



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Albuquerque 2600 Juan Tabo Car Wash **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: TRACT 1-A BLOCK 101 PLAT FOR TRACTS 1-A AND 2-A BLOCK 101 BRENTWOOD HILLS SUBDIVISION CONT 1.8004 AC

City Address: 2600 Juan Tabo Boulevard Northeast, Albuquerque, NM

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

Address: 100 Sun Ave Suite 600, Albuquerque NM 87109

Phone#: 505-338-1499 **Fax#:** _____ **E-mail:** rokoye@modulusarchitects.com

Development Information

Build out/Implementation Year: 2023 **Current/Proposed Zoning:** MX-M Mixed Use - Moderate Intensity

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

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

Describe development and Uses:

Automated Car Wash with one car wash tunnel (ITE Land Use 948)

Days and Hours of Operation (if known): 8 AM - 8 PM

Facility

Building Size (sq. ft.): 4,500 sq. ft.

Number of Residential Units: N/A

Number of Commercial Units: 1

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* ~400 vehicles (Estimated based on peak hour trips * 5)

Expected Number of Employees (if known):* Typically 4 on site

Expected Number of Delivery Trucks/Buses per Day (if known):* One delivery truck every 1-2 weeks

Trip Generations during PM/AM Peak Hour (if known):* 78 trips during PM peak hour

Driveway(s) Located on: Street Name Juan Tabo Boulevard and Lexington Avenue NE

Adjacent Roadway(s) Posted Speed: Street Name Juan Tabo Boulevard Posted Speed 40 mph

Street Name Lexington Avenue NE 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: Principal Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Developing Center, Multi-modal corridor
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: 26,952 Volume-to-Capacity Ratio: N/A
(if applicable)

Adjacent Transit Service(s): N/A Nearest Transit Stop(s): N/A

Is site within 660 feet of Premium Transit?: No

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

Current/Proposed Sidewalk Infrastructure: Yes, current

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 ☒ Borderline []

Thresholds Met? Yes [] No ☒

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

Notes:

M. P. E.

9/8/2022

TRAFFIC ENGINEER

DATE

Submittal

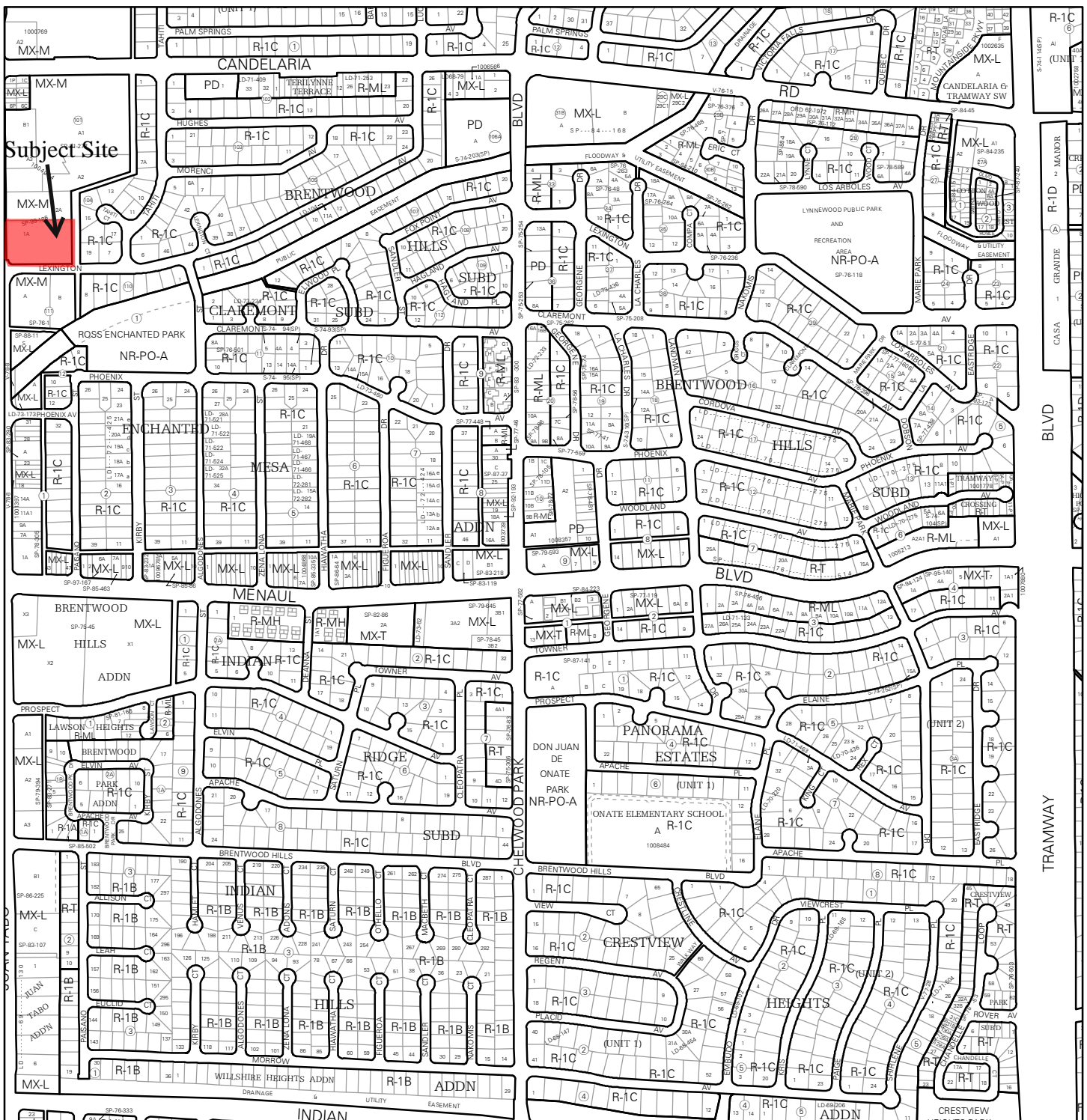
The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

