



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Sunset Apartments Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: L-9 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract 52 Unit 2 Atrisco Grant

City Address: SE Corner of Sunset Gardens Rd/86th St

Applicant: Tierra West, LLC Contact: Vinny Perea

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

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: vperea@tierrawestllc.com

Development Information

Build out/Implementation Year: 2023/2024 Current/Proposed Zoning: MX-L / MX-L

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 Development on vacant land for multi-family apartments complex, consisting of two 3-story buildings with 187 total dwelling units.

Days and Hours of Operation (if known): N/A - Residential

Facility

Building Size (sq. ft.): Building 1 = 148,300 sf Building 2 = 60,875 sf Total = 209,175 sf

Number of Residential Units: 187

Number of Commercial Units: N/A

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):* AM: 16 (Enter), 54 (Exit)
PM: 44 (Enter), 28 (Exit)

AM peak 70 trips
PM peak 72 trips

Driveway(s) Located on: Street Name Sunset Gardens Rd (Primary) & 82nd St (Fire Emergency)

Adjacent Roadway(s) Posted Speed: Street Name Sunset Gardens Rd Posted Speed 25 mph

Street Name 86th St Posted Speed 35 mph

82nd St 25 mph

Roadway Information (adjacent to site)

Sunset Gardens Rd - Local
82nd St - Local
Comprehensive Plan Corridor Designation/Functional Classification: 86th St - Major Collector No Comp Plan Corridors
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: No Comp Plan Centers
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: 86th St - 6941 (AWDT 2016) Volume-to-Capacity Ratio: 86th St NB - 0.75-1.0 (AM), 0.25-0.5 (PM)
(if applicable) 86th St SB - 0.5-0.75 (AM), 0.5-0.75 (PM)

Adjacent Transit Service(s): None Nearest Transit Stop(s): Bus Route 94 - SB Unser between Bridge & Sunset Gardens

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Existing designated bike lane along 86th St
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Proposed sidewalk along 86th St, Sunset Gardens Rd, and 82nd St

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

8/4/2022

DATE