



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

**Project Title:** US EAGLE CREDIT UNION - ACADEMY **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**Zone Atlas Page:** E-18-Z **DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** N-POR OF TR B-1 SUMMARY PLAT SHOWING REDIVISION OF LIMITED PARTNERSHIP TR IN ELENA GALLEGOS GRT CONT 0.872 AC M/L  
**City Address:** 5420 Academy DR NE, Albuquerque, NM 87109

**Applicant:** Bohannon Huston **Contact:** Hannah Greig  
**Address:** 7500 Jefferson St. NE, Albuquerque, NM 87109  
**Phone#:** (505) 825-1000 **Fax#:** \_\_\_\_\_ **E-mail:** hgreig@bhinc.com

### Development Information

**Build out/Implementation Year:** 2022 **Current/Proposed Zoning:** MX-H

**Project Type:** New: ( ) Change of Use: (X) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )

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

**Describe development and Uses:**

Demolish existing gas station, construct new credit union in its place.

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

### Facility

**Building Size (sq. ft.):** 4,402

**Number of Residential Units:** \_\_\_\_\_

**Number of Commercial Units:** 1

### Traffic Considerations

**Expected Number of Daily Visitors/Patrons (if known):\*** 912

**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):\*** PM peak - 90, AM peak - 42

**Driveway(s) Located on:** Street Name Academy Road, Seagull Street

**Adjacent Roadway(s) Posted Speed:** Street Name Academy Rd Posted Speed 40 mph

Street Name Seagull St Posted Speed 30 mph

*\* 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: Academy (minor arterial)  
(arterial, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: 27,500 Volume-to-Capacity Ratio: \_\_\_\_\_  
(if applicable)

Adjacent Transit Service(s): Academy/San Pedro commuter bus Nearest Transit Stop(s): Academy @ Seagull

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Existing sidewalks  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing sidewalks

## 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:

 P.E.

9/3/2021

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.

