

CITY OF ALBUQUERQUE



December 16, 2019

Mark Baker
Baker Architect
505 Central Ave NW, Suite E
Albuquerque, NM 87108

Re: Tiny Homes
105 Texas St SE Albuquerque, NM 87108
Traffic Circulation Layout
Engineer's/Architect's Stamp 10-30-19 (K19D138)

Dear Mr. Baker,

The TCL submittal received 12-16-2019 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

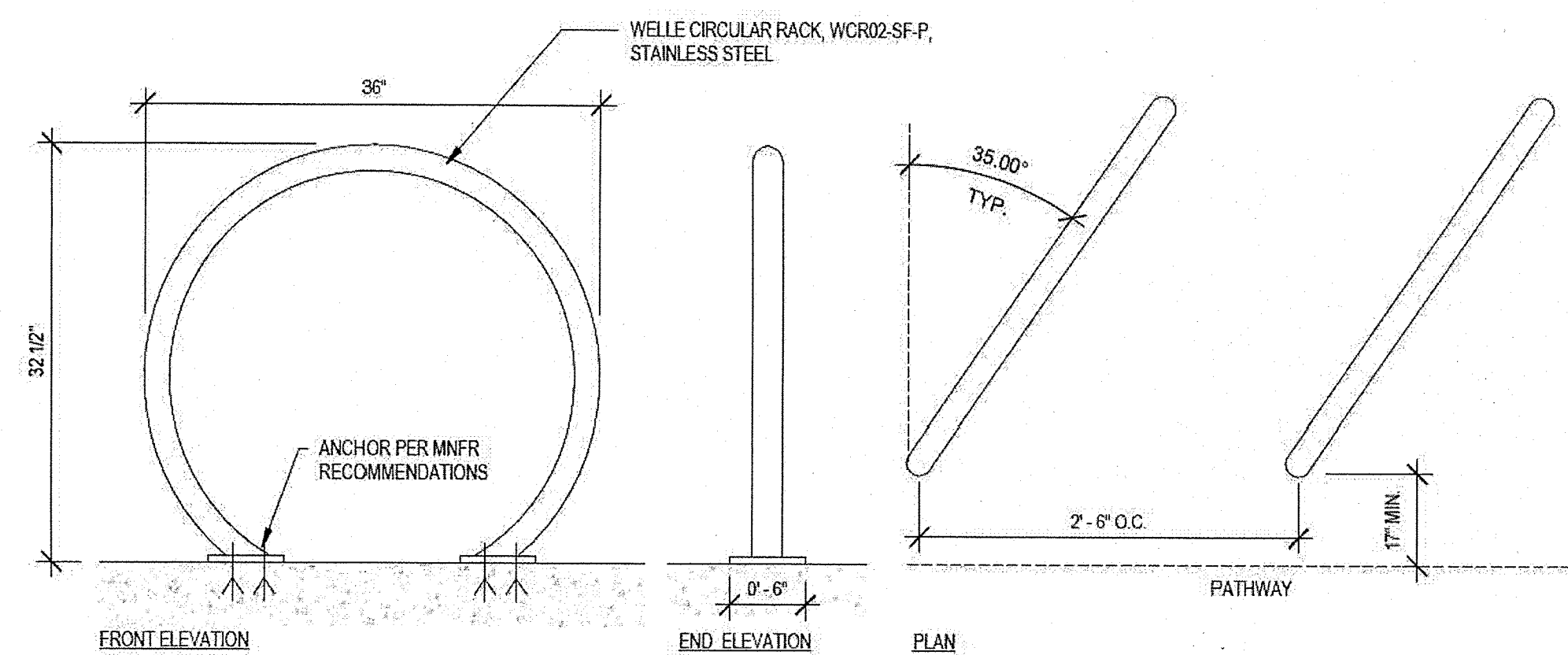
\MM via: email
C: CO Clerk, File

PO Box 1293

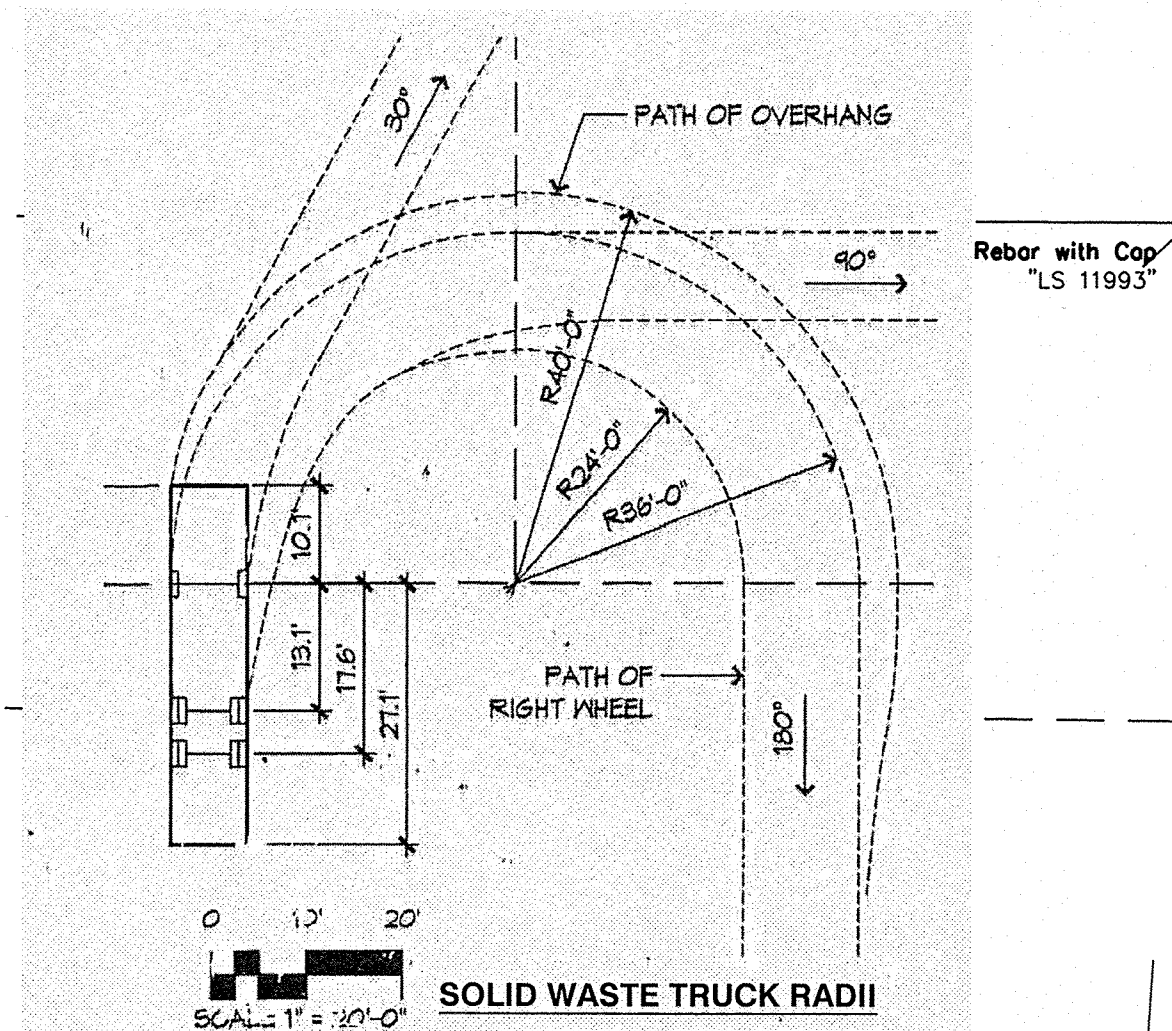
Albuquerque

NM 87103

www.cabq.gov

**BIKE RACK DETAIL**

SCALE: 1" = 1'-0"

