



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Medical Rehab Facility

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: J-15-Z DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TRACT A PLAT OF GATEWAY SUBDIVISION CONT 2.7845 AC

Development Street Address: 1100 WOODWARD PL NE ALBUQUERQUE NM 87102

Applicant: Terry Brown Contact: Tierra West LLC

Address: 5571 Midway Park Pl

Phone#: 505-858-3100 Fax#: _____

E-mail: aherrera@tierrawestllc.com

Development Information

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

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:
Medical Rehab Facility with 60 beds

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 64,000 SF Hospital

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

ITE Trip Generation Land Use Code Nursing Home (620)

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):* AM (35) PM (37)

Driveway(s) Located on: Street Name Woodward

Adjacent Roadway(s) Posted Speed: Street Name Mountain Rd Posted Speed 25
Street Name Woodward 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: Major Transit Corridor - Urban Major Collector
(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: 4178 (22) Volume-to-Capacity Ratio (v/c): 0.243
(if applicable)

Adjacent Transit Service(s): City Bus Service Nearest Transit Stop(s): Bus Stop Route 5

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Existing Shared Bike Path on Mountain Rd
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing Sidewalk on both sides of the roadway along Mountain Rd.

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:

M. P. E.
TRAFFIC ENGINEER

1/30/2024
DATE

Submittal

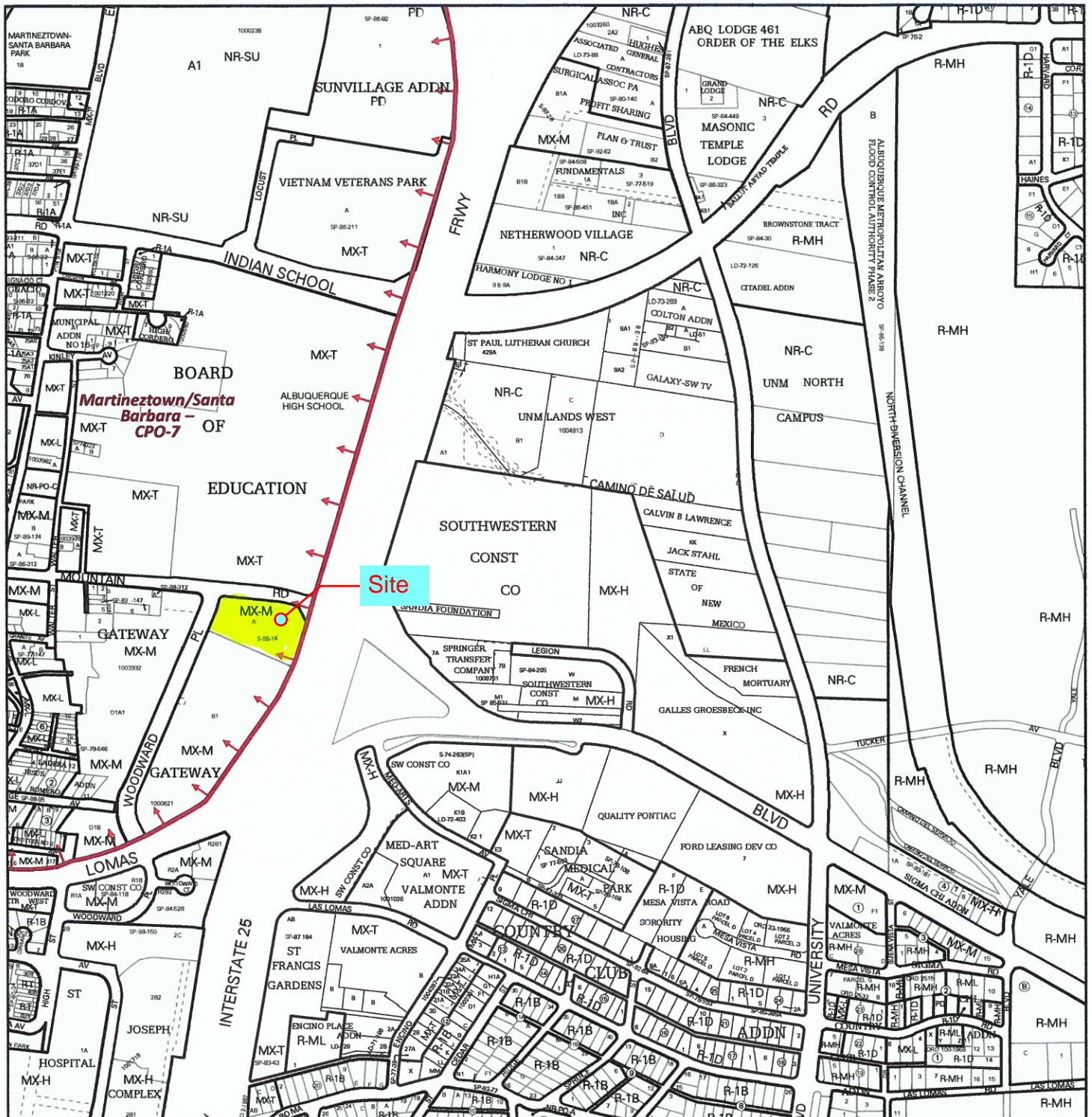
The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

