



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

Project Title: NMSBVI ABQ - Ph1 Preschool Addition & Reno, Ph2 Cafeteria / Multipurpose Facility

Zone Atlas Page: L21 DFT/DHO #: _____ BP #: _____

Development Street Address: 801 Stephen Moody SE, Albuquerque, NM 87123

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: Isaacson & Arfman, Inc. Contact: Ian Anderson

Address: 128 Monroe St NE, Albuquerque, NM 87108

Phone#: 505-268-8828 E-mail: ian@iacivil.com

Development Information

Build out/Implementation Year: 2025

Existing Use: School Use - New Mexico School for the Blind & Visually Impaired ABQ was constructed in 2008

Describe Proposed Development and Uses:

Overall Use is a school use, a majority of the site has already been developed. Phase 1 of proposed development is to construct a new school drop off lane and minor site modifications ahead of future development. Phase 2 will construct a multipurpose facility / cafeteria building.

Days and Hours of Operation (if known): Unknown

Facility

Building Size (sq. ft.): 4,342 sf

Number of Residential Units: None

Number of Commercial Units: None

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):*(Ph1&2) Land Use 715 | AM Peak: 8 Trips / PM Peak: 8 Trips

Driveway(s) Located on: 2 Drives off of Stephen Moody Street SE & Innovation Parkway SE (Total 4 Drives)

Adjacent Roadway(s) Posted Speed: Street Name Stephen Moody Street SE Speed 25 mph

Street Name Innovation Parkway SE Speed 25 mph

** 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): N/A
<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) : Local urban (Innovation Pkwy & Stephen Moody St)
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

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

Adjacent Roadway(s):

Name: Stephen Moody Street SE Traffic Volume: N/A Volume-to-Capacity Ratio (v/c): N/A

Name: Innovation Parkway SE Traffic Volume: N/A Volume-to-Capacity Ratio (v/c): N/A

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) : Bus Nearest Transit Stop(s) Eubank Blvd & Innovation Pkwy
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: No
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure : Eubank Bike Lane, Innovation Bike Lane, Sandia Sci & Tech Trail (proposed)
Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: Ex public sidewalk provided along property's frontage with
Sidewalk and buffer width : DPM Table 7.2.29 Stephen Moody St & Innovation Pkwy

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 [X]

Thresholds Met? Yes [] No [X]

Mitigating Reasons for Not Requiring TIS and/or Notes:

