City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Golf Course and Westside Building Permit #: _____ Hydrology File #: A12D008B1

Zone Atlas Page: A-12-Z DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC

City Address: 10850 GOLF COURSE RD NW ALBUQUERQUE 87114

Applicant: Tierra West LLC Contact: Luis Noriega

Address: 5571 Midway Park Pl NE, Albuquerque NM, 87109

Phone#: 505-858-3100 Fax#: _____ E-mail: lnoriega@tierrawestllc.com

Development Information

Build out/Implementation Year: 2023 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: ( ) Mixed-Use: (X)

Describe development and Uses:

NEW COMERCIAL SUBDIVISION PLAT FOR FUTURE GAS STATION, COFFEE SHOP, RESTURUANT AND RETAIL.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): See attachment

Number of Residential Units: _____

Number of Commercial Units: 6

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* See attached

Expected Number of Employees (if known):* See attached

Expected Number of Delivery Trucks/Buses per Day (if known):* See attached

Estimated peak hour trips
AM 529 trips
PM 677 trips

Trip Generations during PM/AM Peak Hour (if known):* See attached

Driveway(s) Located on: Street Name Golf Course Rd and Westside Blvd

Adjacent Roadway(s) Posted Speed: Street Name Golf Course RD (GC) Posted Speed 40 MPH

Street Name Westside Blvd (W) Posted Speed 35 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: MINOR ARTERIAL (GC), PRINCIPAL ARTERIAL (W)
(arterial, collecdtor, 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: 15,964 ADT19 (W) Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): BUS ROUTE 96 Nearest Transit Stop(s): 20' (PL)

Is site within 660 feet of Premium Transit?: NO

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

Current/Proposed Sidewalk Infrastructure: CURRENT

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 [ ] Borderline [ ]

Thresholds Met? Yes [✓] No [ ]

Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ]

Notes:

M Parsons P.E. 6/23/2022

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 . 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.

ITE Trip Gen	11th Edition
Last Updated	6/23/2022
Project	2022055

ITE Trip Type	Land Use Code	Value
Services	945	16

Lot A: Gas Service Station/ Convience Market

Peak Hour Adjacent (AM)						Peak Hour Adjacent (PM)					
Average Rate (Total)	Fitted Curve	R^2	Equation	Enter	Exit	Average Rate (Total)	Fitted Curve	R^2	Equation	Enter	Exit
257	N/A	N/A	N/A	128	129	295	N/A	N/A	N/A	147	148

Weekday					
Average Rate (Total)	Fitted Curve	R^2	Equation	Enter	Exit
4242	N/A	N/A	N/A	2121	2121

ITE Trip Type	Land Use Code	Value
Services	931	7.1

Lot B: Quality Restraunt

Peak Hour Adjacent (AM)						Peak Hour Adjacent (PM)					
Average Rate (Total)	Fitted Curve	R^2	Equation	Enter	Exit	Average Rate (Total)	Fitted Curve	R^2	Equation	Enter	Exit
5	N/A	N/A	N/A	5	0	56	N/A	N/A	N/A	37	19

Weekday					
Average Rate (Total)	Fitted Curve	R^2	Equation	Enter	Exit
599	N/A	N/A	N/A	299	300

ITE Trip Type	Land Use Code	Value
Services	938	1

Lot C: Coffee Shop/DT/No Indoor Seats

Peak Hour Adjacent (AM)						Peak Hour Adjacent (PM)					
Average Rate (Total)	Fitted Curve	R^2	Equation	Enter	Exit	Average Rate (Total)	Fitted Curve	R^2	Equation	Enter	Exit
40	N/A	N/A	N/A	20	20	15	N/A	N/A	N/A	7	8

Weekday					
Average Rate (Total)	Fitted Curve	R^2	Equation	Enter	Exit
179	N/A	N/A	N/A	89	90

ITE Trip Type	Land Use Code	Value
Retail	814	6.3

Lot D: Variety Store

Peak Hour Adjacent (AM)						Peak Hour Adjacent (PM)					
Average Rate (Total)	Fitted Curve	R^2	Equation	Enter	Exit	Average Rate (Total)	Fitted Curve	R^2	Equation	Enter	Exit
19	N/A	N/A	N/A	10	9	42	N/A	N/A	N/A	21	21

