



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Dutch Brothers - Juan Tabo

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: H-21 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract 'H' Summary Plat

Development Street Address: 2501 Juan Tabo Blvd NE, Albuquerque, NM 87112

Applicant: Isaacson & Arfman, Inc. Contact: Fred Arfman, PE

Address: 128 Monroe St NE, Albuquerque, NM 87108

Phone#: 505-268-8828 Fax#: _____

E-mail: freda@iacivil.com

Development Information

Build out/Implementation Year: 2023 Current/Proposed Zoning: MX-L

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

Change of Zoning: ()

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

Describe development and Uses:

Redevelopment to a new coffee shop

Days and Hours of Operation (if known): typical hrs between 5am - 11pm

Facility

Building Size (sq. ft.): 950-sf

Number of Residential Units: _____

Number of Commercial Units: 1

Traffic Considerations

ITE Trip Generation Land Use Code 938 - Coffee/Donut Shop with drive-through window and no indoor seating

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

Expected Number of Employees (if known):* TBD

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

Trip Generations during PM/AM Peak Hour (if known):* AM - 80 Trips / PM - 30 Trips

Driveway(s) Located on: Juan Tabo Blvd & Muriel St

Adjacent Roadway(s) Posted Speed: Juan Tabo Blvd 40 mph
Muriel St 25 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: 2 - urban principal 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: 27,995 Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): Bus (Rte 1) Nearest Transit Stop(s): Juan Tabo & Phoenix Ave

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Paseo de las Montanas Trail / Claremont Bike Lane
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing public sidewalk found along east / west / south boundaries w public right of way

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

9/6/2022
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 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.