

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 26, 2021

Alejandro Sazo
RBA Architecture, PC
1104 Park Ave SW
Albuquerque, NM 87102

Re: Harvard Drive Apartment
Project Address
Traffic Circulation Layout
Architect's Stamp 08-23-2021 (K16-D091)

Dear Mr. Sazo,

Based upon the information provided in your submittal received 08-25-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. **A street address will need to be provided for this TCL project.**
2. 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.
3. **Keyed Note 3:** Reference COA std dwg 2415A for proposed Standard curb and gutter (8") **located on COA ROW/public access.**
4. **Keyed Note 18:** Existing sidewalk width will need to shown on site plan layout.
5. Provide note that **PARKING will not be allowed on 16 ft Alley.**
6. **FD approval for proposed parking lot configuration will be needed.**
7. **Keyed Note 25:**
 - A work order will be required for this note.
 - Provide work order number to substantiate this note.
8. Identify all existing access easements width dimensions **(If applicable)**.
9. Identify the **right of way width**, medians, curb cuts, and **street widths on Havard Drive.**
10. **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'

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Vehicle overhang of 2 ft will reduce ADA pedestrian pathway so provide parking bumper to alleviate this situation.

11. ADA curb ramps at entrance (Keyed Note 1):

- Ramp detail A10/As-2.0 is not acceptable.
- Please review COA std dwg 2426 and make a determination based on this detail.
- Keyed Note 1 is sufficient for ADA parking stall ramp.

12. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Label pavement MC.

Bicycle infrastructure must contain the following items below:

13. 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.
14. Bicycle racks shall be sturdy and anchored to a concrete pad.
15. A 1-foot clear zone around the bicycle parking stall shall be provided.
16. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
17. A 5 ft. keyway is required for dead-end parking aisles.
18. 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.
19. 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.
20. Parking areas shall have barriers to prevent vehicles from extending over sidewalk and reducing the **required 6 ft ADA pedestrian pathway width.**
21. Please provide a sight distance exhibit (11'x11') at Havard entrance.
22. Show the clear sight triangle and add the following note to the plan: **"Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls,**

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trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.

23. Please specify the City Standard Drawing Number when applicable.
24. 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 (**2430 & 2415A**).
25. **Please provide a letter of response for all comments given.**
26. **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.

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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.
Development Review Services

C: CO Clerk, File