

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

January 3, 2022

Owen I. Kramme, RA  
Formative Architecture  
209 Gold Ave SW  
Albuquerque, NM 87102

Re: **505 Organix**  
**2121 Menaul Blvd NE**  
**Traffic Circulation Layout**  
Architect's Stamp 11-12-2021 (H16-052)

Dear Mr. Kramme,

Based upon the information provided in your submittal received 01-03-2022, 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 IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking. **Coordinate/discuss with Zoning.**
2. Any private structures that are located within public right-of-way such as fence, parking stalls, curbing, etc... shall either be removed or else a revocable permit with the CITY is required in which an annual fee is paid per year, based on square footage of the encroachment.
3. All proposed on site infrastructure shall require details (including signage, pavement markings, striping) per Keynotes.
4. Proposed gate off Phoenix will need to be 20 ft from face of curb. Please adjust if this requirement has not been met.
5. Woodland frontage:
  - Building A (Existing parking stalls): It appears that parking stalls are designated to backout onto public street. This is not acceptable at present moment. Please explain strategy. **Discussion required.**
  - Sidewalk is required on this frontage but you can request a sidewalk variance from Jeanne Wolfenbarger (505-924-3991).
6. Identify all existing access easements and rights of way width dimensions.
7. Identify the right of way width, medians, curb cuts, and street widths on Phoenix and Woodland.
8. Please list the width and length for **all existing** and proposed parking spaces. Some dimensions are not shown. If diagonal, show angle.
9. The minimum parking stall dimensions are:

Type of parking	Min. Width	Min. Length	Min. Overhang
-----------------	------------	-------------	---------------

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

10. The ADA accessible spaces must include an access aisle. Van accessible aisles should be **8ft wide**; all others should be 5ft wide.
11. 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.
12. 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)
13. Phoenix existing driveway must be updated to current ADA standards. Please verify.
14. 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.
15. 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.
16. Bicycle racks shall be sturdy and anchored to a concrete pad.
17. A 1-foot clear zone around the bicycle parking stall shall be provided.
18. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
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. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.
21. Fire Department: An approval Fire 1 plan needs to be provided.

PO Box 1293

Albuquerque

NM 87103

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

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

22. 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. **Discussion/explanation will be needed if not met its requirements.**

**Clear Sight (IF APPLICABLE)**

23. Please provide a clear 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. 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).
27. Please provide a letter of response for all comments given.
28. 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). (IF APPLICABLE)**)

PO Box 1293

Albuquerque

**Once corrections are complete resubmit**

NM 87103

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

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.
- 5.

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