



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: 7500 Fortuna Warehouse Building Permit #: _____ Hydrology File #: J10D048

Zone Atlas Page: J-10 DRB#: PR-2020-004538 EPC#: _____ Work Order#: _____

Legal Description: Tract D-1 Meridian Business Park II

City Address: 7500 Fortuna Road NW

Applicant: Brunacini Development (Agent: Consensus Planning, Inc.) Contact: Michael Vos, AICP

Address: 302 8th Street NW, Albuquerque, NM 87102

Phone#: (505) 764-9801 Fax#: _____ E-mail: vos@consensusplanning.com

Development Information

Build out/Implementation Year: 2023 Current/Proposed Zoning: NR-BP

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:

New approximately 102,000 square feet of office/warehouse space. Currently planned for 31,000 square feet office and 71,000 square feet warehouse.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 102,000 square feet

Number of Residential Units: _____

Number of Commercial Units: _____

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 (if known):* _____

Driveway(s) Located on: Street Name Fortuna Road NW

Adjacent Roadway(s) Posted Speed: Street Name Fortuna Road NW Posted Speed 25 mph

Street Name Posted Speed

ITE Land Use #150 Warehousing
AM 34 trips PM 6 trips

#710 General Office Building
AM 44 trips PM 34

Combined AM 78 trips, PM 70 trips

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Urban Major Collector
(arterial, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: ADT20 3,227 Volume-to-Capacity Ratio: Peak: 0.52 AM WB
AWDT20 3,609 (if applicable)

Adjacent Transit Service(s): N/A Nearest Transit Stop(s): Coors Boulevard and Fortuna Road

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Existing bicycle lanes on Fortuna Road
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing sidewalk along site frontage

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 (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:

 P.E.

8/3/2022

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email 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 v/c ratio on this form.