

March 30, 2023

Matt Stewart, PE
Christian Keith, PE
Kimley-Horn
660 South Figueroa Street, Suite 2050
Los Angeles, CA 90017

**Subject: Chuze Fitness Traffic Impact Study
NM 45 (Coors Blvd) and Central Ave
Albuquerque, New Mexico**

Dear Mr. Stewart and Mr. Keith:

This letter is to inform you that the **FINAL** Traffic Impact Study (TIS) for Chuze Fitness dated March 2023, Ver 2 has been reviewed. The proposed development is located in the southwest quadrant of NM 45 and Central Avenue.

The NMDOT has no objection to the use of two partial access points to Coors Blvd called “Driveway C” and “Driveway D”. See Exhibit A for the site plan for this development. The partial access points will be limited to right-in and right-out access only. The recommendations made for this TIS are shown in Exhibit B attached. Based on these analyses, the following conditions are required:

1. The property owner shall submit a Commercial Driveway Application for two partial access points on NM 45. Both access points are right-in and right-out only.
2. At NM 45 and Central Avenue the development shall lengthen a single NM 45 northbound left lane by 225-feet to meet minimum deceleration lane criteria.
3. The development shall remove the acceleration lane at Driveway “C” on NM 45.
4. The NMDOT shall provide final approval on the design for the offsite improvements. The developer shall agree to incorporate all the comments requested by the NMDOT.

**Michelle Lujan
Grisham**
Governor

Ricky Serna
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Vacant
Commissioner
District 2

Hilma E. Chynoweth
Commissioner
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

In addition to the TIA, all improvements are based on other factors, including but not limited to, the State Access Management Manual (SAMM) design criteria, Pedestrian Right of Way Accessibility Guidelines (PROWAG), roadway design references and any local jurisdiction planning documents.

The following information will be required in combination with the approval of the development:

- a. All geometric details associated with the proposed offsite improvements must be approved by the NMDOT. Any schematic layout(s) for the proposed improvements that is contained in the report is for informational purposes only and should not be considered as an approved final design. These proposed improvements may include, but are not limited to:
 - Acceleration/deceleration lanes
 - Roadway widening
 - Traffic signal
- b. Detailed construction plans, including traffic control plans, for the proposed roadway improvements shall be submitted to Margaret Haynes, P.E at Margaret.Haynes@dot.nm.gov prior to any driveway application submittals. The roadway design shall be compliant with proposed right-of-way accessibility guidelines (PROWAG) for pedestrian facilities.
- c. Grading and drainage plans, shall be submitted with the driveway application for review and approval by Mr. Tim Trujillo, PE. Mr. Trujillo can be reached at Timothy.Trujillo@dot.nm.gov
- d. Cultural resource approval will need to be obtained from Mr. Gary Funkhouser for disturbance to the state right-of-way. Mr. Gary Funkhouser can be reached at Gary.Funkhouser@dot.nm.gov
- e. Traffic control permits within state right-of-way related to the proposed development shall be submitted to Mr. Gerald Lujan. Mr. Lujan can be reached at Gerald.Lujan@dot.nm.gov
- f. All utility permits within state right-of-way related to the proposed development shall be submitted to Mr. Israel Suazo at Israel.Suazo@dot.nm.gov

- g. Once the design plans have been approved by NMDOT for construction, any access points that will access a state facility related to the proposed development shall obtain an access permit from Mr. Israel Suazo.

If you have any questions, please feel free to call me at 505.288.2086 or email me at Margaret.Haynes@dot.nm.gov

Sincerely,

Margaret Haynes, P.E.
District 3 Assistant Traffic Engineer

Copies:
Nancy Perea, NMDOT D3
Gary Funkhouser, NMDOT GO
Keith Thompson, NMDOT D3
Matt Grush, COA
file

