

SCOPE OF TRAFFIC IMPACT STUDY (TIS)

TO:

Traffic Engineer:

Jonathon Kruse
Lee Engineering
8220 San Pedro Dr, NE
Suite 150
Albuquerque, NM 87113

Owner:

Brigid Williams
In-N-Out Burger
13502 Hamburger Lane
Baldwin Park, CA 91706

MEETING DATE: April 1, 2025

ATTENDEES:

PROJECT: Project Name, Zone Atlas # [In-N-Out Burger Cottonwood](#)

REQUESTED CITY ACTION: ☐ Zone Change ☒ Site Development Plan

☐ Subdivision ☐ Building Permit ☐ Site Plan Amendment

☐ Curb Cut Permit ☐ Conditional Use ☐ Annexation

ASSOCIATED APPLICATION:

Quick service restaurant with drive-through window

SCOPE OF REPORT:

The Traffic Impact Study should follow the standard report format, which is outlined in the DPM. The following supplemental information is provided for the preparation of this specific study.

1. Trip Generation

a. Surveyed data:

- i. No AM Peak Hour (Restaurant not open)
- ii. 2. Mid Day Enter/Exit: 146/140
- iii. 3. PM Enter / Exit: 105/97

2. Appropriate study area:

Signalized Intersections;

- a. Coors Bypass & Eagle Ranch / Cottonwood Loop
- b. Coors Bypass / Coors Blvd & Coors Rd
- c. Coors Rd & Cottonwood Loop

Unsignalized Intersections;

- a. Cottonwood Loop & Cottonwood Loop (East Entrance)
- b. Cottonwood Loop & Cottonwood Loop (West Entrance)

3. Intersection turning movement counts
 Study Time – 11-2 PM peak hour, 4-6 p.m. peak hour
 Consultant to provide for all intersections listed above.
 Include pedestrian and cyclists.
4. Type of intersection progression and factors to be used.
 Type III arrival type (see “Highway Capacity Manual, current edition” or equivalent as approved by staff). Unless otherwise justified, peak hour factors and % heavy commercial should be taken directly from the MRCOG turning movement data provided or as calculated from current count data by consultant.
5. Boundaries of area to be used for trip distribution.
 See attached figure
6. Basis for trip distribution.
 - a. Turning movement counts

For smaller projects: Based on existing traffic patterns, trip attractions in the study area and locations where most trips may originate.

For larger projects: In addition to the information for smaller projects the distribution is to be determined using the most recently-approved socioeconomic forecasts from MRCOG and will be based upon appropriate radii or distribution areas around the site.

7. Traffic Assignment. Logical routing on the major street system.
8. Proposed developments which have been approved but not constructed that are to be Included in the analyses. Projects in the area include:
 - a. Mister Car Wash
 - b. Panda Express
 - c. Residential East of 7 Bar Loop & Coors Rd
9. Method of intersection capacity analysis - planning or operational (see “Highway Capacity Manual 6th edition” or equivalent (e.g. HCS, Synchro, etc.) as approved by staff). Must use latest version of design software and/or current edition of design manual.
10. Traffic conditions for analysis:
 - Existing Conditions
 - ii. Opening Year Background (No Build)
 - iii. Opening Year Buildout (Full Build)
 - iv. Opening Year Buildout Optimized (if needed)
 1. All scenarios with existing signal timings except opening year buildout optimized.
 - v. Horizon Year Background – 10 Years from opening
 - vi. Horizon Year Buildout – 10 Years from opening
11. Background traffic growth.

Method: use 10-year historical growth based on standard data from the MRCOG Traffic Flow Maps. Minimum growth rate to be used is 1/2%.

