



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07/2020)

**Project Title:** Chase Bank – Montgomery and Juan Tabo

Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

Zone Atlas Page: G-21 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: TR B-1-B TARA SUBD REPLAT OF TR B-1 CONT 2.795 AC

Development Street Address: 11004 Montgomery Blvd NE Albuquerque, New Mexico 87111

**Applicant:** Cumulus Design Contact: Carlos Iglesias

Address: 2080 N. Hwy 360 #240, Grand Prairie Texas 75050

Phone#: 214-235-0367 Ext: 101 Fax#: \_\_\_\_\_

E-mail: carlos@cumulusdesign.net

### Development Information

Build out/Implementation Year: 2021 Current/Proposed Zoning: MX-M

Project Type: New: ( ) Change of Use: ( X ) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )

Change of Zoning: ( )

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

Describe development and Uses: Plan is to redevelop the existing abandon Wick's Restaurant into a Financial Use facility

Days and Hours of Operation (if known): 9:00 to 6:00 (projected)

### Facility

Building Size (sq. ft.): 3,150 Square feet approximately (Remodel of existing building) and (1 drive-thru ATM)

Number of Residential Units: 0

Number of Commercial Units: 1

### Traffic Considerations

ITE Trip Generation Land Use Code 912-Drive-in Bank

Expected Number of Daily Visitors/Patrons (if known):\* 467

Expected Number of Employees (if known):\* 10

Expected Number of Delivery Trucks/Buses per Day (if known):\* 1

Trip Generations during PM/AM Peak Hour (if known):\* 112/81

ITE Land Use #912  
Drive-in Bank, 3,150  
SQ FT,  
AM 30 trips  
PM 65 trips

Driveway(s) Located on: Two driveways on Indian School Road NE, one on Louisiana Boulevard

Adjacent Roadway(s) Posted Speed: Montgomery Blvd NE 40 MPH

Juan Tabo Rd NE 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: Urban Minor Arterial  
(arterial, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: Montgomery Blvd 25,015/ Juan Tabo Rd 28,410 (AWDT19)

Volume-to-Capacity Ratio (v/c): \_\_\_\_\_ (if applicable)

Adjacent Transit Service(s): Bus Service Nearest Transit Stop(s): Juan Tabo near Montgomery

Is site within 660 feet of Premium Transit? Yes

Current/Proposed Bicycle Infrastructure: None Existing, None Proposed (bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing sidewalk along Montgomery Blvd, NE, None Proposed

### **Relevant Web-sites for Filling out Roadway Information:**

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

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](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 ☒

Thresholds Met? Yes [ ] No ☒

Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ]

Notes:

M. P. E.

8/26/2021

TRAFFIC ENGINEER

DATE

## **Submittal**

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to [plndrs@cabq.gov](mailto:plndrs@cabq.gov) and to the City Traffic Engineer [mgrush@cabq.gov](mailto: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 volume to capacity (v/c) ratio on this form.