

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 30, 2024

Robert Calvani, RA
NCA Architects-Planners
1306 Rio Grande Blvd. NW
Albuquerque, NM 87104

Re: Touro College of Dental Medicine/ Tenant Improvements
2425 Ridgecrest Dr. SE
Traffic Circulation Layout
Architect's Stamp 04-10-24 (M18-D006)

Dear Mr. Calvani,

Based upon the information provided in your submittal received 04-15-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of Motorcycle and Bicycle parking spaces required by the IDO.
 - Number of Motorcycle Spaces Required: 6 spaces, per 301-500 Required Off-street Vehicle Parking Spaces. Motorcycle parking locations indicated on drawing.
 - Minimum Bicycle Parking Requirements: 3 spaces or 10% of required off-street parking spaces, whichever is greater. Bicycle parking locations indicated on drawing.
2. Identify the right of way width, medians, curb cuts, and street widths on San Pedro Dr. SE.
 - Yes. Have revised TCL to include comment.
3. All site accesses off San Pedro Dr. must be updated to current ADA standard and have Truncated Domes installed.
 - Yes. Have revised TCL to include comment.
4. Please clarify: is this existing curb cut will be utilized? If yes, it must be updated as mentioned in the previous comment. If no, Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.

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- Yes. Have revised TCL to include comment.

5. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.

- Yes. Have revised TCL to include comment.

6. 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'

- Yes. Have revised TCL to include comment.

7. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.

- Yes. Have revised TCL to include comment.

8. 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.

- Yes. Have revised TCL to include comment.

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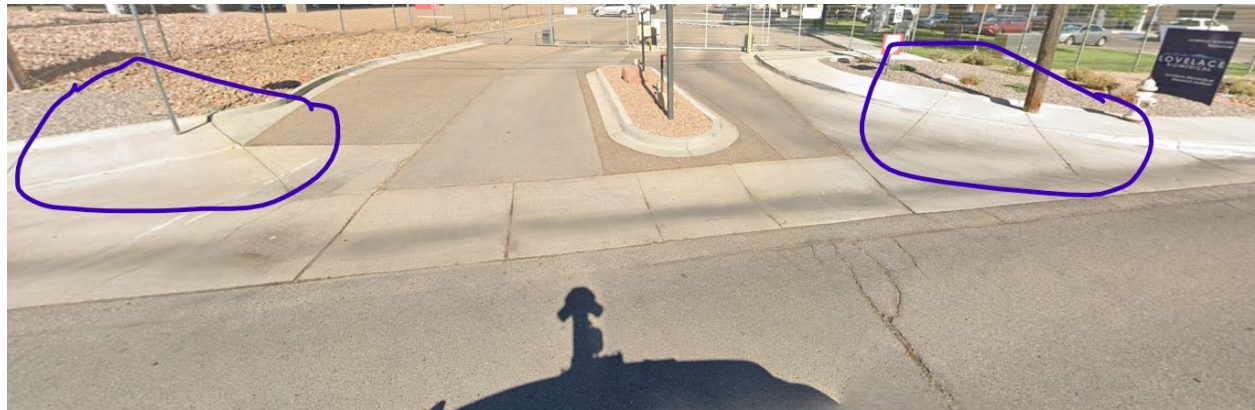


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9. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1. B NMSA 1978)

- Yes. Have revised TCL to include comment.

10. All interior and exterior ADA curb ramps must be updated to current standards and have truncated domes installed.



- Yes. Have revised TCL to include comment.

11. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.

- Yes. Have revised TCL to include comment.

12. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.

- Yes. Have revised TCL to include comment.

13. 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.

- Yes. Have revised TCL to include comment.

14. Bicycle racks shall be sturdy and anchored to a concrete pad.

- Yes. Have revised TCL to include comment.

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15. A 1-foot clear zone around the bicycle parking stall shall be provided.
 - Yes. Have revised TCL to include comment.
16. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
 - Yes. Have revised TCL to include comment.
17. A 5 ft. keyway is required for dead-end parking aisles.
 - Yes. Have revised TCL to include comment.
18. Per the IDO, 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.
 - All accessible pedestrian pathways are existing.
19. 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.
 - Yes. Have revised TCL to include comment.
20. 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
 - Yes. Have revised TCL to include comment.
21. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
 - Refuse vehicle currently services site.
22. 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.
 - Yes. Have revised TCL to include comment.
23. Please provide a sight distance exhibit
 - Yes. Have revised TCL to include comment.
24. Show the clear sight triangle and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle."
 - Yes. Have revised TCL to include comment.
25. Please specify the City Standard Drawing Number when applicable.
 - Yes. Have revised TCL to include comment.
26. Key note 17 in sheet TCL-101 and keynote 2 in sheet TCL-102: 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.
 - Yes. Have revised TCL to include comment.

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27. 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**).
- LEE Engineering is calculating these and will provide to city.
28. Please provide a letter of response for all comments given.
- Yes. Letter of response with all comments is provided.

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) 924-3675.

Sincerely,

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

\MA via: email
C: CO Clerk, File