

# 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.
2. Identify the right of way width, medians, curb cuts, and street widths on San Pedro Dr. SE.
3. All site accesses off San Pedro Dr. must be updated to current ADA standard and have Truncated Domes installed.
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.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director

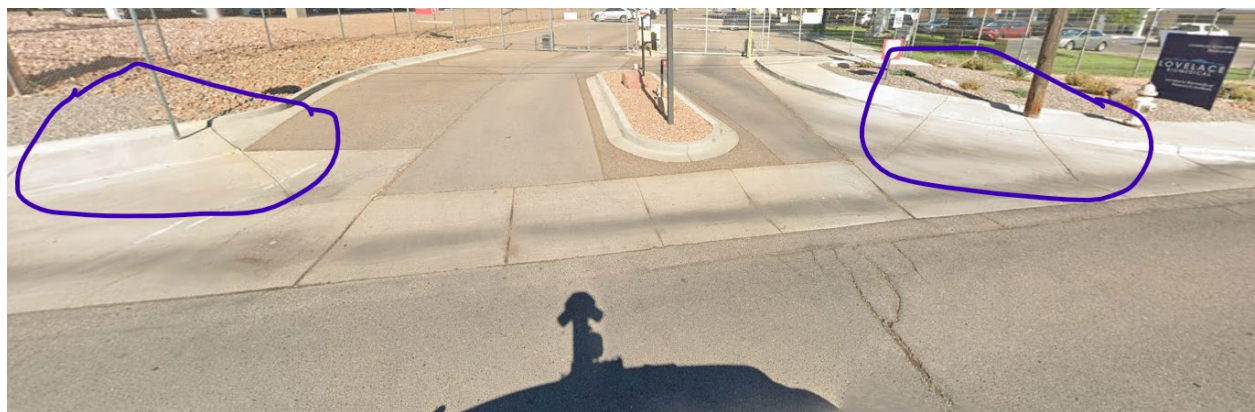


Mayor Timothy M. Keller

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

7. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
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.
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)
10. All interior and exterior ADA curb ramps must be updated to current standards and have truncated domes installed.



11. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
12. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
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.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

- 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.
14. Bicycle racks shall be sturdy and anchored to a concrete pad.
15. A 1-foot clear zone around the bicycle parking stall shall be provided.
16. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
17. A 5 ft. keyway is required for dead-end parking aisles.
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.
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.
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
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.
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.
23. Please provide a sight distance exhibit
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.
25. Please specify the City Standard Drawing Number when applicable.
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.
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](mailto:mgrush@cabq.gov)**).

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

IS THIS A RESUBMITTAL?: \_\_\_\_ Yes \_\_\_\_ No

**DEPARTMENT:**

\_\_\_\_ HYDROLOGY/ DRAINAGE  
\_\_\_\_ TRAFFIC/ TRANSPORTATION

**TYPE OF SUBMITTAL:**

\_\_\_\_ ENGINEER/ARCHITECT CERTIFICATION  
\_\_\_\_ PAD CERTIFICATION  
\_\_\_\_ CONCEPTUAL G & D PLAN  
\_\_\_\_ GRADING PLAN  
\_\_\_\_ DRAINAGE MASTER PLAN  
\_\_\_\_ DRAINAGE REPORT  
\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
\_\_\_\_ ELEVATION CERTIFICATE  
\_\_\_\_ CLOMR/LOMR  
  
\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)  
\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)  
  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_  
\_\_\_\_ PRE-DESIGN MEETING?

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

\_\_\_\_ BUILDING PERMIT APPROVAL  
\_\_\_\_ CERTIFICATE OF OCCUPANCY  
  
\_\_\_\_ PRELIMINARY PLAT APPROVAL  
\_\_\_\_ SITE PLAN FOR SUB'D APPROVAL  
\_\_\_\_ SITE PLAN FOR BLDG. PERMIT APPROVAL  
\_\_\_\_ FINAL PLAT APPROVAL  
  
\_\_\_\_ SIA/ RELEASE OF FINANCIAL GUARANTEE  
\_\_\_\_ FOUNDATION PERMIT APPROVAL  
\_\_\_\_ GRADING PERMIT APPROVAL  
\_\_\_\_ SO-19 APPROVAL  
\_\_\_\_ PAVING PERMIT APPROVAL  
\_\_\_\_ GRADING/ PAD CERTIFICATION  
\_\_\_\_ WORK ORDER APPROVAL  
\_\_\_\_ CLOMR/LOMR  
\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

28. Please provide a letter of response for all comments given.

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](mailto: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,

