

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 25, 2022

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

Re: **Old Coors Fish Market**
809 Old Coors SW
Traffic Circulation Layout
Architect's Stamp 05-13-2022 (L11-D069)

Dear Mr. Sazo,

Based upon the information provided in your submittal received 05-23-2022, 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. Old Coors existing drivepad will need to be current/updated ADA accessible across entrance. Please verify and address appropriately. If not compliant, **replace with COA std dwg 2426 (curb return type entrance driveway).**
3. Proposed drive thru lanes are opposite of Traffic flow. This is a traffic safety issue and will need to be addressed due to the flow versus traffic consistances on vehicular movements.
4. **Keyed Note 5 & 7:** Provide detail of pavement marking text.
5. Please identify all existing buildings, **doors**, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
6. Identify the right of way width, medians, curb cuts, and street widths on Old Coors Drive.
7. Grades and slopes in the parking area and/or the ADA accessible parking areas appear to be too large. Please provide more detail(**If applicable**).
8. Please list the width and length for all existing 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
ADA	8.5'	18'	2'

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10. Compact parking spaces words "**COMPACT**": Provide text detail.
11. Parking spaces cannot be bisected by lot lines (AGIS shows lot line between parking stalls).
12. The ADA accessible spaces must include an access aisle. **Van accessible aisles should be 8ft wide;** all others should be 5ft wide. This will need to comply with the most current/updated ADA requirements.
13. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**" Please call out detail and location of signs. **This will need to comply with the most current/updated ADA requirements.**
14. The ADA access aisles shall have 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). **This will need to comply with the most current/updated ADA requirements.**
15. **Keyed Note 1:**
 - Provide current existing ramp detail to determine is it can be used as pedestrian pathway without any safety concerns (dimension, slopes, etc...).
 - ADA curb ramps must be updated to current standards.
16. Monument Sign (north west corner of lot): Please verify that there isn't sign located at north west corner of lot as shown on AGIS. If there is a monument sign, verify that it isn't on public ROW (including air space).
17. 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. **Explain the existing conditions.**
18. 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 and **provide shielding/curbing along the longitudinal segment of the pathway because you have vehicle traffic versus pedestrian traffic facing off in drive aisle reducing drive aisle width and pedestrian safety. This is pedestrian ADA safety issue so please address this concern.**
19. **ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.**
20. 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.**
21. Please specify the City Standard Drawing Number when applicable.

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23. 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.
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 **(IF APPLICABLE)**: 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

