



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: SLFCU - Coors Branch **Building Permit #:** BP-2023-42453 **Hydrology File #:** _____
Zone Atlas Page: G-11-Z **DRB#:** _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: _____
City Address: 3801 COORS BLVD NW ALBUQUERQUE NM 87120
Applicant: Tierra West LLC **Contact:** Amanda Herrera
Address: 5571 Midway Park Pl NE, Albuquerque NM 87109
Phone#: 505-858-3100 **Fax#:** _____ **E-mail:** rrb@tierrawestllc.com

Development Information

Build out/Implementation Year: 2025 **Current/Proposed Zoning:** NR-C
Project Type: New: (x) Change of Use: () Same Use/Unchanged: () Same Use/Increased Activity: ()
Proposed Use (mark all that apply): Residential: () Office: (x) Retail: () Mixed-Use: ()
Describe development and Uses: A proposed walk-in bank that consists of 7218SF.

Days and Hours of Operation (if known): 8 hours a day, 7 days a week

Facility

Building Size (sq. ft.): 7,218 SF GFA
Number of Residential Units: _____
Number of Commercial Units: _____

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):* ITE-11th ed. 912-Drive-in Bank (16/81)
AM-16Enter/10Exit PM-40Ent/41Exit
Driveway(s) Located on: Street Name Private access roadway west of development.
Adjacent Roadway(s) Posted Speed: Street Name St Joseph's Blvd Posted Speed 35 mph
Street Name Coors Blvd Posted Speed 40 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: Arterial
(arterial, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: 9,752 (2022 TAQA) Volume-to-Capacity Ratio: .25-.50
COG ID# 14299 (if applicable)

Adjacent Transit Service(s): Route 96, 155, 790 Nearest Transit Stop(s): Bus Stop Route 96, 155, 790

Is site within 660 feet of Premium Transit?: NO

Current/Proposed Bicycle Infrastructure: Buffered bike lane on St. Josephs
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalk on north side of St. Josephs, sidewalk on Coors Blvd

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:

Site internal to the approved Oxbow Commercial Development TIS H#G11D067. No additional traffic study required.

 P.E.

1/16/2024

TRAFFIC ENGINEER

DATE

Submittal

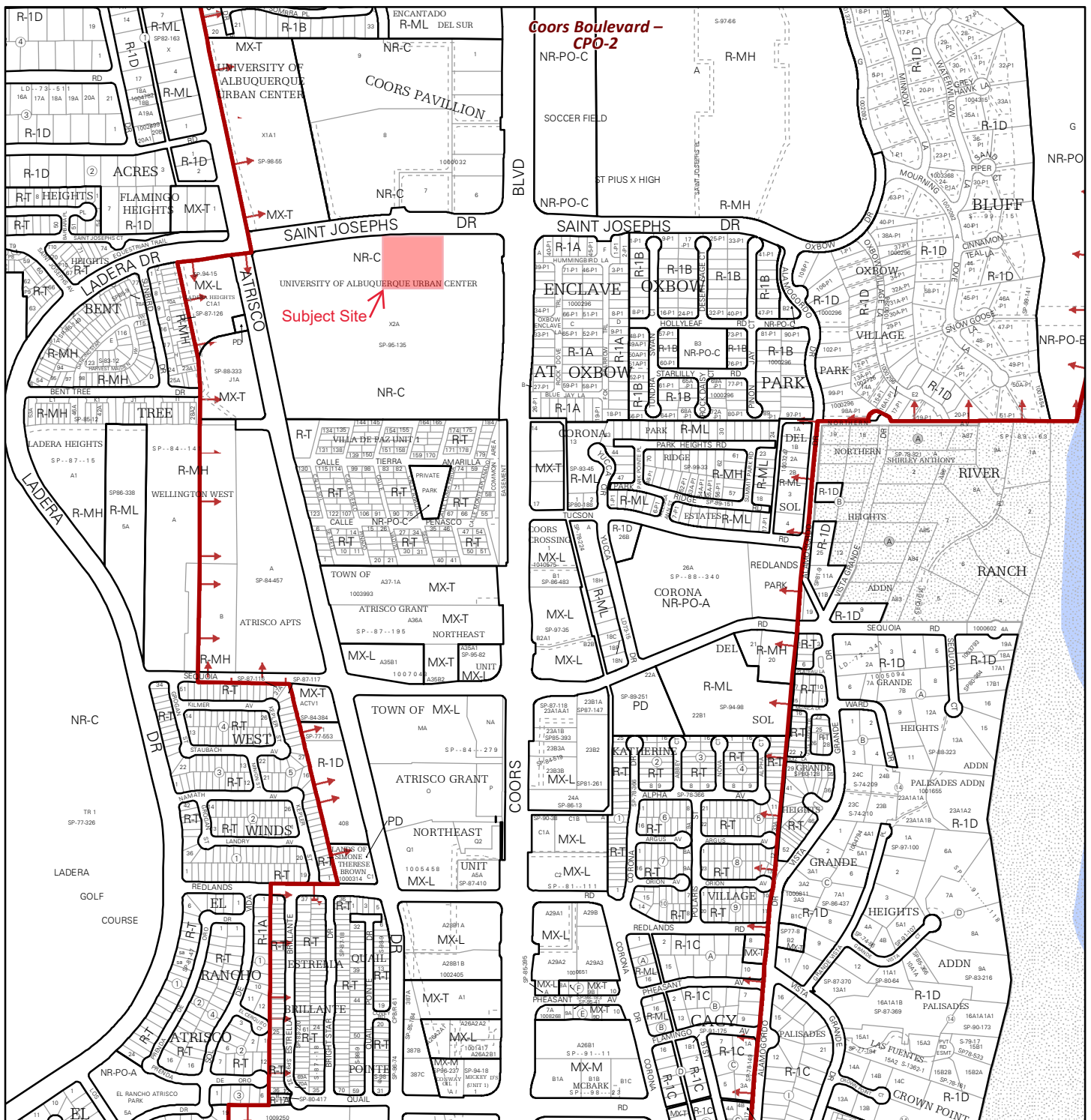
The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

