**Netflix, Mesa del Sol Intersection Turn lanes**

**YEAR 2026 WITH PROJECT**

Intersection 1: Stryker west side of University;

* Concur, can provide the recommended mitigation (This is a one-way SB route so there is no center lane. A left/thru with just striping is proposed)

Intersection 2: Stryker east side of University

* Intersection #2 eastbound right should be assigned to intersection #1, traffic coming from the west
* intersection #2, widen Stryker or have sidewalk on the south side of Stryker only.

Intersection 9: Eastman/Mesa del Sol Blvd.

* Concur, can provide the recommended mitigation (left lane in median)

Intersection 10 Hawking/Fellini/Stryker

* Intersection #10, Stryker EB to SB Fellini, widen Stryker
* Intersection #10, Fellini NB to Stryker, widen Fellini



**FUTURE INTERSECTION BUILDOUT WITH PROJECT**

Intersection 1: Stryker west side of University

* Intersection #1, describe with sketch the section constraints. These decisions need to be justified.

Intersection 2: Stryker east side of University

* University NB left - (Montage traffic); Concur
* intersection #2, widen Stryker or have sidewalk on the south side of Stryker only.

Intersection 6: Fritts Crossing/ University

* Fritts Crossing WB left - (Netflix traffic) – not feasible, no left turn within Fritts Crossing Section

Intersection 7: Crick/University

* Concur, can provide the recommended mitigation

Intersection 8: Watson/Eastman

* Concur, can provide the recommended mitigation

Intersection 9: Eastman (Gate E) Eastbound / Mesa del Sol Blvd. (NB/SB)

* Concur, can provide the recommended mitigation

Intersection 10 Hawking/Fellini/Stryker

* Intersection 10, describe the sections constrain prohibiting the left turn lane from Fellini to Stryker.
* Intersection #11, describe the restrictions prohibiting the eastbound left turn lane at Molina.

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*Below is the response from Stantec*

**ROADWAY SECTION WIDTHS:**

• **UNIVERSITY** - 152’ R/W, 12’ center turn lane, 29’ road and bike lanes, 7’ parking + 18’ landscape

• **STRYKER & FELLINI** - 80’ R/W, 48’ F-F, 8’ parking, 5’ sidewalk, and 11’ landscape

• **EASTMAN** - 114’ R/W, 18’ median, 36’ F-F, 7’ parking, 6’ landscape, 6’ sidewalk

• **MESA DEL SOL** - 151’ R/W, 32’ F-F, 12’ median, 8’ landscape, 8’ sidewalk

**YEAR 2026 WITH PROJECT**

Intersection turn-lanes that are required, contributors and feasibility.

**North-South is aligned with University Blvd. along the site for purposes of these comments.**

**INTERSECTIONS:**

**Intersection 1: Stryker west side of University;**

• University SB left – (Netflix Traffic) This is a one-way SB route so there is no center lane. A left/thru with just striping is proposed.

**Intersection 2: Stryker east side of University**

• Stryker EB right – not feasible because University is one-way north bound at that intersection

• Stryker WB right - (Netflix Traffic) - not feasible because there is an existing building directly adjacent to the right of way. The on-street parking will be removed to install a sidewalk so there is no available area for a right turn lane.

**Intersection 9: Eastman/Mesa del Sol Blvd.**

• Mesa del Sol NB left - (Netflix traffic) left lane in median

• Eastman EB right (Gate E) - (Netflix traffic) - Not applicable. Eastman R/W has been vacated and is now a private drive coming out of Netflix private property therefore public infrastructure improvements are not required.

**Intersection 10 Hawking/Fellini/Stryker: Determine where the traffic is coming from and who is responsible?**

• Stryker EB right to SB Fellini - (Bypass Traffic - not Netflix Traffic) – not feasible due to section constraints

• Fellini NB left to Stryker - (Netflix Traffic) – not feasible due to section constraints

**FUTURE INTERSECTION BUILDOUT WITH PROJECT**

• Future intersection turn lanes will be required. This section provides early, conceptual information on contributors and feasibility.

