City of Albuquerque

Planning Department

Development Review Services Division

Traffic Scoping Form (REV 05/2024)

C13D025F

Project Title: Christiansen Oral Surgery

Zone Atlas Page: C-13-Z DFT/DHO #: _____ BP #: _____

Development Street Address: 9378 Valley View Drive NW Albuquerque NM

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

Applicant: MFJ Enterprises LLC Contact: Dr. Stephen Christiansen

Address: 15 Camino de las Brisas Corrales NM

Phone#: _____ E-mail: _____

Development Information

Build out/Implementation Year: 2026

Existing Use: Vacant - Mix Use Light Intensity

Describe Proposed Development and Uses:

The proposed use is a Medial/Dental Office

Days and Hours of Operation (if known): Unknown

Facility

Building Size (sq. ft.): 6126 sq ft

Number of Residential Units: N/A

Number of Commercial Units: 6.1

Traffic Considerations

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

Expected Number of Employees (if known):* Unknown

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

Trip Generations during PM/AM Peak Hour and ITE # (if known):* 24/19

Driveway(s) Located on: Street Name Valley View Dr.

Adjacent Roadway(s) Posted Speed: Street Name Valley View Place Speed 35

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): N/A
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

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

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

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

Adjacent Roadway(s):

Name: Coors Blvd Traffic Volume: 62805 Volume-to-Capacity Ratio (v/c): 0.45/0.98

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) : 790, 155, 96 Nearest Transit Stop(s): 345
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 : Along Coors Blvd in both directions
Bikeways: https://mrcog-nm.gov/544/Long-Range-System-maps

Current/Proposed Sidewalk and buffer Infrastructure: Present on both sides of Valley View Dr.
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 information provided.

ITE 720 Medical-Dental Office Building

AM Trips 19
PM Trips 24

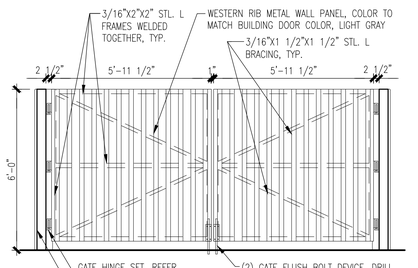
Curtis A Cherne

TRAFFIC ENGINEER

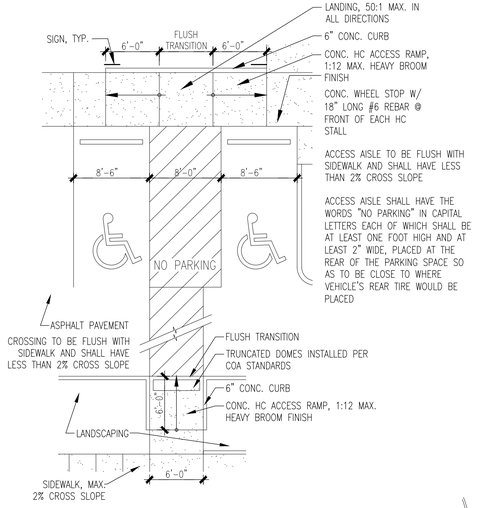
2-20-25

DATE

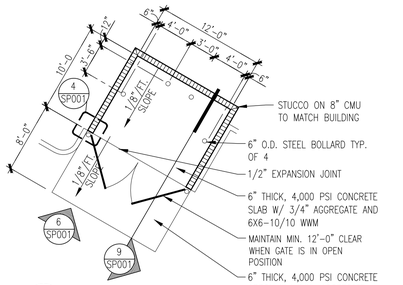

Christensen Oral Surgery
Site location
Legend
Christenten Oral Surgery
Coors Blvd.
Village View Pl.
Village View Dr.
Site Location
N
400 ft
Google Earth



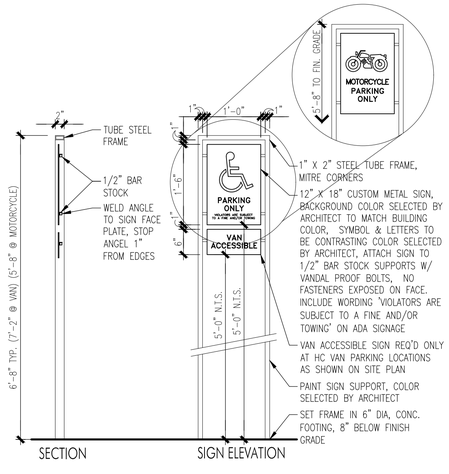
7 TRASH ENCLOSURE ELEVATION
3/8"=1'-0"



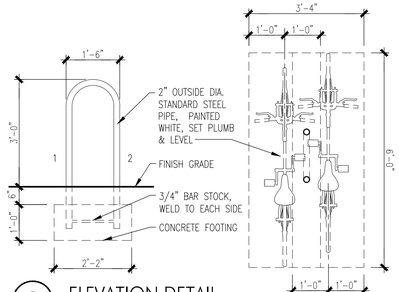
6 ACCESSIBLE PARKING & PATHWAY
1/8"=1'-0"



