

CITY OF ALBUQUERQUE

Planning Department
Alan Varela – Director



Mayor Timothy M. Keller

August 5, 2024

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

**Re: Opus Transport Apartments
Traffic Impact Study (M15D023H)**
Engineer's Stamp 7-10-24
Via email jroberts@tierrawestllc.com

Dear Mr. Brown,

The subject Traffic Impact Study (Study) received on July 11, 2024, has been reviewed by the City of Albuquerque Planning Development Transportation Section. The City has the following comments to be included in the Final TIS.

PO Box 1293

1. Please include the striping exhibit V2.
2. Revise the analysis at Woodward Rd and University Blvd using eastbound right and left turn lanes.

Albuquerque

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

NM 87103

Sincerely,

Curtis A Cherne

www.cabq.gov

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

August 11, 2024

Curtis Cherne, P.E., Senior Engineer
City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87102

Re: [2023065] – OPUS Transport Apartments – Flightway Ave. at University Blvd. in Albuquerque, NM.

Dear Mr. Cherne:

The purpose of this letter is to provide the responses and clarification to comments and questions from the City of Albuquerque pertaining to the draft Traffic Impact Study associated with the subject project, OPUS Transport Apartments located at Flightway Ave. at University Blvd. in Albuquerque, NM.

- 1) Please include the striping exhibit V2.

Response: Tierra West LLC. has attached the revised striping exhibit V2 to this letter as well as included it within the body and appendix of the report to reflect the recommended improvements in striping for on street parking and the installment of an additional eastbound left-turn lane on Woodward Rd. at University Blvd.

- 2) Revise the analysis at Woodward Rd. and University Blvd. using eastbound right and left-turn lanes.

Response: Tierra West LLC. confirms the revised analysis for the intersection of Woodward Rd. at University Blvd. The mitigated improvements of the Woodward Rd. at University Blvd. intersection were successfully evaluated by separating the shared eastbound left-turn and right-turn lane while increasing the storage capacity of the eastbound approach volume. The mitigation measures significantly reduced the V/C ratio, delay in seconds, and the 95th percentile queue length compared to the horizon year build volume under existing conditions. These improvements also include the elimination of the on-street parking along the north and south side of Woodward Rd.

“The mitigations provided for this intersection include implementing an additional eastbound left lane. The analysis of this report concludes that

*improving the intersection geometry of Woodward Rd. at University Blvd.
intersection improves the Level of Service from a LOS "C" to a LOS "A."*

Accompanying this letter is the Final Traffic Impact Study including the requested adjustments for your review.

Please call me if you have any additional comments or questions regarding the responses presented pertaining to the subject of the traffic impact study.

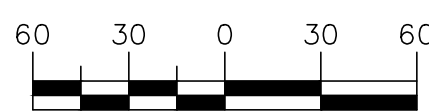
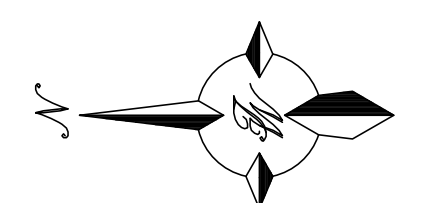
Thank you,

Jimeia Roberts

Jimeia Roberts, Traffic Engineer 1



Attachments: Proposed Striping and Intersection Mitigation Exhibit
Opus Transport Apartments Draft Traffic Impact Study



SCALE: 1"=60'

Jimeia Roberts

From: Cherne, Curtis <CCherne@cabq.gov>
Sent: Monday, August 5, 2024 3:10 PM
To: Jimeia Roberts
Cc: Ron Bohannon; Terry Brown; Luis Noriega
Subject: RE: Opus Transport Apartments-M15D023H-getting to finish line- info to include in Final TIS
Attachments: Opus Transport Apartments_M15D023H_cmmt info for Final TIS.pdf

Jimeia,
Hoping Hurricane Debby was nice to you.
Please see attached letter for info to include in the Final TIS.