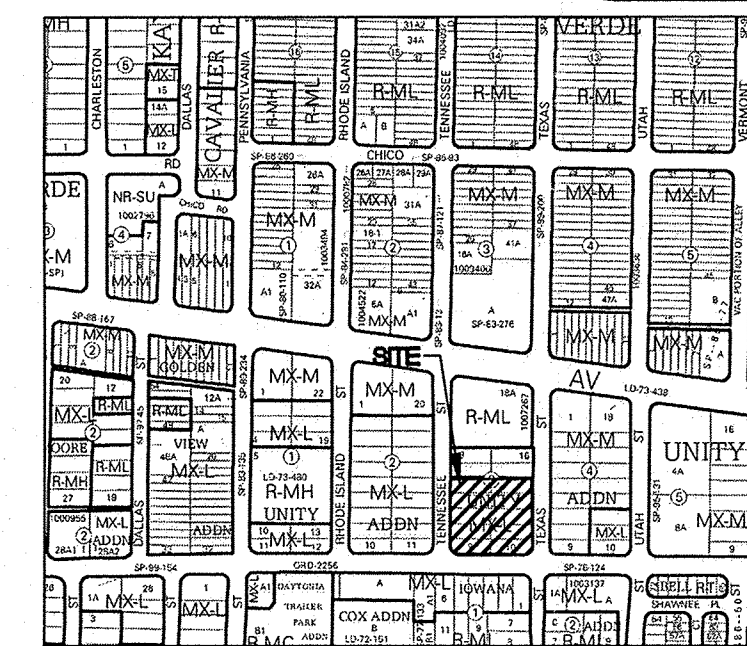
**TRAFFIC CIRCULATION LAYOUT APPROVED**

Signed: *[Signature]* Date: 12-16-19

BAR SCALE

SCALE: 1" = 20'

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOWNS.

**Vicinity Map - Zone Atlas K-19-Z****Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (04/28/1926, B-36)
○	FOUND MONUMENT AS INDICATED
⊗	SET CHISELED X UNLESS OTHERWISE NOTED
□	COVERED AREA
■	CONCRETE
□	UTILITY PEDESTAL
□	CHAINLINK FENCE
□	BOLLARD
—OH—	OVERHEAD UTILITY LINE
—U—	UTILITY POLE
●	ANCHOR
□	PULL BOX
☆	LIGHT POLE
⊗	GAS METER
⊗	WATER VALVE
⊗	WATER METER
⊗	FIRE HYDRANT
⊗	ROOF DRAIN
⊗	SANITARY SEWER MANHOLE
⊗	SAS CLEANOUT
⊗	STORM DRAIN MANHOLE
⊗	STORM DRAIN INLET
—	SIGN
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
1.5%	PROPOSED PAVEMENT SLOPE AND DIRECTION

TCL Executive Summary

A. GENERAL PROJECT LOCATION
THIS PROJECT IS LOCATED AT 105 TEXAS ST SE, GENERALLY SOUTH OF CENTRAL AVENUE AND JUST NORTH OF ZUNI ROAD. THIS LOCATION IS OWNED BY THE ALBUQUERQUE INDIAN CENTER (AIC), WHICH PROVIDES INDIGENT SERVICES IN THE EXISTING BUILDING. THE NEW CONSTRUCTION IS PRIMARILY ON THE VACATION WESTERN HALF OF THE SITE.

B. DEVELOPMENT CONCEPT OF SITE
THE PROJECT IS TO CONSTRUCT A "TINY HOME VILLAGE", A 30 UNIT COMMUNITY. THIS WILL SERVE AS TRANSITIONAL HOUSING FOR LOCAL UNHOUSED PEOPLE. THE RESIDENTS HAVE FEWER CARS THAN THE GENERAL POPULATION, REDUCING THE NEED FOR ONSITE PARKING. ACCESS IS GENERALLY BY FOOT, THROUGH A SECURITY CHECKPOINT AT THE NORTHEASTERN CORNER.

THE EXISTING AIC BUILDING WILL BE IMPROVED WITH A NEW BATHROOM/SHOWER AND PATIO DINING AREA. THIS FACILITY ALSO EXPERIENCES FEWER THAN NORMAL VEHICLE TRIPS FOR A BUILDING OF THIS SIZE.

A PERIMETER WALL/FENCE WILL SURROUND THE PROPERTY, RESTRICTING ACCESS TO PEDESTRIANS AND VEHICLES EXCEPT FOR THE CONTROLLED ENTRY POINTS.

