



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07/2020)

**Project Title:** Ventura Self Storage

Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

Zone Atlas Page: C-20 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Parcel A-2-A, Ventura Plaza

Development Street Address: 8041 Ventura Street NE, Albuquerque, NM 87122

**Applicant:** Isaacson & Arfman, Inc. Contact: Fred Arfman, PE

Address: 128 Monroe Street NE, Albuquerque, NM 87108

Phone#: 505-268-8828 Fax#: \_\_\_\_\_

E-mail: freda@iacivil.com

### Development Information

Build out/Implementation Year: 2023 / 2024 Current/Proposed Zoning: MX-L

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

Change of Zoning: ( )

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

Describe development and Uses:

New commercial self storage facility

Days and Hours of Operation (if known): 9AM to 6PM (Mon-Fri) and 9AM-5:30PM (Sat & Sun)

### Facility

Building Size (sq. ft.): 96,000 gsf (32,000 sf per story - 3 stories)

Number of Residential Units: N/A

Number of Commercial Units: 1

### Traffic Considerations

ITE Trip Generation Land Use Code 151 - Mini-Warehouse

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

Expected Number of Employees (if known):\* N/A

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

Trip Generations during PM/AM Peak Hour (if known):\* 14 Trips (am) / 13 Trips (pm)

Driveway(s) Located on: Palomas Ave

Adjacent Roadway(s) Posted Speed:	Palomas Avenue NE	25 MPH
	Ventura Street NE	40 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: Palomas Ave NE: local; Ventura St NE: minor  
(arterial, collector, local, main street) arterial; Paseo Del Norte: principal arterial

Comprehensive Plan Center Designation: N/A  
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: Ventura St: 10,750 / Volume-to-Capacity Ratio (v/c):  
Paseo: 32,689 (if applicable)

Adjacent Transit Service(s): Bus Stop Nearest Transit Stop(s): Route 2 - Ventura & Palomas Bus stop

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Ventura St NE bike lane, Paseo del Norte bike path  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Proposed sidewalk to connect to existing internal pedestrian paths.

### **Relevant Web-sites for Filling out Roadway Information:**

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

Comprehensive Plan Corridor/Designation: See GIS map.

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 ☒

Thresholds Met? Yes [ ] No ☒

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

Notes:

 P.E.

1/4/2023

TRAFFIC ENGINEER

DATE

### **Submittal**

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to [plndrs@cabq.gov](mailto:plndrs@cabq.gov) and to the City Traffic Engineer [mgrush@cabq.gov](mailto: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 volume to capacity (v/c) ratio on this form.