



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

Project Title: Highway House
Zone Atlas Page: K16 **DFT/DHO #:** PR-2024-010846 **BP #:** _____
Development Street Address: 3200 Central Ave. SE
(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: Tierra West LLC **Contact:** Jacob Liberman
Address: 5571 Midway park Pl. NE
Phone#: (505)858-3100 **E-mail:** jliberman@tierrawestllc.com

Development Information

Build out/Implementation Year: 2026
Existing Use: 30 room hotel and restaurant.
Describe Proposed Development and Uses:

112 room hotel with bar and restaurant.
Days and Hours of Operation (if known): 24 hours

Facility

Building Size (sq. ft.): Unknown
Number of Residential Units: _____
Number of Commercial Units: 112

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* Unknown
Expected Number of Employees (if known):* Unknown
Expected Number of Delivery Trucks/Buses per Day (if known):* Unknown
Trip Generations during PM/AM Peak Hour and ITE # (if known):* PM/AM = 48/55 and ITE # = 310
Driveway(s) Located on: Street Name Bryn Mawr Dr. SE and Alley
Adjacent Roadway(s) Posted Speed: Street Name Bryn Mawr Dr. Speed 25
Street Name Central Ave. Speed 30

** 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 (e.g. Main Street, Major Transit, N/A): Main Street and Major Transit
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): N/A
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector): Community Principal Arterial
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

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

Adjacent Roadway(s):

Name: Central Ave Traffic Volume: 14360 Volume-to-Capacity Ratio (v/c): 0.21600001

Name: _____ Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s): ART Nearest Transit Stop(s): Nob Hill Station
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: Yes
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure: None

Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: Sidewalk = 11-ft
Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 for information.

For City Personnel Use:

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 and/or Notes:

Ernest Armijo
TRAFFIC ENGINEER

4/28/2025
DATE

Highway House (3200 Central Ave. SE, ABQ, NM)
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME		A. M. PEAK HOUR		P. M. PEAK HOUR	
	GROSS	ENTER	EXIT	ENTER	EXIT	
Hotel (310)	791	27	21	28	27	
Units						
Rooms						

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 10.84 (X) + -423.51$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR

$$T = 0.5 (X) + -7.45$$

56% Enter, 44% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR

$$T = 0.74 (X) + -27.89$$

51% Enter, 49% Exit

Comments:

Tract No.

Based on ITE Trip Generation Manual - 11th Edition

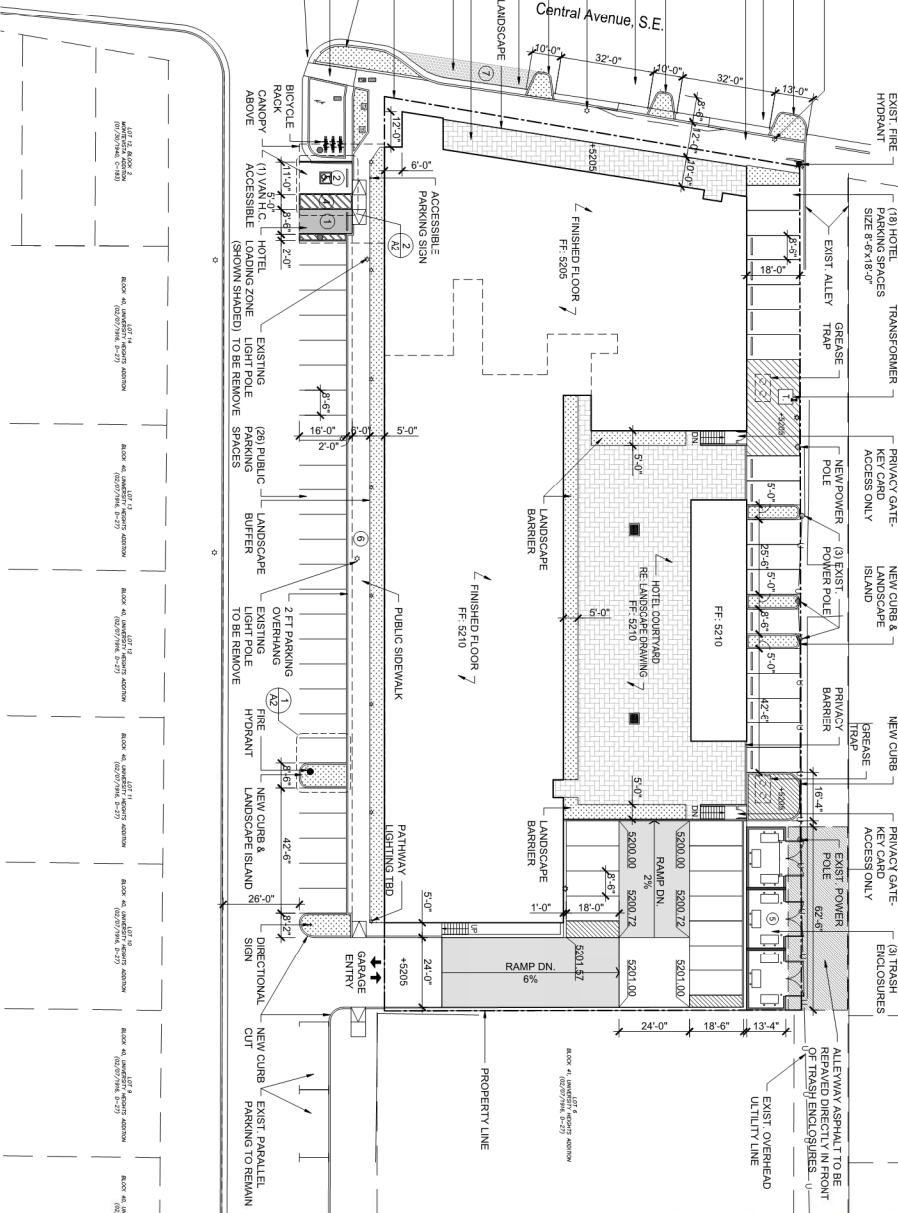
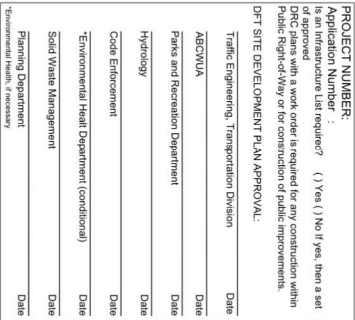
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	DRAWN BY:	
	CHECKED BY:	
	PROJECT NO.	900000000X
	SHEET TITLE:	
SITE PLAN		

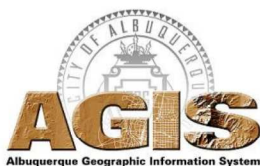
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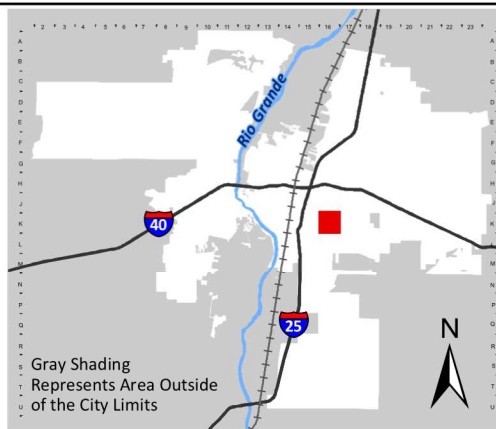


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
K-16-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet