

# CITY OF ALBUQUERQUE



Planning Department  
Alan Varela, Director

Mayor Timothy M. Keller

January 27, 2023

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

**Re: Avanzando TIS draft, COA comments**  
Traffic Impact Study, HT#P11D001  
Report dated December 9, 2022  
Engineer's Stamp draft 12/9/2022  
Via email [tbrown@tierrawestllc.com](mailto:tbrown@tierrawestllc.com)

Dear Mr. Brown,

The subject draft Traffic Impact Study received on December 19, 2022, has been reviewed by the City of Albuquerque Planning Development Transportation Section. The City is in receipt of the NMDOT and Bernalillo County comments recently provided to the developer. The City has comments to be addressed in the next submittal.

Driveway A, 2025 and 2035 build:

- This driveway warrants a WB left-turn lane in both scenarios. Since this driveway crosses the Isleta Drain a bridge of some type will be required. The left-turn lane will be on and may extend beyond the bridge. The bridge should be:
  - at least 3 lanes wide
  - have 5-foot wide sidewalks along both sides.
- The multi-modal requirement that Bernalillo County mentioned in their response letter dated 1/17/2023 and as shown on the MRCOG Long Range Bicycle Map can be shared lanes because this driveway is similar in traffic volume to a Normal-Local Street, see DPM Section 7-4 (J)(1).
- The existing pedestrian crossing on Loris Dr., near the location where Driveway A is proposed, should be retained. The crossing location should be adjusted to align properly with Driveway A.

Southbound approach on Loris Dr. at Driveway A

This driveway warrants a left-turn lane in the both 2025/2035 build conditions. Also, the MRCOG Long Range Bicycle Map shows a proposed paved bicycle trail along Isleta Drain between the drain and Loris Dr.

- Will sufficient ROW exist for this trail and any widening required on Loris Dr. to incorporate the southbound left-turn lane? How will driveway A's intersection geometry/bridge accommodate this trail.?

Driveway A LOS:

The 2035 build WB left-turn has a LOS of F in the PM. How is this to be mitigated. On page 30 there is a statement that the intersection operates at an acceptable LOS, it does not.

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The analysis is not modeling this driveway/intersection with the appropriate geometry. There should be left-turn lanes for the southbound and westbound approaches. The model has one lane approaching westbound as a shared right and left turn movement. The southbound approach has one through lane and one shared through/left-turn lane. Turning movements warrant these turn lanes. Please review this analysis and adjust accordingly.

Please resubmit the revised TIS 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  
Margaret Haynes, NMDOT D3 Traffic Engineering  
Julie Luna, Bernalillo County Planning

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