City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

H14D025

Project Title: Love's Travel Center Expansion and Remodel

Zone Atlas Page: H-14-Z DFT/DHO #: BP #: BP-2024-25764

Development Street Address: 2200 6th St. NW, Albuquerque, NM

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: Love's Travel Centers LLC Contact: Tyler Hinkle

Address: 10601 N Pennsylvania Ave, Oklahoma City, OK 73120

Phone#: 800-655-6837 E-mail: tyler.hinkle@loves.com

Development Information

Build out/Implementation Year: 2024

Existing Use: Existing Convenient Store with Gas Station Built in 1984; (MX-M) Moderate Intensity Mix-Use

Describe Proposed Development and Uses:

The proposed development is to expand on the square footage of the convenient store. The building addition will be for adding cooler and freezer space to the convenience store and is not expected to increase the number of trips to the existing development. The only change to the site work will be to relocate 5 parking spaces and to bring the landscaping up to existing code.

Days and Hours of Operation (if known): 24/7

Facility

Building Size (sq. ft.): Existing Building 6,200 sq. ft.; Proposed Addition 1,726 sq. ft.; Total Building 7,926 sq. ft.

Number of Residential Units: N/A

Number of Commercial Units: Existing 6.2; Proposed 1.73; Total 7.93

Traffic Considerations

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

Expected Number of Employees (if known):* Unknown

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

Trip Generations during PM/AM Peak Hour and ITE # (if known):* Unknown

Driveway(s) Located on: Street Name two on 6th St. and two on Cutler Ave.

Adjacent Roadway(s) Posted Speed: Street Name 6th St. Speed 30

Street Name Cutler Ave. Speed 30

** 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 (e.g. Main Street, Major Transit, N/A): N/A
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): Urban/Downtown
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Street Functional Classification (e.g. Principal Arterial, Collector) : Urban Existing Minor Arterial
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Jurisdiction of roadway (NMDOT, City, County): City of Abuquerque; Bernalillo County

Adjacent Roadway(s):

Name: 6th St. Traffic Volume: 13860 Volume-to-Capacity Ratio (v/c): 0.485

Name: Cutler Ave. Traffic Volume: N/A Volume-to-Capacity Ratio (v/c): N/A

Traffic Volume and V/C Ratio: https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti and https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App

Adjacent Transit Service(s) : ABQ Ride Route 8 Nearest Transit Stop(s): 6th @ Prospect 3319; 6th @ Mcknight 1727
https://www.cabq.gov/gis/advanced-map-viewer

Is site within 660 feet of Premium Transit?: 395 ft North
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Current/Proposed Bicycle Infrastructure : Proposed Bike Lane along 6th St.; Proposed Bike Route along Cutler Ave.
Bikeways: https://mrcog-nm.gov/544/Long-Range-System-maps

Current/Proposed Sidewalk and buffer Infrastructure: Existing Sidewalks along both sides of 6th St. and Cutler Ave.
Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 for information.

For City Personnel Use:

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 [X]

Thresholds Met? Yes [ ] No [X]

Mitigating Reasons for Not Requiring TIS and/or Notes:

Building addition for cooler and freezer space not expected to increase trips.

