



# City of Albuquerque

Planning Department  
Development Review Services Division

R15D003A

## Traffic Scoping Form (REV 12/2020)

**Project Title:** Mesa Del Sol - Artiste **Building Permit #:** N/A **Hydrology File #:** N/A  
**Zone Atlas Page:** R-15 **DRB#:** N/A **EPC#:** N/A **Work Order#:** N/A  
**Legal Description:** Portions of tracts 1,3,4,5,8,9 of Bulk Land Plat Tracts 1-18 Artiste  
**City Address:** N/A

**Applicant:** Lee Engineering on behalf of Titan Development **Contact:** Jonathon Kruse  
**Address:** 8220 San Pedro Dr NE STE 150, Albuquerque, NM 87113  
**Phone#:** 505-545-8459 **Fax#:**  **E-mail:** jkruse@lee-eng.com

### Development Information

**Build out/Implementation Year:** Phased: 2027-2029 **Current/Proposed Zoning:** Planned Ccommunity

**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:**  
Detached single family homes

**Days and Hours of Operation (if known):**

### Facility

**Building Size (sq. ft.):**

**Number of Residential Units:** 688 units

**Number of Commercial Units:**

### Traffic Considerations

**Expected Number of Daily Visitors/Patrons (if known):\*** See attached trip generation table

**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):\*** See attached trip generation table

**Driveway(s) Located on:** Street Name Bobby Foster Rd

**Adjacent Roadway(s) Posted Speed:** Street Name Bobby Foster Rd Posted Speed 40 MPH

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: Community Principal Arterial  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: None  
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: 628 Volume-to-Capacity Ratio: (Information No Longer Available)  
(if applicable)

Adjacent Transit Service(s): \_\_\_\_\_ Nearest Transit Stop(s): \_\_\_\_\_

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: None  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalks

## 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:

The City concurs with  
trips shown on form.

Curtis A Cherne  
TRAFFIC ENGINEER

9-5-24  
DATE

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## **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.

Artiste Phase 1						
Land Use: (210) Single-Family Detached Housing						
# Dwelling Units	Daily		AM Peak Roadway		PM Peak Roadway	
	Enter	Exit	Enter	Exit	Enter	Exit
188						
Dir. Dist.	50%	50%	26%	74%	63%	37%
Trips	902	902	34	98	113	67
	1804		132		180	

All Units		
# of Trips	Equation	
Daily	1804	$\text{Ln}(T) = 0.92 \text{ Ln}(X) + 2.68$
AM Pk	132	$\text{Ln}(T) = 0.91 \text{ Ln}(X) + 0.12$
PM Pk	180	$\text{Ln}(T) = 0.94 \text{ Ln}(X) + 0.27$

Source: ITE Trip Generation, 11th Edition

Artiste Build to Rent Phase 1						
Land Use: (210) Single-Family Detached Housing						
# Dwelling Units	Daily		AM Peak Roadway		PM Peak Roadway	
	Enter	Exit	Enter	Exit	Enter	Exit
250						
Dir. Dist.	50%	50%	26%	74%	63%	37%
Trips	1173	1173	45	126	148	87
	2344		171		235	

All Units		
# of Trips	Equation	
Daily	2344	$\text{Ln}(T) = 0.92 \text{ Ln}(X) + 2.68$
AM Pk	171	$\text{Ln}(T) = 0.91 \text{ Ln}(X) + 0.12$
PM Pk	235	$\text{Ln}(T) = 0.94 \text{ Ln}(X) + 0.27$

