



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

Project Title: Encuentro HHA Facility

Zone Atlas Page: K-14 DFT/DHO #: _____ BP #: _____

Development Street Address: 909 4th street SW, Albuquerque, NM, 87102

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: Isaacson and Arfman, Inc. Contact: Sam Coulter

Address: 128 Monroe St NE, Albuquerque, NM 87108

Phone#: 505 268-8828 E-mail: samc@iacivil.com

Development Information

Build out/Implementation Year: 2025/2026

Existing Use: Compacted Gravel Parking Lot

Describe Proposed Development and Uses:
Home health aide training facility

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 1000 SF

Number of Residential Units: _____

Number of Commercial Units: 1

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 and ITE # (if known):* 2 AM Trips, 2 PM Trips, ITE #712

Driveway(s) Located on: Street Name 4th Street, Atlantic Avenue

Adjacent Roadway(s) Posted Speed: Street Name 4th Street Speed 25

Street Name Atlantic Avenue Speed 25

** 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 (e.g. Main Street, Major Transit, N/A): Main Street, Major Transit, 4th St
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): N/A
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector): Urban Minor Arterial, and Local Urban
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

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

Adjacent Roadway(s):

Name: 4th Street Traffic Volume: 6439 Volume-to-Capacity Ratio (v/c): .21 AM, .48 PM

Name: Atlantic Ave Traffic Volume: N/A Volume-to-Capacity Ratio (v/c): N/A

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s) : ABQ Ride Route 54 Nearest Transit Stop(s): 120 ft Northbound, 230 ft Southbound
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: No
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure : Current bicycle pathway on adjacent 3rd St
Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: 6 feet existing sidewalk on Atlantic Ave
Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 for information.

For City Personnel Use:

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 [x]

Thresholds Met? Yes [] No [x]

Mitigating Reasons for Not Requiring TIS and/or Notes:

Ernest Armijo
TRAFFIC ENGINEER

2/17/2026
DATE

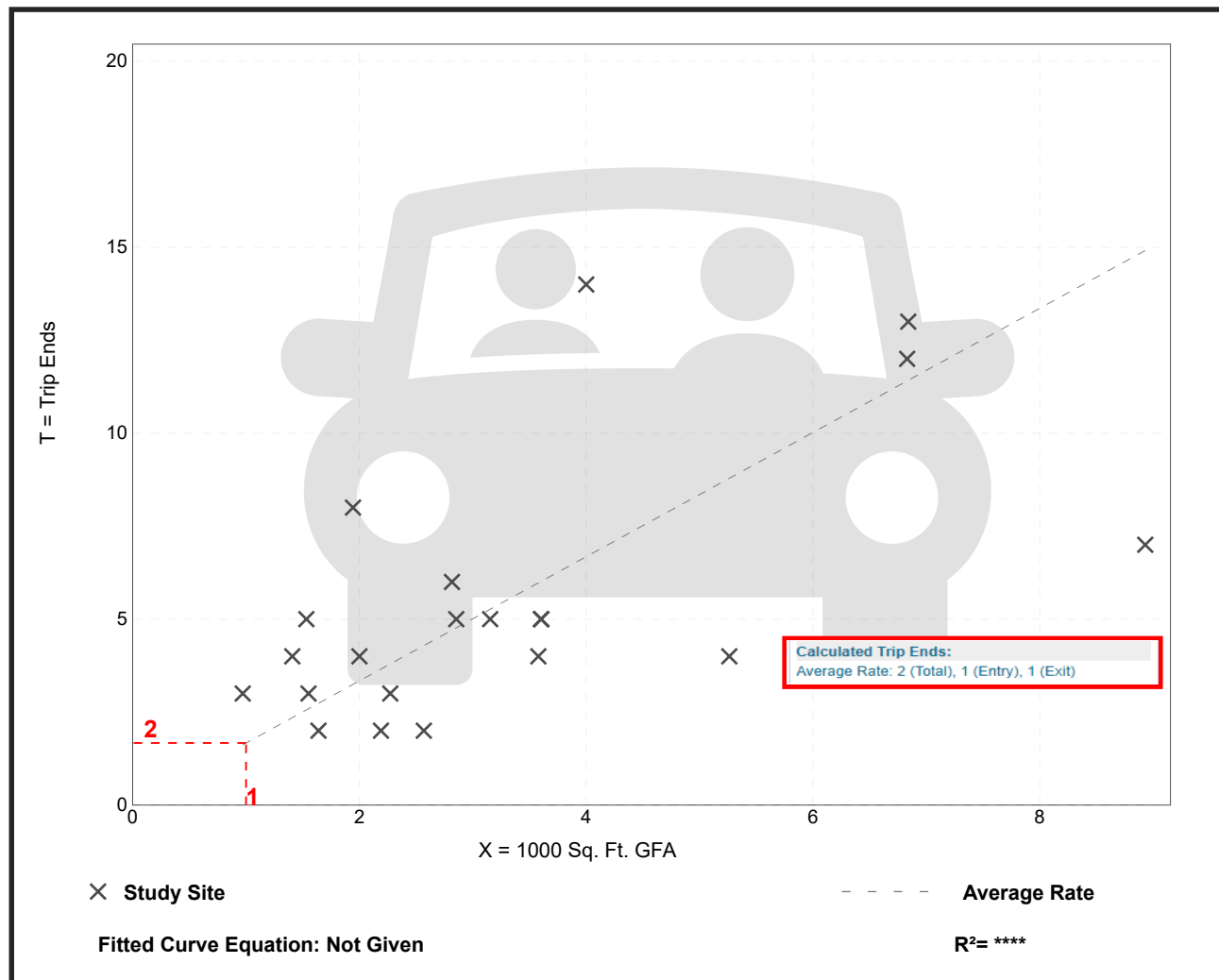
Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 21
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 82% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.67	0.76 - 4.12	0.88

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

Data Plot and Equation

