

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 4, 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 November 2022
Engineer's Stamp 11/03/2022

Dear Mr. Montano,

The subject Neighborhood Impact Assessment (NIA) received November 3, 2022, has been reviewed and accepted by the City of Albuquerque Planning Development Transportation Section. The NIA will be valid for three years from date of approval. If changes to the development plans impact traffic or after three years the recommended improvements have been not built or permitted for construction the NIA may need to be reassessed by the City.

The following recommendations shall be the construction responsibilities of the developer. The infrastructure improvements are to be built in coordination with the school site and circulation improvements.

General Recommendations

- A school zone lowering the speed limit to 15 MPH during peak drop-off/pick-up hours is established on Yale Boulevard and the eastern leg of Ross Avenue, specific to MAS Charter School's bell schedule. The school zone requires signage with flashing beacons in compliance with CABQ school zone crossings standards.
- Implement a Rectangular Rapid Flashing Beacon for the established crosswalk on the northern leg of the intersection of Yale Boulevard and Ross Avenue.
- Install four quadrant lighting at Yale Boulevard and Ross Avenue to mitigate over represented dark-hour crashes.
- As detailed in the sight distance sections of this report, intersection sight distance should be provided and maintained.

Recommendations for Ross Avenue Loop Alternative

- Restricting traffic flow resulting from traffic queuing on Ross Avenue east of the school is prohibited. Do Not Block Intersection pavement markings shall be applied, communicated to parents, and firmly enforced.
- An exclusive right-turn lane should be striped on northbound Yale Boulevard between Ross and International Avenues to add queuing capacity to the intermediate drop-off/ pick-up (Ross Loop) scheme and per CABQ DPM.

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Recommendations for West Loop Alternatives

- Blocking the business's driveway, north of Driveway 1, is prohibited. Do Not Block Intersection pavement markings shall be applied, communicated to parents, and firmly enforced.
- An exclusive right-turn lane should be striped on northbound Yale Boulevard between Ross and International Avenues per the CABQ DPM for the West Loop alternatives.
- Access to the site is maintained via the drop-off/pick-up operations map provided in the report.
 - Driveway 1 - right-in only
 - Driveway 2 – right-out only
 - Driveway 4 – right-out only
- Stripe a through/right turn lane on Yale Boulevard for Driveway 2 egress.
- Install plastic bollards between the turn and through lanes at Driveways 1 and 2 to communicate the right-in, right-out access of these driveways.

Recommendations for Community Center Loop Alternative

- For the Community Center Loop establish a median treatment to restrict left-turns from northbound traffic to access Driveway 2 while allowing southbound traffic to complete left-turns to access Driveway 3.
- For the Community Center Loop, auxiliary right-turn lanes are established on Yale Boulevard for Driveways 1 and 3.

If you have any questions, feel free to contact me at (505) 924-3362.

Sincerely,

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

via: email
C: Applicant
Tim Brown, COA Traffic Engineering Division Manager
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