

CITY OF ALBUQUERQUE

Planning Department
Alan Varela – Director



Mayor Timothy M. Keller

February 13, 2025

Carl Vermillion, P.E.
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

Re: Pulte APS Development
Traffic Impact Analysis (J08D003B, TRANS-2025-00009)
Initial Submittal Dated January 20, 2025
Via email: cvermillion@bhinc.com

Dear Mr. Vermillion,

The subject initial Traffic Impact Analysis (Study) received on January 30, 2025, has been reviewed by the City of Albuquerque Planning Development Transportation Section and provides the following comments.

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1. The residential trip distribution shown on Figure 3 (p. 13) at Intersections 2 and 3 doesn't match very well with the existing trip distribution shown in Figure 2 (p.10). More traffic is making the EBL movement at Intersection 2 and traffic is making a NBL movement at Intersection 3. Trip distribution for Pulte APS would have a similar trip distribution as Pulte Inspiration/existing. Please revise the trip distribution at Intersection 2 and 3 to more closely match the trip distribution in Figure 2.
2. In the roadway description (p.6), the MRMPO Long Range Roadway System Map, shows Arroyo Vista Blvd as an Existing Community Principal Arterial east of Tierra Pintada Blvd and a Proposed Community Principal Arterial west of Pintada Blvd. Please revise your roadway description.
3. The school appears to have two drop-offs. Is the drop-off on Arroyo Vista just for busses?
4. Add all turning movements to the Signalized Intersections Results in Tables 5, 7 and 9.
5. Turn Lane Requirements section mentions the low v/c ratio and use of a through lane-as a reason to not construct the required right turn lane. Arroyo Vista is a Principal Arterial as shown on the MRMPO Long Range Roadway System Map and will extend west to a larger roadway network. There will be more traffic in the future as this area develops. The developer is to construct the right-turn lane.

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

CITY OF ALBUQUERQUE

*Planning Department
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Mayor Timothy M. Keller

Sincerely,

Curtis A. Cherne

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

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