

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

August 22, 2022

Derek Metson, RA  
Greenbox Architecture  
502 Seventh St. Suite 203  
Oregon City, OR 87045

**Re: Kairos Power Expansion**  
**5201 Hawking Dr. SE**  
**Traffic Circulation Layout**  
Architect's Stamp XX-XX-XX (Q16-DA5000A)

Dear Mr. Metson,

Based upon the information provided in your submittal received 07-26-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Clarify existing property lines and proposed property lines.
2. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
3. The minimum parking stall dimensions are:

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

4. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
5. 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.
6. 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)
7. ADA curb ramps must be updated to current standards and have truncated domes installed.
8. Keynote 18: provide all proposed ramps details and reference COA std dwg.
9. Keynote 22: please reference COA std dwg 2430 for the proposed sidewalk.
10. Keynote 17: is this will be one way or two-way drive aisle?

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11. The minimum drive aisle dimensions are shown below

	Minimum Drive Aisle Width
Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'

12. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
13. 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.
14. Bicycle racks shall be sturdy and anchored to a concrete pad.
15. A 1-foot clear zone around the bicycle parking stall shall be provided.
16. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
17. 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.
18. 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.
19. 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.
20. All sidewalks along streets should be placed at the property line.
21. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.
22. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
23. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.

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24. Provide a copy of Fire Marshal approval.
25. Please provide a sight distance exhibit
26. 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.
27. Please specify the City Standard Drawing Number when applicable.
28. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
29. Provide notes showing what work is included and on the work order and the private work on site.
30. Work within the public right of way requires a work order with DRC approved plans.
31. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
32. 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)).
33. Please provide a letter of response for all comments given.

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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](mailto: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) 924-3675.

Sincerely,

Marwa Al-najjar  
Associate Engineer, Planning Dept.

