

SCOPE OF TRAFFIC IMPACT STUDY (TIS)

TO: Terry Brown
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

MEETING DATE: June 27, 2022 (10:00 AM)

ATTENDEES: Matthew Grush; COA Transportation Development Review; Luis Noriega, Amanda Herrera, and Terry Brown, Tierra West, LLC.

PROJECT: Westside Blvd. / Golf Course Rd. Retail Commercial Development (SE Corner)

REQUESTED CITY ACTION: ☐ Zone Change ☒ Site Development Plan

☐ Subdivision ☒ Building Permit ☐ Sector Plan ☐ Sector Plan Amendment

☐ Curb Cut Permit ☐ Conditional Use ☐ Annexation ☐ Site Plan Amendment

ASSOCIATED APPLICATION: Description of development, where, what, etc. Include acreage, uses, etc. Proposed Retail Center including approximately 28,315 s.f. of retail uses including a coffee shop and a fast food restaurant with a drive-thru window.

SCOPE OF REPORT:

The Traffic Impact Study should follow the standard report format, which is outlined in the DPM. The following supplemental information is provided for the preparation of this specific study.

1. Trip Generation - Use Trip Generation Manual, 11th Edition.
Local data may be used for certain land use types as determined by staff.
Consultant to provide.
2. Appropriate study area:
Signalized Intersections;
 - a. Westside Blvd. / Golf Course Rd.
Unsignalized Intersections;
 - a. None
Driveway Intersections: all site drives.
3. Intersection turning movement counts
Study Time – 7-9 a.m. peak hour, 4-6 p.m. peak hour
Consultant to provide for all intersections listed above. Base traffic volumes for Traffic Impact Study will be derived from Streetlightdata.com and / or adjusted to conform to recent TAQA count data.
4. Type of intersection progression and factors to be used.
Type III arrival type (see “Highway Capacity Manual, current edition” or equivalent as approved by staff). Unless otherwise justified, peak hour factors and % heavy commercial should be taken directly from the MRCOG turning movement data provided or as calculated from current count data by consultant.
5. Boundaries of area to be used for trip distribution.

City Wide - residential, office or industrial;
2 mile radius – commercial;
Interstate or to be determined by consultant - motel/hotel
APS district boundary mapping for each school and bus routes

6. Basis for trip distribution.

Residential – Use inverse relationship based upon distance and employment. Use employment data from 2040 Socioeconomic Forecasts, MRCOG – See MRCOG website for most current data.

Office/Industrial - Use inverse relationship based upon distance and population. Use population data from 2040 Socioeconomic Forecasts, MRCOG – See MRCOG website for most current data.

Commercial - Use relationship based upon population. Use population data from 2040 Socioeconomic Forecasts, MRCOG – See MRCOG website for most current data.

Residential - $T_s = (T_t) (S_e / D) / (S_e / D)$
Ts = Development to Individual Subarea Trips
Tt = Total Trips
Se = Subarea Employment
D = Distance from Development to Subarea

Office/Industrial - $T_s = (T_t) (S_p / D) / (S_p / D)$
Ts = Development to Individual Subarea Trips
Tt = Total Trips
Sp = Subarea Population
D = Distance from Development to Subarea

Commercial -
 $T_s = (T_t) (S_p) / (S_p)$
Ts = Development to Individual Subarea Trips
Tt = Total Trips
Sp = Subarea Population

7. Traffic Assignment. Logical routing on the major street system.

8. Proposed developments which have been approved but not constructed that are to be Included in the analyses. Projects in the area include:

- a. The Village Development in Rio Rancho (Westside Blvd. / Unser Blvd.)
- b. Circle K (Westside Blvd. / Golf Course Rd.
- c. Apartments directly south of this development
- d. The Heavenly (Keystone Homes - Golf Course / Westside Blvd. – SW Corner)

9. Method of intersection capacity analysis - planning or operational (see “2016 Highway Capacity Manual” or equivalent [i.e. HCS, Synchro, Teapac, etc.] as approved by staff). Must use latest version of design software and/or current edition of design manual.

Implementation Year: 2025

Horizon Year: 2035

10. Traffic conditions for analysis:

- a. Existing analysis __ yes X no - year (xxxx);
- b. Phase implementation year(s) without proposed development – 2025

- c. Phase implementation year(s) with proposed development – 2025
 - d. Project horizon year without proposed development – 2035
 - e. Project horizon year with proposed development – 2035
 - f. Other –
11. Background traffic growth.
Method: use 10-year historical growth based on standard data from the MRCOG Traffic Flow Maps. Minimum growth rate to be used is 1/2%.
12. Planned (programmed) traffic improvements.
List planned CIP improvements in study area and projected project implementation year:
- a. Westside Blvd. Widening Project (under construction)
 - b. Taylor Ranch / Golf Course Rd. Complete Streets Study
13. Items to be included in the study:
- a. Intersection analysis. - yes
 - b. Signal progression - An analysis is required if the driveway analysis indicates a traffic signal is possibly warranted. Analysis Method: No
 - c. Arterial LOS analysis; No
 - d. Recommended street, intersection and signal improvements. Yes
 - e. Site design features such as turning lanes, median cuts, queuing requirements and site circulation, including driveway signalization and visibility. Yes
 - f. Transportation system impacts. Yes
 - g. Other mitigating measures. As applicable
 - h. Accident analyses X yes no; Location(s): Westside Blvd. / Golf Course Rd.
 - i. Weaving analyses yes X no; Location(s):
14. Other:

SUBMITTAL REQUIREMENTS:

- 1. Number of copies of report required
 - a. 1 digital copy
- 2. Submittal Fee – \$1300 for up to 3 reviews

The Traffic Impact Study for this development proposal, project name, shall be performed in accordance with the above criteria. If there are any questions regarding the above items, please contact me at 924-3362.

M. Grush P.E.

6/28/2022

Matt Grush, P.E., PTOE
Senior Engineer
City of Albuquerque, Planning
Transportation Development Section

Date

via: email
C: TIS Task Force Attendees, file