



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: PROJECT EIGHT

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: R-16 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tracts J, Mesa del Sol Innovation Park II

Development Street Address: 5501 Watson Dr.

Applicant: Hines West LLC Contact: Chris Anderson

Address: 2375 E. Camelback Road, Suite 150 Phoenix Arizona 85016

Phone#: +1 (602) 385-4000 Fax#: _____

E-mail: chris.anderson@hines.com

Development Information

Build out/Implementation Year: 2027 Current/Proposed Zoning: PC

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 of a 1-story with high bay R&D facility of approximately 225,500 square-foot building consisting of 33,500 square feet of office and operational support space, 73,000 square feet of lab and testing space, 106,000 square feet of high-bay industrial R&D, and a 13,000 square feet of central utility space, including the electrical room and fire pump

Days and Hours of Operation (if known): M-F, 8 pm to 5 pm (150 employees) and two additional, non-overlapping shifts of 50 operations and technician-type personnel would work at the Project the other 16 hours of each day (100 employees)

Facility

Building Size (sq. ft.): 225K SF

Number of Residential Units: N/A

Number of Commercial Units: N/A

Traffic Considerations

ITE Trip Generation Land Use Code 130 Industrial Park

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

Expected Number of Employees (if known):* 250 employees

Expected Number of Delivery Trucks/Buses per Day (if known):* no permanently parked heavy-duty trucks
deliveries would occur only during typical business hours, and there would be

Trip Generations during PM/AM Peak Hour (if known):* AM - 77 Total (62 Entering/15 Exiting) However we will default to PM - 77 Total (17 Entering/60 Exiting) expected employees/shifts

Driveway(s) Located on: Street Name Watson Dr. and Fritts Crossing

Adjacent Roadway(s) Posted Speed:	Street Name	Watson Dr.	Posted Speed	(35MPH)
	Street Name	Fritts Crossing	Posted Speed	(35MPH)

** 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: Watson Dr. - Proposed Major Collector.
(arterial, collector, local, main street) Fritts Crossing - Proposed Major Collector

Comprehensive Plan Center Designation: Mesa del Sol - Employment Center
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: 5,536 (University Blvd) Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): N/A Nearest Transit Stop(s): _____

Is site within 660 feet of Premium Transit?: no

Current/Proposed Bicycle Infrastructure: Bike lanes proposed in future surrounding roadways
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalks proposed in future surrounding roadways
on either side of 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:

Ernest Armijo
TRAFFIC ENGINEER

6-3-2025
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.