



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: 7Brew Juan Tabo
Building Permit #: NA **Hydrology File #:** NA
Zone Atlas Page: H21 **DRB#:** _____ **EPC#:** NA **Work Order#:** NA
Legal Description: TRACT 1-A BLOCK 101 PLAT FOR TRACTS 1-A AND 2-A BLOCK 101 BRENTWOOD HILLS SUBDIVISION CONT 1.84 AC
Development Street Address: 2600 JUAN TABO BLVD NE ABQ NM 87112
Applicant: DWL Architects & Planners, Inc. of NM **Contact:** Dillon K. Romero, AIA
Address: 202 Central Ave SE Albuquerque New Mexico 87102
Phone#: 505-242-6202 **Fax#:** _____
E-mail: d.romero@dwlnm.com

Development Information

Build out/Implementation Year: 2025 **Current/Proposed Zoning:** MX-M

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

Change of Zoning: ()

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

Describe development and Uses:

New construction for new commercial drive through only coffee shop

Days and Hours of Operation (if known): 5:30am - 10:00pm

Facility

Building Size (sq. ft.): ~750 sq ft

Number of Residential Units: 0

Number of Commercial Units: 1

Traffic Considerations

ITE Trip Generation Land Use Code _____

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):* ITE 948

Driveway(s) Located on: Street Name Juan Tabo & Lexington

Adjacent Roadway(s) Posted Speed:

| | | | |
|-------------|---------------|--------------|----|
| Street Name | Juan Tabo | Posted Speed | 40 |
| Street Name | Lexington ave | Posted Speed | 25 |

** 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: urban principal arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: _____
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: 26,952 Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): _____ Nearest Transit Stop(s): Juan Tabo & Candelaria, Juan Tabo & Lexington (West side)

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: _____
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: _____

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: Drive through coffee shops have been shown to generate significant traffic especially in the mornings

Ernest Armijo
TRAFFIC ENGINEER

10/6/2025
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.