

SCOPE OF Neighborhood IMPACT Assessment (NIA)

TO: Graeme Means P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuquerque, NM, 87109

MEETING DATE: 08-25-2017

ATTENDEES: Consultant Team; Graeme Means P.E., COA Transportation Development Review; Racquel Michel P.E., Logan Patz P.E.

PROJECT: Montessori One Elementary School Addn., Zone Atlas # C-20

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: The new development is an expansion of the Montessori One elementary school campus with an addition of a Day Care facility. The campus is located at 9360 Holly Ave. The main element of the proposed expansion is a new 11,000 SF building dedicated to an infant development program designed to serve approximately 24 children.

SCOPE OF REPORT:

Due to the addition of new access to the existing school site plan for subdivision, and Bill No. O-13-61, a Neighborhood Impact Assessment (NIA) needs to be prepared. The required information for the NIA is shown below in the scope of report. Refer to Bill No. O-13-61 for additional criteria.

NIA Requirements – The following sections need to be included to satisfy the NIA ordinance requirements. Items to be included in the study:

- 1) A description of the Project
- 2) Baseline Community Data – identifying existing conditions with respect to adjacent land uses, traffic patterns, traffic turning movements and volumes, nearby multimodal transportation options, area pedestrian movements, and any other relevant information as follows
- 3) A Site Traffic Assessment (STA)
 - a) The site's total capacity for student enrollment
 - b) Anticipated student enrolment
 - c) Trip Generation - Use Trip Generation Manual, 9th Edition.
Local data may be used for certain land use types as determined by staff.



Consultant to provide.

- d) Analysis appropriate study area includes intersections and site drives listed:
- Unsignalized Intersections;
 - a. Ventura St. NE & Holly Ave. NE
 - b. Holbrook St. NE & Holly Ave. NE

Driveway Intersections: all site drives.

- e) 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.
- f) Boundaries of area to be used for trip distribution.
APS district boundary mapping for each school and bus routes
- g) Type of intersection progression and factors to be used.

Type III arrival type (see "2010 Highway Capacity Manual" 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.

- h) Traffic Assignment. Logical routing on the major street system.

- i) Method of intersection capacity analysis - planning or operational (see "2010 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.

- j) Traffic conditions for analysis:
- a. Existing analysis X yes ___ no - year (2017);
 - b. Project completion year with proposed development

- 4) Analysis of the neighborhood impacts, including but not limited to:
- 1) Impacts on pedestrian and bicycle circulation, and pedestrian and bicycle routes
 - 2) The impact that motorists arriving and departing from the school site will generate on traffic operations in the general vicinity
 - 3) Automobile and pedestrian conflict points
 - 4) Noise and air quality impacts resulting from stacking of idling vehicles or vehicle circulation
 - 5) Consistency with existing or planned transit routes and stops
 - 6) Other potential impacts as determined
 - 7) Need for drop off and pick-up queuing lane
 - 8) An evaluation of reasonable alternatives, if any, and their anticipated effectiveness in mitigating potential impacts. This should include justification or why no other reasonable alternative existed.

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Albuquerque


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**SUBMITTAL REQUIREMENTS:**

1. Number of copies of report required
 - a. 1 paper copy
 - b. 1 digital copy
2. Submittal Fee – \$150 per review

The Neighborhood Impact Assessment for this development proposal, Montessori One Elementary School Addn., shall be performed in accordance with the above criteria. If there are any questions regarding the above items, please contact me at 924-3630.



Logan Patz, P.E.
Senior Engineer for
Transportation Development Section

08-28-17
Date

PO Box 1293
via: email
C: TIS Task Force Attendees, file

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