CURTIS CHERNE, P.E.

senior engineer

o 505.924.3986

e ccherne@cabq.gov

cabq.gov/planning

From: Jimeia Roberts <jroberts@tierrawestllc.com>
Sent: Wednesday, July 31, 2024 3:47 PM
To: Cherne, Curtis <CCherne@cabq.gov>
Cc: Ron Bohannon <rrb@tierrawestllc.com>; Terry Brown <tbrown@tierrawestllc.com>; Luis Noriega <lnoriega@tierrawestllc.com>
Subject: Re: Opus Transport Apartments-M15D023H-getting to finish line- no centerline striping

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Good Afternoon Curtis,

We have previously discussed changes to the subject project at Opus Transport Apartments. Attached is the second rendition of recommended striping which removes the proposed center line striping as well as maintain the on-street parking that is currently available along Flightway Ave. and a portion of Woodward Rd. An additional lane will be proposed for the eastbound approach on Woodward Rd. at University Blvd. To accommodate the additional lane at Woodward Rd. on-street parking 265 ft from the stop bar is to be removed on both the north and south sides of Woodward Rd.

Once the exhibit is approved, please send out an additional comment letter to include in the final TIS. Please let me know if you accept the changes to the proposed recommendations and the exhibit supports the revisions to the striping.

Please let me know if you have any suggestions or edits regarding the subject submission.

Best Regards,

Jimeia Roberts

Traffic Engineer



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Albuquerque, NM 87109

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From: Cherne, Curtis <CCherne@cabq.gov>
Sent: Monday, July 29, 2024 3:05 PM
To: Jimeia Roberts <jroberts@tierrawestllc.com>
Cc: Ron Bohannon <rrb@tierrawestllc.com>; Terry Brown <tbrown@tierrawestllc.com>; Luis Noriega <lnoriega@tierrawestllc.com>
Subject: RE: Opus Transport Apartments-M15D023H-getting to finish line- no centerline striping

Jimeia,
Good afternoon.

I checked with our Traffic Ops folks and did some research on centerline striping and we do not want the centerline striping as having no centerline is a traffic calming measure. Of course, we will need it to delineate the lanes at the Woodward eastbound approach at University and we like the on-street parking.

Also going to pass on the MUCD 2C.32 "No Center Line" sign. TFYI, the Study specifies 2C.33- "No Traffic Signs" sign- which appears to be an oxymoron.

Please revise the exhibit and send back.

Your last exhibit ran off the page at the south end of Transport St. Please have the exhibit show all proposed improvements.

Thanks,



CURTIS CHERNE, P.E.

senior engineer

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From: Jimeia Roberts <jroberts@tierrawestllc.com>

Sent: Monday, July 22, 2024 11:32 AM

To: Cherne, Curtis <CCherne@cabq.gov>

Cc: Ron Bohannon <rrb@tierrawestllc.com>; Terry Brown <tbrown@tierrawestllc.com>; Luis Noriega <lnoriega@tierrawestllc.com>

Subject: Re: Opus Transport Apartments-M15D023H-getting to finish line

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Good Morning Curtis,

Attached are the Opus Transport Apartments stripping markups for your review. Please let us know if you have any suggestions or need more details.

We would like to know your feedback to move forward with the final submittal of the TIS.

Thank you,
Jimeia

From: Cherne, Curtis <CCherne@cabq.gov>

Sent: Wednesday, July 17, 2024 11:23 AM

To: Jimeia Roberts <jroberts@tierrawestllc.com>

Cc: Ron Bohannon <rrb@tierrawestllc.com>; Terry Brown <tbrown@tierrawestllc.com>

Subject: Opus Transport Apartments-M15D023H-getting to finish line

Jimeia,

Nice speaking with you today.

As discussed, I want to get some details ironed out as we both want the Study to be approved on the next round.

1. The main thing I was getting at with my previous comment to "Please extrapolate/provide details on the ...striping...." was to get an exhibit so it is easy to see the limits on Flightway/Transport centerline, also to get the street width on Transport to check the driving width with the on-street parking and I was hinting at turn lane pavement markings at eastbound Woodward Rd at University Blvd.
2. The Exhibit will make it easy for me to list the improvements in my approval letter and for TW to create the Infrastructure List and for DFT to approve it.
3. Include eastbound Woodward Rd right and left turn lanes at University. This means removing on-street parking between University Blvd and the first driveways west of University. I checked the Site Plans/TCLs for the sites on the north and south side of Woodward Rd and neither of them had required on-street parking to meet their parking requirements. Please propose how far west to stripe from University. Please include in exhibit above.

I will generate a comment letter after the exhibit is figured out so it can be included and the Study finalized.

Thanks and please let me know if you have any questions.



CURTIS CHERNE, P.E.

senior engineer

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