C. TRAFFIC CIRCULATION CONCEPT
TINY HOME VILLAGE RESIDENTS WITH VEHICLES OR GUESTS WILL BE REQUIRED TO CHECK IN AT THE SECURITY CHECKPOINT AT THE NORTHEASTERN CORNER OF THE SITE. THERE IS AN EXISTING DRIVEPAD AT THIS LOCATION. ON-STREET PARKING IS AVAILABLE AND IS LIKELY TO BE USED BY THE MAJORITY OF VISITORS. THIS ENTRANCE WILL ALSO BE USED FOR SOLID WASTE SERVICE AND ENTRY/PARKING FOR ANYONE PERFORMING MAINTENANCE AT THE VILLAGE.

THE AIC PARKING AREA IS EXISTING AND WILL BE MODIFIED BY IMPROVING AN EXISTING PAVED AREA INTO A DINING PATIO. THE AREA IS CURRENTLY NOT USED FOR PARKING VEHICLES. THE SOUTHERN DRIVEPAD IS TO BE REMOVED AND ACCESS TO ZUNI ROAD BLOCKED BY THE PERIMETER FENCE. A GATE WILL BE INSTALLED AT THE EXISTING EASTERN DRIVEPAD. THIS DRIVEPAD PROVIDES ACCESS TO THE PARKING AREA FOR VISITORS, STAFF, AND SOLID WASTE SERVICE.

SURROUNDING THE SITE, THERE ARE IMPROVED SIDEWALKS FOR PEDESTRIANS. THESE SIDEWALKS CONNECT TO THE AIC THROUGH A PROPOSED PEDESTRIAN GATE AND TO THE TINY HOME VILLAGE THROUGH A PROPOSED PEDESTRIAN ENTRANCE AT THE NORTHEASTERN SECURITY CHECKPOINT. THE OTHER GATES AT THE SOUTH AND WEST END OF THE VILLAGE ARE TO BE LOCKED WITH KNOX KEY ACCESS, AND ONLY USED BY FIRST RESPONDERS.

BIKE LANES ARE EXISTING ON ZUNI ROAD AND BICYCLE USE OF TEXAS ST AND TENNESSEE ST IS GENERALLY FEASIBLE GIVEN THE LOW VOLUME OF LOCAL TRAFFIC.

D. IMPACT ON ADJACENT SITES
THE ADJACENT SITE TO THE NORTH WILL NOT EXPERIENCE ANY IMPACTS AS A RESULT OF THIS PROJECT. THE PERIMETER IS FENCED AND THE EXISTING NORTHEASTERN DRIVEPAD LOCATION DOES NOT RESTRICT DEVELOPMENT OF THE SITE TO THE NORTH. THE TRAFFIC VOLUME IS MINIMAL AND SHOULD HAVE NO IMPACT UPON THE PROPERTIES ACROSS TEXAS ST SE.

THERE IS NO ACCESS AND NO IMPACT TO THE PROPERTIES ON TENNESSEE ST SE OR ZUNI RD SE.

E. TRAFFIC IMPACT STUDIES & PREVIOUSLY APPROVED PLANS
THERE IS NOT A TIS OR PREVIOUSLY APPROVED SITE PLAN FOR THIS PROJECT.

F. VARIANCES REQUIRED
NO VARIANCES ARE PROPOSED RELATED TO THE TRAFFIC CIRCULATION LAYOUT OF THE NEW TINY HOME VILLAGE FACILITY. THE EXISTING AIC PARKING AREA IS TO REMAIN AS IS, EXCEPTING THE PERIMETER FENCE INSTALLATION AND CONVERSION OF UNUSED ASPHALT AREA INTO THE DINING PATIO.