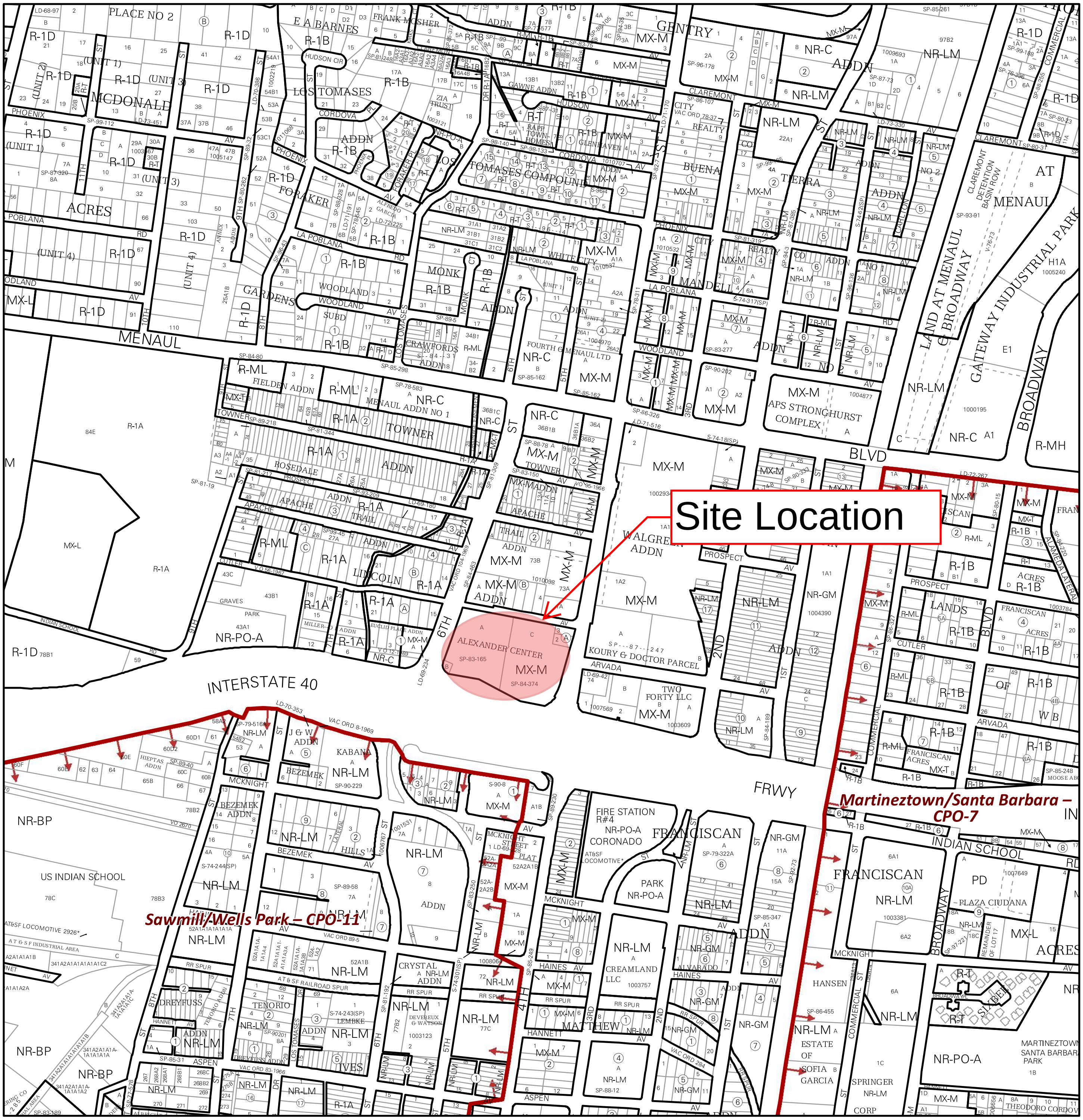
Curtis A Cherne

TRAFFIC ENGINEER

10-29-24

DATE


Love's Travel Center Expansion
Existing Site Location
Legend
Love's Travel Center
Site Location
Google Earth
1000 ft
N



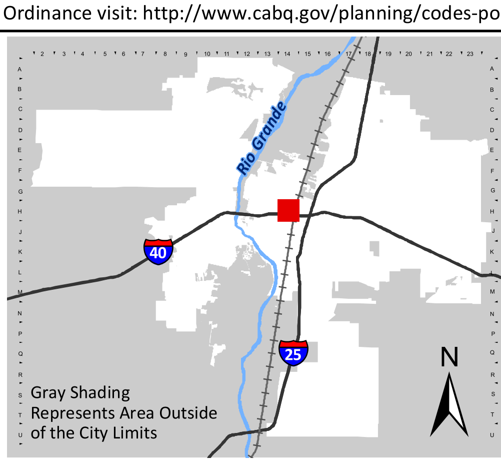
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

