

PROJECT:
PROJECT NO.:
MILESTONE:
BHI PROJECT MANAGER:

Thomas Development TIA
20240271
TIA REVIEW
CARL VERMILLION

DATE:

6/11/2024

Dispositions
A - Accept Comments
B - Traffic Analyst to Evaluate
C -Disregard Comment
OC - Other Changes

Comment No.	Sheet No.	Comment	Response	Disposition	Response By	Date	Verified
Bernalillo County (March 29, 2024) Comments							
1		Unfortunately, I think this needs to go to the Roadway Access Committee. Paseo del Norte is a limited access road and falls under the regional Roadway Access Control (RAC) policy. The RAC policy (page 16) states that at-grade intersections with median opening are allowed at approximately half mile intervals etc. The “median opening” may be interpreted as full access. The issue is that two identified access points of Boulevard del Oeste and Woodmont are approximately 0.6 mile apart, therefore it is not possible to get half mile spacing. Although the development has consistently called for no left out, I’m in favor of full access at Intersection 4 with Paso del Norte. It is approximately halfway between the two established points, it is located where parcel boundaries meet both north and south of PdN and it is flat.	BH to update. This access was updated to remove left access into the site, it will be considered a partial access with just a right-in/right-out at this intersection. We have no intention to take this to the RAC to change accesses at this time.	A	BH	6/11/2024	
2		Intersection 3, Girona Ave and Woodmont, NB Left Turn Lane and SB Right Turn Lane Warrant – This development will generate 43 PMPH NBL turns at Intersection 3 (page 16) when added to 2027 traffic there will be 67 PMPH NBL turns (page 24). It is unclear if there is sufficient ROW for adding a dedicated LTOL, but it meets the COA and BC warrant to include this left turn lane of 40 or over left turns per design hour.	Added Discussion in report for NBL turn lane based on warrants. Added recommendation for installation with project	A	BH	6/11/2024	
3		Intersection 3, Girona Ave and Woodmont, SB Right Turn Lane Warrant – This development will generate 89 PMPH SBR turns at intersection 3 (page 16). There are no additional 2027 SBR turns. It is unclear if there is sufficient ROW for adding a dedicated RTOL, but it meets the COA and BC warrants to include this right turn lane of 50 or more right turns per design hour. If there is only sufficient ROW for one auxiliary lane at this intersection, BC strongly recommends a LTOL over a RTOL.	Added Discussion in report for SBR turn lane based on warrants. Insufficient ROW to add both so recommended NBL turn lane.	A	BH	6/11/2024	
4		Girona Ave & Unit 1 Access Roundabout – This intersection was included in the scope but not included in the TIA. My intent in asking for it to be in the scope was to provide a comment or recommendation as a roundabout or a traditional stop controlled intersection since the preliminary site plan showed a roundabout. I assume either would function with acceptable LOS and I do not see the need to complete the LOS analysis. A comment for this intersection could involve stating that either one would work, but the modern roundabout and all way stop control would provide traffic calming within the development. With the Special Use Permit application, the site plan shows a four leg-intersection. If the applicant determines that they want to go back to the roundabout or may want it as an option, please include that it may be either a modern single lane roundabout or a traditional stop controlled intersection will function at this location.	Added discussion in report for this internal intersection. This intersection will operate acceptably with either a stop control or a roundabout.	A	BH	6/11/2024	
5		Multi-Modal Accommodation – Bernalillo County will require a multi-use trail along the site’s frontage with PdN. A pedestrian eastern connection from the neighborhood to the PdN trail will be required as well. Sidewalks are required along all streets within the development unless an HOA maintained multi-use trail is provided along the street in lieu of a sidewalk. Bicycle lanes are required on Girona Ave and the north-south connection between PdN and Girona Ave.	added discussion on pedestrian trails in the area. Added recommendation for the project to install multi use path along the sites frontage.	A	BH	6/11/2024	

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6		Sight Distance Evaluation – Please include that all intersections are required to be evaluated for sight distance requirements. There appears to be HOA maintained tracts alongside intersections that are located on slopes. I want this recommendation to help remind us that we need to be aware of this potential issue.	BH to add	A	BH	6/11/2024	
7		Girona Ave as a future Collector – (Page 14) On the next update of the Long Range Roadway System, Bernalillo County will request Girona Ave to be a future collector road expected to continue further west.	No changes to the report with this comment.	A	BH	6/11/2024	
8		Page 4 Figure 1 Vicinity Map – Provide outline of development location. I felt that Figure 2 should be the Vicinity Map and the site plan should be one of the layouts provided with the special use permit application (ZCSU2024-0005). Please include the Boulevard del Oeste alignment in the vicinity map. It is almost visible. I think you can get Universe Blvd and Boulevard del Oeste in the same figure.	Updated Figure 1 based on comment.	A	BH	6/11/2024	
9		Page 2 Figure 2 Site Plan – Please provide the most recent site plan. A different plan was provided as part of a special use permit application (ZCSU2024-0005) for this development. Please label the general area described as Trails Tract 1, 3 and 4. Is this the Catalonia subdivision or the apartments?	Updated Figure 2 based on comment.	A	BH	6/11/2024	
10		Page 15 Figure 4 Trip Distribution – Intersection 2 appears to be missing the 25% that go WBT to intersection 4. Some of the percentages add up to 97 or 95. It is close enough to 100 to not require correction, but please take a look at the distribution for intersection 2.	Updated based on comment 1. Verified percentages add up to 100%	A	BH	6/11/2024	