

CITY OF ALBUQUERQUE

Planning Department
Alan Varela – Director



Mayor Timothy M. Keller

March 11, 2025

Jonathan Kruse, P.E., PTOE
Lee Engineering
8220 San Pedro Dr NE STE 150
Albuquerque, NM 87113

**Re: Mesa del Sol Artiste Residential Development
Draft Traffic Impact Study (R15D003A)**
Engineer's Stamp DRAFT February 2025
Via email: jkruse@lee-eng.com and ABQ-PLAN

Dear Mr. Kruse,

The subject Traffic Impact Study (Study) draft received on February 7, 2025, has been reviewed by the City of Albuquerque Planning Development Transportation Section and provides the following comments.

1. The TIS Scoping Form was not sent for my review/approval. Form is required to be approved prior to finalizing the Study. Additional comments may be presented after the form is reviewed/approved.
2. Scoping memo requires 11"x17" site plan. Site plan to show approximately 688 lots with a street network. Provide distances between intersections on Bobby Foster Rd and on N-S street along west side of Artiste Phase 1. Provide distances from Street 2 and Street 1 to Diebenkorn Rd on New Bobby Foster Rd.
3. MDS is due for a north-south major collector approximately 2600 feet west of University Blvd and 1320 feet west of Diebenkorn Rd.
 - a. Another Minor Collector is due 1320 feet west of the one discussed above.
 - b. The collector streets will connect to Mesa Del Sol Blvd to the south.
 - c. Please see the MRCOG Long Range Roadway System and the DPM for the street network.
 - d. Add a discussion and figure to the Study and state how this development supports the collector street network.
 - e. The proposed semi-circular road appears to be in the approximate location where the major collector is to be located.
 - f. Why propose a "T" intersection for the major collector? The major collector should not have the STOP condition.
 - g. The N-S major collector could connect to DeKooning with a roundabout.
4. Artiste Phase 1 comments;

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- a. The Site Plan appears to show too many roads from Artiste Phase 1 intersecting the N-S major collector along its west frontage. Redesign it so there are less.
 - b. Include a Figure and a discussion of how the roadways connect to the existing roadways east of this subdivision.
 - c. Artiste Phase 1 to construct DeKooning Ave to the existing DeKooning (CPN 775445) Ave to the East.
 - d. Why are the block length so short at the south end?
 - e. Why is the subdivision shaped like this? It does not appear to be currently platted this way.
5. Page. ii cites a Mesa Del Sol Community Master Plan. Provide the plan and its associated City approval for consideration.
6. P.7 Fix “Error!....”.
7. In Figures 4 through 11:
- a. Add a legend for AM/PM and red arrow/black arrow.
 - b. Show the roads that connect Site Access A and B to the project. It appears these intersections may be for Caldera Loop. Add to the figures and label the street.
 - c. Are “Build for Rent Phase 1” and Artiste Phase 1” combined as “Phase 1” ?
 - d. Clarify the phases in the Trip Distribution table as it currently looks like there are three phases.
 - e. Provide a total trip assignment that includes all phases.
 - f. Intersections may change when the major collector comment (comment 3) is addressed.

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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.
Development Review Services