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*Mayor Timothy M. Keller*

## Development Review Services

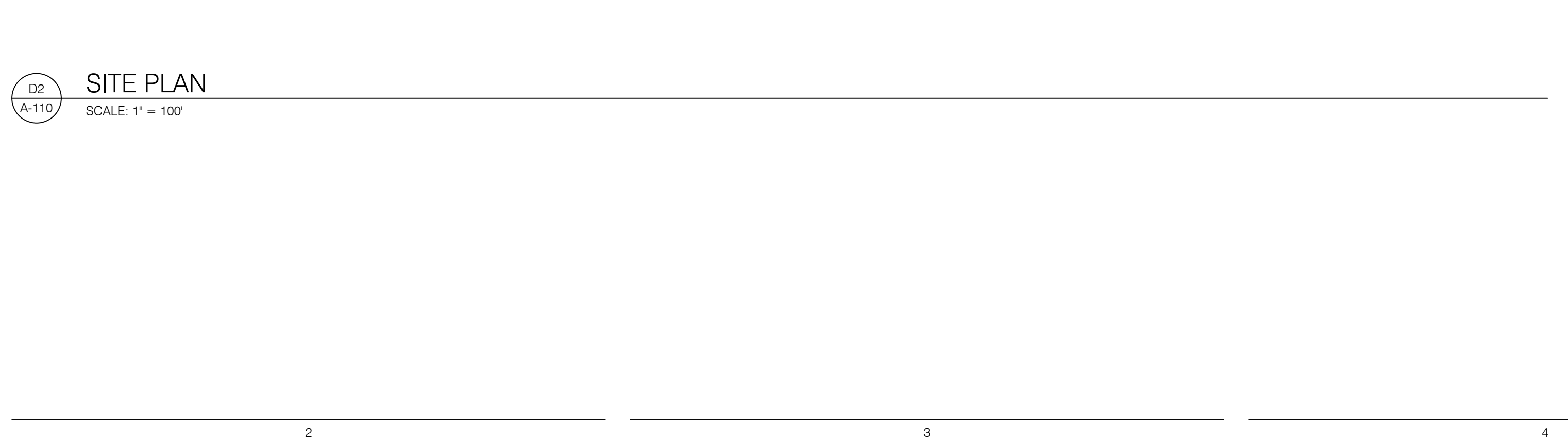
