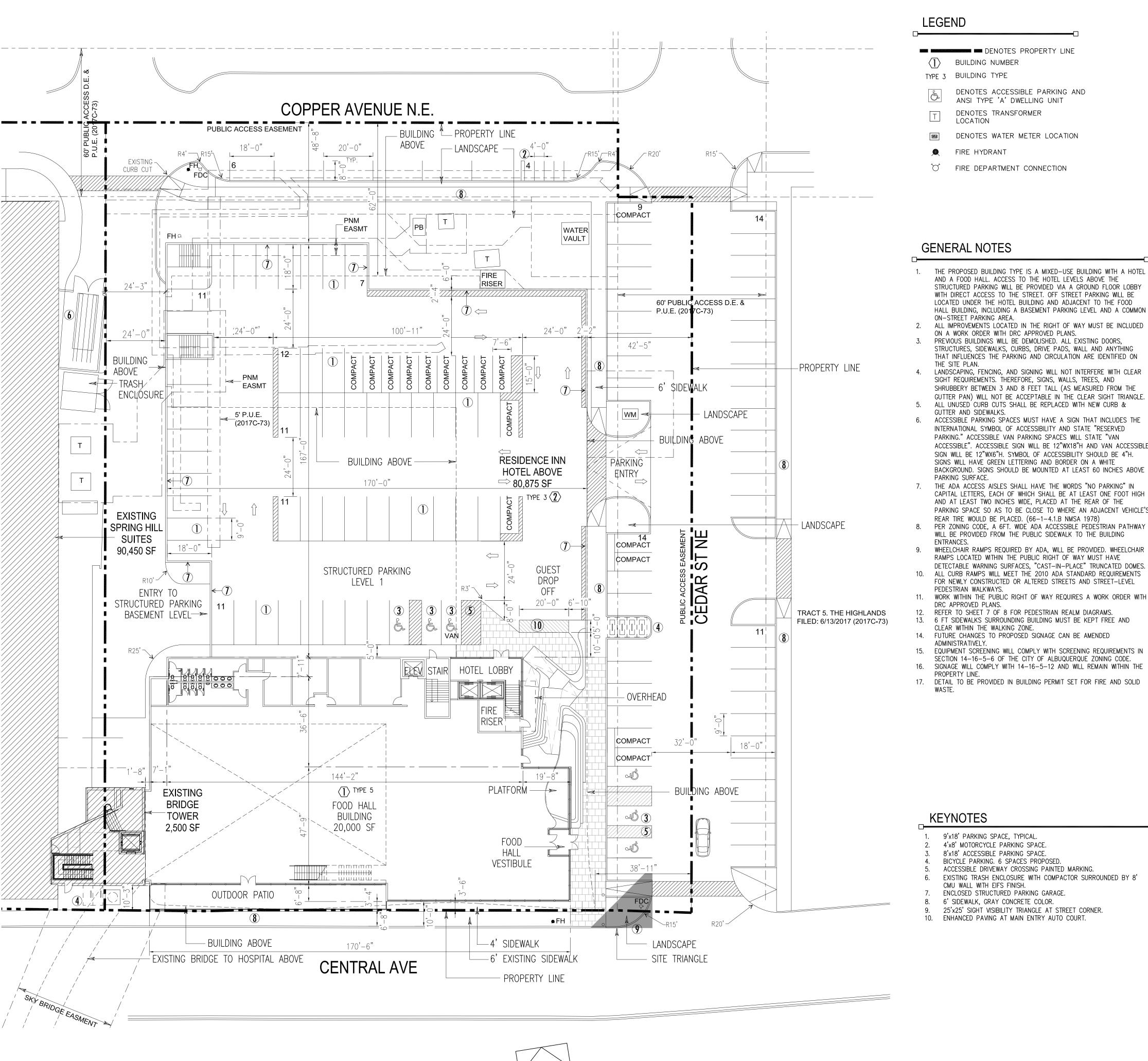
### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

