



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Eastdale Shopping Center - Albertsons Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: _____ DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TRACTS A, B, AND C, OF THE REPLAT OF THE NE 1/4 OF SECTION 8, T.10N, R.4E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO

City Address: 9450 CANDELARIA ROAD NE, ALBUQUERQUE, NM

Applicant: BALBOA RETAIL PARTNERS Contact: ADAM MILLER

Address: 11611 SAN VICENTE BLVD, SUITE 900, LOS ANGELES, CA 90049

Phone#: _____ Fax#: _____ E-mail: _____

Development Information

Build out/Implementation Year: 2024 Current/Proposed Zoning: 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:

The proposed development includes the following site improvements: resurface / sealcoat and restripe parking field, convert angled parking to 90-degree stalls; modify landscape islands, upgrade common area lighting, correct ADA deficiencies, removed abandoned bank drive aisle, remove landscape islands, close excess curb cuts, coordinate with Albertsons for cart containment system, and increase width of stalls from 8.5' to 10' in Albertsons primary parking area.

Days and Hours of Operation (if known): Albertsons: 6AM to 10PM

Facility

Building Size (sq. ft.): 107,094 SF

Number of Residential Units: N/A

Number of Commercial Units: N/A

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* Traffic counts/considerations will not be altered by this Site Plan Amendment. We are proposing altering existing access points along Candelaria to control movement in parking lot. See TCL/Site Plan for proposed improvements along Candelaria.

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 Candelaria Rd NE and Eubank Blvd NE

Adjacent Roadway(s) Posted Speed: Street Name Candelaria Rd NE Posted Speed 35

Street Name Eubank Blvd NE Posted Speed 40

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Candelaria: Arterial
(arterial, collector, local, main street) Eubank: Major Collector

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

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

Adjacent Roadway(s) Traffic Volume: Around 10,000 to 20,000 Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): _____ Nearest Transit Stop(s): _____

Is site within 660 feet of Premium Transit?: _____

Current/Proposed Bicycle Infrastructure: Bike lane along Eubank but not to interfere with site
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalk to remain, and be proposed where curb cuts are filled.

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 [X] Borderline []

Thresholds Met? Yes [] No [X]

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

Notes:

Proposed
improvements to
parking lot will not
increase traffic at the
site

Curtis A Cherns
TRAFFIC ENGINEER

6-11-24
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.