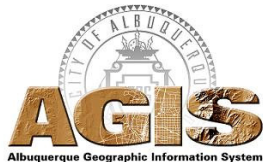
Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

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.

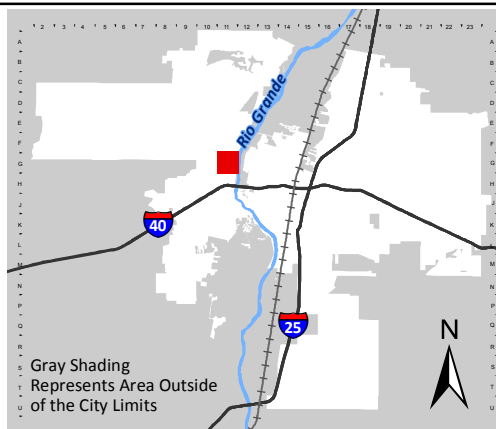


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
G-11-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet

SLFCU - St Joseph's and Coors Blvd.
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

COMMENT	USE (ITE CODE)	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.	
	DESCRIPTION	GROSS	ENTER	EXIT	ENTER	EXIT
	Summary Sheet					
Tract No.	Drive-In Bank (912)	Units				
		3.00	375	16	10	40
	Subtotal		375	16	10	40
						41

Land Use: 912

Drive-in Bank

Description

A bank is a financial institution that can offer a wide variety of financial services. A drive-in bank provides banking services for a motorist through a teller station. A drive-in bank may also serve patrons who walk into the building. The drive-in lanes may or may not provide an automatic teller machine (ATM). Walk-in bank (Land Use 911) is a related use.

Additional Data

The independent variable—drive-in lanes—refers to all lanes at a banking facility used for financial transactions, including ATM-only lanes.