PO Box 1293

Albuquerque

NM 87103

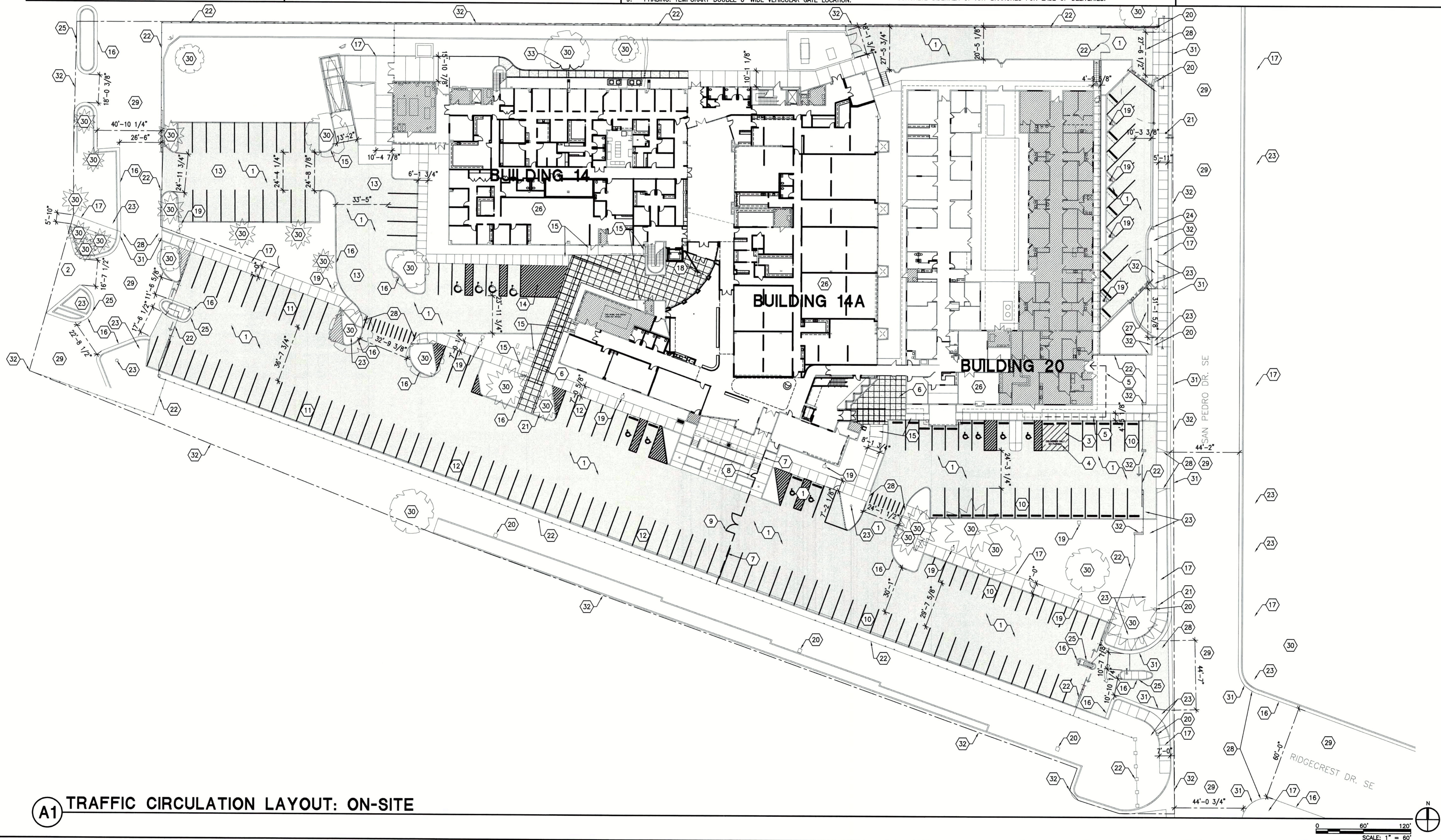
Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

[www.cabq.gov](http://www.cabq.gov)

