DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005597 AGENDA ITEM NO: 5
3901 Coors

SUBJECT: Plat, Infrastructure List

ENGINEERING COMMENTS:

Previous comment still to be addressed:

1. The Traffic Study shall be approved prior to approval of the infrastructure list and plat. The generated infrastructure list shall be based upon and correspond with any Traffic Study recommendations. NMDOT shall be coordinated with on any Coors Blvd. infrastructure improvements prior to approval. *Comments were submitted on March 8, 2022, asking about warrant analysis and the queuing; some response has been received, but we are awaiting responses to the recent NMDOT comments and COA comments to approve the study and update the infrastructure list accordingly. (For information, in an instance when the trip generation exceeds the original trip generation in the study by 10%, a new study shall be required.)*

2. Provide overall conceptual plan that corresponds with the infrastructure list. Any additional auxiliary lanes shown on the infrastructure list should include required lengths. On this conceptual plan, show full intersections and existing drive accesses across from the new site plan in order to minimize any conflicts and make sure that any newly proposed thru lanes are aligned with the thru lanes across the intersection.

3. In a Center, 10-foot wide sidewalks are required along the arterial and collector streets per the new DPM requirements.

4. On the cross-section for St. Joseph's, reflect both existing and new right-of-way line along the south side of the roadway. Provide similar information for the other cross-sections.

5. Provide the shared access on the infrastructure list (Reference "A" on the plat.) Define possible shared access between Lot 2 and 5 toward the west, or provide a turnaround if there is intended to be a dead-end access easement that is over 150 feet in length.

6. Lot 5 will require public sidewalk access to the right-of-way. Include this as part of a proposed access easement. Provide cross-sections for the various access easements, showing required road, curb, and any sidewalk.

7. For the shared access easement, provide curves along the boundaries of Lot 5 and Lot 10 for turning movements. These shall be designed to accommodate the specified design vehicle.

8. Informational: Future site plans should either be submitted for Traffic Circulation Layout approval prior to building permit. Follow all DPM and IDO Requirements.

NOTES: Neighborhood was notified about new IDO requirements for queuing and the new

queuing analysis required by the City of Albuquerque for the drive-thru restaurants. There was concern about narrowness of drive aisle for existing Coors Pavillion and back-up onto Coors Boulevard from the Starbucks.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
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DATE: June 29, 2022

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)