November 27, 2019

Angela Gomez
Administrative Assistant Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Subject: Comments for Design Review Board on December 04, 2019 Albuquerque, Bernalillo County, District Three

Dear Mrs. Gomez:

Attached are the New Mexico Department of Transportation (NMDOT) comments on the cases that were submitted by your department for our input.

Project Number: PR-2019-003037
Case Description: Infrastructure Improvement Extension
Location: 730 Coors Blvd NW
Type of Development (Residential/Commercial): Commercial
Possible Impacted NMDOT roadway(s): NM 45 Coors Blvd
Department Comments:

- NMDOT is requesting that the property owner provide an access permit to the Peter.kubiak@state.nm.us to include all supporting documentation and a Civil Plan Set for review and comment as outlined in the Final TIA Letter issued 10-24-17 prior to any construction within NMDOT highway right of way. NMDOT is requesting that the City of Albuquerque withhold building permits and occupancy permits until all improvements are completed within the NMDOT highway right of way as outlined in the Final TIA Letter.

If there are any questions, please feel free to contact Peter Kubiak at 505.249.5718 or Peter.Kubiak@state.nm.us
Sincerely,

Peter Kubiak, D3 Engineering Coordinator

cc: Nancy Perea, D3 Traffic Engineer (email)
cc: Margaret Haynes, D3 Assistant Traffic Engineer (email)

Michelle Lujan Grisham
Governor

Michael R. Sandoval
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner
District 1

Bruce Ellis
Commissioner
District 2

Keith Mortensen
Commissioner
District 3

Walter G. Adams
Commissioner
District 4

Vacant
Commissioner
District 5

Charles Lundstrom
Commissioner
District 6

New Mexico DEPARTMENT OF
TRANSPORTATION

October 24, 2017

Mr. Terry Brown
P.O Box 92051
Albuquerque, New Mexico 87199

Subject: Fortuna/Coors Retail Commercial Development Traffic Impact Analysis
Intersection of NM 45 and Fortuna
Albuquerque, Bernalillo County, New Mexico

Dear Mr. Brown:

This letter is to inform you that the Revised **FINAL** Traffic Impact Analysis (TIA) for the proposed Fortuna / Coors Retail Commercial Development at intersection of NM 45 (Coors Blvd) and Fortuna Rd. dated October 19, 2017 has been reviewed.

The NMDOT has no objection to the requested (1) ONE Right-in/Right-out commercial driveway onto NM 45 northbound from driveway (B) located approximately 535 feet to the north from the intersection of Fortuna Rd. The NMDOT also has no objection to the requested (1) one Full Access commercial driveway onto Fortuna Rd. from driveway (A) located approximately 320 feet to the east from the intersection of NM 45 providing the following conditions are met.

1. The NMDOT shall provide final approval on the design for the offsite improvements. The developer shall agree to incorporate all the comments requested by the NMDOT.

2. The Property Owner shall submit a Commercial Driveway Application encompassing driveway (B) as described above.

3. Development of this site should provide cross access to the future development of the property to the south (on northeast corner of NM 45 & Fortuna Rd).

In addition to the TIA, all improvements are based on other factors, including but not limited to, the State Access Management Manual (SAMM) design criteria, Pedestrian Right of Way Accessibility Guidelines (PROWAG), roadway design references and any local jurisdiction planning documents.

The following information will be required in combination with the approval of the development:

Susana Martinez
Governor

Tom Church
Cabinet Secretary

Commissioners

Ronald Schmeits
Chairman
District 4

Dr. Kenneth White
Secretary
District 1

David Sepich
Commissioner
District 2

Keith Mortensen
Commissioner
District 3

Butch Mathews
Commissioner
District 5

Jackson Gibson
Commissioner
District 6

a. All geometric details associated with the proposed offsite improvements as shown in Exhibit B must be approved by the NMDOT. Any schematic layout(s) for the proposed improvements that is contained in the report is for informational purposes only and should not be considered as an approved final design. These proposed improvements may include, but are not limited to:

- Acceleration/deceleration lanes
- Roadway widening
- Traffic signal

b. Detailed construction plans, including traffic control plans, for the proposed roadway improvements shall be submitted to Margaret Haynes, P.E at Margaret.Haynes@state.nm.us prior to any driveway application submittals. The roadway design shall be compliant with proposed right-of-way accessibility guidelines (PROWAG) for pedestrian facilities.

