



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Mack Recovery Outdoor Vehicle Storage

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: M-14-ZDRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TR 1 PLAT OF TRACTS 1 & 2 LANDS OF B.N. & S.F. RAILWAY COCONT 0.9231 AC

Development Street Address: 2510 2ND ST SW, ABQ, NM 87123

Applicant: Isaacson & Arfman, Inc. Contact: Fred Arfman

Address: 128 Monroe St NE

Phone#: 505-268-8828 Fax#: _____

E-mail: freda@iacivil.com

Development Information

Build out/Implementation Year: 2025 Current/Proposed Zoning: NR-GM

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

Change of Zoning: ()

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

Describe development and Uses:

Development includes the construction of one office structure, external shed, refuse enclosure, access road, and parking.

Days and Hours of Operation (if known): TBD

Facility

Building Size (sq. ft.): 768 sf

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

ITE Trip Generation Land Use Code 110

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

Expected Number of Employees (if known):* TBD

Expected Number of Delivery Trucks/Buses per Day (if known):* TBD

Trip Generations during PM/AM Peak Hour (if known):* AM - 4 Trips/ PM - 1 Trips, See attached below.

Driveway(s) Located on: Street Name 2nd Street SW

Adjacent Roadway(s) Posted Speed: Street Name 2nd Street SW Posted Speed 35
Street Name Posted Speed

** 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: Urban Minor Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: N/A
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: 2,970 Volume-to-Capacity Ratio (v/c): AM PH: 0.425
(if applicable) PM PH: 0.359

Adjacent Transit Service(s): NA Nearest Transit Stop(s): NA

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: According to CABQ maps there is a proposed bike lane within 2nd st
(bike lanes, trails) not included in this project

Current/Proposed Sidewalk Infrastructure: No existing or proposed sidewalk

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

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 []

Thresholds Met? Yes [] No []

Mitigating Reasons for Not Requiring TIS: Previously Studied: []

Notes:

Ernest Armijo
TRAFFIC ENGINEER

8/20/2025
DATE

Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and 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 volume to capacity (v/c) ratio on this form.

General Light Industrial (110)

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: 65

Directional Distribution: 88% entering, 12% exiting

Calculated Trip Ends:

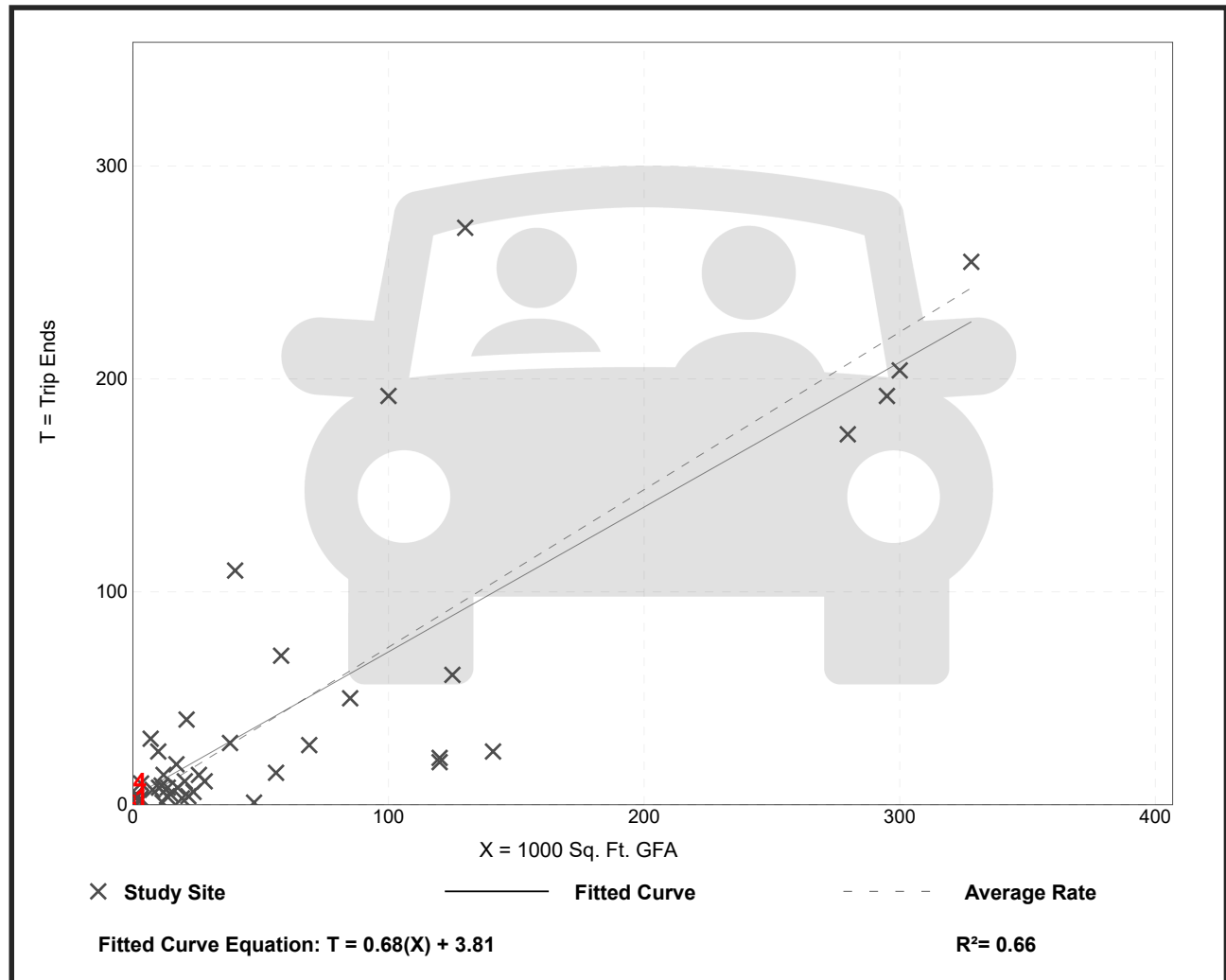
Average Rate: 1 (Total), 1 (Entry), 0 (Exit)

Fitted Curve: 4 (Total), 4 (Entry), 0 (Exit)

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.74	0.02 - 4.46	0.61

Data Plot and Equation



General Light Industrial (110)

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: 40
 Avg. 1000 Sq. Ft. GFA: 58
 Directional Distribution: 14% entering, 86% exiting

Calculated Trip Ends:
 Average Rate: 0 (Total), 0 (Entry), 0 (Exit)
 Fitted Curve: 1 (Total), 0 (Entry), 1 (Exit)

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.65	0.07 - 7.02	0.56

Data Plot and Equation