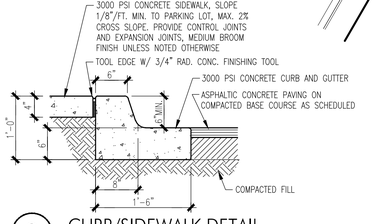
5 PLAN DETAIL
1/8"=1'-0"



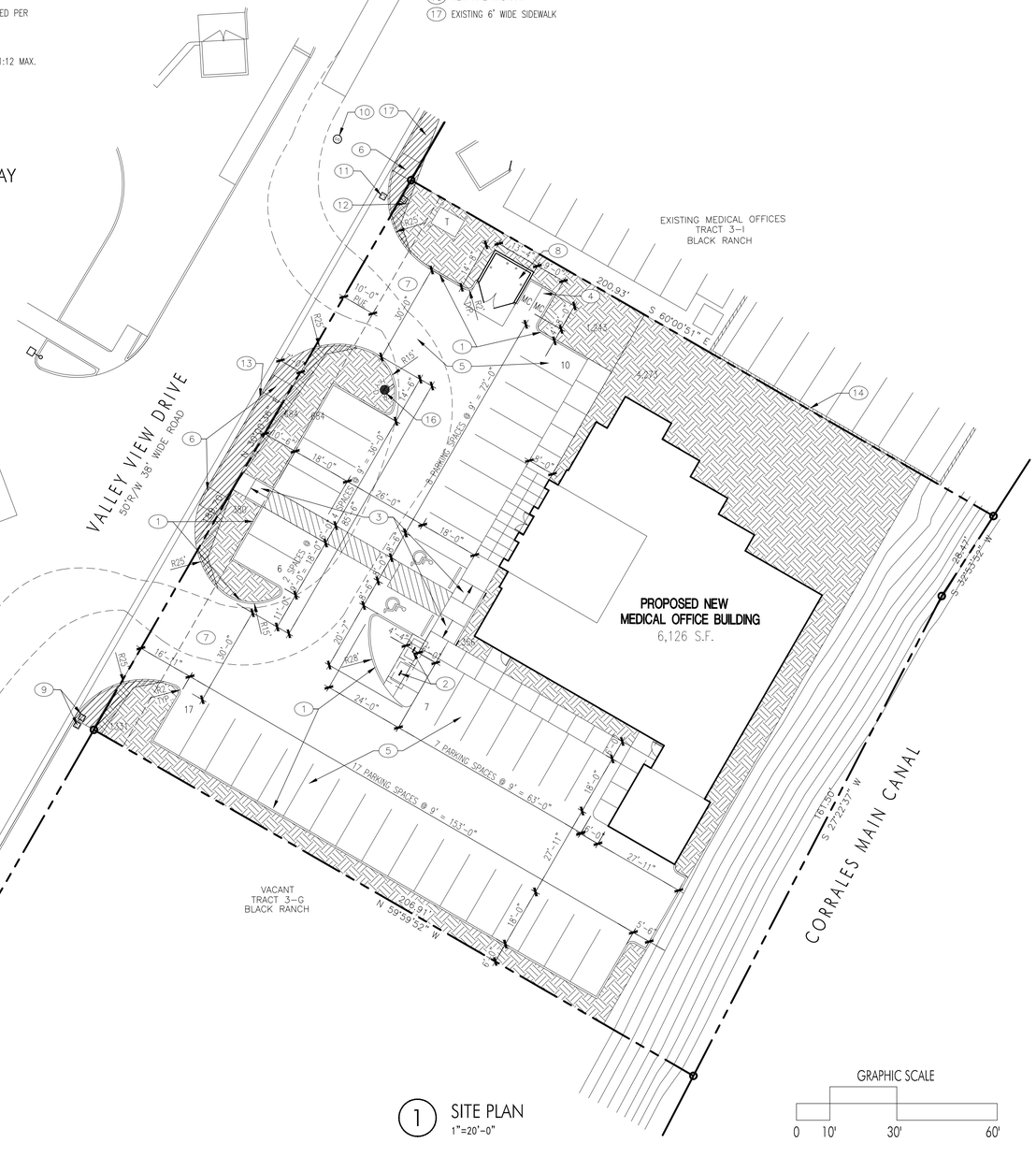
4 PARKING SIGNS
3/4"=1'-0"



