



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Precision Eye Center

Building Permit #: BP-2022-39517 Hydrology File #: _____

Zone Atlas Page: C-19 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot 19, Block 3, Tract 2, Unit 3 North Albuquerque Acres; Section 18 T 11 N, R 4 E

Development Street Address: 7521 Alameda Blvd. NE, Albuquerque, NM 87113

Applicant: JCII Group, LLC Contact: Joseph Casares

Address: 8105 Sand Springs Circle NW, Albuquerque, NM 87114

Phone#: 505-264-6918 Fax#: _____

E-mail: JCIIGroup@gmail.com

Development Information

Build out/Implementation Year: 2023 Current/Proposed Zoning: _____

Project Type: New: Change of Use: Same Use/Unchanged: Same Use/Increased Activity:

Change of Zoning:

Proposed Use (mark all that apply): Residential: Office: Retail: Mixed-Use:

Describe development and Uses:

optometry clinic. to operate by appointment only. hours of operation are proposed to be 7:30am to 5:30pm.

proposed driveway at Alameda will function as right-in/right-out since Alameda is divided by a median.

Days and Hours of Operation (if known): proposed to operate Monday through Friday.

Facility

Building Size (sq. ft.): 7,531.5 sf

Number of Residential Units: _____

Number of Commercial Units: 2

Traffic Considerations

ITE Trip Generation Land Use Code 720 (ITE, Trip Generation Manual, 11th Edition)

Expected Number of Daily Visitors/Patrons (if known):* 26 (ITE)

Expected Number of Employees (if known):* 5

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

Trip Generations during PM/AM Peak Hour (if known):* N/A

Driveway(s) Located on: Street Name Alameda Blvd. NE.

Adjacent Roadway(s) Posted Speed: Street Name Alameda Blvd. NE Posted Speed 35 mph
Street Name Posted 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/Functional Classification: major collector
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: employment center
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: 10,452 21ADT (mrcog) Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): City bus route 98 Nearest Transit Stop(s): 400 ft. west

Is site within 660 feet of Premium Transit?: no

Current/Proposed Bicycle Infrastructure: no dedicated bike lanes exist
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalk currently exist

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

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

Thresholds Met? Yes [] No

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: []

Notes:

M.P. P.E.

4/21/2023

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and 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 volume to capacity (v/c) ratio on this form.