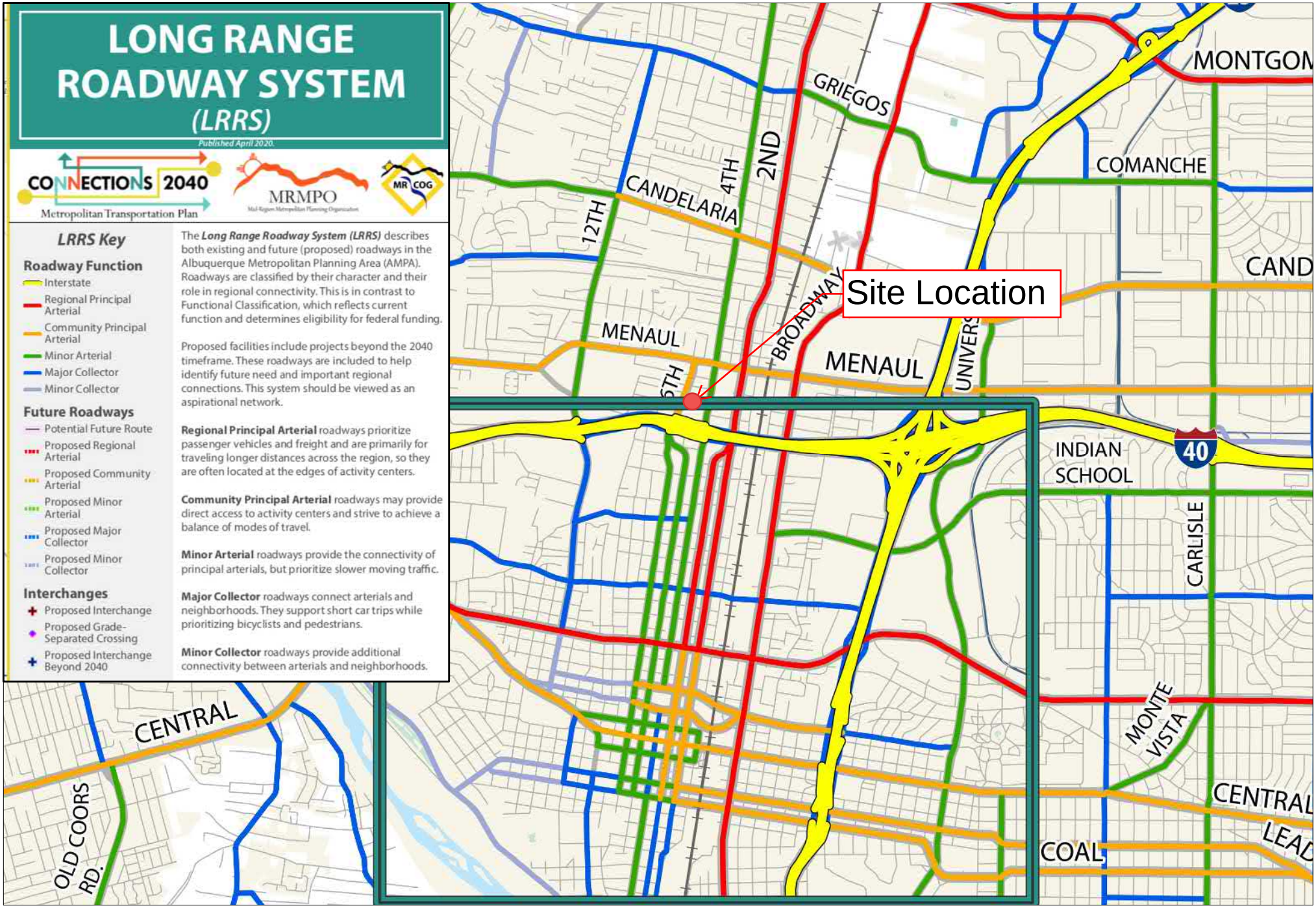


Zone Atlas Page:
H-14-Z

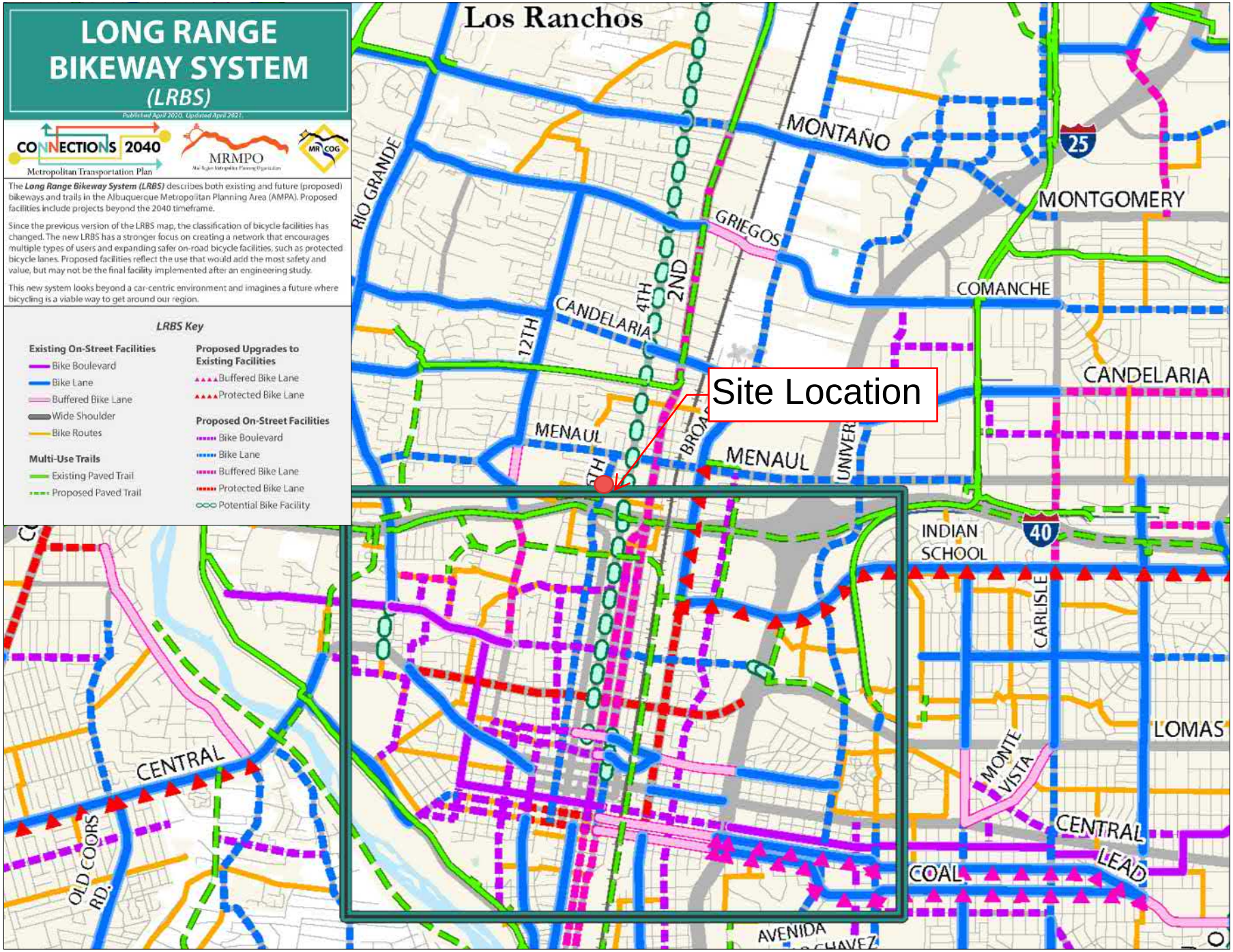
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

