



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

Project Title: Transport Apartments Building Permit #: \_\_\_\_\_ Hydrology File #: M15D023H

Zone Atlas Page: M-15 DRB#: PR-2021-005459 EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lots 1-A and 2-A-1 Block 2 Sunport Park

City Address: 2900 Transport St SE

Applicant: Tierra West, LLC Contact: Vinny Perea

Address: 5571 Midway Park PI NE

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

### Development Information

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

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 of a 254-unit multi-family apartment complex

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

### Facility

Building Size (sq. ft.): 281,087 SF (total gross floor area)

Number of Residential Units: 254

Number of Commercial Units: \_\_\_\_\_

### 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: 22 Enter, 72 Exit (94 Total)  
PM: 60 Enter, 39 Exit (99 Total)

Driveway(s) Located on: Street Name Woodward Rd and Flightway Ave

Adjacent Roadway(s) Posted Speed: Street Name Transport St Posted Speed 30 mph

Street Name Flightway Ave Posted Speed 30 mph

Woodward Rd 30 mph

ITE Land Use # 220  
Multifamily Housing  
(Low-Rise) Not Close  
to Rail Transit  
254 units  
AM peak 102 trips  
PM peak 130 trips

## Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Transport, Flightway, and Woodward are considered "Local"  
(arterial, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: Not available through MRCOG Volume-to-Capacity Ratio: Not available through MRCOG  
(if applicable)

Adjacent Transit Service(s): Bus Route 222 on University Blvd Nearest Transit Stop(s): on Randolph Rd, west of Buena Vista Dr 2800' from site as the crow flies

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Flightway Ave - San Jose Lateral Trail (proposed) - paved trail  
(bike lanes, trails) Transport St - Sunport Interchange Con SE (existing) - cars & bicycles share the street

Current/Proposed Sidewalk Infrastructure: Proposed 6' sidewalk along entire frontage of site

## 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:

 P.E.

3/27/2024

TRAFFIC ENGINEER

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.