• Future Improvements will be finalized when entitled and under design to determine appropriate traffic, right of way requirements, and lane configurations.

• Future Expansion (grey area – Horizon Year)

**ROADWAY SECTION WIDTHS:**

• **UNIVERSITY** - 152’ R/W, 12’ center turn lane, 29’ road and bike lanes, 7’ parking + 18’ landscape

• **STRYKER & FELLINI** - 80’ R/W, 48’ F-F, 8’ parking, 5’ sidewalk, and 11’ landscape

• **EASTMAN** - 114’ R/W, 18’ median, 36’ F-F, 7’ parking, 6’ landscape, 6’ sidewalk

• **MESA DEL SOL** - 151’ R/W, 32’ F-F, 12’ median, 8’ landscape, 8’ sidewalk

• **FRITTS CROSSING -** (2A Connector) 80’ R/W, 11’ lane, 5’ bike, 8’ parking, 16’ landscape

• **CRICK** – (1F-2 Avenue) 108’ R/W, 12’ median, 12’ & 11’ lanes, 6’ bike, 7’ parking, 6’ landscape, 6’ sidewalk

• **WATSON** - (2A Connector) 80’ R/W, 11’ lane, 5’ bike, 8’ parking, 16’ landscape

• **MOLINA** - (2A Connector) 80’ R/W, 11’ lane, 5’ bike, 8’ parking, 16’ landscape

**Intersection 1: Stryker west side of University;**

• Stryker EB right – (Montage Traffic) – not feasible (section constraint)

• University SB left - (Netflix traffic) - Through/Left

• Stryker WB left – (Montage traffic)- not feasible (section constraint)

**Intersection 2: Stryker east side of University**

• University NB left - (Montage traffic)

• Stryker WB right - (Netflix traffic) - Not Feasible per building note above (Intersection 2, 2026 with project)

**Intersection 6: Fritts Crossing/ University not in development (Assume University is N/S)**

• University NB right - (Netflix traffic) – 11’ right turn lane (7’ parking and 4’ landscape)

• University SB right - (Bernalillo County Fields traffic)

• Fritts Crossing WB right - (Netflix traffic)- 11’ right turn lane (8’ parking and 3’ of landscape)

• Fritts Crossing WB left - (Netflix traffic) – not feasible, no left turn within Fritts Crossing Section

**Intersection 7: Crick/University**

• University NB right - (Netflix traffic) – 11’ right turn lane (parking and 4’ landscape)

• University NB left - (Bernalillo County Fields traffic)

• University SB right - (Bernalillo County Fields traffic)

• Athletic Fields Access (future) EB left - (Bernalillo County Fields traffic)

• University SB right - (Netflix traffic) – 11’ right turn lane (7’ parking and 4’ landscape). This is predominately Bernalillo County Athletic Fields Traffic.

• Univ. SB left - (Bernalillo County Fields traffic) Left turn lane in median of University. NF traffic

• Crick WB right - (Netflix traffic) – 11’ right turn lane (7’ parking and 4’ landscape)

• Crick WB left - (Netflix traffic) – 12’ center lane in Crick

**Intersection 8: Watson/Eastman**

• Eastman EB left - (Netflix traffic) – 11’ left turn lane within 18’ median

• Watson SB right - (Netflix traffic) – 11’ right lane (8’ parking and 3’ landscape)

**Intersection 9: Eastman (Gate E) Eastbound / Mesa del Sol Blvd. (NB/SB)**

• Mesa del Sol NB right Eastman - (bypass traffic)

• Mesa del Sol SB left - (bypass traffic) – 11’ left turn lane within 18’ Median

• Eastman WB right - (bypass traffic) – Add 11’ right turn lane (8’ landscape and decrease sidewalk to 5’ width at intersection)

• Eastman WB left - (Netflix traffic + bypass) –12’ left turn lane

**Intersection 10 Hawking/Fellini/Stryker:**

• Stryker EB right to SB Fellini - (Bypass Traffic - not Netflix Traffic) – not feasible due to section constraints

• Fellini NB left to Stryker - (Netflix Traffic) – not feasible due to section constraints