



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: SERVICE STATION LOUNGE
Building Permit #: _____ Hydrology File #: _____
Zone Atlas Page: H 217 DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: 109 TR A BLOCK 109, REDIVISION OF LOTS 15 & 16 & EAST
Development Street Address: 10710 MENAUL BLVD., NE ABQ, NM 87112 OR LOT
17, BLK. 109
Applicant: RBA ARCHITECTURE PC Contact: ROGER
Address: 1104 PARK AVE., SW ABQ, NM 87102 ESPLAIN
Phone#: (505) 242-1859 Fax#: (505) 242-6630
E-mail: WWW.RBA81.COM or roger@rba81.com

Development Information

Build out/Implementation Year: 2025 Current/Proposed Zoning: C-1 (COMMERCIAL)

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:

CONVERTING A FORMER GAS STATION INTO A LOUNGE / SALON
ESTABLISHMENT WITH A 501 SF ACCESSORY ADDITION & CONVERTING
Days and Hours of Operation (if known): 11 AM - 9:30 PM EXIST. O.H. CANOPY STRUCTURE
INTO AN OUTDOOR SEATING AREA

Facility

Building Size (sq. ft.): 1,743 S.F.
Number of Residential Units: NONE
Number of Commercial Units: NONE

Traffic Considerations

ITE Trip Generation Land Use Code _____
Expected Number of Daily Visitors/Patrons (if known):* 30 PER DAY
Expected Number of Employees (if known):* 12 MAX.
Expected Number of Delivery Trucks/Buses per Day (if known):* 1 OR 2
Trip Generations during PM/AM Peak Hour (if known):* 5 MORNING, 25 AFTERNOON
Driveway(s) Located on: Street Name MENAU BLVD. & PROSPECT AVE

Adjacent Roadway(s) Posted Speed: Street Name MENaul BLVD. Posted Speed 40 MPH
Street Name PROSPECT AVE. Posted Speed 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: N/A
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: N.E. ISLAMIC CENTER OF ABQ; EASTDALE SHOPPING CENTER
(urban center, employment center, activity center, etc.)

Jurisdiction of roadway (NMDOT, City, County): CITY OF ABQ.

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

Adjacent Transit Service(s): ABQ. RIDE-BUS RTE. 5 Nearest Transit Stop(s): ON MORRIS ST. / NEAR PROSPECT AVE.

Is site within 660 feet of Premium Transit?: YES

Current/Proposed Bicycle Infrastructure: PROPOSED BIKE RACKS (3) ON SITE; EXIST. PASE DE LAS MONTANAS TRAIL & MORRIS AVE. BIKE LANE
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: EXIST. SIDEWALKS ALONG MENAUL & PROSPECT AVE.

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:

Ernest Armijo
TRAFFIC ENGINEER

8/5/2025
DATE

Submittal