



El Parador Multi-Family Development 201 Yale Blvd SE

Traffic Circulation Layout Responses to Review Comments August 24, 2021

This memo addresses the review comments for the TCL. Revised Traffic Circulation Layout dated 8/17/21 includes the following comments:

1. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking. Coordinate/discuss with Zoning.
MHA Response:
The required number of vehicle, motorcycle and bicycle parking spaces are noted based on the IDO along with the appropriate reductions.
2. The proposed driveway off Silver Ave is too close to Yale Blvd and will not be accepted. Please adjust site plan. Yale is classified as a Minor Arterial per DPM the location of the driveway should be 200 ft from Yale Ave.
MHA Response:
Per discussion with Mr. Salgado-Fernandez, location of proposed driveway off of Silver Ave SE is acceptable.
3. Alley way/Yale proposed modified entrance: You will need to provide construction notes/details for the entrance modification. Details will be needed for valley gutter transition from 6 ft valley gutter transitioning into an alley gutter.
MHA Response:
The forthcoming Grading & Drainage Plan will address specific drainage requirements for alley improvements.
4. Keyed Note 5 (Silver Ave. entrance): The arrow is pointed at proposed curb and gutter. Please adjust.
MHA Response:
Keynote 5 arrow adjusted to new concrete sidewalk.
5. Keyed Note 20 & 21: Pavement marking details will be needed at entrance and end of entrance will need another pavement marking which states Do Not Enter. This needs to be located at end of throat depth of entrance into parking lot and at end of parking lot (adjacent/end to proposed gate).
MHA Response:
Added new Keynote 49: 'DO NOT ENTER' pavement markings at the end of the driveway throat near the parking spaces and at the exit to the alley.

6. Keyed Note 25: You are showing proposed sidewalk adjacent to proposed ADA ramp slope and transitions. This situation is a tripping hazard for ADA pedestrians. Please clarify this safety concern.
MHA Response:
Proposed ADA curb ramp revised per COA parallel curb ramp configuration. Refer to MHA comment response 11 below for additional information.
7. Keyed Note 26: Pedestrian access gate needs to be 6 ft in width per ADA pedestrian pathway requirements (Silver Ave entrance driveway).
MHA Response:
A 6'-0" site pedestrian access gate is indicated located off of Yale Blvd NE. New keynote 50 reads: "NEW 6'-0" DOUBLE PEDESTRIAN ACCESS GATE."
8. Keyed Note 38: This read 2% max. slope on landing.
MHA Response:
Revised Keynote 38: "THIS AREA FLUSH WITH ASPHALT PAVING, 2% MAX. SLOPE AT CURB RAMP LANDING."
9. Keyed Note 39: Provide the color of striping for proposed cross walk pavement markings.
MHA Response:
Revised Keynote 39: "NEW 2'-0" x 6'-0" PAINTED WHITE CROSSWALK STRIPING."
10. Keyed Note 42: Specify the color of Paint for Fire Lane.
MHA Response:
Revised Keynote 42: "EXTENTS OF FIRE LANE CURB - PAINTED RED PER AFD."
11. Keyed Note 44:
 - Call out COA std dwg 2442 instead of 2441 for this type of unidirectional ramp.MHA Response:
Revised Keynote 44: "NEW CITY STANDARD PARALLEL CURB RAMP PER COA DETAIL 2443-C. WITH TRUNCATED DOMES PER COA STD DWG."
 - Silver Ave: All portions of proposed ADA ramp SHALL be located within public ROW.MHA Response:
Proposed COA parallel curb ramp layout stays within the public right-of-way.
12. Keyed Note 46: Provide the alley pavement design.
MHA Response:
Revised Keynote 46: "EXTENTS OF NEW ALLEY PAVEMENT CAPABLE OF SUPPORTING IMPOSED LOAD OF FIRE APPARATUS PER AFD." Additional pavement specifications will be provided on the forthcoming Grading & Drainage Plan.
13. Identify all existing access easements.
MHA Response:
All existing and proposed easements are indicated on the TCL.
14. Identify the right of way width, medians, curb cuts, and street widths_on Silver Ave. and Yale Blvd.
MHA Response:
ROW and curb cuts noted on the TCL. Yale and Silver street widths added. There are no medians located in Silver Ave SE or Yale Blvd SE at this site.

15. ADA curb ramps must be updated to current standards and have truncated domes installed located within public ROW. This includes Keyed Note 45.

MHA Response:

All curb ramps located in the right-of-way are indicated to have truncated domes. Keynote 44 has been revised to read: "NEW CITY STANDARD PARALLEL CURB RAMP PER COA DETAIL 2443-C WITH TRUNCATED DOMES PER COA STD DWG." Keynote 45 has been revised: "NEW CITY STANDARD PARALLEL CURB RAMP PER COA DETAIL 2445-B WITH TRUNCATED DOMES PER COA STD. DWG."

16. All existing driveways/pad must be updated/current ADA standards.

MHA Response:

The new driveway entrance off of Silver Ave and the new access off of the alley indicate the appropriate City standard details. The existing curb cut off of Silver and the two off of Yale are scheduled to be removed and infilled.

17. Motorcycle parking space: Label pavement MC.

MHA Response:

The motorcycle space is noted with "MC" and revised Keynote 22 reads: "NEW MOTORCYCLE PARKING (4'x8') WITH 4" WIDE x 12" HIGH WHITE PAVEMENT LETTERING AND SIGNAGE. REFER TO 3/A002."

18. All bicycle racks shall be designed according to the following guidelines:

19. Bicycle racks shall be sturdy and anchored to a concrete pad.

20. A 1-foot clear zone around the bicycle parking stall shall be provided.

21. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

MHA Response to items 18-21:

Bicycle parking/storage is provided inside the building's common spaces adjacent to Yale Blvd.

22. Minimum drive aisle dimensions are shown below.

MHA Response:

A 26'-0" wide access drive off of the alley and within the site has been approved by the Fire Marshal. Refer to the approved Fire 1.

23. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc., is 25' ft or larger.

MHA Response:

Radii is shown on submitted TCL sheet, "RADIUS INFORMATION."

24. 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.

MHA Response:

Refer to response 7 above. A 6' wide ADA accessible sidewalk is indicated at the project pedestrian entrance along Yale Blvd.

25. 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.

MHA Response:

Solid Waste has approved the refuse location. Refer to the approved Solid Waste Plan.

26. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping.
MHA Response:
Revised plan indicated "ONE WAY" and "DO NOT ENTER" pavement markings at property entry and exit.
27. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
MHA Response:
- Conditional approval per discussion, based on re-platting of existing two lots to one prior to building permit submittal.
28. Provide notes showing what work is included and on the work order and the private work on site.
29. Work within the public right of way requires a work order with DRC approved plans.
30. Please add note on the plan stating "All improvements located in the Right of Way must be included on the work order".
MHA Response to 28-30:
General Note 'F' address these requirements. The forthcoming Grading & Drainage Plan will indicate work that will require DRC approval.
31. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
MHA Response:
General Note 'H' references work regarding unused curb cut requirements. Keyed Notes 9 and 41 refer to appropriate COA standard drawings.
32. Add 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.
MHA Response:
General Note 'J' references required and appropriate COA standard drawings for broken and cracked sidewalks.
33. Please provide a letter of response for all comments given.
MHA Response:
This letter addresses all comments.
34. Traffic Studies: 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: mqrush@cabq.gov).
MHA Response:
Waiting for response from Mr. Grush on requirements.