N

Feet
0 250 500 1,000

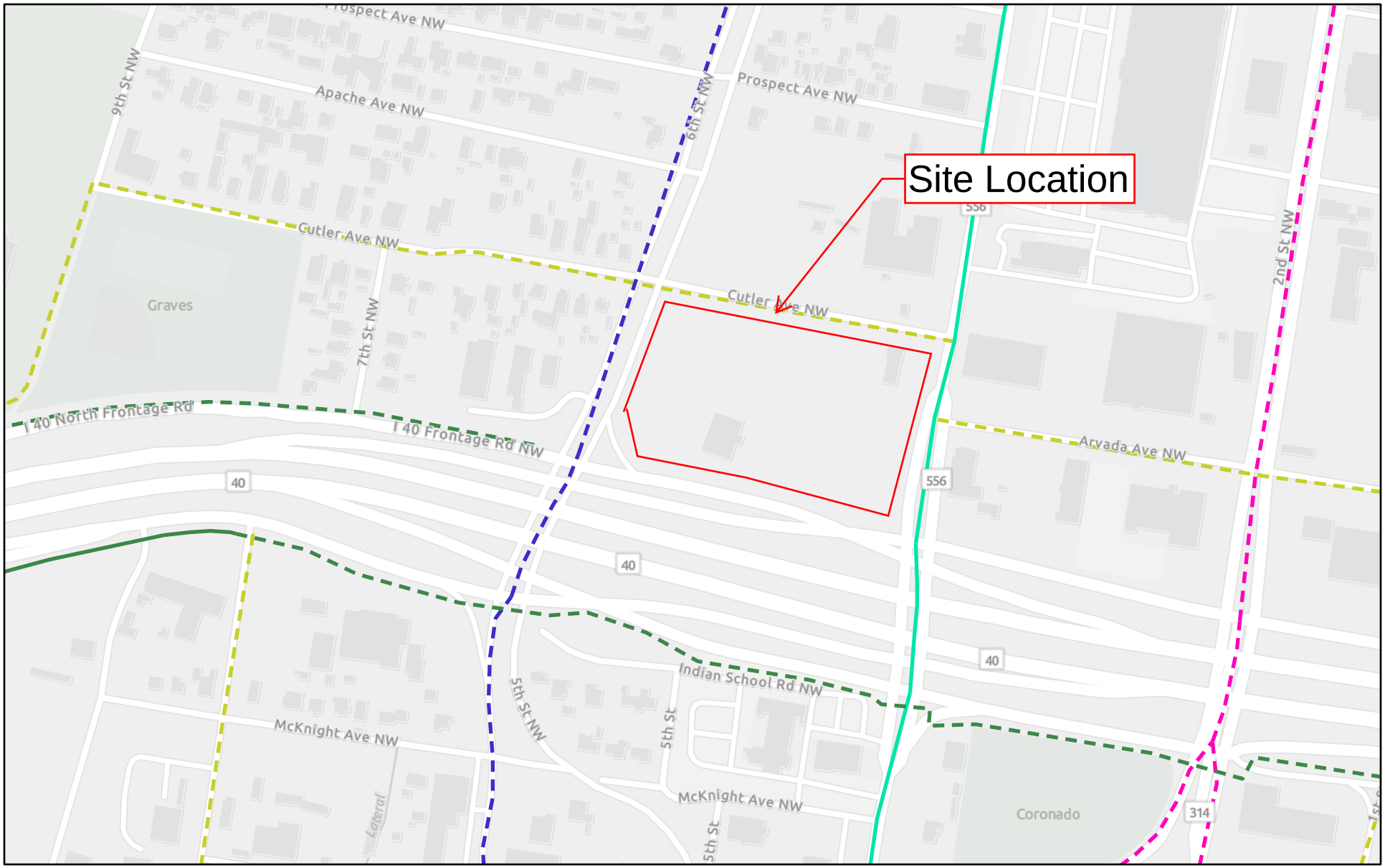


Portion of Futures 2040 Long Range Roadway System
(from Mid-Region Council of Governments)



Portion of Futures 2040 Long Range Bikeway System
(from Mid-Region Council of Governments)

