

Appendix A:

Scoping Meeting Notes

SCOPE OF TRAFFIC IMPACT STUDY (TIS)

TO: Pat Joesph
P.J. Developments Inc.
P.O. Box 14903
Albuquerque, NM 87191

MEETING DATE:

ATTENDEES:

PROJECT: Burger King Juan Tabo,

REQUESTED CITY ACTION: ☐ Zone Change ☒ Site Development Plan

☐ Subdivision ☐ Building Permit ☐ Sector Plan ☐ Sector Plan Amendment

☐ Curb Cut Permit ☐ Conditional Use ☐ Annexation ☐ Site Plan Amendment

ASSOCIATED APPLICATION: Proposed 2,877 sq. ft. fast-food restaurant with drive-thru to be located 880 Juan Tabo Blvd near the intersection of Juan Tabo Blvd & Lomas Blvd within the Manzano Shopping Center in Albuquerque, NM.

SCOPE OF REPORT:

The Traffic Impact Study should follow the standard report format, which is outlined in the DPM. The following supplemental information is provided for the preparation of this specific study.

1. Trip Generation - Use Trip Generation Manual, 10th Edition.
ITE 934 – Fast Food Restaurant with Drive-thru
AM Peak: 59 ingress; 57 egress
PM Peak: 49 ingress; 45 egress
2. Appropriate study area:
Signalized Intersections;
a. Juan Tabo Blvd & Lomas Blvd

Driveway Intersections: all site drives.
a. Lomas Blvd & Full Access Driveway
b. Juan Tabo Blvd & Right-in/Right-out Driveway
c. Juan Tabo Blvd & Full Access Driveway
3. Intersection turning movement counts
Weekday – 7-9 a.m. peak hour, 4-6 p.m. peak hour
4. Type of intersection progression and factors to be used.
Previously determined adjustment factor will be used to account for reduced traffic volumes during COVID 19 pandemic.

5. Boundaries of area to be used for trip distribution.
Juan Tabo Blvd & Lomas Blvd
6. Basis for trip distribution.
Distribution, and assignment of site trips will be based on turning movement counts, peak hour traffic volumes, and the review of current and future regional traffic models.
7. Traffic Assignment. Logical routing on the major street system.
8. Proposed developments which have been approved but not constructed that are to be Included in the analyses. Projects in the area include:
None at this time.
9. Method of intersection capacity analysis – Highway Capacity Software (HCS) for all signal and stop controls.
Implementation Year: 2022
10. Traffic conditions for analysis:
 - a. Existing analysis x yes no - year (2021);
 - b. Project completion year without proposed development – 2022
 - c. Project completion year with proposed development – 2022
 - d. Horizon Year – 2032
11. Background traffic growth.
Method: Growth based on standard data of study roadways from the 2016 and 2040 MRCOG Models (Peak Hour Load). Minimum growth rate to be used is 1%.
12. Planned (programmed) traffic improvements.
List planned CIP improvements in study area and projected project implementation year:
 - a. Burger King Juan Tabo – 880 Juan Tabo Blvd, Albuquerque, NM (2022)
13. Items to be included in the study:
 - a. Intersection analysis.
 - b. Recommended street, intersection and signal improvements.
 - c. Site design features such as turning lanes, median cuts, queuing requirements and site circulation, including driveway signalization and visibility.
 - d. If required, mitigated measures.
 - e. Accident analyses x yes no; Location(s): Juan Tabo Blvd & Lomas Blvd
 - f. Weaving analyses yes x no; Location(s):
14. Report documenting study procedures, assumptions, analyses, conclusions, and recommendations.

SUBMITTAL REQUIREMENTS:

1. Number of copies of report required
 - a. 1 digital copy
2. Submittal Fee – \$1300 for up to 3 reviews

The Traffic Impact Study for this development proposal, project name, shall be performed in accordance with the above criteria. If there are any questions regarding the above items, please contact me at 924-3362.



4/19/2021

Matt Grush, P.E., PTOE
Senior Engineer
City of Albuquerque, Planning
Transportation Development Section

Date

via: email

C: TIS Task Force Attendees, file



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Burger King Juan Tabo Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: _____ DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" & "B" BLK 125 OF PRINCESS JEANNE PARK ADDN CONT 1.929 AC M/L

City Address: 880 Juan Tabo Blvd, Albuquerque, NM

Applicant: P.J. Developments Inc. Contact: Pat Joseph

Address: P.O. Box 14903, Albuquerque, NM

Phone#: 505-263-6965 Fax#: _____ E-mail: pat@pjdev.net

Development Information

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

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:
Fast Food Restaurant with Drive-Thru

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 2,877

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

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

Expected Number of Employees (if known):* _____

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

Trip Generations during PM/AM Peak Hour (if known):* AM PHT: 59 ingress; 57 egress PM PHT: 49 ingress; 45 egress

Driveway(s) Located on: Street Name Juan Tabo Blvd, Lomas Blvd

Adjacent Roadway(s) Posted Speed: Street Name Juan Tabo Blvd Posted Speed 40 mph

Street Name Lomas Blvd Posted Speed 40 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: Juan Tabo Blvd - Community Principal Arterial, Lomas Blvd - Regional Principal Arterial
(arterial, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: Juan Tabo Blvd - 33,400 AADT Volume-to-Capacity Ratio: Juan Tabo Blvd - AM: 0.25-0.5, PM: 0.5-0.75
Lomas Blvd - 15,100 AADT (if applicable) Lomas Blvd - AM: 0.25-0.5, PM: 0.25-0.5

Adjacent Transit Service(s): ABQ Ride Nearest Transit Stop(s): 1E, 11E

Is site within 660 feet of Premium Transit?: _____

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

Current/Proposed Sidewalk Infrastructure: Existing sidewalk on Juan Tabo Blvd, Lomas Blvd

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:

TRAFFIC ENGINEER

4/19/2021
DATE

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