

***County of Bernalillo***  
***State of New Mexico***  
***Technical Services Department***  
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Office (505) 848-1500 Fax: (505) 848-1510  
www.bernco.gov

May 22, 2020

Terry Brown, P.E.  
P.O. Box 92051  
Albuquerque, NM 87199

Re: Ceja Vista Development Traffic Impact Assessment (PWTR2018-0009)

Dear Mr. Brown,

Bernalillo County issued a letter on October 25, 2019 approving the final Ceja Vista TIA dated August 25, 2019. The final TIA approval was based on several conditions. On January 30, 2020 we met with you and Mr. Bill Allen to discuss the conditions of approval. This letter clarifies Bernalillo County requirements for the Ceja Vista development based on the January 30, 2020 discussion.

Bernalillo County sees the need to ensure connectivity between Ceja Vista and the surrounding road network. This was not provided in detail in the final TIA. For this reason, this letter lists these requirements.

1. Future Connection:

- Near-Term Meade Rd. - Ceja Vista will provide a minor collector road connection to the Meade Rd and Karrol Rd (Grace Vigil Rd) intersection. See Attachment 1. Minor collector roadways standard ROW is 60 ft. encompassing 5 ft. wide sidewalks on both sides of the road and paved shoulders/bicycle lanes. Residential driveways will be permitted to individually directly access this minor collector.
- Mid-Term Connection to APS Atrisco Heritage High School/George I. Sanchez – These points are for information purposes. See Attachment 1.
  - Ceja Vista Phase 2 internal road network provides a connection to APS Atrisco Heritage High School.
  - Ceja Vista Phase 2 includes a proposed future school site. Internal Phase 2 roadways connect to this site and do not inhibit a future connection to Borrega Rd. to the east.

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**COUNTY MANAGER**

*Julie Morgas Baca*

- Long-Term Connection west to 118<sup>th</sup> St. – This point is for information purposes. See Attachment 1. Bernalillo County is seeking a future major collector connection west to 118<sup>th</sup> St. This connection involves collaboration with property owners west of Ceja Vista. The future Phase 3 or future Phase 4 of Ceja Vista can allow for connections west to the internal Ceja Vista network. Currently the Phase 3 and Phase 4 road network has not been planned.
- Long-Term Connections South - As the Ceja Vista site develops further south in Bernalillo County the following connections are required:
  - Unser Blvd connection to Gun Club Rd. as a community principal arterial (standard ROW is 120 ft.)
  - 98<sup>th</sup> St. connection to Gun Club Rd. The current proposed right-of-way for 98<sup>th</sup> St from Unser Blvd continuing south is 60 ft. wide which meets the standard right-of-way for a minor collector. The current special use permit phase 2 shows a proposed neighborhood commercial and county regional park adjacent to 98<sup>th</sup> St. As these proposed land uses develop along with phase 4, 98<sup>th</sup> St. shall be evaluated to see if a major collector designation is more appropriate. Standard right-of-way for a major collector is 74 ft. wide.

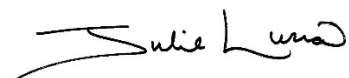
2. Recommendations for NM 500 and Condershire Dr.

Finally, improvements to this intersection will be shared by Bernalillo County, Ceja Vista, and Sunrise Village.

Bernalillo County requires a “fair share” negotiation for this intersection. Currently, Bernalillo County is working on a 30% design for the intersection to gain a better understanding of costs. Attachment 2 provides information on the proportion of trips generated by Ceja Vista and Sunrise Village.

If you have any questions, please feel free to call me at 505-848-1508 or email me at [jaluna@bernco.gov](mailto:jaluna@bernco.gov)

