

Date: May 3, 2023

To: Terry Brown, P.E., Tierra West

From: Julie Luna, Bernalillo County Transportation Planner

Subject: Love's Sunport Station, 3200 Broadway Blvd SE

Below are Bernalillo County comments on the subject draft TIS dated March 28, 2023, please address these comments for the subsequent submittal.

General Comments

1. **Arno St.** – The [Sunport Commerce Center Transportation Plan](#) includes Arno St. as an important local road providing to the area south of Sunport Blvd. Further south, Arno St. will be under Bernalillo County's jurisdiction. Attached is the map of the network. Arno is planned to include sidewalks therefore BC requests that sidewalks along the frontage of the Love's development.

Recommendations will include curbs, gutters and sidewalks along the project frontage on Arno St.

There are several locations where Arno is described as a dead-end road that will only serve Love's Sunport Station. Please revise this language. Although Arno St. will be extended with further development. Below is a list of pages where the language needs to be revised.

- Page ix
 - Page xi
 - Page 6 *Language in the report has been revised as recommended*
 - Page 32
 - Page 50
 - Page 53
 - Page 55
2. **Southbound Right Turn Lane on Arno St.** – It will be up to COA to decide with a right-turn lane on Arno is required. *COA has decided to require a SB right-turn lane at Driveway 'A' depending on availability of ROW. (see revised Site Plan, pg. iv)*
 3. **Broadway Blvd Frontage Improvements** – Sidewalks and bicycle lanes are required along the site frontage. *The Sunport Blvd. extension project includes sidewalks and bicycle lanes along Sunport Blvd. The Love's project will construct these facilities along the project frontage on Broadway Blvd. and Arno St. (see Recommendation 6, pg. xiii)*
 4. **Driveway "C"** – BC Transportation Planning recommends providing Driveway "C" as right-out only.
 - The traffic study only expects 2% of trips to enter this driveway and no pass-by trips. This results in two to three entering trips during the peak hours.
 - Removing the right-in would also allow for the right-out to be moved further away from Intersection. There are expected to be very high volumes existing the site at this driveway and it is very close to the intersection.
 - Please provide the width of Driveway "C" on the site plan*Based on review by the COA, Driveway 'C' will be allowed as a Right-in, Right-out driveway. Width is shown on site plan.*

Specific Comments

1. Page vii & Page 49– Summary Table: Driveway C left turn warrant needs to indicate that left turns are not applicable and provide information on right turns. *Corrected.*
2. Page xi – (3.b) incorrectly references driveway “C”. This needs to be corrected to driveway “B”. *Corrected.*
3. Page 5 Other Planned Development and Transportation Improvements – Please include the Sunport Commerce Center Transportation Plan. *Reference to the Sunport Commerce Center Trans. Plan has been included on Pg.5 and in the Executive Summary*
4. Page 5 Existing and Future Area Roadways and Bikeways – Please include the jurisdiction. It is very complex and therefore worth mentioning. BC’s maintenance jurisdiction is Sunport Blvd. COA’s jurisdiction is Broadway Blvd and Woodward. NMDOT is Rio Bravo. *A map delineating the jurisdiction has been included in this section.*
5. Page 20 & A30, A31, Intersection 1 Woodward/Sunport & Broadway (2023) – A30-31 appear to be extra and the final Synchro output is on pages A32 & A33 where the numbers match those on Page 20. *Pages A-30-31 have been deleted*
6. Page 21 Intersection 1 Woodward/Sunport & Broadway (2033)
 - Header needs to be corrected to show that this page is for 2033 and not 2023
 - Please discuss that the 2033 AM BUILD EBR has a queue that exceeds capacity. Additional ROW would be required to provide a dedicated right-turn lane.
 - Please double check your numbers for 2033 PM Build EBL. Synchro sheet A-39 shows 95th Percentile Queue of 5.5 vehicles which would exceed the available capacity.
 - There were two sets of pages A30-A39.

