

REVIEW COMMENTS

Project:		MDS Artiste TIA			PDE:	
Review:		Draft Dated 2/05/2025			Reviewers:	
Date:		5/1/2025			Richard Meadows, Bernalillo County. Curtis Cherne, PE for CABQ	
#	PAGE	SECTION	COMMENT	AGENCY	STATUS	RESPONSE
1		General	<p>1.Old Bobby Foster Rd - There are two parallel Bobby Foster Roads. "Old Bobby Foster Rd" only provides connection between University Blvd and Los Picaros Rd. It does not provide access to the MDS residential subdivisions. Intersection diagrams for site access A-F conflate trips from "Old Bobby Foster Rd" with the new road.</p> <p>It is unclear when the Bobby Foster will become one road. The two prior TIA's (Montage Units and the Regional Sport Complex treated Bobby Foster as one road. Bernalillo County is requesting coordination on the following:</p> <ul style="list-style-type: none"> •Expectation if Bobby Foster may become an integrated road by 2039, •Alignment of the intersections of the MDS Artiste Residential Development with Bernalillo County with proposed access to the Bernalillo County Regional Sport Complex, •Expectation for Sagen Ave/Sagen Loop bypass connection between University Blvd and Bobby Foster. 	County of Bernalillo	No Action	This is being coordinated by the owners and MDS directly.
2		General	2.Mesa del Sol Tournament Fields - Assuming Bobby Foster will become one road in the near future, please include the background trips from the Mesa del Sol Tournament Fields TIA completed in 2022 as adjacent development.	County of Bernalillo	No Action	Traffic associated with the Mesa del Sol Tournament Fields were assumed to be during weekend or off-peak times only. Therefore, these trips were not included as background trips in the analysis.
3	10	Trip Distribution	<p>Trip Distribution – The "Old Bobby Foster Rd" does not connect to the recently constructed portion of Bobby Foster Rd.</p> <ul style="list-style-type: none"> •Trips cannot be routed through "Old Bobby Foster Rd" and connect to the site. The trip distribution routes 23% of the total trips are routed through "Old Bobby Foster Rd" (intersection 1) and not through the Bobby Foster Rd/Eastman Crossing (Intersection 2). All trips (100%) are required to be routed through Intersection 2. 	County of Bernalillo	No Action	Interim connects to the Old Bobby Foster Rd will be made as New Bobby Foster is being extended to the southwest. Currently, there are gaps for crossover between New Bobby Foster and Old Bobby Foster near Steglitz Ave.
4		Trip Distribution	Provide a single trip distribution page and a single trips assignment page for full build.	County of Bernalillo	Agree	The proposed trip distribution has been summarized in one figure. Similarly, the trip assignment figure has been combined into one image. The analysis was not affected by this change.
5	16	Informational Purposes	Turn Lane Warrants, Page 16 – TIA states that turn lanes are not warranted, but site access points "C" and "F" exceed CABQ turn lane warrants are based on the COA DPM. Site access points "A" and "B" are close to meeting the warrant with 37 PM left turns in 2029 as well. Intersection 5, Site Access C (Page 23) 2029 Full-Build PM WBL – 101 left turns. Intersection 6, Site Access F (Page 23) 2029 Full-Build PM WBL – 59 left turns	County of Bernalillo	Agree	The text has been updated to state a turn lane is warranted at Local Road C and Local Road F.
6	19	Informational Purposes	The use of the DPM on this page is not correct. On the site plan please provide the local road spacing. Based on the DPM, this spacing is required to be no more than 600'. This page describes access analysis on a 40-mph minor collector based on Table 7.4.34 Minimum Distance Between Commercial Site Access and Intersection. There are two errors: this is not the intended use of this table and in the Long Range Roadway System, Bobby Foster is planned to be a future community principle arterial. The appropriate table is Table 7.4.41 Characteristics by Location (page 7-46). Please see "Block Length" column for local road spacing and "Major Road Spacing" for collector road spacing. Although portions of MDS is within an activity center and employment center, this area is not. The applicable row is "Other Areas/Local Streets	County of Bernalillo	Agree	The text in the Site Access Analysis and Justification section of the report has been updated to refer to the correct DPM table.
7	20	Informational Purposes	Similar to comment #2. This table only shows the AM turns. The PM turns warrant the auxiliary left turn lane for two access points.	County of Bernalillo	Agree	The table has been updated to show the PM turn volumes
8	32		Update the page footer. The footer on this page is for G-Force Gymnastics.	County of Bernalillo	Agree	The page footer has been updated.