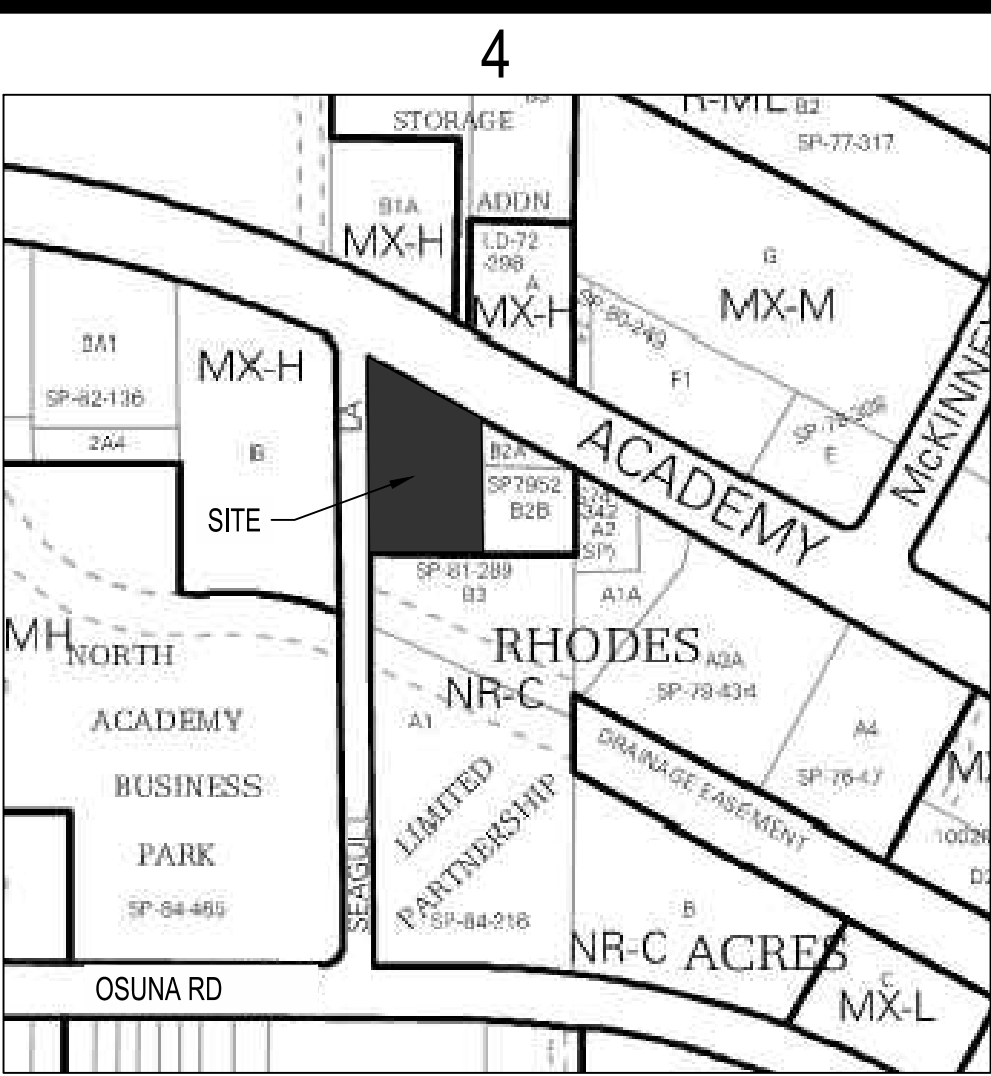
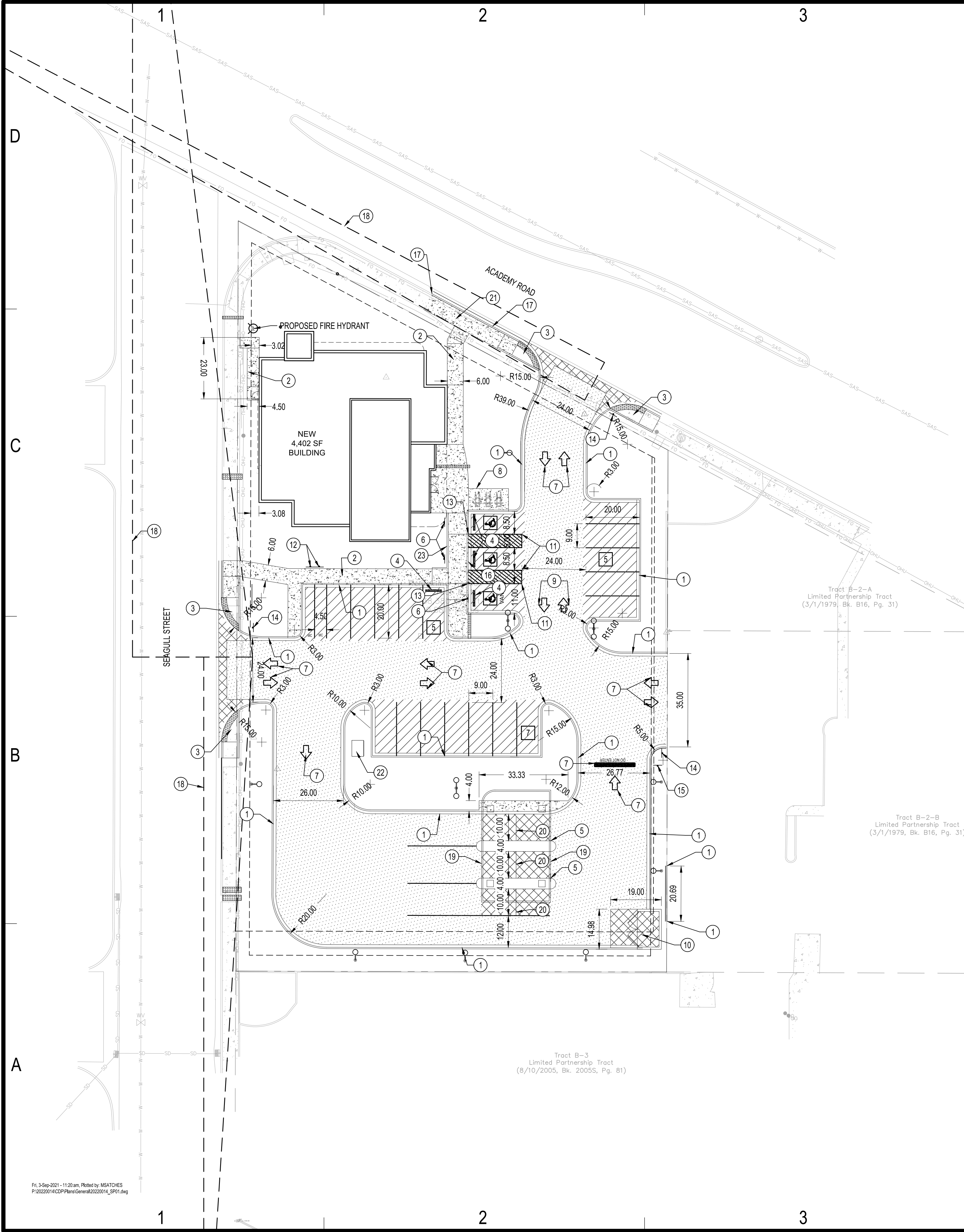
Submit by email to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov) . Call 924-3362 for information.

