

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

10/14/2025

John Douglas Heller, RA
Mullen Heller Architecture
1718 Central Ave. SW, Suite D
Albuquerque, NM 87109

Re: Q-Station Interior Renovation
2808 Central Ave. SE Albuquerque, NM 87106
Traffic Circulation Layout
Engineer's Stamp 10-02-25 (K16-D204)

Dear Mr. Heller,

Based upon the information provided in your submittal received 10-07-25, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please provide approved plat showing shared access and cross-lot access agreements.
2. Provide Zoning approval documentation for reduction parking credits.

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Sheet TCL-A001

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3. Show north arrow on plan sheet.
4. Provide an existing condition site plan sheet.
5. Show the median on Central Ave.
6. Show the existing driveway serving properties across the street on Vassar Dr.
7. If existing driveway on Vassar Dr. is to remain, it needs to be at a max 2% slope in all directions. If 2% in all directions is not met, provide a 4 foot ADA/pedestrian pathway meeting design standards. If intentions are to remove existing driveway, provide design details meeting current City and ADA standards.
8. Provide access alley width and identify all existing structures, i.e., utility poles.
9. When a site has four or more off-street parking spaces which require access off of an alley, the full width of the alley shall be paved from the parking access drive to a street, per the City Standards. The alleyway shall also be paved in the event that the dumpster for the proposed site is accessed off of the alleyway.
10. General Notes 'L' states about a relocation of the existing entrance alley way and parking utility poles. Please call out on existing site plan sheet structures proposed for removal and/or relocation.
11. Plan sheet calls out that both gates are to both be 24 feet. Gate at the alley appears to be shorter. Please verify.
12. All accessways to the site from the adjacent roadway shall be ADA-compliant.

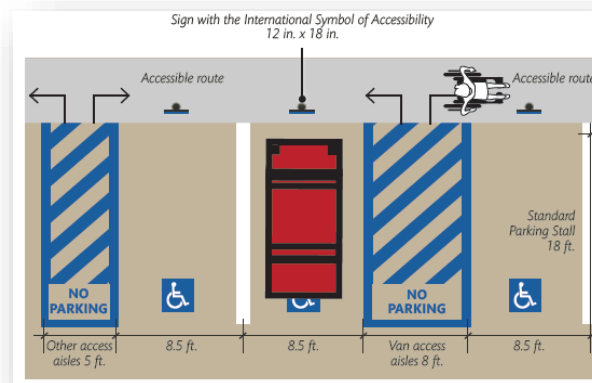
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13. ADA curb ramps located at the intersection of Central Ave. and Vassar Dr. must be updated to current standards and have truncated domes installed. Provide details.
14. Provide design details and City standard drawings for all ADA ramps.
15. Parking striping detail calls out white access aisle striping. ADA access aisles shall have blue diagonal striping and 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)



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16. Parking spaces cannot be bisected by lot lines.
17. Bicycle parking spaces shall be located, sized, and constructed as required by IDO.
18. Bicycle racks shall be sturdy and anchored to a concrete pad.
19. A 1-foot clear zone around the bicycle parking stall shall be provided.
20. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
21. Site plan shows bicycle parking located within the 8 foot internal sidewalk. Bicycle rack detail drawing shows a 3 foot bicycle parking stall and 1 foot clear zone. Bicycle parking spaces must be at least 2 feet wide, equaling a 4 foot bicycle parking stall. Please verify and correct as needed.
22. Internal sidewalk shown has a width of 8 feet. The required 4 foot bicycle parking stall plus 1 foot perimeter clear zone will take up 6 feet of the sidewalk leaving 2 feet for pedestrian and ADA usage. Reevaluate and provided the minimum 4 feet clear pedestrian access route width free of obstruction and protruding objects.

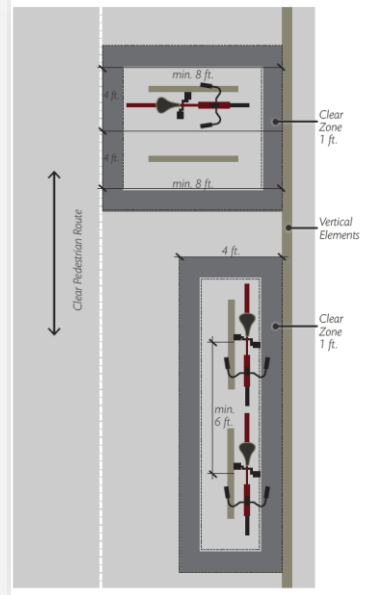
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FIGURE 7.4.115 Bicycle Parking Stall Layout Options



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23. Per the DPM, 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.
24. 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.
25. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.
26. Provide a copy of Solid Waste and Fire Marshal approvals.
27. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access.
28. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
29. 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.
30. Show all private infrastructure outside of public right-of-way and all public infrastructure within public right-of-way. Any private infrastructure that is allowed by the City of Albuquerque to be kept within right-of-way shall require a revocable permit.
31. Show location of overhead utility lines in relationship to the buildings.

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Sheet A002

32. We notice the Typical Driveway detail drawing. Please provide a detail drawing that reflect design intentions. Driveway access must meet current City and ADA standards. Where the aisles will function for deliveries by larger trucks, refuse, and/or fire vehicles, etc., a 25 foot radius or larger is to be used.
33. Verify that provided standard drawings reflect design intentions and callout.
 - Detail drawing 1 on sheet A002 call out building mounted ADA signage, drawing 13 depicts pole mounted. Verify and correct as needed.
 - Detail drawing 1 and 2, wall mounted and motorcycle parking, states See 3/A002 for details. 3/A002 detail is for curb sidewalk. There are other cases as well. Verify all and correct as needed.
 - Detail drawing 13 is noted. To eliminate confusion, please provide separate motorcycle signage detail and ADA signage detail.
 - If the intentions are for pole mounted ADA signage, callout pole location.
 - Detail drawing 10 and 11 are labeled the same but depicts different design details.

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Once corrections are complete, resubmit the following for evaluation by Transportation:

1. The revised Traffic Circulation Layout
2. Send an electronic copy of your submittal to ABQ-plan.

If you have any questions, please contact me at (505) 924-3880.

Sincerely,

Tasha Felton

Tasha Felton
Assistant Engineer, Planning Dept.
Development Review Services

\tf via: email
C: CO Clerk, File