



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: 541 Airport Drive NW Building Permit #: _____ Hydrology File #: _____
Zone Atlas Page: J-10 DRB#: 1001186 EPC#: _____ Work Order#: _____
Legal Description: Lots 7-B and 10, Meridian Business Park
City Address: 541 Airport Drive NW and 7200 Los Volcanes Road NW

Applicant: Brunacini Development (Agent: Consensus Planning, Inc.) Contact: Michael Vos, AICP
Address: 302 8th Street NW
Phone#: (505) 764-9801 Fax#: _____ E-mail: vos@consensusplanning.com

Development Information

Build out/Implementation Year: 2022-2024 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 multi-phase office/warehouse development with a 85,000 square foot building and associated trailer parking.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 84,913 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 Los Volcanes Road NW and Airport Drive NW

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

ITE Land Use #150
Warehousing,
84,913 Sq Ft
AM peak 44 trips
PM peak 56 trips

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Major Collectors; near a Commuter Corridor (Unser)
(arterial, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: See below Volume-to-Capacity Ratio: Los Volcanes: AM 0.36 WB + PM 0.31 EB
Los Volcanes: ADT20 3,531, AWDT20 3,948 (if applicable) Airport: AM 0.25 SB + PM 0.15 NB
Airport: ADT20 2,935, AWDT20 3,282

Adjacent Transit Service(s): Route 155 Nearest Transit Stop(s): Los Volcanes and Coors NW

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Existing bicycle lanes on Los Volcanes; Bike route on Airport
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalks to be constructed during development

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:

M.P. P.E.

6/6/2022

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.