



August 29, 2025

Mrs. Margaret Haines, P.E.
New Mexico Department of Transportation
7500 Pan American Freeway N.E.
Albuquerque, NM 87109

**RE: Lobo Crossing – TIA – 1st Review
L15D051, City of Albuquerque**

Dear Mrs. Haines:

Bowman is in receipt of the New Mexico Department of Transportation's review comment letter (dated August 6, 2025) for the proposed Lobo Crossing TIA in the City of Albuquerque, NM. In order to facilitate the review, the Department's comments are in italic text and our responses are in normal text.

General Comments:

Comment 1: Several references are made to the Gibson Interchange Project being funded and programmed by the NMDOT and makes assumption for intersections associated with the project. Therefore the report does not make any recommendations for these intersections since they will be changed when the project is completed. The Horizon Year 2038 was evaluated with the interchange improvements.

Response: Comment acknowledged.

Comment 2: No crash analysis was included in the report. A 5-year Crash Analysis shall be included in the report to include the study intersections utilizing a table similar to the attached table.

Response: A Safety Analysis Report with a 3-year crash analysis is being provided along with the revised submission of the Lobo Crossing TIA. The scope of the crash analysis was discussed during the TIA scoping meeting held on December 12, 2024, and the Safety Analysis Report was prepared in accordance with the guidance provided in the NMDOT D3 TIA Scoping Letter dated 11/25/2019.

Comment 3: On Page 7 of the report Alumni Drive is classified as a local Road may need to be reclassified by the MRCOG MPO.

Response: Comment acknowledged. Although this comment does not require action pertinent to the TIA, please note that our client is proposing a 70' right-of-way for a minor collector classification.

Comment 4: There were several narratives in the Highway Capacity Section that didn't match the data presented in the tables and should be corrected.

Response: The Highway Capacity Section has been corrected accordingly in the revised Lobo Crossing TIA resubmittal.

Report Comments:

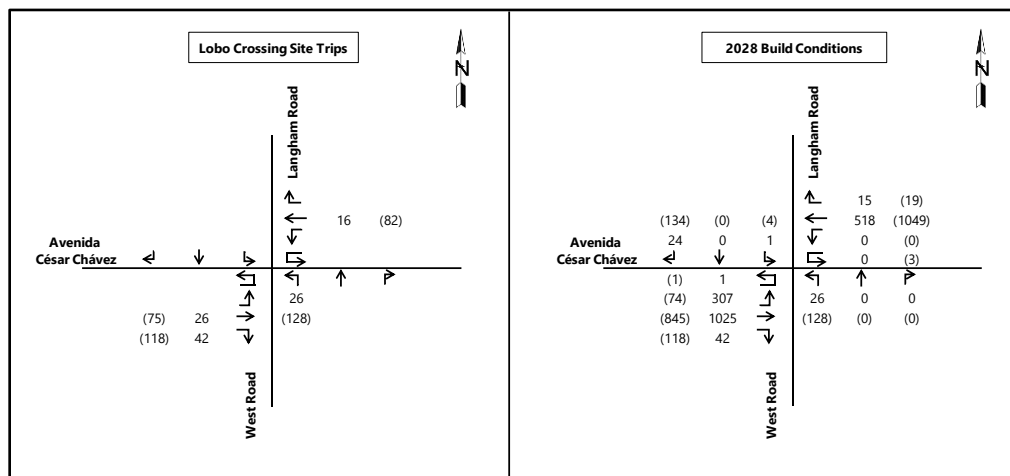
Comment 1:

In the summary page vii

Two signals are to be installed at the intersections of Gibson Blvd. with Alumni Drive and at University Blvd with the Full Access Driveway/Albuquerque Housing Authority since signal warrants are met.

The peak hour warrant is met at the intersection of Avenida Cesar Chavez/West Road/Langham Road (3 of 6 hours Met) and the developer does not plan on putting a signal. The report shall show the volume and percent added traffic volume at the intersection and determine a proportional share for the signal installation by the developer.

Response: The Applicant has agreed to offer a “fair share” contribution towards the installation of a traffic signal at the intersection of Avenida Cesar Chavez/West Road/Langham Road. The proposed “fair share” methodology was developed based on the projected percentage of the Lobo Crossing’s site traffic on this intersection under Future 2028 Build Conditions.



The fair share calculation developed with this methodology is as follows:

- All Approaches
 - 513 Site Trips / 4,334 Total Peak Hour Trips = 12%

As shown above, the traffic volume projections at the intersection indicate that a fair share contribution of **12%** should be provided by the Applicant towards the installation of a traffic signal at the intersection.

Comment 2:

Recommendations for the Gibson Blvd/Alumni Drive/Commercial Driveway include:

- Restripe the existing southbound left-turn lane along Alumni Drive to a shared through/left-turn lane.

- *Install a traffic control signal.*
- *Coordinate the intersection with the existing signalized intersection at Gibson Boulevard and University Boulevard for the build-out-year (2028).*
- *Coordinate the intersection with the two new signalized intersections at Gibson Boulevard and the I-25 ramps for the design year (2038).*

In summary, the Eight-Hour, Four-Hour, and Peak Hour traffic volume warrants (Warrants 1, 2, and 3) are projected to be met for the future 2028 Build Conditions at the intersections of Gibson Blvd. and Alumni Drive/Commercial Driveway.

The new signal at Gibson Blvd. with Alumni Drive shall be coordinated with the signal at Gibson Blvd with University Blvd.

Response: Comment acknowledged.

Comment 3:

The Gibson/Mulberry Intersection should be narrated in the report indicating that future access for this intersection will likely be limited. This intersection has a significant crash rate and this should be discussed in detail based on the crash data provided in the Crash Analysis Section of the report.

Response: Comment acknowledged. The report text has been revised as requested in the Lobo Crossing TIA resubmittal, and a crash analysis at the intersection of Gibson Boulevard and Mulberry Street is provided in the Safety Analysis Report included in the submittal.

Please let us know if you have any questions or require additional information. You can contact me at 804.616.3240.

Thank you very much for your assistance and support with this project.

Sincerely,

BOWMAN CONSULTING GROUP, LTD.



Carlos Garcia, P.E.
Principal/Director of Transportation