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:

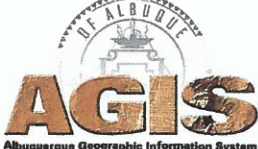
1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location 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.



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




AGIS
Albuquerque Geographic Information System


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:


J-15-Z


Easement 


Petroglyph National Monument 


Airport Protection Overlay (APO) Zone 

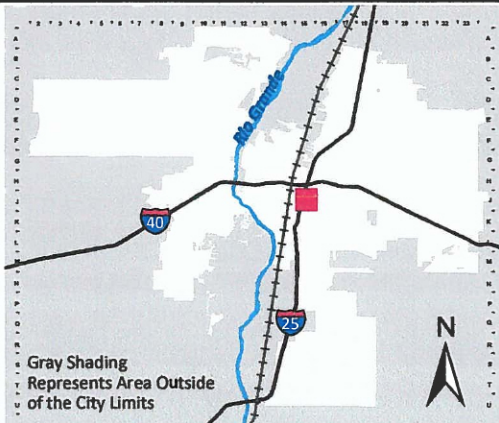
Character Protection Overlay (CPO) Zone 

Historic Protection Overlay (HPO) Zone 

View Protection Overlay (VPO) Zone 

Escarpment 

Areas Outside of City Limits 



Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet

Rehab Hospital (Mountain / Woodward)
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
	GROSS	ENTER	EXIT	ENTER	EXIT
Units					
Nursing Home (620)	64.00	432	27	8	15
1,000 S.F.					
22					

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = \frac{6.75 (X) + 0}{50\% \text{ Enter, } 50\% \text{ Exit}}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = \frac{0.55 (X) + 0}{77\% \text{ Enter, } 23\% \text{ Exit}}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = \frac{0.59 (X) + 0}{41\% \text{ Enter, } 59\% \text{ Exit}}$$

Comments:

Tract No.

Based on ITE Trip Generation Manual - 11th Edition

Land Use: 620

Nursing Home

Description

A nursing home is a facility whose primary function is to provide care for persons who are unable to care for themselves. Examples include rest homes, chronic care, and convalescent homes. Skilled nurses and nursing aides are present 24 hours a day at these sites. Residents often require treatment from a registered healthcare professional for ongoing medical issues. A nursing home resident is not capable of operating a vehicle. Traffic is entirely generated by employees, visitors, and deliveries. Assisted living (Land Use 254) and continuing care retirement community (Land Use 255) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