<b>Project Title:</b>	Highland Food Hall and Hotel Buildin	g Permit #	Hydrology File #
DRB#	Pre-Application Submittal	EPC#	
Legal Descrip	tion: Tract 4 Plat of the Highlands (Blocks 3, 4, 5 & 21 Brownewell & Lail's Highland Addition	<u>5, 6,</u> City Address	OR Parcel NA
Applicant/Ag	gent: Consensus Planning, Inc.	Contact: _Jim	n Strozier
Address:		Phone: (5	05) 764-9801
	cp@consensusplanning.com		
	wner: _ Titan Development/Cedar Investors, LLC		
	00 Riverside Plaza Lane NW, Suite 200	Phone: <u>(</u> 5	05) 998-0163
Email: jroger	rs@titan-development.com	<del> </del>	
	<b>VELOPMENT:</b> PLAT (#of lots)R ΓAL:YESX_ NO	ESIDENCEDI	RB SITE <u>X</u> ADMIN SITE:
<b>DEPARTME</b> Check all that app	CNT: X TRANSPORTATION	_ HYDROLOGY.	/DRAINAGE
TYPE OF SU	JBMITTAL: TYP	E OF APPROVA	AL/ACCEPTANCE SOUGHT:
ENGINEE	R/ARCHITECT CERTIFICATION	BUILDING	PERMIT APPROVAL
PAD CERT	TIFICATION	CERTIFICA	TE OF OCCUPANCY
CONCEPT	UAL G&D PLAN	<b>✓</b> CONCEPTU	JAL TCL DRB APPROVAL
GRADING	PLAN	PRELIMINA	ARY PLAT APPROVAL
DRAINAG	E REPORT	SITE PLAN	FOR SUB'D APPROVAL
DRAINAG	E MASTER PLAN	SITE PLAN	FOR BLDG PERMIT APPROVAL
FLOOD PL	AN DEVELOPMENT PERMIT APP.	FINAL PLA	T APPROVAL
ELEVATIO	ON CERTIFICATE	SIA/RELEA	SE OF FINANCIAL GUARANTEE
CLOMR/LO	OMR	FOUNDAT	ION PERMIT APPROVAL
TRAFFIC C	CIRCULATION LAYOUT (TCL)	GRADING	PERMIT APPROVAL
ADMINIST	TRATIVE	SO-19 APPI	ROVAL
✓TRAFFIC (	CIRCULATION LAYOUT FOR DRB	PAVING PE	ERMIT APPROVAL
APPROVAI	L	GRADING	PAD CERTIFICATION
TRAFFIC I	MPACT STUDY (TIS)	WORK ORI	DER APPROVAL
STREET LI	IGHT LAYOUT	CLOMR/LC	OMR
OTHER (SI	PECIFY)	FLOOD PL	AN DEVELOPMENT PERMIT
PRE-DESIG	GN MEETING?	OTHER (SP	ECIFY)
DATE SUBMI	TTED: November 9, 2022		



For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance





TRAFFIC CIRCULATION LAYOUT

### LEGEND

DENOTES PROPERTY LINE

BUILDING NUMBER

TYPE 3 BUILDING TYPE

DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT

DENOTES TRANSFORMER LOCATION

DENOTES WATER METER LOCATION

FIRE HYDRANT

ON-STREET PARKING AREA.

THE SITE PLAN.

GUTTER AND SIDEWALKS.

PARKING SURFACE.

ENTRANCES.

PEDESTRIAN WALKWAYS.

DRC APPROVED PLANS.

ADMINISTRATIVELY.

KEYNOTES

9'x18' PARKING SPACE, TYPICAL.

CMU WALL WITH EIFS FINISH.

4'x8' MOTORCYCLE PARKING SPACE.

8'x18' ACCESSIBLE PARKING SPACE. BICYCLE PARKING. 6 SPACES PROPOSED.

ENCLOSED STRUCTURED PARKING GARAGE. 6' SIDEWALK, GRAY CONCRETE COLOR.

ACCESSIBLE DRIVEWAY CROSSING PAINTED MARKING.

25'x25' SIGHT VISIBILITY TRIANGLE AT STREET CORNER.

EXISTING TRASH ENCLOSURE WITH COMPACTOR SURROUNDED BY 8'

CLEAR WITHIN THE WALKING ZONE.

