



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07/2020)

**Project Title:** \_\_\_\_\_

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

Zone Atlas Page: H-17-Z DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \*4-A-1 BLK 108 BEL-AIR SUBD A REPL OF LT 4-A BLK 108 CONT 0.4996 AC M/L

Development Street Address: 5200 MENAUL NE ALBUQUERQUE NM 87110

**Applicant:** Modulus Architects Contact: Regina Okoye

Address: 100 Sun Ave NE Albuquerque NM 87109

Phone#: 505-338-1499 Fax#: 505-338-1498

E-mail: rokoye@modulusarchitects.com

### Development Information

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

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:

Renovate the old gas station into a restaurant with a drive-through. To included an unknown commercial use.  
Will consist of an interior and exterior remodel of the existing structure with no square footage added.

Days and Hours of Operation (if known): \_\_\_\_\_

### Facility

Building Size (sq. ft.): Restaurant - 809sf / Commercial Building 1,086sf

Number of Residential Units: N/A

Number of Commercial Units: 2

### Traffic Considerations

ITE Trip Generation Land Use Code #937 Coffee/Donut Shop with Drive-Through Window

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):\* \_\_\_\_\_

Driveway(s) Located on: Street Name Menaul Blvd and San Mateo Blvd

Adjacent Roadway(s) Posted Speed: Street Name Menaul Blvd Posted Speed 35MPH  
Street Name San Mateo Blvd Posted Speed 35MPH

*\* 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: Menaul Blvd (Urban Principal Arterial) and San Mateo Blvd (Urban Principal Arterial)  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: N/A v/c Menaul: AM 0.43, PM 0.61  
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City v/c San Mateo: AM 0.51, PM 0.71

Adjacent Roadway(s) Traffic Volume: Menaul: 31400 San Mateo: 37500 Volume-to-Capacity Ratio (v/c): \_\_\_\_\_  
(if applicable)

Adjacent Transit Service(s): Bus Routes, Bus Stops Nearest Transit Stop(s): Bus Route 8,140, 141

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: No  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Has sidewalks

### 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](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:

A portion of the sight is undefined. The Donut shop nearly meets the traffic volume threshold. Adding in the unknown development portion will most likely will meet the TIS requirement.

M. P. E.

10/22/2020

TRAFFIC ENGINEER

DATE

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### **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 [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.