Project Notes

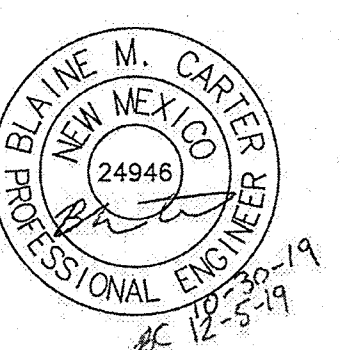
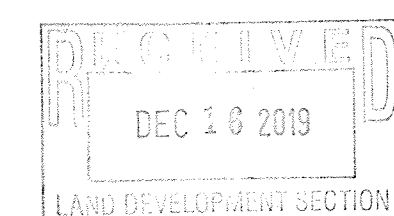
1. SLOPES: SEE DRAINAGE PLAN. TYPICAL SLOPES PROVIDED AND ARE GENERALLY 1.5% OR LESS. EXISTING AIC PARKING SURFACE SLOPE VARIES AND IS LESS THAN 2.0%.
2. THIS PROJECT IS TO BE COMPLETED IN ONE PHASE.
3. PARKING LOT FOR EXISTING AIC BUILDING IS EXISTING AND WILL ONLY BE MODIFIED TO THE EXTENT REQUIRED TO INSTALL PROJECT FEATURES, SUCH AS THE PERIMETER FENCE AND PATIO AREA.
4. CURBING: ALL NEW PARKING AREAS INCLUDE CURBING BETWEEN LANDSCAPING AND PARKING AREAS.
5. EMERGENCY ACCESS: PER FIRE MARSHAL REVIEW, EMERGENCY SERVICE WILL BE PROVIDED WITHOUT NEED FOR VEHICLES TO ENTER THE SITE.
6. SERVICE AREAS: DELIVERIES ARE ANTICIPATED TO BE ACCOMMODATED IN PROVIDED PASSENGER VEHICLE SPACES. PARKING FOR PARCEL DELIVERY IS AVAILABLE ON-STREET AT TEXAS ST SE (FACE-TO-FACE IS +/- 40 FEET ON TEXAS ST). BOTH OPTIONS PREVENT BACKING ONTO THE PUBLIC STREET.
7. ADDITIONAL RIGHT-OF-WAY IS TO BE DEDICATED VIA REPLAT AT THE STREET INTERSECTION CORNERS TO PROVIDE A 25' RADIUS.
8. CURB RAMPS EXIST AT BOTH THE NW CORNER OF TEXAS AND ZUNI AND AT THE NE CORNER OF TENNESSEE AND ZUNI.
9. NO QUEUING IS ANTICIPATED OR PROPOSED FOR THIS PROJECT.

PARKING CALCULATIONS PER CITY OF ALBUQUERQUE IDO REQUIREMENTS

SPACE DESCRIPTION	NUMBER OF SPACES
BEDROOMS Dwelling Cottage Development per IDO 4-3(B)(3) 1 space per Dwelling Unit (30 units on site)	30 SPACES 2 SPACES FOR VISITORS
VILLAGE HOUSE Per IDO 4-3(B)(3)(c) The development may contain a shared indoor community space for all residents in the development to use for activities, cooking, and/or dining.	NO ADDITIONAL SPACES REQUIRED
OFFICE SPACES 3.5 spaces per 1,000 sq ft 208 SF / 1,000 = 0.208 X 3.5 = 0.72	1 SPACE
ALBUQUERQUE INDIAN CENTER (AIC) Community Center per IDO 2 spaces per 1,000 sq ft 7,660 SF / 1,000 = 7.7 X 2 = 15.32	16 SPACES
	49 SPACES TOTAL
	50% Reduction Site located in a Main Street Transit Zone
	25 SPACES REQUIRED
	27 SPACES PROVIDED

HANDICAP PARKING REQUIREMENTS PER NMBC TABLE 1106.1

PARKING SPACES PROVIDED	REQUIRED ADA SPACES	REQUIRED ADA SPACES TO BE VAN ACCESSIBLE
26-35	2	1



CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED 12-16-19

BERNALILLO COUNTY
PUBLIC WORKS DIVISION
DEVELOPMENT REVIEW SECTION

PROJECT
TINY HOME VILLAGE

TITLE
**TRAFFIC CONTROL LAYOUT
PROPOSED CONDITIONS**

DESIGN	BMC	12/5/19	FILE No.	NA
CADD	BMC	12/5/19	SCALE	1"=30'
REVIEW			REV.	0
PROJECT No.	NA			

DRAWING: THV TCL.DWG