Ernest Armijo
TRAFFIC ENGINEER

9/29/2025
DATE

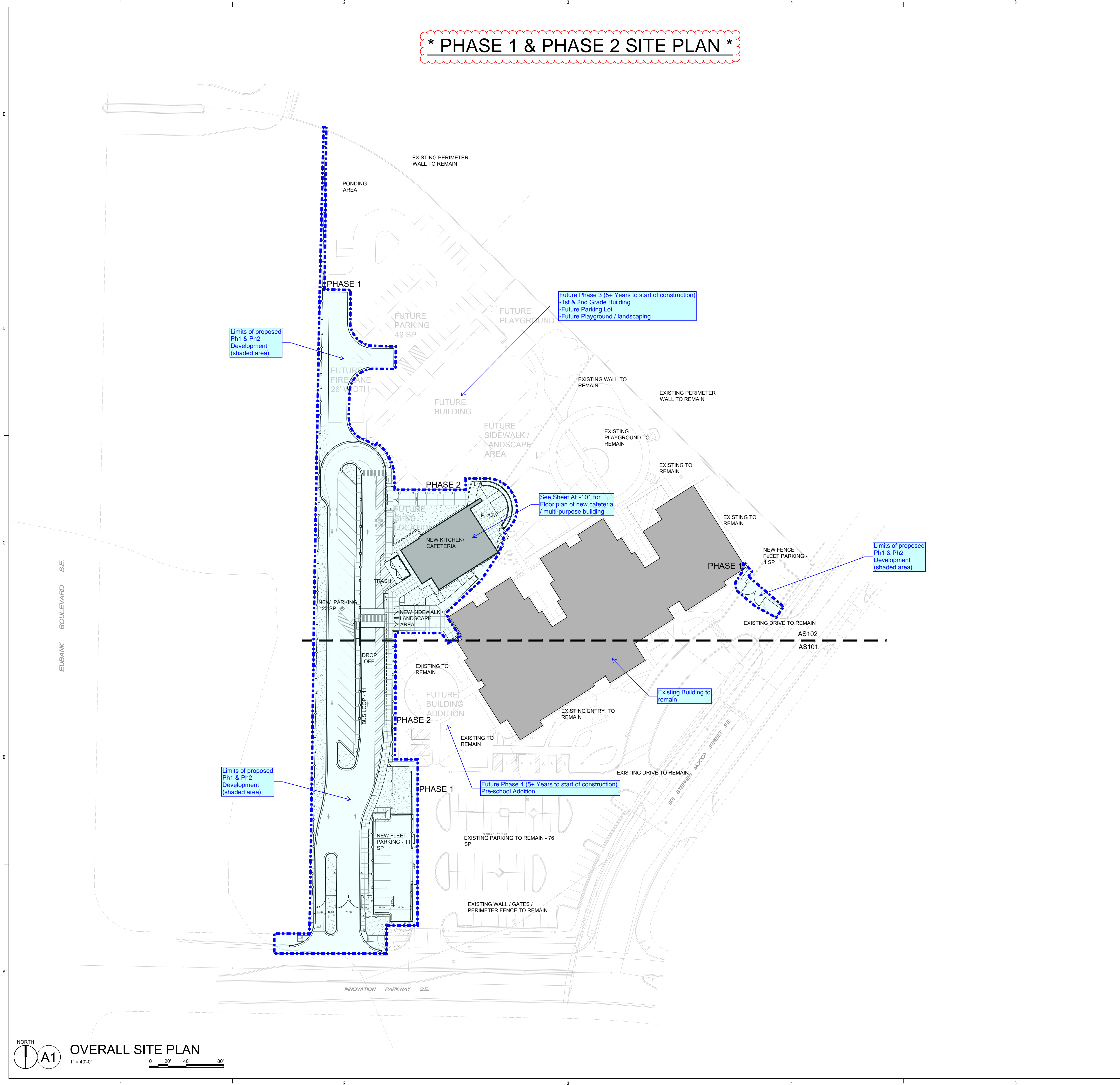
*** PHASE 1 & PHASE 2 SITE PLAN ***

GENERAL SHEET NOTES

- A. VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
- B. COORDINATE WITH OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION.
- C. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE LOCATION AND INSTALLATION. SEE CIVIL AND ELECTRICAL DRAWINGS.
- D. REFER TO CIVIL HORIZONTAL CONTROL PLAN FOR DIMENSIONS NOT SHOWN ON THIS SHEET. SITE PLAN DIMENSIONS ARE IN DECIMAL UNITS.
- E. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- F. REFER TO ASD101 FOR DEMOLITION PLAN.
- G. REFER TO CIVIL SHEETS FOR PAVING PLAN AND PAVING DETAILS.
- H. SITE PLAN SHALL COMPLY WITH LOCAL ACCESSIBILITY STANDARDS & GUIDELINES.
- I. SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
- J. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
- K. REPAIR AREAS TO MATCH PRE-CONSTRUCTION CONDITION WHERE UTILITY WORK, GRADING AND/OR STAGING OCCURS, INCLUDING AREAS OUTSIDE OF LIMIT OF WORK BOUNDARY.
- L. DIMENSIONS SHOWN ARE FOR GUIDANCE ONLY. SEE HORIZONTAL CONTROL PLAN FOR SITE LAYOUT COORDINATES.
- M. SITE SIGNAGE IN WALKWAYS MUST BE MOUNTED ON INVERTED U-STYLE POSTS.

