



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Orion Center

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: M-16-Z DRB#: _____ EPC#: PR-2020-004447 Work Order#: _____

Legal Description: Tract A-1, Sunport Municipal Addition & Tract A-1-B, Airport Park

Development Street Address: 2200 Sunport Blvd SE, Albuquerque, NM 87106 (SEC Gibson and Girard)

Applicant: Group Orion, LLC (Agent: Consensus Planning & Bohannon Huston) Contact: Michael Vos

Address: 302 8th Street NW, Albuquerque, NM 87102

Phone#: (505) 764-9801 Fax#: N/A

E-mail: vos@consensusplanning.com

Development Information

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

Project Type: New: ☒ Change of Use: ☐ Same Use/Unchanged: ☐ Same Use/Increased Activity: ☐

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

Describe development and Uses:

High tech assembly, testing, and supporting office

Days and Hours of Operation (if known): 365/24 hours a day

Facility

Building Size (sq. ft.): 4,782,375 total square feet

Number of Residential Units: N/A

Number of Commercial Units: 4

Traffic Considerations

ITE Trip Generation Land Use Code _____

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

Expected Number of Employees (if known):* 2,500 at Phase 1 build-out

Expected Number of Delivery Trucks/Buses per Day (if known):* unknown at this time

Trip Generations during PM/AM Peak Hour (if known):* see attached for 24-hour hourly trip gen

Driveway(s) Located on: Street Name Girard Blvd SE and Columbia Dr SE

Adjacent Roadway(s) Posted Speed: Street Name Gibson Blvd SE Posted Speed 40 mph
Street Name Girard Blvd SE Posted Speed 35 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/Functional Classification: Gibson - Commuter Corridor/Regional Principal
(arterial, collector, local, main street) Arterial; Girard - Major Collector

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

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

Adjacent Roadway(s) Traffic Volume: 28,900 MRCOG Map Volume-to-Capacity Ratio (v/c): AM EB 0.35
(if applicable) AM WB 0.26

Adjacent Transit Service(s): Routes 96, 217, and 222 Nearest Transit Stop(s): Gibson & PM EB 0.23
Girard PM WB 0.43

Is site within 660 feet of Premium Transit?: No Source: TAQA

Current/Proposed Bicycle Infrastructure: Existing Multi-use Trail along Gibson and Girard (south of Gibson; Existing
(bike lanes, trails) Bike Lanes on Gibson and Bike Route on Girard (north of Gibson)

Current/Proposed Sidewalk Infrastructure: Existing sidewalks on most frontages and proposed where needed

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 ☐

Thresholds Met? Yes ☒ No ☐

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

Notes:

MP P.E.

9/22/2020

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 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.

Project Orion 24-hour trip gen – Phase One

	Time Period	Raw Gibson Traffic % *	Conversion, All Non-Employee Trips Throughout Day (%)	TOTAL	Trip distribution of Non- Employee Trips IN	OUT
0	12-1 AM	0.007685	0	0	0	0
1	1-2 AM	0.003901	0	0	0	0
2	2-3 AM	0.002829	0	0	0	0
3	3-4 AM	0.003448	0	0	0	0
4	4-5 AM	0.007556	0	0	0	0
5	5-6 AM	0.025076	0	0	0	0
6	6-7 AM	0.056362	0.067854	159	80	79
7	7-8 AM	0.07609	0.091605	215	108	107
8	8-9 AM	0.068933	0.082988	194	97	97
9	9-10 AM	0.050776	0.06113	143	72	71
10	10-11 AM	0.051057	0.061468	144	72	72
11	11-12 PM	0.056972	0.068588	161	81	80
12	12-1 PM	0.061605	0.074166	174	87	87
13	1-2 PM	0.057049	0.068681	161	81	80
14	2-3 PM	0.062039	0.074689	175	88	87
15	3-4 PM	0.077182	0.092919	218	109	109
16	4-5 PM	0.084728	0.102004	239	120	119
17	5-6 PM	0.075646	0.091071	213	107	106
18	6-7 PM	0.052195	0.062837	147	74	73
19	7-8 PM	0.038309	0	0	0	0
20	8-9 PM	0.029122	0	0	0	0
21	9-10 PM	0.021803	0	0	0	0
22	10-11 PM	0.017019	0	0	0	0
23	11-12 AM	0.012616	0	0	0	0
	Total		1	2343	1176	1167

* From Gibson Road Corridor 24-hour Volumes.