



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Chase Bank- Tenant Improvement
Building Permit #: _____ Hydrology File #: _____
Zone Atlas Page: K-10 DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TR A-1A-2A OF TRS A-1A-2A, A-1A-2B & A-1A-2C HUBBELL PLAZACONT 9.8880 AC M/L OR 430,721 SF M/L
Development Street Address: 111 Coors Blvd NW
Applicant: Garcia/Kraemer & Associates Contact: Jonathan Turner
Address: 600 1st St NW- Suite 211 Albuquerque, NM 87102
Phone#: 505-440-1524 Fax#: _____
E-mail: jct473@gmail.com

Development Information

Build out/Implementation Year: 1978 Current/Proposed Zoning: MX-M / n/a
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:
The current plan is to redevelop an existing restaurant suite into a bank w/ drive-up ATM

Days and Hours of Operation (if known): 9:00 to 6:00 (projected)

Facility

Building Size (sq. ft.): 3,000 S.F.
Number of Residential Units: n/a
Number of Commercial Units: 1

Traffic Considerations

ITE Trip Generation Land Use Code 912
Expected Number of Daily Visitors/Patrons (if known):* 320
Expected Number of Employees (if known):* 11
Expected Number of Delivery Trucks/Buses per Day (if known):* 1
Trip Generations during PM/AM Peak Hour (if known):* 40 / 15
Driveway(s) Located on: Street Name Coors Blvd NW

Adjacent Roadway(s) Posted Speed: Street Name Coors Blvd NW Posted Speed 45 mph
Street Name n/a Posted Speed n/a

** 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: Activity Center
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: 23200 Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): Bus Service Nearest Transit Stop(s): On Coors adjacent to site

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: Existing, none proposed
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing sidewalk along Coors, none proposed

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: Coors Blvd is maintained by the NMDOT. Please consult with the District 3 NMDOT Traffic Engineer for their opinion for the need of a traffic study.

M.P. P.E.
TRAFFIC ENGINEER

1/12/2022
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.