



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: PLAYHOUSE LEARNING CENTER Building Permit #: _____ Hydrology File #: L11D069
Zone Atlas Page: L11 DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOTS BLOCK F CARLOS REY SUBDIVISION
City Address: 809 OLD COORS DR. SW ALBUQUERQUE, NM 87121
Applicant: RBA ARCHITECTURE, PC Contact: DAVID
Address: 1104 PARK AVE SW ALBUQUERQUE, NM 87102
Phone#: 505-242-1859 Fax#: _____ E-mail: _____

Development Information

Build out/Implementation Year: 2021 Current/Proposed Zoning: NR-C
Project Type: New: () Change of Use: (X) Same Use/Unchanged: () Same Use/Increased Activity: ()
Proposed Use (mark all that apply): Residential: () Office: (X) Retail: () Mixed-Use: ()
Describe development and Uses:
ADDING 540 S.F. OF A WOOD FRAMED ADDITION TO AN EXISTING CMU BUILDING
FOR A DAY CARE FACILITY
Days and Hours of Operation (if known): M-F 6am - 6pm

Facility

Building Size (sq. ft.): 3,801 SF
Number of Residential Units: 0
Number of Commercial Units: 1

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* 1
Expected Number of Employees (if known):* 5
Expected Number of Delivery Trucks/Buses per Day (if known):* NONE
Trip Generations during PM/AM Peak Hour (if known):* 6am dropoff 6pm pickup
Driveway(s) Located on: Street Name OLD COORS DR SW
Adjacent Roadway(s) Posted Speed: Street Name OLD COORS DR Posted Speed 40
Street Name CARLOS REY Posted Speed 25

ITE Land Use #565 Day Care Center
AM 40 trips, PM 40 trips

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: MINOR ARTERIAL
(arterial, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: 14,000 Volume-to-Capacity Ratio: 0.41
(if applicable)

Adjacent Transit Service(s): N/A Nearest Transit Stop(s): _____

Is site within 660 feet of Premium Transit?: NO

Current/Proposed Bicycle Infrastructure: YES Bicycle lane
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: YES

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:

M. P. E.

2/24/2021

TRAFFIC ENGINEER

DATE