City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

G11D051

Project Title: Sequoia Public School

Zone Atlas Page: PD DFT/DHO #: BP #:

Development Street Address: 5310 Sequoia Rd NW

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: Building Hope Real Estate Contact: Brady Hutchins

Address: 1776 I Street NW, Suite 200 Washington, DC 20006

Phone#: 208-562-7819 E-mail: bhutchins@bhope.org

Development Information

Build out/Implementation Year: 2026 and 2027

Existing Use: Behavioral health treatment center

Describe Proposed Development and Uses:

Proposed development will be a public school developed in two phases with renovations/changes to the existing site layout

Days and Hours of Operation (if known): M-F Elementary: Drop off 7:30-8:00AM & Pick-up 2:45-3:15 PM | Secondary: Drop-off 7:30-8:00 AM & Pick-up 3:15-3:45 PM

Facility

Building Size (sq. ft.): Approximately 114,000 SF

Number of Residential Units: 0

Number of Commercial Units: 0

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):*

Expected Number of Employees (if known):*

Expected Number of Delivery Trucks/Buses per Day (if known):*

Trip Generations during PM/AM Peak Hour and ITE # (if known):* ITE LU 538; see attached sheets

Driveway(s) Located on: Street Name Sequoia Rd NW

Adjacent Roadway(s) Posted Speed: Street Name Yucca Dr NW Speed Assume 25mph

Street Name Sequoia Rd NW Speed Assume 25mph

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): N/A
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): N/A
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Street Functional Classification (e.g. Principal Arterial, Collector) : Sequoia Rd (Local Road), Yucca Rd (Local Road)
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Jurisdiction of roadway (NMDOT, City, County): Albuquerque, NM

Adjacent Roadway(s):

Name: Sequoia Rd NW Traffic Volume: 7,381 Volume-to-Capacity Ratio (v/c): AM 0.181; PM 0.224

Name: _____ Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Traffic Volume and V/C Ratio: https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti and https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App

Adjacent Transit Service(s) : N/A Nearest Transit Stop(s): N/A
https://www.cabq.gov/gis/advanced-map-viewer

Is site within 660 feet of Premium Transit?: No
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Current/Proposed Bicycle Infrastructure : Proposed bike route
Bikeways: https://mrcog-nm.gov/544/Long-Range-System-maps

Current/Proposed Sidewalk and buffer Infrastructure: Existing detached sidewalk
Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 for information.

For City Personnel Use:

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ] No [ ]

Thresholds Met? Yes [ ] No [ ]

Mitigating Reasons for Not Requiring TIS and/or Notes:

Transportation concurs with Trips on Form.

ITE 538 Charter School (K-12)
AM Trips 1167
PM Trips 907

Curtis A Cherne
TRAFFIC ENGINEER

2-21-25
DATE

Charter School (K-12)
(538)

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

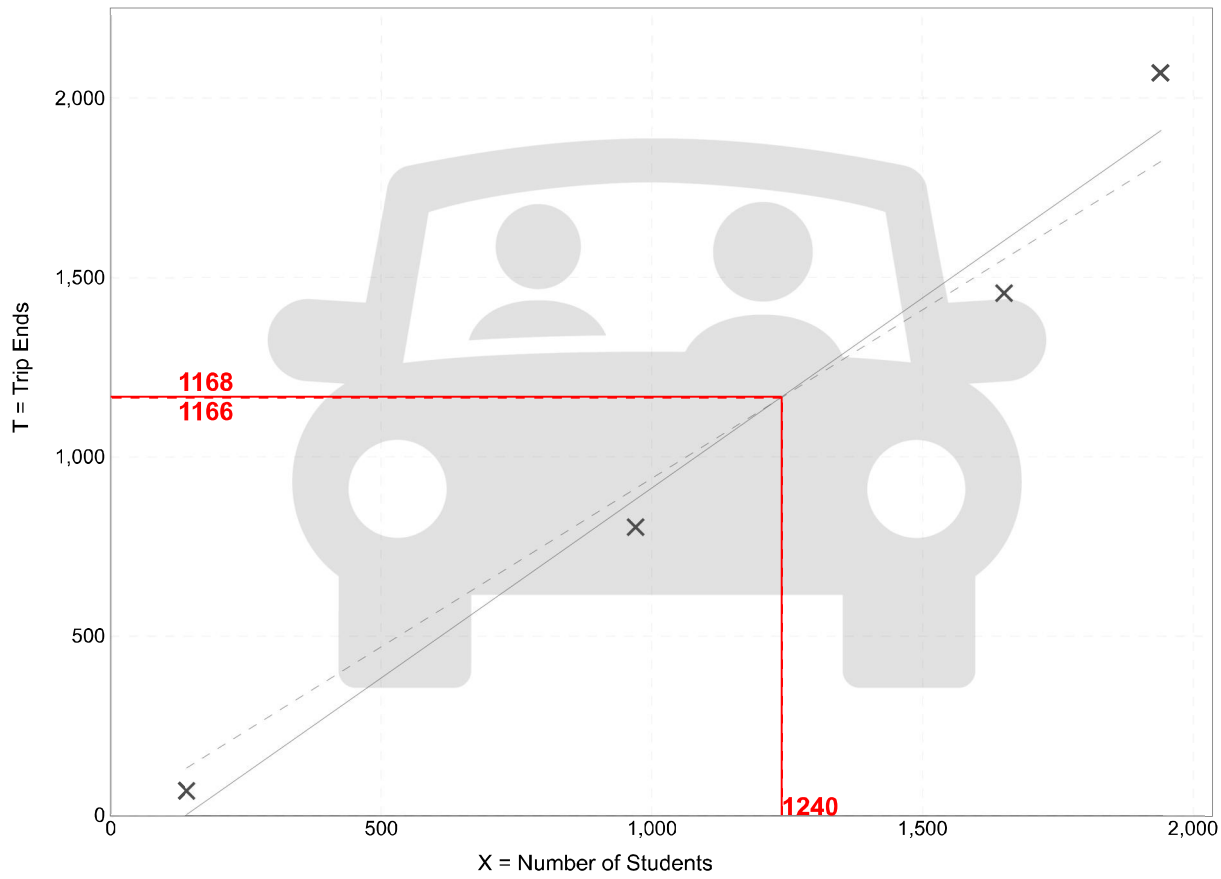
Setting/Location: **General Urban/Suburban**
Number of Studies: 4
Avg. Num. of Students: 1175
Directional Distribution: 53% entering, 47% exiting

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