Sincerely,



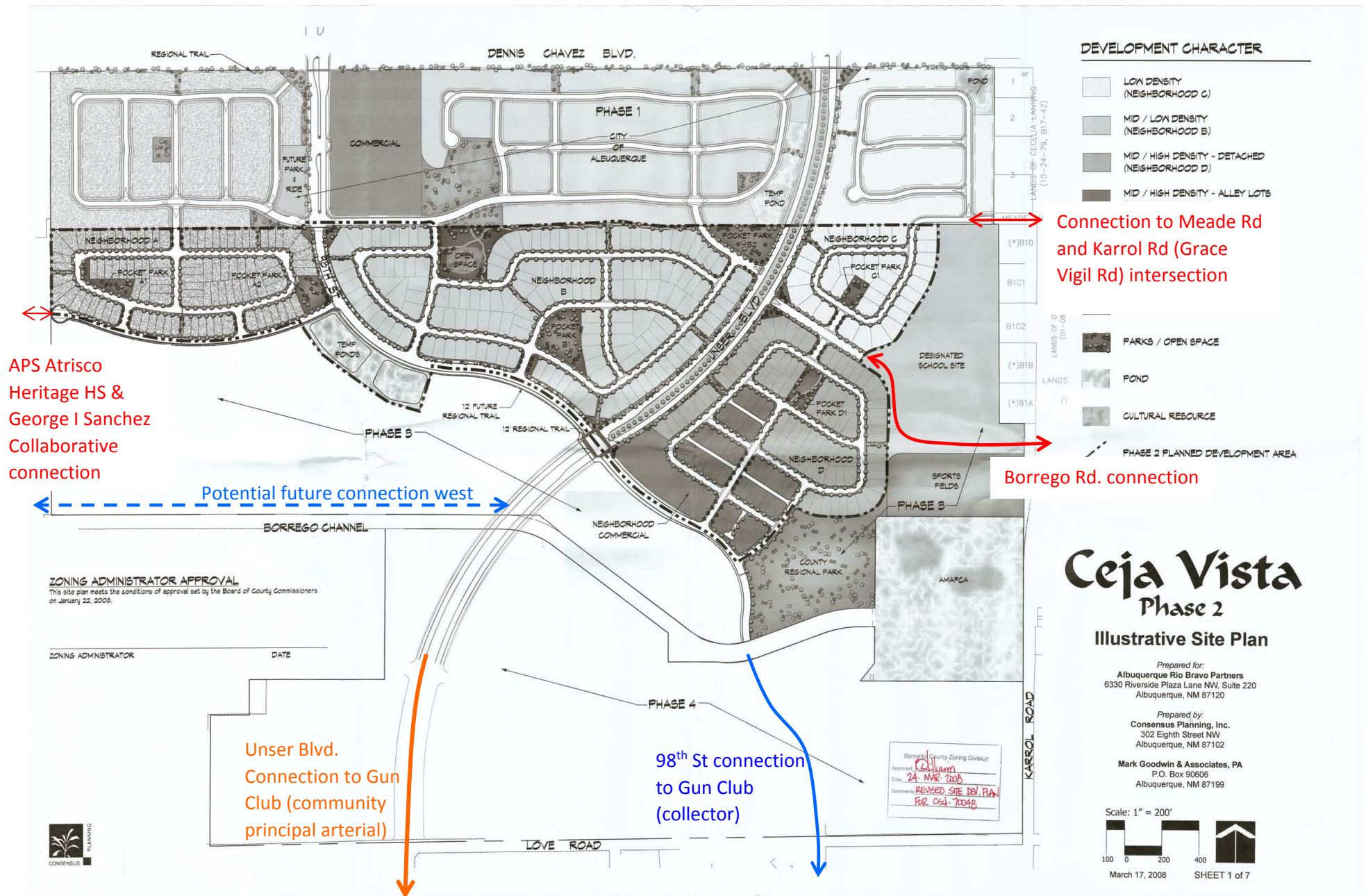
Julie Luna  
Transportation Planner  
Bernalillo County Public Works

CC:

Elias Archuleta, Bernalillo County  
Richard Meadows, Bernalillo County  
Kevin Grovet, Bernalillo County  
Blaine Carter, Bernalillo County

Nancy Perea, New Mexico Department of Transportation  
Margaret Haynes, New Mexico Department of Transportation  
Jeanne Wolfenbarger, City of Albuquerque  
Matt Grush, City of Albuquerque

# Attachment 1



## Attachment 2: NM 500 and Condershire Rd. Turning Movement Counts and Trip Distribution

### NM 500 and Condershire Rd Turning Movement Counts & Trip Distribution

	NM 500 Eastbound			NM 500 Westbound			Condershire Rd Northbound			Condershire Rd Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
2022 AM	18	1,549	29	2	756	7	24	1	12	6	1	26
2022 PM	37	906	46	10	1,480	18	42	0	17	4	1	85
Ceja Vista AM	3	747	6	10	261	0	0	0	37	0	0	4
Ceja Vista PM	7	503	4	32	814	0	0	0	23	0	0	7
Sunrise Village AM			3	12			10		35			
Sunrise Village PM			11	39			6		22			
Total AM	21	2,296	38	24	1,017	7	34	1	84	6	1	30
Total PM	44	1,409	61	81	2,294	18	48	0	62	4	1	92
Total	65	3,705	99	105	3,311	25	82	1	146	10	2	122
Ceja Vista %	15%	34%	10%	40%	32%	0%	0%	0%	41%	0%	0%	9%
Sunrise Village %	0%	0%	14%	49%	0%	0%	20%	0%	39%	0%	0%	0%