12. Planned (programmed) traffic improvements.
List planned CIP improvements in study area and projected project implementation year:
 - a. None

13. Items to be included in the study:
 - a. 11"x17" minimum size Site Plan with including dimension from driveways to intersections/other driveways.
 - b. Intersection analysis.
 - c. Site design features such as turning lanes, median cuts, queuing requirements and site circulation, including driveway signalization and visibility.
 - d. Transportation system impacts.
 - e. Other mitigating measures.
 - f. Crash analysis-at a minimum to include the project frontage, but may extend to area of influence-
 - a. Coors Blvd & Coors Rd Intersections
 - b. ~~2~~: 5 Years
 - g. Weaving analyses ☐ yes ☐ no; Location(s):
 - h. Recommended street, intersection and signal improvements.
 - i. Transportation Infrastructure proposed to be built with this project: list and exhibit.
 - j. Pedestrian Facility and Safety section: This section will provide a narrative on existing and proposed pedestrian facilities, elaborate on pedestrian involved crashes and propose mitigation as necessary.
 - k. Bicycle facility and safety section: This section will provide a narrative on existing and proposed bicycle facilities, elaborate on cyclist involved crashes and propose mitigation as necessary and include whether cycling facilities are required/required to be upgraded per the MRCOG Long Range Bicycle System Map.

14. Other:
[Speed Change Lane Analysis for Study Intersections](#)
[Drive Through Window Queuing](#)

SUBMITTAL REQUIREMENTS:

1. Number of copies of report required
 - a. 1 digital copy
2. Submittal Fee – \$1300 for up to 3 reviews plus technology fee
 - a. Submit the TIS ~~along with a DTIS to Planning Development Review Services email PLNDRS@cabq.gov~~. Submit TIS through ABQ-PLAN

The Traffic Impact Study for this development proposal, project name, shall be performed in accordance with the above criteria. If there are any questions regarding the above items, please contact me at 505-924-3986.

Curtis A Cherne

Curtis Cherne, P.E.
Senior Engineer
City of Albuquerque, Planning Dept.
Transportation Development Section

4-2-25

Date

C: TIS Meeting Attendees

Agenda for In-N-Out Burger (Cottonwood) Scoping Meeting**Virtual Meeting****April 1, 2025****-Meeting Notes in Red-****Attendees:****Margaret Haynes – NMDOT
Curtis Cherne - CABQ****~~Brigid Williams – In N-Out Burger~~
Jonathon Kruse – Lee Engineering**

1. Introductions
2. Review of Site Plan
 - a. Site Plan & Land Uses
 - b. Access Review
 - i. Access to Cottonwood Loop
 - ii. Cottonwood Mall
3. Discussion of Scope for TIS
 - a. Study Intersections
 - i. Coors Bypass & Eagle Ranch Rd / Cottonwood Loop
 - ii. Coors Bypass / Coors Blvd & Coors Rd
 - iii. Coors Rd & Cottonwood Loop
 - iv. Cottonwood Loop & Cottonwood Loop (East Entrance)
 - v. Cottonwood Loop & Cottonwood Loop (West Entrance)
 - b. Data Collection
 - i. Existing Study Intersections
 - c. Trip Generation, Pass By, & Internal Capture
 - i. Surveyed Peak Hour Trips
 1. No AM Peak Hour (Restaurant not open)
 2. Mid Day Enter/Exit: 146/140
 3. PM Enter / Exit: 105/97
 - ii. Pass-by trips based on Trip Generation Manual (11th Edition) Quick Service Restaurant with Drive-Through Window
 - iii. No Internal Capture. No capture to/from mall.
 - iv. Trips distributed based on existing traffic patterns
 1. See attached figure
 - d. Known Developments or Pending Improvements in Area
 - i. **Mister car wash**
 - ii. **Panda Express**
 - iii. **Residential east of 7 Bar & Coors Rd**
 - e. Build-out Year and Growth Rate
 - i. Build-Out Year (2027)

