

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 16, 2025

Derek Metson, AIA
Greenbox Architecture
502 7th Street, Suite 203
Oregon City, OR 97045

derekm@greenboxpdx.com

**Re: Kairos Power Expansion SP
5201 Hawking Drive SE
Conceptual Traffic Circulation Layout for DFT Approval
Engineer's Stamp 9-19-24 (Q16DA5000A)**

Dear Mr. Metson,

The conceptual TCL submittal received 1-9-2025 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit. **When submitting TCL for building permit approval, please ensure that both site access details are provided and updated to meet the current ADA city standard.**

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

Engineering / Architect Certification
Conceptual Grading & Drainage Plan
Grading & Drainage Plan, and/or Drainage Report
Drainage Report (Work Order)
Drainage Master Plan
Conditional Letter of Map Revision (CLOMR)
Letter of Map Revision (LOMR)
Floodplain Development Permit
Traffic Circulation Layout (TCL) – Administrative
Traffic Circulation Layout (TCL) – DFT Approval
Traffic Impact Study (TIS)
Street Light Layout
OTHER (SPECIFY) _____

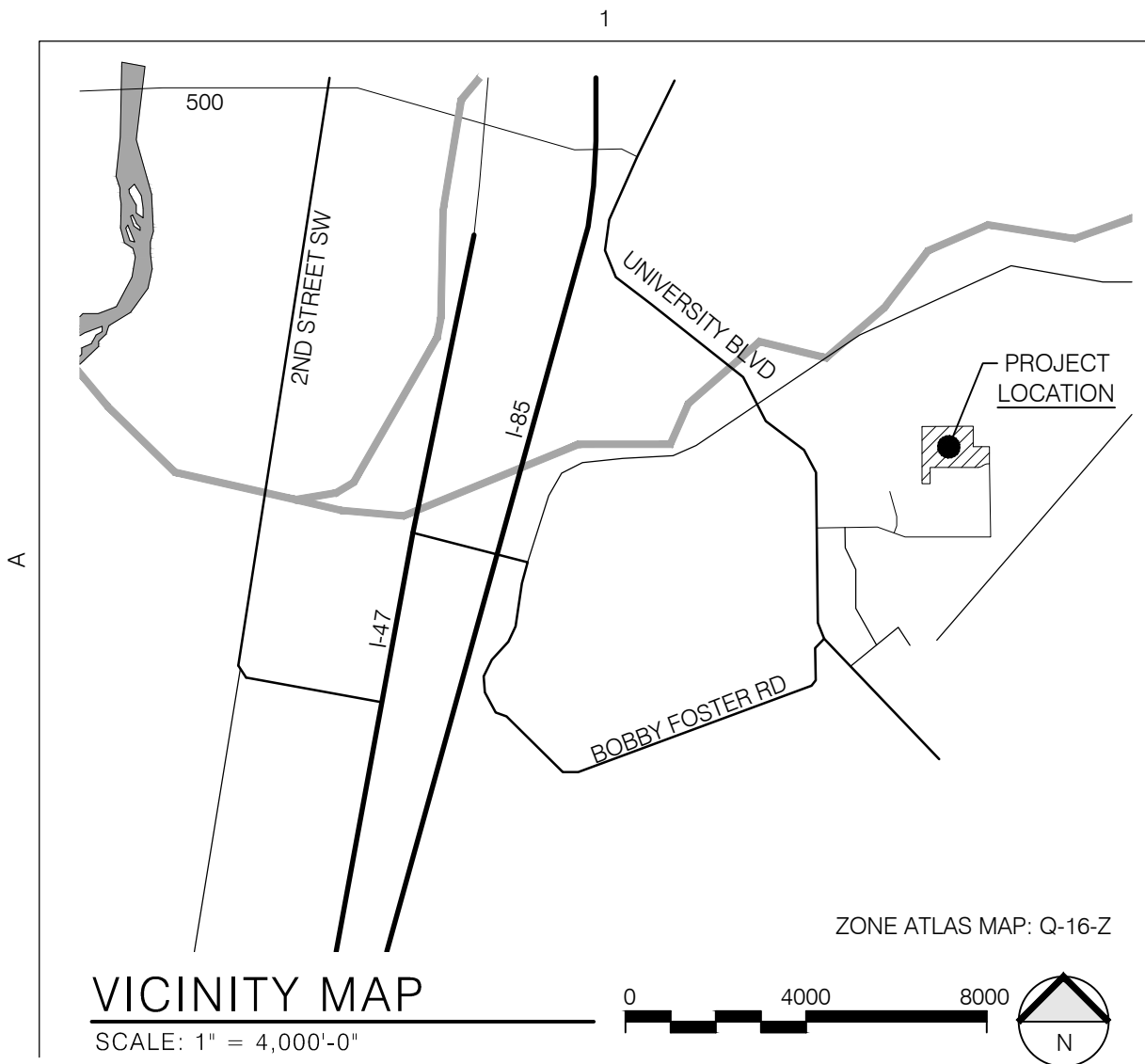
TYPE OF APPROVAL SOUGHT:

Pad Certification
Building Permit
Grading Permit
Paving Permit
SO-19 Permit
Foundation Permit
Certificate of Occupancy - Temp Perm
Preliminary / Final Plat
Site Plan for Building Permit - DFT
Work Order (DRC)
Release of Financial Guarantee (ROFG)
CLOMR / LOMR
Conceptual TCL - DFT
OTHER (SPECIFY) _____

DATE SUBMITTED: _____

Legal Description:

A certain tract of land located within Section 15, Township 9 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico. Being and Comprised of Tract D-1 and Tract D-3 of the Bulk Land Plat for Mesa Del Sol Innovation Park II, as the same is shown and designated on the plat thereof recorded in the real property records of Bernalillo County, New Mexico on December 29, 2017, as Document Number 2017124120, in Book: 2017C, Page: 159.



PARKING AND TRAFFIC:

REQUIRED PARKING SPACES PER IDO TABLE 5-5-1:

USE	PARKING REQUIREMENT	TOTAL BUILDING SQ.FT.	REQUIRED PARKING
INDUSTRIAL			
SPECIAL MANUFACTURING (EXISTING BUILDING)	1 SPACE /1,000 SF GFA	168,288	168 SPACES*
LIGHT MANUFACTURING (MS & TDL FACILITIES)	1 SPACE /1,000 SF GFA	91,100 TOTAL	91 SPACES*
OFFICES & SERVICES			
OFFICE (MODULAR OFFICE)	3.5 SPACES / 1,000 SF GFA	8,264	28 SPACES*
TOTAL REQUIRED (INCLUDING ACCESSIBLE SPACES)			287 SPACES

REQUIRED ACCESSIBLE PARKING SPACES PER 2015 NMCBC TABLE 1106.1:
101-300 TOTAL PARKING SPACES = 8 ACCESSIBLE SPACES (2 VAN ACCESSIBLE)

REQUIRED MOTORCYCLE PARKING SPACES PER IDO TABLE 5-5-4:
151-300 REQUIRED OFF-STREET VEHICLE PARKING SPACES = 5 SPACES

REQUIRED BICYCLE PARKING SPACES PER IDO TABLE 5-5-5:
NON-RESIDENTIAL USES NOT LISTED IN TABLE
10% OF REQUIRED OFF-STREET PARKING 287 X 0.10 = 29

REQUIRED VS PROVIDED PARKING SPACES:

	REQUIRED:	PROVIDED:
TOTAL SPACES	287	223 + 8 NEW + 48 HOV** + 14VP*** = 295
HOV SPACES	0	12
VANPOOL PARKING	0	2
ACCESSIBLE PARKING	8 TOTAL / 2 VAN	12 TOTAL / 6 VAN
MOTORCYCLE SPACES	5	12
BIKE PARKING	24	24 (8 NEW)

