

From: [Armijo, Ernest M.](#)
To: [Marta Ortega](#)
Cc: [Sergio Lozoya](#); [Wolfley, Jolene](#); [Rodenbeck, Jay B.](#); [Jon Niski](#); [Webb, Robert L.](#); [Ibarra, Marcelo X.](#)
Subject: RE: FW: [#2023024] :
Date: Tuesday, May 7, 2024 12:22:42 PM

I am sorry, but I cannot require the developer to have a study done if it is not warranted by our own criteria. I understand that you may be skeptical about the numbers, but the ITE manual has been published for decades and is constantly updated with new data. It is currently on the 11th edition and it has been shown to be a good reference for estimating traffic.



ERNEST ARMIJO, P.E., C.F.M.

principal engineer

transportation

o 505.924.3991

e earmijo@cabq.gov

cabq.gov/planning

From: Marta Ortega <mo672081@gmail.com>
Sent: Tuesday, May 7, 2024 12:09 PM
To: Armijo, Ernest M. <earmijo@cabq.gov>
Cc: Sergio Lozoya <SLozoya@tierrawestllc.com>; Wolfley, Jolene <jwolfley@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Jon Niski <JNiski@tierrawestllc.com>; Webb, Robert L. <rwebb@cabq.gov>; Ibarra, Marcelo X. <marceloibarra@cabq.gov>
Subject: Re: FW: [#2023024] :

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Thank you for this response. If what you say is true, then have an independent legitimate TIS done.

Through all of these emails, not one person from Butterfly Holdings LLC or Tierra West LLC have given their position. I understand that for them, this is all about money and don't care about the homeowners in this area, but we do care and your numbers make no sense.

On Tue, May 7, 2024, 11:53 AM Armijo, Ernest M. <earmijo@cabq.gov> wrote:

I understand that the numbers you are estimating appear to make sense, but that is not actually how studies have shown that traffic is generated. It is not the number of vehicles per unit as some people have different work hours, some people are retired and sometimes not all vehicles are

used at the same time. The numbers that are most commonly used come from a manual for traffic engineers called the ITE Trip Generation Manual. In this manual they have listed different types of developments and based on studies done nationwide that show what these different types of developments generate in terms of traffic for weekdays, weekends, AM peak hour and PM peak hour given the size of development. For this development with 55 housing units it shows it will generate about 26 trips in the AM peak and about 29 trips during the PM peak. These numbers are well below our threshold of 100 trips during the AM or PM peak, and this is why we are not requiring a traffic study for this development.



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From: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>

Sent: Tuesday, May 7, 2024 10:43 AM; sl

To: Wolfley, Jolene <jwolfley@cabq.gov>; Armijo, Ernest M. <earmijo@cabq.gov>

Cc: Ibarra, Marcelo X. <marceloibarra@cabq.gov>; Webb, Robert L. <rwebb@cabq.gov>

Subject: FW: [#2023024] :

Good morning Jolene and Ernest,

FYI, I am copying you in the thread below between the agent for the Preliminary Plat/VPE for PR-2023-008674 and the neighbors regarding the thresholds for a TIS.

Jay

From: Sergio Lozoya <SLozoya@tierrawestllc.com>

Sent: Tuesday, May 7, 2024 10:39 AM

To: Marta Ortega <mo672081@gmail.com>

Cc: Hummell, Tyson <thummell@cabq.gov>; Baca, Krista R. <kbaca@cabq.gov>; Rodenbeck, Jay B.

<jrodenbeck@cabq.gov>; Jon Niski <JNiski@tierrawestllc.com>; Adam Johnstone

<AJohnstone@tierrawestllc.com>

Subject: RE: [#2023024] :

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Marta,

Please contact the City with any more questions regarding this. I am not a traffic engineer, nor do I determine the thresholds.

Thanks,

Sergio Lozoya
Senior Planner



5571 Midway Park Pl., NE

Albuquerque, NM 87109

505-278-7088

505-858-1118 (fax)

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From: Marta Ortega <mo672081@gmail.com>

Sent: Tuesday, May 7, 2024 10:32 AM

To: Sergio Lozoya <SLozoya@tierrawestllc.com>

Cc: thummell@cabq.gov; kbaca@cabq.gov; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Jon Niski <JNiski@tierrawestllc.com>; Adam Johnstone <AJohnstone@tierrawestllc.com>

Subject: RE: [#2023024] :

The traffic scoping form is clearly based on 45 units. The new number was interposed after the scoping form was completed. It is 55 units, or is it now 57 as stated in the report? Two cars per unit could generate 110 vehicles, 110 vehicles, during peak hours. That alone justifies a traffic impact study using 55/57 units as the base. Again, I am requesting a legitimate traffic impact study by a neutral person.