1. Will look at Historic Traffic Volumes and calculate growth rate, if less than 1%, will assume 1% growth per year.
 - f. Analysis scenarios
 - i. Existing Conditions
 - ii. Opening Year Background (No Build)
 - iii. Opening Year Buildout (Full Build)
 - iv. Opening Year Buildout Optimized (if needed)
 1. All scenarios with existing signal timings except opening year buildout optimized.
 - v. Horizon Year Background – 10 Years from opening
 - vi. Horizon Year Buildout – 10 Years from opening
 - g. Required Analysis & Methodology
 - i. LOS Capacity and Queueing analysis based on HCM 6th Edition
 1. Capacity & Queueing for network peak rather than individual intersection peaks
 - ii. Speed Change Lane Analysis for Study Intersections
 - iii. Drive Through Window Queueing
 - iv. Safety (Crash) Summary
 1. Coors Blvd & Coors Rd Intersections
 2. 5 Years
 - h. Forms
 - i. Delivered
 1. NMDOT STA
 2. CABQ Traffic Scoping Form
 - ii. To Be Completed
 1. CABQ TIS Scope_2024
 2. CABQ DFT (ABQ Plan)
4. Agency Input (Comments & Issues)
5. Meeting Notes (Distributed by Lee Engineering)

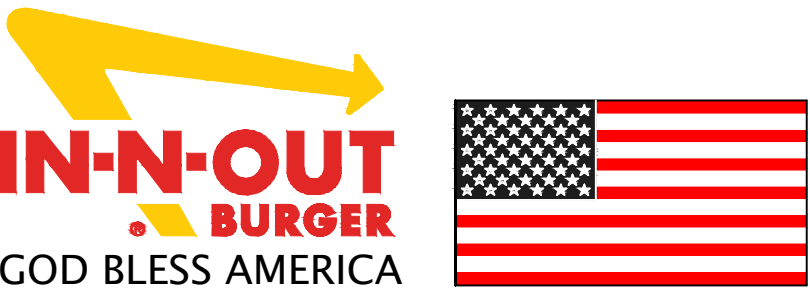


SUMMARY			
IN-N-OUT SITE AREA:		± 1.47 ACRE (64,002 SF ±)	
SITE ADDRESS:		SEC COORS BYPASS BLVD. NW & EAGLE RANCH RD. NW	
JURISDICTION:		CITY OF ALBUQUERQUE, NM	
APN:		UPC: 1014065036220103	
ZONING:		MX-M MIXED-USE-MODERATE INTENSITY ZONE DISTRICT	
PROPOSED USE:		DRIVE-THRU FASTFOOD	
CAR STACKING IN DRIVE THRU:		30 CARS MIN.	
REQ. SET BUILDING SET BACKS		REQ.	PROV.'D
FRONT:		SOUTH 5'-0"	10'-4"
SIDE:		WEST 0'-0"	8'-3"
SIDE:		EAST 5'-0"	128'-9"
REAR:		NORTH 15'-0"	195'-6"

INO CHECK LIST			
MENU BOARD AND SPEAKER AT CAR:		10	
ASSOCIATE WALKWAY SPAN:		CAR 10 TO CAR 18	
DRIVE THRU'S ALLOWED IN ZONING		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
CONDITIONAL USE PERMIT NEED FOR D/T:		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
PATIO CANOPY:		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
WATER MISTERS:		YES <input type="checkbox"/>	NO <input type="checkbox"/>
HEATERS:		YES <input type="checkbox"/>	NO <input type="checkbox"/>
DRIVE THRU CANOPY:		YES <input type="checkbox"/>	NO <input type="checkbox"/>
HEATERS:		YES <input type="checkbox"/>	NO <input type="checkbox"/>
COLD CLIMATE FLY FAN HEATERS:		YES <input type="checkbox"/>	NO <input type="checkbox"/>

BUILDING AREA		
IN-N-OUT BUILDING AREA:	URBAN PROTOTYPE	3,887 S.F.
IN-N-OUT SEATING:		
INDOOR:		84 SEATS
OUTDOOR:		28 SEATS

PARKING SUMMARY	REQ.	PROV.'D
IN-N-OUT BLDG.(@8 SP PER 1000 S.F.)		
AREA 3887 SF :	31	71
OUTDOOR SEATING(8 SP@1000 S.F.)		
9 TABLES*50 EA=450 S.F:	04	
	35	71