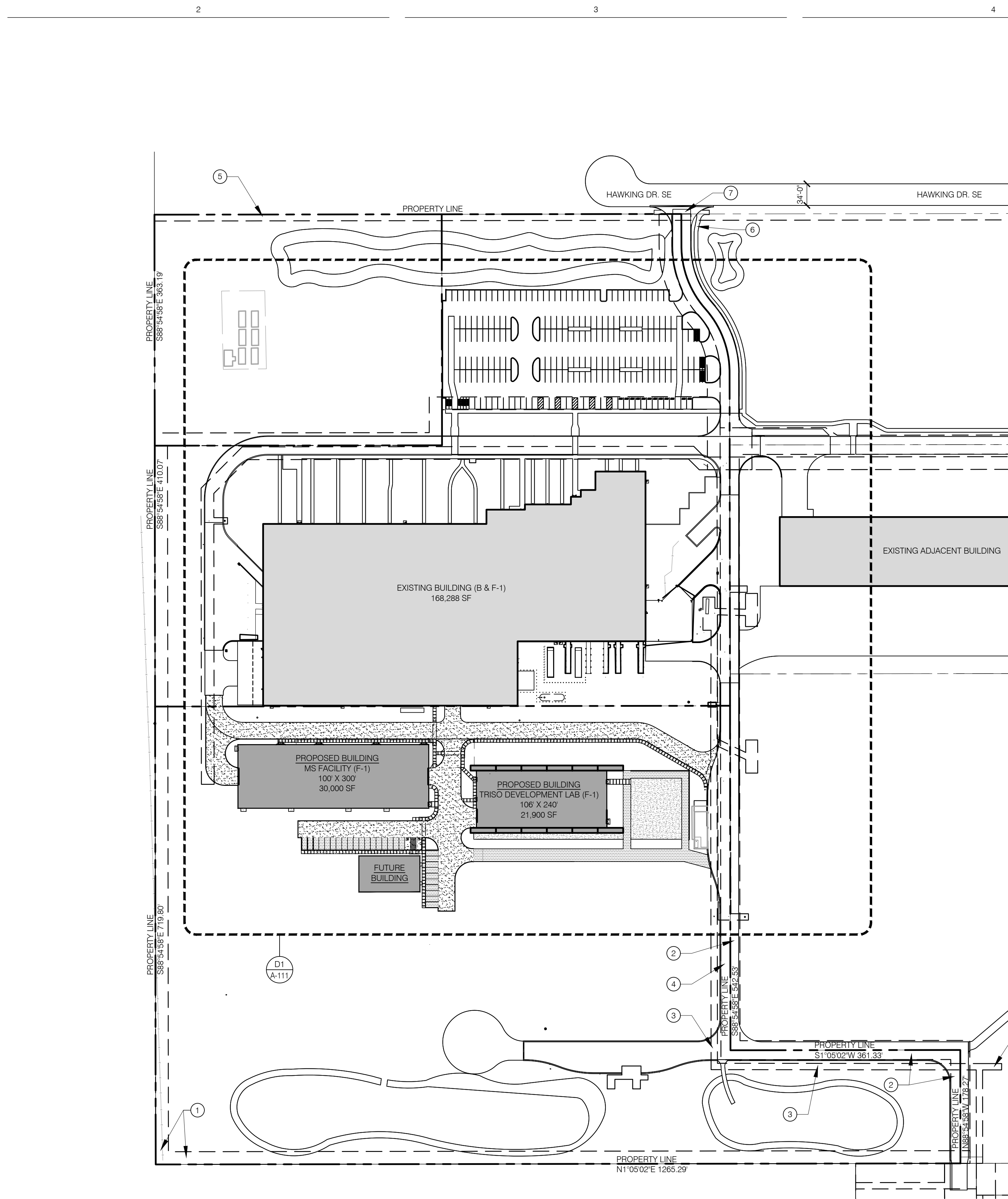
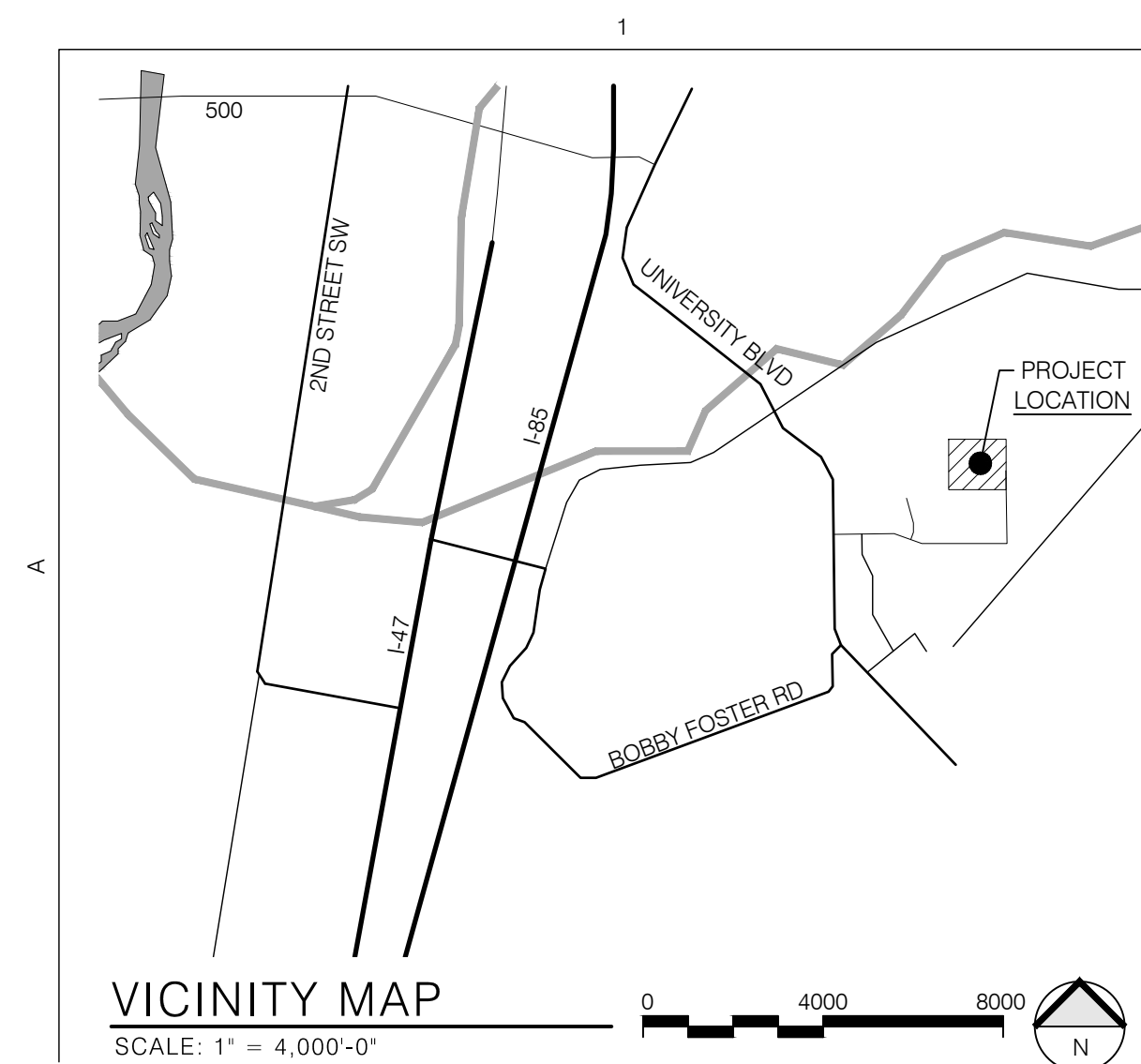
ma via: email  
C: CO Clerk, File

