



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

Project Title: Universe View Mall Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_  
Zone Atlas Page: D10 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Lot 01 Block 8 Volcano Cliffs  
City Address: N/A

Applicant: Scott Anderson Contact: \_\_\_\_\_  
Address: 4419 4<sup>th</sup> St NW Ste B Alb. NM 87107  
Phone#: 505 461 7575 Fax#: \_\_\_\_\_ E-mail: scott@searchitects.com

### Development Information

Build out/Implementation Year: 2024 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:  
speculative strip mall

Days and Hours of Operation (if known): \_\_\_\_\_

### Facility

Building Size (sq. ft.): 23,000 SF  
Number of Residential Units: 0  
Number of Commercial Units: 16

#822 Strip Retail Plaza  
<40K SQ FT 27,000 Sq Ft  
AM peak 55 trips  
PM peak 157 trips

### Traffic Considerations

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 Universe & Rosa Parks NW

Adjacent Roadway(s) Posted Speed:	Street Name _____	Posted Speed _____
	Street Name _____	Posted Speed _____

## Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: \_\_\_\_\_  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: \_\_\_\_\_  
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio: \_\_\_\_\_  
(if applicable)

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

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: None  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: \_\_\_\_\_

## 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:

\_\_\_\_\_  
TRAFFIC ENGINEER

\_\_\_\_\_  
DATE

The trip generation for this strip mall is combined with the Apartment traffic to determine the total trips.

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 5, 2022

Donald M. Duneman  
Huitt-Zollars Inc.  
333 Rio Rancho Drive NE  
Rio Rancho, NM 87124

**Re: Universe View Subdivision**  
**Traffic Impact Analysis, HT#C09D016**  
**Report dated November 28, 2022**  
Engineer's Stamp 11/28/2022  
Via email [dduneman@huitt-zollars.com](mailto:dduneman@huitt-zollars.com)

Dear Mr. Duneman,

The subject final Traffic Impact Analysis received on November 29, 2022, been accepted and approved by the Albuquerque Planning Development Transportation Section.

The infrastructure improvement required due to this development are as follows:

Intersection of Universe Blvd. and Rosa Parks Rd

- Build a southbound left-turn lane, 240 feet long with a 300'-150' reverse curve transition.

Intersection of Universe Blvd. and Rainbow Blvd.

- Build a second southbound left-turn lane. The left-turn lane length shall be sized to accommodate the expected storage in year 2032.
- Build a westbound right-turn lane 240 feet long with a 300'-150' reverse curve transition.

The cost of construction at the Universe/Rainbow intersection shall be assessed by the traffic percent increase due to this development in the year 2032 build condition, ~10%.

The Traffic Impact Analysis shall be valid for a period of three years. Should significant modifications to the approved development proposal occur, the approved study shall be revised to incorporate the changes.

If you have any questions, please feel free to contact me at (505) 924-3362.

Sincerely,

Matt Grush, P.E.  
City of Albuquerque  
Senior Engineer, Planning Dept.  
Development Review Services

via: email

C: Applicant, File

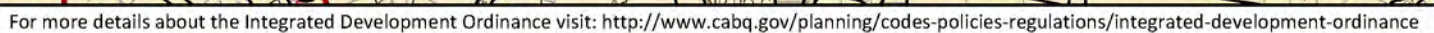
PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)





0 250 500 1,000 Feet



Figure 1: Typical Section of a Wall with a Window. The diagram shows a cross-section of a wall with a window. The wall has a total thickness of 1'-0". The window opening is 8'-0" high and 10'-0" wide. The wall is composed of two 4'-0" thick sections separated by a 2'-0" gap. The window is set into the wall with a 1'-0" clearance on the top and bottom. The wall is shown with a 1'-0" thick outer layer and a 4'-0" thick inner layer. The window is shown with a 1'-0" thick frame and a 4'-0" thick inner layer. The diagram is labeled with dimensions and a "CLEAR ZONE".

