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.

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,



Matt Grush, P.E., PTOE

Senior Engineer

City of Albuquerque

Planning Department

Development Review Services

via: email

C: Applicant, File