

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 12, 2021

Jennifer Maddox
DPS
7601 Jefferson NE Suite 100
Albuquerque, NM 87109

Re: Valencia (Active Adult Community (K18D080))

Dear Ms Maddox:.

Based upon the information provided in your submittal received 2-11-2021, the above referenced plan cannot be approved for a construction permit until the following comments are addressed:

1. Even if existing, obtain Fire Marshall and Solid Waste Approval prior to Traffic Circulation Layout approval.
2. What is the reasoning behind the placement of the exit versus the entry for this development? It would make the traffic circulation challenging for drop-offs on the west side of the building.
3. Fill out a Traffic Scoping Form to determine if there are any Traffic Impact Study requirements for the development. Coordinate with Matt Grush in Transportation Department.
4. Why do the parking calculations show 188 required spaces, but only 148 spaces are provided? List number of units, and check parking requirements under the IDO for Active Adult Living/Group Living.
5. Show sight distance triangles behind the sidewalk projected to curb per the mini clear sight triangle diagram in the DPM. Add the note, "Landscaping, signage, walls, fences, trees, and shrubbery between three (3') and eight feet (8') tall (as measured from the gutter pan) are not allowed within the clear sight triangle."
6. Call out bike rack as part of the keyed notes.
7. Provide detail sheet with bike rack, curb ramps, and sidewalk. Sidewalk shall be shown to be a maximum cross-slope of 2%.
8. Label motorcycle parking signage on the plan, and call out "MC" on the back of the motorcycle spaces.
9. For all handicapped aisles, show width of all aisles to make a distinction between the 5-foot aisle and the van accessible aisle.
10. Call out width of existing sidewalk along Valencia and existing curb ramps.
11. For any one-way aisles, label directional arrows, and use a "Do Not Enter" sign on each side of the drive. Also place one-way signs.

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12. Current gate locations (though existing) do not allow for queuing between gate and street/crosswalk. The Transportation is requesting gate relocation for safety purposes. Also, for clarification, will the gates only be closed during certain hours?

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

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.

If you have any questions, please contact me at (505) 924-3991.

PO Box 1293

Sincerely,

Albuquerque

Jeanne Wolfenbarger

NM 87103

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

www.cabq.gov

via: email
C: CO Clerk, File