

SCOPE OF TRAFFIC IMPACT STUDY (TIS)

TO: Timothy D. Simmons, P.E., PTOE
Civil Transformations Inc.
2929 Coors Blvd. NW, Suite 309
Albuquerque, NM 87120

MEETING DATE: September 6, 2024

ATTENDEES: Curtis Cherne, COA; Margaret Haynes, NMDOT-D3; T. Simmons

PROJECT: Bluewater Galleria, Zone Atlas #K-10 **K10D023L**

REQUESTED CITY ACTION: ☐ Zone Change ☒ Site Development Plan

☐ Subdivision ☐ Building Permit ☐ Site Plan Amendment

☐ Curb Cut Permit ☐ Conditional Use ☐ Annexation

ASSOCIATED APPLICATION: 19,400 s.f. commercial retail strip mall adjacent to Unser and a 3-story enclosed self-storage unit adjacent to Silver Creek Rd. NW (see proposed site plan).

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.
LU 151 – Mini-Warehouse
LU 822 – Strip Retail Plaza (<40k)

2. Appropriate study area:
Signalized Intersections;
 - a. Intersection 1 – Unser/Bluewater
 - b. Intersection 2 – Unser/Los Volcanes

Unsignalized Intersections;

- a. Intersection 1 – Los Volcanes/Silver Creek
- b. Intersection 2 – Unser/I-40 E-N Ramp

Driveway Intersections: Maverick site drives (2).

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.
Include pedestrian and cyclists.
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.
2 mile radius – commercial;

6. Basis for trip distribution.

For larger projects: In addition to the information for smaller projects the distribution is to be determined using the most recently-approved socioeconomic forecasts from MRCOG and will be based upon a 2-mile radius around the site.

7. Traffic Assignment. Logical routing on the major street system and Silver Creek Rd.
8. Proposed developments which are under review that are to be Included in the analyses.
Projects in the area include:
 - a. Project 1 – Quick Trip @ SE Quadrant of Unser/Los Volcanes intersection.
 - b. Project 2 – Location (DRB # or Hyd #)
9. Method of intersection capacity analysis - operational in Synchro for network analysis.
10. Traffic conditions for analysis:
 - a. Existing analysis - year 2024;
 - b. Implementation year without proposed development – 2025
 - c. Implementation year with proposed development – 2025
 - d. Horizon year without proposed development – 2035
 - e. Horizon year with proposed development – 2035
11. Background traffic growth.
Projections interpolated from 2040 MTP forecast link volumes.
12. Planned (programmed) traffic improvements.
List planned CIP improvements in study area and projected project implementation year:
 - a. Project – Location (Implementation Year)
13. Items to be included in the study:
 - a. Intersection analysis.
 - b. Signal progression – Utilize existing COA timing plans.
 - c. Arterial LOS analysis;
 - d. Site design features such as turning lanes, median cuts, queuing requirements and site circulation, including driveway signalization and visibility.
 - e. Transportation system impacts.
 - f. Other mitigating measures.
 - g. Crash analysis – Unser from Bluewater to Los Volcanes 5-year tabulation.
 - h. Weaving analyses __ yes X no; Location(s):
 - i. Recommended street, intersection and signal improvements.
 - j. Transportation Infrastructure proposed to be built with this project: list and exhibit.
 - k. Pedestrian Facility and Safety section: This section will provide a narrative on existing and proposed pedestrian facilities, elaborate on pedestrian involved crashes

and propose mitigation as necessary, and include a statement how this project affects or improves pedestrian safety by minimizing conflict points, providing pedestrian refuges, narrowing entrances, signal timing, etc..

- I. Bicycle facility and safety section: This section will provide a narrative on existing and proposed bicycle facilities, elaborate on cyclist involved crashes and propose mitigation as necessary and include whether cycling facilities are required/required to be upgraded per the MRCOG Long Range Bicycle System Map.

14. Other:

SUBMITTAL REQUIREMENTS:

1. Number of copies of report required
 - a. 1 digital copy
2. Submittal Fee – \$1300 for up to 3 reviews plus technology fee
 - a. Submit the TIS along with a DTIS to Planning Development Review Services email PLNDRS@cabq.gov.

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 505-924-3986.

Curtis A Cherne

Curtis Cherne, P.E.
Senior Engineer
City of Albuquerque, Planning Dept.
Transportation Development Section

9-26-24

Date

C: TIS Meeting Attendees