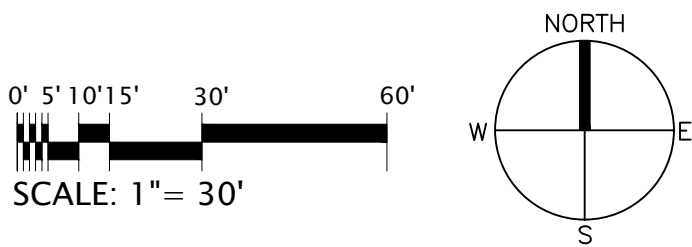
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

PRELIMINARY SITE PLAN

SHEET OF 1

THE INFORMATION, DRAWINGS AND SPECIFICATIONS SHOWN ARE AND SHALL REMAIN THE PROPERTY OF IN-N-OUT BURGER.
THESE DOCUMENTS MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF IN-N-OUT BURGERS.

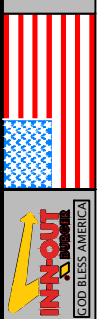
ALBUQUERQUE, NM
COTTONWOOD MALL



DATE	REVISIONS

INO_NM_ALBUQUERQUE_SP
(DILLARD'S PAD)

PRELIMINARY SITE PLAN LAYOUT
(SEC COORS BYPASS BLVD. NW & EAGLE RANCH RD NW) ALBUQUERQUE, NM





30%

5%

Cottonwood Loop
(Private)