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GENERAL NOTES:

- A. NO VARIANCES ARE PROPOSED, OR NECESSARY TO IMPLEMENT THIS PLAN.
- B. THE PROPOSED CONSTRUCTION WILL BE COMPLETED IN A ONE PHASE.
- C. PROPOSED BUILDINGS ARE TO BE USED FOR INDUSTRIAL MANUFACTURING.
- D. ACCESS EASEMENTS ARE NOT PROPOSED FOR THIS PROJECT.
- E. ROADS ADJACENT TO THE SITE ARE PRIVATE WAYS, EXCEPT FOR THE CITY STREET - HAWKING DRIVE SE.
- F. 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.
- G. A NEW REFUSE FACILITY IS NOT INCLUDED IN THE SCOPE OF THIS PROJECT. PROPOSED BUILDINGS WILL UTILIZE THE EXISTING REFUSE FACILITY.
- H. OFF-SITE RIGHT-OF-WAY IMPROVEMENTS, EASEMENTS, OR HANDICAP RAMPS ARE NOT PROPOSED WITH THIS PROJECT.
- I. NO DRIVE THROUGH FACILITIES ARE PROPOSED IN THIS PROJECT.
- J. ALL ACCESS AISLE AND ROAD DIMENSIONS EXCLUDE CURBS UNLESS OTHERWISE NOTED.

GENERAL INFORMATION:

### SITE INFORMATION

SITE ADDRESS: 5201 HAWKING DRIVE SE  
ALBUQUERQUE, NM 87106

LEGAL DESCRIPTION: TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATION PARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATION PARK II) CONT 16.4161 AC

PROPOSED OCCUPANCY: INDUSTRIAL MANUFACTURING (F)

LOT SIZE: 32.2037 AC / 1,402,793.172 SF

BUILDING AREA:	MS FACILITY:	30,000 SF
	TDL FACILITY:	21,900 SF
	PROPOSED TOTAL:	51,900 SF
	EXISTING:	168,288 SF

### PARKING AND TRAFFIC

EXISTING PARKING SPACES: 193 STANDARD SPACES  
12 HOV SPACES  
10 ADA SPACES (5 VAN ACCESSIBLE)  
12 MOTORCYCLE SPACES  
12 BIKE PARKING SPACES

PROPOSED PARKING SPACES: 28 STANDARD SPACES  
2 ADA SPACES (1 VAN ACCESSIBLE)  
10 BIKE PARKING SPACES, OR AS REQUIRED

REQUIRED VS PROVIDED PARKING SPACES:

	REQUIRED:	PROVIDED:
STANDARD SPACES	216	221
HOV SPACES	6	12
ACCESSIBLE PARKING	8 TOTAL / 2 VAN	12 TOTAL / 6 VAN
MOTORCYCLE SPACES	5	12
BIKE PARKING	22	22

EXECUTIVE SUMMARY:

ACCESSED VIA CRICK AVE SE AND HAWKING DRIVE SE, THE PROJECT SITE IS LOCATED AT THE END OF HAWKING DRIVE SE. SEE LEGAL DESCRIPTION IN GENERAL INFORMATION ABOVE. PROPOSED DEVELOPMENT WILL OCCUR TO THE WEST OF THE EXISTING BUILDING.

THE PROJECT CONSISTS OF THE CONSTRUCTION OF TWO SINGLE-STORY MANUFACTURING STRUCTURES ON AN EXISTING DEVELOPMENT. THE NEW STRUCTURES ARE TO BE LOCATED ON WEST SIDE OF THE EXISTING BUILDING AND KAIROS POWER CAMPUS. THE EXISTING BUILDING ON SITE WILL CONTINUE TO SERVE AS THE PRIMARY BUILDING.

PROPOSED PARKING AND ROADWAYS ARE INTENDED TO SUPPORT ON-SITE TRAFFIC DUE TO THE INCREASE IN PASSENGER VEHICLES. THE EXISTING SITE ACCESS, PARKING, AND LOADING WILL SUPPORT THE PRIMARY TRAFFIC CIRCULATION ON THE KAIROS CAMPUS. PROPOSED PARKING IS LOCATED IN ONE CENTRAL LOCATION FOR THE NEW FACILITIES AND FUTURE MODULAR OFFICE.

APPROXIMATELY 350' OF THE STREET FRONTAGE AT HAWKING DRIVE SE WILL HAVE 10' WIDE SIDEWALKS PER PREVIOUS INFRASTRUCTURE AGREEMENT AS PART OF DRB PROJECT NUMBER 2020-004448. SEE INCLUDED AGREEMENT AND LETTER OF INTENT FOR FURTHER CLARIFICATION. PROPOSED SIDEWALKS ARE INTENDED TO SERVE AS ON-SITE CIRCULATION. PROPERTY FRONTAGE AT HAWKING DRIVE SE HAS AN EXISTING SIDEWALK CONNECTION FROM THE PRIMARY BUILDING TO THE RIGHT-OF-WAY.