FIRE DEPARTMENT CONNECTION

THE PROPOSED BUILDING TYPE IS A MIXED-USE BUILDING WITH A HOTEL

STRUCTURED PARKING WILL BE PROVIDED VIA A GROUND FLOOR LOBBY WITH DIRECT ACCESS TO THE STREET. OFF STREET PARKING WILL BE

HALL BUILDING, INCLUDING A BASEMENT PARKING LEVEL AND A COMMON

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED

PREVIOUS BUILDINGS WILL BE DEMOLISHED. ALL EXISTING DOORS,

SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND

STRUCTURES, SIDEWALKS, CURBS, DRIVE PADS, WALL AND ANYTHING THAT INFLUENCES THE PARKING AND CIRCULATION ARE IDENTIFIED ON

SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE

GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE. ALL UNUSED CURB CUTS SHALL BE REPLACED WITH NEW CURB &

ACCESSIBLE PARKING SPACES MUST HAVE A SIGN THAT INCLUDES THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED

ACCESSIBLE". ACCESSIBLE SIGN WILL BE 12"WX18"H AND VAN ACCESSIBLE

BACKGROUND. SIGNS SHOULD BE MOUNTED AT LEAST 60 INCHES ABOVE

CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH

PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S

AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE

WILL BE PROVIDED FROM THE PUBLIC SIDEWALK TO THE BUILDING

RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE

DETECTABLE WARNING SURFACES. "CAST-IN-PLACE" TRUNCATED DOMES.

FOR NEWLY CONSTRUCTED OR ALTERED STREETS AND STREET-LEVEL

SECTION 14-16-5-6 OF THE CITY OF ALBUQUERQUE ZONING CODE.

REAR TIRE WOULD BE PLACED. (66-1-4.1.B NMSA 1978)

SIGN WILL BE 12"WX6"H. SYMBOL OF ACCESSIBILITY SHOULD BE 4"H.

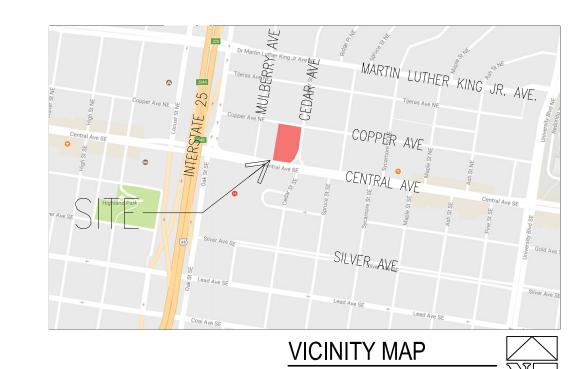
PARKING." ACCESSIBLE VAN PARKING SPACES WILL STATE "VAN

SIGNS WILL HAVE GREEN LETTERING AND BORDER ON A WHITE

LOCATED UNDER THE HOTEL BUILDING AND ADJACENT TO THE FOOD

AND A FOOD HALL. ACCESS TO THE HOTEL LEVELS ABOVE THE

ON A WORK ORDER WITH DRC APPROVED PLANS.



SCALE: 1" = 800 FT

## GENERAL NOTES

**ZONING AND LAND USE:** 

CURRENT: MX-M

### **BUILDING GSF**

80,950 SF - RESIDENCE INN

SIDE (W) REAR (N) SIDE (E) FRONT (S)

BUILDINGS 24'-3" 48'-8" 38'-11" 3'-4"

MINIMUM USABLE OPEN SPACE REQUIRED AND PROVIDED	
REQUIRED	10%
PROVIDED (INCLUDING LANDSCAPING AND PEDESTRIAN-ORIENTED HARDSCAPE)	30%

MINIMUM LANDSCAPE REQUIRED A	ND PROVIDED
REQUIRED	10%
PROVIDED	18%

TOTAL PARKING SPACE REQUIRED AFTER 30% TRANSIT PARKING REDUCTION STANDARD PARKING ( NOT INCLUDING ACCESSIBLE SPACES ) PROVIDED COMPACT PARKING PROVIDED

MINIMUM MOTORCYCLE PARKING REQUIRED MOTORCYCLE PARKING PROVIDED MINIMUM BICYCLE PARKING REQUIRED

## DEVELOPMENT DATA

### NET SITE AREA

0.72 ACRES (31,567 S.F.)

PROPOSED: MX-M

LAND USE: MIXED-USE, HOTEL AND RESTAURANTS

20,000 SF - FOOD HALL

### SETBACKS REQUIRED

BUILDINGS 0 0 0 0 (15' MAX.)

