



TIERRA WEST, LLC

February 28, 2023

Mr. Matt Grush, P.E.
Senior Engineer, Traffic
PO BOX 1293
Albuquerque, NM 87103

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. Grush:

Per the correspondence dated February 14, 2023, please find the following responses addressing the comments listed below:

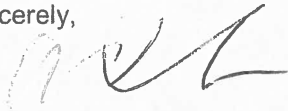
- Include the existing bike lane on Sage Rd. at the eastbound approach to Unser Blvd. Show this bike lane on site plan. Align bike lane to the left of the right-turn lane.
Response: This has been added to the Site Plan and updated within the report.
- Is the existing northbound channelized left-turn 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.
Response: A turning exhibit for the existing left-in access at Driveway "C" is provided below for a WB-50. Access widths provided at all entrances are 35-ft minimum.
- Add Unser Blvd. and Sage Rd. to the Existing Roadway System descriptions on page 7.
Response: This has been added to the report.
- 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.
Response: This has been added to the report.
- 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".
Response: This has been updated in the report.
- Reevaluate the proposed mitigation measure to reflect the correct LOS of "D".
Response: This has been updated in the report.
- 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.
Response: The existing EB right for the No Build and Build conditions is a "free-right" as it currently exists at the intersection of Unser and Sage. The mitigated condition is

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the only analysis where the "free-right" is changes to a right-turn deceleration lane at the approach.

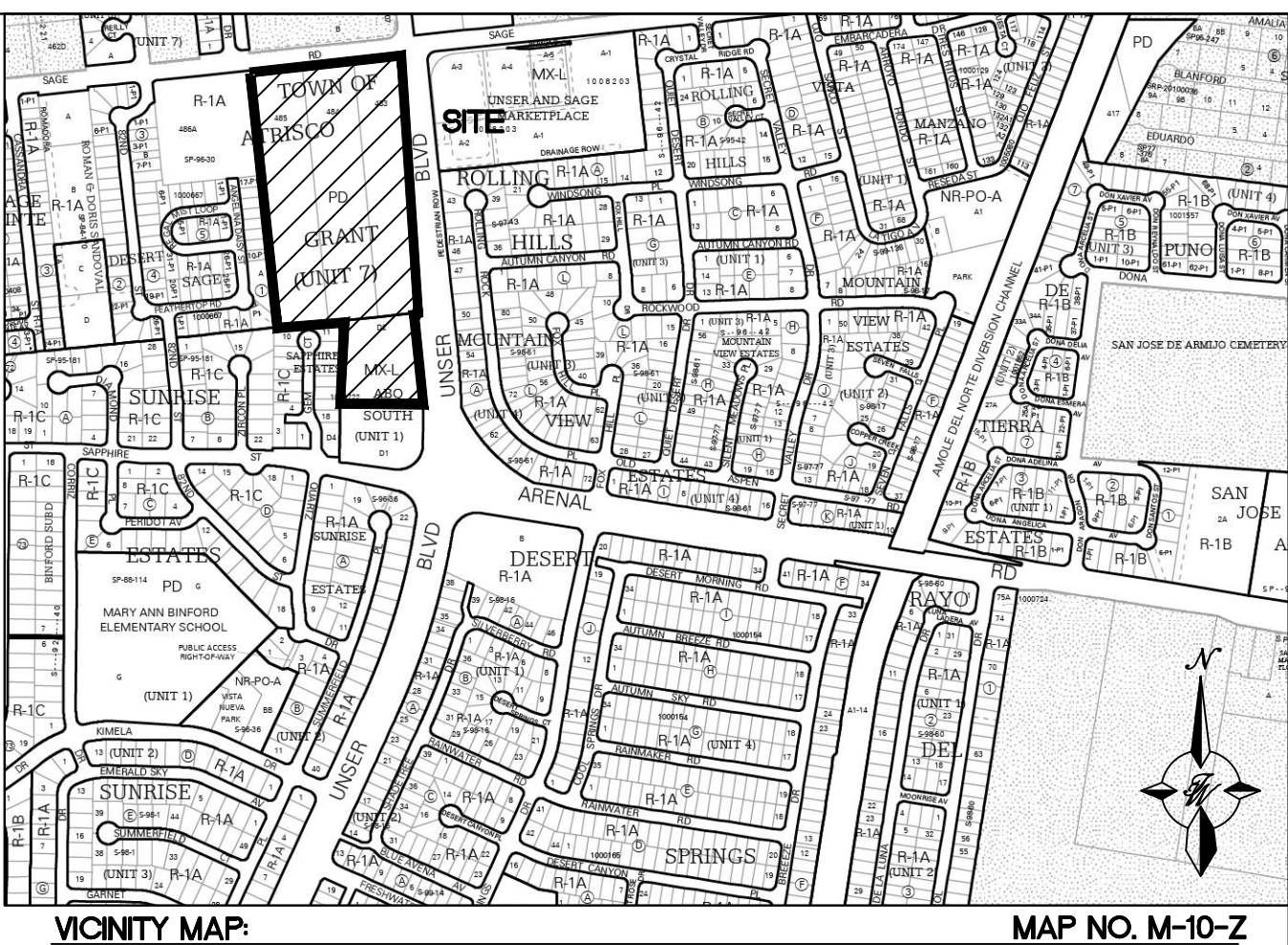
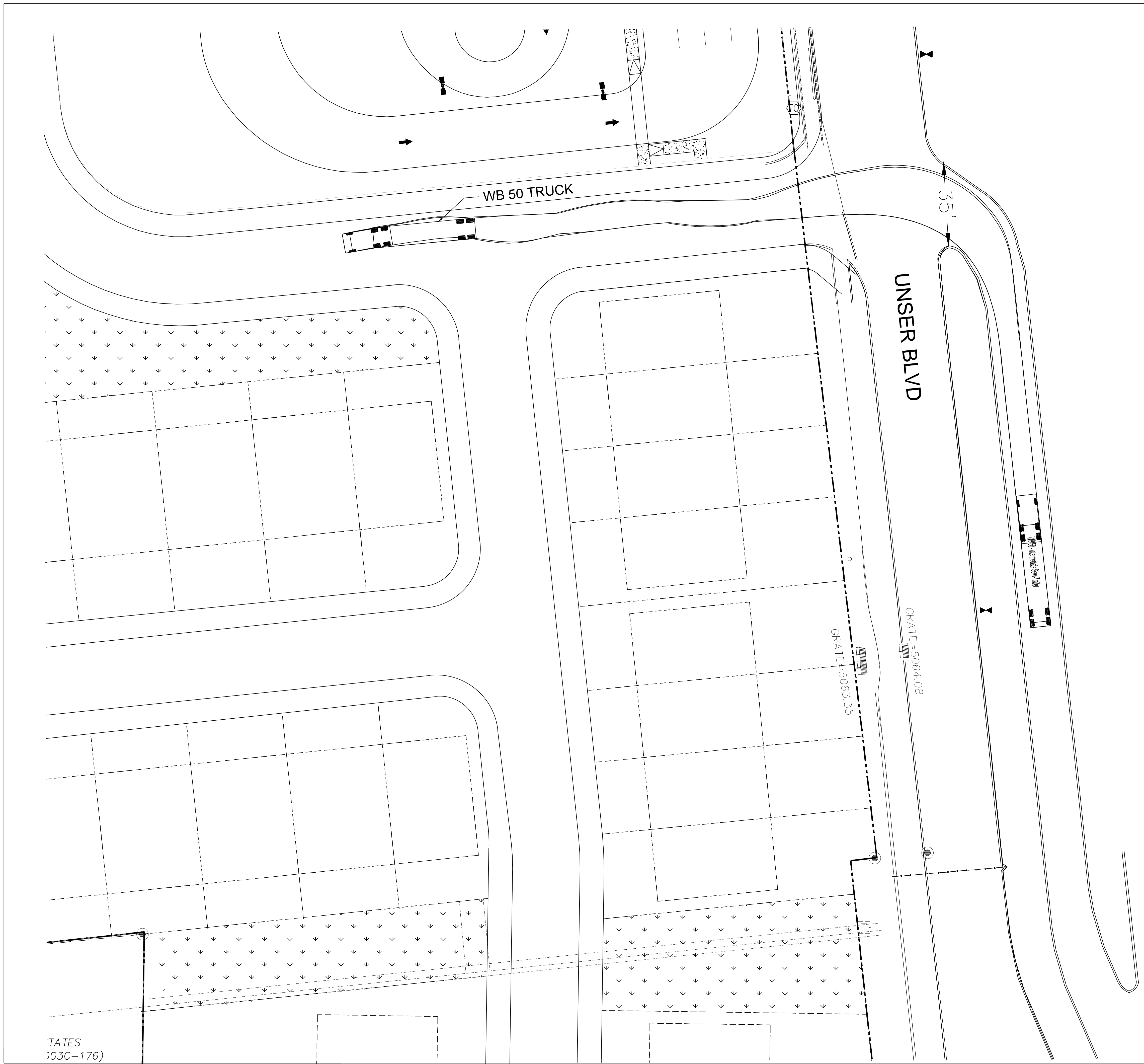
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