MRMPO Long Range Bikeway System



October 24, 2024

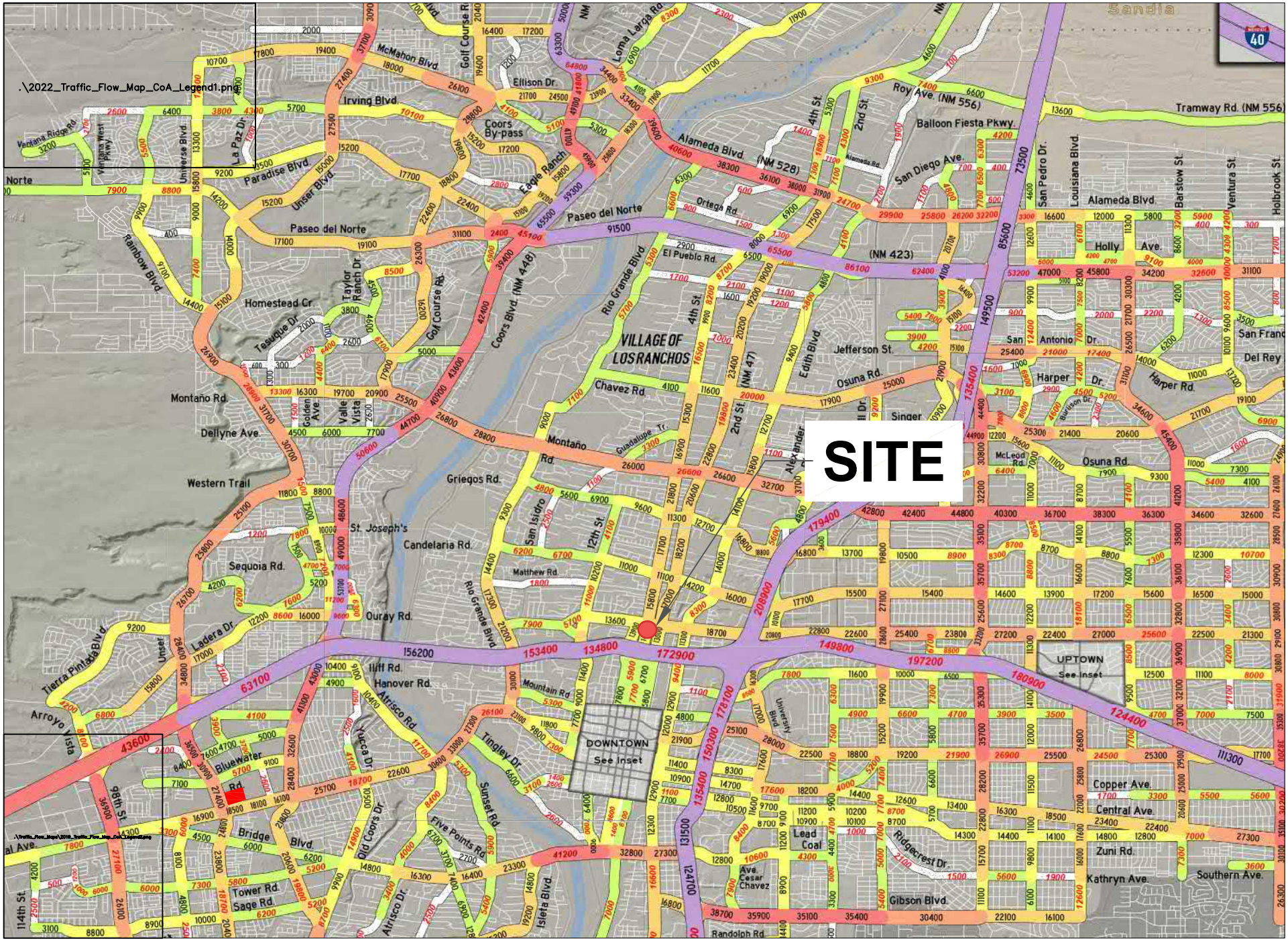
Long Range Bikeway System

- Proposed Bike Lane
- Proposed Bike Route
- Proposed Buffered Bike Lane
