City of Albuquerque

Planning Department

Development Review Services Division

Traffic Scoping Form (REV 05/2024)

C09D021

Project Title: Safe Store Storage

Zone Atlas Page: D9 DFT/DHO #: BP #:

Development Street Address: 7520 RAINBOW BLVD NW ALBUQUERQUE NM 87120

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: Speer Gregory M & Helen Laura Contact: Vince Carrica

Address: 5571 Midway Park Place NE Albuquerque, NM 87109

Phone#: 505-858-3100 E-mail: vcarrica@tierrawestllc.com

Development Information

Build out/Implementation Year: 2026

Existing Use: MX-L Mix-Use

Describe Proposed Development and Uses:
Self storage facility

Days and Hours of Operation (if known): Unknown

Facility

Building Size (sq. ft.): 105,075 Sq. Ft.

Number of Residential Units:

Number of Commercial Units: One Building - 3 Stories

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* 170 Patrons

Expected Number of Employees (if known):* 4 to 5 employees

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

Trip Generations during PM/AM Peak Hour and ITE # (if known):* 15/10 ITE # 151

Driveway(s) Located on: Street Name Rainbow Blvd. NW

Adjacent Roadway(s) Posted Speed: Street Name Rainbow Blvd. NW Speed 30 mph

Street Name Speed

** 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 (e.g. Main Street, Major Transit, N/A): Urban Minor Arterial
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): Urban
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Street Functional Classification (e.g. Principal Arterial, Collector) : Arterial
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

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

Adjacent Roadway(s):

Name: Rainbow Blvd. NW Traffic Volume: 9673 Volume-to-Capacity Ratio (v/c): 0.68 / 0.42

Name: _____ Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Traffic Volume and V/C Ratio: https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti and https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App

Adjacent Transit Service(s) : Bus Route 162 Nearest Transit Stop(s): Volcano Vista HS
https://www.cabq.gov/gis/advanced-map-viewer

Is site within 660 feet of Premium Transit?: Yes
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Current/Proposed Bicycle Infrastructure : Designated Bike Lane
Bikeways: https://mrcog-nm.gov/544/Long-Range-System-maps

Current/Proposed Sidewalk and buffer Infrastructure: Proposed Paved Trail
Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 for information.

For City Personnel Use:

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 [X]

Thresholds Met? Yes [ ] No [X]

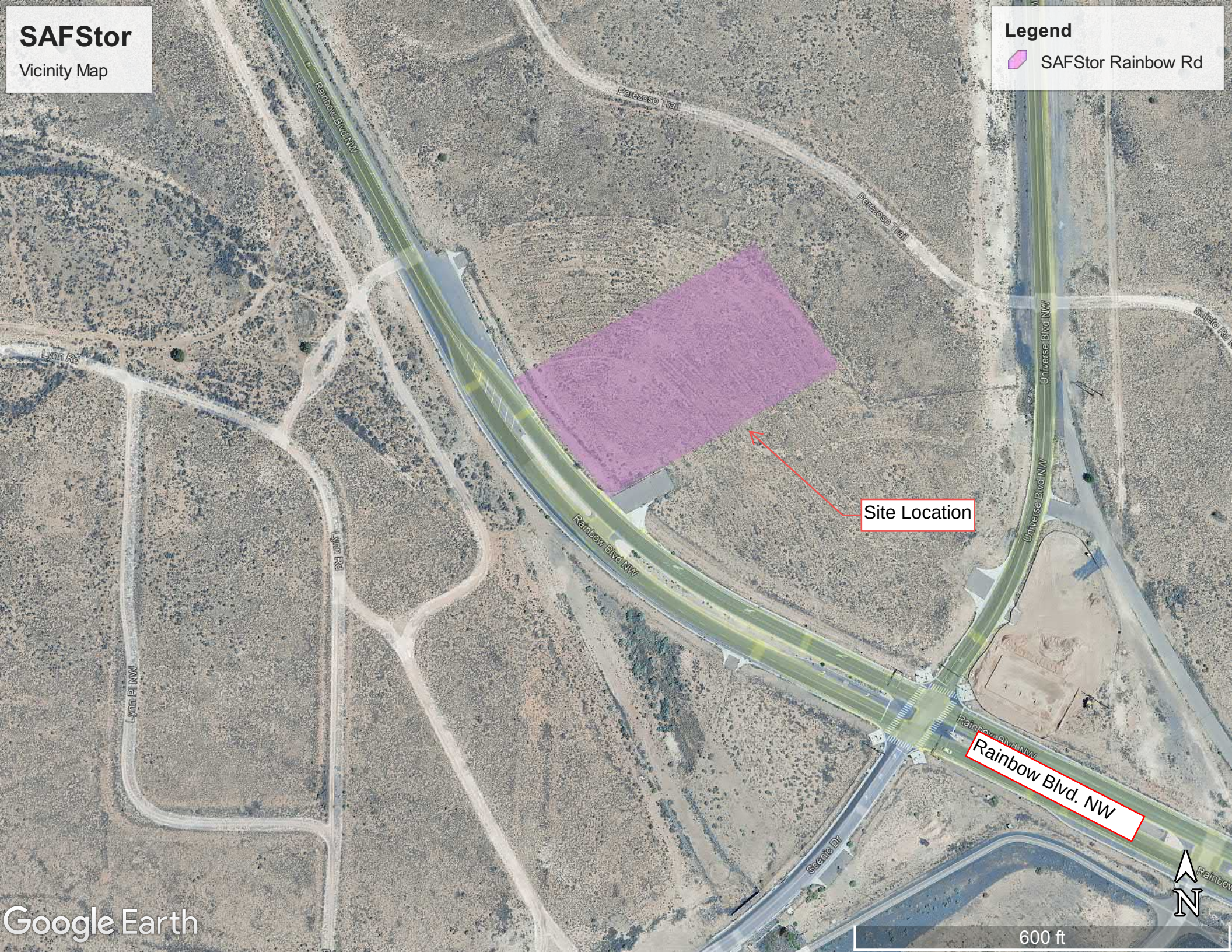
Mitigating Reasons for Not Requiring TIS and/or Notes:

Transportation concurs with the number of trips on the form.

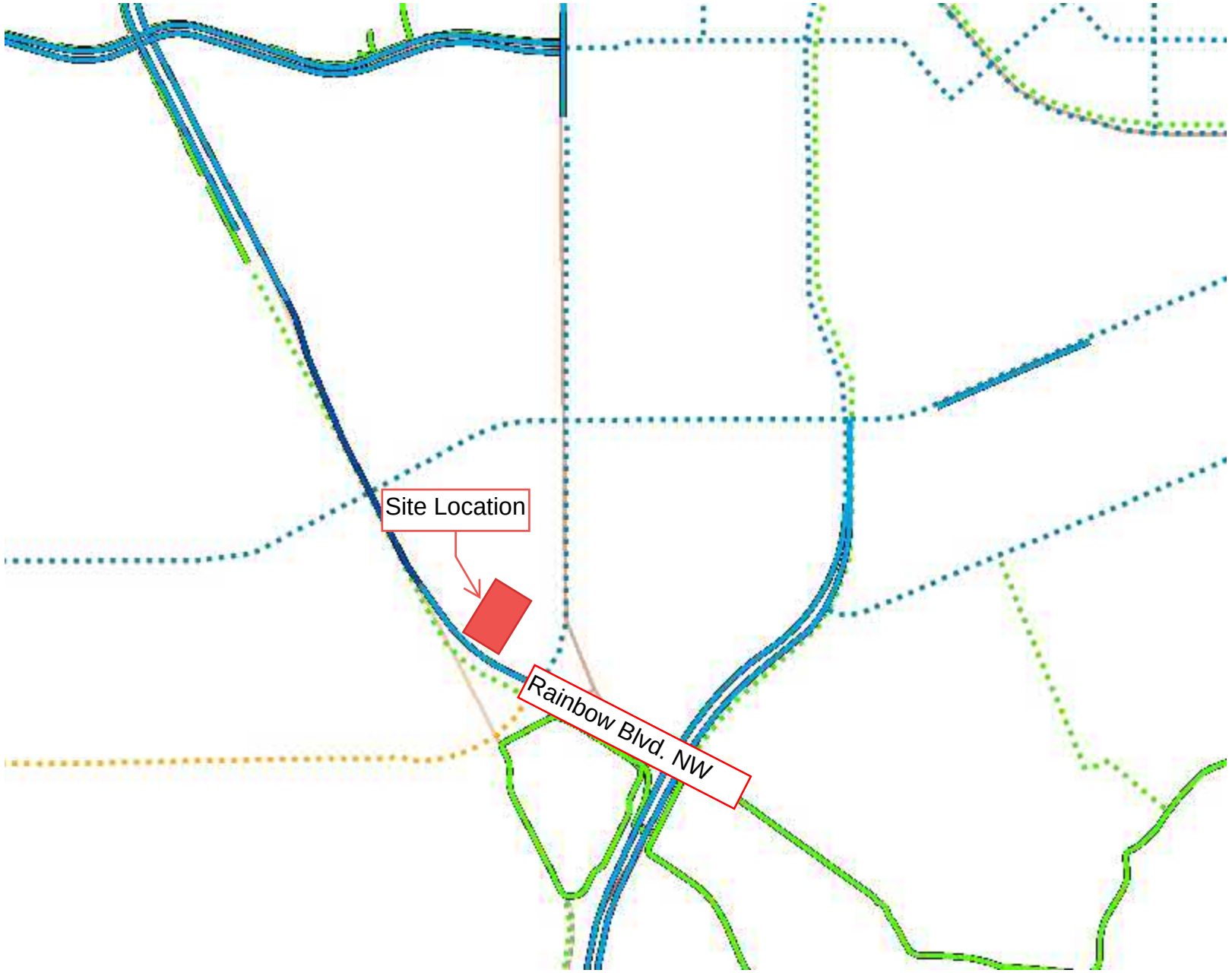
AM Trips 10
PM Trips 15

Curtis A Cherne
TRAFFIC ENGINEER

1-28-25
DATE


SAFStor
Vicinity Map
Legend
SAFStor Rainbow Rd
Rainbow Blvd NW
Perezoso Trail
Universe Blvd NW
Lynn Rd
Lynn Pl NW
Site Location
Rainbow Blvd. NW
Scenic Dr
N
600 ft
Google Earth

City of Albuquerque Bike Path Map



Legend

Bike Paths

- Buffered Lane - Conventional bike l designated buffer space.
- BikeLane - A portion of the street w bicycles.
- (Proposed) Bike Lane
- BikeRoute - Cars and bicycles shar
- (Proposed) Bike Route
- BikeBlvd - A shared roadway optim
- (Proposed) Bike Blvd.
- Paved Multiple Use Trail - A paved traffic.
- (Proposed) Trail Paved
- Crossing- Bicycle or pedestrian unc
- Unpaved Multiple Use Trail – An un automotive traffic.
- (Proposed) Trail Unpaved
- Hiking trail - An unpaved trail open

Speed Limit

- 25
- 30
- 35
- 40
- 45
- 50
- 55

Municipal Limits

- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED

Notes

SAFStor

2,137 0 1,068 2,137 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

12/6/2024

1: 12,821

City of Albuquerque Bus Map

Legend

- Bus Routes
- Rapid Ride Stops
- Bus Stops

Speed Limit

- 25
- 30
- 35
- 40
- 45
- 50
- 55

Municipal Limits

- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED

Notes

SAFStor

2,137 0 1,068 2,137 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

12/6/2024

1: 12,821

VPO-2 NOTE

THIS PROPERTY FALLS WITHIN THE NORTHWEST ESCARPMENT OVERLAY (VPO-2) BUT IS NOT SUBJECT TO THE HEIGHT RESTRICTIONS SUB-AREA. THIS PROJECT IS IN COMPLIANCE WITH THE OVERLAY REQUIREMENTS BY PROVIDING SCREENING FOR ANY ROOF MOUNTED EQUIPMENT, PROVIDING BUILDING COLORS CONSISTING OF BROWNS AND DULL RED, AND WILL NOT HAVE ANY REFLECTIVE OR MIRRORED GLASS.