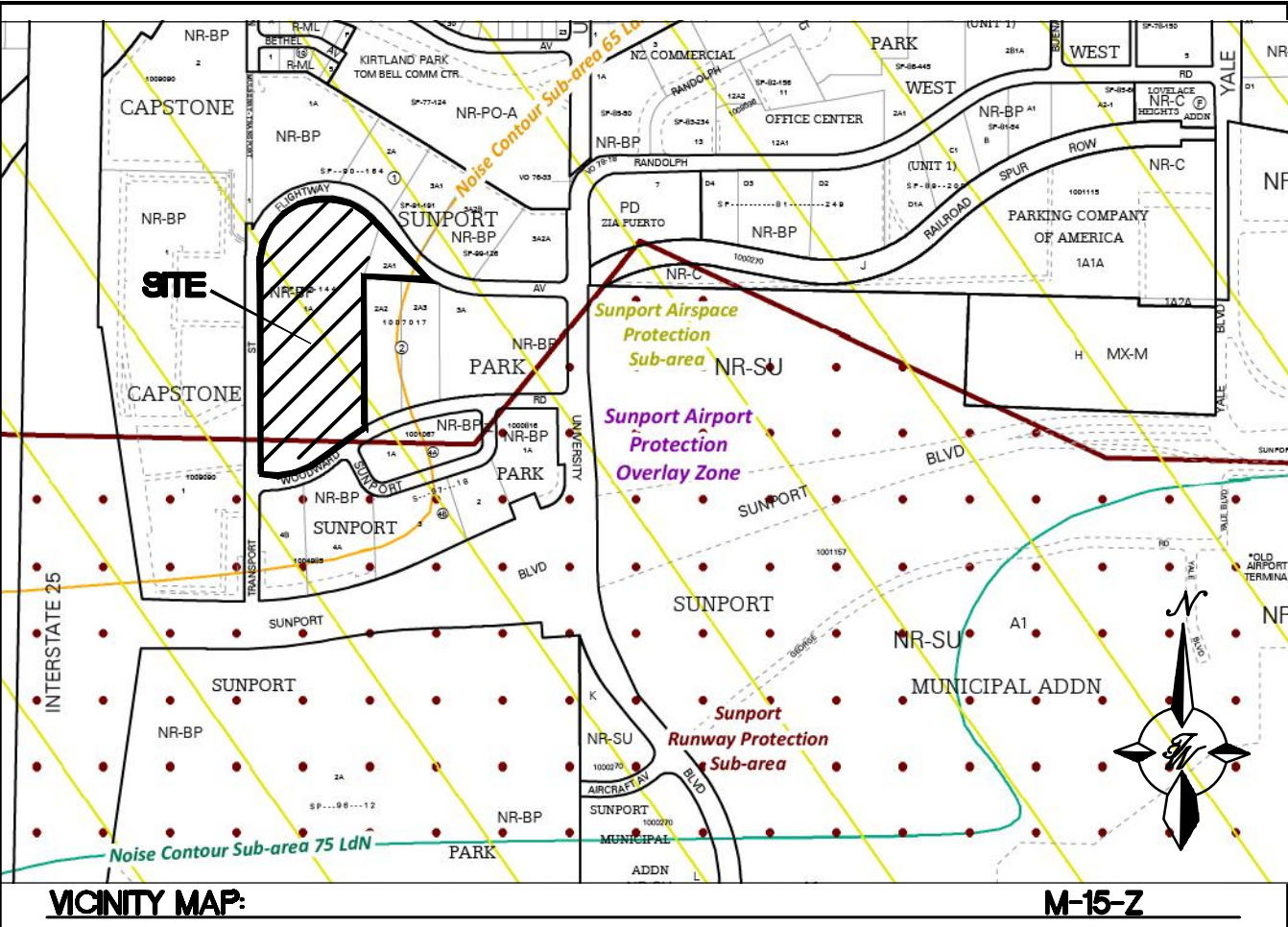
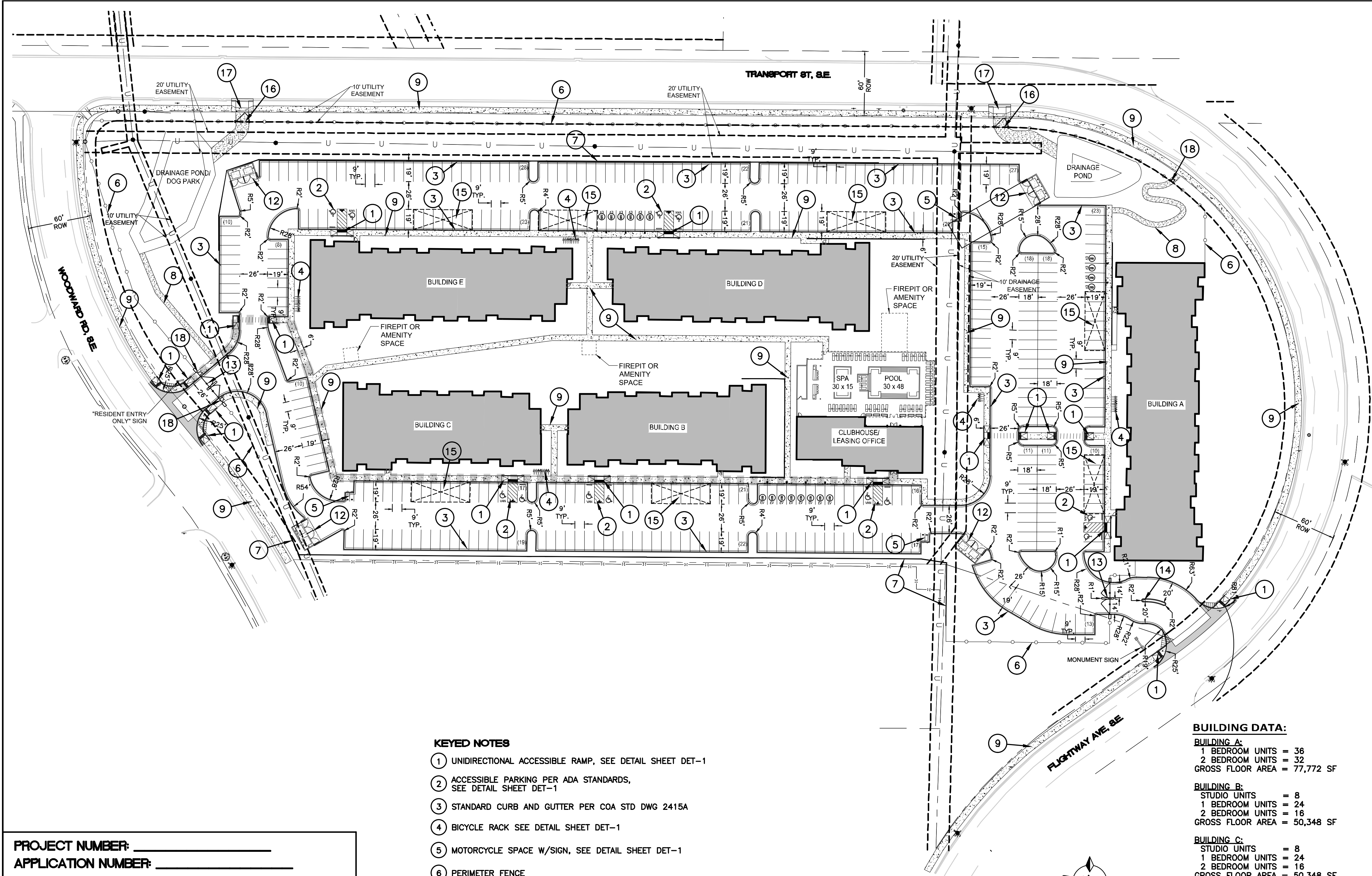
Submit by email to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov) . Call 924-3362 for information.

