

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 28, 2021

Doug Heller, RA
Mullen Heller Architecture, PC
1718 Central Ave SW, Ste D
Albuquerque, NM 87104

Re: El Parador Multi-Family Development
201 Yale Blvd SE
Traffic Circulation Layout
Architect's Stamp 07-22-2021 (K15-D107)

Dear Mr. Heller,

Based upon the information provided in your submittal received 07-26-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

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.
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.**
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 a alley gutter.**
4. **Keyed Note 5 (Silver Ave. entrance):** The arrow is pointed at proposed curb and gutter. Please adjust.
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)**
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.
7. **Keyed Note 26:** Pedestrian access gate needs to be 6 ft in width per ADA pedestrian pathway requirements (Silver Ave entrance driveway).
8. **Keyed Note 38:** This read 2% max. slope on landing.
9. **Keyed Note 39:** Provide the color of striping for proposed cross walk pavement markings.
10. **Keyed Note 42:** Specify the color of Paint for Fire Lane.
11. **Keyed Note 44:**

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- **Call out COA std dwg 2442 instead of 2441** for this type of unidirectional ramp.
- Silver Ave: All portions of proposed ADA ramp **SHALL be located within public ROW.**

12. **Keyed Note 46:** Provide the alley pavement design.
13. Identify all existing access easements.
14. Identify the right of way width, medians, curb cuts, and **street widths** on Silver Ave. and Yale Blvd.
15. **ADA curb ramps must be updated to current standards and have truncated domes installed located within public ROW. This includes keyed note 45.**
16. **All existing driveways/pad must be updated/current ADA standards.**
17. **Motorcycle parking space:** Label pavement MC.
18. All bicycle racks shall be designed according to the following guidelines:
 - 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.
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.
22. **The minimum drive aisle dimensions are shown below**

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

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

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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.
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.
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.**
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 a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
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.
32. **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.**
33. Please provide a letter of response for all comments given.
34. **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).**

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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) 924-3630.

Sincerely,

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.

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Development Review Services

C: CO Clerk, File

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