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

CLEAR SIGHT TRANGLE NOTE:

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS , TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

SETBACKS:

FRONT 5' MINIMUM
SIDE 5' MINIMUM
BACK 15' MINIMUM

LANDSCAPE BUFFER:

BACK 50' MINIMUM OR 6' OPAQUE WALL

SITE DATA

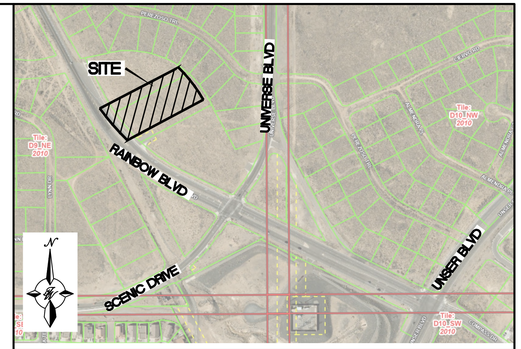
PROPOSED USAGE:	SAFStor Self Storage
LOT AREA:	88,479.07 SF (2.0312) ACRE)
ZONING:	MX-L
BUILDING AREA:	105,075 SF
PARKING REQUIRED:	35 SPACES (105,075 SF, 1 SPACE/ 3,000 GFA)
PARKING PROVIDED:	35 SPACES 3-SMALL CAR (9%)
HC PARKING REQUIRED:	2 SPACES
HC PARKING PROVIDED:	2 SPACES 1 SPACE VAN ACCESSIBLE
MOTORCYCLE PARKING REQUIRED:	2 SPACES
MOTORCYCLE PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	4 SPACES
BICYCLE PARKING PROVIDED:	4 SPACES
LANDSCAPE AREA REQUIRED:	13,272 SF
LANDSCAPE AREA PROVIDED:	39,161 SF

KEYED NOTES

1. ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. C9)
2. 6" HEADER CURB (SEE DETAIL SHT. C9)
3. CONCRETE SIDEWALK AT BUILDING (SEE DETAIL SHT. C9)
4. DUMPSTER (SEE DETAIL SHT. C10)
5. BICYCLE RACKS (SEE DETAIL SHT. C9)
6. CURB HC RAMP (SEE DETAIL SHT. C9)
7. WHEEL STOP (SEE DETAIL SHT. C9)
8. MONUMENT SIGN
9. STOP SIGN
10. STOP BAR
11. NOT USED
12. 16' LIGHT POLE (TYP.), (SEE DETAIL SHT. C10)
13. NEW 6' CONCRETE SIDEWALK PER COA STD DWG 2430 (TYP.), (SEE DETAIL SHT. C9)
14. UNIDIRECTIONAL ACCESSIBLE (TYP.) RAMP PER COA STD DWG 2443, (SEE DETAIL SHT. C9)
15. 6' OPAQUE FENCE/WALL