On Tue, May 7, 2024, 10:15 AM Sergio Lozoya <SLozoya@tierrawestllc.com> wrote:

Hey Marta,

The form I provided to you is called a Traffic Scoping Form. This form is the typically the first step in the process to determine if a Traffic Impact Study is required for development.

The Traffic Scoping Form is filled out using trip generation data from the Institute of Traffic Engineers (ITE). The ITE collects traffic data nationally and publishes their data in the Trip Generation Manual. This data is used throughout the country and is the standard for traffic projections/estimates such as the one we did for this development.

As shown in the Traffic Scoping Form I provided, there is an anticipated 43 AM peak trips and 57 PM peak trips. The threshold in Albuquerque is typically 100 new trips generated during peak traffic hours. AM and PM hours are viewed independently, and the number of new trips is not cumulative.

The threshold in Albuquerque is typically 100 new trips generated during peak traffic hours but is also subject to the City's Traffic Engineers discretion.

Hope that answers your question.

Thanks,

Sergio Lozoya
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From: Marta Ortega <mo672081@gmail.com>
Sent: Tuesday, May 7, 2024 8:50 AM
To: Sergio Lozoya <SLozoya@tierrawestllc.com>
Cc: thummell@cabq.gov; kbaca@cabq.gov; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Jon Niski <JNiski@tierrawestllc.com>; Adam Johnstone <AJohnstone@tierrawestllc.com>
Subject: RE: [#2023024] :

On Mon, May 6, 2024, 5:02 PM Marta Ortega <mo672081@gmail.com> wrote:

What is the threshold. I would like in writing, a general explanation of what is the threshold in Albuquerque.

On Mon, May 6, 2024, 4:57 PM Sergio Lozoya <SLozoya@tierrawestllc.com> wrote:

Hey Marta,

The form I sent considered all proposed units (55).

Let me know if you have any questions or comments.

Thanks,

Sergio

From: Marta Ortega <mo672081@gmail.com>

Sent: Monday, May 6, 2024 4:49 PM

To: Sergio Lozoya <SLozoya@tierrawestllc.com>

Cc: thummell@cabq.gov; kbaca@cabq.gov; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Jon Niski <JNiski@tierrawestllc.com>; Adam Johnstone <AJohnstone@tierrawestllc.com>

Subject: RE: [#2023024] :

It looks like this prepared with 45 units. It is now 55 units. More than likely 2 cars per unit. That is 110 cars in peak hours.

On Mon, May 6, 2024, 4:42 PM Sergio Lozoya <SLozoya@tierrawestllc.com> wrote:

Hi Marta,

I answered your question. See my response where I state that it is not low-income.

Please see attached traffic scoping form.

Thanks,

Sergio Lozoya
Senior Planner

5571 Midway Park Pl., NE

Albuquerque, NM 87109

505-278-7088

505-858-1118 (fax)

SLozoya@tierrawestllc.com

www.tierrawestllc.com

From: Marta Ortega <mo672081@gmail.com>

Sent: Monday, May 6, 2024 4:40 PM

To: Sergio Lozoya <SLozoya@tierrawestllc.com>

Cc: thummell@cabq.gov; kbaca@cabq.gov; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Jon Niski <JNiski@tierrawestllc.com>; Adam Johnstone <AJohnstone@tierrawestllc.com>

Subject: Re: [#2023024]

1. I'm asking you to answer the question -- in writing.

2. What is the threshold? This is our neighborhood. I worked hard to buy my first home and you are trying to ruin it. I want a legitimate traffic impact study done. You cannot tell me that we won't be impacted by 100 or more vehicles trying to get on the freeway at peak hours.

Do not tell me to refer to the generic report.

On Mon, May 6, 2024, 4:34 PM Sergio Lozoya <SLozoya@tierrawestllc.com> wrote:

Please see my responses below, in red.

From: Marta Ortega <mo672081@gmail.com>

Sent: Monday, May 6, 2024 4:20 PM

To: Sergio Lozoya <SLozoya@tierrawestllc.com>; thummell@cabq.gov; kbaca@cabq.gov; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Jon Niski <JNiski@tierrawestllc.com>; Adam Johnstone <AJohnstone@tierrawestllc.com>

Subject: Re:

Please answer my questions. I felt that the "report" was very generic and sterile. My questions again are:

1. Please acknowledge that the development is not and never will be low income.

This was discussed at the meeting, please refer to the meeting notes provided by the facilitator. The development is not low-income housing.

2. We request a traffic impact study. Please let me know when that will happen, who will conduct the study, and I request a copy of any study -- impact or otherwise.

A traffic impact study is not required as the development did not meet the thresholds for a Traffic Impact Study.

On Mon, May 6, 2024, 10:24 AM Marta Ortega <mo672081@gmail.com> wrote:

Thank you for the Powerpint photos. Please answer my questions.