Site Threshold Analysis (STA)

According to NMAC 18.31.6.16, a traffic engineering evaluation shall be required for all land development proposals that may directly or indirectly impact a state highway facility. A Site Threshold Analysis (STA) is required of all developing or re-developing properties that directly or indirectly access a state roadway. The STA examines existing roadway volumes and anticipated site trip generation for the purpose of determining if additional analyses are required as defined by the District Traffic Engineer or designee. If the site characteristics and the trip generation estimate for a proposed development are greater than 100 trips in a peak hour, then requirements for a Traffic Impact Analysis (TIA) may be required as determined by the District Traffic Engineer or designee. See TIA outline for that scope.

The STA shall warrant one or all of the following conditions:

- May or may not warrant an additional traffic analysis.
- May or may not warrant off-site improvements.
- May require a TIA, which may or may not require off-site improvements.

If additional analysis is required based on the results of the STA, the District Traffic Engineer or designee, should indicate to the applicant the level of analysis that is required.

Permit Applicant Information

Applicant Name: Brady Hutchins

Business Name: Building Hope Real Estate

Business Address: 1776 I Street NW, Suite 200 (Street Address:) | Washington (City:) | DC (State:) | 20006 (Zip Code:)

Site Information (Attach Site Plan to include length of roadway frontage):

Site Description: Site currently built out and was used as a behavioral health treatment center

Site Address: 5310 Sequoia Rd NW (Street Address:) | Albuquerque (City:) | NM (State:) | 87120 (Zip Code:)

NMDOT Roadway: Coors Blvd NW Milepost: 15 Roadway ADT: 32,368

Site Information (commercial, retail, industrial, residential, etc):

Public school to be built in 2 phases with renovations/changes to the existing site layout with 1240 total enrollment

Building Size (SF): ~114k sf Parcel Size (acre): 8.11

Trip Generation:

ITE Trip Generation Land Use Category: ITE Land Use 538: Charter School K-12

AM Peak Hour Trips Enter: 618 Exit: 548

PM Peak Hour Trips Enter: 453 Exit: 452

Exceeds Threshold for TIA (100 or more peak hour total trips): **Yes** ☑ **No** ☐

Charter School (K-12)
(538)

Vehicle Trip Ends vs: **Students**
On a: **Weekday,**
AM Peak Hour of Generator

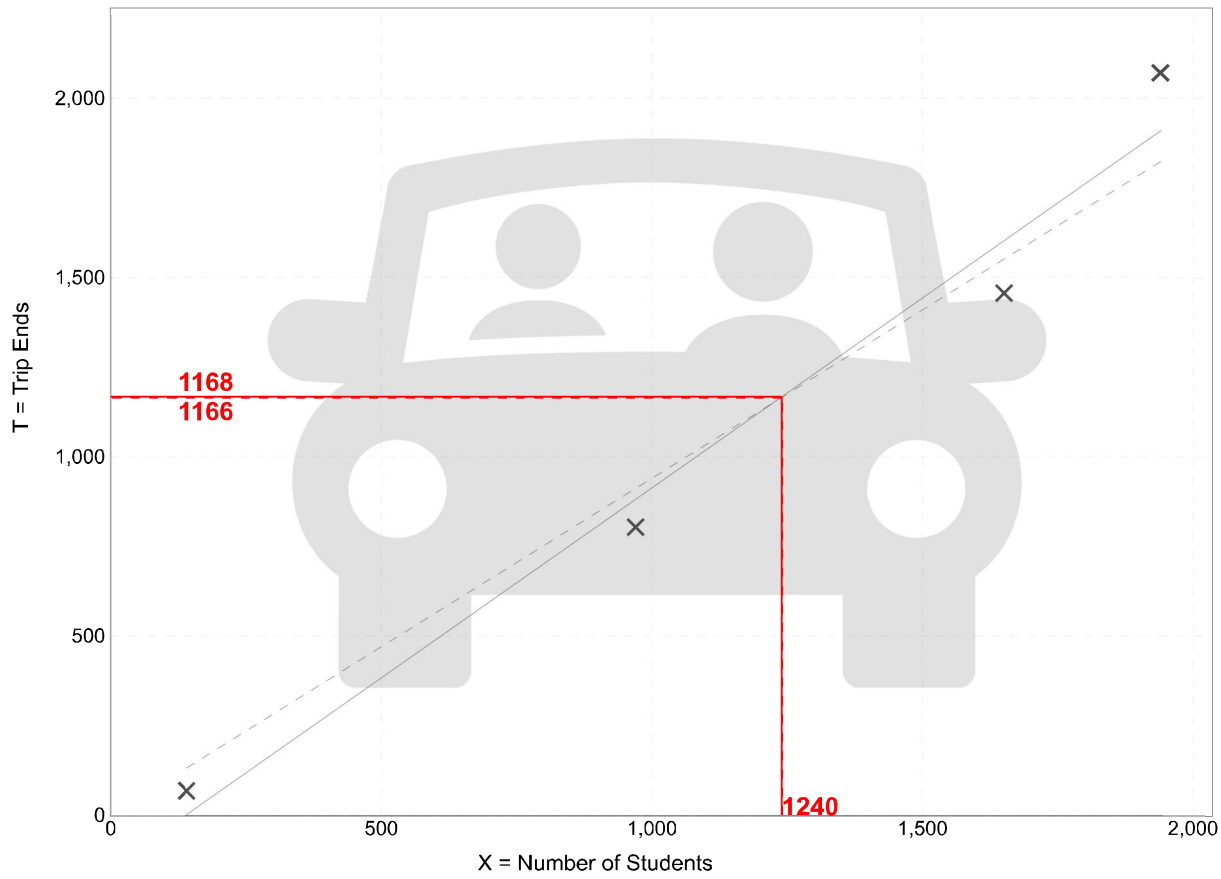
Setting/Location: **General Urban/Suburban**
Number of Studies: 4
Avg. Num. of Students: 1175
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.94	0.49 - 1.07	0.15

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: T = 1.06(X) - 146.78

R^2= 0.97

Charter School (K-12)
(538)

Vehicle Trip Ends vs: **Students**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 4
Avg. Num. of Students: 1175
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.73	0.41 - 0.92	0.23

Data Plot and Equation

Caution – Small Sample Size