Diagram illustrating the dimensions and components of a reserved parking sign assembly:

- Dimensions:**
  - Overall height: 5'-4"
  - Sign height: 1'-0"
  - Sign width: 1'-8"
- Components:**
  - METAL SIGN - BACKGROUND COLOR TO BE REFLECTIVE WHITE WITH LETTER COLOR TO BE HANDICAP BLUE**
  - 1-1/2" O.D. GALV. STL. PIPE IN 8" DIA. X 24" DEEP CONC. FOOTING**
  - CROWN CONC. FOR POSITIVE DRAINAGE**
  - FINISH GRADE OR PAVEMENT**

1'-2"

1'-6"

MOTORCYCLE PARKING

METAL SIGN - BACKGROUND COLOR TO BE REFLECTIVE WHITE WITH LETTER COLOR TO BE RED

1-1/2" O.D. GALV. STL. PIPE IN 8" DIA. X 24" DEEP CONC. FOOTING

5'-4"

CROWN CONC. FOR POSITIVE DRAINAGE

FINISH GRADE OR PAVEMENT

[illegible]

Diagram illustrating the layout of a 36" wide accessible parking space, showing dimensions and required features:

- HC PARKING SIGN, REF DETAIL**: Points to the top of the parking space.
- WHEEL STOP**: Points to the front of the parking space.
- PEDESTRIAN ROUTE**: Points to the top of the parking space.
- 18'-0" MIN**: Dimension for the length of the parking space.
- 4" STRIPE @ 36" OC PER NMSA, THE ADA ADJACENT ACCESS AISLE SHALL BE CLEARLY MARKED BY DIAGONAL BLUE PAVEMENT STRIPING**: Points to the diagonal blue pavement striping in the adjacent access aisle.
- INTERNATIONAL SYMBOL OF ACCESSIBILITY 36"**: Points to the International Symbol of Accessibility (wheelchair icon) in the adjacent access aisle.
- NO PARKING**: Text indicating the adjacent access aisle is not for parking.
- 9'-0" MIN**: Dimension for the width of the adjacent access aisle.
- 8'-0" MIN**: Dimension for the width of the parking space.
- 12" HIGH LETTERING WITHIN ACCESS AISLE**: Points to the "NO PARKING" text in the adjacent access aisle.

**SITE PLAN**

SCALE: 1" = 40'-0"

[illegible]


**SCOTT C. ANDERSON**  
 & associates architects  
 4419 4th St. nw ste B  
 albuquerque, nm 87107  
 scott@scarcitects.com  
 505.401.7575

UNIVERSE VIEW STRIP CENTER  
UNIVERSE BLVD NW  
ALBUQUERQUE, NM 87114

DRAWING TITLE

## SITE PLAN

SEAL



DESIGNED	PROJECT NO.
----------	-------------

11/11/2014

DRAWN

100

CHECKED \_\_\_\_\_

OFFICE

85/5M

REVIEW

DATE \_\_\_\_\_

07

PROJECT NO.

SCALE

1111

DRAWING NO.

