




Date: March 2, 2026

TO: Jon Kruse, Lee Engineering

FROM: Margaret Haynes, NMDOT Assistant District 3 Traffic Engineer 

SUBJECT: TA Land Housing Development Traffic Impact Study (TIS)
NM 500 (Unser to 98th St)
Albuquerque, New Mexico

In June 2025 a draft TIS was submitted to NMDOT. That draft did not include the full scope that was discussed at the scoping meeting, as it excluded all NMDOT study intersections. A second draft TIS, the NMDOT received on December 10, 2025. Our first set of comments on this draft study are listed below. This draft is missing a no build scenario which is required for the assessment of its full build.

General comments:

The intent of this TIS is to assess the overall impact of this development on the adjacent roadway system. For that reason, NMDOT requires a no build analysis for the full build and horizon year build. Please provide an analysis table for the following scenarios:

- 2031 No build analysis (NO development trips)
- 2041 Build analysis to include total development trips plus growth
- 2041 no build analysis to include growth from existing counts with NO development trips

Horizon year is 10 from full build year. Revise analysis accordingly.

Any comments made to the executive summary shall be corrected in the body of the report and vice versa.

Provide schematic exhibit of proposed improvements at each phase.

Provide exhibit of total proposed trips at each study intersection.

Report comments:

Page i – This study was also developed based on the State Access Management Manual (SAMM).

Page ii – This intent of this study is to assess the impacts by this development. Its intent is not

to study the corridor for NMDOT. Work for the NMDOT is being procured by NMDOT.

Page 95 – The intent of the improvements proposed in this study is to mitigate the deficiencies created by the development per the SAMM. There is no cost share opportunity for mitigation required by the new trips this development proposes to add to the roadway network.

Page 97 – Crash Summary comments:

- Crash data should be the last 5 years of data available. 2019-2022 is old data.
- Please use AASHTOWare Safety to assist with summary. It has data through 2024.
- Please add disclaimer about 2020 data and exclude from summary due to COVID traffic patterns.
- Please add HFIN map and summary of study intersections rating.

Potential Off-site Improvements:

NM 500 and 98th Street

- Design and construct a second southbound left deceleration lane via eradication and restripe.
- Signal retiming

NM 500 & Unser Blvd

- Design and construct second southbound left deceleration lane via eradication and restripe.
- Design and construct an eastbound acceleration lane on NM 500 for southbound left
- Signal retiming.

NM 500 and Condershire

- Provide a proportional share to Bernalillo County for the construction of a full signalized intersection to include deceleration lanes.

NM 500 and NM 45

- Design and construct a dedicated eastbound right deceleration lane via eradication and restriping.
- Design and construct a second westbound left deceleration lane via eradication and restriping.
- Signal retiming.

CC:

File

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Julie Luna, BC