



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Central and Unser Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: K-10-Z DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: See Attached

City Address: CENTRAL AVE NW ALBUQUERQUE NM 87121 2111

Applicant: Tierra West LLC Contact: Luis Noriega

Address: 5571 Midway Park PI NE, Albuquerque, NM 87109

Phone#: 505-858-3100 Fax#: _____ E-mail: lnoriega@tierrawestllc.com

Development Information

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

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:

Future proposed development is anticipated to included 4 fast food restaurants, 3 general retail stores and a multi-apartment complex with amenities.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): See attached

Number of Residential Units: 312 units

Number of Commercial Units: 7 units

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* See attached

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):* See attached

Driveway(s) Located on: Street Name Central Ave and Sarracino PI

Adjacent Roadway(s) Posted Speed: Street Name Central Ave Posted Speed 45 mph

Street Name Sarracino PI Posted Speed ? ~ 15-25 mph

Roadway Information (adjacent to site)

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

Comprehensive Plan Center Designation: Activity Center
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: Central - 23,711 ADT(19) Volume-to-Capacity Ratio: Central - 0.59
(if applicable)

Adjacent Transit Service(s): Central - 23,711 ADT(19) Nearest Transit Stop(s): Bus Route 66

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: Current
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Current

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.

TRAFFIC ENGINEER

12/10/2021

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.

CENTRAL AND UNSER LEGAL DESCRIPTIONS

TOWN ATRISCO GRANT UNIT 4 S POR TR C36 3.56

N PORT TR C 36 44 6P 278

TRACT 20 (AKA TR C-37) TOWN OF ATRISCO GRANT UNIT 4 CONT 4.93 AC M/L

TR A REPL OF LTS 120 THRU 127 AND LOTS 150 THRU 157 HUBBELLHEIGHTS

7707 CENTRAL AVE NW ALBUQUERQUE NM 87121 2115

102 HUBBELL HTS ADDN

TR B-6 SUMMARY PLAT OF LTS 109 TO 116, 131 TO 146 & 161 TO 170 HUBBELL
HEIGHTS & LTS 117A, 118A, 119A 128A, 129A, 130A,147A, 148A, 149A, 158A, 159A
& 160A CONT 2.7093 AC

103 HUBBELL HTS ADDN

104 HUBBELL HTS ADDN

TR B-5 SUMMARY PLAT OF LTS 109 TO 116, 131 TO 146 & 161 TO170 HUBBELL
HEIGHTS & LTS 117A TO 119A, 128A TO 130A, 147ATO 149A & 158A TO 160A
REPL OF HUBBELL HGTS CONT 1.3514 AC