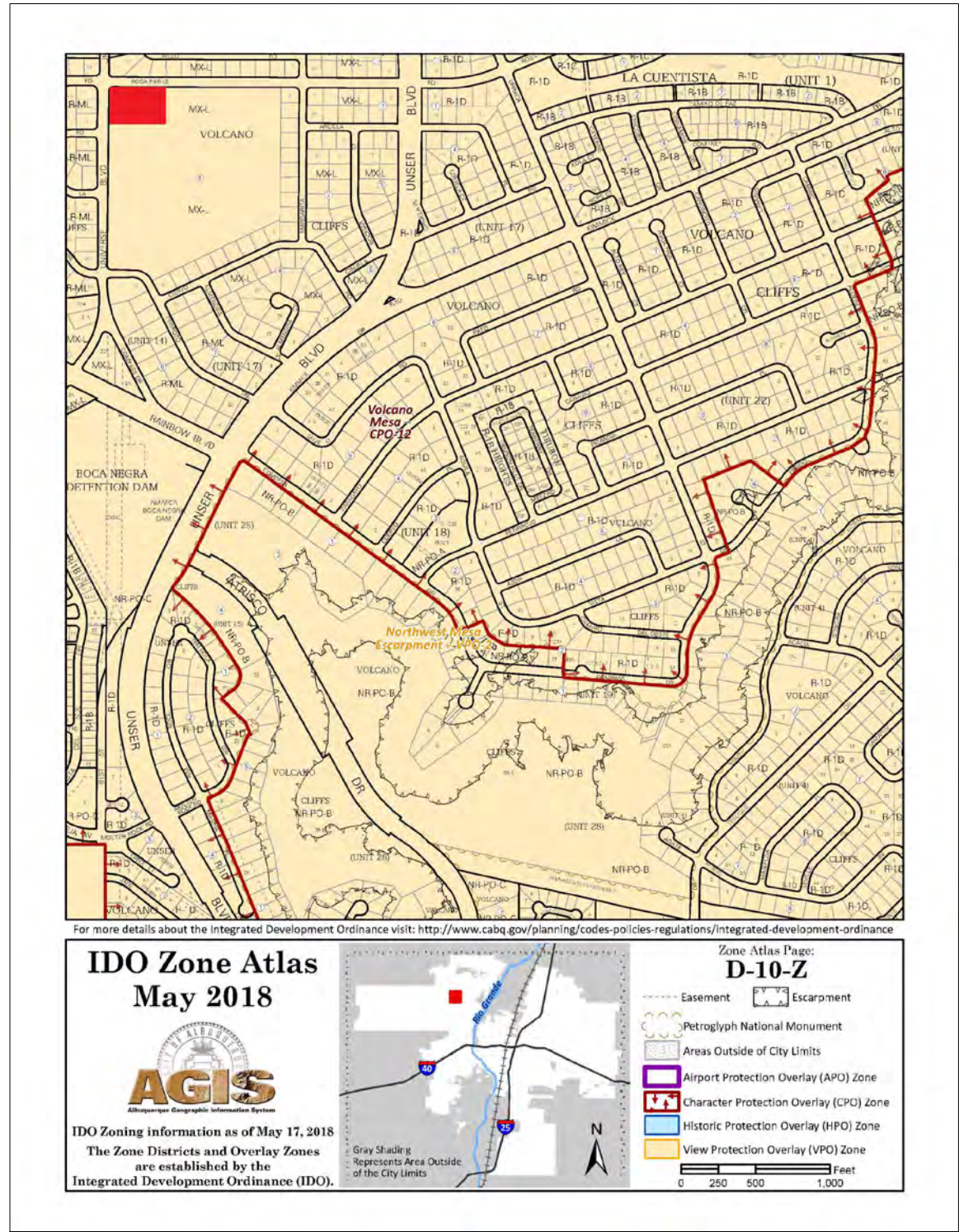
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**A**

