

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 7, 2021

Eric Wrage
Bohannon Huston
7500 Jefferson St NE
Albuquerque, NM
Via email ewrage@bhinc.com

**Re: Trails Tract 1 Multi-Family Development
Traffic Impact Study, Draft
HT#C09D015, Dated April 1, 2021**

Dear Mr. Wrage,

Review of the draft Trails Tract 1 Multi-Family Development Traffic Impact Study (TIS) dated April 1, 2021 the City's Planning Transportation Development has been completed. The City is approving the TIS with the following infrastructure improvement that will be provided by the developer at their expense.

1. All site access improvements in accordance with the City's Development Process Manual (DPM).
2. Westbound Paseo del Norte Blvd. at Woodmont Ave. - Construct left turn lane length 250 feet plus transition lengths of 300'-150' reverse curve.
3. Woodmont Ave. northbound - The development is expected to construct the full section of the 2-lane northbound approach. This will provide a northbound left turn lane, a northbound thorough lane and a northbound right turn lane. The Left and right turn lane length 250 feet plus transition lengths of 300'-150' reverse curve.
4. Ventana Ranch West Parkway - The southbound approach will also require restriping provide a single southbound through lane.
5. Woodmont Ave. site frontage - The section of Woodmont along the site frontage should be constructed to include bicycles lanes and sidewalks to match the existing Woodmont typical section.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

On Paseo del Norte Blvd. at Woodmont Ave. both the eastbound and westbound directions require a left-turn lane. The eastbound direction left turning traffic is not resulting from the development but should to be included as part of the design of the Paseo del Norte/Woodmont-Ventana West Parkway intersection. Construction cost of this eastbound left-turn lane will not be the responsibility of the developer.

6. Eastbound Paseo del Norte Blvd. at Woodmont Ave. / Ventana West Parkway - Construct left turn lane 250 feet plus transition lengths of 300'-150' reverse curve.

If you have any questions, please contact me at (505) 924-3362.

Sincerely,

Matt Grush, P.E., PTOE
Senior Engineer
City of Albuquerque
Planning Department
Development Review Services

PO Box 1293

Albuquerque

via: email
C: Applicant, File

NM 87103

www.cabq.gov