

CITY OF ALBUQUERQUE

Planning Department
Alan Varela – Director



Mayor Timothy M. Keller

August 19, 2024

Jonathan Kruze, PE, PTOE
Lee Engineering
8220 San Pedro Dr NE, Ste 150
Albuquerque, NM 87113

Re: JLM Living Paseo
Traffic Impact Study (C10D003)
DRAFT July 2024
Via email jkruse@lee-eng.com

Dear Mr. Kruse,

The subject Traffic Impact Study (Study) draft received on July 31, 2024, has been reviewed by the City of Albuquerque Planning Development Transportation Section. The City has the following comments to be addressed.

PO Box 1293

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NM 87103

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1. 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.
2. Revise the Site Plan to include: (1) Ave De Jaimito from Universe Blvd to the site and (2) Unser Blvd.
3. 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.
4. 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.
5. 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.
6. 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.

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7. 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.
8. In the “STREETS” section mention Unser Blvd is a limited Access Roadway. Woodmont, although not specifically listed in the MRCGO RACC Inventory, is the “New street approx.. 1027 feet south of Paseo Del Norte and 2,791 feet north of Rosa Parks Ave. Please clarify this in the Study.

If you have any questions, please contact me at ccherne@cabq.gov or (505) 924-3986.

Sincerely,

Curtis A Cherne

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

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