### **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.





VICINITY MAP

SITE INFORMATION

SITE ADDRESS: 3939 OSUNA ROAD NE, ALBUQUERQUE, NM 87109

LEGAL DESCRIPTION: NORTH PORTION OF TR B-1 SUMMARY PLAT SHOWING REDIVISION OF LIMITED PARTNERSHIP TR IN ELENA GALLEGOS GRT CONT 0.872 AC M/L

PROJECT AREA: 0.872 ACRES

ZONING: MX-H

SETBACKS:  
FRONT: 5 FT  
SIDE: 5 FT  
REAR: 15 FT

BUILDING HEIGHT: 68 FT MAX

PARKING:	REQUIRED	PROVIDED
CONVENTIONAL	13	17
ADA	1	3
MOTORCYCLE	1	2
BICYCLE	3	6

SITE KEYED NOTES

- 6" CONCRETE CURB & GUTTER PER DETAIL 4, SHEET C-101.
- NEW CONCRETE SIDEWALK, WIDTH PER PLAN. INSTALL PER DETAIL 5, SHEET C-101.
- INSTALL ADA RAMP PER DETAIL 9, SHEET C-101.
- INSTALL CONCRETE WHEEL STOPS PER DETAIL 1, SHEET C-102.
- INSTALL DRIVE UP KIOSK. SEE ARCHITECTURAL PLANS FOR DETAILS.
- INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 11, SHEET C-101.
- INSTALL WHITE REFLECTORIZED THERMOPLASTIC PAVEMENT MARKINGS PER PLAN AS SHOWN ON THIS SHEET AND PER MUTCD.
- INSTALL BIKE RACKS PER DETAIL 4, SHEET C-102.
- INSTALL NEW DRIVEWAY PER COA STD DWG 2425.
- SEE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE AND GATE DETAILS.
- INSTALL ADA PARKING STALLS PER DETAIL 10, SHEET C-101.
- INSTALL MOTORCYCLE ONLY SIGN. INSTALL BASE PER DETAIL 8, SHEET C-101.
- TRANSITION FROM 6" CURB AT GUTTER TO FLUSH.
- INSTALL STOP SIGN PER DETAIL 8, SHEET C-101.
- INSTALL DO NOT ENTER SIGN PER DETAIL 7, SHEET C-101.
- INSTALL FLUSH CURB AND GUTTER.
- INSTALL STANDARD CURB AND GUTTER PER COA STD DWG 2415 WITHIN RIGHT OF WAY UNLESS OTHERWISE NOTED.
- SIGHT TRIANGLE.
- INSTALL THICKENED EDGE WHERE CONCRETE ABUTS ASPHALT PAVEMENT PER DETAIL 2, SHEET C-102.
- INSTALL CONTRACTION JOINT PER DETAIL 3, SHEET C-102.
- INSTALL NEW SIDEWALK PER COA STD DWG 2430.
- PROPOSED ELECTRICAL EQUIPMENT, SEE ELECTRICAL PLANS FOR MORE DETAILS.
- INSTALL PROPOSED HEADER CURB PER COA STD DETAIL 2415B.

NOTE

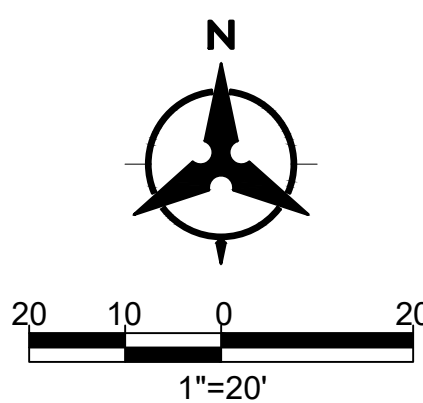
ALL BROKEN OR CRACKED SIDEWALK OR CURB & GUTTER WITHIN THE ROW MUST BE REPLACED

NOTE

PARKING SPACE STRIPING SHALL BE 4" PAINTED WHITE.

LEGEND

- ASPHALT PAVEMENT - DRIVELANE PER DETAIL 1, SHEET C-101
- ASPHALT PAVEMENT - AUTO PARKING AND MINOR DRIVE AISLES PER DETAIL 2, SHEET C-101
- CONCRETE PAVEMENT PER DETAIL 3, SHEET C-101
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- EASEMENT
- LANDSCAPED AREAS
- CONCRETE SIDEWALK PER DETAIL 5, SHEET C-101
- LIGHT POLE SEE ARCHITECTURAL PLANS FOR DETAILS
- FIRE HYDRANT SEE SHEET C-300
- PARKING STALL COUNT



Bohannon & Huston  
www.bhinc.com 800.877.5332



ARCHITECT

Thomas D. Auer, AIA, NCARB  
15450 South Outer Forty Drive, Suite 300  
Chesapeake, MD 20761  
636.898.8100

CONSULTANTS

NewGround International, Inc.  
15450 South Outer Forty Drive, Suite 300  
Chesapeake, MD 20761  
636.898.8100



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US Eagle Federal Credit Union  
Academy Branch  
Albuquerque, New Mexico

Revisions:

Issue Date: 07/22/2021

Architect: B. Bily

Drawn By: PS

Checked By: MS

Project Number: 29643-0003

Title:

SITE PLAN

Sheet No.

C-100