- Existing Paved Trail
- Proposed Paved Trail
- Potential Bike Facility

1:4,514

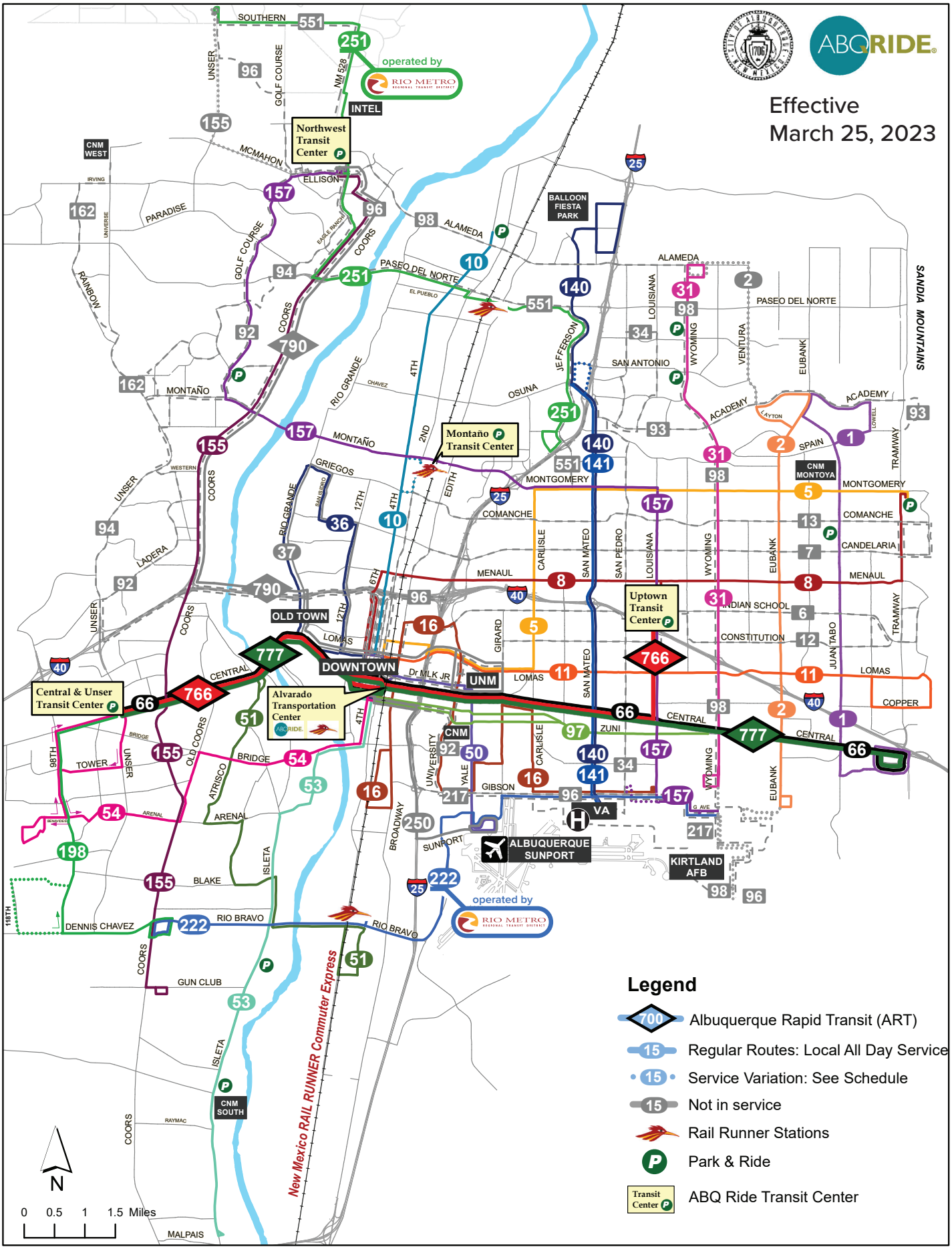
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km



