

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

September 13, 2021

Terry O. Brown, P.E.
P.O. Box 92051
Albuquerque, NM 87199
Via email terryobrown@outlook.com

Re: La Mirada Mixed-Use Development Traffic Impact Study
Engineer's Stamp dated August 27, 2021 (G19D004)
Received 8/27/2021
CABQ Planning Transportation comments

Dear Mr. Brown:

The subject Traffic Impact Study for the La Mirada Mixed-Use Development dated August 27, 2021 has been reviewed by the City's Transportation Development Section. The following should be addressed in the next submittal.

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1. Driveway A has poor LOS in all conditions existing and proposed. The failing movements are the northbound combination through/left-turn LOS F, southbound right/left/through movements LOS F and the westbound left LOS F. The opposing traffic volume on Norma Dr. (southbound) is very low but results in a LOS of F. Recommendation is prohibiting the southbound left turn and through movement from Norma Dr and the northbound left turn from driveway A and the westbound left turn from Montgomery into the development. The median opening on Montgomery across from driveway A should be removed.
2. Show the access for Taco Cabana on the site plans. At driveway B relocate the access for Taco Cabana at least 75 feet away from Montgomery Blvd.
3. Define the acronym F.A.R in the conceptual site plan (0.25 F.A.R.)

Warranted right turn lanes:

- Driveway A
 - Eastbound Montgomery at Driveway A, Montgomery no turn lane in existing condition.
 - Northbound Driveway A, not required if right-in/right-out access
- Driveway B
 - Eastbound Montgomery at Driveway B; the existing right turn lane is shorter than recommended in the DPM. Combining the transition and deceleration length is allowed and results in approximately 240 feet which can be permitted.
 - Northbound Driveway B, not required it is right-in/right-out access
- Driveway C
 - Eastbound at driveway C on Wyoming, can be done with lane striping.
 - Southbound Wyoming at driveway C

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- Northbound Wyoming at driveway C. The existing length is acceptable when combining the transition and deceleration lengths.
- Montgomery/ Wyoming intersection
 - Montgomery/ Wyoming intersection all right turn movements warrant turn lanes. The development contributes traffic to the eastbound right-turn movement at Wyoming. The other right turn movement have little or no traffic due to the development. A eastbound right turn lane should be added at the Montgomery/Wyoming intersection.
- Wyoming/ La Mirada
 - Wyoming/ La Mirada, eastbound re-stripe with a right-turn lane, thru/left lane

Warranted left turn lanes:

- Northbound Wyoming
 - Northbound Wyoming at La Mirada existing shorter than recommended. Provide expected queue length to assess the existing condition acceptability
- Driveway A
 - Driveway A Northbound left turn, not needed if changed to a right-in/right-out access.
- Montgomery/ Wyoming intersection
 - All left turns have dual left lanes, no change required.

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Provide a revised site plan with the driveway and turn lane additions.

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If you have any questions, please feel free to contact me at (505) 924-3362.

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Sincerely,

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

via: email
C: Applicant, File