



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Valley View Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: C-13 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 9368 Valley View Drive NW Alb. NM 87114

Applicant: Treveston Elliott Architect (Agent) Contact: Treveston Elliott

Address: 811 12 th Street NW

Phone#: 505-259-4617 Fax#: _____ E-mail: treveston@tearchitect.com

Development Information

Build out/Implementation Year: 2021 Current/Proposed Zoning: MX-L

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:

5,000 sq.ft. Fitness Center (Gym), (2) 2,500 Sit down restaurant, 11 residential townhomes

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 5,000 sq.ft. Gym / 2,500 sq.ft. restaurant / 2,500 sq.ft. restaurant / 11 apartments units approx. 9,000 sq.ft total

Number of Residential Units: 11

Number of Commercial Units: 3

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 Valley View Drive NW

Adjacent Roadway(s) Posted Speed: Street Name Irving Blvd. Posted Speed _____

Street Name Coors Blvd. Posted Speed 45 mph

Fitness Center (5k sqft) ITE#492 AM 12 trips, PM 33 trips
High turnover Sit-Down restaurant ITE#932 two each (2.5k sqft) AM 48 trips PM 50 trips
Multifamily Low-rise (11units) ITE#220 AM 5 trips, PM 6 trips
Total AM 65 trips, PM 99 trips Not including internal capture reductions

Roadway Information (adjacent to site)

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

Comprehensive Plan Center Designation: None
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): Valley View Dr. Is City, Coors Blvd. is NMDOT

Adjacent Roadway(s) Traffic Volume: 59,000 ADT Volume-to-Capacity Ratio: Coors Blvd. PM v/c 0.67
(if applicable)

Adjacent Transit Service(s): Yes Nearest Transit Stop(s): On Coors

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: Bike lanes on Coors
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: None existing, sidewalks adjacent to the development will be required

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: A TIS is not required, the peak hour trips are less than 100 vph and is within a major transit corridor.

 P.E.

1/27/2021

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.