



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

J10D047

Project Title: NORTH COORS SELF STORAGE - ADDITIONAL UNITS

Building Permit #: 2024-29698 Hydrology File #: J10D047

Zone Atlas Page: J-10-Z DRB#: 14DRB70413 EPC#: _____ Work Order#: _____

Legal Description: TRS Q-4 Q-6-A-1-A & Q-8-A-1 ATRISCO BUSINESS PARK.

Development Street Address: 615 COORS BLVD NW ABQ NM 87121

Applicant: DWL ARCHITECTS & PLANNERS, INC. OF NM Contact: DILLON ROMERO, AIA

Address: 202 CENTRAL AVE SE 87102

Phone#: 505 242 6202 Fax#: _____

E-mail: D.ROMERO@DWLNM.COM

Development Information

Build out/Implementation Year: 2020

Current/Proposed Zoning: NR-BP

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:

EXISTING OUTDOOR SELF STORAGE FACILITY. IN 2020 FACILITY ADDED 57 NEW INDIVIDUAL METAL MODULAR STORAGE CONTAINERS TO THE ALREADY DEVELOPED TRACT Q-4. NO CHANGE IN ACCESS OR SITE DEVELOPMENT.

Days and Hours of Operation (if known): MONDAY THROUGH SATURDAY 9AM - 5PM

Facility

Building Size (sq. ft.): (1) EXISTING AND APPROVED 900 SF OFFICE, (57) 120 SF NEW MODULAR STORAGE UNITS, (343) 120 SF EXISTING AND APPROVED STORAGE UNITS

Number of Residential Units: _____

Number of Commercial Units: _____

(1) EXISTING AND APPROVED 900 SF OFFICE, (57) 120 SF NEW MODULAR STORAGE UNITS, (343) 120 SF EXISTING AND APPROVED STORAGE UNITS

Traffic Considerations

ITE Trip Generation Land Use Code _____

Expected Number of Daily Visitors/Patrons (if known):* 10-20 DAILY

Expected Number of Employees (if known):* (1)

Expected Number of Delivery Trucks/Buses per Day (if known):* (0)

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

Driveway(s) Located on: Street Name (1) EXISTING APPROVED STREET ACCESS VIA COORS BLVD

Adjacent Roadway(s) Posted Speed: Street Name COORS BLVD Posted Speed 45 MPH
Street Name Posted 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/Functional Classification: ARTERIAL
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: _____
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): YES Nearest Transit Stop(s): BUS STOP AT LOS VOLCANES AND COORS

Is site within 660 feet of Premium Transit?: YES

Current/Proposed Bicycle Infrastructure: NO
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: EXISTING SIDEWALK

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 (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 [X]

Thresholds Met? Yes [] No [X]

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

Notes:

ITE Mini-Warehouse
Addition of 8202 sq ft

AM Trips 2
PM Trips 3

Curtis A Cherne
TRAFFIC ENGINEER

3-24-25
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 and 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 volume to capacity (v/c) ratio on this form.