

CITY OF ALBUQUERQUE



Planning Department
Alan Varela - Interim Director

Mayor Timothy M. Keller

January 25, 2022

Terry O. Brown, P.E.
P.O. Box 92051
Albuquerque, NM 87199

**Re: Circle K Store, Albuquerque, NM
10850 Golf Course Rd NW
Traffic Impact Study**
Engineer's Stamp dated January 20, 2022 (A12D00B1)
Received 1/20/2022
CABQ Planning Transportation approval

Dear Mr. Brown:

The subject Traffic Impact Study (TIS) for the Circle K Store, 10850 Golf Course Rd. NW, dated January 20, 2022 received on January 20, 2022, has been reviewed by the Transportation Development Section and found acceptable. The TIS is approved with the following conditions based on this TIS's recommendations.

PO Box 1293

Year 2022 Recommendations

Albuquerque

Driveway 'A'

NM 87103

- Driveway "A" to be designed and constructed as an unsignalized right/-in/right-out only access with one entering lane and one exiting lane. The length of the driveway throat to be at least 25 feet, preferably 75 feet is space allows to accommodate queueing.
- the northbound right-turn lane length is limited due to the location of the proposed driveway to the south, reference COA project CPN 589493. The distance between the driveways is ~200 feet. The City will allow this turn lane to shortened in length to fit the geometric Constrains.

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Driveway 'B'

- Driveway 'B' to be designed and constructed as an unsignalized full access with one entering lane and one exiting lane (minimum). The length of the driveway throat to be at least 25 feet, preferably 50 feet is space allows to accommodate queueing.
- Build right-turn lane at Driveway "B". The length of the right-turn lane is proposed to be 275' to 300' including the transition which is less than recommended by the City's DPM due to geometric restrictions. This is understood and will be allowed.

Transit

- Developer to coordinate with COA Transit due to the existing bus stop on Golf Course Rd near Driveway 'A'.
 - Bus Route 96, Street: Golf Course, Stop: 7364, Direction: NB, Near: South of Westside Blvd.

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Site Plan

- Site Plan development and roadway modifications on Golf Course Rd. to coordination with the nearby development on Golf Course Rd. to the immediately south.
 - Reference COA project CPN 589493, contact Tierra West, LLC.

Year 2032 Recommendations

Westside Blvd. & Golf Course Rd.

- Optimize the traffic signal timing, adding right-turn overlap phases on the EB, WB, and NB approaches, and add a second NBL and SBL turn lanes. However, because the project does not contribute a significant proportion of traffic to the problem movements, these issues do not appear until 2032, and there is a major road widening construction project on Westside Blvd. which will affect traffic patterns, no mitigative measures on the part of the development are recommended.

The Traffic Impact Analysis shall be valid for a period of three years. Should significant modifications to the approved development proposal occur, the approved study shall be revised to incorporate the changes.

PO Box 1293

Sincerely,

Albuquerque

A handwritten signature in black ink that reads "Matt Grush, P.E." with a stylized flourish at the end.

NM 87103

Matt Grush, P.E., PTOE
Traffic Engineer, Planning Dept.
Development Review Services

www.cabq.gov

via: email
C: Applicant, File