

From: Grush, Matthew P. mgrush@cabq.gov
Subject: RE: La Luz Hub TI 1115 Griegos Rd. NW (F14D082)
Date: December 13, 2022 at 16:15 PM
To: Cory Greenfield cory@campoverdearchitecture.com
Cc: Carlos carlos@campoverdearchitecture.com, Al-najjar, Marwa G. malnajjar@cabq.gov

MG

Good afternoon Cory,

Your development at 1115 Griegos Rd NW does not require a TIS, see attached.

Thank you,



Matt Grush, P.E.
Senior Engineer

505-924-3362

mgrush@cabq.gov

cabq.gov/planning

From: Cory Greenfield <cory@campoverdearchitecture.com>
Sent: Tuesday, December 13, 2022 3:59 PM
To: Grush, Matthew P. <mgrush@cabq.gov>
Cc: Carlos <carlos@campoverdearchitecture.com>
Subject: Fwd: La Luz Hub TI 1115 Griegos Rd. NW (F14D082)

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hi Matt

You and I talked on the phone about this Tenant Improvement project a little while back. At the time, we dismissed the idea that a TIS would be needed (below threshold). In response to the TCL comment copied below, we've filled out this Traffic Scoping form (correct one?) to the best of our knowledge so far. Can you point us on the quickest path to satisfying this comment? Sounds like we need you to sign and return?

Thanks
Cory Greenfield
505-301-6883

8. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: La Luz Hub Building Permit #: _____ Hydrology File #: _____

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

Legal Description: Tract 6A Plat of TRS 6A Block 2 Sandia Plaza Addition Cont. 13,029 SqFt M/L

City Address: 1115 Griegos Rd NW, 87107

Applicant: Campoverde Architecture, LC Contact: Carlos Andre Chavez

Address: 1600 Lomas Blvd NW, Suite D carlos@campoverdearchitecture.com

Phone#: 5055459946 Fax#: _____ E-mail: _____

Development Information

Build out/Implementation Year: 2023 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:

To serve as a coffee shop with seating and coffee roastery

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 2500 sqft

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):* _____

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 Corner of Griegos and 12th Street

Adjacent Roadway(s) Posted Speed: Street Name Griegos Posted Speed 30 MPH

Street Name 12th Street Posted Speed 35 MPH

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Griegos = Major Collector , 12th St. = Major Collector
(arterial, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: 12th Street = 0 - 5,000 / daily Volume-to-Capacity Ratio: _____
Griegos Street = 10,000 - 20,000 / daily (if applicable)

Adjacent Transit Service(s): None Nearest Transit Stop(s): Rio Grande @ Elfego Bus Stop

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:

See attached confirmation email dated Dec 13, 2022

TRAFFIC ENGINEER

DATE

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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.