Agenda for Mesa Del Sol Artiste Residential Development
Traffic Impact Study Scoping Meeting
September 10, 2024
-Meeting Notes in Red-

Attendees:

Curtis Cherne - CABQ
Jonathon Kruse – Lee Engineering
~~Paul Barricklow – Lee Engineering~~
Brian Patterson – Titan Development
Matt Lammers – Titan Development
Ron Brown – Brown Team ABQ

1. Introductions
2. Review of Site Plan
    a. Site Plan & Land Uses
    b. Development Phasing
    c. Access Review
3. Discussion of Scope for TIS
    a. Study Intersections
        i. University & Bobby Foster
            1. Build Year: Use Old Bobby Foster
            2. Horizon Year: Assume New Bobby Foster connection
        ii. Site Driveways / New Street connecting to Bobby Foster
    b. Data Collection
        i. Existing Study Intersections
    c. Trip Generation, Pass By, & Internal Capture
        i. Trip Generation Manual (11th Edition) Land Use
            1. ITE 210 – Single Family Detached Housing
            2. See attached Trip Table
        ii. No Pass-by/Diverted trips
        iii. No Internal Capture
        iv. Trips distributed based on existing traffic patterns
    d. Known Developments or Pending Improvements in Area
        i. Montage
        ii. Review Hydrology Map
    e. Build-out Year and Growth Rate
        i. Build-Out Year (2027)
            1. Will look at Historic Traffic Volumes and calculate growth rate, if less than 1%, will assume 1% growth per year.

f. Analysis scenarios
    i. Existing Conditions
    ii. Opening Year Background (No Build)
    iii. Opening Year Buildout (Full Build)
        1. Phased 1-3
    iv. Opening Year Buildout Optimized (if needed)
        1. All scenarios with existing signal timings except opening year buildout optimized.
    v. Horizon year – 10 Years from opening
g. Required Analysis & Methodology
    i. LOS Capacity and Queueing analysis based on HCM 6th Edition (Vistro for CABQ Intersections)
        1. Capacity & Queueing for network peak rather than individual intersection peaks
    ii. No Arterial Analysis.
    iii. Auxiliary Lane Analysis
    iv. Sight Distance Analysis at Proposed Driveways
    v. Safety (Crash) Summary
        1. Just Los Picaros & Bobby Foster
    vi. Narrative on when specific roads should be built.
    vii. Pedestrian & Bicyclist Overview/Assessment
4. Agency Input (Comments & Issues)
5. Meeting Notes (distributed by Lee Engineering)

City of Albuquerque

Planning Department
Development Review Services Division

R15D003A

Traffic Scoping Form (REV 12/2020)

Project Title: Mesa Del Sol - Artiste Building Permit #: N/A Hydrology File #: N/A
Zone Atlas Page: R-15 DRB#: N/A EPC#: N/A Work Order#: N/A
Legal Description: Portions of tracts 1,3,4,5,8,9 of Bulk Land Plat Tracts 1-18 Artiste
City Address: N/A

Applicant: Lee Engineering on behalf of Titan Development Contact: Jonathon Kruse
Address: 8220 San Pedro Dr NE STE 150, Albuquerque, NM 87113
Phone#: 505-545-8459 Fax#: E-mail: jkruse@lee-eng.com

Development Information

Build out/Implementation Year: Phased: 2027-2029 Current/Proposed Zoning: Planned Ccommunity

Project Type: New: (X) Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )

Proposed Use (mark all that apply): Residential: (X) Office: ( ) Retail: ( ) Mixed-Use: ( )

Describe development and Uses:
Detached single family homes

Days and Hours of Operation (if known):

Facility

Building Size (sq. ft.):

Number of Residential Units: 688 units

Number of Commercial Units:

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* See attached trip generation table

Expected Number of Employees (if known):*

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

Trip Generations during PM/AM Peak Hour (if known):* See attached trip generation table