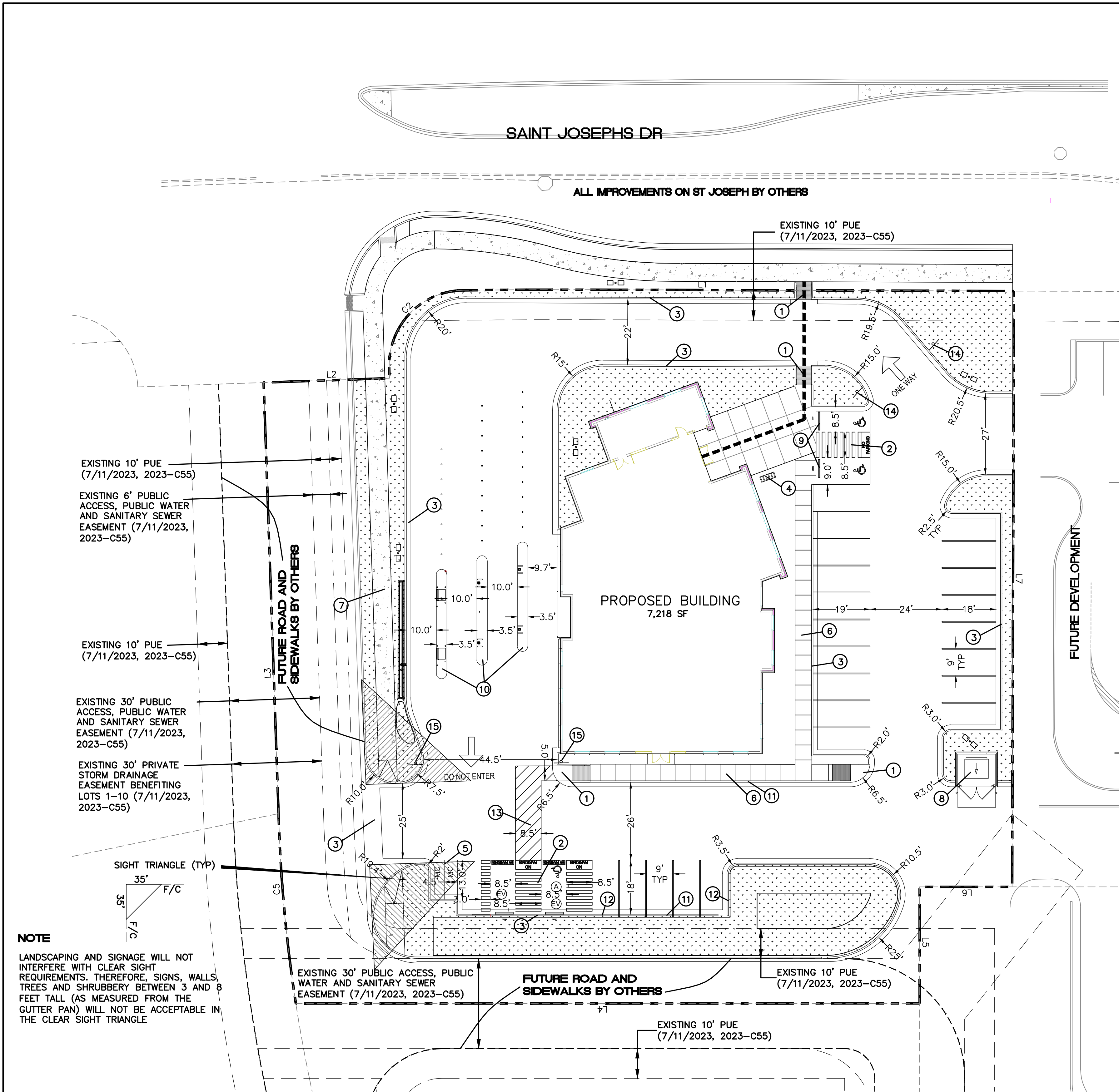
The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2000s and the 2010s in Colorado, Kentucky, Minnesota, Nebraska, New Jersey, New York, Oregon, Pennsylvania, Texas, Vermont, Virginia, Washington, and Wisconsin.

To assist in the future analysis of this land use, it is important that Friday data be collected and reported separately from weekday data. It is also important to specify the date and month of the data collection period and the number of drive-through lanes that are open at the time of the study.

