

# CITY OF ALBUQUERQUE

*Office of the Chief Administrative Officer*



Richard J. Berry, Mayor

June 6, 2013

Dewey V. Cave, Executive Director  
Mid-Region Council of Governments  
809 Copper Avenue NW  
Albuquerque, New Mexico 87102

Attention: Thaddeus Lucero

**SUBJECT: UPDATED REQUEST FOR ACCESS MODIFICATIONS ON PASEO  
DEL NORTE AND UNSER BOULEVARD WITHIN VOLCANO  
HEIGHTS**

Dear Mr. Cave,

PO Box 1293

On behalf of the City of Albuquerque, I would like to submit an update to our request dated April 18, 2013 to modify the access policy for Paseo del Norte and Unser Boulevard within the area covered by the proposed Volcano Heights Sector Development Plan. This Plan is now expected to be adopted by the City Council in August 2013.

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

Based on comments from the Roadway Access Committee and Transportation Coordinating Committee ad hoc group members, this update includes definitive spacing on Paseo del Norte at the request of the Roadway Access Committee and minor spacing adjustments to Unser Boulevard to ensure access to all parcels within the Plan area, enhanced connectivity for the proposed Transit Boulevard, and more regular spacing of the additional intersections to optimize traffic progression along this vital north-south corridor. based on comments from the Roadway Access Committee and Transportation Coordinating Committee ad hoc group members.

We appreciate the collaboration from your staff and all members of the Roadway Access Committee and Transportation Coordinating Committee for this unprecedented effort to coordinate access within a sector plan area to benefit the larger regional network. As part of a sector planning effort that includes market-based zoning integrated with a street network and cross section standards, setting access now ensures a carefully planned land use and transportation scheme that ensures predictability for all new developments, jurisdictions in this area, as well as those committees charged with ensuring appropriate access along these roadways far into the future.

The additional analysis we performed at the request of the Roadway Access Committee indicates that the proposed additional access points will improve the level of service of

intersections currently allowed within the Plan area. We believe the additional seconds of delay in traffic are more than offset by the benefits to the region from reduced river crossings, improved arterial grid on the West Side, and enhanced options for pedestrian and cyclists.

The adjusted access points, illustrated in the map attached to this letter, balance the kind of access necessary to support the proposed mixed-use, multi-modal development with the primary purpose of these limited-access roadways to move regional traffic between activity centers.

This request also provides the best alignment and connectivity for the proposed Transit Boulevard, which is included in the Yellow Alternative Route being studied by MRCOG for its High Capacity Transit Study for Paseo del Norte between Rio Rancho and Jefferson/I-25 employment center. Soon to be designated the City's newest Major Activity Center, Volcano Heights will contribute an important opportunity for an additional employment center along this critical regional transit corridor. As noted in my previous letter, this is a significant step toward addressing the imbalance of jobs and housing on the City's east and west sides, which contributes to congestion on river crossings during peak commuting times, as well as beginning to change the pattern of exclusive single-purpose vehicle trips so prevalent on the West Side.

Finally, the access scheme requested by this letter retains the important benefits of our initial request:

- a "loop" road created by the requested full access intersections surrounding the intersection of Paseo del Norte and Unser Boulevard to disperse traffic and alleviate pressure on the critical Paseo/Unser intersection and provide the best access for motorists, pedestrians, and cyclists to the four quadrants formed by these limited-access, regional roadways;
- reduced a.m. peak hour traffic and no increase in p.m. trips from traffic generated within the plan area;
- improved level of service at existing approved intersections as well as adequate level of service on new proposed intersections;
- shorter vehicle trips because of the proposed mix of uses;
- improved access to expected jobs, goods, and services;
- more options for safe cycling and walking; and
- transit-supportive development pattern and mix of uses on the West Side.

Thank you for your consideration of our request.

Sincerely,



Robert J. Perry  
Chief Administrative Officer

cc: Suzanne Lubar, Acting Director, Planning Department  
Mike Riordan, Director, Department of Municipal Development  
Bruce Rizzieri, Director, ABQ RIDE  
Laura Mason, Director, Council Services  
Dan Lewis, President, City Council