\MA via: email  
C: CO Clerk, File

### VICINITY MAP

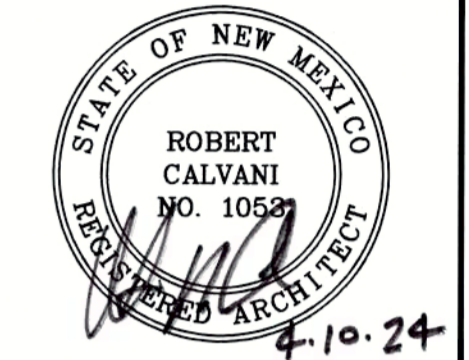
- |    |  |     |   |
|----|--|-----|---|
| 1. | RESURFACE ENTIRE EXISTING ASPHALT PAVING AT LOVELAKE BIOMEDICAL RESEARCH INSTITUTE PROPERTY WITH 3" HOT MIX ASPHALT CONCRETE RESURFACING (HMAC). PROVIDE NEW CONCRETE PARKING BUMPERS AT LOCATIONS WHERE EXISTING CONCRETE PARKING WERE DEMOLISHED. RE-STRIP ENTIRE LOT WITH TRAFFIC GRADE PAINT. NEW PARKING LAYOUT TO PROVIDE 182 PARKING SPACES (9'X20'), 7 STANDARD ACCESSIBLE PARKING SPACES AND 1 VAN ACCESSIBLE PARKING SPACE. PROVIDE STRIPING FOR REQUIRED ACCESSIBLE ANGLES AND CROSSWALKS. TOTAL ASPHALT AREA TO BE RESURFACED IS APPROXIMATELY 78,272 S.F. | 10. | PHASING. TEMPORARY LOVELAKE PARKING.  |
| 2. | GATEWAY CENTER. LOCATION OF ADDITIONAL PARKING SPACES. EXISTING LOCATION/ WORK REQUIRED (GATES, FENCES, ETC.) TBD.   | 11. | PHASING. CONTRACTOR PARKING LOCATION.   |
| 3. | NEW 4" TRAFFIC GRADE PAINTED DIAGONAL STRIPING AS SHOWN (2 EXISTING PARKING SPACES).   | 12. | PHASING. STAGING LOCATION.  |
| 4. | NEW 2" THICK X 1'-12" HIGH TRAFFIC GRADE PAINTED LETTERING TO READ "DELIVERIES ONLY NO PARKING".   | 13. | PHASING. TEMPORARY DELIVERIES AREA.   |
| 5. | DASHED LINE INDICATES DIRECTION OF DELIVERIES. G.C. TO FIELD VERIFY SLOPES ARE ADEQUATE AND MAKE MODIFICATIONS REQUIRED.   | 14. | PHASING. CONSTRUCTION OFFICE TRAILER LOCATION.  |
| 6. | NEW 4" CONC. PAVING WITH CONTROL JOINTS AS SHOWN. PROVIDE TURN DOWN EDGES AT ALL EXPOSED SIDES. PROVIDE 1/2" EXPANSION JOINT MATERIAL AT BUILDING. SEE DETAILS A1, A2 AND A5/AS-501.   | 15. | EXISTING CONCRETE PAVING TO REMAIN.   |
| 7. | PHASING. TEMPORARY FENCING LOCATION.   | 16. | EXISTING CURB.  |
| 8. | PHASING. TEMPORARY 3' WIDE PEDESTRIAN GATE LOCATION.   | 17. | EXISTING SIDEWALK.  |
| 9. | PHASING. TEMPORARY DOUBLE 6' WIDE VEHICULAR GATE LOCATION.   | 18. | EXISTING DRAIN TO REMAIN.   |
|    |  | 19. | EXISTING LIGHTING STRUCTURE.  |
|    |  | 20. | EXISTING POWER STRUCTURE.   |
|    |  | 21. | EXISTING FIRE HYDRANT.  |
|    |  | 22. | EXISTING FENCING.   |
|    |  | 23. | EXISTING SIGNAGE.   |
|    |  | 24. | EXISTING FDC.   |
|    |  | 25. | EXISTING MEDIAN.  |
|    |  | 26. | EXISTING BUILDING   |
|    |  | 27. | EXISTING WALL.  |
|    |  | 28. | EXISTING PEDESTRIAN RIGHT-OF-WAY  |
|    |  | 29. | EXISTING VEHICLE RIGHT-OF-WAY   |
|    |  | 30. | EXISTING TREE, SPECIES 1 OF 5.  |
|    |  | 31. | EXISTING CURB CUT.  |
|    |  | 32. | EXISTING SITE BOUNDARY.   |
|    |  | 33. | TRIM EXISTING TREE TO REMAIN SIGNIFICANTLY AS REQUIRED TO COMPLETELY FREE NEW CONCRETE SIDEWALK OF ANY BRANCHES FOR EASE OF DELIVERIES. |



