



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07/2020)

**Project Title:** El Parador Multi-Family Development\_\_ **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**Zone Atlas Page:** \_\_\_\_\_ **DRB#: NA** \_\_\_\_\_ **EPC#: NA** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** Lots 9 and 10, Block 3, Buena Heights Subdivision \_\_\_\_\_

**City Address:** 201 Yale Blvd SE \_\_\_\_\_

**Applicant:** Mullen Heller Architecture PC \_\_\_\_\_ **Contact:** Doug Heller, AIA \_\_\_\_\_

**Address:** 1718 Central Ave SW Suite D \_\_\_\_\_

**Phone#:** 505-268-4144 \_\_\_\_\_ **Fax#:** 505-268-4244 \_\_\_\_\_ **E-mail:** doug@mullenheller.com \_\_\_\_\_

### Development Information

**Build out/Implementation Year:** 2022 \_\_\_\_\_ **Current/Proposed Zoning:** MX-M \_\_\_\_\_

**Project Type:** New: (X) Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )

**Proposed Use (mark all that apply):** Residential: (X) Office: ( ) Retail: ( ) Mixed-Use: ( )

**Describe development and Uses:** New 20-unit multi-family development with associated parking. Each unit is a one-bedroom dwelling unit.

**Days and Hours of Operation (if known):** \_\_\_\_\_

### Facility

**Building Size (sq. ft.):** 15,764 gross sf \_\_\_\_\_

**Number of Residential Units:** 20 \_\_\_\_\_

**Number of Commercial Units:** 0 \_\_\_\_\_

### Traffic Considerations

**Expected Number of Daily Visitors/Patrons (if known):** \* 20 resident \_\_\_\_\_

**Expected Number of Employees (if known):** \*0 \_\_\_\_\_

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

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

**Driveway(s) Located on:** Yale Blvd SW \_\_\_\_\_

**Adjacent Roadway(s) Posted Speed:** South of Silver Ave SE \_\_\_\_\_ Posted Speed

North of Lead Ave SE \_\_\_\_\_ Posted Speed

ITE Land Use #220,  
Multi Family Housing  
(Low-rise)  
AM peak 9 trips  
PM peak 11 trips

*\* 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, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio: \_\_\_\_\_  
(if applicable)

Adjacent Transit Service(s): \_\_\_\_\_ Nearest Transit Stop(s): \_\_\_\_\_

Is site within 660 feet of Premium Transit?: \_\_\_\_\_

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

Current/Proposed Sidewalk Infrastructure: \_\_\_\_\_

### 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](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:



TRAFFIC ENGINEER

1/13/2022

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](mailto: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.