PHASES

- PHASE 1**
- NEW ROADWAY ACCESS PAVING WITH CURB AND GUTTER
 - NEW PARKING LOT PAVING WITH CURB AND GUTTER
 - STRIPING FOR NEW PARKING LOTS
 - SITE SIGNAGE
 - CROSSWALKS FOR NEW PARKING LOT
 - SIDEWALK AT NEW PARKING LOT WITH RAMPS
 - NEW FENCE AT PROPERTY LINE AND AT SIDEWALKS WITH GATES
 - NEW FLEET PARKING LOT WITH FENCE AND GATES
 - ADDING FENCE AND GATES TO NEW FLEET PARKING AREA
- PHASE 2**
- NEW BUILDING
 - SIDEWALKS AT BUILDING AND PLAZA, SIDEWALK AT DROP-OFF
 - NEW FENCE TO SECURE SITE AROUND BUILDING AND GATES
 - NEW TRASH ENCLOSURE
 - NEW PLANTER SEAT WALL



Limits of proposed Ph1 & Ph2 Development (shaded area)

Future Phase 3 (5+ Years to start of construction)
-1st & 2nd Grade Building
-Future Parking Lot
-Future Playground / landscaping

See Sheet AE-101 for Floor plan of new cafeteria / multi-purpose building

Limits of proposed Ph1 & Ph2 Development (shaded area)

Future Phase 4 (5+ Years to start of construction)
Pre-school Addition

Limits of proposed Ph1 & Ph2 Development (shaded area)

