

Thursday, July 02, 2009

Tony Loyd
City of Albuquerque Transportation Development
600 2nd St. NW
Albuquerque, NM 87102

Re: Old Walmart Site Development Project (NM 528 South of Ellison Dr.)

Dear Tony:

Attached are a vicinity map, an old site plan for the American Furniture warehouse, and a trip generation rate comparison table for the proposed new project to include an approximately 87,400 S.F. Convention / Event Center plus a 140-room Hotel with a restaurant inside.

The ITE Trip Generation Manual (8th Edition) does not contain data for a convention / event center. There is the following language in the description for a Hotel use:

Description: Hotels are places of lodging that provide sleeping accommodations and supporting facilities such as restaurants; cocktail lounges; meeting and banquet rooms or convention facilities; limited recreational facilities (pool, fitness room); and / or other retail services shops. ...

Therefore, it is assumed that the convention / event center use is included in the trip generation rates for the Hotel use. According to the architect on the project, there will be approximately 10,000 S.F. of office use within the convention / event center. The resulting trip generation rate comparison (to previous uses) is as follows:

Old Walmart Site Project (NM 528 / Ellison)
Trip Generation Data (ITE Trip Generation Manual - 8th Edition)

COMMENT	USE (ITE CODE)	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.	
	DESCRIPTION	GROSS	ENTER	EXIT	ENTER	EXIT
	Summary Sheet	Units				
Walmart	Free-Standing Discount Store (815)	87.40	4,295	63	30	219
American	Furniture Store (890)	87.40	442	10	5	19
Proposed Plan	General Office Building (710) - Less than 51,000	10.00	147	18	2	4
Proposed Plan	Hotel (310)	140.00	1,249	46	33	39
	Sub-Total		1,396	64	35	43

Old Walmart Site

#25

2009

A-14

Page 2 of 2

Tony Loyd, City of Albuquerque Transportation Development Section

July 2, 2009

The preceding table should provide you with a comparative analysis of the trips generated for 1) an 87,400 S.F. Walmart Center, 2) an 87,400 S.F. American Furniture Warehouse Store, and 3) the proposed new development comprised of an approximately 87,400 S.F. convention / event center with a 140-room hotel on site including the restaurant in the hotel.

The trip generation table provides an estimate of the number of trips generated on a day-to-day basis on a typical weekday based on ITE Trip Generation rate data, but does not attempt to quantify the trips generated by the facility for an event.

Please call me if you have questions or if you need additional information.

