

# CITY OF ALBUQUERQUE

Planning Department  
Interim Director Alan Varela



Mayor Timothy M. Keller

February 25, 2022

Roxanne Medina, P.E., PTOE  
Huitt-Zollars, Inc.  
5822 Cromo Dr. Suite 210  
El Paso, Tx 79912-5502  
Via email rrivera@Huitt-Zollars.com

**Re: Montage Units Traffic Impact Analysis, final**  
Dated February 16, 2022 (HT# R16D099)  
Received 2/23/2022  
CABQ Planning Transportation approval

Dear Ms. Median:

The subject Traffic impact Analysis (TIA) for the Montage Units dated February 16, 2022 received on February 23, 2022 has been accepted and approved by the City's Planning Transportation Development Section. The following should be included in the infrastructure list for this development.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Intersection #7 Bobby Foster Rd./University Blvd. 2028 Build. This proposed traffic signal-controlled intersection requires turn lanes in all directions except for the northbound right turn movement. The Netflix TIS has provided an intersection footprint for this location that will accommodate the required turn lanes. Developer responsibility for portions of this infrastructure improvement shall be determined by David Campbell, Master Developer.
2. Intersection #8 Strand loop/University 2028 Build requires an eastbound left-turn lane and southbound right-turn lane.
  - a. The developer has requested that the southbound right-turn lane not be constructed because of the on-street parallel parking servicing the residences adjacent to University Blvd. The City will forgo the construction of the southbound right-turn lane at this time. If there are any significant operational or safety concerns as a result of not having this feature the City will re-evaluate the requirement and may at that time direct the developer to construct a southbound right-turn lane or provide an acceptable alternative mitigation measure at their expense.
  - b. Construct the eastbound left-turn lane on Strand Loop.
3. Intersection #11 Avedon Ave./University Blvd. When Bobby Foster Rd. is reconstructed and the traffic is redistributed as shown in 2028 Build Redistribution the southbound right-turn lane and eastbound left-turn lane shall be constructed.
4. Adding capacity to northbound University will be required as the development of Mesa del Sol continues. The apportionment of construction costs for additional driving lanes will be determined by the Master Developer, David Campbell.

# CITY OF ALBUQUERQUE

*Planning Department*  
Interim Director Alan Varela



*Mayor Timothy M. Keller*

The Traffic Impact Analysis shall be valid for a period of three years. Should significant modifications to the approved development proposal occur, the approved study shall be revised to incorporate the changes.

If you have any questions, please feel free to contact me at (505) 924-3362.

Sincerely,

A handwritten signature in blue ink, reading 'Matt Grush P.E.'.

Matt Grush, P.E., PTOE  
Traffic Engineer, Planning Dept.  
Development Review Services

via: email  
Cc: Applicant, File  
Jeanne Wolfenbarger, City of Albuquerque  
Julie Luna, Bernalillo County  
Margaret Haines, NMDOT District 3

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)