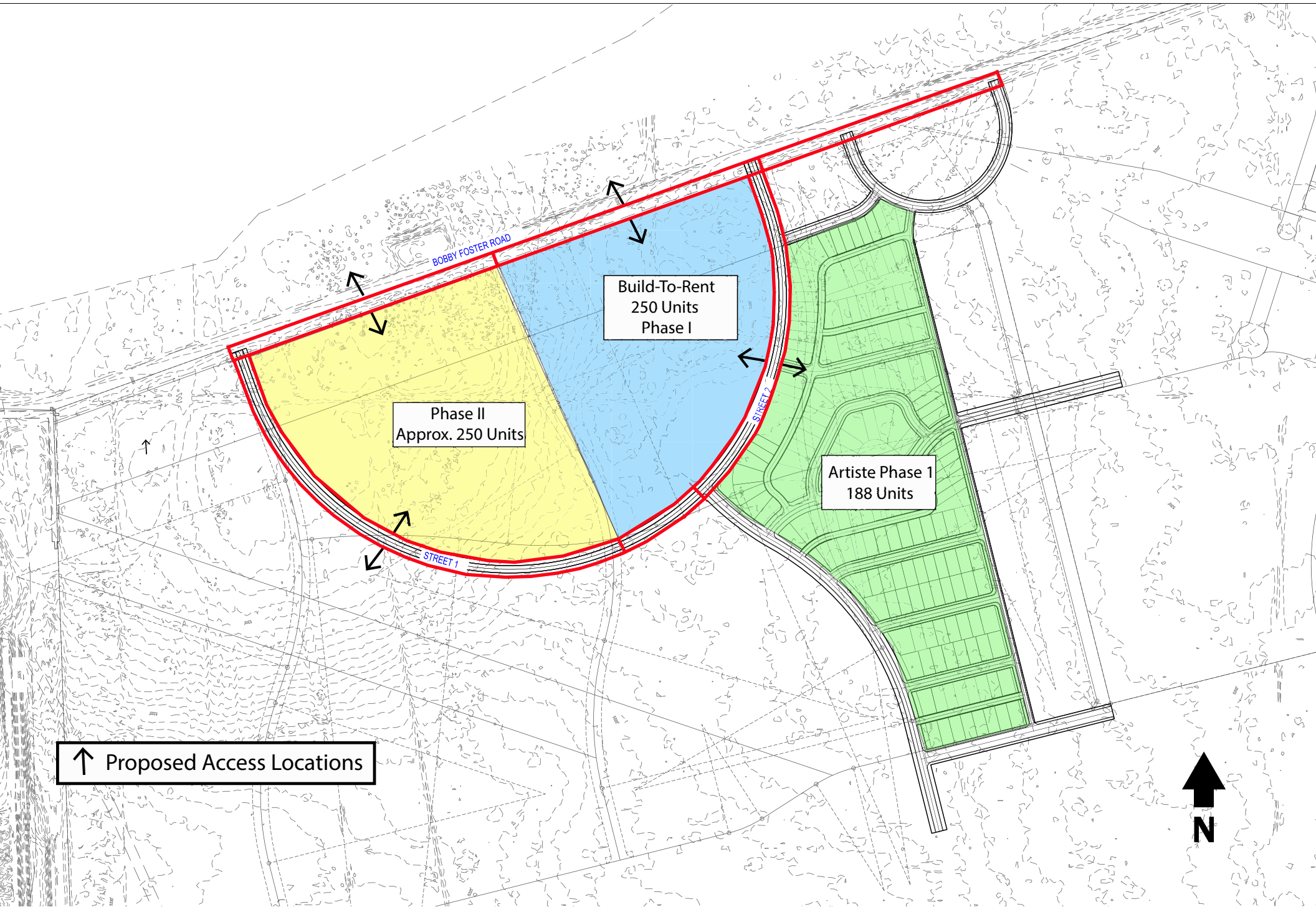
Source: ITE Trip Generation, 11th Edition

Artiste Build to Rent Phase 2						
Land Use: (210) Single-Family Detached Housing						
# Dwelling Units	Daily		AM Peak Roadway		PM Peak Roadway	
	Enter	Exit	Enter	Exit	Enter	Exit
250						
Dir. Dist.	50%	50%	26%	74%	63%	37%
Trips	1173	1173	45	126	148	87
	2344		171		235	

All Units		
# of Trips	Equation	
Daily	2344	$\text{Ln}(T) = 0.92 \text{ Ln}(X) + 2.68$
AM Pk	171	$\text{Ln}(T) = 0.91 \text{ Ln}(X) + 0.12$
PM Pk	235	$\text{Ln}(T) = 0.94 \text{ Ln}(X) + 0.27$

Source: ITE Trip Generation, 11th Edition

Artiste Total Development						
Trips	Daily		AM Peak Roadway		PM Peak Roadway	
	Enter	Exit	Enter	Exit	Enter	Exit
	3248	3248	124	351	409	241
	6492		475		650	



↑ Proposed Access Locations

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