

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 16, 2021

Kent Trauernnicht, RA
AKT Architect, LLC
55 Camino Del Senador
Tijeras, NM 87106

Re: Rockwell Office/Warehouse
1601 Airtech Ct Se
Traffic Circulation Layout
Architect's Stamp 11-09-2021(N15-D010A)

Dear Mr. Trauernnicht,

Based upon the information provided in your submittal received 11-12-2021, 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. **Airtech Ct. frontage:**
 - The existing sidewalk needs to be shown from property to property line and existing width provided.
 - Show that proposed ramp on the southern and northern left are not encroaching onto adjacent land owner. If it is then you will need land owner permission (letter). This is per DPM design Criteria requirements on drive ways.
3. Keyed Note 11: This type of proposed ADA ramp is not allowed since it is not ADA compliant. Please reflect an appropriate symbol to define ramps and detail to assure there is not safety impacts even though you referenced COA std dwgs the ramp symbol and proposed layout is not ADA compliant. Address.
4. Keyed Note 20: Remove reference COA std dwg 2426 (this standard drawing is for private entrance design:).
5. Keyed Note 33: Provide note that proposed monument sign will be located private property including air space.
6. Maximum access width for arterial, collector, and local streets are as follows:
 - Explain why both entrances don't comply with the criteria for local streets?

| | 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' |

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| | | |
|-----------------|------|------|
| Larger Vehicles | ≤50' | ≤30' |
|-----------------|------|------|

7. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code (reference G/AS-5).

Bicycle infrastructure (If applicable to H/AS-5):

8. All bicycle racks shall be designed according to the following guidelines:
- The rack shall be a minimum 30 inches tall and 18 inches wide.
 - The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - The rack allows varying bicycle frame sizes and styles to be attached.
 - The user is not required to lift the bicycle onto the bicycle rack.
 - Each bicycle parking space is accessible without moving another bicycle.

9. Bicycle racks shall be sturdy and anchored to a concrete pad.

10. A 1-foot clear zone around the bicycle parking stall shall be provided.

11. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

12. 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.

13. 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.

14. **ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.**

15. Provide a copy of refuse approval.

16. Please provide a sight distance exhibit

17. 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.

18. Please specify the City Standard Drawing Number when applicable.

19. Please provide a letter of response for all comments given.

20. **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

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states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: mgrush@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,

PO Box 1293

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

Albuquerque

NM 87103

C: CO Clerk, File

www.cabq.gov

