

Countrywood Homeowners Association

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Paul Phelan

Environmental Planning Commission

Chairman Derek Bohannon

600 2nd St NW

Albuquerque NM 87102

VICE PRESIDENT

Rick McInturff

TREASURER

Bob Borgeson

SECRETARY

Chris Messersmith

March 6, 2018

MEMBER AT LARGE

Neil Cutler

Dear Mr. Chairman;

The Countrywood Home Owners Association (CWHO) has concerns pertaining to the development of the Primrose School as proposed. The CWHO Board, at its meeting this date, authorized the association concerns be communicated to the commission.

The alignment of the shared entry to the Proposed Primrose School and the existing MorningStar Assisted Living Facility does not align with the center of Countrywood's divided entry/exit. This proposed entry creates an offset intersection which is not an optimal design for safety and should be a concern to the commission. At this stage of development, a change to the site plan to properly align both entrances would enhance safety and avoid traffic conflicts in the future.

CWHO also recommends that comprehensive traffic study be initiated to address traffic and safety concerns on Palomas between Barstow and Wyoming. Relatively recent and proposed development along Palomas NE has and will dramatically change the traffic counts and conditions along Palomas. The new proposed traffic signal at Palomas and Wyoming, the proposed Palomas Medical Offices, and the Primrose School will undoubtedly increase traffic. Alone, each of the developments does not reach the threshold of requiring a traffic study. The existing developments of MorningStar, Northridge, Paloma Landing , Las Palomas, and Nusenda Credit Union have all

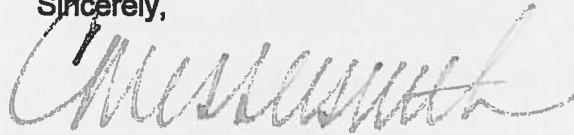
**PO BOX 91286
ALBUQUERQUE, NEW MEXICO 87199**

impacted Countrywood and were also developed without the benefit of a comprehensive traffic study. The members of CWHOA feel they have been gamed by a system that ignores the cumulative effect of individual development. Primrose School's estimated peak two hour traffic count in the morning of seventy does not make sense to us when over 300 total vehicles are estimated in the morning hours. The lack of proper data on the intersection for the commission to make a ruling on the site plan should be a concern.

CWHOA was represented at the facilitated meeting for Primrose School. Bob Borgeson was also in attendance and raised site plan concerns over the width of the entry and the location of the solid waste containers. We concur, that although the containers are easily accessible when serviced, the trucks would block the entry. This situation is not safe for emergency service requests and traffic backed up into the intersection. We fully support Mr. Borgeson's site plan objections.

Thank you for your consideration to our concerns.

Sincerely,

A handwritten signature in cursive script, appearing to read "Christine Messersmith".

Christine Messersmith
Secretary - CWHOA

March 6, 2018

Derek Bohannon, Chair, EPC
c/o Planning Department
600 2nd Street NW, Third Floor
Albuquerque, New Mexico 87102

Re: Site Plan for Building Permit Application submitted by Primrose Schools (Project# 1008952/Case# 18-EPC-40003) scheduled for EPC hearing on March 8, 2018

Dear Chairman Bohannon:

This letter is submitted in with regard to the above referenced application for Site Plan for Building Permit forty-eight hours prior to the scheduled hearing date in accordance with the EPC Rules of Conduct.

I reside with my parents at 8129 Countrywood Rd NE at the corner of Countrywood Dr. and Palomas directly south and across Palomas and within 100' of the application building site. It is my understanding that I have legal standing under Rule B.13 of the EPC Rules of Conduct.

We strongly support this application and believe that the proposed daycare center use by Primrose Schools will be a welcome addition to the neighborhood and provide a suitable buffer between the commercial uses north and west and the residential subdivision and facilities to the south and east of the lot.

Traffic safety at this site is especially important because most of the vehicles will have children passengers utilizing the daycare center.

