



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

J11D048

Project Title: West Mesa Ridge Apartments & Childcare

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: J-10-Z & J-11-Z DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: * See attached

Development Street Address: *see attached

Applicant: c/o Jeebs & Zuzu, LLC Contact: David Hickman

Address: 5924 Anaheim Ave.; Suite A; Albuquerque, NM 87713

Phone#: (575) 797 1318 Fax#: _____

E-mail: dave@jeebsandzuzu.com

Development Information

Build out/Implementation Year: 2025 Current/Proposed Zoning: MX-L and MX-M

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: () X Educational

Describe development and Uses: Apartments and Childcare facility

Days and Hours of Operation (if known): Childcare 7:00 am to 6:00 pm

Facility

Building Size (sq. ft.): 254,200 SF

Number of Residential Units: 275

Number of Commercial Units: 1 Childcare facility

Traffic Considerations

ITE Trip Generation Land Use Code 220 and 565

Expected Number of Daily Visitors/Patrons (if known):* Not known

Expected Number of Employees (if known):* Not known

Expected Number of Delivery Trucks/Buses per Day (if known):* Not known

Trip Generations during PM/AM Peak Hour (if known):* 278/306

Driveway(s) Located on: Street Name two (2) on 64th Street and one (1) on Glenrio Street

Adjacent Roadway(s) Posted Speed:	Street Name	64th Street Glenrio	Posted Speed	25 mph 25 mph
	Street Name	Fortuna	Posted Speed	25 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: Fortuna: Major Collector; Glenrio and 64th: Local
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: No Center Designation, (Commercial Services)
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: 4,103 (AWDT)AM 353 Volume-to-Capacity Ratio (v/c): AM: 0.523
PM 310 (if applicable) PM: 0.298

Adjacent Transit Service(s): RT 155 (Coors) Nearest Transit Stop(s): Stops, 6950, 3059

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: 64th: Bike Route; Fortuna: Bike Lane
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: 64th Street Existing sidewalk on west side
64th Street Existing sidewalk east side on north portion
64th Street Existing sidewalk east side not present on south side
Glenrio Street: no existing sidewalk
Fortuna Street: Existing sidewalk on both sides of the street

Relevant Web-sites for Filling out Roadway Information: Proposed sidewalk around perimeter of the site:
Connect to existing sidewalk on Fortuna (North sidewalk)

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 ☐

Thresholds Met? Yes ☒ No ☐

Mitigating Reasons for Not Requiring TIS: Previously Studied: ☐

Notes:

City Concurs with
trip generation
AM 278
PM 306

Curtis A Cherna

TRAFFIC ENGINEER

7-26-24

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.