REVISIONS

△	
△	
△	
△	
△	

DRAWN BY	KP
REVIEWED BY	CM
DATE	10/10/2024
PROJECT NO.	22-0220.002

*** PHASE 1 & PHASE 2 CAFETERIA FLOOR PLAN ***

GENERAL SHEET NOTES

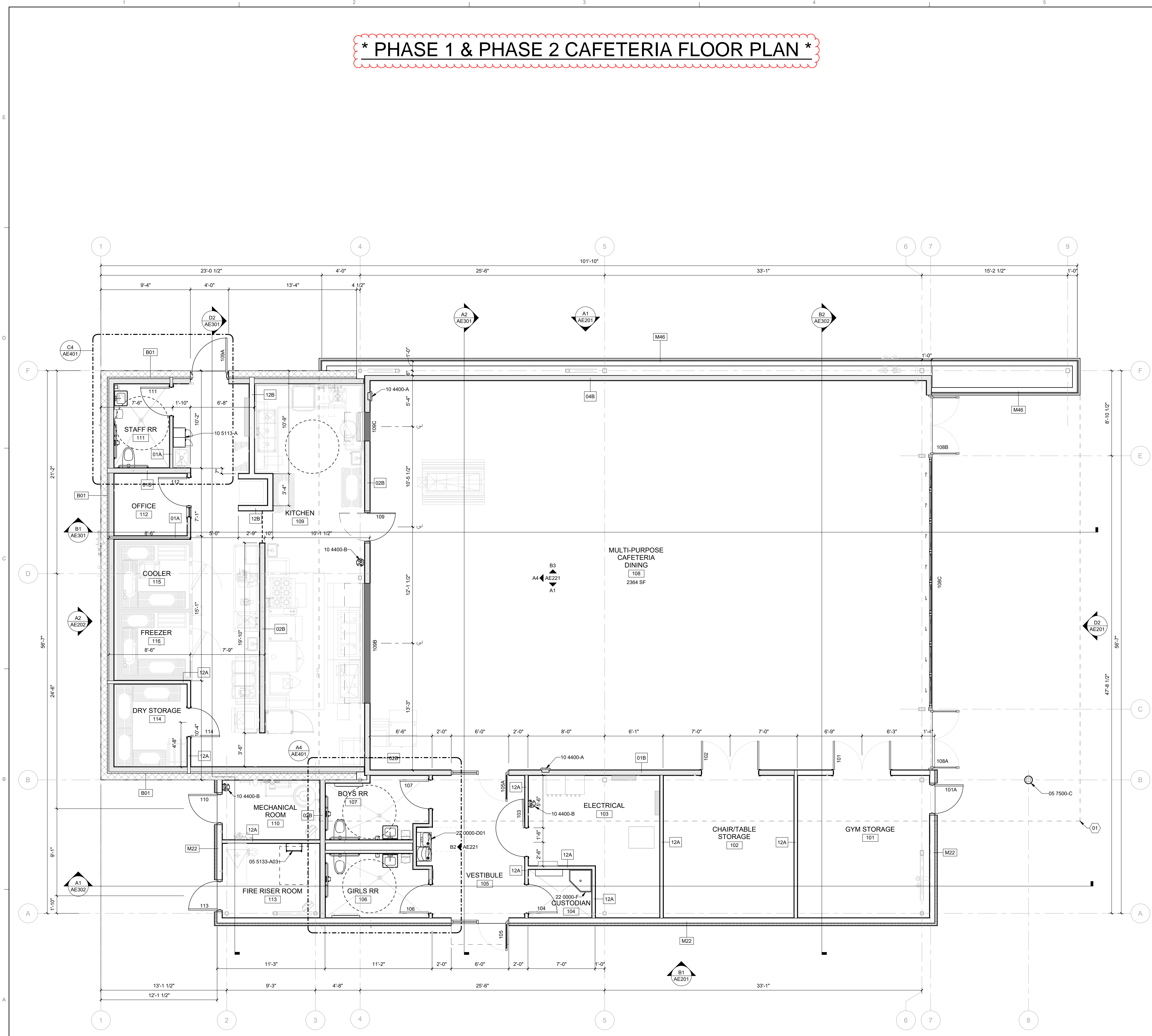
- A. ALL DIMENSIONS ARE SHOWN TO FACE OF STUD OR COLUMN LINES, UNLESS NOTED OTHERWISE.
- B. PROVIDE BACKING FOR ATTACHING WALL MOUNTED ITEMS.
- C. SEE AE010 FOR PARTITION TYPES.
- D. DOOR FRAMES TO BE 4-1/2 INCHES FROM ADJACENT WALL, UNLESS NOTED OTHERWISE.
- E. CLEAR DIMENSIONS ARE FROM FACE OF FINISHED WALL.
- F. PROVIDE BACKING FOR SECURING WALL MOUNTED ITEMS.
- G. REFER TO FINISH LEGEND ON AF621 FOR MORE FINISH INFORMATION.

