



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Chase Bank - Eubank
Building Permit #: _____ **Hydrology File #:** _____
Zone Atlas Page: K-21-Z **DRB#:** _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract C-3A Towne Park Plaza
Development Street Address: 340 Eubank Blvd NE, Albuquerque, New Mexico 87123
Applicant: Cumulus Design **Contact:** Matt Cragun
Address: 2080 N. Hwy 360 #240, Grand Prairie Texas 75050
Phone#: 214-235-0367 **Fax#:** _____
E-mail: matt@cumulusdesign.net

Development Information

Build out/Implementation Year: 2020 **Current/Proposed Zoning:** MX-L
Project Type: New: () Change of Use: (X) Same Use/Unchanged: () Same Use/Increased Activity: ()
Change of Zoning: ()
Proposed Use (mark all that apply): Residential: () Office: () Retail: (X) Mixed-Use: ()
Describe development and Uses: Plan is to redevelop abandoned Boston Market site into a Financial Use

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

Facility

Building Size (sq. ft.): 3,500 Square feet approximately (reusing existing building)
Number of Residential Units: 0
Number of Commercial Units: 1

Traffic Considerations

ITE Trip Generation Land Use Code 912-Drive-in Bank
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: Walmart Internal access drive, No direct street access

Adjacent Roadway(s) Posted Speed: Eubank NE 40MPH

NA

NA

** 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: Regional Principal Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Regional Principal Arterial
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: 35,858 (AWDT12) Volume-to-Capacity Ratio (v/c):
(if applicable)

Adjacent Transit Service(s): Bus Service Nearest Transit Stop(s): Eubank @Copper

Is site within 660 feet of Premium Transit?: No

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

Current/Proposed Sidewalk Infrastructure: Existing sidewalk along Eubank, 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:

TRAFFIC ENGINEER

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.