

December 09, 2022

Margaret L. Haynes, P.E., District 3 Asst. Traffic Engineer
New Mexico Department of Transportation
7500 Pan American Freeway NE
P. O. Box 91750
Albuquerque, NM 87199-1750

Re: [#2022091] – Avanzando Development (Rio Bravo Blvd. / Loris Dr.)

Dear Margaret:

Attached for your review is the new DRAFT Traffic Impact Study for the proposed Avanzando Development (2022 Plan). As you know, this proposed plan has gone through multiple iterations over the last 5 years or so. This plan is substantially different than the previous plans and, therefore, the Traffic Impact Study is substantially different. One of the items listed in the scope of this Traffic Impact Study was to address comments from the previous submittal. I will address those comments in this accompanying transmittal letter, but may of those previous comments no longer apply since the current plan has substantially different (and better) access.

Following are your comments from your memo dated March 24, 2022 and my responses:

General Comments:

Comment: LOS summary tables need to summarize each approach lane for each study intersection, not just approach or intersection. Please include in all future submittals. This speeds the review time, rather than digging through the appendix for each individual analysis year.

Response: Complied

Comment: A shared access easement shall be platted on the southern edge of this property for a potential future shared access with Anderson Farms to the south. Consideration should be made to connect to Loris in the future to connect to the existing signalized intersection at Loris. If that connection is to made it the future, modifications to the intersection of NM 500 and Loris may be required.

Response: Complied. The future access easement is shown on the site plan.

Comment: Any planning documents for this area should be included as a part of the report and recommendations should include these documents. This includes MRCOG's long range bikeway plan and NMDOT NM 500 Access Management Plan.

Response: Those plans are mentioned in the new Traffic Impact Study.

Comment: ADA facilities shall be provided along the frontage of NM 500 with this development.

Response: Acknowledged. Infrastructure plans for driveway improvements will comply with ADA requirements.

Comment: Was a signal warrant analysis performed at NM 500 and La Junta with the new trips making a u-turn here?

Response: No. The new plan no longer generates U-Turns at La Junta. It will only generate eastbound and westbound thru movements on Rio Bravo Blvd. The side street volumes fall far short of meeting signal warrants.

Comment: Missing queueing summary for each intersection and analysis year. This table should also include existing storage available. Specifically the NM 500/Loris the NBR queue and all the u-turn queues at Sun Star and La Junta is needed. The analysis sheets do not show a queue that we know will exist.

Response: The analysis sheets show the 95th percentile queue for each case analyzed.

Report Comments:

Comment: Page 5 – Existing conditions should include existing signal timing including phasing, coordination limits, and existing detection.

Response: Existing timing sheets are near the back of the Appendix of the Traffic Impact Study.

Comment: Page 15 – LOS summary tables need to summarize each approach lane, not just approach or intersection.

Response: Complied with your request.

Comment: Page 22 - Recommendations should also include closure of all median openings along NM 500 between Driveway “B” and La Junta aside from Sun Star.

Response: It seems that this comment is related to the U-Turns that would be generated by the previous Avanzando proposal. In consideration of the new proposal that will not generate the U-Turns on Rio Bravo Blvd., it seems that this comment should no longer apply.

Comment: Page 22 - What is the mitigated scenario, please explain. It must be implemented within the coordinated system. Can you include NBR turn overlap?

Response: Complied

APPENDIX

Comment: Please include existing signal timing coordination sheets.

Response: Complied

Comment: Please update all exhibits with trips at each intersection. Only NM 500 and Loris is included for all intersections. Please send via email.

Response: Complied

I believe that this addresses your previous comments from your March 24, 2022 memo.

Please call me if you have questions.

Best Regards,

Terry O. Brown, P.E.

c: Nancy Perea, P.E., NM DOT D3 Traffic Engineer
Julie Luna, Bernalillo County Transportation Planner
Wes Butero, Avanzando, LLC

Attachment as noted