INCREASED TRAFFIC WILL BE OBSERVED ON THE PRIVATE ACCESS EASEMENT, HAWKING DRIVE SE, AND CRICK AVENUE. THE PROPOSED BUILDINGS ARE EXPECTED TO HAVE THE FOLLOWING TRAFFIC CONSIDERATIONS: 5 DAILY VISITORS/PATRONS, 40 EMPLOYEES, 2 DELIVERY TRUCKS, WITH A PEAK HOUR TRIP GENERATION OF 40. OFF STREET LOADING IS PROVIDED TO THE NORTH AND SOUTH OF THE EXISTING BUILDING. REFERENCE THE DESIGN DELIVERY ROUTE ON SHEET A-111 FOR SERVICE AND DELIVERY ROUTES. THE NEAREST MRCOG TRAFFIC COUNT DATA IS ON UNIVERSITY, NORTH OF BOBBY FOSTER (CGID 226.631) WITH A TOTAL VOLUME OF 5,536, PRIOR TO THE IMPACTS AS A RESULT OF THIS DEVELOPMENT.

LEGEND:

CONCRETE

ASPHALT

GRAVEL BASE COURSE

KEYED NOTES: (X)

1. EXISTING 20' WATERLINE EASEMENT
2. EXISTING 30' PRIVATE ACCESS EASEMENT
3. 10' EXISTING PNN EASEMENT
4. EXISTING 20' PERMANENT PRIVATE UTILITY EASEMENT
5. EXISTING 10' PUBLIC UTILITY EASEMENT
6. EXISTING 6' SIDEWALK FROM RIGHT OF WAY TO THE PRIMARY BUILDING
7. EXISTING SITE ACCESS



# KAIRO'S POWER FACILITY EXPANSION

## TRAFFIC CIRCULATION PLAN

PROJECT NO.: 8000-22  
DRAWN BY:  
DATE: JULY 25, 2022

A-110

5201 HAWKING DRIVE SE ALBUQUERQUE, NM 87106  
 TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL  
 INNOVATIONPARK II) CONT 16.4161 AC