LEGEND

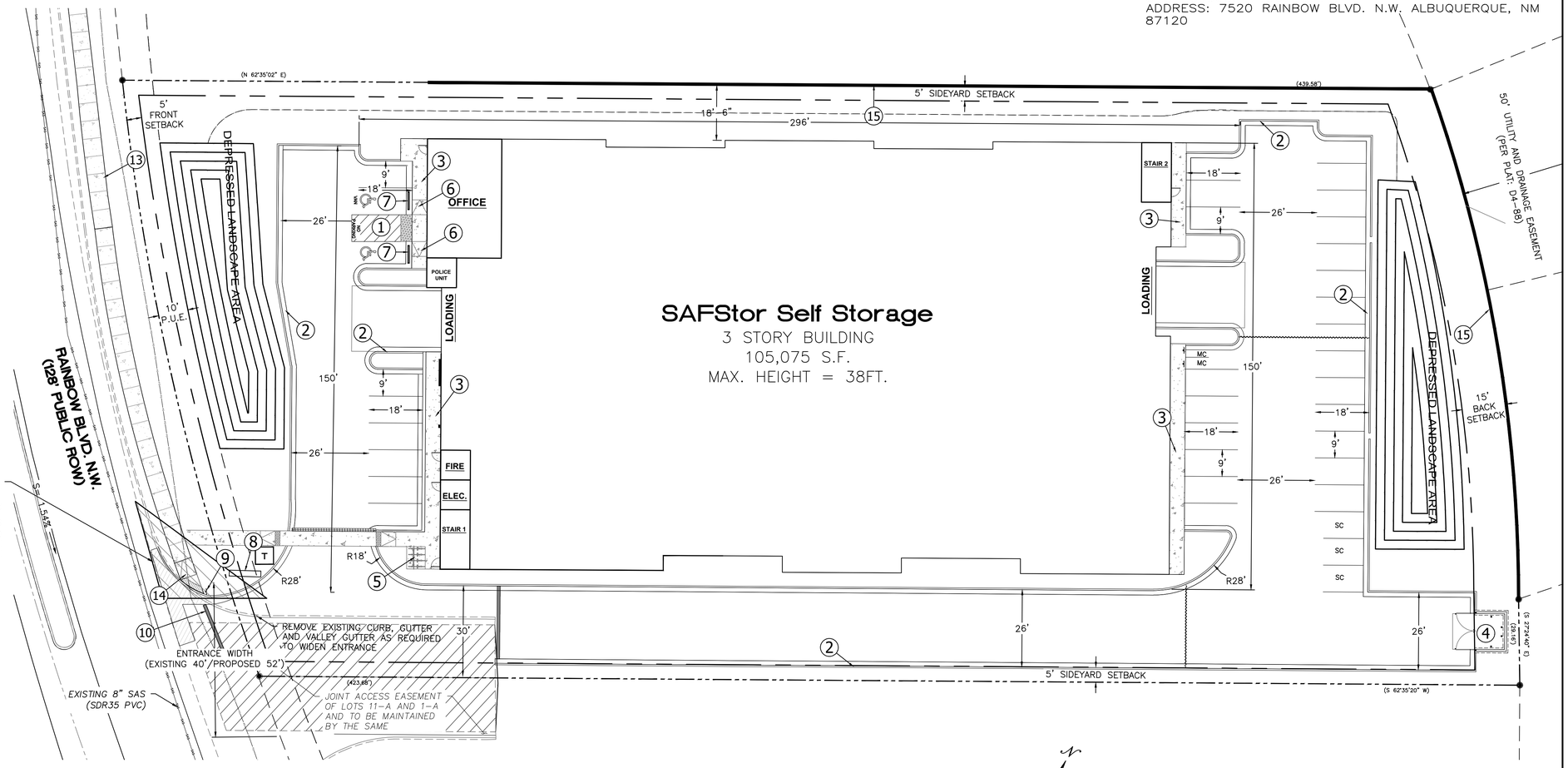
- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- BUILDING
- SIDEWALK
- SITE LIGHTS
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING STORM DRAIN
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING FIBER OPTIC
- T TRANSFORMER



VICINITY MAP: L-D9-Z

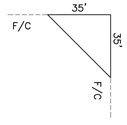
LEGAL DESCRIPTION:

LOT 11-A BLOCK 2 UNIT 14 VOLCANO CLIFFS SUBDIVISION
UPC 100906347136710711.
ADDRESS: 7520 RAINBOW BLVD. N.W. ALBUQUERQUE, NM 87120



SAFStor Self Storage

3 STORY BUILDING
105,075 S.F.
MAX. HEIGHT = 38FT.



LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL(AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

PROJECT NUMBER: PR-2024-XXX XXX
APPLICATION NUMBER: SI-2024-XXXXX

Is an Infrastructure List required? (X) Yes ( ) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

* Environmental Health, if necessary

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GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
RONALD R. BOHANNAN P.E. #7868

SAFStor RAINBOW
ALBUQUERQUE, N.M.
CONCEPTUAL SITE PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY RMG
DATE 10/24/2024
2024032_SP
SHEET # SP-1
JOB # 2024032

Safestore (Albuquerque, NM)

Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

COMMENT	USE (ITE CODE) / DESCRIPTION		24 HR VOL GROSS	A. M. PEAK HR. ENTER	A. M. PEAK HR. EXIT	P. M. PEAK HR. ENTER	P. M. PEAK HR. EXIT
	Summary Sheet	Units					
	Mini-Warehousing (151)	105.08	152	6	4	7	8

Safestore (Albuquerque, NM)
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Mini-Warehousing (151)	***105.08***	152	6	4	7	8
	1,000 S.F.					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***1.45*** **(X) +** ***0***

50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

T = ***0.09*** **(X) +** ***0***

59% Enter, ***41%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

T = ***0.15*** **(X) +** ***0***

47% Enter, ***53%*** Exit

Comments:

Tract No.

Based on ITE Trip Generation Manual - 11th Edition