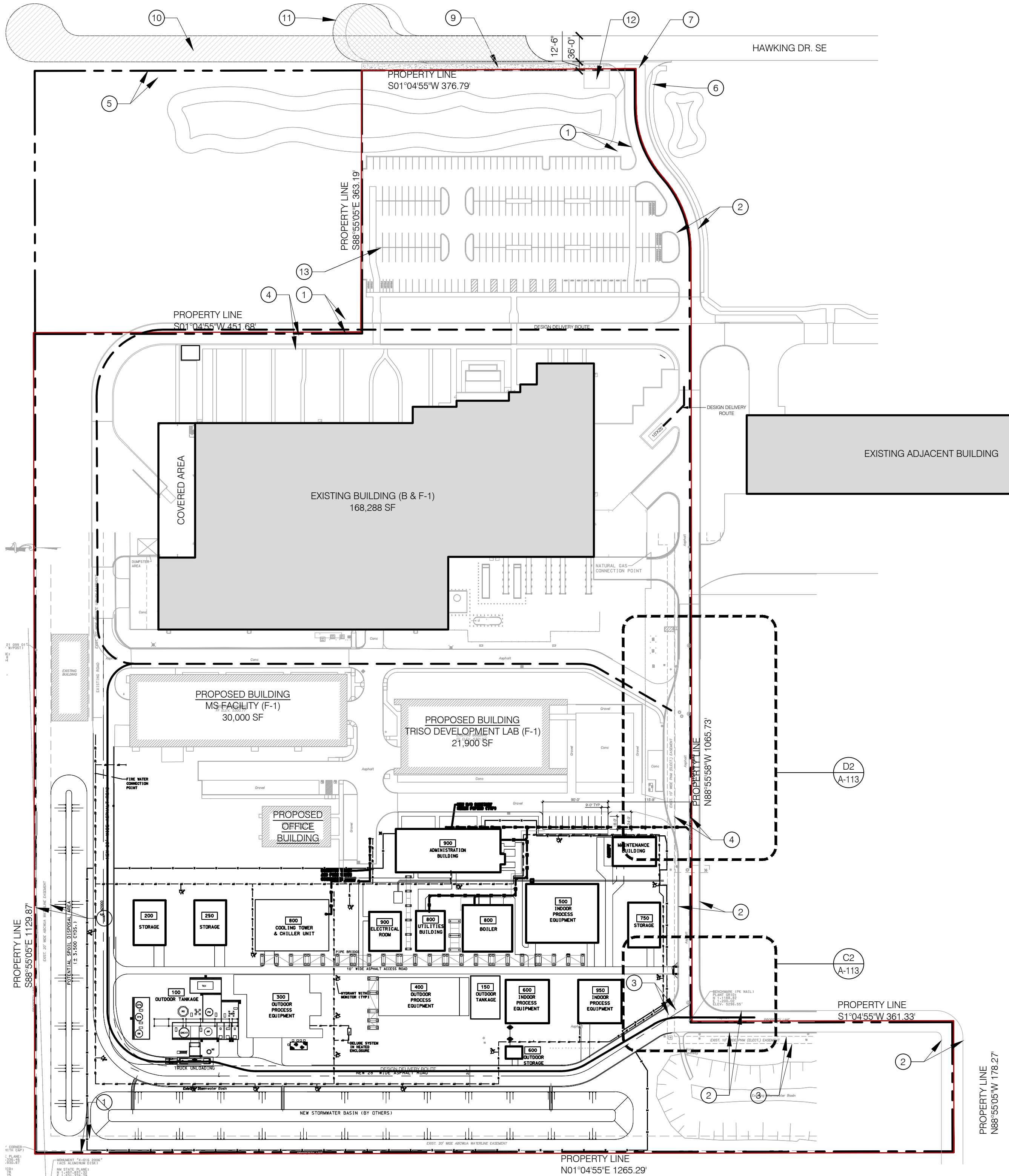
PARKING STALL SIZING AND REQUIREMENTS

NEW AND EXISTING PARKING STALL SIZING:

TYPE OF PARKING	MIN. WIDTH	MIN. LENGTH	MIN. OVERHANG
STANDARD/ HOV	8.5'	18'	2'
COMPACT	7.5'	15'	1.5'
MOTORCYCLE	4'	8'	N/A
ADA	8.5'	18'	2'
ADA ACCESS AISLE	8'	18'	N/A

* PARKING CALCULATIONS ARE ROUNDED DOWN TO THE NEAREST WHOLE NUMBER PER IDO SECTION 5-5(C)(1)(D)

** 12 SPACES X 4 CARPOOL CREDIT PER IDO SECTION 5-5(C)(6)(B) = 48 SPACES TOWARD THE REQUIRED OFF-STREET PARKING REQUIREMENT



SITE PLAN

SCALE: 1" = 100'

KEYED NOTES: (X)

- EXISTING 20' WATERLINE EASEMENT
- EXISTING 30' PRIVATE ACCESS EASEMENT
- 10' EXISTING PNM EASEMENT
- EXISTING 20' PERMANENT PRIVATE UTILITY EASEMENT
- EXISTING 10' PUBLIC UTILITY EASEMENT
- EXISTING 6' SIDEWALK FROM RIGHT OF WAY TO THE PRIMARY BUILDING
- EXISTING SITE ACCESS, SHARED WITH NEIGHBORING PROPERTY
- NOT USED
- NEW 10' WIDE CONCRETE SIDEWALK PER EXISTING INFRASTRUCTURE AGREEMENT FROM DRB

- PROJECT # 2020-004448. IMPROVEMENTS ARE PENDING THE COMPLETION OF A SEPARATE PAVING AND UTILITY PROJECT ALONG HAWKING DRIVE BY GOLD MESA INVESTMENT, LLC (PROJECT # PR-2019-001971). THESE IMPROVEMENTS ARE NOT INCLUDED IN THE SCOPE OF THIS SUBMITTAL. SIDEWALK MAY BE PLACED AT THE PROPERTY LINE
- PUBLIC ROADWAY IMPROVEMENTS BY ADJACENT DEVELOPER TO INCLUDE "PAVED ROADWAY, STRIPING, CURB AND GUTTER, STREETLIGHTS (1/2 STREET IMPROVEMENT IMPROVEMENT - APPROX 780 LF) TO INCLUDE A TEMPORARY TURN AROUND WITHIN R.O.W." PER PROJECT NUMBERS PR-2019-001971 AND SD-2019-00012/00019
 - PUBLIC ROADWAY IMPROVEMENTS BY KAIROS POWER TO INCLUDE "PAVED ROADWAY,

- STRIPING, CURB AND GUTTER (1/2 STREET IMPROVEMENT IMPROVEMENT - APPROX 350 LF) TO INCLUDE A TEMPORARY TURN AROUND WITHIN R.O.W." PER PROJECT NUMBERS PR-2020-004448 & SI-2023-00132
- PROPOSED WATER METER VAULT WITHIN 25X35' EASEMENT. FINAL LOCATION TO BE DETERMINED AND EASEMENT GRANTED AS PART OF A FUTURE ABOVJWA CONNECTION PERMIT
 - 12 NEW VAN POOL PARKING SPACES
 - 14 GRAVEL PARKING, SEE DETAIL D1/A-113

GENERAL NOTES:

- NO VARIANCES ARE PROPOSED, OR NECESSARY TO IMPLEMENT THIS PLAN.
- NO ACCESS EASEMENTS ARE PROPOSED WITHIN THE SCOPE OF THIS PROJECT.
- THE PROPOSED CONSTRUCTION WILL BE COMPLETED IN A ONE PHASE.
- PROPOSED BUILDINGS ARE TO BE USED FOR INDUSTRIAL MANUFACTURING OR OFFICE USES.
- ACCESS EASEMENTS ARE NOT PROPOSED WITHIN THE SCOPE OF THIS TRAFFIC CIRCULATION LAYOUT.
- ROADS ADJACENT TO THE SITE ARE PRIVATE WAYS, EXCEPT FOR THE CITY STREET - HAWKING DRIVE SE.
- MAXIMUM GRADES SHOULD NOT EXCEED 8% IN PARKING AREAS. FOR MAJOR CIRCULATION AISLES AND ADJACENT TO MAJOR PEDESTRIAN ENTRANCES, THE GRADES SHOULD BE KEPT TO 6% OR LESS. HANDICAP ACCESS TO BUILDINGS NEEDS TO BE MAINTAINED. CONTACT CITY ZONING FOR DETAILS.
- A NEW REFUSE FACILITY IS NOT INCLUDED IN THE SCOPE OF THIS PROJECT. PROPOSED BUILDINGS WILL UTILIZE THE EXISTING REFUSE FACILITY.
- OFF-SITE RIGHT-OF-WAY IMPROVEMENTS, EASEMENTS, OR HANDICAP RAMPS ARE NOT PROPOSED WITH THIS TRAFFIC CIRCULATION LAYOUT.
- HAWKING DRIVE SE IS CLASSIFIED AS A LOCAL URBAN STREET AND DOES NOT HAVE ACCESS POINT LANES OR QUEUING REQUIREMENTS. HOWEVER, THE EXISTING PARKING AREA IS ACCESSED NEARLY 150' FROM HAWKING DRIVE.
- NO DRIVE THROUGH FACILITIES ARE PROPOSED IN THIS PROJECT.
- ALL ACCESS AISLE AND ROAD DIMENSIONS EXCLUDE CURBS UNLESS OTHERWISE NOTED.

GENERAL INFORMATION:

LOT COVERAGE:	EXISTING: 225,452 SF PROPOSED: 267,652 SF
BUILDING AREA:	NEW BUILDING AREA: 42,200 SF EXISTING: 225,452 SF 267,652 SF
BUILDING TYPE:	II-B
PROPOSED OCCUPANCY:	LIGHT MANUFACTURING (F)
PARKING AND TRAFFIC	
EXISTING PARKING SPACES:	223 STANDARD SPACES 12 HOV SPACES 12 ADA SPACES (5 VAN ACCESSIBLE) 12 MOTORCYCLE SPACES 24 BIKE PARKING SPACES
PROPOSED PARKING SPACES:	8 STANDARD SPACES + 2 VANPOOL SPACES
TOTAL SPACES	223 + 8 NEW STANDARD + 48 HOV** + 14 NEW VP*** = 295
* PARKING CALCULATIONS ARE ROUNDED DOWN TO THE NEAREST WHOLE NUMBER PER IDO SECTION 5-5(C)(1)(D)	
** 12 SPACES X 4 CARPOOL CREDIT PER IDO SECTION 5-5(C)(6)(B) = 48 SPACES TOWARD THE REQUIRED OFF-STREET PARKING REQUIREMENT	
*** 2 SPACES X 7 VAN POOL CREDIT PER IDO SECTION 5-5(C)(6)(B) = 14 SPACES TOWARD THE REQUIRED OFF-STREET PARKING REQUIREMENT	

PLANNING HISTORY:

MASTER PLAN

PLANNED COMMUNITY (PC) ZONE: MESA DEL SOL - EMPLOYMENT CENTER AS ESTABLISHED IN THE MESA DEL SOL LEVEL B PLAN

SUBDIVISIONS

2017 CURRENT PROPERTY BOUNDARIES ESTABLISHED IN SUBDIVISION OF TRACT D. PROJECT NUMBER 1006201, APPLICATION NUMBER 17DRB-70318