### SETBACKS PROVIDED

SIDE (W) REAR (N) SIDE (E) FRONT (S)

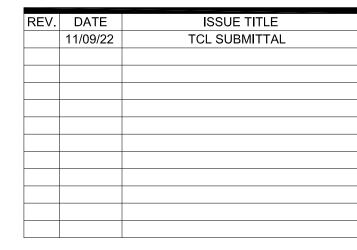
MINIMUM LANDSCAPE REQUIRED AND	O PROVIDED
	10%
	18%

PARKING SPACE REQUIREMENTS	
PARKING RATIO REQUIRED FOR FOOD HALL — 5 SPACE PER 1,000 S FOR RESIDENCE INN — 2 SPACE / 3 GUEST R	
TOTAL PARKING SPACES REQUIRED	185

COMPACT PERCENTAGE | 13.6%

ACCESSIBLE PARKING REQUIRED ACCESSIBLE PARKING PROVIDED TOTAL PARKING SPACES PROVIDED 184

BICYLE PARKING PROVIDED



ARCHITECT

1217 Main Street

Dallas, TX 75202

Bohannan Huston

PLANNER

Consensus Planning

302 Eighth Street NW

Titan Development

Albuquerque, New Mexico 87102 (505-764-9801 James Strozier) OWNER/DEVELOPER

Albuquerque, New Mexico 87120

(505-998-0163 Josh Rogers)

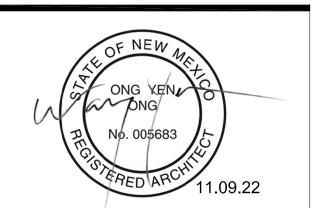
6300 Riverside Plaza Lane NW, Ste 200

CIVIL ENGINEER

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

5G Studio Collaborative, LLC..

