

## Executive Summary

**Date:** Tuesday, May 17, 2022

**To:** Traffic Department (TCL)

**From:** Marc Gonzales, AIA / NCARB  
Senior Associate  
**buffalo design, llc** Architects  
505.492.0405

**Project:** Bob's Burgers (305 Eubank Blvd. NE, Albuquerque NM 87123)

**RE:** TCL Executive Summary

To Whom it may concern,

This executive summary is in response to requirements listed in the Traffic Circulation layout Checklist -per the City of Albuquerque Development Process Manual, Chapter 23.

This project is located on the southwest corner of Eubank Blvd. and Chico Rd. at 305 Eubank Blvd. NE, Albuquerque NM 87123.

This project will start with the demolition of the existing restaurant and existing site with the intention of rebuilding a much smaller restaurant with drive-thru capability.

A conditional use for drive-thru has already been approved with ZHE Project# 2021-005692. The site layout and design will be completely reworked to accommodate all new IDO codes and regulations.

I met with Jeanne Wolfenbarger on 3/29 via ZOOM to discuss this plan and site layout. All of the concessions she requested at that time have been implemented. An audio recording of that meeting is available upon request.

Q: Jeanne asked that we provide a rounded entry from Chico into the Alley.

A: The alley is obstructed on the west side of the existing curb cut by a power pole and an inground communications vault as well as existing CMU site wall from the property owner at that location. These items are located within the clear sight triangle. Due to these obstacles, we are unable to comply with the request on the west side of that drive pad entry. We have left those existing conditions in place. We did however modify the East side of that drive pad to comply with the request. The standard DPM clear site triangle is applicable to the East of the access point. During our meeting Jeanne recognized the existing limitations and was agreeable to our proposed solutions at that drive access.



We have added/infilled new concrete at the corner of Eubank and Chico to ensure at least 4' minimum clearance around all existing obstacles including the existing streetlights and existing traffic signals. We have left the existing handicap access ramp to remain at this corner. There is not a way to rebuild this ramp to COA standards without relocating the traffic signal mast arms and a PNM power pole as well as an existing fire hydrant. We have left the existing ramp without modification and have infilled behind to allow proper circulation clearances around the obstacles.

All new accessible ramps within the COA sidewalk "excluding the corner mentioned above" are designed per DPM standards.

All Zoning requirements for Drive-Thru including stacking, distance from residential properties to order boards and menu boards, buffers, landscaping, headlight screen walls, landscape buffer etc. have been met. Vehicle stacking at the drive-thru lane has been exceeded with 16 vehicles instead of 12.

Jeanne had some circulation adjustments to the plan. Those have been met and are represented on the TCL.

Matt Grush has reviewed the TCL Scoping Document and verified a TIS is not required. The approved document is attached for reference.

Sincerely,



Marc Gonzales





# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07/2020)

**Project Title:** **BOB'S BURGERS III EUBANK**

Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

Zone Atlas Page: **K-21-Z** DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: **LOT 24-A-1, BLOCK 24 BUENA VENTURA COMPRISED OF LOTS 21, 22 AND 24a, BLOCK 24 BUENA VENTURA CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY 2022**

Development Street Address: **305 EUBANK BLVD. NE, ALBUQUERQUE NM 87123**

**Applicant:** **BUFFALO DESIGNARCHITECTS** Contact: **MARC GONZALES**

Address: **10899 MONTGOMERY BLVD. SUITE A, ALBUQUERQUE NM, 87111**

Phone#: **505.492.0405** Fax#: \_\_\_\_\_

E-mail: **mgonzales@bd-llc.com**

### Development Information

Build out/Implementation Year: **2022** Current/Proposed Zoning: **MX-L**

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: **DEMOLITION OF EXISTING RESTAURANT AND REBUILD SMALLER BUILDING WITH DRIVE-THRU CAPABILITIES. THE NEW BUILDING IS APPROXIMATELY 30% SMALLER THAN EXISTING.**

**CONDITIONAL USE FOR DRIVE-THRU HAS ALREADY BEEN APPROVED WITH ZHE PROJECT# 2021-005692. SITE LAYOUT AND DESIGN WILL BE COMPLETELY RE-WORKED TO ACCOMMODATE ALL NEW IDO CODES.**

**MET WITH JEANNE WOLFENBARGER ON 3/29 AND WAS PROVIDED A COPY OF THIS FORM. ALL CONCESSIONS REQUESTED DURING THAT MEETING HAVE BEEN IMPLEMENTED. RECORDING OF THE MEETING IS AVAILABLE UPON REQUEST. JEANNE ASKED ME TO TURN IN THIS SCOPING DOCUMENT TO MATT GRUSH PRIOR TO FORMAL TCL SUBMITTAL FOR PRELIMINARY COMMENTS. SHE REQUESTED FORMAL TCL SUBMITTAL TO BE SENT TO plnders@cabq.gov.**

**JEANNE ASKED THAT WE PROVIDE A ROUNDED ENTRY FROM CHICO INTO THE ALLEY. THE ALLEY IS CURRENTLY OBSTRUCTED ON THE WEST SIDE OF THE DRIVE PAD WITH A POWER POLE AND IN-GROUND COMMUNICATIONS VAULT LOCATED WITHIN THE CLEAR SIGHT TRIANGLE FOR THAT INTERSECTION. DUE TO THESE OBSTRUCTIONS, WE ARE UNABLE TO COMPLY WITH THE REQUEST ON THE WEST SIDE OF THE DRIVE-PAD. WE LEFT THE EXISTING CONDITIONS IN PLACE. WE DID ADD A ROUNDED ENTRY ON THE EAST SIDE OF THE INTERSECTION BETWEEN THE ALLEY AND CHICO ROAD TO COMPLY WITH THE REQUEST. THE STANDARD DPM MINI CLEAR SIGHT TRIANGLE FOR DRIVEWAYS ONTO RESIDENTIAL STREETS IS NOT ACHIEVABLE LOOKING WEST FROM THE ALLEY DUE TO THE EXISTING CONDITIONS, THE EXISTING POWER POLE LOCATION WITHIN THE EXISTING CURB-CUT, AND THE EXISTING RESIDENTIAL WALL LOCATED ON THE WESTERN SIDE OF THE ALLEY.**