### **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.





LEGAL DESCRIPTION

LOTS 1-A AND 2-A-1, BLOCK 2 SUNPORT PARK

SITE DATA:

SITE ADDRESS: 2900 TRANSPORT ST SE  
SITE AREA: 10.69 AC +/-  
PROPOSED USE: MULTI-FAMILY RESIDENTIAL  
IDO ZONING: NR-BP  
PRE-IDO ZONING: SU-1 PERMISSIVE USES AND MULTI-FAMILY RESIDENTIAL

PARKING PER TABLE 5-5-1:

28 STUDIO UNITS X 1 = 28 SPACES  
120 1 BEDROOM UNITS X 1.2 = 144 SPACES  
106 2 BEDROOM UNITS X 1.6 = 170 SPACES  
5,521 SF AMENITY BLDG AREA X 0.003 = 17 SPACES

TOTAL PARKING REQUIRED = 359 SPACES  
TOTAL PARKING PROVIDED = 400 SPACES

CHARGING STATIONS REQUIRED = 359 X 0.05 = 18 SPACES  
CHARGING STATIONS PROVIDED = 18 SPACES

ADA PARKING REQUIRED = 12 SPACES  
ADA PARKING PROVIDED = 12 SPACES  
VAN ACCESSIBLE PARKING REQUIRED = 2 SPACES  
VAN ACCESSIBLE PARKING PROVIDED = 6 SPACES

BICYCLE PARKING REQUIRED = 359 X 0.10 = 36 SPACES  
BICYCLE PARKING PROVIDED = 36 SPACES

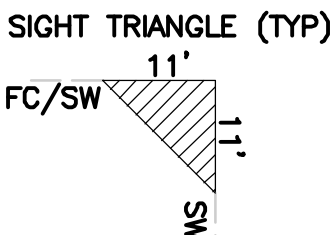
MOTORCYCLE PARKING REQUIRED = 6 SPACES  
MOTORCYCLE PARKING PROVIDED = 6 SPACES

PUBLIC WORK NOTE:

ALL PROPOSED IMPROVEMENTS SHOWN OUTSIDE THE PROPOSED PROPERTY LINES AND EXISTING PROPERTY LINES TO REMAIN ARE DEEMED PUBLIC OFFSITE WORK AND WILL REQUIRE DRC WORK ORDER APPROVAL TO CONSTRUCT.