5%

20%

Coors Bypass

Eagle Ranch Rd

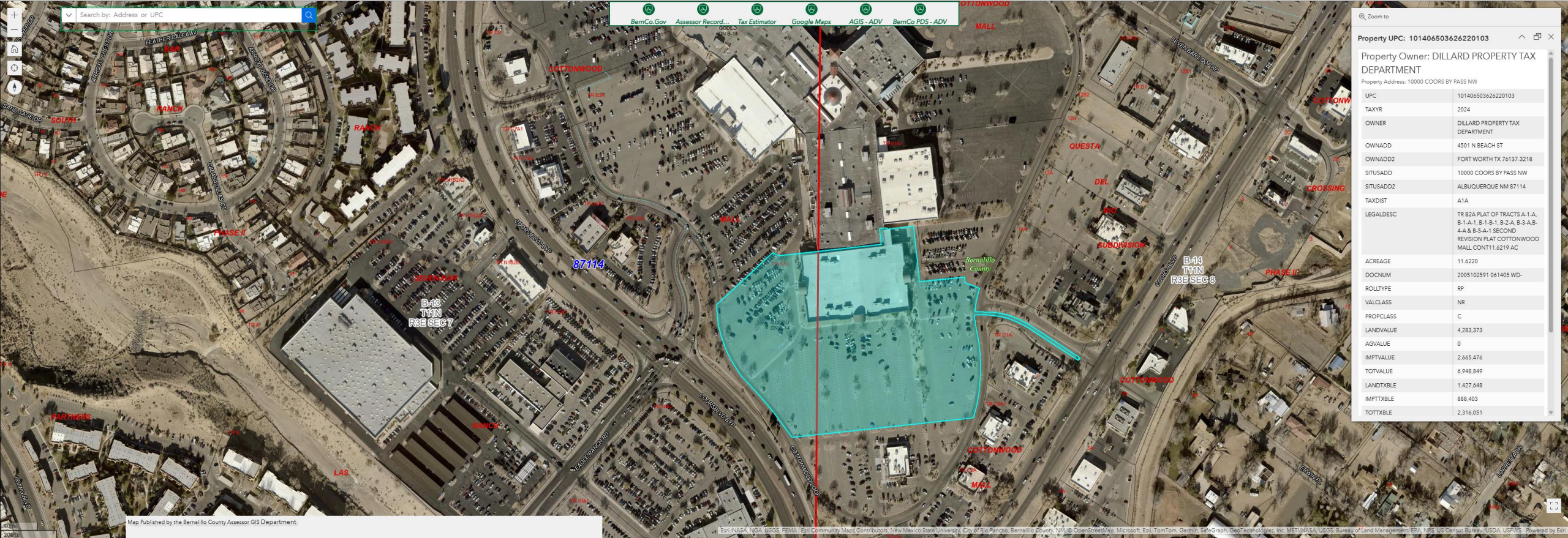
In-N-Out

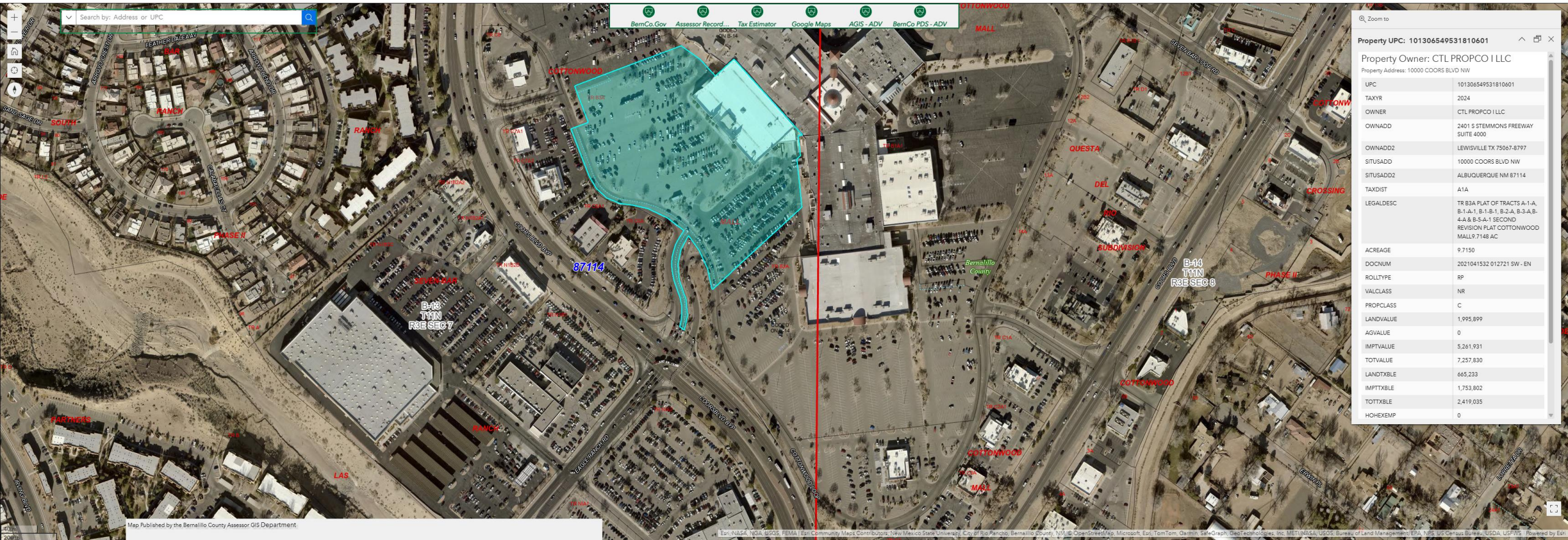
Coors Rd

10%

30%







Zoom to	
Property UPC: 101306549531810601	
Property Owner: CTL PROPCO I LLC	
Property Address: 10000 COORS BLVD NW	
UPC	101306549531810601
TAXYR	2024
OWNER	CTL PROPCO I LLC
OWNADD	2401 S STEMMONS FREEWAY SUITE 4000
OWNADD2	LEWISVILLE TX 75067-8797
SITUSADD	10000 COORS BLVD NW
SITUSADD2	ALBUQUERQUE NM 87114
TAXDIST	A1A
LEGALDESC	TR B3A PLAT OF TRACTS A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1 SECOND REVISION PLAT COTTONWOOD MALL 9.7148 AC
ACREAGE	9.7150
DOCNUM	2021041532 012721 SW - EN
ROLLTYPE	RP
VALCLASS	NR
PROPCCLASS	C
LANDVALUE	1,995,899
AGVALUE	0
IMPTVALUE	5,261,931
TOTVALUE	7,257,830
LANDTXBLE	665,233
IMPTTXBLE	1,753,802
TOTTXBLE	2,419,035
HOHEXEMP	0