# INCA

1306 RIO GRANDE BLVD NW  
ALBUQUERQUE, NM 87104  
505-255-6400 505-268-6954 FAX  
WWW.NCA-ARCHITECTS.COM

ARCHITECT



CONSULTANT

PROJECT TITLE

**TOURO COLLEGE  
OF  
DENTAL MEDICINE  
TENANT  
IMPROVEMENTS**

**ALBUQUERQUE  
NEW MEXICO**

REVISIONS:

[illegible]

MK	DATE	DESCRIPTION
----	------	-------------

DRAWN BY:	CHECKED BY:
NCA	RC

PROJECT NUMBER:

A22.25.6

DATE: \_\_\_\_\_

SHEET TITLE:

### TRAFFIC CIRCULATION LAYOUT

SHEET NO:

# TCL-101

A. PLANNING HISTORY-RELATIONSHIP:

1. SITE IS PREEXISTING.
2. BIKE ROUTES AND BIKE LANES ARE NOT APPLICABLE.
3. MULTI-USE TRAILS ARE NOT APPLICABLE.
4. SITE IS WITHIN 660 FT OF PREMIUM TRANSIT.

B. SITE DESCRIPTION:

1. ADDRESS: 2425 RIDGECREST DR. SE, ALBUQUERQUE, NM 8710.
2. LEGAL DESCRIPTION: TRACTS C AND E, CAGUA ADDITION, LOVELACE RESPIRATORY RESEARCH INSTITUTE, LOVELACE BIOMEDICAL-NORTH CAMPUS, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MAY 1999.
3. REQUESTS FOR VARIANCES FROM POLICIES, ORDINANCES, OR RESOLUTIONS: NONE.
4. TYPE OF DEVELOPMENT: COLLEGE.
5. SIZE OF DEVELOPMENT: TOTAL ACREAGE= 5.3149

C. EXECUTIVE SUMMARY:

NO CHANGES MADE TO THE FOLLOWING, AND/OR NOT APPLICABLE.

1. GENERAL PROJECT LOCATION.
2. DEVELOPMENT CONCEPT FOR THE SITE.
3. TRAFFIC CIRCULATION CONCEPT FOR THE SITE.
4. IMPACT ON THE ADJACENT SITES.
5. APPLICABLE TRAFFIC IMPACT STUDIES (TIS) OR PREVIOUSLY APPROVED PLANS.
6. VARIANCE REQUIRED TO ACCOMMODATE UNUSUAL SITE CIRCUMSTANCES.

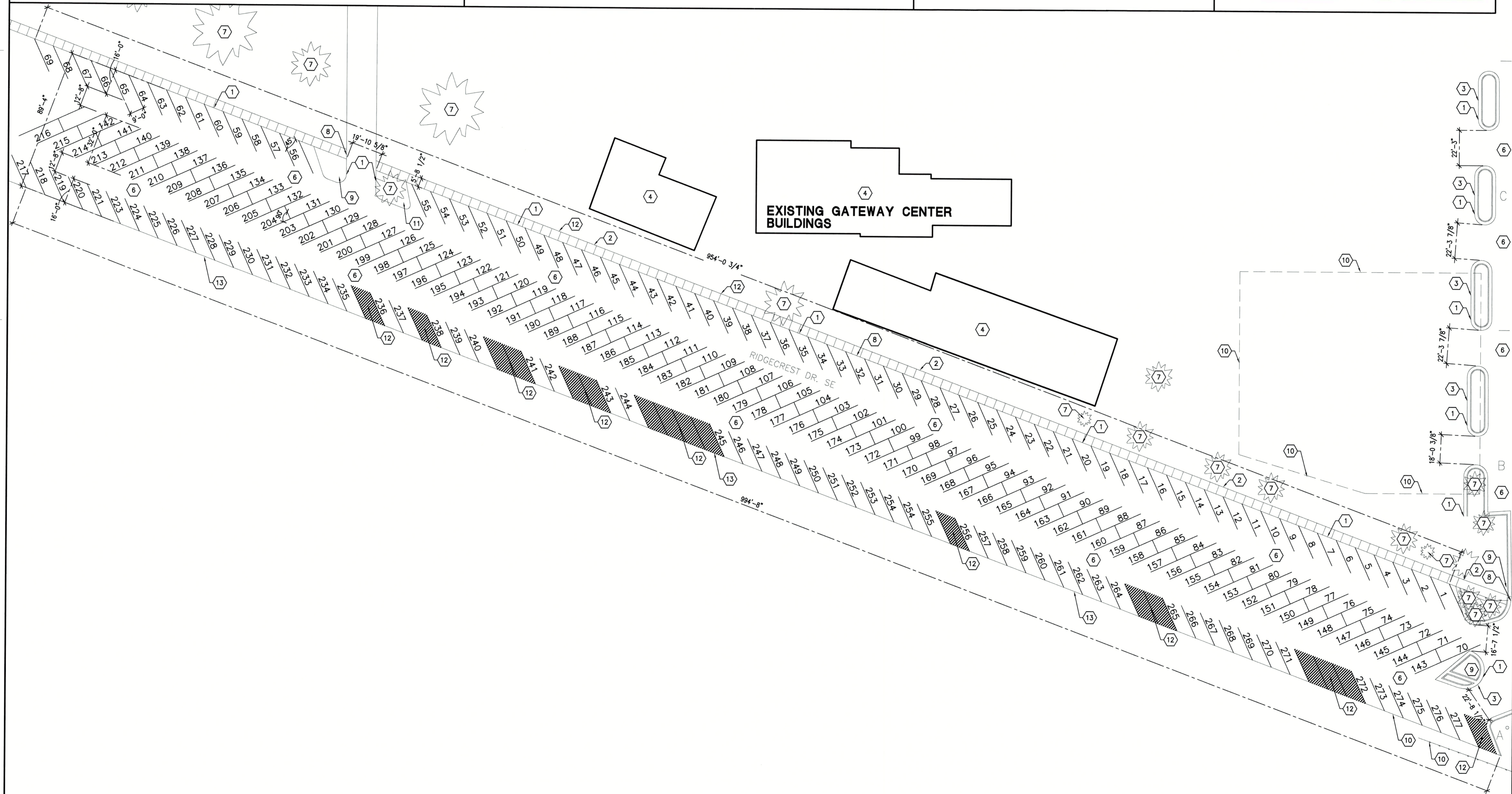
TOURO COLLEGE OF DENTAL MEDICINE:  
 NUMBER OF STUDENTS (WHEN FULLY SUBSCRIBED)= 200 SPACES  
 NUMBER OF STAFF (ANTICIPATED)= 50 SPACES  
 NUMBER OF FACULTY (EACH DAY)= 30 SPACES  
 NUMBER OF PATIENTS  
 (100 IN THE MORNING/ 100 IN THE AFTERNOON)= 100 SPACES  
 TOTAL TOURO COLLEGE OF DENTAL MEDICINE PARKING REQUIRED= 380 SPACES

