

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 12, 2022

Delcie Dobrovoly
Equiterra Regenerative Design Inc
302 Central Ave SE
Albuquerque, NM 87102

Re: District 505 – Tower 10
300 San Mateo Blvd NE
Traffic Circulation Layout
Architect's Stamp 05-09-2022 (K18-D065A)

Dear Ms. Dobrovoly,

Based upon the information provided in your submittal received 05-11-2022, 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. Landscaping area on site appears to have a pathway (Width?), do you have ADA accessible route around their? And how about ramps to access the pathway? Or
3. You are removing ADA parking stalls from the northern frontage of existing building. Where is the replacement for these stalls?
4. Clarify the extents of the current phase. Provide a phasing plan and/or identify all proposed infrastructure (includes parking stalls, parking bumpers, etc...) Your Site Plan legend doesn't include all improvements.
5. Madeira driveway entrances: Internally has an existing median but no width dimension. Please include dimension to assure that Refuse and Fire Dept. vehicles can traverse without any impacts to median.
6. All existing sidewalk widths around the parameter of Site development will need to be provided.
7. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
8. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
9. 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

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ADA	8.5'	18'	2'
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10. Label the compact parking spaces (**For each stall**) by placing the words “**COMPACT**” on the pavement of each space.
11. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
12. Each ADA parking stall must have an access aisle to service stall and pathway into Building entrance. **This will need to be provided.**
13. **Copper/Madeira Dr corner ramp:** ADA curb ramps must be updated to current standards and have truncated domes installed. Provide details.
14. Existing Driveways/entrances off San Mateo and Madeira will need to be current/updated ADA accessible across driveway, please address this concern.
15. 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 (**provide pavement marking text detail**).
16. 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.
17. Bicycle racks shall be sturdy and anchored to a concrete pad.
18. A 1-foot clear zone around the bicycle parking stall shall be provided.
19. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
20. Show all drive aisle widths and radii. Some dimensions are not shown.
21. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
22. A 5 ft. keyway is required for dead-end parking aisles (**label and provide dimensions**).
23. 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.
24. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. **Please call out detail and location of barrier curb.**

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25. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
26. Provide a copy of refuse approval (If applicable).
27. Fire Department: An approval Fire 1 plan needs to be provided.
28. Please specify the City Standard Drawing Number when applicable.
29. 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. Or provided an approved/recorded Plat.
30. **Copper Ave Frontage (Existing curb cuts/driveway)** :Unused curb cuts/driveway must be closed replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing (2430 & 2415A).
31. 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).
32. Please provide a letter of response for all comments given.
33. 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.
Development Review Services

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C: CO Clerk, File

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