1

2

3

4

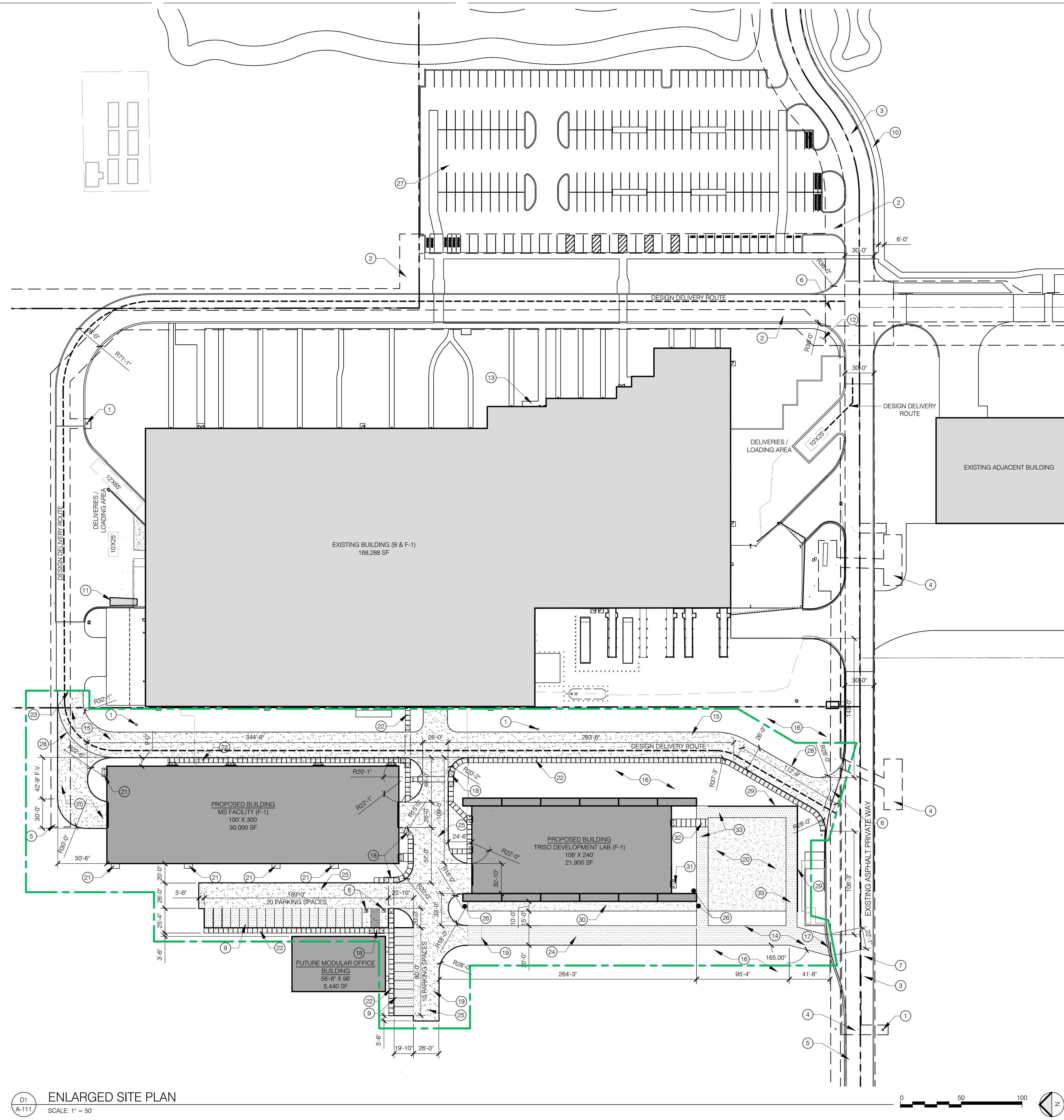
5

A

B

C

D



D1  
A-111

ENLARGED SITE PLAN  
SCALE: 1" = 50'



### GENERAL NOTES:

- PROPOSED PARKING SHALL MEET THE SLOPE REQUIREMENTS AS DEFINED IN THE DEVELOPMENT PROCESS MANUAL. PARKING LOTS REQUIRE A SLOPE BETWEEN 1% MIN AND 8% MAX. PARKING AREAS ADJACENT TO MAJOR CIRCULATION AISLES OR ADJACENT TO MAJOR ENTRANCES 1% MIN TO 6% MAX. HANDICAP PARKING 1% MIN TO 2% MAX CROSS SLOPE AND MAX. 5% IN THE DIRECTION OF TRAVEL.
- PARKING STALLS ARE REQUIRED BY THE ZONING CODE TO BE 8.5 FEET WIDE AND 18 FEET LONG WITH A PROVISION THAT IF THE PREMISES CONTAINS MORE THAN 20 SPACES, THEN ONE THIRD OF THE SPACES MAY BE FOR SMALL CARS WITH DIMENSIONS OF 8 FEET WIDE AND 15 FEET LONG. PARKING FOR THE DISABLED SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY ZONING CODE, OR OTHER APPLICABLE REQUIREMENTS. OVERHANG AREAS ARE 2 FEET FOR NORMAL SIZE SPACES AND 1.5 FEET FOR SMALL CAR SPACES (DISTANCE FROM WHEEL STOP TO THE FRONT OF THE PARKING STALL). VEHICLES MAY NOT OVERHANG PUBLIC RIGHT-OF-WAY.
- 6" CURBS TO BE PROVIDED AT LANDSCAPING AREAS, PARKING, AND DRIVE AISLES AS SHOWN.
- FIRE AND EMERGENCY ACCESS TO COMPLY WITH ALBUQUERQUE FIRE ONE PLAN CHECKING DIVISION.
- SITE GRADING SHALL COMPLY WITH ALL CITY REQUIREMENTS AS LISTED IN THE DEVELOPMENT PROCESS MANUAL.
- ALL ACCESS AISLE AND ROAD DIMENSIONS EXCLUDE CURBS UNLESS OTHERWISE NOTED.