Attachments:
Exhibit A – Site Plan
Exhibit B – Recommendations

EXHIBIT A

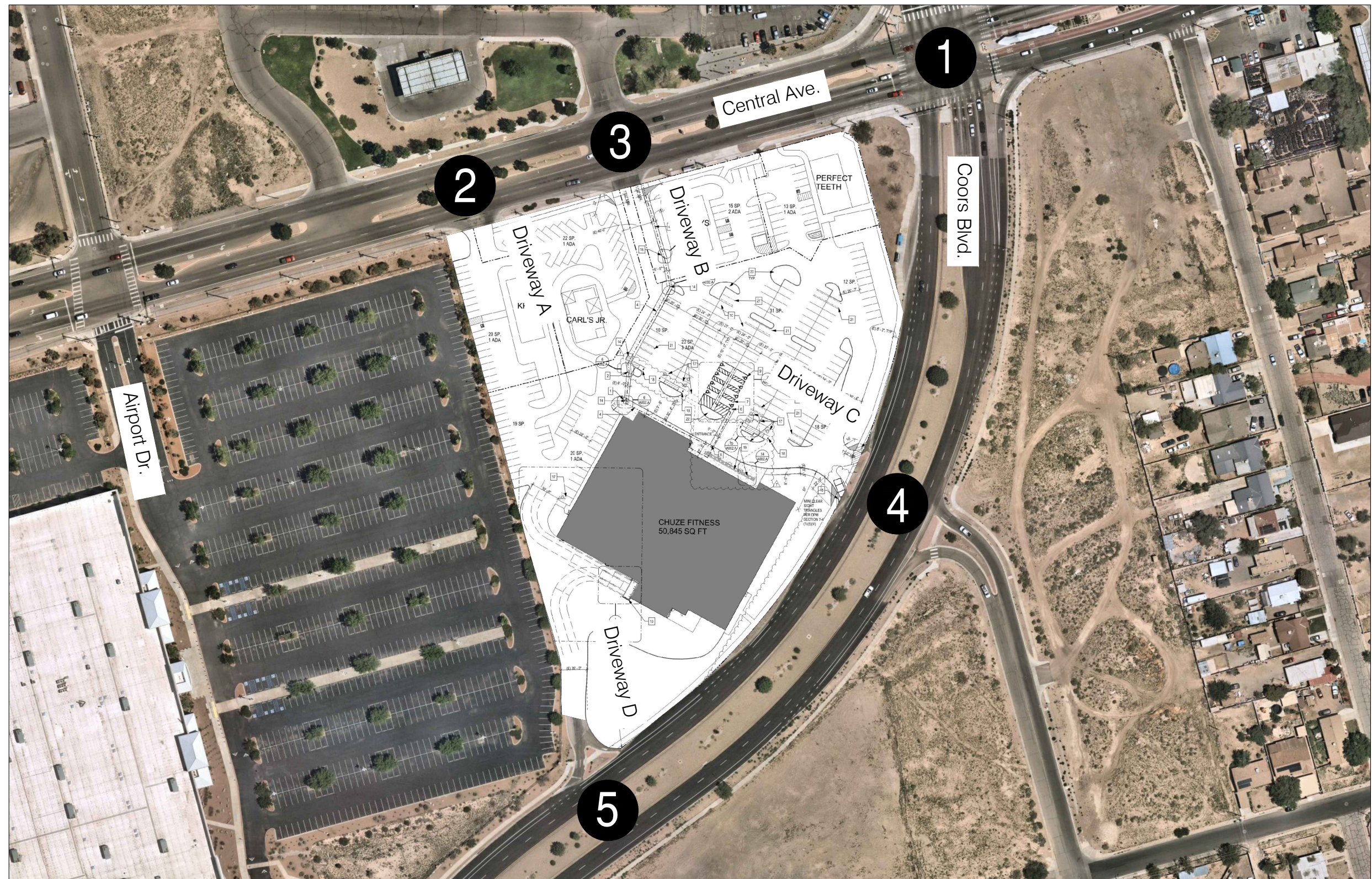


FIGURE 2
Albuquerque Chuze Fitness
Site Plan

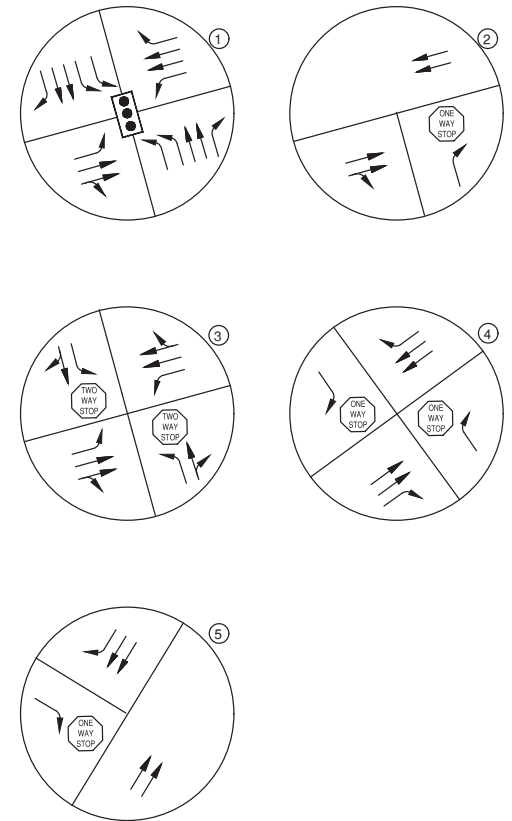
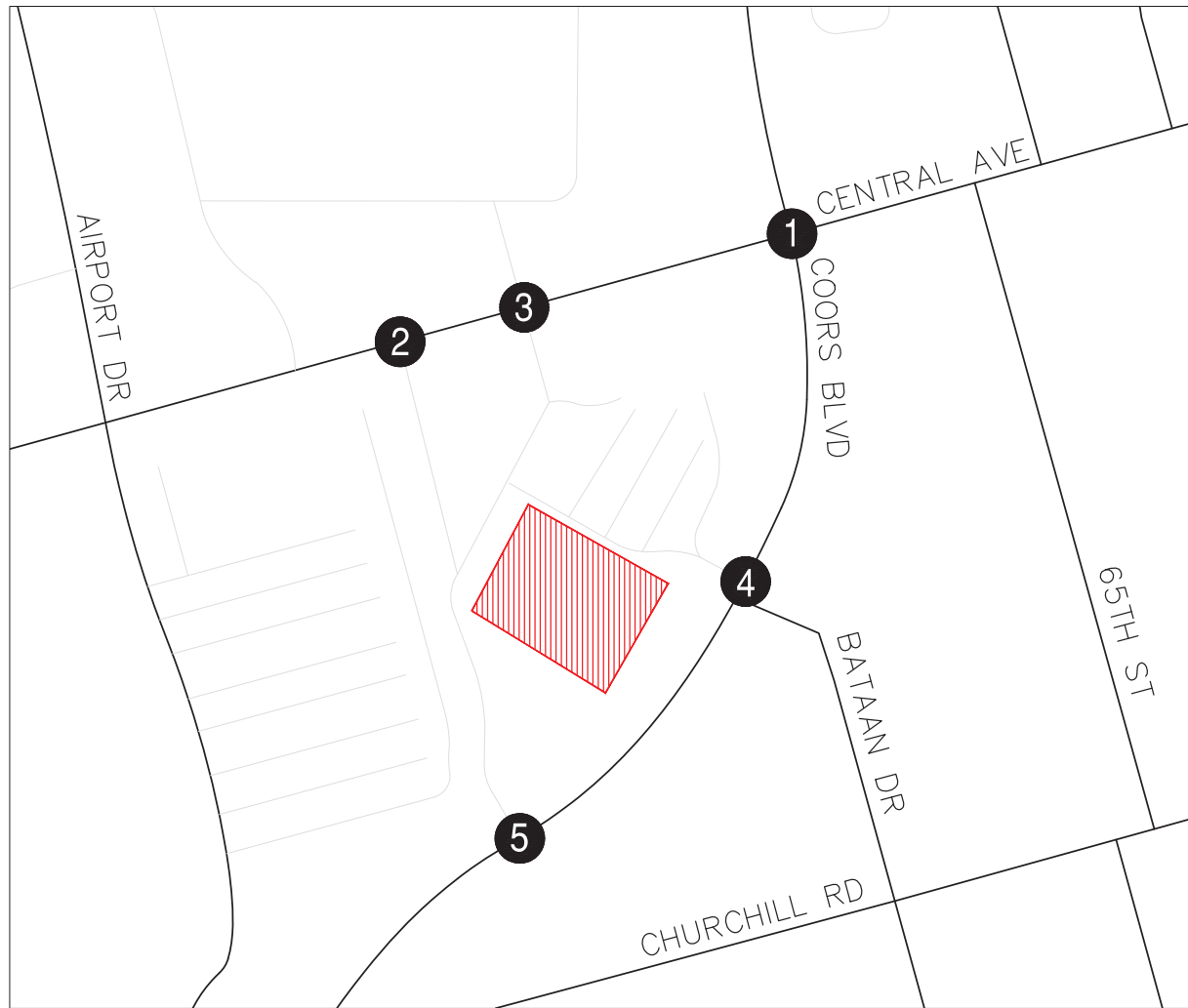
EXHIBIT B

6.8 RECOMMENDED INTERSECTION MODIFICATIONS

Intersection modifications are recommended to improve access to the Project site. The following modifications are recommended:

- Intersection #3 – Central Avenue and Driveway B
 - Add striping to south leg to provide left turn pocket and shared through/right lane
 - Re-stripe north leg to provide left turn pocket and shared through/right lane
- Intersection #4 – Driveway C and Coors Boulevard
 - Install stop control for eastbound approach exiting shopping center
 - Install stop control for westbound approach

The recommended lane configuration is shown in **Figure 10**.



LEGEND			
#	Intersection ID	STOP	Stop Controlled Intersection
[Red Hatched Box]	Project Site	[Traffic Signal Icon]	Existing Traffic Signal
[Lane Arrow Icon]	Lane Use	*	Functional Right Turn

FIGURE 10
Albuquerque Chuze Fitness
Recommended Lane Configuration and Control