

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela – Director



Mayor Timothy M. Keller

July 11, 2024

Carl Vermillion, PE, PTOE, RSP1  
Bohannon Huston, Inc  
7500 Jefferson St NE  
Albuquerque, NM 87109

**Re: Thomas Development- Final Submittal  
Traffic Impact Analysis (C08D002)**  
Study dated June 10, 2024  
Via email cvermillion@bhinc.com

Dear Mr. Vermillion,

The subject Traffic Impact Analysis (Study) received on 6-11-24, has been reviewed by the City of Albuquerque Planning Development Transportation Section. The City has the following comments to be addressed.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. The study states the intersection of Woodmont and Paseo Del Norte performs acceptably with all-way stop control through the 2027 build scenario. For the Study condition to be accurate the intersection is to exist. Therefore, this development is to construct Woodmont Ave from Girona Ave to Paseo Del Norte: undivided two lanes with a right-turn lane onto Paseo Del Norte.
  - a. The other "Trails" developments may not construct their Woodmont Ave. improvements by 2027.
  - b. Constructing Woodmont Ave to Paseo Del Norte will also help mitigate the congestion at Rainbow Blvd and Woodmont Ave and Rainbow Blvd and Paseo Del Norte Blvd as discussed below:
    - i. The Trails Tract 1 Study BHI April 1 2021 showed in the Existing Intersection Capacity Analysis an AM v/c of 0.87 at Rainbow and Woodmont. This did not include trips from the recently constructed Catalonia Subdivision (as-builts 9-15-2022).
    - ii. The Trails Tract 1 Study BHI April 1 2021 showed in the Existing Intersection Capacity Analysis the queue for the eastbound right turn onto PDN spills into the through lane.
    - iii. This Study and the Trails Tract 1 Study BHI April 1 2021 both state this will be improved by constructing Woodmont Ave to PDN.
2. The Development is to access Paseo Del Norte via Boulevard Del Oeste as outlined in the MRMPO Roadway Access Control Policy.
  - a. A full access road onto Paseo Del Norte is preferred over a right-in/right-out as drivers may wish to drive west to Atrisco Vista Blvd.

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela – Director



Mayor Timothy M. Keller

- b. The proposed right-in/right out driveway on Paseo Del Norte in the location shown is not in RAC Inventory of Roadway Access Limitations Attachment #1 dated 12-1-23.
  - c. In addition, a right-in/right out won't work without a median.
  - d. Thank you for providing the Paseo Del Norte Access Management Plan mentioned in the study. This plan was developed for Bernalillo County and is a DRAFT, so it has little status. This should be clear in the Study as it is currently written as if it is a City/MRCOG approved document.
- 3. The Study states the multi-use path will connect to the existing PDN trail. Please mention the existing trail is at PDN and Ventana Pkwy along the north side of PDN.
  - 4. The Trails Tract 1 Study BHI April 1 2021, shows 19 trips making a left turn onto Woodmont Ave from Eastbound Girona Ave in the AM. This Study shows 43 trips making the same movement in the AM. The Left Turn Warrant is 60. There is not much room in the Girona ROW to add a left turn lane. Please discuss and provide a recommendation.
  - 5. In the Recommendations section (9<sup>th</sup> bullet), please mention the intersection where "The neighboring Trail Tract developments will install eastbound and westbound left turn lanes at this intersection, prior to the 2027 Build Scenario...."

PO Box 1293

Albuquerque

If you have any questions, please contact me at [ccherne@cabq.gov](mailto:ccherne@cabq.gov) or (505) 924-3986.

Sincerely,

NM 87103

*Curtis Cherne*

Curtis Cherne, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

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