105 HUBBELL HEIGHTS ADDN CONT 20,000 SQ FT

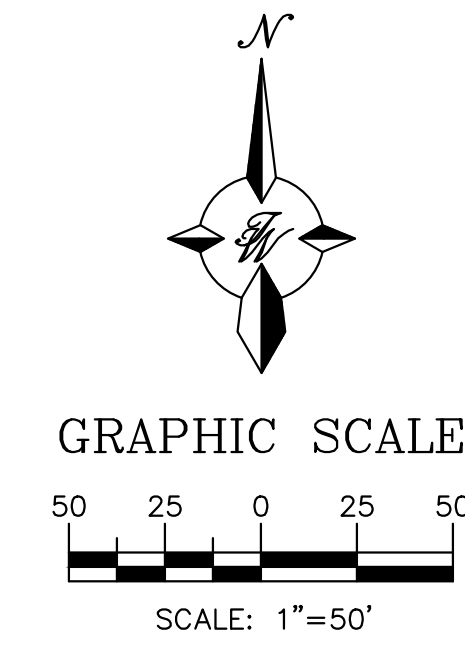
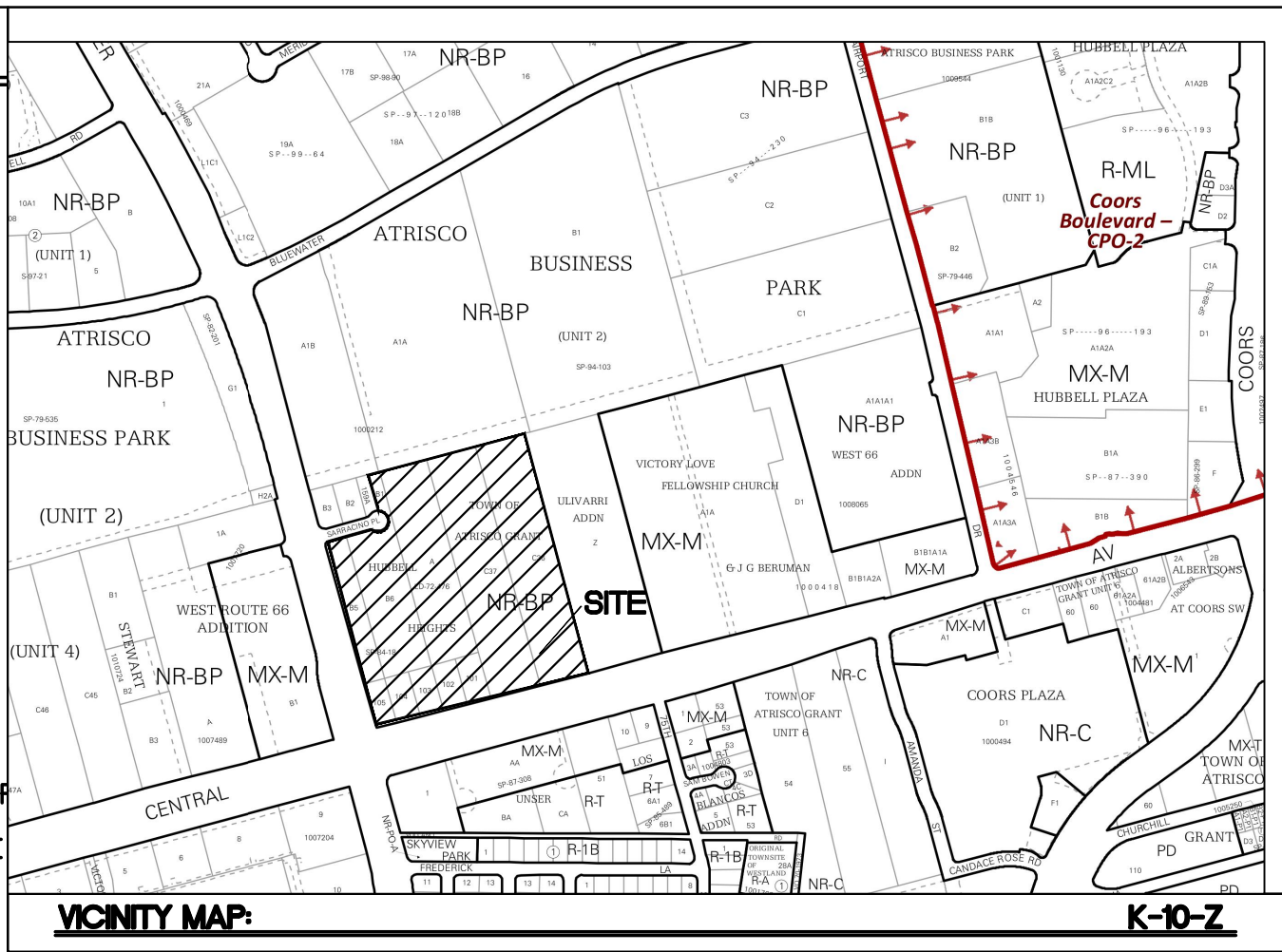
TR B-1 SUMMARY PLAT OF LTS 109 TO 116, 131 TO 146 & 161 TO 170 HUBBELL
HEIGHTS & LTS 117A, 118A, 119A, 128A, 129A, 130A, 147A, 148A, 149A, 158A,
159A, & 160A REPL OF HUBBELL HTS