c. Grading and drainage plans, shall be submitted with the driveway application for review and approval by Mr. Timothy Trujillo, PE District 3 Drainage Engineer. Mr. Trujillo can be reached at TimothyR.Trujillo@state.nm.us

d. Cultural resource approval will need to be obtained from Ms. Kasey Flavin for disturbance to the state right-of-way. Ms. Flavin can be reached at Kasey.Flavin@state.nm.us

e. All utility and traffic control permits, within state right-of-way related to the proposed development shall be submitted to Mr. Peter Kubiak. Mr. Kubiak can be reached at Peter.Kubiak@state.nm.us

If you have any questions, please feel free to call me at 505.798.6625 or email me at Nancy.Perea@state.nm.us

Sincerely,

for Nancy R. Perea, P.E.
District 3 Traffic Engineer

Copies:
Jill Mosher, NMDOT D3 ADE
Margaret Haynes, NMDOT D3 ADTE
Kasey Flavin, NMDOT GO
Racquel Michel, COA Planning
file

Attachments:
Exhibit A – TIA page 32 & 33 – proposed recommendations
Exhibit B – Schematic of proposed improvements

EXHIBIT A

Sight distance at Driveway "B" is adequate. There are no vertical or horizontal curves along this portion of Coors Blvd. and there are no structures that are blocking sight distance into and out of the driveway.

Pedestrian facilities along the Coors Blvd. frontage of the proposed development are adequate with newer ADA ramps including detectable warning surfaces and 6-foot wide sidewalks with landscape buffers. Currently Bicycle lanes do not exist along this portion of Coors Blvd. and they are shown as proposed on the 2040 Long Range Bicycle System Map.

Site access improvements / modifications are not recommended due to the adequate curb return radii and the ADA pedestrian facilities.

According to New Mexico Department of Transportation's State Access Management Manual, Table 18.C-1, intersection spacing along this section of Coors Blvd. should be 2,640 feet for signalized and 1,320 for unsignalized and driveway spacing should be 1,320 feet for a full access and 450 feet for a partial access with non-traversable medians and 450 feet for traversable medians. Driveway "B", which is a partial access with a non-traversable median is located approximately 520 feet from the signalized intersection of Fortuna Rd. / Coors Blvd. and is located approximately 360 feet from the nearest driveway to the north (Discount Tire Co.) and approximately 360 feet from the nearest driveway to the south (gas station – not in use). In both cases, the driveways spacing is approximately 90 feet short of being met. It is anticipated that development on the corner tract in the future will not be permitted direct access to Coors Blvd. Therefore, it is recommended that cross-access be granted to that tract.

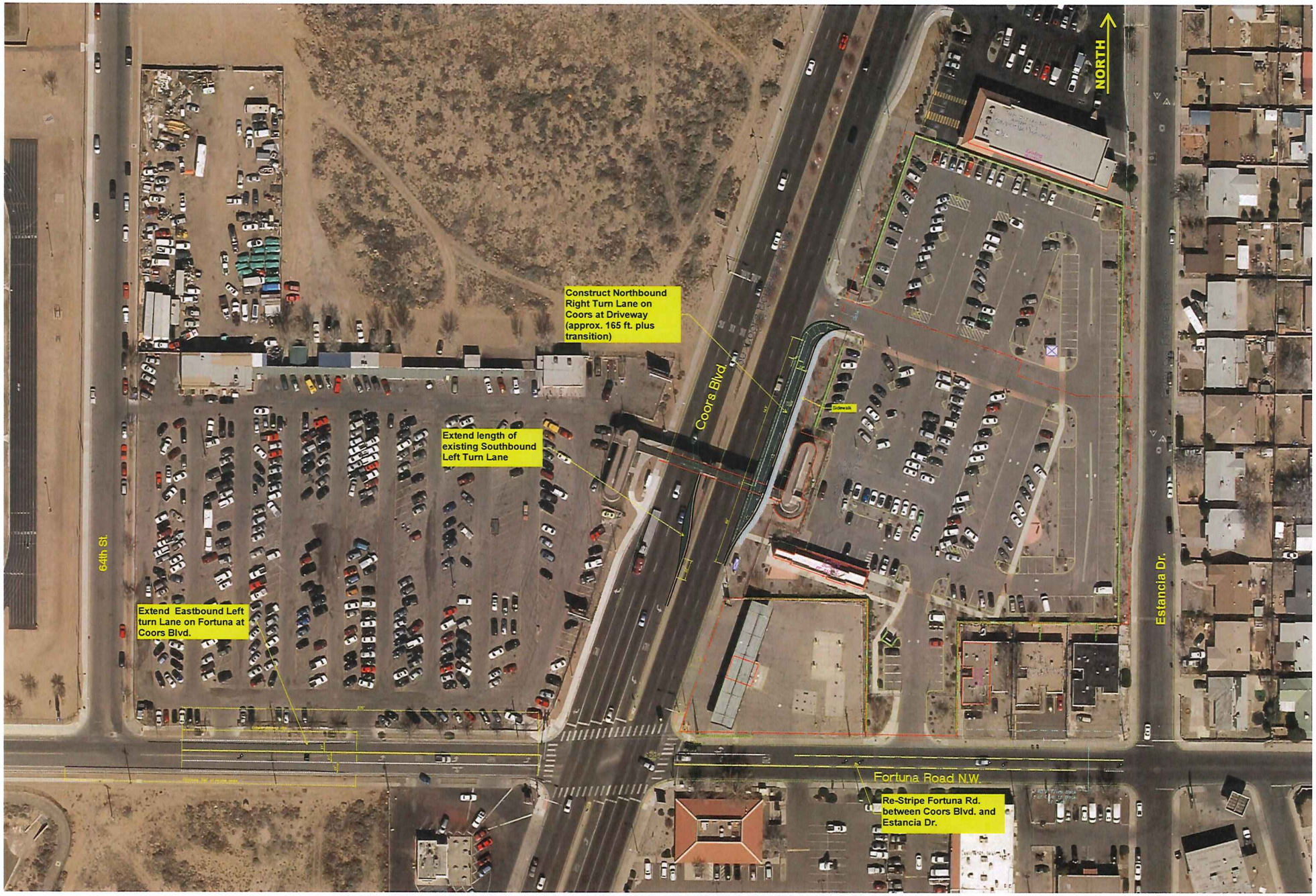
Summary of Deficiencies, Anticipated Impacts, and Recommendations

There are no significant operational deficiencies triggered by implementation of the proposed Fortuna / Coors Retail Commercial Development project other than those queuing issues mentioned in this Study. The impact of the proposed project is confined to the intersection of Fortuna Rd. / Coors Blvd. and the access points. Therefore, this Study makes the following recommendations to mitigate any local and offsite impacts of this development:

- All design and construction shall maintain adequate sight distances on Coors Blvd. and on Fortuna Rd to the extent possible.
- Extend the existing eastbound left turn lane on Fortuna Rd. at Coors from 190 feet long to 375 feet long. This will extend the left turn lane west almost to 64th St. No transition is necessary. (City of Albuquerque facility).
- Restripe Fortuna Rd. between Coors Blvd. and Estancia Dr. to incorporate a two-way center left turn lane with exclusive left turn lanes at Coors Blvd. and at Estancia Dr. (City of Albuquerque facility)

- Extend the existing southbound left turn lane on Coors Blvd. at Fortuna Rd. from 150 feet long to approximately 200 feet long plus transition. The left turn lane extension will extend to the existing crash attenuator on the south side of the pedestrian bridge support structure in the Coors median. The existing pedestrian fence should be relocated to the narrowed median. (New Mexico Department of Transportation facility).
- Construct a northbound right turn deceleration lane on Coors Blvd. at Driveway "B". The right turn deceleration lane shall be approximately 160 feet long plus transition which will extend south to the existing bus stop on the east side of Coors Blvd. north of Fortuna Rd. (New Mexico Department of Transportation facility).
- In anticipation of the future development of the hard-northeast corner of Fortuna Rd. / Coors Blvd., cross access should be provided on this property for the benefit of the hard corner property.

EXHIBIT B


NORTH
Construct Northbound Right Turn Lane on Coors at Driveway (approx. 165 ft. plus transition)
Coors Blvd.
Extend length of existing Southbound Left Turn Lane
Extend Eastbound Left turn Lane on Fortuna at Coors Blvd.
64th St.
Estancia Dr.
Fortuna Road N.W.
Re-Stripe Fortuna Rd. between Coors Blvd. and Estancia Dr.