2023 CONSOLIDATION OF TRACTS D-1 AND D-3 (D-1-A) FOR EXPANSION OF KAIROS POWER CAMPUS - APPROVED PER DHO AGENDA (2023 02 08) AND AWAITING NOTICE OF DECISION AND SIGNATURES. PROJECT NUMBER PR-2020-004448, APPLICATION NUMBER SD-2023-00029

SITE PLANS

2009 ADMINISTRATIVE AMENDMENT FOR "REVISED LANDSCAPING AND SOLAR TOWERS REMOVED" FOR THE EXISTING BUILDING (PREVIOUSLY SCHOTT SOLAR BUILDING). NO EARLIER SITE PLAN REVIEW INFORMATION AVAILABLE. PROJECT NUMBER 1006201, APPLICATION NUMBER 09AA-10019

2020 MAJOR AMENDMENT TO SITE PLAN FOR 40,000 SF BUILDING ADDITION. PROJECT NUMBER PR-2020-004448, APPLICATION NUMBER SI-2020-00964

2023 SITE PLAN ADMINISTRATIVE DFT FOR THREE NEW BUILDINGS. IN PROGRESS. PROJECT NUMBER PR-2020-004448, APPLICATION NUMBER SI-2023-00132

EXECUTIVE SUMMARY:

THE PROPOSED DEVELOPMENT FOR KAIROS POWER INVOLVES TWO LAND USE REVIEWS. THE INFORMATION AND DRAWINGS INCLUDED IN THIS SUBMITTAL PACKAGE HAVE BEEN PROVIDED FOR A SITE PLAN, MAJOR AMENDMENT, REVIEW BY THE DEVELOPMENT FACILITATION TEAM (DFT). THE SCOPE OF THIS SUBMITTAL INCLUDES THE SITE PREPARATION, BASIC UTILITIES AND SEVERAL NEW DETACHED BUILDINGS. THE PROPOSED BUILDINGS ARE AN EXPANSION TO THE EXISTING KAIROS POWER CAMPUS AND ARE TO BE USED FOR LIGHT MANUFACTURING.

THESE NEW BUILDINGS SUPPORT THE EXISTING MANUFACTURING IN THE EXISTING BUILDINGS. IN ADDITION TO BUILDINGS THERE SHALL BE EQUIPMENT, PIPING AND TANKS SIMILAR TO THOSE LOCATED SOUTH OF THE EXISTING TDL BUILDING. THIS PRODUCTION AREA IS REFERRED TO AS THE SALT PRODUCTION FACILITY (SPF).

APPROXIMATELY 12 METAL BUILDINGS WILL BE CONSTRUCTED TO SUPPORT SALT PRODUCTION. THE PRE-ENGINEERED METAL BUILDINGS WILL HOUSE THE MANUFACTURING PROCESS. PIPE STANDS AND TANKS WILL BE LOCATED AROUND THESE BUILDINGS TO TRANSFER MATERIALS BETWEEN THE BUILDINGS DURING THE PROCESS. EQUIPMENT PADS THAT SUPPORT VARIOUS TANKS AND THE PROCESS EQUIPMENT WILL BE LOCATED SEVERAL HUNDRED FEET FROM THE SOUTH PROPERTY LINE.

THE STORM WATER SWALE WILL BE RECONFIGURED TO ACCOMMODATE THIS DEVELOPMENT. THE SITE ACCESS ON THE WEST END OF THE SITE WILL BE CONNECTED TO THE REST OF THE CIRCULATION SYSTEM.

Greenbox Architecture
502 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97043

Kairos Power



EXP: 12/31/2025

KAIROS POWER FACILITY
SALT PLANT EXPANSION
NOT FOR CONSTRUCTION

TRAFFIC CIRCULATION PLAN

PROJECT NO.: 8003-22
DRAWN BY:
DATE: SEPTEMBER 19, 2024

A-110

