August 19, 2024

Terry Brown, PE

Ronald Bohannan, PE

Tierra West, LLC

5571 Midway Park Pl NE

Albuquerque, NM 87109

**Re: Central and Unser Development**

**Traffic Impact Study (K10D063)**

DRAFT dated June 25,2024

Via email jroberts@tierrawestllc.com

Dear Mr. Brown/Bohannan,

The subject Traffic Impact Study (Study) draft received on July 12, 2024 , has been reviewed by the City of Albuquerque Planning Development Transportation Section. The City has the following comments to be addressed.

1. This project was discussed with COA Traffic Operations. Route most traffic internally to the access off of Central Ave at the Driveway “E” location. A traffic signal at this location was discussed.
2. Include a crash section in the Study. MRCOG HFIN shows all 4 legs of Unser Blvd and Central Ave as “Red”. Recommend mitigation to reduce crashes as necessary. Elaborate on pedestrian fatalities, if any, including mitigation. Recommendations in the Study should focus more on crash reduction than improving LOS at Central Ave and Unser Blvd.
3. User Blvd is a limited access Roadway, therefore access on Unser Blvd will be per Sarracino Pl.
4. There are too many driveways/conflict points proposed on Central Ave. It is preferable to have just one access on Central Ave as discussed in #1 above.
5. Since this commercial subdivision will be master-planned, the Access Spacing as shown/discussed on page 43 is less appropriate. Every driveway is a conflict point for vehicles and pedestrians.
6. The 3rd SBT lane on Unser Blvd south of Central Ave creates a merge and may increase crashes. Please remove recommendation from the Study.
7. Changing the Unser Blvd NBT to a thru/right may increase crashes and may be less safe for pedestrians. Please remove recommendation from the Study.
8. For the intersection of Unser Blvd and Sarracino Pl, a WBR would allow drivers to make this turn without waiting for the WBT movement. Exhibit 3 shows 1 car driving thru. Drivers wishing to go west can use the driveway on Central Ave.
9. Show the Central driveway design in more detail.

If you have any questions, please contact me at [ccherne@cabq.gov](mailto:ccherne@cabq.gov) or (505) 924-3986.

Sincerely,

Curtis Cherne, P.E.

Senior Engineer, Planning Dept.

Development Review Services