



City of Albuquerque

Planning Department
Development Review Services Division

K09D048E

Traffic Scoping Form (REV 12/2020)

Project Title: Goodwill Bluewater Building Permit #: N/A Hydrology File #: N/A

Zone Atlas Page: K-09-Z DRB#: N/A EPC#: N/A Work Order#: N/A

Legal Description: TR F1 Plat For Tracts F-1 and F-2 RS Bluewater Addition (Being Comprised of Tract F, RS Bluewater Addition)

City Address: 270 98th Street NW, Albuquerque, NM 87106

Applicant: Scorpion 505 Development, LLC Contact: Scooter Haynes

Address: PO Box 9043

Phone#: 505-898-6682 Fax#: _____ E-mail: scooter@scmpartners.com

Development Information

Build out/Implementation Year: 2024 Current/Proposed Zoning: NR-BP

Project Type: New: ☒ Change of Use: ☐ Same Use/Unchanged: ☐ Same Use/Increased Activity: ☐

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

Describe development and Uses:

Retail store for Goodwill

Days and Hours of Operation (if known): Unknown

Facility

Building Size (sq. ft.): ~18,800 sq.ft.

Number of Residential Units: 0

Number of Commercial Units: 1

Traffic Considerations

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

Expected Number of Employees (if known):* Unknown

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

Trip Generations during PM/AM Peak Hour (if known):* Unknown

Driveway(s) Located on: Street Name Bluewater Rd. NW

Adjacent Roadway(s) Posted Speed: Street Name Bluewater Rd NW Posted Speed 35 MPH

Street Name Private Rd A Posted Speed 25 MPH

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Bluewater Rd. NW - Major Collector
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: None
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: University - 6,191 Volume-to-Capacity Ratio: N/A
(if applicable)

Adjacent Transit Service(s): None Nearest Transit Stop(s): N/A

Is site within 660 feet of Premium Transit?: Yes on 98th St

Current/Proposed Bicycle Infrastructure: Current Bike Path along Bluewater Rd NW
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Proposed sidewalks along all Property Frontage.

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:

ITE 814 Variety Store
Other Goodwill stores don't
open until 9 AM so AM trips
are drop off only
AM Trips 10
PM Trips 76

Curtis A Cherns

TRAFFIC ENGINEER

8-12-24

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.