

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

February 8, 2022

Timothy Simmons, PE, PTOE.
Civil Transformations Inc.
2929 Coors Blvd. NW
Suite 309
Albuquerque, NM 87120
Via email: tsimmons@civiltransformations.com

**Re: 98th & Bluewater Commercial Development
Traffic Impact Study
HT#K09D048, Dated 01/21/2022**

Dear Mr. Simmons,

After review of the initial 98th & Bluewater Commercial Development Traffic Impact Study received January 24, 2022 the City's Planning Transportation Development Review is approving the TIS with the following conditions.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Off-Site Roadway Improvements:

- Extension of the third northbound through (NBT) lane and 6' bike lane with 3' buffer along the property frontage from Bluewater Rd. to the Volcano Rd. return. This may necessitate the dedication of right-of-way (ROW) to accommodate the proposed roadway geometry.
- Addition of a northbound right-turn (NBR) lane at 98th/Bluewater Rd. and accommodation of trucks.
- Installation of buffered sidewalk along the property frontage.
- Provision of a southbound left-turn (SBL) lane on 98th St. at Site Driveway 3.
- Other improvements to 98th St. at Central Ave. will be required to address background traffic growth; a fair share contribution from the developer should be established based on the proportion of site traffic contributed to this intersection.
- At 98th Street and Bluewater/Avalon the development shall extend the southbound left turn lane to meet queue plus storage as calculated in this report.
- Install signal detection for 98th Street northbound and southbound for all lanes.

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.

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

Sincerely,

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

M. P. Grush, P.E.

Matt Grush, P.E., PTOE
Senior Engineer
City of Albuquerque
Planning Department
Development Review Services

via: email
C: Applicant, File

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