

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela – Director



Mayor Timothy M. Keller

June 10, 2024

Timothy Simmons, PE, PTOE  
Civil Transformations, Inc  
2929 Coors Blvd NW, Suite 309  
Albuquerque, NM 87120

**Re: I25 and San Mateo Commercial Development  
Traffic Impact Study (E17D079)**  
Engineer's Stamp 5-17-24  
Via email tsimmons@civiltransformations.com

Dear Mr. Simmons,

The subject Traffic Impact Study (Study) draft received on May 30, 2024, has been reviewed by the City of Albuquerque Planning Development Transportation Section. The City has the following comments to be addressed.

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1. Garcia Automotive Group uses Pan American NE west of San Mateo. This project should accommodate the existing usage. Provide usage from Garcia Automotive.
2. It is preferable for pedestrians to cross at signalized intersections. The Site Plan west crosswalk may be allowable, but the traffic and speed is too high at the location of the east crosswalk. Pedestrian should cross at San Mateo Blvd. Add sidewalk along the north side of Pan American NE west of San Mateo.
3. Comments on Access Design recommendations:
  - a. Reduce Site Drive 1 width to benefit pedestrians.
  - b. Site Drive 2: It is not clear that parking is appropriate as vehicles from Garcia Automotive drive on this road and the type of parking (e.g. light vehicle repair) is to be determined. A Sketch Plat review through the City's DFT process is recommended.
4. Comments on Off-Site Improvements
  - a. Revise sub paragraph 7.4.1 (6) Pedestrian Access route to minimize the distance a pedestrian must travel to reach the northwest corner of San Mateo and Pan American NE and to continue west to the existing sidewalk on the south side of Osuna Rd.
    - i. Cross the north approach of San Mateo Blvd.
    - ii. Continue westward on the north side of San Mateo/Osuna Blvd to Osuna and Pan American Fwy West (Southbound).
    - iii. Continue west on Osuna Rd to an existing sidewalk on the north or south side of Osuna Blvd. Determine which side of Osuna Rd.
  - b. Subparagraph 7.4.1 (7)- See comment #2 above.

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- c. Subparagraph 7.4.1 (8) – Monitoring the affected intersections for LOS is a great idea. What is the mechanism to ensure it gets performed?
  - d. Subparagraph 7.4.2 (9) Transportation Development does not support the waiver for the San Mateo Blvd southbound right turn lane.
5. Paragraph 1.3.1 references Figure 2 to show the proposed driveways, but it appears to be Figure 7. Figure 2 is the “Existing Roadway Network”.

If you have any questions, please contact me at [ccherne@cabq.gov](mailto: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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