Upon review of the Site Plan for Building Permit, I found two items that with minor modifications can make significant improvements to the traffic safety, efficiency, and flow at the entry (ingress/egress) to the site (see Exhibit 1).

Location of the Dumpster

The proposed location of the dumpster enclosure will impede traffic both entering and exiting the site when served by waste disposal trucks

A 30' waste disposal truck servicing the Primrose dumpster enclosure will block both entry and exit lanes to/from the Morningside facility and entry lanes to the daycare facility and will likely cause traffic backups on Palomas when the dumpsters are being serviced (see Exhibit 2).

Relocation of the dumpster enclosure away from the entry traffic lanes will eliminate this safety hazard. A possible location for the enclosure could be on the southwest corner of the parking lot without the loss of parking spaces (see Exhibit 3)

Width of the Entry

The entry width at Palomas is 24'. The site shares the entry with the Morningstar facility to the east of the site.

Drive Pad Widths on a local street are established as "25' minimum for two-way access – 25' to 35' permitted"¹; and "40' to 50' where substantial large vehicle usage will occur."²

The entry is used on a regular basis for deliveries to the Morningstar facility by 30' box trucks and 40-50' semi-trucks. It is also used by waste disposal trucks several times per week. (see attached photos). Because of the large vehicle use of this entry, along with the estimated additional daily 724 two-way vehicle traffic generated by the daycare facility, the entry should be widened to a minimum of 30' for ease and safety of site access.

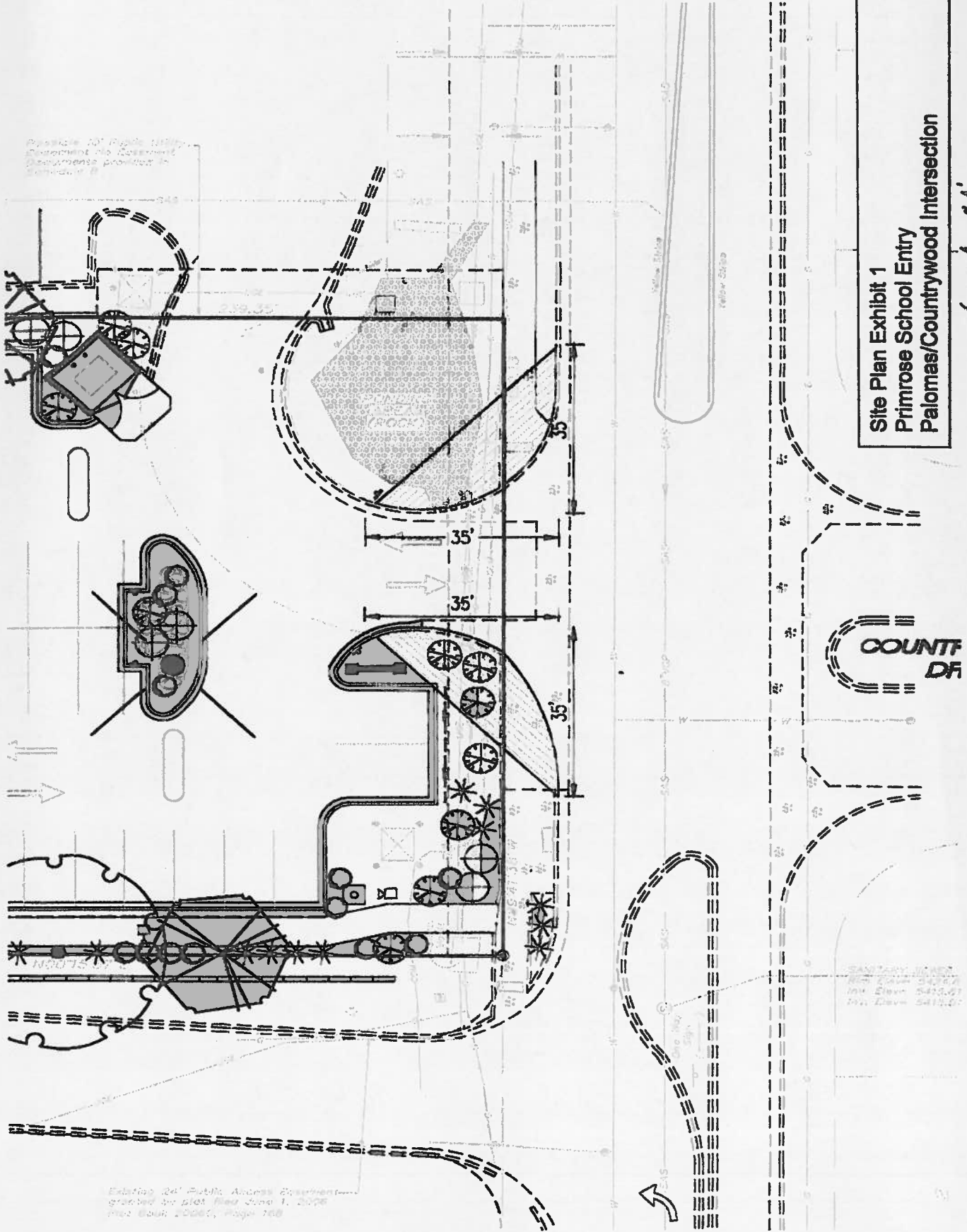
The widening could occur on the west side of the entry with minimal additional cost by narrowing the 2 bus parking spaces from 12' widths to 9' widths without compromising the parking needs of the buses (see Exhibits 2 and 3).