SHEET KEYNOTES

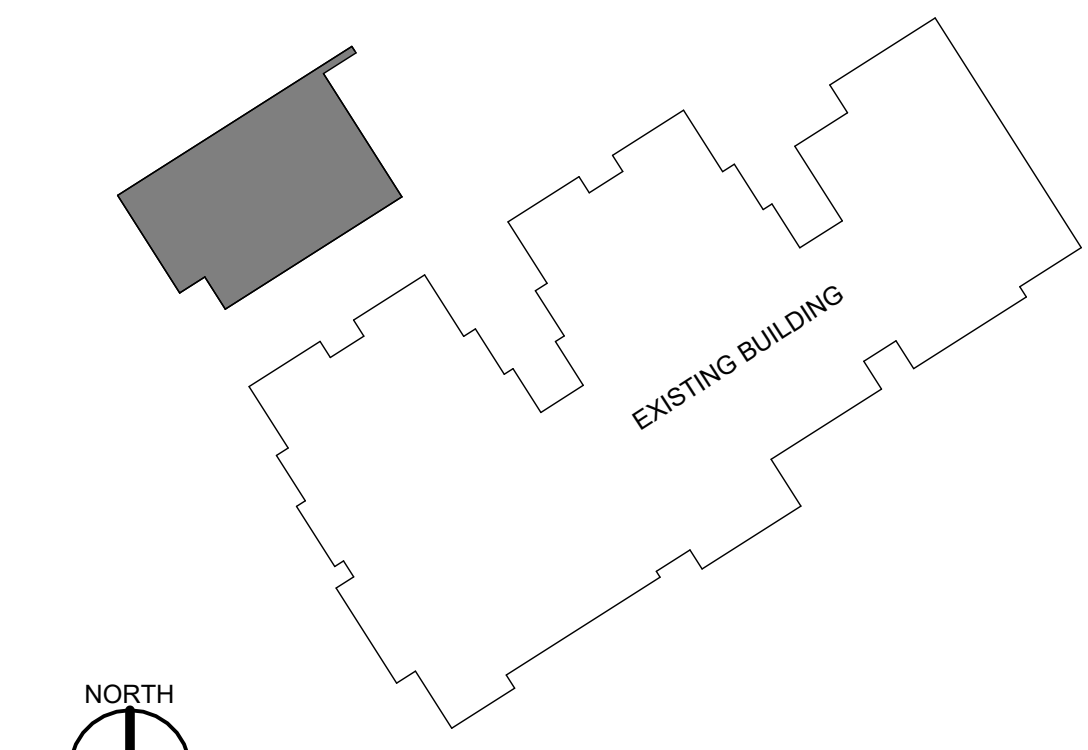
- 01 LINE OF SOFFIT/OVERHANG ABOVE

REFERENCE KEYNOTES

- 05 5133-A03 ROOF HATCH ACCESS LADDER
- 05 7500-C FACTORY FABRICATED COLUMN COVERS
- 10 4400-A FIRE EXTINGUISHER CABINET
- 10 4400-B PORTABLE FIRE EXTINGUISHER
- 10 5113-A METAL LOCKER
- 22 0000-D01 DRINKING FOUNTAIN, SEE PLUMBING FIXTURE SCHEDULE
- 22 0000-F FLOOR SINK



KEY PLAN



NOT FOR CONSTRUCTION

NMSBVI ABQ Preschool Addition and Reno Phase I Site Improvement & Phase II Cafeteria/Multipurpose Facility

801 Stephen Moody SE
Albuquerque, NM 87123

90% CD
PROGRESS SET

REVISIONS

DRAWN BY DEKKER
REVIEWED BY JD, CT
DATE 10/10/2024
PROJECT NO 22-0220.002

DRAWING NAME
FLOOR PLAN

SHEET NO
AE101

Land Use: 715

Single Tenant Office Building

Description

A single tenant office building generally contains offices, meeting rooms, and space for file storage and data processing of a single business or company and possibly other service functions including a restaurant or cafeteria. General office building (Land Use 710), corporate headquarters building (Land Use 714), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are related uses.

Additional Data

The sites were surveyed in the 1980s, the 1990s, and the 2000s in California, Kansas, Maryland, Missouri, New Jersey, New York, Pennsylvania, and Virginia.

