

September 5, 2024

Curtis Cherne, PE
Senior Engineer, Planning Department
Development Review Services
Plaza del Sol
City of Albuquerque, NM

VIA EMAIL: ccherne@cabq.gov

RE: JLM Living Paseo Traffic Impact Study (C10D003), DRAFT July 2024
Response to Comments dated August 19, 2024

Mr. Cherne;

This letter serves as a response to your comments addressed to Jonathan Kruse, PE of Lee Engineering dated August 19, 2024 regarding the review of the July 2024 JLM Living Paseo Traffic Impact Study draft. Mr. Kruse deferred your comments to me as the Engineer of Record for development of this project. I have copied your comments from your letter, inserted them below and written responses that indicate changes for the final report.

1. Comment: *Is the proposed site one parcel? If so, transportation site details can be deferred to the Site Plan/TCL and the access point details to DRC. If more than one parcel/platted lots, then these details are to be presented in the Study. Add to the Background section of the report.*

Response: Yes, this project occupies one parcel that will not be subdivided. The background section will be modified.

2. Comment: *Revise the Site Plan to include (1) Ave De Jaimito from Universe Blvd to the site and (2) Unser Blvd.*

Response: A revised site plan is included in the Final Traffic Impact Study showing these two streets and access points as requested.

3. Comment: *The Study infers to construct Woodmont Blvd from Universe Blvd to Unser Blvd; however, the ROW does not exist and this site does not abut Universe Blvd, so it is not clear the intersection of Woodmont Ave. and Universe Blvd will be created with this project. If not constructing Woodmont Ave west to Universe Blvd, provide an analysis and recommendations that do not include the intersection of Woodmont Ave and Universe Blvd.*

Response: Two lanes of Woodmont Blvd will be constructed from Unser Blvd to the western margin of the project site as per DFT comments. The study evaluated the future connection to Universe condition to identify the necessary roadway section, turn lanes, and driveway access locations in support of the project design. The right-of-way will be dedicated as part of the preliminary plat.

4. Comment: *Woodmont Blvd is to be a 4-lane roadway from Universe Blvd to Unser Blvd.*

Please revise the Site Plan and add the construction of Woodmont Blvd, including extents, to the Site Recommendations.

Response: Addressed in revised document.

5. Comment: *Driveway 2 proposes to use the exiting Avenida de Jaimito ROW. Will the ROW be Vacated or will it remain City ROW? If it remains ROW, it should be referenced as Ave De Jaimito. Driveway 2 will be off of Ave De Jaimito, rather than off of Universe Blvd. Add to the Background section of the report. Add what is to be built to the Site Recommendations section.*

Response: Avenida de Jaimito will be vacated within the limits of the development project proposed. The existing right of way from Universe to the western limit of this project is not a part of the proposed vacation and will remain right-of-way and the secondary access location to the project site. Presentation of such will be clarified in the report.

6. Comment: *The Site abuts Unser Blvd, yet there was no discussion on constructing the portion of Unser Blvd ROW improvements along this site's frontage. Please explain.*

Response: We are aware that improvements to Unser Blvd are in design and have reached a 30% level of completion. This will be discussed in the revised report. We have shown the widened right-of-way required for the Unser project and it is shown in the preliminary plat.

7. Comment: *If Woodmont Blvd will not be constructed to Universe Blvd with this project, an auxiliary lane for the EB right at Woodmont Ave and Unser Blvd may be warranted.*

Response: The study indicates that a two lane bidirectional access is all that is required in the near term. Adequate right-of-way for a dedicated right turn lane east to southbound has been included in the preliminary plat.

8. Comment: *In the "STREETS" section (it) mention(s) Unser Blvd is a limited Access Roadway. Woodmont, although not specifically listed in the RGCGO RACC Inventory, is the "New street approximately 1,027 feet south of Paseo Del Norte and 2,791 feet north of Rosa Parks Ave. Please clarify in the study.*

Response: Additional verbiage will be added to identify this detail.

We will be submitting a revised document shortly and look forward to advancing this project to final design and approval. Please contact me with any questions at: bsumrall@cobbfendley.com or at (505) 389-4693.

Thank you very much,



L. Brad Sumrall, PE
Principal
Mountain Region Municipal