

CITY OF ALBUQUERQUE

Planning Department
Alan Varela – Director



Mayor Timothy M. Keller

September 5, 2024

Ron Bohannon, PE
Terry Brown, PE
Tierra West, LLC
5571 Midway Park Pl NE
Albuquerque, NM 87109

**Re: Unser Blvd and Sage Rd Development, 2024
Traffic Impact Study (M10D023)**
DRAFT Study date July 29, 2024
Via email jroberts@tierrawestllc.com

Dear Mr. Bohannon and Mr. Brown,

The subject Traffic Impact Study (Study) draft received on August 27, 2024, has been reviewed by the City of Albuquerque Planning Development Transportation Section. The City has the following comments to be addressed.

1. For the relocation of the cell tower driveway, what is the plan if the Owner of the easement does not agree to the change?
2. How far is the proposed relocated cell tower driveway from the west property line?
3. The deceleration lane for Driveway B continues into the deceleration lane for driveway C. A driver may enter the deceleration lane for driveway B and not turn into driveway B, while at the same time a driver leaving driveway B may assume this person is turning.

This conflict should be mitigated. One possible way to mitigate this would be to shorten or eliminate the deceleration lane for driveway C. The posted speed limit is 40 mph allowing for a 240' deceleration lane and the current deceleration lane is approximately 360' long. The Study shows the deceleration lane is not warranted.

4. Page 30 has a note for "Site Plan Here", but there is no Site Plan. The site plan is between pages v and vii. I prefer it to be located early in the Study.
5. Include existing traffic volumes and when they were counted similar to the Study previously approved for this project.
6. For Unser Blvd and Driveway B, the Study states the intersection is located approximately 730 ft south of Sage Rd, but the previously approved report states the driveway is approximately 360 ft south of the intersection.
7. For Unser Blvd and Driveway B, why does the Study state "The vicinity of the intersection to the signalized intersection of Unser Blvd and Sage Rd. does not meet the DPM requirements", when appears to meet the DPM?

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8. Please provide a list and an exhibit for the items that will be constructed by the Developer.

If you have any questions, please contact me at ccherne@cabq.gov or (505) 924-3986.

Sincerely,

Curtis A Cherne

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
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