7

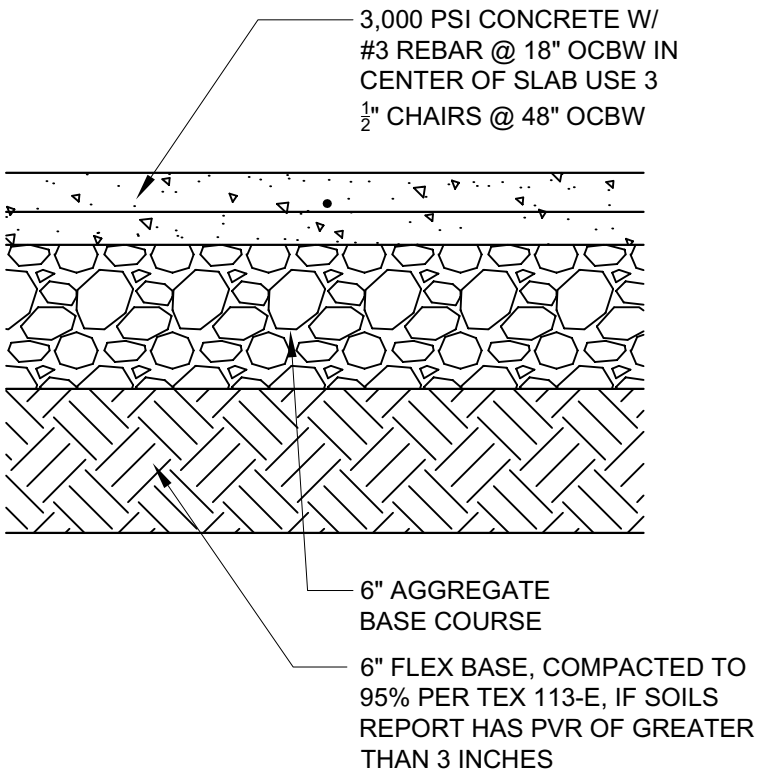
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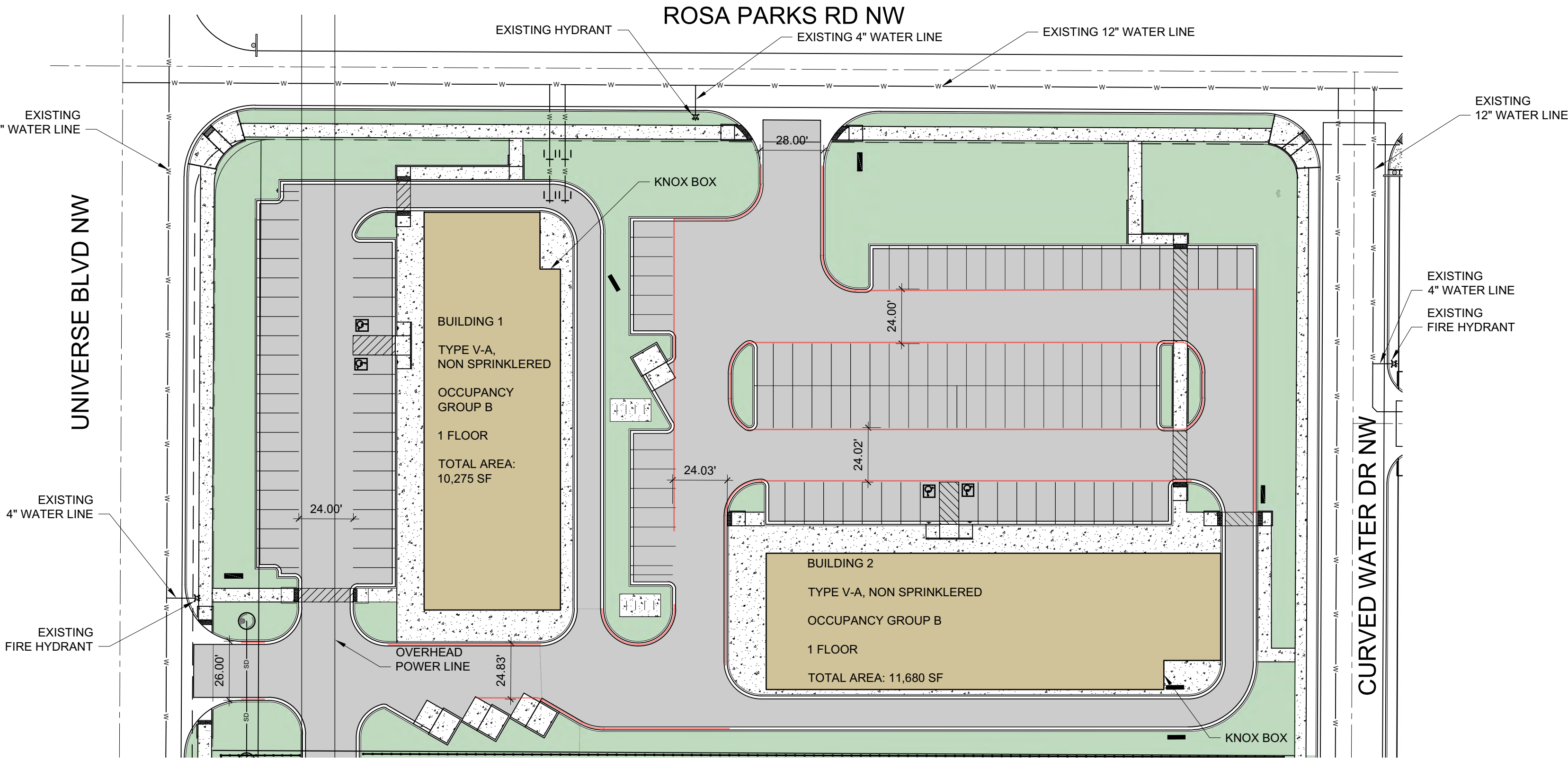
AREA MAP