Weekday					
Average Rate (Total)	Fitted Curve	R^2	Equation	Enter	Exit
399	N/A	N/A	N/A	199	200

ITE Trip Type	Land Use Code	Value
Service	930	10

Lot E: Fast Casual Restraunt

Peak Hour Adjacent (AM)						Peak Hour Adjacent (PM)					
Average Rate (Total)	Fitted Curve	R^2	Equation	Enter	Exit	Average Rate (Total)	Fitted Curve	R^2	Equation	Enter	Exit
14	N/A	N/A	N/A	7	7	125	N/A	N/A	N/A	69	56

Weekday					
Average Rate (Total)	Fitted Curve	R^2	Equation	Enter	Exit
969	N/A	N/A	N/A	484	485

ITE Trip Type	Land Use Code	Value
Service	934	4.4

Lot F: Fast Food/ DTW

Peak Hour Adjacent (AM)						Peak Hour Adjacent (PM)					
Average Rate (Total)	Fitted Curve	R^2	Equation	Enter	Exit	Average Rate (Total)	Fitted Curve	R^2	Equation	Enter	Exit
194	N/A	N/A	N/A	99	95	144	N/A	N/A	N/A	75	69

Weekday					
Average Rate (Total)	Fitted Curve	R^2	Equation	Enter	Exit
2034	N/A	N/A	N/A	1017	1017

SUB TOTALS		
Peak Hour Adjacent (AM)		
Avergae	**Enter**	**Exit**
529	**269**	**260**
Peak Hour Adjacent (PM)		
Avergae	**Enter**	**Exit**
677	**356**	**321**
Weekday		
Avergae	**Enter**	**Exit**
8422	**4209**	**6334**

WESTSIDE BLVD

GOLF COURSE RD

TR D-1 PLAT OF TRS D-1, 7.6716 ACRES

16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

LOT A
1.99 ACRES
GAS SERVICE STATION
WITH CONVENIENCE
MARKET

GAS STATION
4,246 SF

1.99 ACRES

LOT D
1.2 ACRES
VARIETY STORE

6,226 SF

1.20 ACRES

LOT E
1.21 ACRES
FAST CASUAL RESTAURANT

9,984 SF

7,137 SF

LOT B
1.27 ACRES
QUALITY RESTAURANT

1.27 ACRES

0.96 ACRES

LOT C
0.96 ACRES
COFFEE SHOP WITH
DRIVE-THROUGH WINDOW
AND NO INDOOR SEATS

616 SF

TRACT D-1
PARADISE HEIGHTS, UNIT 1
(06/02/2010, 2009C-81)

LOT F
1.21 ACRES
FAST FOOD WITH
DRIVE-THROUGH WINDOW

4,351 SF

1.21 ACRES

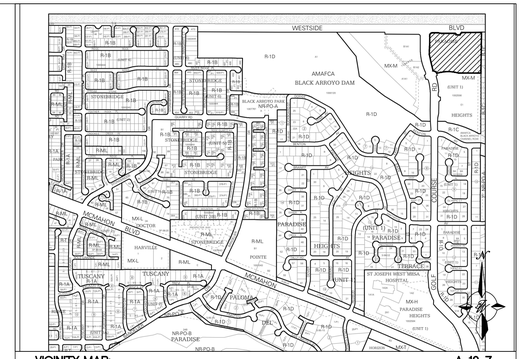
1.21 ACRES

SIDEWALK

ASPHALT

ONE WAY

ONE WAY



VICINITY MAP: A-12-Z

LEGAL DESCRIPTION:

TR D-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 7.6716 AC

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- STREET LIGHTS
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING LANE
- EXISTING STRIPING

N

50 25 0 25 50

SCALE: 1"=50'

ENGINEER'S SEAL	GOLF COURSE + WESTSIDE ALBUQUERQUE, NM	DRAWN BY BF
		DATE 06-20-2022
	SITE PLAN FOR BUILDING PERMIT	2022055_SPE
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # **C1**
RONALD R. BOHANNAN P.E. #7868		JOB # 2022025

\\TWNAS\Z_Drive\2022\2022055 Golf Course & Westside Blvd\dwg\EPC\2022055_SPE.dwg, Jun 20, 2022 - 1:57pm