Source Numbers

212, 262, 273, 279, 303, 304, 322, 323, 324, 327, 407, 510, 701

* PHASE 1 & PHASE 2 CAFETERIA BUILDING AM TRIPS*

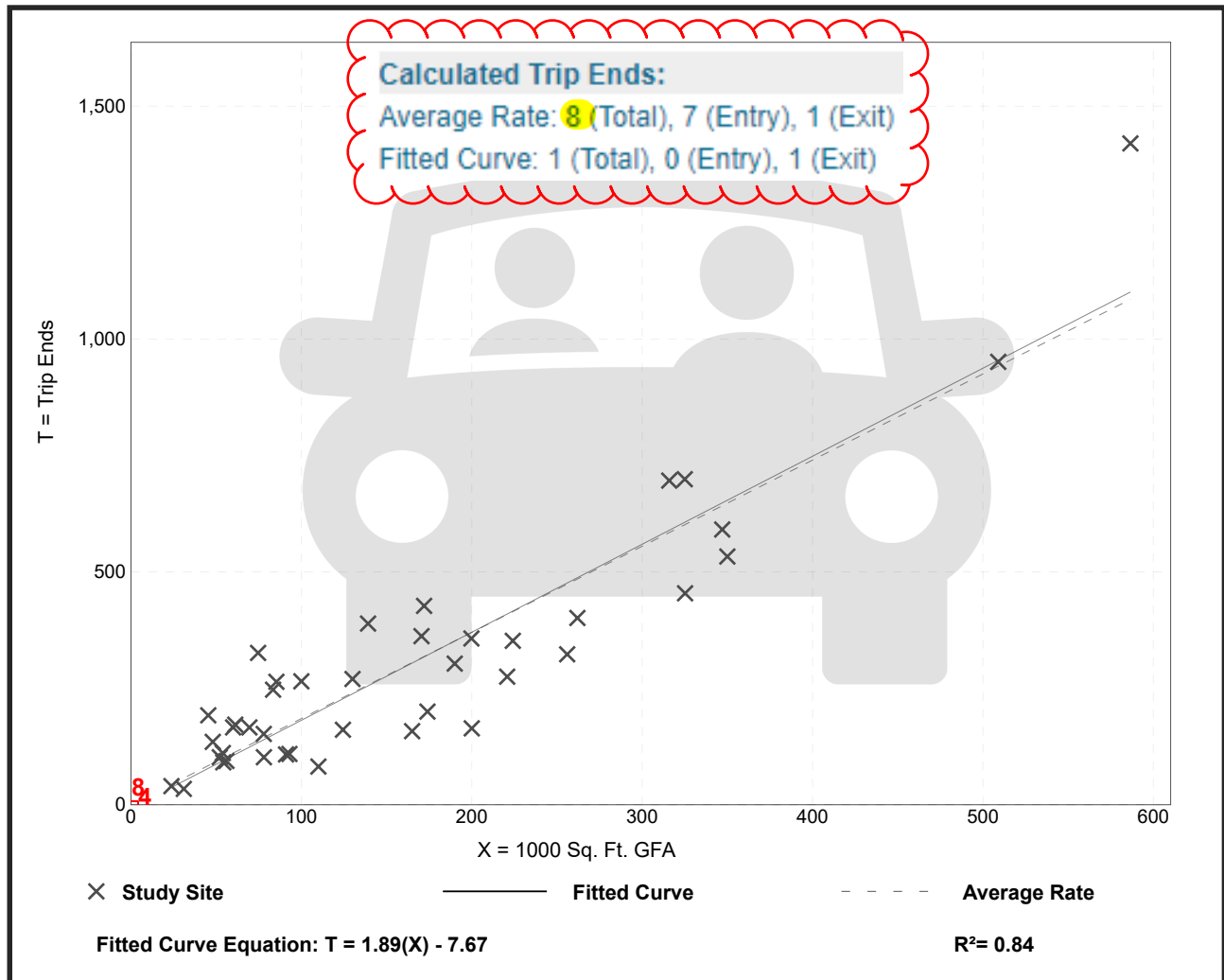
Single Tenant Office Building (715)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 41
 Avg. 1000 Sq. Ft. GFA: 164
 Directional Distribution: 89% entering, 11% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.85	0.75 - 4.37	0.65

Data Plot and Equation



* PHASE 1 & PHASE 2 CAFETERIA BUILDING PM TRIPS*

Single Tenant Office Building (715)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 41
 Avg. 1000 Sq. Ft. GFA: 164
 Directional Distribution: 15% entering, 85% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.76	0.77 - 5.07	0.61

Data Plot and Equation

