

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela - Director



Mayor Timothy M. Keller

February 13, 2024

Judith Becker, P.E.  
Tierra West., LLC  
5571 Midway Park PI NE  
Albuquerque, NM 87109  
Via email jbecker@tierrawestllc.com

**Re: Natural Grocers FINAL TIS**  
**4625 Wyoming Blvd. NE**  
**Traffic Impact Study**  
Engineer's Stamp dated January 2, 2022 (HT#F19D013E)  
Received 1/2/2024  
CABQ Planning Transportation approval

Dear Ms. Becker:

The subject Traffic Impact Study (TIS) for the Natural Grocers final TIS 4625 Wyoming Blvd. NE dated January 2, 2024 received on January 2, 2024, has been reviewed by the Transportation Development Section and found acceptable. The TIS is approved with the following conditions.

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- The Natural Grocer's development shall use only existing driveways to access the Natural Grocer's site from Wyoming Blvd. and Montgomery Blvd.
- Intersection 1 (South Driveway & Wyoming Blvd.)
  - The eastbound approach should be remarked, and a raised median should be constructed at the driveway entrance to restrict access to right-in/right-out/left-in only.
- Intersection 2 (North Driveway/Gutierrez & Wyoming Blvd.)
  - The eastbound approach shall be re-marked to indicate one dedicated eastbound left-turn lane and one eastbound thru/right lane.
  - Install a new traffic signal. The timing/phasing of the new signal should be coordinated with the existing signals at Montgomery Blvd./Wyoming Blvd. and Osuna Rd./Wyoming Blvd. Only one single phase should be included to service the side street (North Driveway) This new traffic signals shall be interconnected to the existing traffic signals at the Wyoming Blvd./Montgomery Blvd. and Wyoming Blvd./Osuna Rd. intersection. All equipment, design, construction for the new traffic signal, and recommended traffic signal timing and phasing will be the responsibility of the developer.
  - In the interim period, until the new signal can be constructed, it is recommended that the North Driveway be reconfigured as restricted access driveway (Right-in/Right-out/Left-in Only).
  - Site distances, queue storage capacity, and lane geometries shall be maintained at all access driveways for the project.

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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.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Grush P.E.', is written over a horizontal line.

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

via: email  
C: Applicant, File

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