



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Riverside Mobile Home Park **Building Permit #:** _____ **Hydrology File #:** _____

Zone Atlas Page: M-10-Z **DRB#:** _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: 2911 ERVIEN LN SW UPC 101005440552820545 & 101005534207240110

Applicant: Tierra West LLC on behalf of Riverside West, LLC **Contact:** Amanda Herrera

Address: 5571 Midway Park Pl NE, Albuquerque NM 87109

Phone#: 505-858-3100 **Fax#:** _____ **E-mail:** aherrera@tierrawestllc.com

Development Information

Build out/Implementation Year: 2023 **Current/Proposed Zoning:** R-MC/R-MC

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

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

Describe development and Uses: 96-Unit residential mobile home park, to be added to the existing

82-Unit Riverside Mobile Home Park located at Coors Blvd SW and Ervien Ln SW

Days and Hours of Operation (if known): 24 hours a day, 7 days a week

Facility

Building Size (sq. ft.): _____

Number of Residential Units: 96 proposed units, 82 existing units

Number of Commercial Units: _____

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 (if known):* ITE-11th ed. 240-Mobile Home Park (82/102)
AM-17Enter/65Exit PM-63Ent/39Exit

Driveway(s) Located on: Street Name Ervien Ln SW

Adjacent Roadway(s) Posted Speed: Street Name Coors Blvd SW Posted Speed 55 mph

Street Name Ervien Ln SW Posted Speed 15 mph

* 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: Principal Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: n/a
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: 24,498 (2021 TAQA) Volume-to-Capacity Ratio: _____
COG ID# 14622 (if applicable)

Adjacent Transit Service(s): Bus Route 155 Nearest Transit Stop(s): Bus Stop Route 155 on Coors near Ervien

Is site within 660 feet of Premium Transit?: NO

Current/Proposed Bicycle Infrastructure: Bicycle facility along Coors Blvd, Paved Multiple Use Trail along the Amole del Norte canal, and a proposed unpaved trail along Arenal Main Canal
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: No Sidewalk or Paved trail along adjacent roadways/Proposed on-site sidewalks running from East to West along mobile home frontages.

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 ☒ No ☐ Borderline ☐

Thresholds Met? Yes ☒ No ☐

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: ☐

Notes:

M. P. E.

3/15/2023

TRAFFIC ENGINEER

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.

Riverside MHP - 2911 Ervien Ln SW

Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

COMMENT	USE (ITE CODE)	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.		
	DESCRIPTION	GROSS	ENTER	EXIT	ENTER	EXIT	
<u>Summary Sheet</u>		Units					
Tract No.	Mobile Home Park (240)	82.00	611	8	31	29	18
Tract No.	Mobile Home Park (240)	96.00	688	9	34	34	21
Subtotal			1,299	17	65	63	39

Land Use: 240

Mobile Home Park

Description

A mobile home park generally consists of manufactured homes that are sited and installed on permanent foundations. The mobile home park typically includes community facilities such as a recreation room, swimming pool, and laundry facilities.

Additional Data

The sites were surveyed in the 1980s, the 1990s, and the 2000s in Delaware, Indiana, Oregon, Virginia, and West Virginia.

Source Numbers

155, 169, 252, 936, 1066