

Executive Summary

Date: Monday, February 13, 2023

To: Traffic Department (TCL)

From: Marc Gonzales, AIA / NCARB
Senior Associate
buffalo design, llc Architects
505.492.0405

Project: Safety Counseling (2900 Wellesley Drive, Albuquerque NM 87110)

RE: TCL Executive Summary

To Whom it may concern,

This executive summary is in response to requirements listed in the Traffic Circulation layout Checklist -per the City of Albuquerque Development Process Manual, Chapter 23.

This project is located at the T-Intersection of Wellesley Dr. NE and Los Arboles Ave NE. at 2900 Wellesley Drive, Albuquerque NM 87110.

This project will start with the removal of all the temporary buildings that currently occupy the site with the intention of constructing a new office building in the Southwest corner of the lot. The office functions are currently located in a modular located on site.

1. The existing parking lot will be reworked to include new parking adjacent to the new construction and a new trash enclosure proposed in the Northeast corner. New HC spaces and access have been provided. New motorcycle and bike racks have been implemented.
2. The existing drive pad entry and security gate are being proposed to remain. The security access gate remains open during hour of operation and is also supplied with a new KNOX box for fire department access after hours.
3. The north property line is proposed to construct a new 6' high CMU wall providing IDO required separation between our Lot and the Residential properties to the North.



4. IDO required landscape buffers are being upgraded to meet the requirements. Overall landscaping is increased dramatically to meet IDO standards.
5. Ground mounted mechanical equipment is properly screened from street view by the location of the new building.
6. New site lighting is proposed as shown to upgrade security and usability.
7. Currently we are proposing no upgrades to any of the COA sidewalk. Access from the COA sidewalk and the new construction is provided.
8. Architectural Site Detail sheets have been included for reference.

Once the TCL has been approved in concept, I will run by Fire and Waste Management for approval. I do not foresee any issues with access for either with the proposed layout.

Please feel free to reach out if you have any questions or concerns. I look forward to your comments.

Sincerely,



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