CLEAR SIGHT TRIANGLE NOTE:

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE



BUILDING DATA:

**BUILDING A:**  
1 BEDROOM UNITS = 38  
2 BEDROOM UNITS = 32  
GROSS FLOOR AREA = 77,772 SF

**BUILDING B:**  
STUDIO UNITS = 8  
1 BEDROOM UNITS = 24  
2 BEDROOM UNITS = 16  
GROSS FLOOR AREA = 50,348 SF

**BUILDING C:**  
STUDIO UNITS = 8  
1 BEDROOM UNITS = 24  
2 BEDROOM UNITS = 16  
GROSS FLOOR AREA = 50,348 SF

**BUILDING D:**  
STUDIO UNITS = 6  
1 BEDROOM UNITS = 18  
2 BEDROOM UNITS = 21  
GROSS FLOOR AREA = 48,603 SF

**BUILDING E:**  
STUDIO UNITS = 6  
1 BEDROOM UNITS = 18  
2 BEDROOM UNITS = 21  
GROSS FLOOR AREA = 48,603 SF

**CLUBHOUSE:**  
GROSS FLOOR AREA = 5,413 SF

TOTAL UNITS = 254  
TOTAL GROSS FLOOR AREA = 281,087 SF

CAUTION

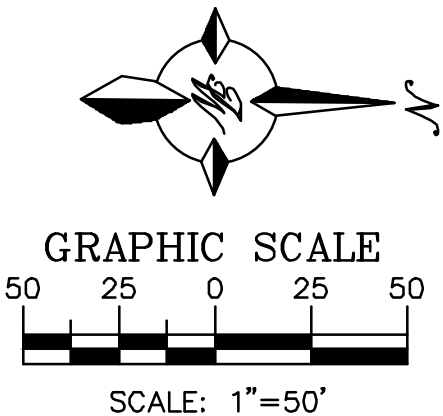
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

KEYED NOTES

- UNIDIRECTIONAL ACCESSIBLE RAMP, SEE DETAIL SHEET DET-1
- ACCESSIBLE PARKING PER ADA STANDARDS, SEE DETAIL SHEET DET-1
- STANDARD CURB AND GUTTER PER COA STD DWG 2415A
- BICYCLE RACK SEE DETAIL SHEET DET-1
- MOTORCYCLE SPACE W/SIGN, SEE DETAIL SHEET DET-1
- PERIMETER FENCE
- RETAINING WALL
- 6" BASE COURSE/CRUSHER FINES PEDESTRIAN TRAIL
- 6" CONCRETE SIDEWALK PER COA STD DWG 2430
- NOT USED
- NOT USED
- DUMPSTER W/RECYCLING
- VEHICULAR GATED ACCESS
- ENTRY KEYPAD AND KNOX KEY SWITCH
- CARPORT PARKING
- POND MAINTENANCE ACCESS ROAD AND GATE
- CONCRETE DRIVEPAD FOR MAINTENANCE ROAD
- PEDESTRIAN GATED ACCESS

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- RETAINING WALL
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- ADA ROUTE FROM PUBLIC ROW
- PARKING COUNT
- EV DUAL CHARGING STATION
- EV PARKING SPACE
- 11'x11' CLEAR SIGHT TRIANGLE



PROJECT NUMBER:

APPLICATION NUMBER:

Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	Date
ABCWUA	Date
PARKS AND RECREATION DEPARTMENT	Date
HYDROLOGY	Date
CODE ENFORCEMENT	Date
* ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
SOLID WASTE MANAGEMENT	Date
PLANNING DEPARTMENT	Date

ENGINEER'S SEAL VINCENT PEREA NEW MEXICO 25311 03/18/2024 Vincent Perea P.E. #25311	TRANSPORT APARTMENTS ALBUQUERQUE, NM	DRAWN BY SB
	SITE PLAN	DATE 03/06/24
TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierawestllc.com		DRAWING
		SHEET # C1.0
		JOB # 2023065