



August 26, 2022

Joshua J. Skarsgard  
Retail Southwest Development  
8220 San Pedro NE, Suite 500  
Albuquerque, NM 87113

Re: Oxbow and Coors Pavilion Developments Appeal at NM 45 and St. Joseph's Drive

Dear Mr. Skarsgard:

I received your request for appeal to NMDOT District Three's non-concurrence on the Oxbow and Coors Pavilion Development Traffic Impact Study (TIS) as submitted. According to the letter dated August 15, 2022, NMDOT has concerns with the safety operations at NM 45 (Coors Blvd) and St. Joseph's Drive. NMDOT strives to maintain a multimodal facility at its highest level of safety, therefore meeting the minimum levels of services as outlined in the State Access Management Manual.

Understanding the impacts of this development, I am proposing the following resolution to the mitigations for NM 45:

- The property owner shall obtain an access permit for its additional partial access to NM 45.
- The development shall install all mitigations as proposed in this TIS to maximize deceleration lanes and optimize signal timing.
- The development shall propose a design on NM 45 that meets NMDOT's design standards for lane widths, median widths and design turning templates.
- The development shall obtain professional engineering services who are qualified to provide oversight of the signal operations and management on NM 45 at the signalized intersections of Western Trail, St Joseph's Drive and Sequoia Rd. This work shall include daily/weekly monitoring and management of the signal operations for the duration of construction of this development through the full build of this development plus one year. This work may be performed utilizing the existing Automated Traffic Signal Performance Measures (ATSPM) System owned by the City of Albuquerque.

The NMDOT is accepting this TIS with conditions listed above and a signed access permit for St Joseph's Drive from the City of Albuquerque.

**Michelle Lujan Grisham**  
Governor

**Ricky Serna**  
Cabinet Secretary

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Commissioner, Secretary  
District 6

Your concurrence with the conditions above, you are authorized to proceed to plan development noting NMDOT's acceptance of the appeal request. I ask that you continue to work and communicate with District 3 traffic engineering team.

Respectfully,

**Justin Gibson**  Digitally signed by Justin Gibson  
Date: 2022.08.31 12:12:18 -06'00'

Justin Gibson, PE  
District Engineer  
NMDOT District Three

Cc:  
File  
Nancy Perea, NMDOT  
Terry Brown  
Ernest Armijo, COA  
Shahab Biazar, COA