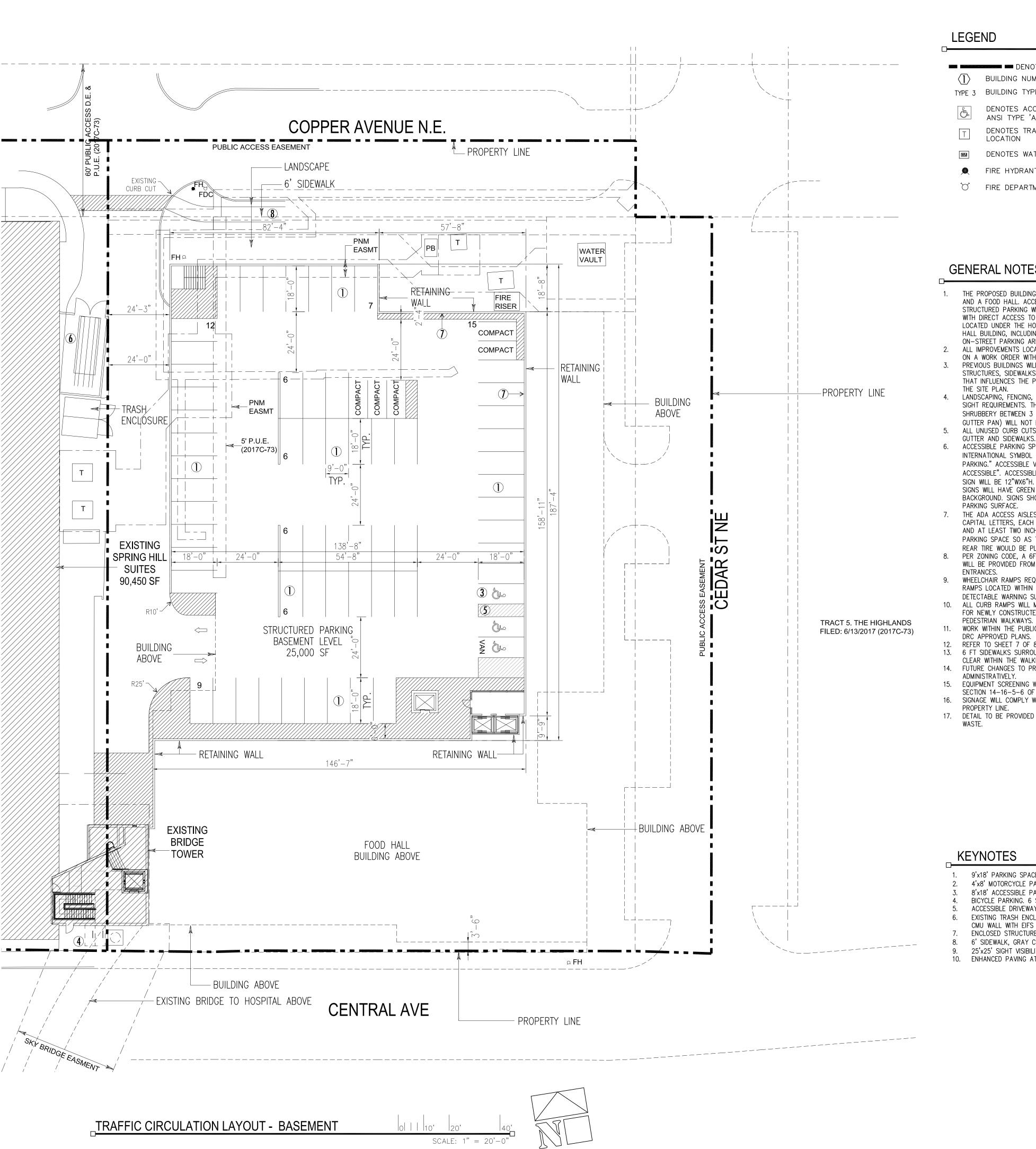
(214-670-0050 Christine Robbins-Elrod)



**RESIDENCE INN & FOOD HALL -**ALBUQUERQUE 1111 CENTRAL AVE ALBUQUERQUE, NM 87106

TRAFFIC CIRCULATION LAYOUT

210046
PROJECT NUMBER 1 OF 3 SHEET NUMBER



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

FIRE DEPARTMENT CONNECTION



**VICINITY MAP** SCALE: 1" = 800 FT

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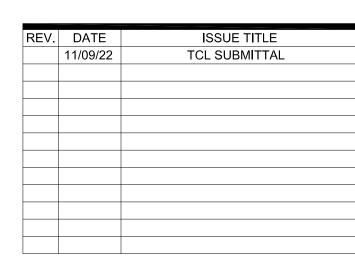
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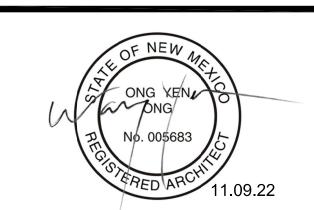
## **GENERAL NOTES**

