



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: La Mirada **Building Permit #:** _____ **Hydrology File #:** G19D004
Zone Atlas Page: _____ **DRB#:** _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: see attached sheet
City Address: no official request at this time
Applicant: La Luz Engineering **Contact:** Ben Brokaw
Address: 12401 Coronado Ave NE, Albuquerque NM 87122
Phone#: 505-459-9224 **Fax#:** _____ **E-mail:** bbrkaw@laluzengineering.com

Development Information

Build out/Implementation Year: 2023 **Current/Proposed Zoning:** MXM
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:
There are 3 buildings total, comprised of 5 separate suites. Two will be restaurants, one will be a beverage/juice store, one will be a veterinarian, and one will be general retail
Days and Hours of Operation (if known): Unknown

Facility

Building Size (sq. ft.): 12,900 SF
Number of Residential Units: 0
Number of Commercial Units: 5

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* N/A
Expected Number of Employees (if known):* N/A
Expected Number of Delivery Trucks/Buses per Day (if known):* N/A
Trip Generations during PM/AM Peak Hour (if known):* N/A
Driveway(s) Located on: Wyoming & Montgomery
Adjacent Roadway(s) Posted Speed: Wyoming 40 MPH
Montgomery 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: Regional Principal Arterial
(arterial, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: 35500 Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): Wyoming/Montgomery Nearest Transit Stop(s): Wyoming - Just south of Montgomery

Is site within 660 feet of Premium Transit?: _____

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

Current/Proposed Sidewalk Infrastructure: N/A - existing only

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 location has an approved TIS, HT#G19D004 approved 10/26/2021. The proposed site development was part of the TIS. No additional traffic studies are required at this time.

 P.E.

TRAFFIC ENGINEER

10/27/2022

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.