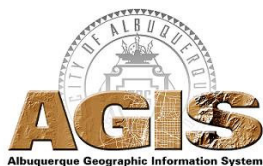
Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

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.

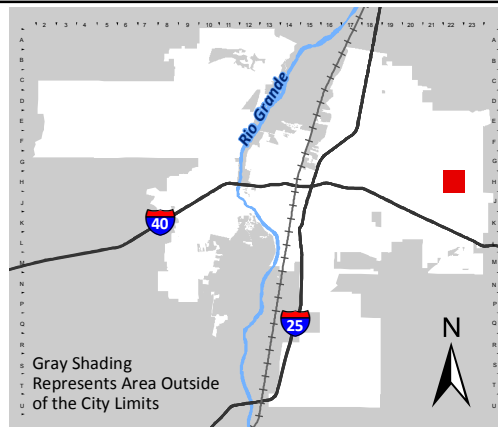


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

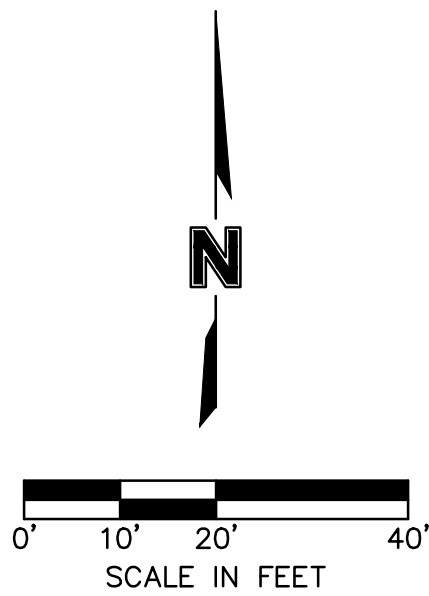
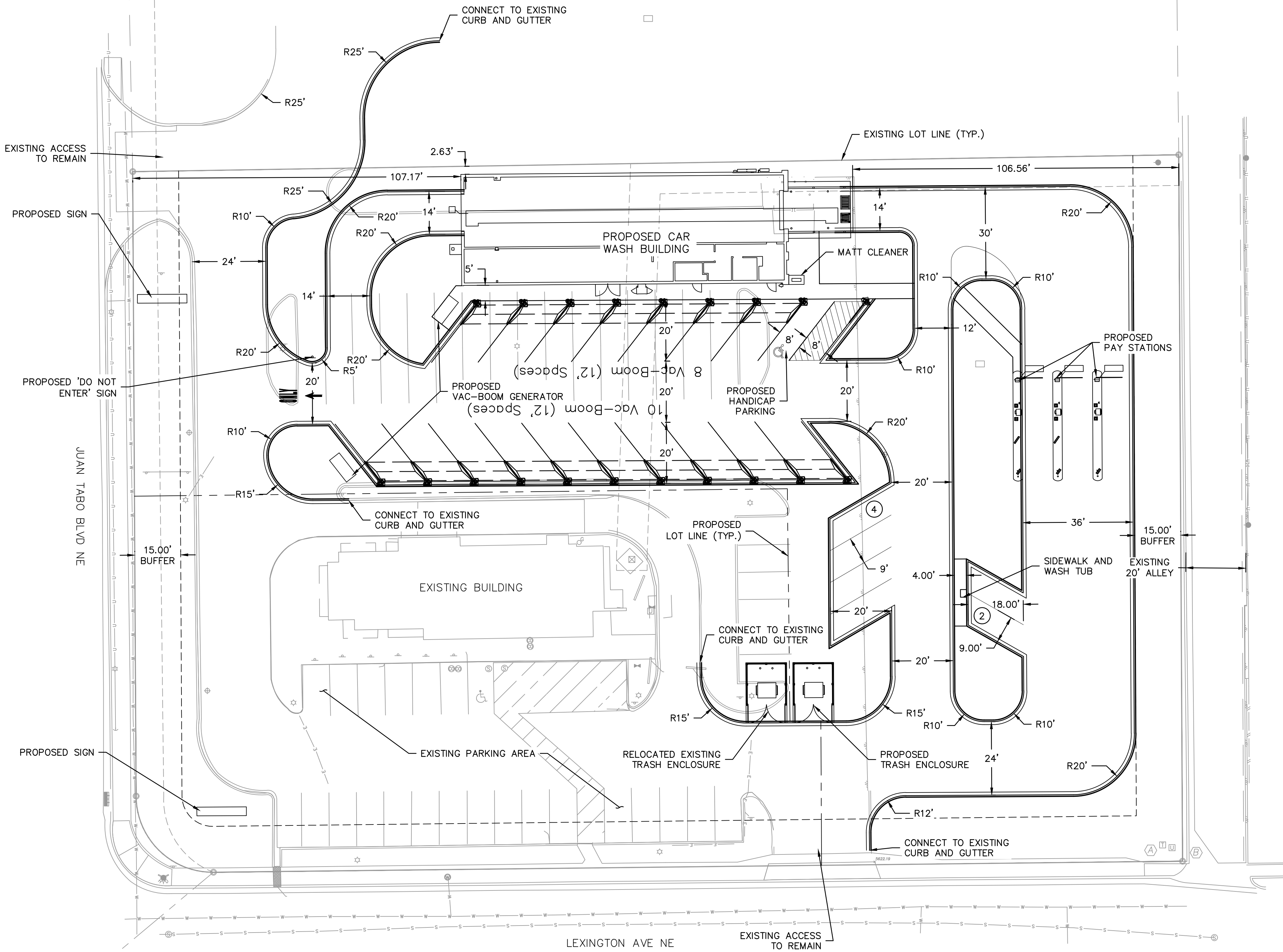


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-22-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
- 0 250 500 1,000 Feet



olson

1525 Raleigh Street
Suite 400
Denver, CO 80204

NOTE
THIS DOCUMENT HAS BEEN
RELEASED BY OLSSON ONLY FOR
REVIEW BY REGULATORY
AGENCIES AND OTHER
PROFESSIONALS, AND IS SUBJECT
TO CHANGE. THIS DOCUMENT IS
NOT TO BE USED FOR
CONSTRUCTION.

OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

CALL 811 SEVENTY-TWO HOURS
PRIOR TO DIGGING, GRADING OR
EXCAVATING FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

[illegible]

		2022
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PRELIMINARY SITE PLAN
2600 JUAN TABO HUTTON CAR WASH
ALBUQUERQUE, NM

drawn by: TE
checked by: DP
approved by: RB
QA/QC by: ---
project no.: ---
drawing no.: ---
date: 08.04.2022

SHEET
1