

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](mailto: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.

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". *Agreed, a larger format drawing with distances between intersections and driveways and directional arrows are included in the report.*
2. Identify the Phase on the Masterplan for the south parking lot. *The south parking area is included in Phase I. This is now identified on the Site Plan.*
3. Include the queue length, in addition to the delay, for LOS F turning movements in the "Impacts" section. *The queue lengths for the LOS F turning movements are now discussed in the "Impacts" section.*
4. For 90th and driveway "E", what would the contingency plan for onsite queueing contain? *As a contingency only, a third lane will be added to the two proposed on-site queueing lanes. A description and drawing describing the contingency queueing has been added to the report.*
5. Provide the queue capacity for the main student drop/off pick-up lane and pre-K loop separately. *The separate queuing capacities have been identified on page 4 in the narrative of the report and in a table at the bottom of page 4. See the bottom of page 4 for a summary of all queuing capacities.*
6. How many students are expected in the Pre-K program? *There will be 50 pre-K students added to the school enrollment during Phase III, 2029. These students are already included in the total student enrollment (610 Students) used as a basis for the analysis.*

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7. Will before-care students (30-60) use driveways A/E or B/C? *Before-care students will use driveways A/E. This is now stated in the report on page 10.*
8. Include recommendation that “Traffic control personnel will be employed at Driveway A, C, at the drop-off locations.” *This has been included in the Recommendations(#6).*
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. *Given the abundance of public and public charter schools in Albuquerque, as well as the current geographic distribution of students at the current Albuquerque Collegiate School Location, the influence area was adjusted from City-wide to within 3 miles of the school. Additionally, a second analysis was conducted using the City-Wide model, and the results were within 3% of those from the 3-mile model. Therefore, the analysis outcomes would be similar, and the recommendations would remain consistent regardless of the methodology used.*
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. *A Mitigated condition for this intersection with a 75-ft. long dedicated left turn lane and a thru-right lane is included in the analysis for the 2035 AM & PM BUILD condition. A conceptual re-striping plan is presented in the Recommendations section (#1).*
11. The Deceleration Warrants discussion mentions Driveway “A” (Intersection 3, Unser Blvd/Sarracino Pl. The paragraph appears to be from a different study. *Corrected.*
12. Please include curb and gutter and sidewalks will be built with this project on Sunset Gardens Rd and 90th St. *This requirement is now included in the Recommendations (#7).*

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

3986. Sincerely,

Curtis A Cherne

Curtis Cherne, P.E.
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