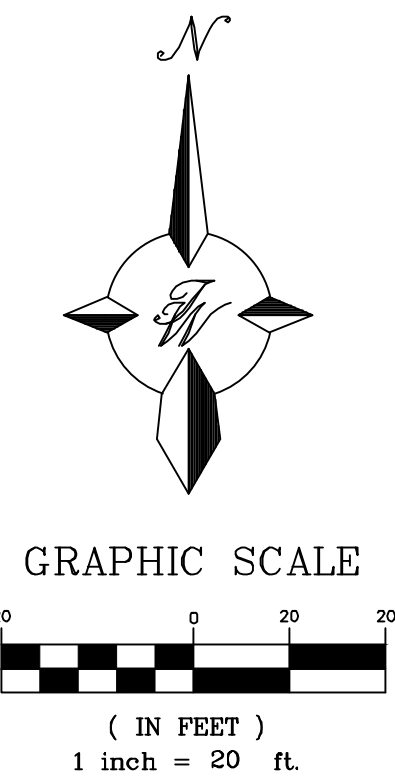
A handwritten signature in black ink, appearing to read 'A. Herrera', with a stylized flourish at the end.

Amanda Herrera, P.E

JN: 2021113
RRB/ah



- ## LEGEND
- | | |
|--|------------------------|
| | CURB & CUTTER |
| | EASEMENT |
| | CENTERLINE |
| | RIGHT-OF-WAY |
| | BUILDING |
| | SIDEWALK |
| | EXISTING BOUNDARY LINE |
| | LOT LINES |



ENGINEER'S SEAL	UNSER AND SAGE UNSER BLVD ABQ, NM	DRAWN BY LN
	VEHICLE TURNING EXHIBIT	DATE 7-31-2020
		DRAWING
	RONALD R. BOHANNAN P.E. #7863	<div><div><div></div></div><div><i>TERRA WEST, LLC</i> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div></div>
		JOB # 2021113