

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 14, 2023

Terry Brown
Tierra West, LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

Re: SW Corner of Sage & Unser TIS draft, COA comments
Traffic Impact Study, HT#M10D023
Report dated January 4, 2023
Engineer's Stamp 1/4/2023
Via email tbrown@tierrawestllc.com

Dear Mr. Brown,

The subject draft Traffic Impact Study received on January 4, 2023, has been reviewed by the City of Albuquerque Planning Development Transportation Section. The City has comments to be addressed in the next submittal.

- Include the existing bike lane on Sage Rd. at the eastbound approach to Unser Blvd. Show this bike lane on site plan. Align bike lane to the left of the right-turn lane.
- Is the existing northbound channelized left-turn lane at Driveway "C" wide enough, the correct sized radii for the expected vehicles and aligned with the driveway? Are heavy vehicles anticipated to use this turn lane? Will they fit? Provide a turning vehicle template exhibit for the largest expected vehicle.
- Add Unser Blvd. and Sage Rd. to the Existing Roadway System descriptions on page 7.
- In the Alternative Travel Modes add that Proposed bike lanes on Sage Rd. and Arenal Rd. east of Unser and proposed buffered bike lanes on Tower Rd. east of Unser Blvd.
- The LOS described page 10 is not correct. The project is not located within a Center. The acceptable LOS for intersections in this area is "D".
- Reevaluate the proposed mitigation measure to reflect the correct LOS of "D".
- Appendix, the 2025 Unser Sage PM synchro model needs correction. the proposed EB right is not a free movement. It is a right-turn lane approaching a traffic signal.

The City's comments may impact the Access Evaluation Study results. Please resubmit the revised TIS and Access Evaluation Study for review and approval by the City.

If you have any questions, please 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, File
Julie Luna, Bernalillo County Planning