Source Numbers

535, 539, 553, 555, 573, 577, 600, 624, 626, 629, 630, 637, 656, 657, 710, 724, 728, 866, 869, 883, 884, 927, 935, 961, 1047



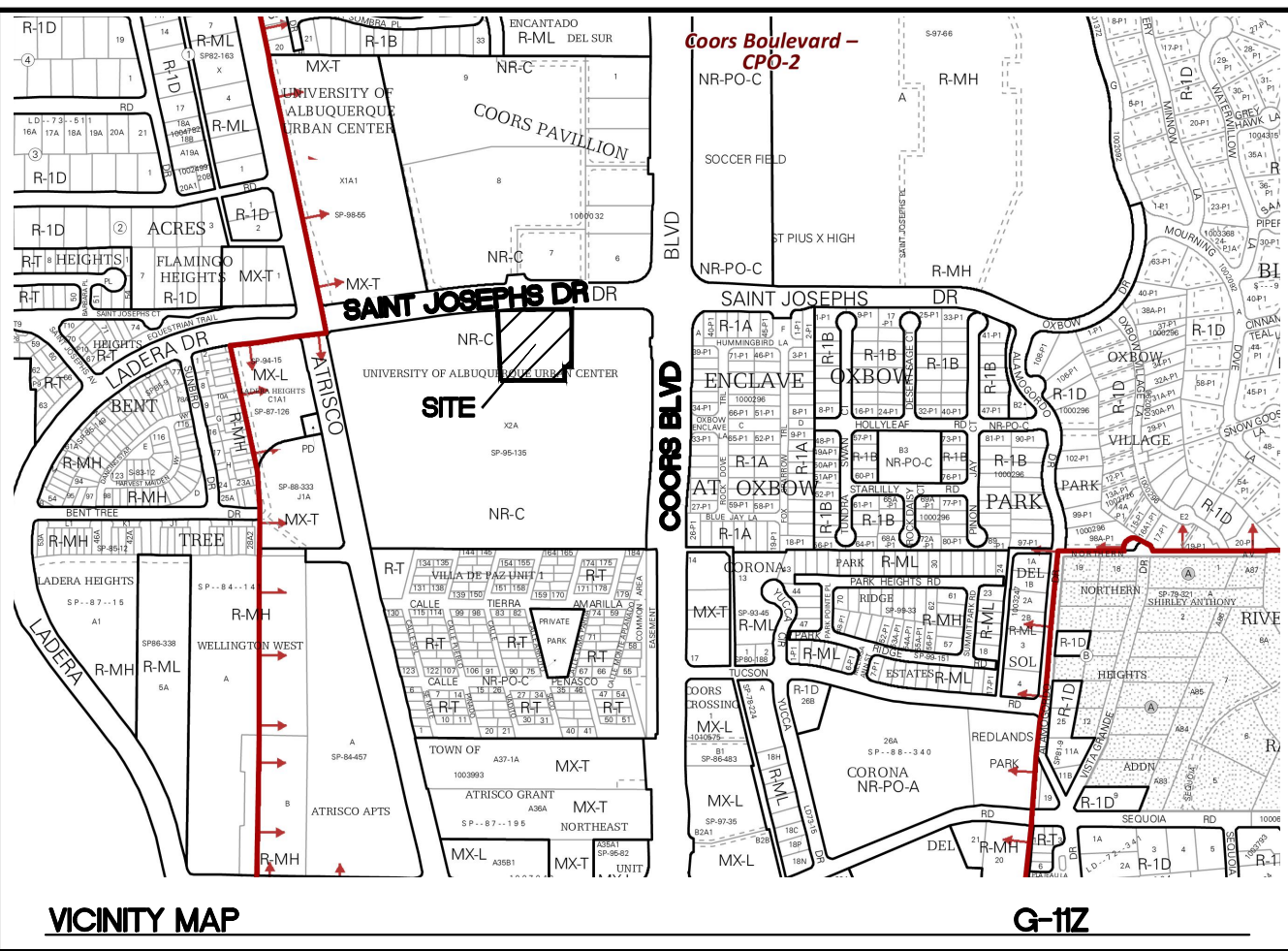
NOTE
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - RIGHT-OF-WAY
 - BUILDING
 - PROPOSED SIDEWALK
 - EXISTING CURB & GUTTER
 - LANDSCAPING
 - SITE LIGHTING
 - ACCESSIBLE ROUTE