Thank you for the opportunity to provide my comments and input to this application. My parents and I support a daycare center on this lot and are hopeful that for the safety of the children that will be using the facility the modifications discussed above will be seriously considered.

Sincerely,



Bob Borgeson
8129 Countrywood Rd NE
Albuquerque, NM 87109



Provide 20' Right of Way
 Department into easement
 Department provided in
 Schedule #

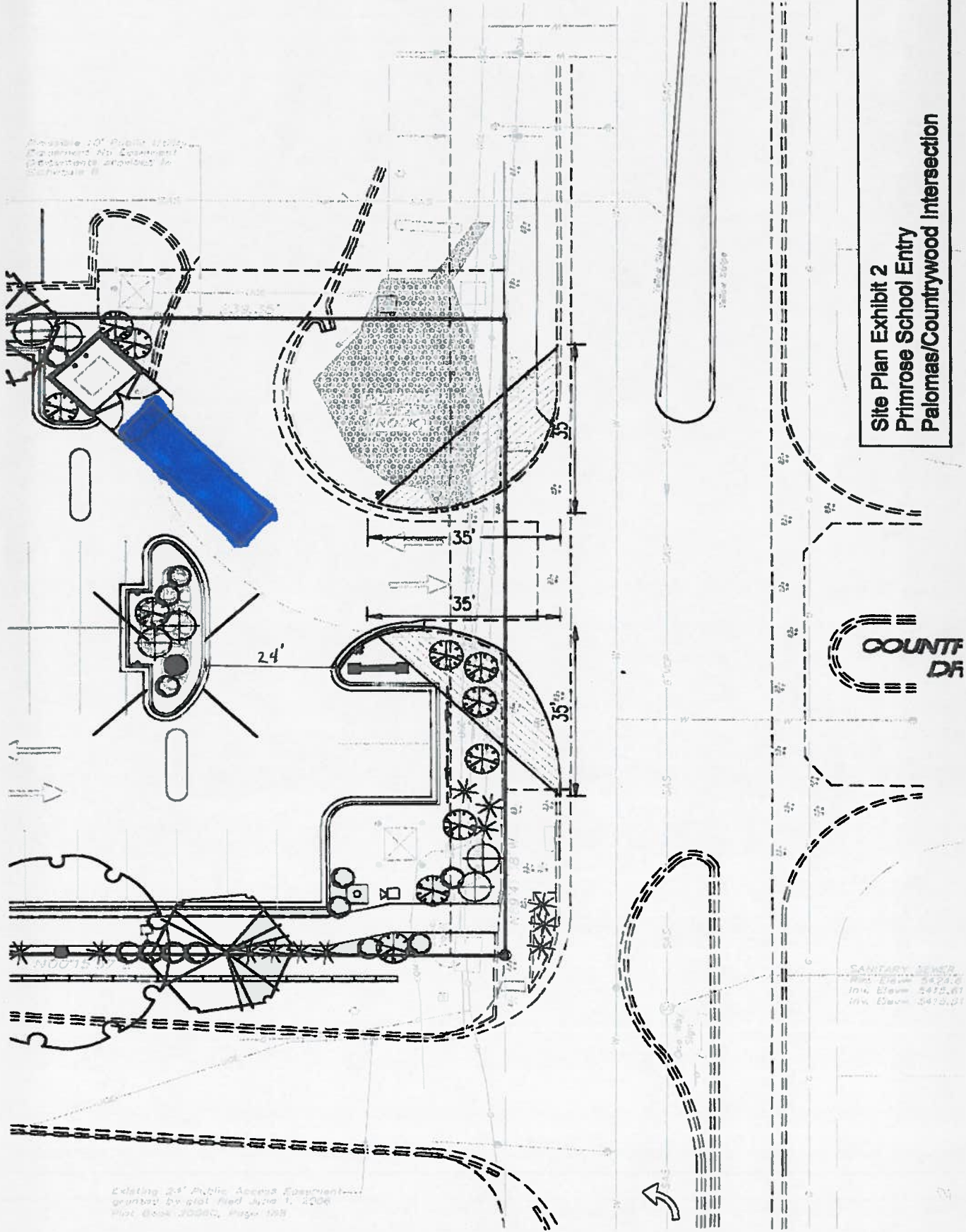
Existing 24' Public Access Easement
 granted by plot filed June 1, 2006
 Map Book 20067, Page 768