LOVELACE BIOMEDICAL RESEARCH INSTITUTE:  
 TOTAL LOVELACE BIOMEDICAL RESEARCH INSTITUTE PARKING REQUIRED= 50 SPACES

TOTAL NUMBER OF PARKING SPACES REQUIRED FOR BOTH TCDM AND LBRI= 430 SPACES

TOTAL NUMBER OF ON-SITE PARKING SPACES PROVIDED AFTER RE-STRIPING= 182 SPACES  
TOTAL NUMBER OF OFF-SITE (GATEWAY CENTER) PARKING SPACES PROVIDED= 277 SPACES  
 TOTAL NUMBER PARKING SPACES PROVIDED (OFF AND ON-SITE) PROVIDED= 459 SPACES

1. EXISTING CURB.
2. EXISTING SIDEWALK.
3. EXISTING MEDIAN.
4. EXISTING BUILDING
5. EXISTING PEDESTRIAN RIGHT-OF-WAY
6. EXISTING VEHICLE RIGHT-OF-WAY
7. EXISTING TREE.
8. EXISTING CURB CUT.
9. EXISTING SIGNAGE.
10. EXISTING FENCE.
11. EXISTING FIRE HYDRANT.
12. EXISTING POWER STRUCTURE.
13. EXISTING WALL.



**EXISTING GATEWAY CENTER BUILDINGS**

107 106

# NCA

ARCHITECTS - PLANNERS - AIA

1306 RIO GRANDE BLVD NW  
ALBUQUERQUE, NM 87104

505-255-6400 505-268-6954 FAX

WWW.NCA-ARCHITECTS.COM

ARCHITECT



CONSULTANT

PROJECT TITLE

**TOURO COLLEGE  
OF  
DENTAL MEDICINE  
TENANT  
IMPROVEMENTS**

ALBUQUERQUE  
NEW MEXICO

REVISIONS:

MK	DATE	DESCRIPTION
----	------	-------------

DRAWN BY: CHECKED BY:

NCA	RC
-----	----

PROJECT NUMBER:

A22.25.6

DATE: \_\_\_\_\_

04/10/24

SHEET TITLE:

### TRAFFIC CIRCULATION LAYOUT

SHEET NO:

**TCL-102**

### TRAFFIC CIRCULATION LAYOUT: OFF-SITE - GATEWAY CENTER