- 1. THE PROPOSED BUILDING TYPE IS A MIXED-USE BUILDING WITH A HOTEL AND A FOOD HALL. ACCESS TO THE HOTEL LEVELS ABOVE THE STRUCTURED PARKING WILL BE PROVIDED VIA A GROUND FLOOR LOBBY WITH DIRECT ACCESS TO THE STREET. OFF STREET PARKING WILL BE LOCATED UNDER THE HOTEL BUILDING AND ADJACENT TO THE FOOD HALL BUILDING, INCLUDING A BASEMENT PARKING LEVEL AND A COMMON ON-STREET PARKING AREA.
- 2. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED
- ON A WORK ORDER WITH DRC APPROVED PLANS. PREVIOUS BUILDINGS WILL BE DEMOLISHED. ALL EXISTING DOORS, STRUCTURES, SIDEWALKS, CURBS, DRIVE PADS, WALL AND ANYTHING THAT INFLUENCES THE PARKING AND CIRCULATION ARE IDENTIFIED ON THE SITE PLAN.
- 4. LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- 5. ALL UNUSED CURB CUTS SHALL BE REPLACED WITH NEW CURB & GUTTER AND SIDEWALKS.
- 6. ACCESSIBLE PARKING SPACES MUST HAVE A SIGN THAT INCLUDES THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED PARKING." ACCESSIBLE VAN PARKING SPACES WILL STATE "VAN ACCESSIBLE". ACCESSIBLE SIGN WILL BE 12"WX18"H AND VAN ACCESSIBLE SIGN WILL BE 12"WX6"H. SYMBOL OF ACCESSIBILITY SHOULD BE 4"H. SIGNS WILL HAVE GREEN LETTERING AND BORDER ON A WHITE BACKGROUND. SIGNS SHOULD BE MOUNTED AT LEAST 60 INCHES ABOVE
- 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. PER ZONING CODE, A 6FT. WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY WILL BE PROVIDED FROM THE PUBLIC SIDEWALK TO THE BUILDING
- 9. WHEELCHAIR RAMPS REQUIRED BY ADA, WILL BE PROVIDED. WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE
- DETECTABLE WARNING SURFACES, "CAST-IN-PLACE" TRUNCATED DOMES. 10. ALL CURB RAMPS WILL MEET THE 2010 ADA STANDARD REQUIREMENTS FOR NEWLY CONSTRUCTED OR ALTERED STREETS AND STREET-LEVEL
- 11. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- 12. REFER TO SHEET 7 OF 8 FOR PEDESTRIAN REALM DIAGRAMS.
- 13. 6 FT SIDEWALKS SURROUNDING BUILDING MUST BE KEPT FREE AND CLEAR WITHIN THE WALKING ZONE.
- 14. FUTURE CHANGES TO PROPOSED SIGNAGE CAN BE AMENDED ADMINISTRATIVELY.
- 15. EQUIPMENT SCREENING WILL COMPLY WITH SCREENING REQUIREMENTS IN SECTION 14-16-5-6 OF THE CITY OF ALBUQUERQUE ZONING CODE.
- 16. SIGNAGE WILL COMPLY WITH 14-16-5-12 AND WILL REMAIN WITHIN THE
- 17. DETAIL TO BE PROVIDED IN BUILDING PERMIT SET FOR FIRE AND SOLID

## KEYNOTES

- 9'x18' PARKING SPACE, TYPICAL.
- 4'x8' MOTORCYCLE PARKING SPACE. 8'x18' ACCESSIBLE PARKING SPACE. ACCESSIBLE GARAGE SPACE.
- BICYCLE PARKING. 6 SPACES PROPOSED.
- ACCESSIBLE DRIVEWAY CROSSING PAINTED MARKING. EXISTING TRASH ENCLOSURE WITH COMPACTOR SURROUNDED BY 8'
- CMU WALL WITH EIFS FINISH.
- ENCLOSED STRUCTURED PARKING GARAGE.
- 6' SIDEWALK, GRAY CONCRETE COLOR.
- 25'x25' SIGHT VISIBILITY TRIANGLE AT STREET CORNER.
- 10. ENHANCED PAVING AT MAIN ENTRY AUTO COURT.