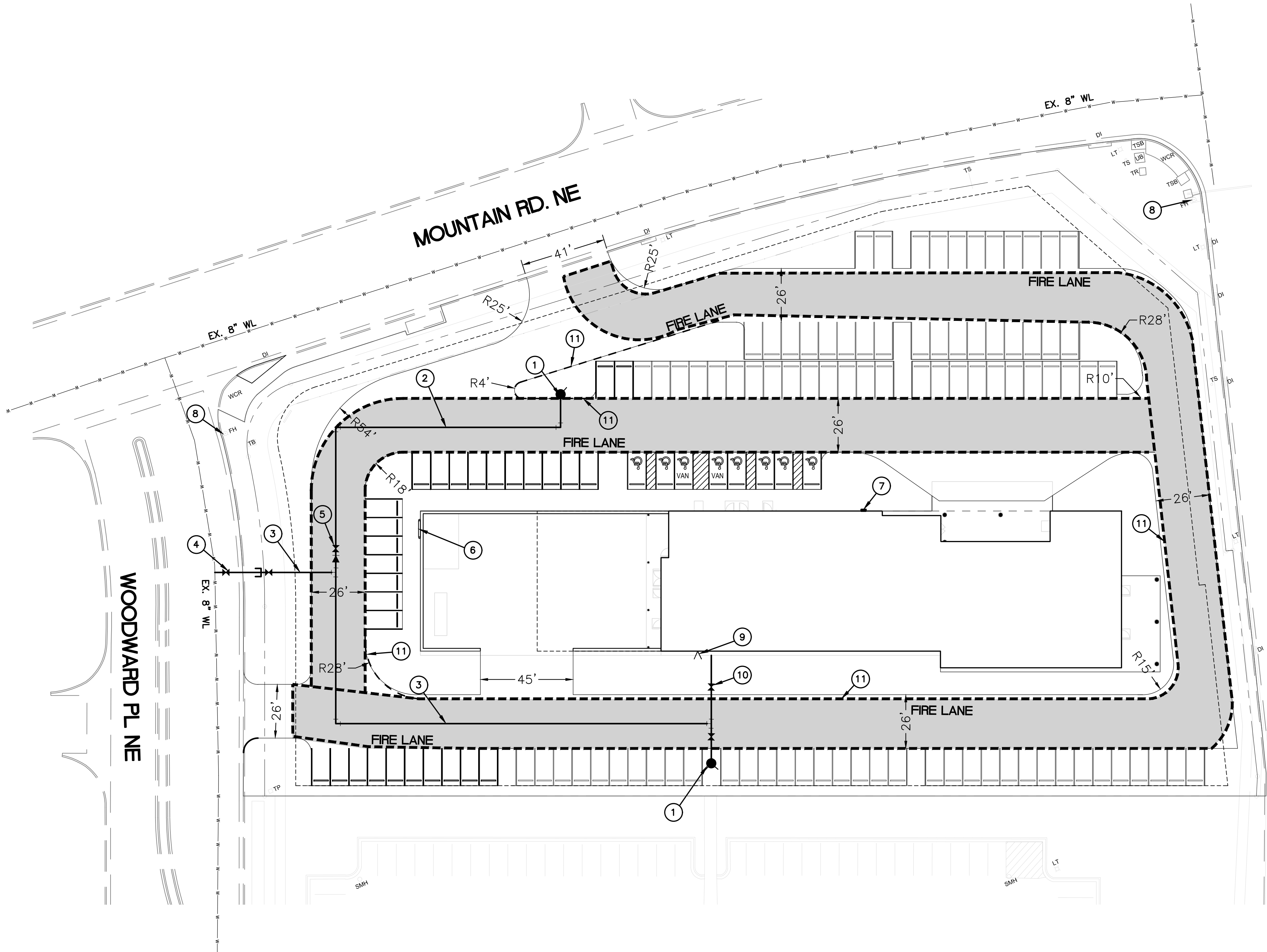
The average numbers of person trips per vehicle trip at the three general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.0 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.1 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Florida, New Hampshire, New Jersey, New York, Ontario, Canada, and Texas.

Source Numbers

436, 502, 598, 734, 878, 971, 972



KEYED NOTES

- 1 PROPOSED FIRE HYDRANT W/PRIVATE GATE VALVE
- 2 6" DIA. WATERLINE
- 3 8" DIA. WATERLINE
- 4 PUBLIC GATE VALVE
- 5 6" PRIVATE GATE VALVE
- 6 BUILDING ADDRESS
- 7 KNOX BOX
- 8 EXISTING FIRE HYDRANT
- 9 FDC
- 10 POST INDICATOR VALVE
- 11 FIRE LANE MARKINGS

REHABILITATION HOSPITAL (1100 WOODWARD PL, ALBUQUERQUE NM)
CITY OF ALBUQUERQUE, BERNALILLO COUNTY

MIXED USE HIGH INTENSITY
OCCUPANCY TYPE: II-A FULLY SPRINKLED
LOT AREA: X SF (3.12 ACRES)
BUILDING SET BACK: 15' SIDE SETBACK
5' FRONT SETBACK

BUILDING TOTAL AREA: 14,857 SF

CONSTRUCTION TYPE: LEVELS I & II
MAX BUILDING HEIGHT 55'-0"

