March 18, 2020

Terry O. Brown P.E.

PO Box 92051

Albuquerque, NM 87199

**Re: Lomas Car Wash (Quickshine)**

 **9935 Lomas Blvd. NE**

**Request for Left Turn In median break**

 **Letter from Consensus Planning dated February 5, 2020**

Dear Mr. Brown,

After review of the Consensus Planning letter of February 5, 2020 and supporting data submitted in your February 3, 2020 memo update, Transportation Development will approve the request of an eastbound left-turn-in median break at the business in question, located at 9935 Lomas Blvd. NE.

The traffic operations included in the February 3, 2020 memo updated analysis shows the traffic queueing and level of service are acceptable. The proposed left-turn lane on Lomas Blvd. as shown in the analysis will not overlap the existing dual eastbound left-turn lanes on the approach to Eubank Blvd. The year 2020 level of service for the eastbound approach is acceptable as well as for the intersection overall.

The City’s IDO interactive map shows a nearby “Activity Center” which is east of Eubank Blvd in its’ entirety. The site of interest is 500 feet west of the Activity Center.

Lomas Blvd. is categorized as a Major Transits Corridor in this location and matches characteristics with the “Other” category in the ABC Comprehensive Plan Policy 6.1.6. The policy’s access management allows full access and few left-in/left-out access points. On Lomas Blvd. between the intersection of Easterday Dr. and Eubank Blvd., a distance of 2,200 feet, there are two full access and one left-in/left-out median breaks. The addition of the proposed eastbound left-in median break would still meet the requirement of few access points. The February 3rd memo included exhibits of similar location where there are median break accesses nearby on Lomas Blvd. the proposed median break is comparatively similar to the examples provided at San Mateo Blvd., Wyoming Blvd., Louisiana Blvd. and Juan Tabo Blvd.

Although, geometric recommendations for the proposed left-turn in are not part of the approval for the new access at this time. The City believes that some indication of what the City would prefer for the final driveway and left-turn bay would be advantageous to producing an acceptable final design. Those recommendations are;

* Reduce the entrance width to 16 feet.
* Design the entrance to discourage exiting.
* Move the entrance 50 feet west so that is farther away from the Credit Union. driveway. The left-turn bay will also move accordingly.

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

Sincerely,



Matt Grush, P.E., PTOE

Senior Engineer

City of Albuquerque

Planning Department

Development Review Services

via: email

C: Applicant, File