



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

Project Title: Candelaria and 2nd Multi-Family

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

Development Street Address: 206 & 210 Candelaria Road NW, Albuquerque, NM 87107

(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: 2026

Existing Use: MX-M

Describe Proposed Development and Uses:
Residential Multi-Family Development

Days and Hours of Operation (if known): N/A

Facility

Building Size (sq. ft.): 3666

Number of Residential Units: 20 Units

Number of Commercial Units: ---

Traffic Considerations

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 and ITE # (if known): *AM Peak 7 Trips, PM Peak 11 Trips, & ITE # 220

Driveway(s) Located on: Candelaria Road NW

Adjacent Roadway(s) Posted Speed: Street Name Candelaria Road NW Speed 35

Street Name _____ 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 (e.g. Main Street, Major Transit, N/A): N/A
<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): Candelaria- urban minor arterial
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

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

Adjacent Roadway(s):

Name: Candelaria Road NW Traffic Volume: 12653 Volume-to-Capacity Ratio (v/c): _____

Name: _____ Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

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) : N/A Nearest Transit Stop(s): Bus Stop: Candelaria and 4th (825 ft)
<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 : Alameda Drain / 2nd St. NW Trail Paved
Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: Public Sidewalk along North boundary
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

10/17/2025
DATE

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
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: 2 out of 49
 Avg. Num. of Dwelling Units: 179
 Directional Distribution: 23% entering , 77% exiting

Vehicle Trip Generation per Dwelling Unit

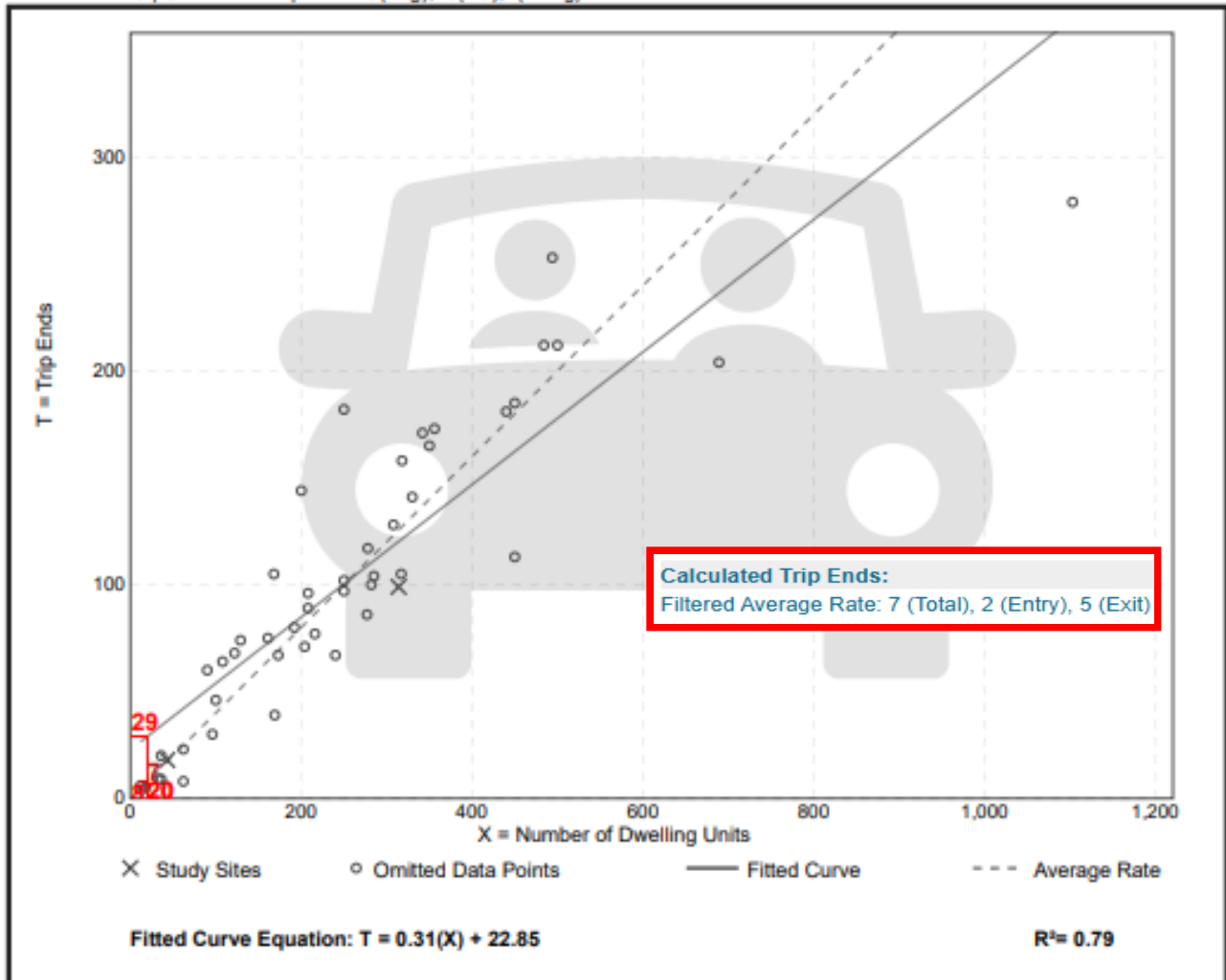
Average Rate	Range of Rates	Standard Deviation
0.33	0.32 - 0.42	*

Data Filtered By: [Region: Rockies & Great Plains]

Data Plot and Equation

Caution – Filtered Data Set

Set IV Size: 20 | Calculated Trip Ends: 8(Avg),29(FC),7(F.Avg)



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

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: 6 out of 59

Avg. Num. of Dwelling Units: 146

Directional Distribution: 61% entering , 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.44 - 0.91	0.10

Data Filtered By: [Region: Rockies & Great Plains]

Data Plot and Equation

Caution – Filtered Data Set

Set IV Size: 20 | Calculated Trip Ends: 10(Avg),29(FC),11(F.Avg)