- KEYED NOTES**
- ① UNIDIRECTIONAL ACCESSIBLE RAMP, SEE DETAIL SHEET DET-1
 - ② ACCESSIBLE PARKING SPACE PER ADA STANDARDS
 - ③ 6' VALLEY GUTTER PER COA DWG 2420
 - ④ BICYCLE RACK SEE DETAIL SHEET DET-1
 - ⑤ MOTORCYCLE SPACE W/SIGN SEE DETAIL SHEET DET-1
 - ⑥ 6' SIDEWALK, SEE ARCHITECTURAL PLAN FOR DETAIL
 - ⑦ 6' SIDEWALK PER COA DWG 2430 TO BE BUILT BY OTHERS
 - ⑧ DUMPSTER W/RECYCLING SEE DETAIL SHEET DET-2
 - ⑨ WHEEL STOP SEE DETAIL SHEET DET-1
 - ⑩ DRIVEUP ISLANDS SEE ARCHITECTURAL PLANS
 - ⑪ 8" CURB AND GUTTER PER COA DWG 2415A
 - ⑫ 10' TRANSITION FROM 6" TO 8" CURB
 - ⑬ PEDESTRIAN CROSSING
 - ⑭ ONE WAY SIGN R3-5A
 - ⑮ DO NOT ENTER SIGN R5-1

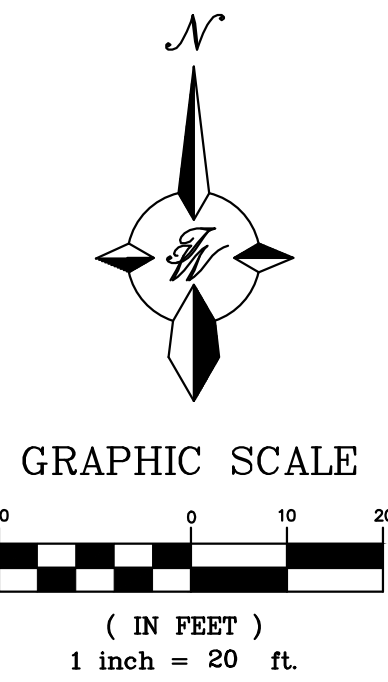
LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°49'11"E	141.21
L2	N88°01'12"E	42.00
L3	N1°58'48"W	147.66
L4	S89°59'52"W	208.02
L5	S0°00'01"W	38.88
L6	S89°59'52"W	30.83
L7	S0°10'32"W	198.74




CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	91°19'44"	25.00	39.85
C5	6°51'24"	500.00	59.84



LEGAL DESCRIPTION:
LOT 8, UNIVERSITY OF ALBUQUERQUE URBAN CENTER
FILED JULY 10, 1995, IN BOOK 95C, PAGE 250

SITE DATA	
PROPOSED USAGE	BANK
LOT AREA	56032 SF (1.29 ACRES)
ZONING	NR-C
BUILDING AREA	7,218 SF
BUILDING SETBACK	
FRONT	5'
REAR	0'
SIDE	0'
PARKING REQUIRED	22 SPACES
PARKING PROVIDED	25 SPACES (2 EV CHARGING STATIONS)
ACCESSIBLE SPACES REQUIRED	2 SPACES (1 VAN)
ACCESSIBLE SPACES PROVIDED	3 SPACES (1 VAN)
TOTAL PARKING PROVIDED	33 SPACES
MOTORCYCLE SPACES REQUIRED	1 SPACES
MOTORCYCLE SPACES PROVIDED	2 SPACES
BICYCLE SPACES REQUIRED	5
BICYCLE SPACES PROVIDED	5
LANDSCAPE REQUIRED	7322 SF (15% NET AREA, 41772 SF)
LANDSCAPE PROVIDED	8500 SF



ENGINEER'S SEAL	SANDIA LABS FEDERAL CREDIT UNION 5700 ST JOSEPH'S DR NW ALBUQUERQUE, NM	DRAWN BY pm
  1-2-24	TRAFFIC CIRCULATION PLAN	DATE 1-2-24
		DRAWING 2023076-GR
		SHEET # SP-1
RONALD R. BOHANNAN P.E. #7868	 TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2023076