

# CITY OF ALBUQUERQUE



September 2, 2020

Nick PirkI, RA  
Design 2 Function, LLC  
P.O. Box 93368  
Albuquerque, NM 87199-3368

**Re: RXI Innovation  
7209 Jefferson St NE  
Traffic Circulation Layout  
Architect's Stamp 08-31-2020 (D17-D041)**

Dear Mr. PirkI,

Based upon the information provided in your submittal received 09-01-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including *bicycle* and motorcycle parking. All proposed required calculations need to be discussed with Zoning.
2. Clarify the extents of the current phase. Provide a phasing plan (Not just a bubble).
3. Identify all existing access easements and rights of way width dimensions.
4. Identify the right of way width, medians, curb cuts, and street widths on Hawkins Street and Jefferson Street.
5. Maximum access width for **arterial** (Jefferson St), collector, and **local streets** (Hawkins) are as follows:

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

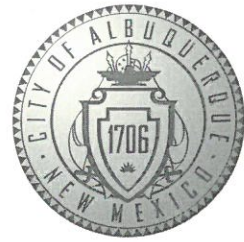
6. Please list the **widths** and length for all existing and proposed parking spaces. Some dimensions are not shown.
7. The minimum parking stall dimensions are:

Type of parking	Min. Width	Min. Length	Min. Overhang
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<i>Standard</i>	8.5'	18'	2'
<i>Compact</i>	7.5'	15'	1.5'
<b><i>Motorcycle</i></b>	<b>4'</b>	<b>8'</b>	<b>N/A</b>
<i>ADA</i>	8.5'	18'	2'

8. ADA curb ramps must be updated to current standards and have truncated domes installed (**All ramps located on the frontage of Jefferson and Hawkin**).
9. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Label pavement MC (Provide sign face detail of sign and post).
10. 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.
11. Bicycle racks shall be sturdy and anchored to a concrete pad.
12. A 1-foot clear zone around the bicycle parking stall shall be provided.
13. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
14. A 5 ft. keyway is required for dead-end parking aisles.
15. 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.
16. 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.
17. All sidewalks along streets: There should sidewalk on both frontages (Hawkins and Jefferson). Provide widths along both segment of the streets.
18. Parking areas shall have **barriers to prevent vehicles from extending** over public sidewalk, public right-of-way, **ADA 6ft pathway fronting building** or abutting lots.





19. Provide a copy of refuse approval.
20. 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 (**If applicable**).
21. Please provide a sight distance exhibit
22. 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.
23. Please specify the City Standard Drawing Number when applicable.
24. **Shared Site acces: driveways that straddle property lines, or are entirely on one propertybut 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.**
25. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing (**If applicable**).
26. 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.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://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](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) 924-3630.

Sincerely,

Nilo Salgado-Fernandez, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File