

CITY OF ALBUQUERQUE

Planning Department
Alan Varela – Director



Mayor Timothy M. Keller

December 16, 2024

Judith Becker, PE
Tierra West, LLC
5571 Midway Park Pl NE
Albuquerque, NM 87109

**Re: Albuquerque Collegiate Charter School
Neighborhood Impact Assessment (L09D032)**
Engineer's Stamp DRAFT-No date
Via email: jbecker@tierrawestllc.com

Dear Ms. Becker,

The subject Neighborhood Impact Assessment (Study) DRAFT received on December 13, 2024, has been reviewed by the City of Albuquerque Planning Development Transportation Section. Transportation provides the following comments to be addressed.

PO Box 1293

Albuquerque

NM 87103

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1. Include distances from intersections to driveways and a directional arrow for the south parking lot on the Site Plan. Site plans are not constrained to fit on the 8.5x11 size paper of the Study. Provide a Site Plan minimum size of 11"x17".
2. Identify the Phase on the Masterplan for the south parking lot.
3. Include the queue length, in addition to the delay, for LOS F turning movements in the "Impacts" section.
4. For 90th and driveway "E", what would the contingency plan for onsite queueing contain?
5. Provide the queue capacity for the main student drop/off pick-up lane and pre-K loop separately.
6. How many students are expected in the Pre-K program?
7. Will before-care students (30-60) use driveways A/E or B/C?
8. Include recommendation that "Traffic control personnel will be employed at Driveway A, C, at the drop-off locations."
9. The trip distribution of a three-mile radius differs from the Scoping Meeting wherein the boundary was "Use population area-wide ..." Trip distribution percentages appear to be the same as the exhibits that were presented in September 2024. Please explain.
10. On east leg of 98th St. and Sunset Gardens Rd, stripe a left/through and a right-turn lane. Approximate (Google) width of east leg of Sunset Gardens Rd is 36 ft, so it should fit. Provide width of proposed east leg lanes and recommend length of left/through and a right-turn lane. Include revised analysis (LOS, delay and queue) with the turn lanes with the next submittal.

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11. The Deceleration Warrants discussion mentions Driveway “A” (Intersection 3, Unser Blvd/Sarracino Pl. The paragraph appears to be from a different study.
12. Please include curb and gutter and sidewalks will be built with this project on Sunset Gardens Rd and 90th St.

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

Sincerely,

Curtis A Cherne

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

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