### LEGEND:

- CONCRETE
- ASPHALT
- GRAVEL BASE COURSE
- DESIGN DELIVERY ROUTE
- LIMIT OF CONSTRUCTION

### KEYED NOTES:

- EXISTING FIRE HYDRANT
- EXISTING 20" WATERLINE EASEMENT
- EXISTING 30" PRIVATE ACCESS EASEMENT
- EXISTING PNN EASEMENT
- EXISTING 20" PERMANENT PRIVATE UTILITY EASEMENT
- EXISTING SITE ACCESS
- EXISTING 30" PRIVATE WAY WITH GUTTER AND CURB, BOTH SIDES
- NEW ACCESSIBLE GRAVEL PARKING. REFERENCE PARKING STALLS SIZING IN GENERAL NOTE B. PARKING SPACES SHALL NOT OVERHANG THE SIDEWALK. ACCESSIBLE PARKING TO INCLUDE SIGNAGE AS REQUIRED BY PART 7-4 (K)(5). SEE SLOPE REQUIREMENTS IN GENERAL NOTE A.
- NEW GRAVEL PARKING. REFERENCE PARKING STALLS SIZING IN GENERAL NOTE B. PARKING SPACES SHALL NOT OVERHANG THE SIDEWALK.
- EXISTING 6" SIDEWALK FROM RIGHT OF WAY TO PRIMARY BUILDING
- EXISTING TRASH COMPACTOR
- EXISTING SIGN WITH DIRECTION FOR VISITORS AND DELIVERIES
- PROPOSED BIKE PARKING TO BE INSTALLED IN THE SAME LOCATION AS EXISTING BIKE PARKING
- NEW 20' WIDE GRAVEL ACCESS ROAD
- EXISTING GRAVEL ACCESS ROAD WITH NEW ASPHALT PAVEMENT
- NEW LANDSCAPE AREA
- NEW CURB CUT IN EXISTING CURB FOR 20' WIDE DRIVE AISLE
- RAMPS IN NEW SIDEWALK FOR ACCESSIBLE SITE EGRESS
- NEW FIRE APPARATUS TURNAROUND
- NEW 10' X 235' CONCRETE PAD FOR FUTURE EXTERIOR EQUIPMENT
- NEW 5'-0" X 8'-6" CONCRETE LANDING
- 5' WIDE CONCRETE SIDEWALK WITH CONTROL JOINTS 5'-0" O.C. AND EXPANSION JOINTS 50'-0" O.C. MAX. LIGHT BROOM FINISH
- TERMINATION OF EXISTING ASPHALT DRIVE
- NEW GRAVEL FIRE ACCESS DRIVE AISLE
- NEW ASPHALT ACCESS DRIVE AISLE
- NEW DOMESTIC WATER SUPPLY STUB OUT
- EXISTING PARKING, SEE PARKING COUNTS IN GENERAL INFORMATION ON SHEET A-110
- EDGE OF EXISTING GRAVEL ROAD
- NEW CMU WALL FINISHED WITH CONCRETE OR STUCCO TO MATCH EXISTING WALLS COLOR AND TEXTURE
- NEW 10' X 235' CONCRETE PAD FOR FUTURE EXTERIOR EQUIPMENT
- NEW 5'-0" X 8'-6" CONCRETE LANDING
- 8' WIDE CONCRETE WALKWAY WITH CONTROL JOINTS 5'-0" O.C. AND EXPANSION JOINTS 50'-0" O.C. MAX. LIGHT BROOM FINISH. REINFORCE PORTION OF WALKWAY IN FORKLIFT ACCESS AISLE
- NEW 12' WIDE GRAVEL FORKLIFT ACCESS AISLES

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OREGON CITY, OREGON 97045



## KAIROS POWER FACILITY EXPANSION

## ENLARGED TRAFFIC CIRCULATION LAYOUT

PROJECT NO.: 8000-22  
DRAWN BY:  
DATE: JULY 25, 2022

A-111

559 HAWKING DRIVE SE, ALBUQUERQUE, NM 87108  
TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATION PARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATION PARK II) CONT 16-4161 AC

LAND USE REVIEW