



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Dutch Bros Coffee Building Permit #: _____ Hydrology File #: _____

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

Legal Description: _____

City Address: 7330 San Antonio Dr NE, Albuquerque NM 87109

Applicant: Barghausen Consulting Engineers Contact: Michael Beck

Address: 18215 72nd Ave S, Kent WA 98032

Phone#: 206.619.5925 Fax#: _____ E-mail: MBeck@Barghausen.com

Development Information

Build out/Implementation Year: 2024 Current/Proposed Zoning: MX-L

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

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

Describe development and Uses:

Drive-through coffee with a walk up window.

Days and Hours of Operation (if known): Monday-Sunday, 5AM-11PM

Facility

Building Size (sq. ft.): 950 SF

Number of Residential Units: N/A

Number of Commercial Units: 1

ITE Land Use #938 Coffee/Donut Shop with Drive-Through Window and No Indoor Seating
2 drive through lanes
AM peak 89 trips
PM peak 20 trips

ITE Land Use #848 Tire Store
8 service lanes
AM peak 17 trips
PM peak 26 trips

Combined total trips
AM peak 106 trips
PM peak 46 trips

Traffic Considerations

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

Expected Number of Employees (if known):* 3-4 Full time and 25 part time; Approximately 7 people per shift.

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 San Antonio Dr NE and San Antonio PL

Adjacent Roadway(s) Posted Speed: Street Name San Antonio Dr NE Posted Speed 40

Street Name San Antonio PL NE Posted Speed _____

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Minor Arterial - San Antonio DR NE
(arterial, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: _____ Volume-to-Capacity Ratio: AM 0.47, PM 0.7
(if applicable)

Adjacent Transit Service(s): _____ Nearest Transit Stop(s): _____

Is site within 660 feet of Premium Transit?: no

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

Current/Proposed Sidewalk Infrastructure: _____

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:

This site shares a driveway with the Tire Store to the west. The combined peak hour trips for the Coffee shop and Tire Store are > 100 trips per hour.

M. P. E.

TRAFFIC ENGINEER

11/15/2023

DATE

Submittal

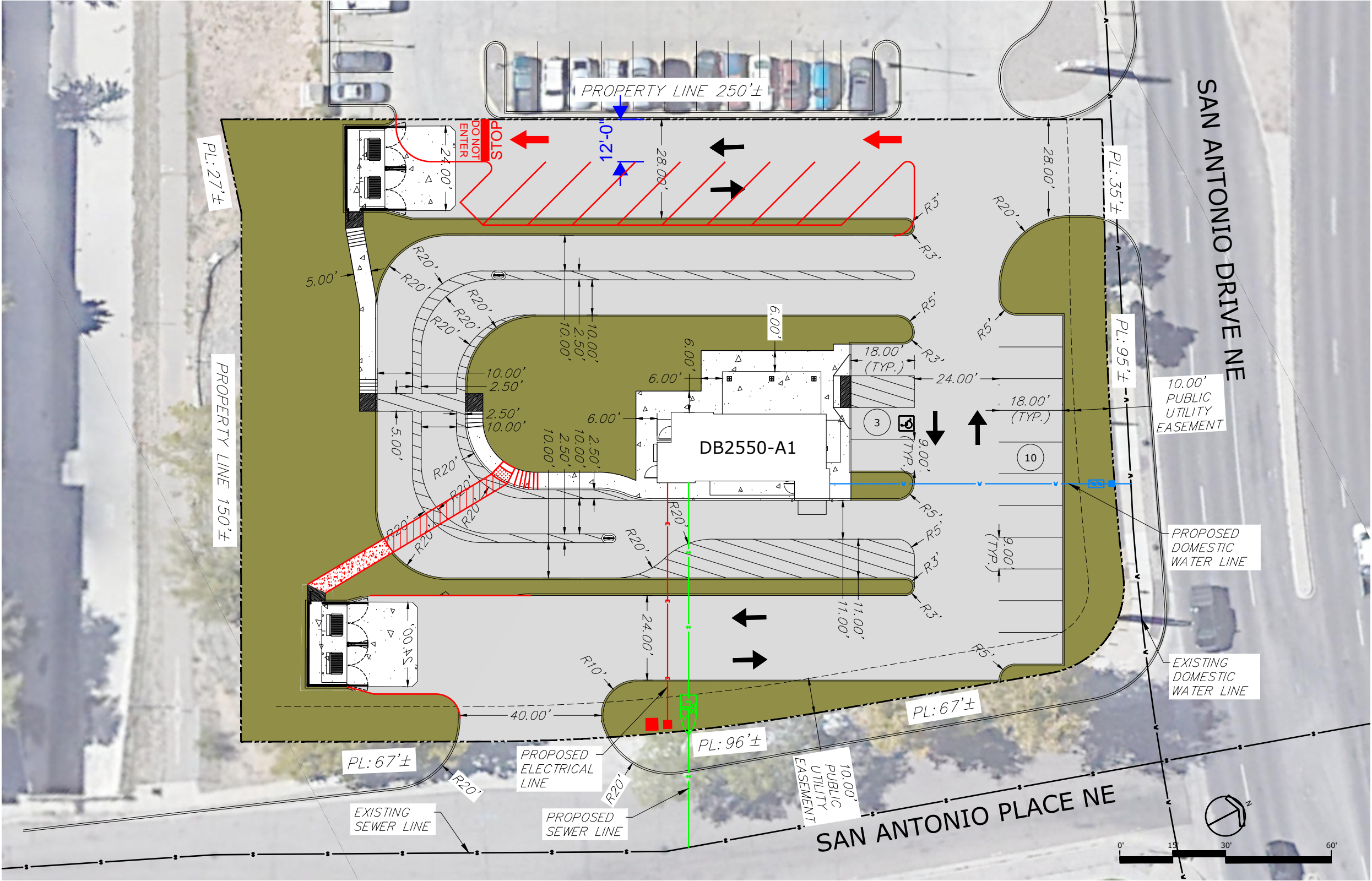
The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

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.



SITE INFORMATION

BUILDING SQ. FT.:	950 S.F.
PARKING SPACES:	13 SPACES
PROTECTED QUEUING:	30 CARS
SITE ACREAGE±:	±0.96 AC.
SITE SQ. FT.±:	±42,032 S.F.

DEVELOPER

COMPANY:	DUTCH BROS. CORPORATE
NAME:	JARED MANGELS
PHONE:	928.899.3725

DESIGNER

COMPANY:	TECTONICS DESIGN GROUP
NAME:	MATT RASMUSSEN
PHONE:	775.824.9988

ARCHITECT

COMPANY:	TECTONICS DESIGN GROUP
NAME:	MATT RASMUSSEN
PHONE:	775.824.9988

DISCLAIMER

SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.



10/24/23
DATE REVIEWED

APPROVED:
NO RESUBMITTAL
REQUIRED

REVISE:
RESUBMITTAL
REQUIRED

CONTACT THE DB REAL ESTATE
REPRESENTATIVE FOR
FURTHER CLARIFICATION



Dutch Bros. Coffee

Site Plan w/ Aerial

San Antonio Dr NE Albuquerque, NM 87109

10/18/23

