



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

F14D064

Project Title: Dutch Bros Coffee NM0505 Building Permit #: unknown Hydrology File #: unknown

Zone Atlas Page: F-14-Z DRB#: unknown EPC#: unknown Work Order#: unknown

Legal Description: LT A & THE N 60 FT OF LT B NORTH 4TH ST HOMESITES EXC THOSE PORS OUT TO R/W FOR MONTANO IMPVMT PROJ CONT 0.3166 AC +- OR 13,791 SQ FT +-

City Address: 5565 4th Street, Albuquerque NM 87107

Applicant: Barghausen Consulting Engineerings, Inc on behalf of Dutch Bros Contact: Brianna Uy

Address: 18215 72nd Avenue South, Kent, WA 98032

Phone#: 425-291-3776 Fax#: _____ E-mail: buy@barghausen.com

Development Information

Build out/Implementation Year: 2025-2026 Current/Proposed Zoning: MX-M

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:

demolish existing building, construct 950 sf - 1,000 sf Dutch Bros Coffee building with drive-through

Days and Hours of Operation (if known): typical hours of operation are 5am to 11pm

Facility

Building Size (sq. ft.): 950- 1,000 sf

Number of Residential Units: 0

Number of Commercial Units: 1

Traffic Considerations

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

Expected Number of Employees (if known):* 7 per shift during peak times - 3 total shifts

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 Montano Road NW and 5th Street

Adjacent Roadway(s) Posted Speed: Street Name Montano Road NW Posted Speed 35 mph

Street Name 4th Street Posted Speed 35 mph

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Montano Road - Regional Principal Arterial
(arterial, collector, local, main street) 4th Street - Minor Arterial

Comprehensive Plan Center Designation: mixed use - North 4th Corridor
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: 27,255 Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): Bus Route 157 Nearest Transit Stop(s): 200-250 feet east

Is site within 660 feet of Premium Transit?: unknown

Current/Proposed Bicycle Infrastructure: none immediately adjacent to site
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: existing to remain

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:

Curtis A Chernes

TRAFFIC ENGINEER

1-22-25

DATE

ITE 938
Coffee/Donut Shop with
Drive-Through and No Indoor
Seating: Even though Dutch
Bros may have indoor
seating, trips are generated
primarily by drive-through.
2 drive through lanes:
AM Trips 91 PM Trips 34
Apply Local multiplier of 1.3
AM Trips 118
PM Trips 44

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.