Language in the report has been revised as recommended

Copies:

Richard Meadows, Bernalillo County
Afshin Jian, Bernalillo County
Matt Grush, City of Albuquerque
Margaret Haynes, NMDOT

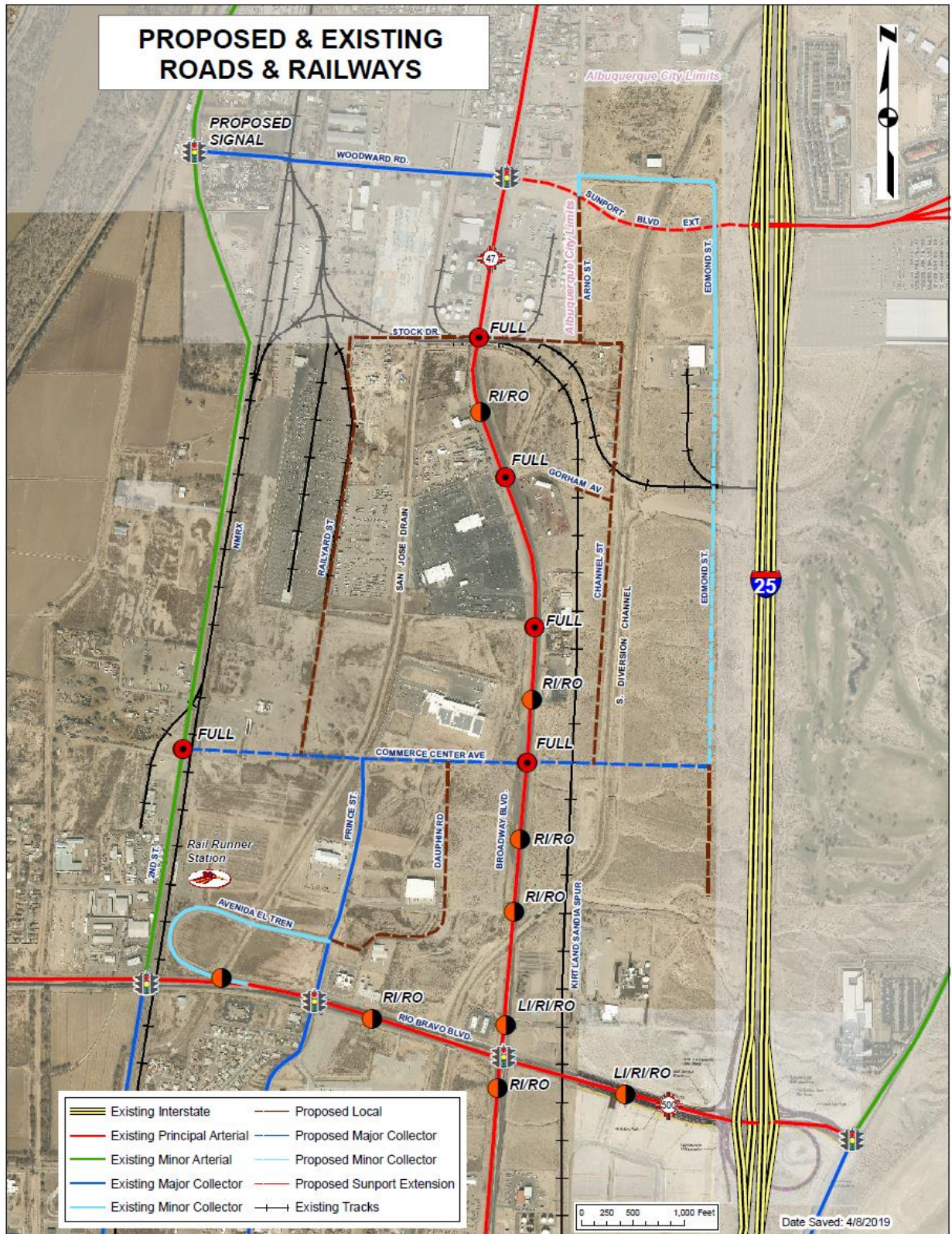


Exhibit D. Roadway Network

