

SCOPE OF TRAFFIC IMPACT STUDY (TIS)

TO: Chuck Huffine, PE, PTOE
CLH Associates LLC
17727 Polo Trail
Lakewood Ranch, FL 34211

MEETING DATE: 11/21/24

ATTENDEES: Curtis Cherne, Chuck Huffine, Aaron Barnhart, Tracy Knapp

PROJECT: 1125 Snow Vista Blvd. SW, NR-C

REQUESTED CITY ACTION: ☐ Zone Change ☒ Site Development Plan

☐ Subdivision ☐ Building Permit ☐ Site Plan Amendment

☐ Curb Cut Permit ☐ Conditional Use ☐ Annexation

ASSOCIATED APPLICATION: 1,950 sf Taco Bell with Drive Thru plus 7,645 Strip Retail. There is one existing right-in, right-out access to southbound Snow Vista Blvd. SW. Internal access connections to a parcel to the south and parcels to the north. Parcels to the north have one existing right-in, right-out access to De Vargas Road and one existing full movement access to Snow Vista Blvd SW. Project site area is 1.51 acres.

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.
Taco Bell – LU #934 – Fast Food Restaurant with Drive Thru
Retail – LU #822 – Strip Retail Plaza (<40 kdf)
2. Appropriate study area:
Signalized Intersections;
 - a. Snow Vista Blvd SW @ Benavides Rd SW
Unsignalized Intersections;
 - a. Snow Vista Blvd SW @ Existing site right-in, right-out access
 - b. DeVargas Rd SW @ Existing site right-in, right-out access
3. Intersection turning movement counts
Study Time – 7-9 a.m. peak hour, 4-6 p.m. peak hour
Include pedestrian and cyclists.
 - a. DeVargas Rd SW @ Snow Vista Blvd SW
 - b. Snow Vista Blvd SW @ Benavides Rd SW

4. Type of intersection progression and factors to be used.
Type III arrival type. Peak hour factors and % heavy commercial will be taken directly from the current count data collected by consultant.
5. Boundaries of area to be used for trip distribution.
None
6. Basis for trip distribution.
Based on existing traffic patterns.
7. Traffic Assignment.
Logical routing on the major street system.
8. Proposed developments which have been approved but not constructed that are to be Included in the analyses. Projects in the area include:
 - a. 98th & Sage Storage – 103,951 sf self storage
 - b. Modwash – Snow Vista – 2.2 acres
 - c. Take 5 Oil Change – 1,672 sf
9. Method of intersection capacity analysis – Synchro software, HCS 6th edition operational analysis method.
10. Traffic conditions for analysis:
 - a. Existing analysis - year (2024);
 - b. Project completion year without proposed development – 2025
 - c. Project completion year with proposed development – 2025
 - d. Other – 2035 with proposed development
11. Background traffic growth.
1% annual growth rate.
12. Planned (programmed) traffic improvements.
List planned CIP improvements in study area and projected project implementation year:
None
13. Items to be included in the study:
 - a. 11"x17" minimum size Site Plan with including dimension from driveways to intersections/other driveways.
 - b. Intersection analysis.
 - c. Site design features such as turning lanes, median cuts, queuing requirements and site circulation, including driveway signalization and visibility.
 - d. Transportation system impacts.
 - e. Other mitigating measures.
 - f. Recommended street, intersection and signal improvements.
 - g. Transportation Infrastructure proposed to be built with this project: list and exhibit.
 - h. Pedestrian Facility and Safety section: This section will provide a narrative on existing and proposed pedestrian facilities 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 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:
- a. We discussed modifying the driveway to prevent the left-out.

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

3-12-25

Date

C: TIS Meeting Attendees