Proposed Development Rio Grande Crossing West																
Tract	Development	ITE 10th Code	Use	Zoning	Construction Type	Building Size (SF)	Units	AM Entering	AM Exiting	PM Entering	PM Exiting	24 Hour Two-way Volume Gross Daily Trips	AM Peak Enter	AM Peak Exit	PM Peak Enter	PM Peak Exit
A	Multi-Family	221	Residential	MX-H (Proposed)	FUTURE	312,000	312	27%	73%	60%	40%	1697.28	27	73	77	51
B	Free Standing Store	813	Comercial	MX-H (Proposed)	FUTURE	12,000.00	12.00	52%	48%	50%	50%	608.40	20	18	26	26
C	Free Standing Store	813	Comercial	MX-H (Proposed)	FUTURE	11,000.00	11.00	52%	48%	50%	50%	557.70	18	17	24	24
D	Restaurant	934	Comercial	MX-H (Proposed)	FUTURE	3,000.00	3.00	52%	48%	52%	48%	1,412.85	80	73	80	74
E	Free Standing Store	813	Comercial	MX-H (Proposed)	FUTURE	13,000.00	13.00	52%	48%	50%	50%	659.10	21	20	29	29
F	Restaurant	934	Comercial	MX-H (Proposed)	FUTURE	2,000.00	2.00	52%	48%	52%	48%	941.90	53	49	53	49
G	Restaurant	934	Comercial	MX-H (Proposed)	FUTURE	3,500.00	3.50	52%	48%	52%	48%	1,648.33	93	86	93	86
H	Restaurant	934	Comercial	MX-H (Proposed)	FUTURE	3,000.00	3.00	52%	48%	52%	48%	1,412.85	80	73	80	74
					NET							8,938.41	390.54	408.50	463.08	413.88



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- STREET LIGHTS
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING LANE
- EXISTING STRIPING



ENGINEER'S SEAL	7707 W CENTRAL ALBUQUERQUE, NM	DRAWN BY LN
	CONCEPTUAL SITE PLAN	DATE 12-09-21
		DRAWING 2021007_SPE
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C1
		JOB # 2021007

City of Albuquerque Development Process Manual (2019 Edition)

Projects may be exempt from a TIS depending on their location or if the impacts are below certain thresholds. Regardless of the expected trip generation rates, large development projects are exempt from a TIS if the site is located Downtown, in an Urban Center, or within 660 feet of a Premium Transit station. The locations exempt from a TIS are marked by high degrees of non-automobile travel, lower parking requirements, and are typically zoned for mixed-use development, which reduces trip generation levels.

TABLE 7.5.87 Traffic Analysis Requirements by Location				
	10-100 AM or PM peak hour trips	10-100 AM or PM peak hour trips	>100 peak hour trips; Existing V/C <0.5	>100 peak hour trips; Existing V/C >0.5
Center	Premium Transit Station	TSF	TSF	TSF
	Downtown	TSF	TSF	TSF
	Urban Center	TSF	TSF	TSF
	Activity Center	TSF	TSF	TIS
	Employment Center	TSF	TSF	TIS
Corridor	Major Transit	TSF	TSF	TIS
	Multi-modal	TSF	TSF	TIS
	Commuter	TSF	TIS	TIS
	Other / No Designation	TSF	TIS	TIS
	Main Street	TSF	TSF	TSF

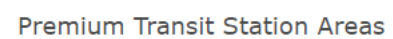
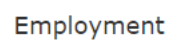
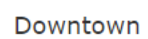
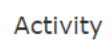
v/c = 0.59 for WB Central during the PM Peak Hour. (based on MRCOG's TAQA)

Section 7-5(C)(2) TIS Warranting Criteria

A [TIS](#) may be required depending on the results of the [TSF](#). A [TIS](#) is warranted under either of the following conditions:

1. The project will generate more than 100 AM or PM peak hour trips per day and is located along a Commuter Corridors or non-designated or "other" corridors.
2. The project will result in more than 100 AM or PM peak hour trips per day and is located in a Center or along a Corridor where the AM or PM peak hour volume-to-capacity ratios already exceed 0.5. Exceptions include Downtown, Urban Centers, Premium Transit station areas, and Main Street Corridors.

Centers



PROJECT

West Route 66