



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

Project Title: Bubba's 33 Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

Zone Atlas Page: B-13-Z DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: See last page

City Address: TBD (UPC# 101306546539410602)

Applicant: GreenbergFarrow Contact: Brandon Goldberg

Address: 21 South Evergreen Avenue, Suite 200, Arlington Heights, IL 60005

Phone#: 224-764-0369 Fax#: NA E-mail: bgoldberg@greenbergfarrow.com

### Development Information

Build out/Implementation Year: August 2021 Current/Proposed Zoning: MX-M

Project Type: New: (X) Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )

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

Describe development and Uses:

To construct a Bubba's 33 sit-down restaurant, which is 7,575-square feet in size.

Days and Hours of Operation (if known): 11am to 11pm daily

### Facility

Building Size (sq. ft.): 7,575-square feet

Number of Residential Units: 0

Number of Commercial Units: 1

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* ITE Land Use #932 High-Turnover (Sit-Down) Restaurant  
AM 75 trips, PM 80 trip

Expected Number of Employees (if known):\* 30

Expected Number of Delivery Trucks/Buses per Day (if known):\* 1 (in the morning, prior to the business being open)

Trip Generations during PM/AM Peak Hour (if known):\* \_\_\_\_\_

Driveway(s) Located on: Street Name Cottonwood Mall Parking Lot

Adjacent Roadway(s) Posted Speed: Street Name Cottonwood Loop Road Posted Speed

Street Name Posted Speed

## Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Urban Principal Arterial  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Cottonwood Mall Employment Center  
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: 52,580 vpd Volume-to-Capacity Ratio: 0.72  
(if applicable)

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

Is site within 660 feet of Premium Transit?: NO

Current/Proposed Bicycle Infrastructure: Proposed bicycle lanes  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing sidewalks on Coors Bypass

## 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: Trip generation less than the threshold for a TIS.

 P.E.

3/4/2021

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:

Proposed Tract B-4-A, Plat of second revision plat of Cottonwood Mall, Albuquerque, New Mexico, as shown on record plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 1997 in Plat Book 97C, Folio 33.

The Parcel described here is the same as shown on the title commitment provided by the First American Title, having file No. 2463939 and an effective date of December 31, 2019.