



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

K22D035C

Project Title: Chuze Fitness
Building Permit #: BP-2024-39322 **Hydrology File #:** _____
Zone Atlas Page: K-22-Z **DRB#:** - **EPC#:** - **Work Order#:** -
Legal Description: TR A1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" & "B" OF PRINCESS JEANNE PARK ADDN CONT 5.17 AC M/L
Development Street Address: 800 JUAN TABO BLVD NE, SUITE A, ALBUQUERQUE, NM 87123
Applicant: Sargenti Architects **Contact:** Robert Sargenti
Address: 234 E. Colorado Blvd, Suite 850, Pasadena, CA 91101
Phone#: 786.210.0282 **Fax#:** _____
E-mail: dasalazar@sargarch.com

Development Information

Build out/Implementation Year: 2025 **Current/Proposed Zoning:** C-2: commercial

Project Type: New: () Change of Use: () Same Use/Unchanged: (x) Same Use/Increased Activity: ()

Change of Zoning: ()

Proposed Use (mark all that apply): Residential: () Office: () Retail: (x) Mixed-Use: ()

Describe development and Uses:

This is a proposed tenant improvement for exterior work only for Chuze Fitness. The exterior permit (BPC-2025-00008) which includes all the exterior work is currently in review with the building and zoning departments. We have received comments from transportation requesting the following plans clarifying the traffic circulation layout. the scope of work includes the following: the removal of the existing parking spaces located at the rear of space A to provide an outdoor exterior turf area for exercise equipment.

Days and Hours of Operation (if known): M-Th: 4am - 12am | F: 4am - 10pm | 6am - 8pm

Facility

Building Size (sq. ft.): existing 25737 ft² (for proposed Chuze Fitness)

Number of Residential Units: none

Number of Commercial Units: 1

Traffic Considerations

ITE Trip Generation Land Use Code C-2 Commercial

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

Expected Number of Employees (if known):* unknown

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

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

Driveway(s) Located on: Street Name Lomas Blvd NE

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

** 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: arterial
(arterial, collector, local, main street)

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

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

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

Adjacent Transit Service(s): bus Nearest Transit Stop(s): Juan Tabo @ Lomas, Stop ID: 1955

Is site within 660 feet of Premium Transit?: yes

Current/Proposed Bicycle Infrastructure: no
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: existing sidewalk, right of way

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: all is existing to remain, no changes

ITE 492 Health/Fitness Club
AM Trips 34
PM Trips 89

Curtis A Cherne 2-26-25
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.