June 30, 2022

Carl Vermillion

Bohannan Huston, Inc.

7500 Jefferson St NE

Courtyard Two

Albuquerque, NM 87109

**Re: Upper Petroglyphs**

**Phases 1-7**

**Traffic Impact Analysis-draft, HT#J06D001**

**Report dated March 2022**

Engineer’s Stamp ------

Via email jkruse@lee-eng.com

Dear Mr. Kruse,

The subject initial draft Traffic Impact Analysis received March 1, 2022, has been reviewed by the City of Albuquerque Planning Development Transportation Section. The City has the following comments:

The City concurs with the recommendations in this report for the locations under City’s jurisdiction.

* Review the pace of the development and adjust infrastructure improvement construction phasing to correlate with any major build changes. Large scale development construction phasing can be radically impacted by changing economic conditions and other factors. The report recommends a 4-year timeframe of monitoring the phased development. An interim crosscheck of the development’s construction could be used to make adjustment to the timing of infrastructure improvement implementation if the development is growing faster or slower than anticipated.
* Construct Traffic Signals at the recommended intersections when they are needed for intersection operation or safety and meet appropriate traffic signal warrants.

Provide Traffic Signal warrants for intersections that are expected to benefit from a future build traffic signal. Assumptions based on the proposed phased development construction such as the expected traffic volumes and intersection geometry for the time period being analyzed may be used for the warrant analysis. This can provide information on the potential probability of a traffic signal meeting warrants for proposed development for that particular phase of development.

Please resubmit the TIA incorporating the City’s and other reviewing agencies recommendations, corrections and comments for review and approval by the City. If you have any questions, please feel free to contact me at (505) 924-3633.

Sincerely,



Matt Grush, P.E., PTOE

City of Albuquerque

Senior Engineer, Planning Dept.

Development Review Services

via: email

C: Applicant

Julie Luna, Bernalillo County Transportation Planner

Margaret Haynes, NMDOT District 3, Traffic

Ernest Armijo, CABQ Planning Transportation

File