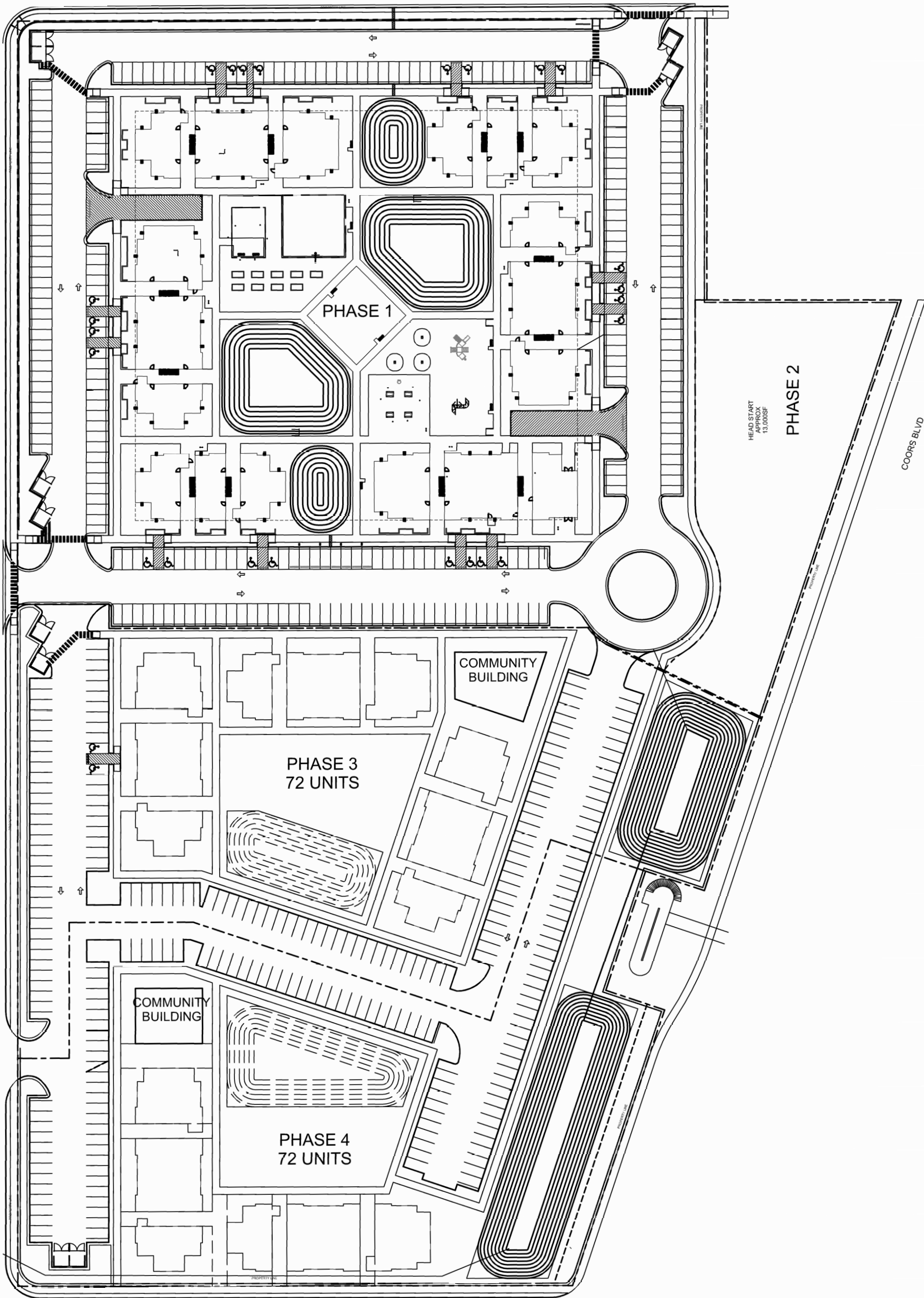
Site Plan/Traffic Scoping Checklist

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.

GLENRIO RD

64TH ST



FORTUNA RD

COORS BLVD

ITE Land Use Code	Land Use Description	Unit	Quantity (Size)	AM Rate	PM Rate	AM Peak	PM Peak
220	Multifamily Housing (Low Rise)	Dwellings	268	0.47	0.57	125.96	152.76
565	Day Care Center	Sq. Ft.	13,000	11.73	11.82	152.49	153.66
				Total		278	306

Mesa Ridge Apartments/Childcare facility Legal Descriptions

Thursday, July 11, 2024 12:14 PM

UPC: 101105802334220103

Owner: PLAZA LADERA LLC

Owner Address: 60 ROCK POINTE PL NE ALBUQUERQUE NM 87122-1915

Situs Address: 821 8 COORS BLVD NW ALBUQUERQUE NM 87121 1310

Legal Description: * A-1 HAYES REDIVISION OF TRS A & B AIRPORT UNIT TOWN OF ATRISCO GRANT
CONT 1.03 32 AC

Acres: 1.0332

Tax Year: 2024

UPC: 101105802332020102

Owner: GREVEY HELEN A & MARIANNE GREVEY FISHER & AVS LLC

Owner Address: 2015 WYOMING BLVD NE ALBUQUERQUE NM 87112

Situs Address: COORS BLVD NW ALBUQUERQUE NM 87121

Legal Description: AIRPORT UNIT ATRISCO GRANT THE SOUTHERLY PORTION OF TRACT 162A CONT
0.2846

Acres: 0.2846

Tax Year: 2024

Address: 99999 COORS BLVD NW

UPC: 101105801030720101

Owner: GREVEY HELEN A & MARIANNE GREVEY FISCHER & AVS LLC

Owner Address: 2015 WYOMING BLVD NE ALBUQUERQUE NM 87112

Situs Address: 701 COORS BLVD NW ALBUQUERQUE NM 87121 1308

Legal Description: TR 163 AIRPORT UNIT ATRISCO GRANT EXCL NELY PORTS & EXCL SELY PORTS OUT TO
R/W CONT 2.8705 +/- AC

Acres: 2.8705

Tax Year: 2024

Address: 701 COORS BLVD NW

UPC: 101005851430610302

Owner: GREVEY HELEN A & MARIANNE GREVEY FISHER & AVS LLC

Owner Address: 2015 WYOMING BLVD NE ALBUQUERQUE NM 87112

Situs Address: FORTUNA RD NW ALBUQUERQUE NM 87121

Legal Description: TOWN OF ATRISCO GR APU 8 TR164 10N 2E SEC15

Acres: 5

Tax Year: 2024

Address: 99999 FORTUNA RD NW

UPC: 101005849430610301

Owner: GREVEY HELEN A & MARIANNE GREVEY FISHER & AVS LLC

Owner Address: 2015 WYOMING BLVD NE ALBUQUERQUE NM 87112

Situs Address: FORTUNA RD NW ALBUQUERQUE NM 87121

Legal Description: TRACT 165 EXC SWLY PORTION TO R/W AIRPORT UNIT OF TOWN OF ATRISCO GRANT

Acres: 5

Tax Year: 2024

Address: 724 64TH ST NW