Portion of 2022 Traffic Flow Map
(from Mid-Region Council of Governments)

2023 System Map



For more detailed information / Para más información: abqride.com • (505) 243-RIDE (7433)

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N78°56'34"W	116.81
L2	N10°10'10"E	152.74
L3	N26°45'35"E	22.99
L4	N9°00'40"E	208.46
L5	S83°02'47"E	130.93
L6	S80°52'37"E	124.98
L7	S58°12'51"E	18.00
L8	S24°28'12"W	40.71
L9	S67°33'34"E	46.29
L10	S15°53'56"W	13.80
L11	S23°49'19"W	102.12
L12	S81°41'48"E	8.06
L13	S13°33'59"W	15.18
L14	S20°27'11"W	82.23
L15	S18°46'48"W	75.50

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	83°17'43"	51.69	75.14

KEYED NOTES

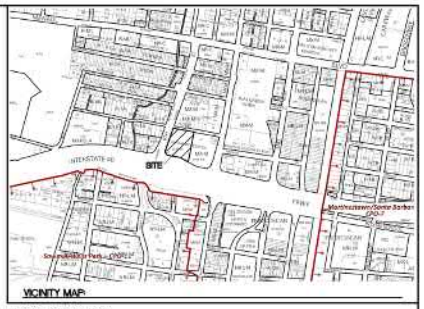
1. EXISTING ACCESSIBLE PARKING
2. UNDERGROUND FUEL TANKS/CONCRETE
3. EXISTING SIDEWALK
4. EXISTING PARKING
5. EXISTING MONUMENT SIGN
6. EXISTING SITE LIGHTING
7. EXISTING PEDESTAL SIGN
8. EXISTING ACCESSIBLE RAMP
9. EXISTING 5' WIDE ISLAND
10. 6' PEDESTRIAN ACCESS
11. EXISTING DUMPSTER
12. NEW 5' CONCRETE SIDEWALK PER COA DWG 2430
13. NEW UNIDIRECTIONAL RAMP
14. NEW BUILDING ELEVATION ADDITION
15. EXISTING LOADING ZONE
16. RESTRIPE TO ACCOMODATE MOTORCYCLE SPACES W/SIGN
17. EXISTING ASPHALT PAVING
18. EXISTING CURB AND GUTTER
19. EXISTING GUARD RAIL
20. EXISTING WROUGHT IRON FENCE
21. BICYCLE RACK (2 SPACES)
22. NEW PARKING STALLS (3 SPACES)
23. NEW TRUNCATED DOME SEE DETAIL SHEET DET-3
24. RELOCATE FENCE AROUND BICYCLE RACK
25. EXISTING ASPHALT CURB

EXECUTIVE SUMMARY

THE SITE IS LOCATED IN THE SOUTHEAST QUADRANT OF 6 TH STREET AND CUTLER AVE, NW. THE IMPROVEMENTS ON THE 2.41 ACRE PROPERTY (TWO TRACTS) ARE ALL EXISTING INCLUDING A CONVENIENCE STORE, HEAVY DUTY FUELING AND LIGHT DUTY VEHICLE FUELING (BUILT IN 1983) WITH THE EXCEPTION OF THE PROPOSED 1,342 SF BUILDING ADDITION AND MINOR STRIPING OF THREE PARKING STALLS AND A PEDESTRIAN ACCESS ROUTE FROM THE BUILDING TO 6 TH STREET. ALL OTHER EXISTING IMPROVEMENTS WILL REMAIN AS IS. ACCESS TO THE SITE IS FROM TWO EXISTING ENTRANCES OFF 6 TH STREET AND TWO EXISTING ENTRANCES OFF CUTLER AVE.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