JEANNE RECOGNIZED THE EXISTING LIMITATIONS AND WAS OK WITH THE SIGHT TRIANGLE NOT BEING IN COMPLIANCE. THE EAST SIDE OF THE ALLEY INTERSECTION HAS BEEN REDESIGNED TO ALLOW FOR A ROUNDED ENTRY AND CLEAR SIGH TRIANGLE COMPLIANCE PER JEANNE'S REQUEST.

WE HAVE ADDED/INFILLED NEW CONCRETE AT THE CORNER OF EUBANK AND CHICO TO ENSURE AT LEAST 4' CLEARANCE AROUND ALL EXISTING OBSTACLES INCLUDING EXISTING STREEL LIGHTS AND EXISTING TRAFFIC SIGNALS. WE HAVE LEFT THE EXISTING HANDICAP ACCESS RAMP EXISTING. THERE IS NO WAY TO REBUILD THIS EXISTING RAMP USING DPM STANDARDS WITH THE CURRENT LOCATION OF THE EXISTING STREET SIGNAL LIGHT AND THE LOCATION OF THE EXISTING FIRE HYDRANT.

ALL ZONING REQUIREMENTS FOR DRIVE-THRU INCLUDING STACKING, DISTANCE FROM RESIDENTIAL TO ORDER MENUS, BUFFERS, LANDSCAPING, HEADLIGHT SCREEN WALLS, LANDSCAPE BUFFERS ETC. HAVE BEEN ADDRESSED. STACKING HAS BEEN EXCEEDED WITH 16 VEHICLES INSTEAD OF 12.

PER JEANNE COMMENTS DURING OUR MEETING ON 3/29, WE ELIMINATED ONE ACCESS POINT TO THE ALLEY. INSTEAD OF TWO ACCESS POINTS TO THE ALLEY, WE NOW ONLY HAVE ONE. PER HER INSTRUCTION WE ELIMINATED A PARKING SPACE AT THE MIDDLE SPOTS AND PROVIDED A "DO NOT PARK" AREA FOR CARS TO CIRCULATE INTERNALLY.

ALL NEW ACCESSIBLE RAMPS IN THE CITY SIDEWALK ARE PER DPM STANDARDS.

Days and Hours of Operation (if known): PER ZONING COMMENTS DURING THE CONDITIONAL USE APPROVAL VA-2021-00259 PROJECT NUMBER 2021-005692, TIME HAS BEEN CONCEDED FOR HOURS OF OPERATION BETWEEN 6AM AND 10PM ONLY.

**Facility**

Building Size (sq. ft.): 2,269SF

Number of Residential Units: \_\_\_\_\_

Number of Commercial Units: \_\_\_\_\_

**Traffic Considerations**

ITE Land use #934  
Fast-Food Restaurant with Drive-Through Window  
AM peak 93 trips  
PM peak 74 trips

ITE Trip Generation Land Use Code \_\_\_\_\_

Expected Number of Daily Visitors/Patrons (if known):\* UNKNOWN AT THIS TIME

Expected Number of Employees (if known):\* UNKNOWN AT THIS TIME

Expected Number of Delivery Trucks/Buses per Day (if known):\* AS NEEDED PRIOR TO OPENING

Trip Generations during PM/AM Peak Hour (if known):\* UNKNOWN AT THIS TIME

Driveway(s) Located on: EUBANK BLVD. NEW DRIVE WILL BE LOCATED APPROXIMATELY 45' NORTH, FURTHER AWAY FROM THE INTERSECTION THEN THE EXISTING ENTRANCE FROM EUBANK BLVD. THERE IS ALSO ACCESS ON THE NORTH END OF THE PROPERTY TO THE ALLEY ON THE WEST SIDE.

Adjacent Roadway(s) Posted Speed: EUBANK BLVD. 40MPH

CHICO ROAD, NE 25MPH

*\* 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: EUBANK BLVD. IS A PRINCIPAL ARTERIAL.  
CHICO RD. IS LISTED AS OTHER (arterial, collector, local, main street)

Comprehensive Plan Center Designation: NONE IDENTIFIED ON ADVANCED MAP VIEWER  
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: 25827 COGID PER MRCOG INTERACTIVE MAP Volume-to-Capacity Ratio (v/c):         
(if applicable)

Adjacent Transit Service(s): BUS STOPS LOCATED ON BOTH THE SOUTHEAST CORNER OF THE INTERSECTION AND SOUTHWEST CORNER OF THE  
INTERSECTION. LOCATIONS ARE WITHIN 200' Nearest Transit Stop(s): 200'

Is site within 660 feet of Premium Transit?: YES

Current/Proposed Bicycle Infrastructure: BIKE ROUTE IDENTIFIED ALONG CHICO WITH PROPOSED BIKE LANE ALONG EUBANK. BUS  
ROUTE ALONG EUBANK (bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: SIDEWALKS ARE BEING UPGRADED TO 5' ON CHICO ROAD.

### 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](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: Peak hour trips < 100 per hour

M. P. E.  
TRAFFIC ENGINEER

4/27/2022  
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](mailto:plndrs@cabq.gov) and to the City Traffic Engineer [mgrush@cabq.gov](mailto: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.