

June 7, 2022

Justin Thor Simenson
Isaacson & Arfman
128 Monroe Street SE
Albuquerque NM 87108

Re: Nuevo Atrisco Tract B
7901 Central Avenue NW
Conceptual Traffic Circulation Layout for DRB Approval
Engineer's/Architect's Stamp 06-07-2022 (K10-D058)

Dear Mr. Simenson:

The conceptual TCL submittal received 06-07-2022 is approved for DRB submittal. When submitting this project through the building permit process, please provide a copy of the approved DRB Site plan along with a more detailed site plan for construction purposes through a second Traffic Circulation Layout submittal process. The detailed plan will be compared against the approved DRB site plan to ensure that all previously approved site infrastructure is shown with exact paving layout, dimensioning, and parking capacity. Ultimately, a copy of the approved DRB Site Plan and the more detailed stamped and signed plan will both be needed for each of the building permit plans. Please keep these originals to be used for certification of the site for final C.O. for Transportation.

Prior to ultimate DRB approval for Site Plan, please provide a shared access agreement with the adjacent property and an application for a waiver to the required 10-foot wide sidewalk width along Unser Boulevard as a separate DRB application.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

A handwritten signature in cursive script that reads "Jeanne Wolfenbarger".

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Nuevo Atrisco Commercial
Building Permit #: _____ **Hydrology File #:** _____
Zone Atlas Page: K-10 **DRB#:** PR-2018-001405 **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract B, Nuevo Atrisco
Development Street Address: 7901 Central Ave NW, Albuquerque, NM 87121
Applicant: Isaacson & Arfaman, Inc. (agent for **Contact:** Fred Arfman, PE
Address: 128 Monroe St NW, Albuquerque, NM 87108
Phone#: 505-268-8828 **Fax#:** _____
E-mail: freda@iacivil.com

Development Information

Build out/Implementation Year: 2023 **Current/Proposed Zoning:** MX-M
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:
Bldg 1 - Community / event center; Bldg 2 - Retail; Bldg 3 - Restaurant w/ drive-thru lane
Days and Hours of Operation (if known): 8:00 am - 10:00 pm

Facility

Building Size (sq. ft.): Bldg 1 - 4,890 sf; Bldg 2 - 6,000 sf; Bldg 3 - 4,350 sf; Total bldgs on site - 15,240 sf
Number of Residential Units: N/A
Number of Commercial Units: 3 Bldgs

Traffic Considerations

ITE Trip Generation Land Use Code 495 Recreational Community Center; 814 - Variety Store; 934 - Fast Food w/ Drive-Through

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

Expected Number of Employees (if known):* N/A

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

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

ITE Land Use # 494 Rec. Community Center 4,890 SF AM peak 36 trips, PM 24 trips # 814 Variety Store 6,000 SF AM peak 18 trips, PM 45 trips # 934 Fast-food w/drive through AM peak 150 trips, PM 140 trips Total AM 204 trips, PM 209 trips
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Driveway(s) Located on: Existing Driveway located off of Central Ave NW and Unser Blvd driveway by way of cross lot vehicular access easement across Tract A for the benefit of Tract B

Adjacent Roadway(s) Posted Speed: Central Ave NW 45 MPH
Unser Blvd NW 45 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: Central - Community Principal Arterial
Unser - Regional Principal Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Major Transit Corridor (Central), Premium Transit Station (Unser Station)
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: Central: 16,047 AWDT Volume-to-Capacity Ratio (v/c): N/A
Unser: 22,038 AWDT (if applicable)

Adjacent Transit Service(s): Bus Transit Center Nearest Transit Stop(s): Rapid Ride & Bus Transit Center
~200 ft to the NW

Is site within 660 feet of Premium Transit?: Yes, Unser Transit Center

Current/Proposed Bicycle Infrastructure: Unser Blvd Bike Lane & Bike Trail, Central Ave Bike Lane
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing sidewalk along site boundaries with Coors Blvd
and Central Ave

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:

 P. E.
TRAFFIC ENGINEER

4/25/2022
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.



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

PROPERTY OWNED BY THE CITY OF ALBUQUERQUE

Project Title: Nuevo Atrisco Building Permit #: _____ Hydrology File #: K10

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract B, Nuevo Atrisco

City Address: 7901 Central Ave. NW

Applicant: Isaacson & Arfman, Inc. Contact: Fred A. Arfman or Justin Simenson

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: freda@iacivil.com
thors@iacivil.com

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE ☒ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: ☒ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: May 20, 2022 By: Fred C. Arfman

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

SHEET NO.