LEGAL DESCRIPTION

TRACTS A AND B OF TRACTS A AND B ALEXANDER CENTER SITUATE WITHIN SEC 6 TN 10N R3E

Building Square Footage Breakdown

Existing: 6269 sf
Proposed: 1726 sf
Total = 7995 sf

Use Breakdown

Convenience Store: 7481 sf
Restaurant: 514 sf
Total = 7995 sf

BUILDING SETBACK

FRONT	5'
REAR	15'
SIDE	0' SOUTH SIDE, 5' NORTH SIDE

PARKING REQUIRED	6 (1 PER 1000 SF HEAVY DUTY VEHICLE FUELING)
	17 (4 PER 1000 SF LIGHT DUTY VEHICLE FUELING)
TOTAL REQUIRED	23 SPACES
PARKING PROVIDED	21 SPACES
ACCESSIBLE PARKING REQUIRED	1 SPACES
ACCESSIBLE SPACES PROVIDED	2 SPACES (VAN ACCESSIBLE)
TOTAL	23 SPACES
BICYCLE SPACES REQUIRED	2 SPACES
BICYCLE SPACES PROVIDED	2 SPACES
MOTORCYCLE SPACES REQUIRED	1 SPACES
MOTORCYCLE SPACES PROVIDED	2 SPACES

LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EXISTING BUILDING
- BUILDING ADDITION
- NEW SIDEWALK
- BUILDING ELEVATION ADDITION
- EXISTING POWER POLE
- EXISTING CHAINLINK FENCE
- EXISTING CONCRETE
- EXISTING GUARDRAIL

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

8-29-24

RONALD R. BOHANNAN P.E. #7868

LOVE'S ALBUQUERQUE, NM

TRAFFIC CIRCULATION LAYOUT

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm
DATE: 8-29-24
SHEET #: TCL-1
JOB #: 2024072

Love's Travel Center Expansion (Albuquerque, NM)

Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

COMMENT	USE (ITE CODE) / DESCRIPTION		24 HR VOL GROSS	A. M. PEAK HR. ENTER	A. M. PEAK HR. EXIT	P. M. PEAK HR. ENTER	P. M. PEAK HR. EXIT
	Summary Sheet	Units					
New Building 7996 Sq Ft.	Convenience Store / Gas Station - GFA 5.5-10K (945)	15.00	5,186	237	237	202	202
Existing Building 6270 Sq. Ft	Convenience Store / Gas Station - GFA 5.5-10K (945)	15.00	5,186	237	237	202	202
Expansion Use 1726 Sq. Ft.	Mini-Warehousing (151)	1.36	2	-	-	-	-
	Net Increase Expansion Trips		-	-	-	-	-
	Pass-By Trips	60%		*0*	*0*	*0*	*0*
	Total Primary Trips			-	-	-	-
	Increase in square footage of building	26.5%					
	Increase in number of fueling positions	0%					

Love's Travel Center Expansion (Albuquerque, NM)
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Convenience Store / Gas Station - GFA 5.5-10K (945)	***15.00***	5,186	237	237	202	202
	Fueling Positions					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***345.75*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

T = ***31.6*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

T = ***26.9*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Comments:
New Building 7996 Sq Ft.

Based on ITE Trip Generation Manual - 11th Edition

Love's Travel Center Expansion (Albuquerque, NM)
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Convenience Store / Gas Station - GFA 5.5-10K (945)	***15.00***	5,186	237	237	202	202
	Fueling Positions					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***345.75*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

T = ***31.6*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

T = ***26.9*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Comments:
Existing Building 6270 Sq. Ft.

Based on ITE Trip Generation Manual - 11th Edition

Love's Travel Center Expansion (Albuquerque, NM)
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Mini-Warehousing (151)	*1.36*	2	-	-	-	-
	1,000 S.F.					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

T = ***1.45*** **(X) +** ***0***

50% Enter, ***50%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

T = ***0.09*** **(X) +** ***0***

59% Enter, ***41%*** Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

T = ***0.15*** **(X) +** ***0***

47% Enter, ***53%*** Exit

Comments:

Expansion Use 1726 Sq. Ft.

Based on ITE Trip Generation Manual - 11th Edition