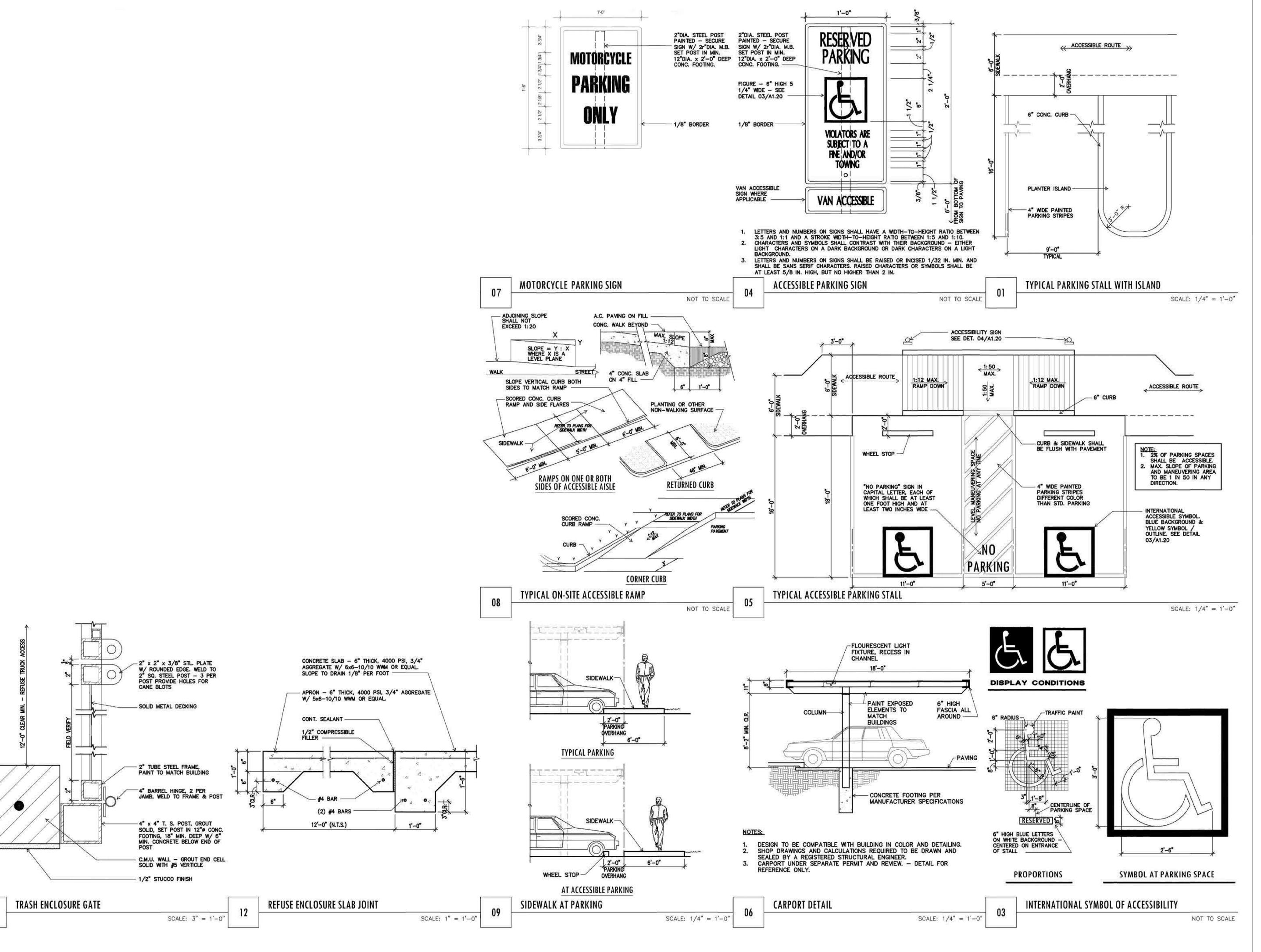




RESIDENCE INN & FOOD HALL -ALBUQUERQUE 1111 CENTRAL AVE ALBUQUERQUE, NM 87106

BASEMENT TRAFFIC CIRCULATION LAYOUT

210046
PROJECT NUMBER 2 OF 3 SHEET NUMBER



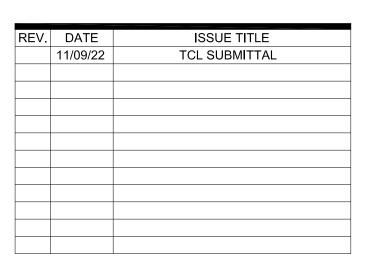


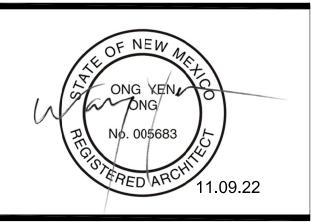
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RESIDENCE INN & FOOD HALL -ALBUQUERQUE 1111 CENTRAL AVE ALBUQUERQUE, NM 87106

SITE DETAILS

210046 3 OF 3
PROJECT NUMBER SHEET NUMBER