



Date: 9/18/2025

To: Jon Kruse, P.E. Lee Engineering

From: Julie Luna, Bernalillo County Transportation Planner

Subject: TA Land Housing Development DRAFT Traffic Impact Study

Below are Bernalillo County comments on the subject draft traffic impact study (TIS) dated June 2025. Please address these comments for the subsequent submittal.

### General Comments

Bernalillo County's review of this TIS will be limited to the NM 500 and Condershire Intersection #9.

Since approximately 2004 there has been substantial development within COA in this area that has not resulted in the widening of NM 500. There are safety issues at the Condershire Dr and NM 500 intersection due to a lack of a center turn lane. **With this TIS, Bernalillo County will seek a proportionate share for the road widening of NM 500 at the intersection of NM 500 and Condershire Dr.** Bernalillo County is currently working on the design of this intersection including signalization. Bernalillo County does not see the need to contribute towards signal improvements since this development does have northbound or southbound trips at this intersection.

Here is an example of how Bernalillo County will seek the cost share:

Full Build 2031		Column 1	Column 2	Column 3	
	NM 500	2031 Background Volume (Figure 13)	TA Land Trips Phases 1, 2 & 3 (Figure 8)	Total Volumes (Figure 14)	Percent from TA Land
AM PH	EB	1444	90	1466	6.14%
PM PH	EB	1003	64	1016	6.30%
AP PH	WB	640	32	648	4.94%
PM PH	WB	1300	108	1327	8.14%
Average Percent From TA Land					6.60%

Based on full build Bernalillo County will seek the TA Land proportion of the through trips at the NM 500 and Condershire Dr intersection. We have questions about Figures 8, 13 and 14 in comments below and therefore the 6.6% may change. Bernalillo County hopes to have a final design completed by February 2026 that can provide exact cost estimates.

Bernalillo County plays a small role in this review. We have the benefit of seeing NMDOT comments prior to submitting comments. Although Bernalillo County defers to NMDOT in the following three matters, so the following comments are for information purposes only.

**Phasing** – For information purposes only: NMDOT comments asked for analysis for all phases. This was not reflected in the scoping meeting notes, but BC does not have use for the intermediate phases. We would like to see the following phases that almost mirror NMDOT comments:

Phasing Provided	Additional Phases
2025 Existing	
2026 Background	
	Please provide 2031 Background
2031 Full Build	
2031 With Mitigation	
	Please provide Horizon (2041) Background
2036 Full Build	
	At a minimum, please provide Horizon (2041) Full Build with Mitigation

**Growth Rate** – For information purposes only: NMDOT commented concerning the 1.5% system growth rate. This was not reflected in the scoping meeting notes. From my notes, there was a discussion to consider a low growth rate due to this larger development providing most of what would be seen as growth in the area.

**Traffic Signal Warrant at Condershire and NM 500** – For information purposes only. NMDOT commented that this study should include a traffic signal warrant at this intersection. BC is not opposed to the inclusion of this warrant, however, our understanding that the northbound and southbound traffic at this intersection would cause the intersection to require signalization and this development does not contribute to these movements.

### Specific Comments

1. Pages 30 to 37 -Addition of Site Trips – I only checked one intersection, but the full build volumes were significantly higher than expected for the 2031 scenario.

Full Build 2031		Column 1	Column 2	Column 3	Check
	NM 500	2031 Background Volume (Figure 13)	TA Land Trips Phases 1, 2 & 3 (Figure 8)	Total Volumes (Figure 14)	Col 3 - (Col 1 + Col 2)
AM PH	EB	1444	90	1466	112
PM PH	EB	1003	64	1016	77
AP PH	WB	640	32	648	40
PM PH	WB	1300	108	1327	135

Copies:

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