



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

P09D004/P09D002F

Project Title: Tierra Linda Multi-Family Complex

Building Permit #: _____ Hydrology File #: P09D004

Zone Atlas Page: P09 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TR RR3B1 Plat for Westland South Tracts RR3-B-1 & RR 3-C-1

Development Street Address: 9901 Ceja Vista Road SW

Applicant: DBG Properties Contact: Eric Grodahl

Address: 2164 SW Park Place, Portland, Oregon 97205

Phone#: 503-860-3298 Fax#: _____

E-mail: egrodahl@dbgpropertiesllc.com

Development Information

Build out/Implementation Year: 2027 Current/Proposed Zoning: R-ML

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:

240 DU Multi-Family Complex

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 271,056 sf

Number of Residential Units: 240 DU

Number of Commercial Units: 0

Traffic Considerations

ITE Trip Generation Land Use Code 220

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):* 97 AM / 124 PM

Driveway(s) Located on: Street Name 98th Street and Ceja Vista Road

Adjacent Roadway(s) Posted Speed:

Street Name	Dennis Chavez	Posted Speed	45
Street Name	98th Street	Posted Speed	35

** 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: Dennis Chavez - Regional Principal Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: 118th / Dennis Chavez
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: Dennis Chavez Volume-to-Capacity Ratio (v/c): _____
8700 (if applicable)

Adjacent Transit Service(s): none Nearest Transit Stop(s): _____

Is site within 660 feet of Premium Transit?: no

Current/Proposed Bicycle Infrastructure: Existing Asphalt Trail along south side of Dennis Chavez
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalk is existing along both 98th Street and Ceja Vista Road

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:

Curtis A Cherna 12-2-24
TRAFFIC ENGINEER DATE

The City concurs with Trips shown on the Form

ITE 220 Multi-Family Housing
(Low-Rise)
AM Trips 97
PM Trips 124

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.