



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: IHOP Restaurant

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: A-11-Z DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TR 4 PLAT OF TRS 1, 2, 3 & 4 PARADISE PLAZA CONT 1.8131 AC

Development Street Address: 99999 UNSER BLVD NW ALBUQUERQUE NM 87107

Applicant: Modulus Architects Contact: Regina Okoye

Address: 100 Sun Ave Suite 600, Albuquerque NM 87109

Phone#: 505-338-1499 Fax#: _____

E-mail: rokoye@modulusarchitects.com

Development Information

Build out/Implementation Year: 2023 Current/Proposed Zoning: MX-L

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:

Scope of work includes construction of a new IHOP, with two future tenants and associated site improvements. IHOP will be 4,500 SF, Tenant space 1 will be 2,424SF and Tenant Space 2 will be 3,500SF.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 10,424 sf

Number of Residential Units: _____

Number of Commercial Units: 1

Traffic Considerations

ITE Trip Generation Land Use Code _____

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):* _____

Driveway(s) Located on: Street Name CROWN RD NW

ITE Land Use #932 High-Turnover
(Sit-Down) Restaurant 4,500 Sq Ft
AM peak 45 trips
PM peak 40 trips

ITE Land Use #814 Variety Store
5,900 Sq ft
AM peak 10 trips
PM peak 45 trips

Total of combined trips
AM peak 55 trips
PM peak 85 trips

Adjacent Roadway(s) Posted Speed:

Street Name	CROWN RD NW	Posted Speed	not listed
Street Name	UNSER BLVD NW	Posted Speed	40 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:

UNSER BLVD NW- urban principal arterial
CROWN RD NW- local urban streets

(arterial, collector, local, main street)

Comprehensive Plan Center Designation:

N/A

(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County):

City

Adjacent Roadway(s) Traffic Volume:

Unser - 35400	Volume-to-Capacity Ratio (v/c):
	(if applicable)

Adjacent Transit Service(s):

Route 155	Nearest Transit Stop(s):
	Bus Stop 155

Is site within 660 feet of Premium Transit?:

Yes - Unser (Future)

Current/Proposed Bicycle Infrastructure:

Current along Unser

(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure:

Existing multi purpose along Unser

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: [<input type="checkbox"/>]
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Notes:

M.P. P.E.

4/24/2023

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.