

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

May 10, 2022

Stephen Montano  
Lee Engineering, LLC  
8220 San Pedro Dr. NE  
Suite 150  
Albuquerque, NM 87113  
email smontano@lee-eng.com

**Re: MAS Charter School**  
**Neighborhood Impact Assessment, HT#L16D037**  
Report dated April 2022  
Engineer's Stamp -----

Dear Mr. Montano,

The subject Neighborhood Impact Assessment (NIA) received April 5, 2022, has been reviewed by the City of Albuquerque Planning Development Transportation Section. The City had project meeting on May 6, 2022 to discuss the NIA and potential improvements. The City has the following comments that should be addressed in the next submittal.

PO Box 1293

Albuquerque

NM 87103

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- The East Alley loop will be eliminated. The City has decided to not improve the alley and will construct a gate near the south end of the alley. Neighboring homes will continue to have access to the alley from Kathryn Ave.
  - The traffic analysis should be reevaluated excluding the use of the East Alley loop.
- Will the spacing between Driveway 1 and 2 be a problem? Is it clear to the drives which driveway to use? Are these areas in the proposed parking lot segregated? Is it possible to correct after entering the wrong driveway; drivers that wish to park can access the parking area or vehicle dropping off can access the queue?
- Driveway 2 should be right in only. A NB left turn may conflict the SB right turn at Driveway 2 thinking the SB vehicle is turning into Driveway 1.
  - Provide a discussion on the conflict points for Driveway #1 and #2 including the business access immediately north of Driveway #1.
- Provide a cross-section and plan view of the proposed Road-diet configuration. Bike lanes are proposed on Yale Blvd, see MRCOG Long Range Bikeway system mapping.
- Show the location of the School Bus drop-off/pick-up location. Provide an estimated maximum storage required and show that on the site plan.
- Ross Ave. is proposed as a Bike route, was this considered in the NIA?

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- Table 24: Queuing Analysis, South Loop Build-out; Label the columns. The available queue storage is deficient (1460' max required, 1400' available) The sentence following Table 24 says the storage is a sufficient, is that correct?
- Provide mitigation of the failing movement at signalized intersection of Yale Blvd. and Kathryn Ave.

Please resubmit the NIA for review by the City. If you have any questions, feel free to contact me at (505) 924-3633.

Sincerely,

Matt Grush, P.E., PTOE  
City of Albuquerque  
Senior Engineer, Planning Dept.  
Development Review Services

PO Box 1293

via: email

C: Applicant, File  
Jeanne Wolfenbarger, CABQ Planning Transportation Manager

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