

From: [Armijo, Ernest M.](#)
To: [Rodenbeck, Jay B.](#); [Wolfley, Jolene](#)
Cc: [Ibarra, Marcelo X.](#); [Webb, Robert L.](#)
Subject: RE: [#2023024] :
Date: Tuesday, May 7, 2024 11:14:08 AM
Attachments: [image003.png](#)

I looked this up in the ITE Trip Generation Manual and the most this will generate approximately 29 trips in the PM peak. I will be slightly less in the AM peak. This is far below the threshold for a study.



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

principal engineer

transportation

o 505.924.3991

e earmijo@cabq.gov

cabq.gov/planning

From: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Sent: Tuesday, May 7, 2024 10:43 AM
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)

SLozoya@tierrawestllc.com

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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
Senior Planner



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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

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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.