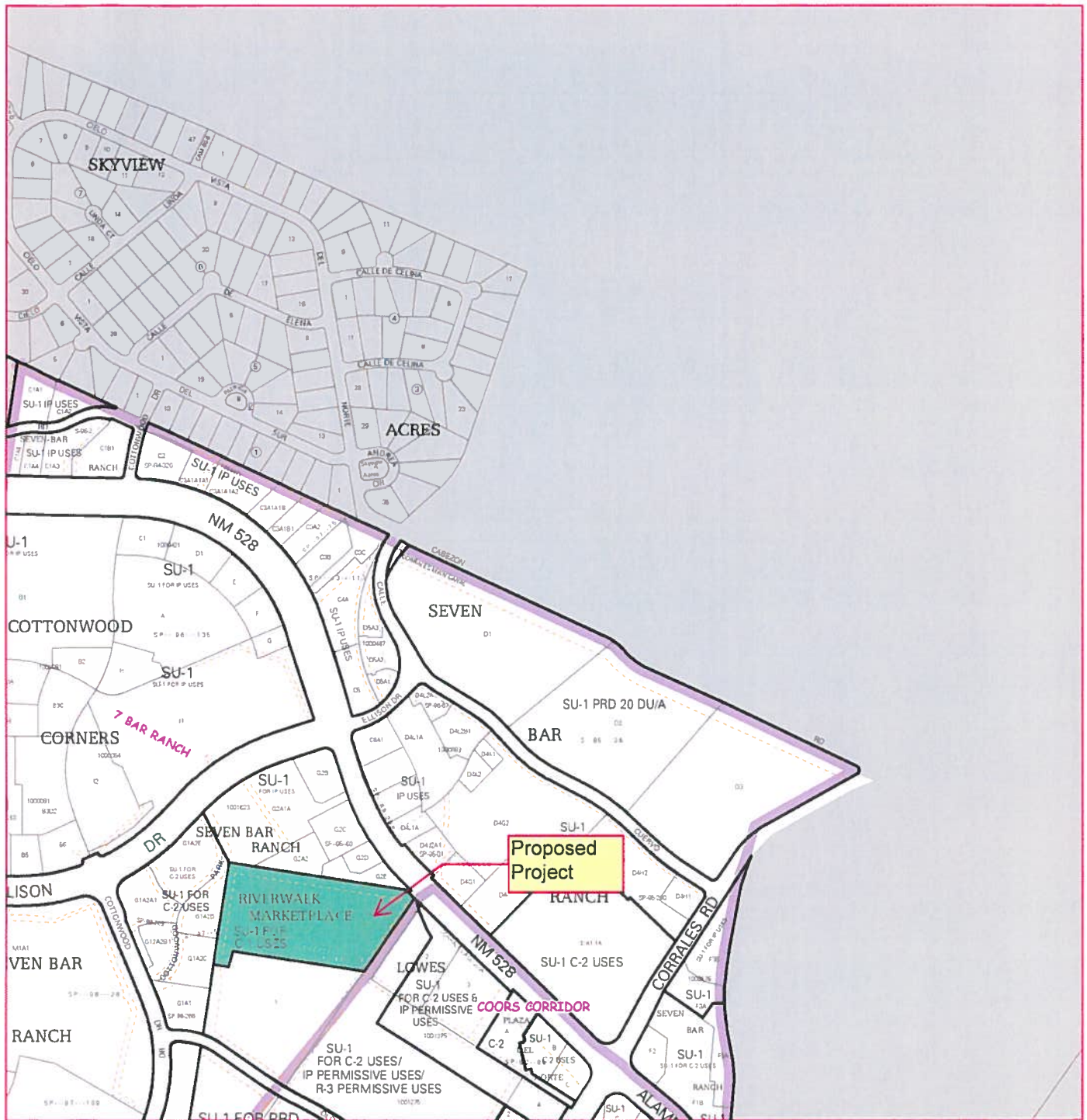
Best Regards,



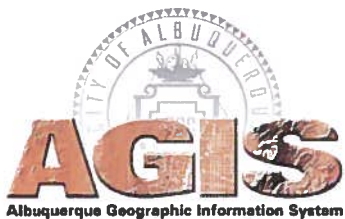
Terry O. Brown, P.E.

cc: Wendy Hill, RDA Design Group w/attachments

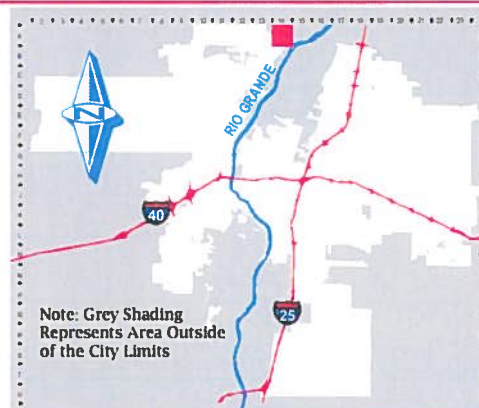
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For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 3/10/2009



Zone Atlas Page:

A-14-Z

Selected Symbols

- SECTOR PLANS**
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



Old Walmart Site Project (NM 528 / Ellison)
Trip Generation Data (ITE Trip Generation Manual - 8th Edition)

COMMENT	USE (ITE CODE)	DESCRIPTION	Units					
	24 HR VOL		A. M. PEAK HR.		P. M. PEAK HR.			
			GROSS	ENTER	EXIT	ENTER	EXIT	
Summary Sheet								
Walmart		Free-Standing Discount Store (815)	87.40	4,295	63	30	219	219
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Proposed Plan		Hotel (310)	140.00	1,249	46	33	39	41
Sub-Total				1,396	64	35	43	61

Old Walmart Site Project (NM 528 / Ellison)
Trip Generation Data (ITE Trip Generation Manual - 8th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME		A. M. PEAK HOUR		P. M. PEAK HOUR	
	GROSS	ENTER	EXIT	ENTER	EXIT	EXIT
Free-Standing Discount Store (815)	4,295	63	30	219	219	219

Units
87.40
1,000 S.F.

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$Ln(T) = 1.52 Ln(X) + 1.57$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

$$T = 1.06 (X) + 0$$

68% Enter, 32% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

$$T = 5 (X) + 0$$

50% Enter, 50% Exit

Comments:

Walmart

Based on ITE Trip Generation Manual - 8th Edition

Old Walmart Site Project (NM 528 / Ellison)
Trip Generation Data (ITE Trip Generation Manual - 8th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME		A. M. PEAK HOUR		P. M. PEAK HOUR	
	GROSS	ENTER	EXIT	ENTER	EXIT	ENTER
Furniture Store (890)	442	10	5	19	20	
Units						
87.40						
1,000 S.F.						

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = \frac{5.06}{50\%} \text{ Enter, } (X) + 0 \text{ 50\% Exit}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = \frac{0.17}{69\%} \text{ Enter, } (X) + 0 \text{ 31\% Exit}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = \frac{0.45}{48\%} \text{ Enter, } (X) + 0 \text{ 52\% Exit}$$

Comments:

American

Based on ITE Trip Generation Manual - 8th Edition

Old Walmart Site Project (NM 528 / Ellison)
Trip Generation Data (ITE Trip Generation Manual - 8th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME		A. M. PEAK HOUR		P. M. PEAK HOUR	
	GROSS	ENTER	EXIT	ENTER	EXIT	ENTER
	147	18	2	4	20	

Units
10.00
1,000 S.F.

General Office Building (710) - Less than 51,000 S.F.

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = \frac{14,729}{50\%} (X) + \frac{0}{50\% \text{ Exit}}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = \frac{2,055}{88\% \text{ Enter,}} (X) + \frac{0}{12\% \text{ Exit}}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = \frac{2,369}{17\% \text{ Enter,}} (X) + \frac{0}{83\% \text{ Exit}}$$

Comments:

Proposed Plan

Based on ITE Trip Generation Manual - 8th Edition

Old Walmart Site Project (NM 528 / Ellison)
Trip Generation Data (ITE Trip Generation Manual - 8th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME		A. M. PEAK HOUR		P. M. PEAK HOUR	
	GROSS		ENTER	EXIT	ENTER	EXIT
Hotel (310)						

Units

140.00

1,249

46

33

39

41

Occupied Rooms

ITE Trip Generation Equations:

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$$T = 8.92 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 0.78 (X) + -29.8$$

58% Enter, 42% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$Ln(T) = 1.2 Ln(X) + -1.55$$

49% Enter, 51% Exit

Comments:

Proposed Plan

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0 750 1,500 Feet

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