



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Rio Grande Crossing West Tracts 1-5 _____
Building Permit #: _____ Hydrology File #: H13D109 _____
Zone Atlas Page: H-13-Z _____ DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TRS 230A, 230B, 230C, 231A1, 231A2, 231B1, 231B2, 231B3 & 234A (EXCL PORTS OUT TO R/W) MRGCD MAP 35CONT 2.8722 AC _____
Development Street Address: 1100 RIO GRANDE BLVD NW ALBUQUERQUE NM 87104 _____
Applicant: _____ Tierra West LLC _____ Contact: Luis Noriega _____
Address: 5571 Midway Park Pl NE, Albuquerque, NM 87109 _____
Phone#: 505-858-3100 _____ Fax#: _____
E-mail: lnoriega@tierrawestllc.com _____

Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: MX-M

Project Type: New: (x) Change of Use: () 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: New bank with drive thru services.

Days and Hours of Operation (if known): Monday – Saturday, 9am – 5 pm

Facility

Building Size (sq. ft.): 4400

Number of Residential Units: -

Number of Commercial Units: 1

Traffic Considerations

ITE Trip Generation Land Use Code: 912

Expected Number of Daily Visitors/Patrons (if known): *440

Expected Number of Employees (if known): *6

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

Trip Generations during PM/AM Peak Hour (if known): *AM In/Out = 64, PM In/Out = 88

Driveway(s) Located on: Rio Grande Blvd

Adjacent Roadway(s) Posted Speed: Rio Grande Blvd Posted Speed 35 MPH
Street Name _____ Posted Speed _____

** 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: N/A
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: 25961 Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): yes Nearest Transit Stop(s): north-west corner of site

Is site within 660 feet of Premium Transit?: no

Current/Proposed Bicycle Infrastructure: Existing Bike Lane on Rio Grande Blvd adjacent to site.
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalk improvements proposed adjacent to site on Rio Grande Blvd

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 (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:

 P.E.
TRAFFIC ENGINEER

9/10/2021
DATE

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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 and 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 volume to capacity (v/c) ratio on this form.