Driveway(s) Located on: Street Name Bobby Foster Rd

Adjacent Roadway(s) Posted Speed: Street Name Bobby Foster Rd Posted Speed 40 MPH

Street Name Posted Speed

** 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/Functional Classification: Community Principal Arterial
(arterial, collecdtor, local, main street)

Comprehensive Plan Center Designation: None
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: 628 Volume-to-Capacity Ratio: (Information No Longer Available)
(if applicable)

Adjacent Transit Service(s): Nearest Transit Stop(s):

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: None
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalks

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: http://www.cabq.gov/gis/advanced-map-viewer

Comprehensive Plan Corridor/Designation:https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use (map after Page 5-5)

Road Corridor Classification: https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=

Traffic Volume and V/C Ratio: https://www.mrcog-nm.gov/285/Traffic-Counts and https://public.mrcog-nm.gov/taqa/

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

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 [X] No [ ] Borderline [ ]

The City concurs with trips shown on form.

Thresholds Met? Yes [X] No [ ]

Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ]

Notes:

Curtis A Cherne
TRAFFIC ENGINEER

9-5-24
DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) *(check MRCOG Bikeways and Trails in the 2040 MTP map)*
4. Location of nearby multi-use trails, if applicable *(check MRCOG Bikeways and Trails in the 2040 MTP map)*
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.

Artiste Phase 1						
Land Use: (210) Single-Family Detached Housing						
# Dwelling Units	Daily		AM Peak Roadway		PM Peak Roadway	
188	Enter	Exit	Enter	Exit	Enter	Exit
Dir. Dist.	50%	50%	26%	74%	63%	37%
Trips	902	902	34	98	113	67
	1804		132		180	

All Units		
	# of Trips	Equation
Daily	1804	Ln(T) = 0.92 Ln(X) + 2.68
AM Pk	132	Ln(T) = 0.91 Ln(X) + 0.12
PM Pk	180	Ln(T) = 0.94 Ln(X) + 0.27

Source: ITE Trip Generation, 11th Edition

Artiste Build to Rent Phase 1						
Land Use: (210) Single-Family Detached Housing						
# Dwelling Units	Daily		AM Peak Roadway		PM Peak Roadway	
250	Enter	Exit	Enter	Exit	Enter	Exit
Dir. Dist.	50%	50%	26%	74%	63%	37%
Trips	1173	1173	45	126	148	87
	2344		171		235	

All Units		
	# of Trips	Equation
Daily	2344	Ln(T) = 0.92 Ln(X) + 2.68
AM Pk	171	Ln(T) = 0.91 Ln(X) + 0.12
PM Pk	235	Ln(T) = 0.94 Ln(X) + 0.27

