



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

Project Title: 4000 Ellison St. NE Building Permit #: — Hydrology File #: —  
Zone Atlas Page: D17 DRB#: — EPC#: — Work Order#: —  
Legal Description: Lot 28-A, Interstate Industrial Tract  
City Address: 4000 Ellison St. NE

Applicant: Mechenbier Construction, Inc. Contact: Jeremy Mechenbier  
Address: 8500 Washington St. NE, Ste. A-5 Alb., NM 87113  
Phone#: 505-314-7700 Fax#: — E-mail: jeremymechenbier@mechenbier.com

### Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: NR-LM

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

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

Describe development and Uses:

Construction of commercial building  
For office and warehousing purposes.

Days and Hours of Operation (if known): Monday thru Friday 7:00 AM - 5:30 PM

### Facility

Building Size (sq. ft.): 76,574

Number of Residential Units: —

Number of Commercial Units: 1

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* 15

Expected Number of Employees (if known):\* 80

Expected Number of Delivery Trucks/Buses per Day (if known):\* 5

Trip Generations during PM/AM Peak Hour (if known):\* —

Driveway(s) Located on: Street Name Ellison St.

Adjacent Roadway(s) Posted Speed: Street Name Ellison St. Posted Speed 35 MPH

Street Name Washington St. Posted Speed 35 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: collector  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: \_\_\_\_\_  
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio: \_\_\_\_\_  
(if applicable)

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

Is site within 660 feet of Premium Transit?: \_\_\_\_\_

Current/Proposed Bicycle Infrastructure: \_\_\_\_\_  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: \_\_\_\_\_

**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](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: Low peak hour traffic volume and low V/C will not require a TIS.

M. P. E.  
TRAFFIC ENGINEER

9/29/2021  
DATE

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