Site Plan Exhibit 1
Primrose School Entry
Palomas/Countrywood Intersection

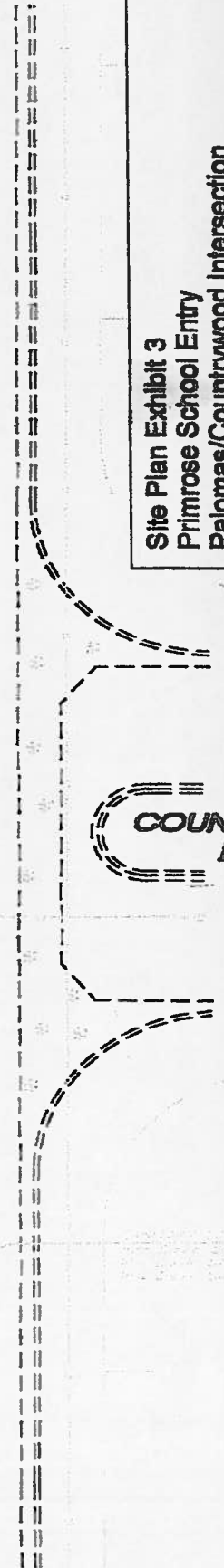
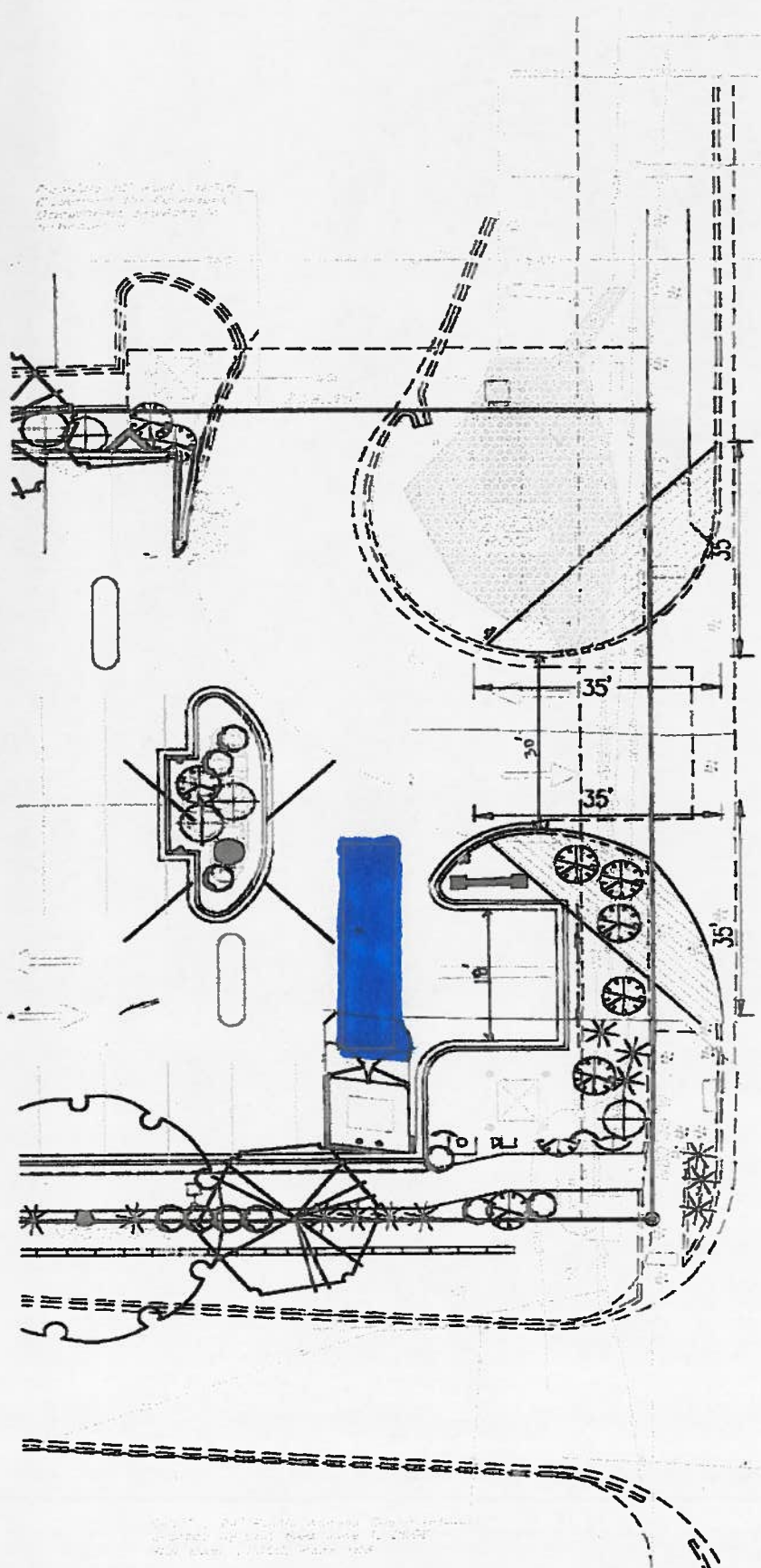
June 1, 2006

COUNTRYWOOD

EAST/WEST LINE
 Int. Elev. 5412.51
 Int. Elev. 5412.51



Scale 1" = 1'



Site Plan Exhibit 3
 Primrose School Entry
 Palomas/Countrywood Intersection

Scale 1/8" = 1'

All photos taken on or about September 23, 2016 between 7:15 and 8:15am.