SCALE: NTS



PAVING SECTION

SCALE: NTS



SITE PLAN

SCALE: 1" = 40'-0"



ALBUQUERQUE FIRE MARSHAL'S  
DIVISION OFFICE, PLANS  
CHECKING DIVISION  
**PERMIT**  
PERMIT NUMBER: 23-015401  
APPROVED DATE: 7/5/2023  
**APPROVED**

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

FIRE FLOW: FF 2000GPM 2HYDRANTS VA

- NO PARKING 15FT FROM THE HYDRANT
- ACCESS PROVIDED TO 150FT
- BUILDING HT 20FT, 2 MEANS OF APPARATUS ACCESS
- TOTAL BUILDING AREA LESS THAN 62,000 SF, 2 MEANS OF APPARATUS ACCESS
- THIS IS NOT MULTI-FAMILY PROJECT
- THIS IS NOT A ONE OR TWO FAMILY RESIDENTIAL PROJECT
- 3 MEANS OF ACCESS PROVIDED, ONLY 2 ARE REQUIRED
- BUILDING LESS THAN 30 FT IN HT, 24 FT ROAD WIDTH PROVIDED
- ACCESS ROAD 24 FT WIDE
- ACCESS ROAD 24 FT WIDE
- ACCESS ROADS ARE PUBLIC STREETS
- TURNING RADIUS = 28 FT
- DEAD END IS LESS THAN 150 FT
- ACCESS ROAD IS CONCRETE CAPABLE OF SUPPORTING 75,000LBS
- REFERENCE DETAIL THIS SHEET AND CIVIL SHEETS FOR CONCRETE PAVING DATA
- ACCESS ROAD GRADE LESS THAN 10%
- THERE ARE NO GATES ON THIS PROJECT
- REFER TO G SHEETS FOR FIRE RATINGS, 1HR EXTERIOR WALL PROVIDED
- SPRINKLER SYSTEM NOT PROVIDED
- FDC NOT REQUIRED
- FDC NOT REQUIRED
- PIV NOT REQUIRED
- STANDPIPE NOT REQUIRED
- STANDPIPE NOT REQUIRED
- REMISE ID SHALL BE 12" BRONZE LETTERS MOUNTED TO WEST FACADES (UNIVERSE BLVD NW) AND TO NORTH FACADES (ROSA PARKS RD NW)
- MULTIPLE BUILDINGS WITH SINGLE ADDRESS
- KNOX BOX PROVIDED AT AT EACH BUILDING, SEE PLAN

FIRE CALCULATIONS

BUILDING HEIGHT = 20'-0", 1 STORY

TYPE V-A, SPRINKLERED CONSTRUCTION

HYDRANTS REQUIRED PER IFC TABLE C105.1 = 2 HYDRANT @ 450FT MAX

CONCRETE PAVING SHALL SUPPORT 75,000 LBS.

FIRE FLOW CALCULATION IFC 2015 APPENDIX B TABLE B105.1:

IFC B105.1 CONSTRUCTION TYPE V-A SPRINKLERED  
11,680 SF: FLOW @ 2,000 GPM FOR 2 HR

**SCOTT C. ANDERSON**  
& associates architects  
4419 4th St. NW, Ste. B  
Albuquerque, NM 87107  
scott@scottcanderson.com  
505.401.7575

UNIVERSE VIEW STRIP CENTER  
UNIVERSE BLVD NW  
ALBUQUERQUE, NM 87114

DRAWING TITLE

**FIRE 1 PLAN**

SEAL	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	<b>FIRE 1</b>
	DATE	7/5/2023

OF

