



May 28, 2014

George Sanders, R.A.  
Sanders & Associates  
5921 Lomas NE, Suite B  
Albuquerque, NM 87110

**Re: Office/Warehouse for McClintic RDM, 9700 Trumbull Ave SE,  
Traffic Circulation Layout  
Architect's dated 5-22-14 (L20-D051)**

Dear Mr. Sanders,

Based upon the information provided in your submittal received 5-27-14, the above referenced plan cannot be approved for Building Permit until zoning signs off on TCL and the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

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

1. The development of this site is not in compliance with current DPM and ADA standards and regulations.
2. Please refer to all applicable city standards for proposed infrastructure or provide design-build details.
3. The proposed 6 ft wide striped pedestrian walkway from the COA ROW to the building entrances is not DPM compliant. Pedestrian pathways situated parallel to vehicular traffic must be protected by an elevation change.
4. Please dimension width between building A & B. What is the vehicular drive aisle width?
5. All drivepads crossing city sidewalks must provide ADA access per DPM and East Gateway SDP (5.6.1.C.4.c, p5-46) The proposed striping and modified landscape curb to incorporate an ADA pedestrian path, set back of existing drivepad on Trumbull, requires greater detail to demonstrate compliance.
6. The proposed sidewalk to back of drivepad is outside of COA ROW. A permanent Sidewalk Easement will be required with proposed sidewalk.
7. Provide details or refer to the appropriate city standard for proposed 30 ft wide drivepad on Santa Clara.
8. Sidewalk, curb and gutter are required along the frontage of Santa Clara Ave. Label and provide appropriate city standards for infrastructure improvements. A formal variance request to the current Traffic Engineer, Kristal Metro P.E., is required if the development can justify reason(s) for non-compliance with the DPM guidelines.
9. According to Zoning, landscaping is required with the addition of proposed 12,000 SF building C . Please provide landscaping plan with next

submittal, it was not submitted as indicated in the reply letter from Dennis Lorenz.

10. Please note, beginning June 2, 2014, all submittals to Hydrology and Transportation should be accompanied with PDF files. This is an effort to have plans digitally available for future access on-line.

If you have any questions, you can contact me at 924-3924.

Sincerely,



Cynthia K Beck  
Associate Engineer, Planning Dept.  
Development Review Services

C: File



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Architect's dated 5-22-14 (L20-D051)**

Dear Mr. Sanders,

The above referenced plan can not be approved through the TCL process until the Zoning Department has provided requirements to the site that will likely impact the TCL. Due to the existing zoning, SU-2 C-3, the site lies within the East Gateway Sector Development Plan (SDP) boundary, several requirements must be addressed. Please reference the SDP located on the Cabq.gov website under Planning, Publications.

Please schedule a Pre-Review Team meeting (PRT) with Planning Department, Taryn Torres at (505) 924-3860 or [taryntorres@cabq.gov](mailto:taryntorres@cabq.gov). A PRT will staff members from Zoning, Commercial Planning, and Transportation for assistance in interpreting the SDP, zoning requirements and Development Process Manual (DPM) compliance.

The following sections of the East Gateway SDP pertain to above referenced plan and need be addressed:

**East Gateway SDP**

Ch. 5.6.1 Site Layout (p. 5-44)


C. All Properties within boundary

1. Rear yards shall not face a public / private street.
4. Pedestrian Circulation/Design
  - a. Well lit 6 ft pedestrian pathways provided, protected from vehicular paths.
  - c. ADA-accessible crosswalks...all driveways.

Ch. 5.6.4 Landscaping (p. 5-47)

- A. All Properties within SDP boundary. General Landscaping Regulations of the City's Zoning Code, Section 14-16-3-10 shall apply.

If you have any questions, you can contact me at 924-3924.

Sincerely,   
Cynthia K Beck  
Associate Engineer,  
Transportation/Planning

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