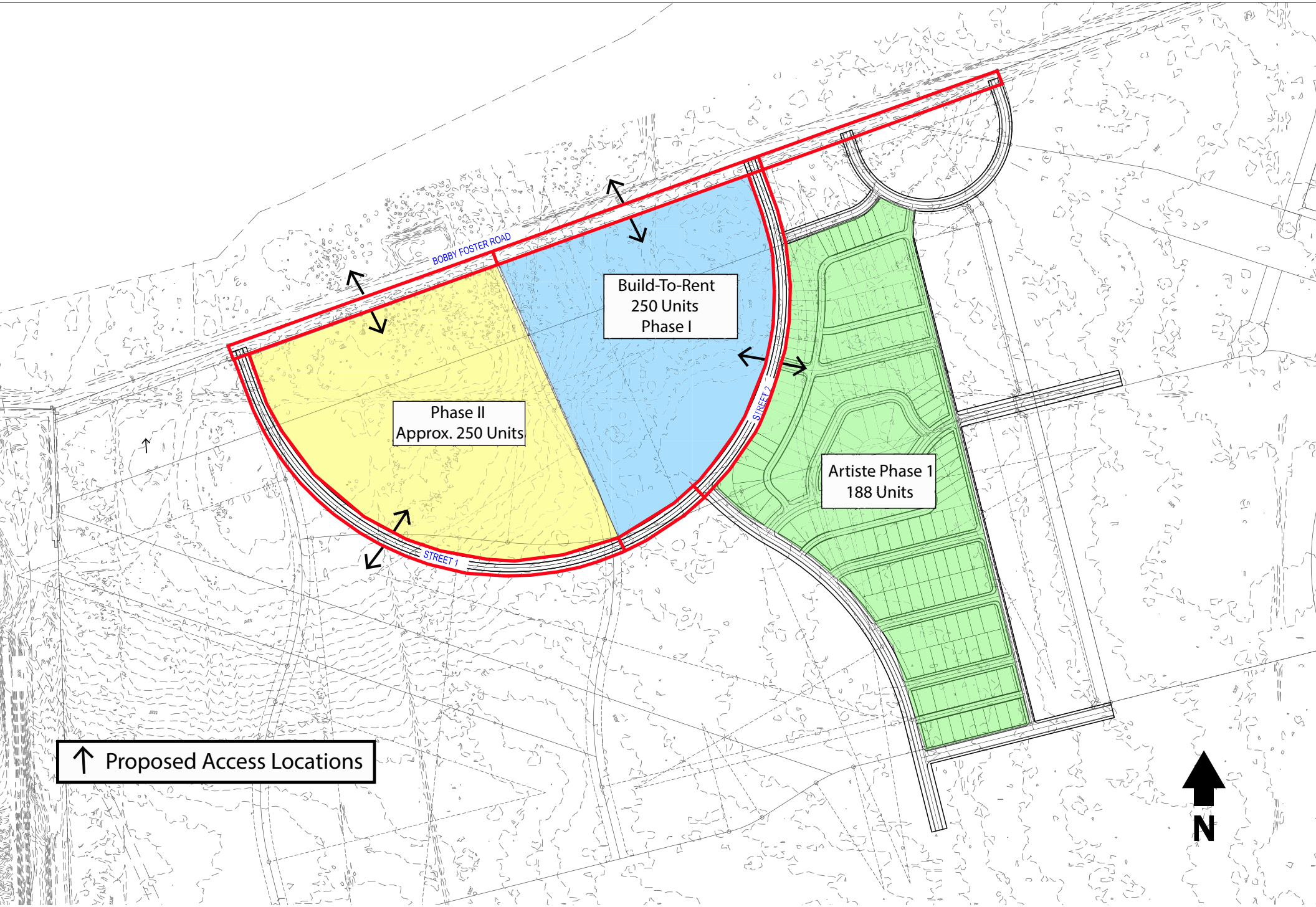
Source: ITE Trip Generation, 11th Edition

Artiste Build to Rent Phase 2						
Land Use: (210) Single-Family Detached Housing						
# Dwelling Units	Daily		AM Peak Roadway		PM Peak Roadway	
250	Enter	Exit	Enter	Exit	Enter	Exit
Dir. Dist.	50%	50%	26%	74%	63%	37%
Trips	1173	1173	45	126	148	87
	2344		171		235	

All Units		
	# of Trips	Equation
Daily	2344	Ln(T) = 0.92 Ln(X) + 2.68
AM Pk	171	Ln(T) = 0.91 Ln(X) + 0.12
PM Pk	235	Ln(T) = 0.94 Ln(X) + 0.27

Source: ITE Trip Generation, 11th Edition

Artiste Total Development						
	Daily		AM Peak Roadway		PM Peak Roadway	
Trips	Enter	Exit	Enter	Exit	Enter	Exit
	3248	3248	124	351	409	241
	6492		475		650	


BOBBY FOSTER ROAD
Build-To-Rent
250 Units
Phase I
Phase II
Approx. 250 Units
Artiste Phase 1
188 Units
STREET 1
STREET 2
Proposed Access Locations
N