FIRE FLOW 1,625 GPM
REQ. FIRE HYDRANTS 2

LEGEND

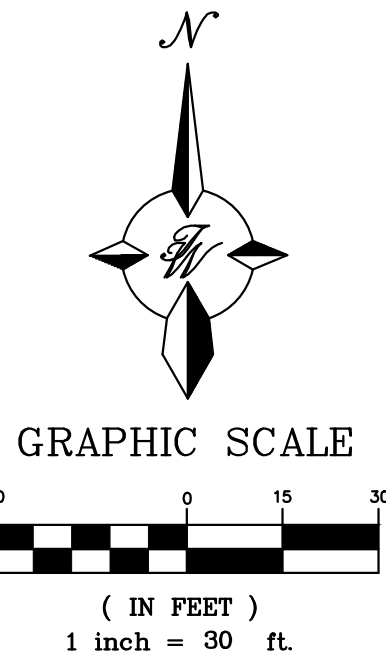
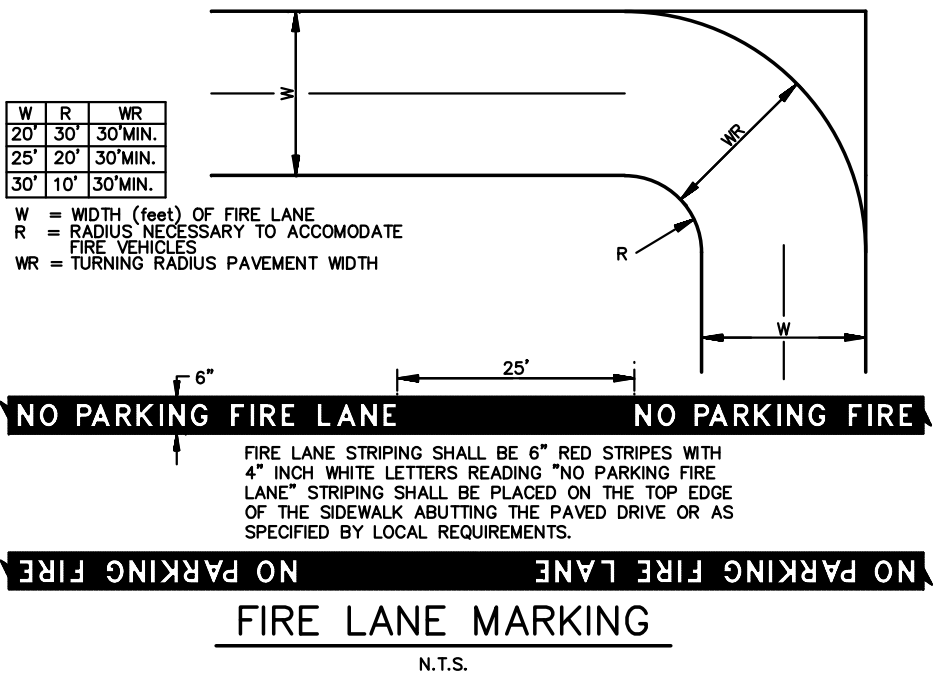
- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- FIRE ACCESS
- PROPOSED HYDRANT
- BUILDING OUTLINE ABOVE
- SITE RETAINING WALL

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

NOTES

1. ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL
2. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS
3. KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED.
4. STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE THE FLOOR LEVEL OF THE HIGHEST STORY IS LOCATED MORE THAN 30 FEET ABOVE THE LOWEST LEVEL OF THE FIRE DEPT. VEHICLE ACCESS
5. FIRE APPARATUS ROUTE WILL BE THE 26' WIDE DRIVE AISLE AROUND THE BUILDING
6. DRIVE AISLES SHALL BE ASPHALT ABLE TO SUPPORT A 75,000 LB FIRE APPARATUS



ENGINEER'S SEAL	NOBIS REHAB HOSPITAL 1100 WOODWARD PL.	DRAWN BY sb
		FIRE ONE PLAN
	 <i>TERRA WEST, LLC</i> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 1
		RONALD R. BOHANNAN P.E. #7868

PROPOSED PARKING SPACES -	117
PROPOSED ADA PARKING SPACES -	8 (2 VAN)
TOTAL PROPOSED PARKING SPACES -	125