###			TIS Scoping Form was not sent for my review/approval. Form is required to be approved prior to finalizing the Study. Additional comments may be presented after the form is reviewed/approved.	CABQ	No Action	The signed scoping form (signed 9-5-2024) is located in Appendix A.
10			Scoping memo requires 11"x17" site plan. Site plan to show approximately 688 lots with a street network. Provide distances between intersections on Bobby Foster Rd and on N-S street along west side of Artiste Phase 1. Provide distances from Street 2 and Street 1 to Diebenkorn Rd on New Bobby Foster Rd.	CABQ	Agree	Please see the attached update site plan in the Appendix. Please refer to Table 3 in the report for average distances proposed between intersections.
11			MDS is due for a north-south major collector approximately 2600 feet west of University Blvd and 1320 feet west of Diebenkorn Rd.	CABQ	No Action	See Streets 1 & 2 on site plan. Per Ron Brown: the roads support the original connectivity plan. See pending bulk land plat.
12			Another Minor Collector is due 1320 feet west of the one discussed above.	CABQ	No Action	See Streets 1 & 2 on site plan. Per Ron Brown: the roads support the original connectivity plan. See pending bulk land plat.
13			The collector streets will connect to Mesa Del Sol Blvd to the south.	CABQ	No Action	See Streets 1 & 2 on site plan. Per Ron Brown: the roads support the original connectivity plan. See pending bulk land plat.
14			Please see the MRCOG Long Range Roadway System and the DPM for the street network	CABQ	No Action	See notes above.
15			Add a discussion and figure to the Study and state how this development supports the collector street network.	CABQ	Agree	A short discussion has been added to Page 3 discussing the coordination with the latest MDS Community Master Plan.
16			The proposed semi-circular road appears to be in the approximate location where the major collector is to be located.	CABQ	Agree	Street 1 and Street 2 labeled on the site plan have been updated to be named "Collector A" and "Collector B".
17			Why propose a "T" intersection for the major collector? The major collector should not have the STOP condition.	CABQ	No Action	The planned spacing supports future signalization of the major collector when signals are warranted.
18			The N-S major collector could connect to DeKooning with a roundabout.	CABQ	Agree	DeKooning connection is planned with the construction of the subdivision.
19		Artiste Phase 1 Comment	The Site Plan appears to show too many roads from Artiste Phase 1 intersecting the N-S major collector along its west frontage. Redesign it so there are less.	CABQ	No Action	The site plan shows alley-loaded lots; no driveways are proposed on "connector" streets.
20		Artiste Phase 1 Comment	Include a Figure and a discussion of how the roadways connect to the existing roadways east of this subdivision.	CABQ	Agree	A short description of the proposed roadway connections has been added to Page 3.
21		Artiste Phase 1 Comment	Artiste Phase 1 to construct DeKooning Ave to the existing DeKooning (CPN 775445) Ave to the East.	CABQ	Agree	A description of this connection has been added to Page 3.
22		Artiste Phase 1 Comment	Why are the block length so short at the south end?	CABQ	No Action	Distance between ponds and N/S collector control the block lengths
23		Artiste Phase 1 Comment	Why is the subdivision shaped like this? It does not appear to be currently platted this way.	CABQ	No Action	Bulk plat to follow.
24	ii		Cites a Mesa Del Sol Community Master Plan. Provide the plan and its associated City approval for consideration.	CABQ	Disagree	This has not been attached as it is a public document.
25	7		Fix "Error!..."	CABQ	Agree	This error has been fixed.
26		Figures 4 - 11	Add a legend for AM/PM and red arrow/black arrow.	CABQ	Agree	Clarification of the ingress and egress color coding has been added to Figure 4 and Figure 5 of the report.
27		Figures 4 - 11	Show the roads that connect Site Access A and B to the project. It appears these intersections may be for Caldera Loop. Add to the figures and label the street.	CABQ	No Action	These internal roads are shown on the site plan along Street 1 and Street 2.
28		Figures 4 - 11	Are "Build for Rent Phase 1" and Artiste Phase 1" combined as "Phase 1" ?	CABQ	Agree	These were previously evaluated as Phase I, however, with the updated report, the trip routing has been combined into one "phase" built in 2029.
29		Figures 4 - 11	Clarify the phases in the Trip Distribution table as it currently looks like there are three phases.	CABQ	Agree	The table has been updated to remove the "Phase" column.
30		Figures 4 - 11	Provide a total trip assignment that includes all phases.	CABQ	Agree	The trip assignment figures have been condensed into one single figure
31		Figures 4 - 11	Intersections may change when the major collector comment (comment 3) is addressed.	CABQ	No Action	See response in Comment 3