3 ELEVATION DETAIL
1/2"=1'-0"



2 CURB/SIDEWALK DETAIL
1"=1'-0"



1 SITE PLAN
1"=20'-0"

KEYED NOTES

1. CONCRETE CURB, REFER DETAIL 1/SDP-1
2. (4) BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAIL 2/SDP-1
3. HC PARKING, RAMP, SIGN & PATHWAY, REFER DETAILS 4&6/SDP-1
4. (2) 4'X8' MOTORCYCLE PARKING SPACE & SIGN, REFER DETAIL 4/SDP-1, PARKING SPACE SHALL HAVE THE LETTERS "MC" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST 2' WIDE PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE VEHICLES REAR TIRE WOULD BE PLACED
5. 2" ASPHALT PAVING OVER 4" BASE COURSE
6. SIDEWALK & RAMPS PER COA STD DWG 2430 & 2415
7. INGRESS & EGRESS NEW ENTRANCE DRIVE PER COA STD DWG 2426
8. NEW REFUSE ENCLOSURE, REFER DETAIL 5/SDP-1
9. EXISTING WATER METER
10. EXISTING SANITARY SEWER MANHOLE
11. EXISTING COMMUNICATION VAULT
12. EXISTING CABLE BOX
13. EXISTING CONCRETE CURB & GUTTER
14. EXISTING BLOCK WALL
15. EXISTING FIRE HYDRANT
16. NEW FIRE HYDRANT
17. EXISTING 6' WIDE SIDEWALK

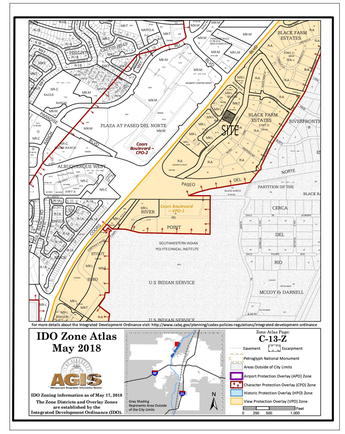
PROJECT INFORMATION

PROJECT:	NEW MEDICAL OFFICE
LOCATION:	9378 VALLEY VIEW DRIVE, NW ALBUQUERQUE, NEW MEXICO
OWNER:	CHRISTENSEN ORAL SURGERY
ARCHITECT:	TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION:	TRACT 3-H, BLACK RANCH, FILED JUNE 14, 1941, VOLUME 91C, FOLIO 121
CURRENT ZONING CLASSIFICATION:	MX-L
NET SITE AREA:	38,468 SF 0.8831 ACRES
BUILDING AREA:	OFFICE 6,126 GSF

PARKING ANALYSIS:

OFF-STREET PARKING

OFFICE (MEDICAL OR DENTAL) 6,126 GSF		1:300	= 31 SPACES
		REQUIRED	31 SPACES
		TOTAL SPACES PROVIDED	40 SPACES
HANDICAP PARKING	(26-50 PRVD) =	REQUIRED	2 SPACE TOTAL (VAN)
		PROVIDED	2 SPACE TOTAL (1 VAN)
MOTORCYCLE PARKING	(26-50 RQD) =	REQUIRED	2 SPACE
		PROVIDED	2 SPACE
BICYCLE PARKING		REQUIRED	4 SPACES
		PROVIDED	4 SPACES



TRAFFIC CIRCULATION LAYOUT APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION — DATE

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LANDSCAPED AREA
- PONDING AREA
- SITE DISTANCE AND SITE TRIANGLE BASED ON COA DPM 7-4(0)(5)(iii) and 7-4(0)(5)(iv), 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 SITE TRIANGLE
- HANDICAP PARKING PAVEMENT MARKING
- EXISTING OR NEW FIRE HYDRANT

GENERAL NOTES

1. THIS SITE PLAN MEETS THE REQUIREMENTS OF THE JOURNAL CENTER MASTER PLAN. THE IDO WILL APPLY TO ANY REQUIREMENTS NOT SPECIFIED IN THE JOURNAL CENTER MASTER PLAN.
2. ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-8. OUTDOOR AND SITE LIGHTING.
3. PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
4. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FRO THE SITE PERIMETER.
5. ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDINGS BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
6. SITE HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2441.

MINI CLEAR SITE TRIANGLE

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE 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 SITE TRIANGLE (11'X11' PER DPM 7-11D).

TATE FISHBURN ARCHITECT
BOX 2941 CORRALES NEW MEXICO 87048 PHONE 505 899 9338 FAX 899 9328

ARCHITECT SEAL

STATE OF NEW MEXICO
TATE FISHBURN
No. 5350
REGISTERED ARCHITECT
06/2023

ENGINEER SEAL

PROJECT

CHRISTENSEN ORAL SURGERY
NEW MEDICAL OFFICE
9378 VALLEY VIEW DRIVE, NW
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE
JANUARY 21, 2025

NORTH
SCALE
1"=20'-0"
OR AS NOTED

DRAWING NAME
SITE PLAN

SHEET NUMBER
TCL-1

Christenten Oral Surgery (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					
	Medical-Dental Office Building (720)	6.13	155	15	4	7	17
	Subtotal		**155**	**15**	**4**	**7**	**17**

Christenten Oral Surgery (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					
Medical-Dental Office Building (720)	***6.13***	155	15	4	7	17
	1,000 S.F.					

ITE Trip Generation Equations:

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

T = ***42.97*** **(X) +** ***-108.01***

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 = ***3.1*** **(X) +** ***0***

79% Enter, ***21%*** 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 = ***3.93*** **(X) +** ***0***

30% Enter, ***70%*** Exit

Comments:

Tract No.

Based on ITE Trip Generation Manual - 11th Edition