SCOPE OF TRAFFIC IMPACT STUDY (TIS)

TO: Jonathon Kruse on behalf of Titan Development
Lee Engineering
8220 San Pedro Dr NE
Suite 150
Albuquerque, NM 87113

MEETING DATE: September 10, 2024

ATTENDEES:
Curtis Cherne – CABQ
Jonathon Kruse – Lee Engineering
Brian Patterson – Titan Development
Matt Lammers – Titan Development
Ron Brown – Brown Team ABQ

PROJECT: MDS Artiste

REQUESTED CITY ACTION: ___ Zone Change _X_ Site Development Plan

___ Subdivision ___ Building Permit ___ Site Plan Amendment

___ Curb Cut Permit ___ Conditional Use ___ Annexation

ASSOCIATED APPLICATION: Housing Development south of Bobby Foster and west of University. See attached 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.
   See attached trip generation tables.

2. Appropriate study area:
   Signalized Intersections;
   a. University Blvd / Old Bobby Foster (for existing & buildout years)
   b. University Blvd / New Bobby Foster (for horizon years)

   Unsignalized Intersections;
   a. Site driveways on Bobby Foster

3. Intersection turning movement counts
   Data collection: 6:00 AM – 9:00 AM, 3:30 – 6:30 PM
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.
   Bobby Foster & University through Mesa Del Sol

6. Basis for trip distribution.
   a. Turning Movement Counts / Interstate Gravity

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. Montage Units 5 & 6

9. Method of intersection capacity analysis - planning or operational (see "Highway Capacity Manual 6th edition" or equivalent (e.g. HCS, Synchro, etc.] as approved by staff). Must use latest version of design software and/or current edition of design manual.
   a. Highway Capacity Software

10. Traffic conditions for analysis:
    a. Existing analysis - year (2024);
    b. Phase implementation year(s) without proposed development – 2027
    c. Phase implementation year(s) with proposed development – 2027
    d. Project completion year without proposed development – 2037
    e. Project completion year with proposed development – 2037
    f. Note: Use Old Bobby foster connection to University Blvd for Existing and 2027 scenarios. Use proposed new Bobby Foster alignment to University Blvd for 2037 scenarios

11. Background traffic growth.
    Method: use 10-year historical growth based on standard data from the MRCOG Traffic Flow Maps. Minimum growth rate to be used is 1/2%.

12. Planned (programmed) traffic improvements.
    List planned CIP improvements in study area and projected project implementation year:

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. Signal progression – An analysis is required if the driveway analysis indicates a traffic signal is possibly warranted. Analysis Method:
    d. Arterial LOS analysis;

e. Site design features such as turning lanes, median cuts, queuing requirements and site circulation, including driveway signalization and visibility.
f. Transportation system impacts.
g. Other mitigating measures.
h. Crash analysis-at a minimum to include the project frontage, but may extend to area of influence- to be discussed Los Picaros and Bobby Foster
i. Weaving analyses __ yes _X_ no; Location(s):
j. Recommended street, intersection and signal improvements.
k. Transportation Infrastructure proposed to be built with this project: list and exhibit.
l. 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.
m. 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:

Narrative on when specific roads should be built.

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 — 3-13-25

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

C: TIS Meeting Attendees

Attachments:
Scoping meeting notes, site plan, trip generations and TIS Form.

Revised May 2024

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

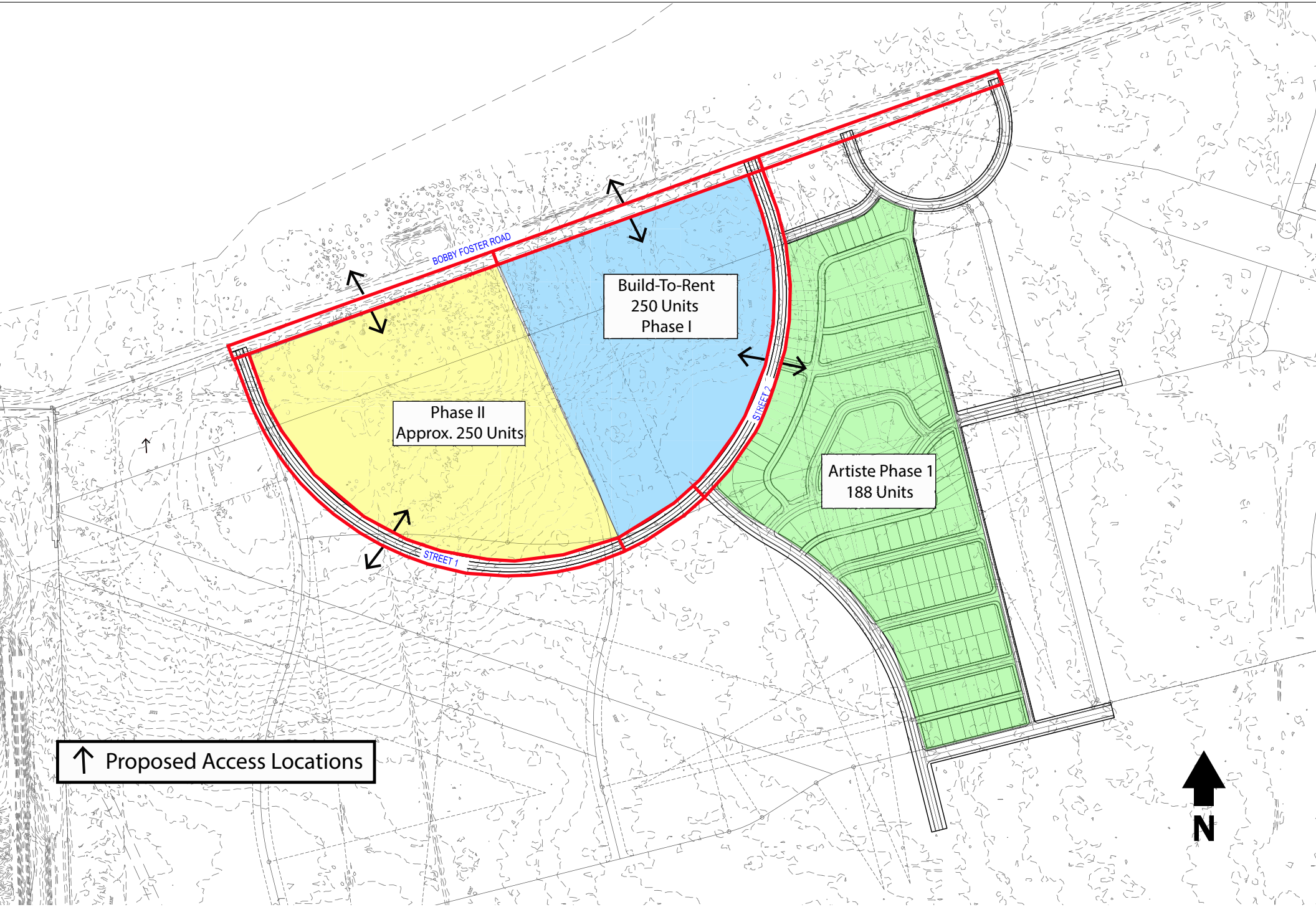
Source: ITE Trip Generation, 11th Edition

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