

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

December 15, 2021

Christopher Eric Beccone, RA
Improve Group
3550 Pan American Fwy
Albuquerque, NM 87107

Re: NM United Field Building
5601 University Blvd SE
Traffic Circulation Layout
Architect's Stamp 12-08-2021 (R15-D002A)

Dear MrBeccone,

Based upon the information provided in your submittal received 12-10-2021, 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. A scale of 1"=20' is recommended for sites less than 5 acres.
3. A scale of 1"=50' is recommended for sites 5 acres or more.
4. The scale must be shown on the plan. Per the Development Process Manual, Chapter 27, Section 2, Part B.1, on the following scales may be used:
1" = 20' 1" = 40'
1" = 50' 1" = 100' (for overall layouts only)
5. Identify all existing access easements and rights of way width dimensions.
6. Identify the right of way width, medians, curb cuts, and street widths on University/Bobby Foster.
7. Maximum access width for arterial, collector, and local streets are as follows:

	Arterial& Collector	Local Streets
One-way Drive	20'-25'	12'-20'
Two-Lane Drive	22'-30'	22'-24'
Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

8. 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). **Provide detail for the text.**

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

9. ADA curb ramps must be updated to current standards and have truncated domes installed for the corner of University Blvd/Mainline Access Road.
10. Motorcycle parking space: Label pavement MC(detail needed).
11. 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.
12. Bicycle racks shall be sturdy and anchored to a concrete pad.
13. A 1-foot clear zone around the bicycle parking stall shall be provided.
14. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
15. Show all drive aisle widths and radii. Some dimensions are not shown.
16. 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.
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. **Clear 6 ft width not including 6" curb.**
18. All sidewalks along streets should be placed at the property line (University Blvd Frontage). Sidewalk will need to be provide.
19. Proposed Median C&G: You can call out 6" C&G per COA std dwg 2415A instead of median c&g (suggestion only).
20. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail.
21. Provide a copy of refuse approval.
22. Fire Department: An approval Fire 1 plan needs to be provided.
23. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
24. Please provide a sight distance exhibit (If applicable)
25. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

26. Please specify the City Standard Drawing Number when applicable.
27. 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.
- 28. University Blvd Frontage:**
- What is the status of roadway infrastructure (driving lanes, permanent curb and gutter-not asphalt, ADA ramp and sidewalk) within the frontage segment of proposed development site? Explain.
 - Work within the public right of way requires a work order with DRC approved plans.
 - Permanent entrance design status (driveway design, curb returns)? Explain.
- 29. Mainline Access roadway:**
- Status for roadway infrastructure: driving lanes, c&g, sidewalk, etc..
 - Entrance drive design for permanent infrastructure (driveway design, ADA ramps, valley gutter)? Status?
30. Please provide a letter of response for all comments given.
- 31. 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**).

PO Box 1293

Albuquerque

NM 87103

www.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.

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

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller



C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov