



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 05/2024)

L20D004A

**Project Title:** McDonald's Eubank

Zone Atlas Page: L-20-Z DFT/DHO #: BP #:

Development Street Address: 301 EUBANK Blvd SE ALBUQUERQUE

(If no City Address include a Vicinity Map with site highlighted and legible street names)

**Applicant:** GELTMORE & GOYIM LLC

Contact: Paul Silverman

Address: PO BOX 7459 ALBUQUERQUE

Phone#: 505-294-8625

E-mail: paul.silverman@geltmore.com

### Development Information

Build out/Implementation Year: 2025

Existing Use: NR-LM

Describe Proposed Development and Uses:

The zoning of the parcel will remain M1-Light Industrial. The lane use will become a Fast-Food Restaurant with Drive-thru and a Car Wash (1 Tunnel)

Days and Hours of Operation (if known): Unknown

### Facility

Building Size (sq. ft.): Building A - 3,280 sq. ft. ; 1-Tunnel

Number of Residential Units: 0 sq ft.

Number of Commercial Units: 3,280 sq ft

### Traffic Considerations

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 and ITE # (if known):\* 66/84

Driveway(s) Located on: Street Name Acoma Rd; Bell Ave

Adjacent Roadway(s) Posted Speed: Street Name Eubank Blvd. Speed 40 mph

Street Name Speed

*\* 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 (e.g. Main Street, Major Transit, N/A): Minor Collector

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): Other City Limits

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector) : Existing Regional Principal Arterial

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

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

Adjacent Roadway(s):

Name: Eubank Blvd. Traffic Volume: 29,438 Volume-to-Capacity Ratio (v/c): 29,438 : 4,000

Name: \_\_\_\_\_ Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio (v/c): \_\_\_\_\_

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s) : Route S2 Eubank-Ventura Nearest Transit Stop(s): Eubank & Gibson

<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: 410 ft North

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure : Shared right-turn and bike lane southbound along Eubank Blvd.

Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: Sidewalks available on both sides of Eubank Blvd., along Acoma Rd. and Bell Ave.

Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: [ccherne@cabq.gov](mailto:ccherne@cabq.gov). Email or call 505-924-3986 for information.

## **For City Personnel Use:**

### 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 and/or Notes:

The City concurs with trips on the form.

ITE 934 Fast Food w/ Drive Through Window

AM Trips 147

PM Trips 108

ITE 948 Automated Car Wash

AM Trips 0

PM Trips 78

Total AM Trips 147, PM Trips 186

*Curtis A Cherne*

TRAFFIC ENGINEER

10-29-24


DATE

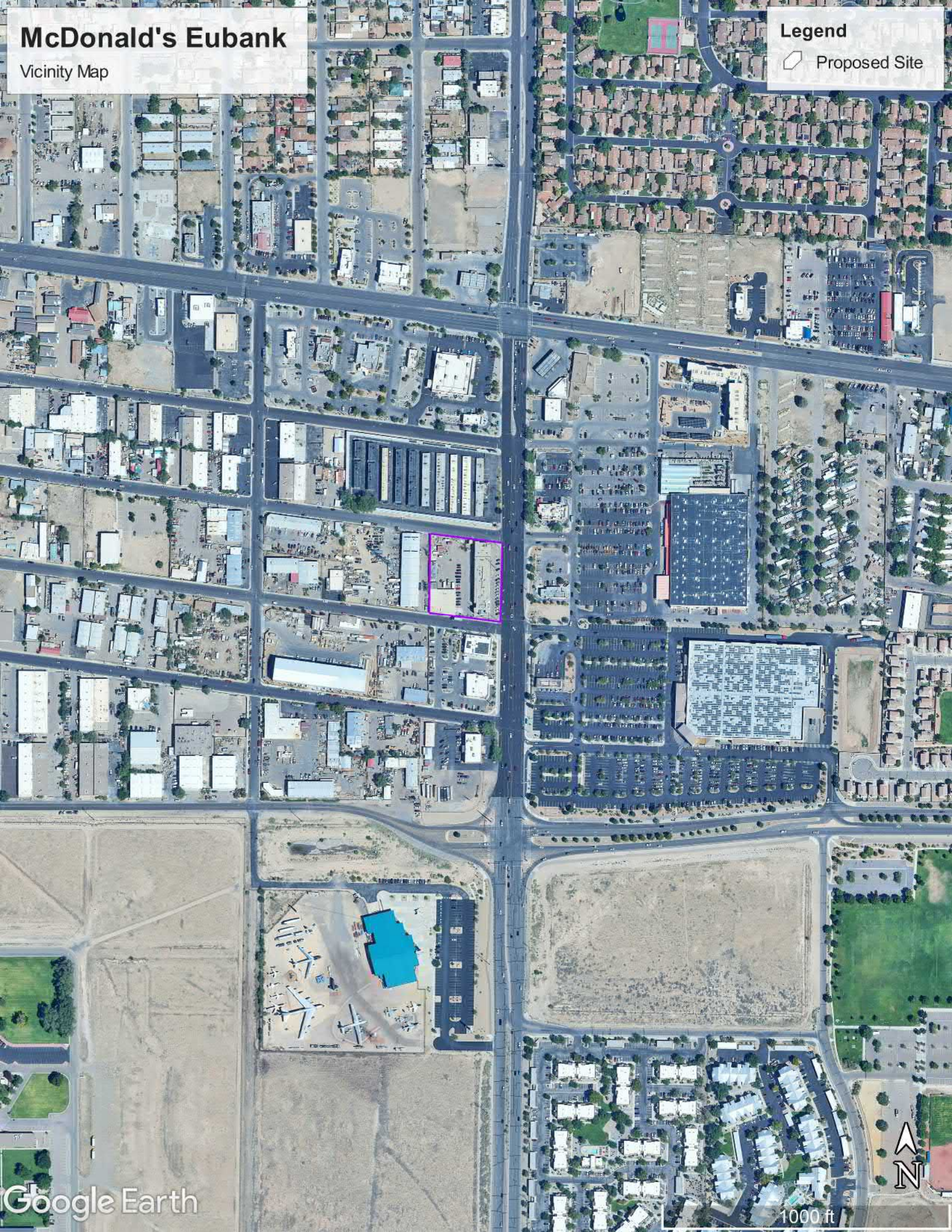


# McDonald's Eubank

Vicinity Map

Legend

 Proposed Site



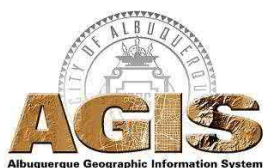
1000 ft



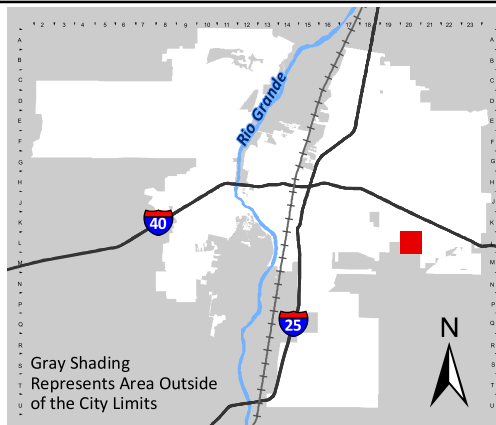


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**L-20-Z**

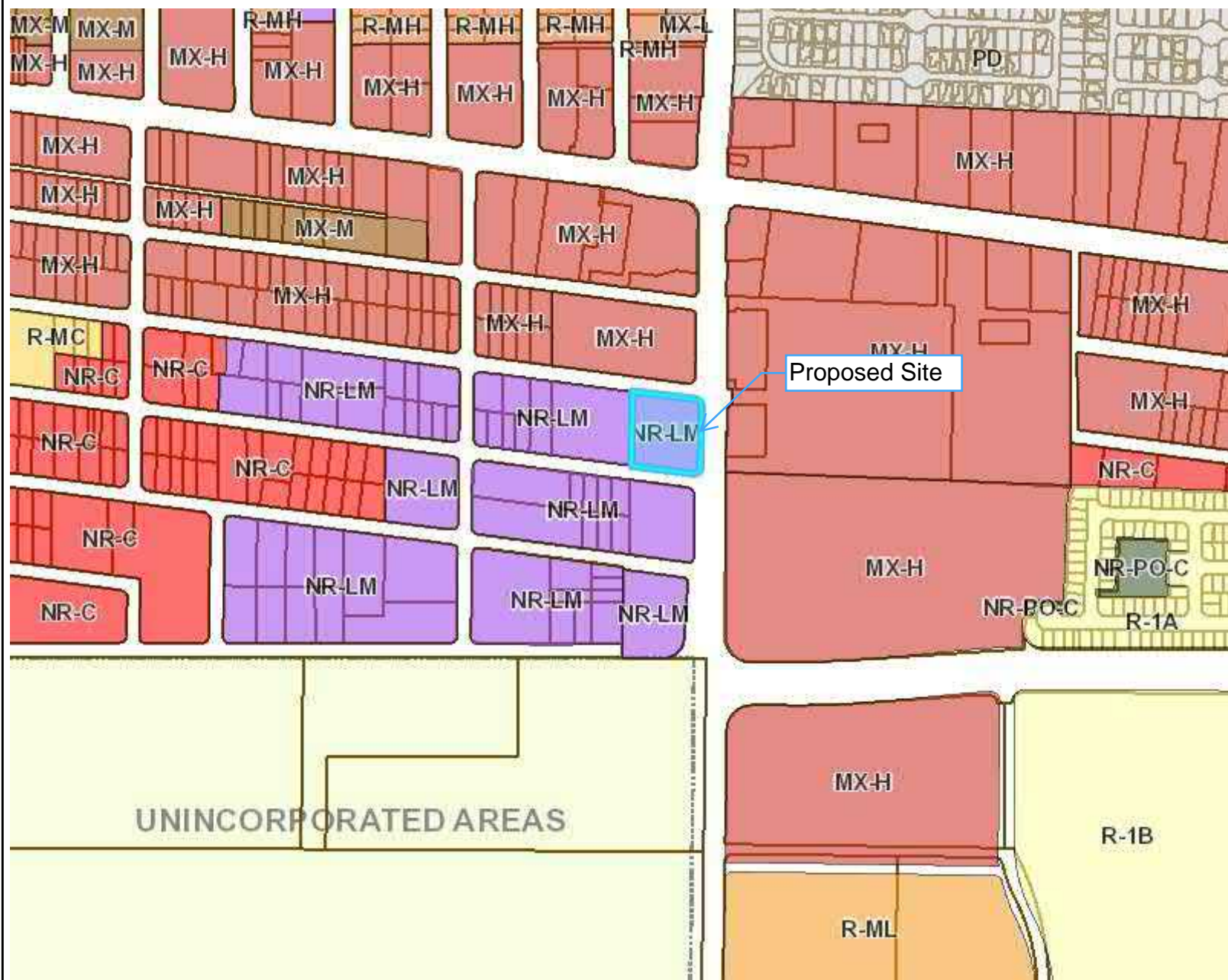
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet





# City of Albuquerque



## Legend

### IDO Zoning

- R-A
- R-1A
- R-1B
- R-1C
- R-1D
- R-T
- R-MC
- R-ML
- R-MH
- MX-T
- MX-L
- MX-M
- MX-H
- MX-FB-ID
- MX-FB-FX
- MX-FB-UD
- NR-C
- NR-BP
- NR-LM
- NR-GM
- NR-SU
- NR-PO-A
- NR-PO-B
- NR-PO-C
- NR-PO-D
- PD
- PC
- UNCL

- Bernalillo County Parcels
- Municipal Limits

## Notes

IDO Zoning

1,064 0 532 1,064 Feet

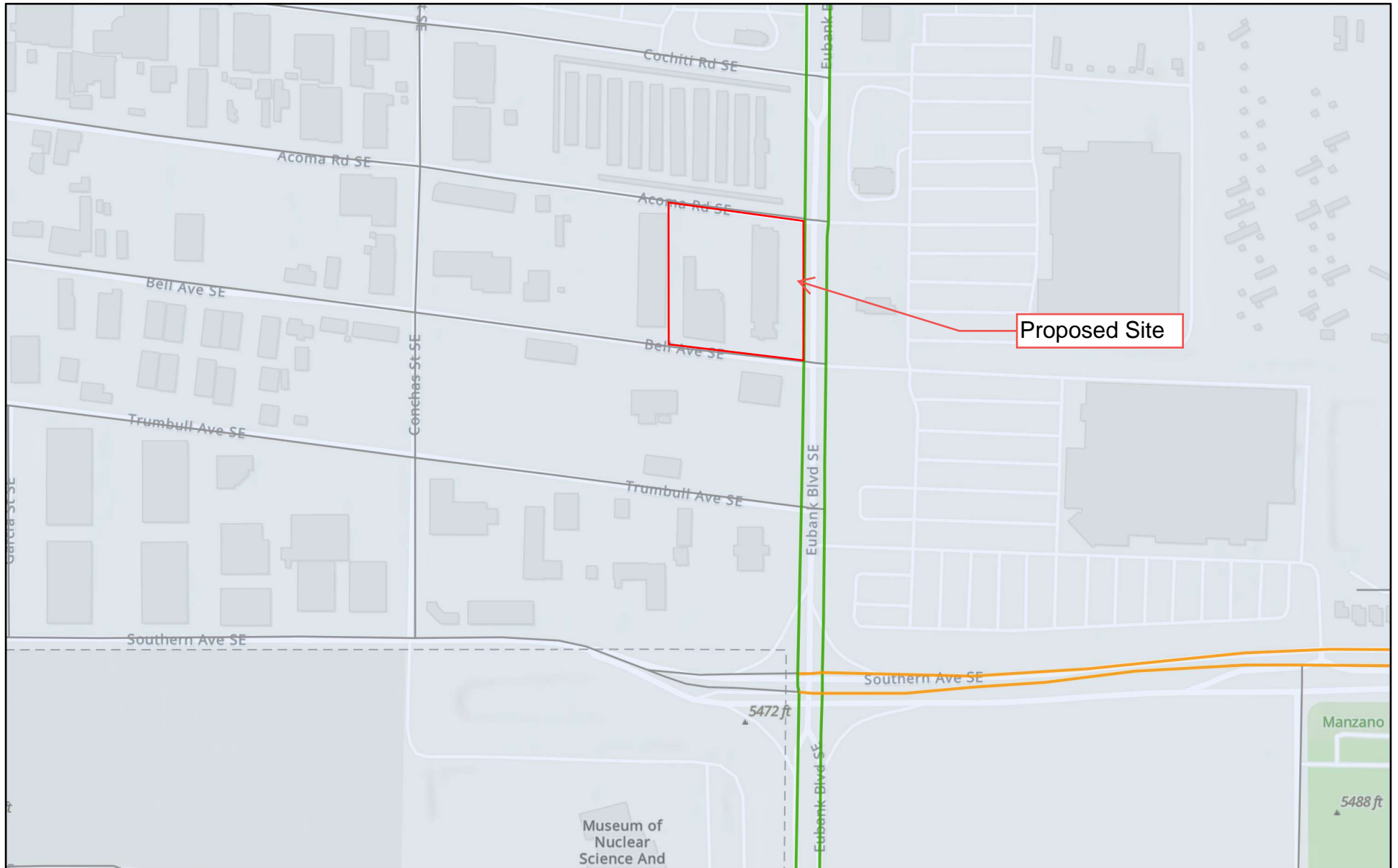
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
10/7/2024 © City of Albuquerque

1: 6,382

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

# Roadway Functional Class

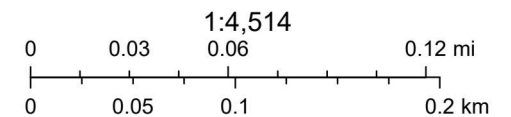


10/7/2024, 1:32:53 PM

NMDOT Functional Class — Local Roads

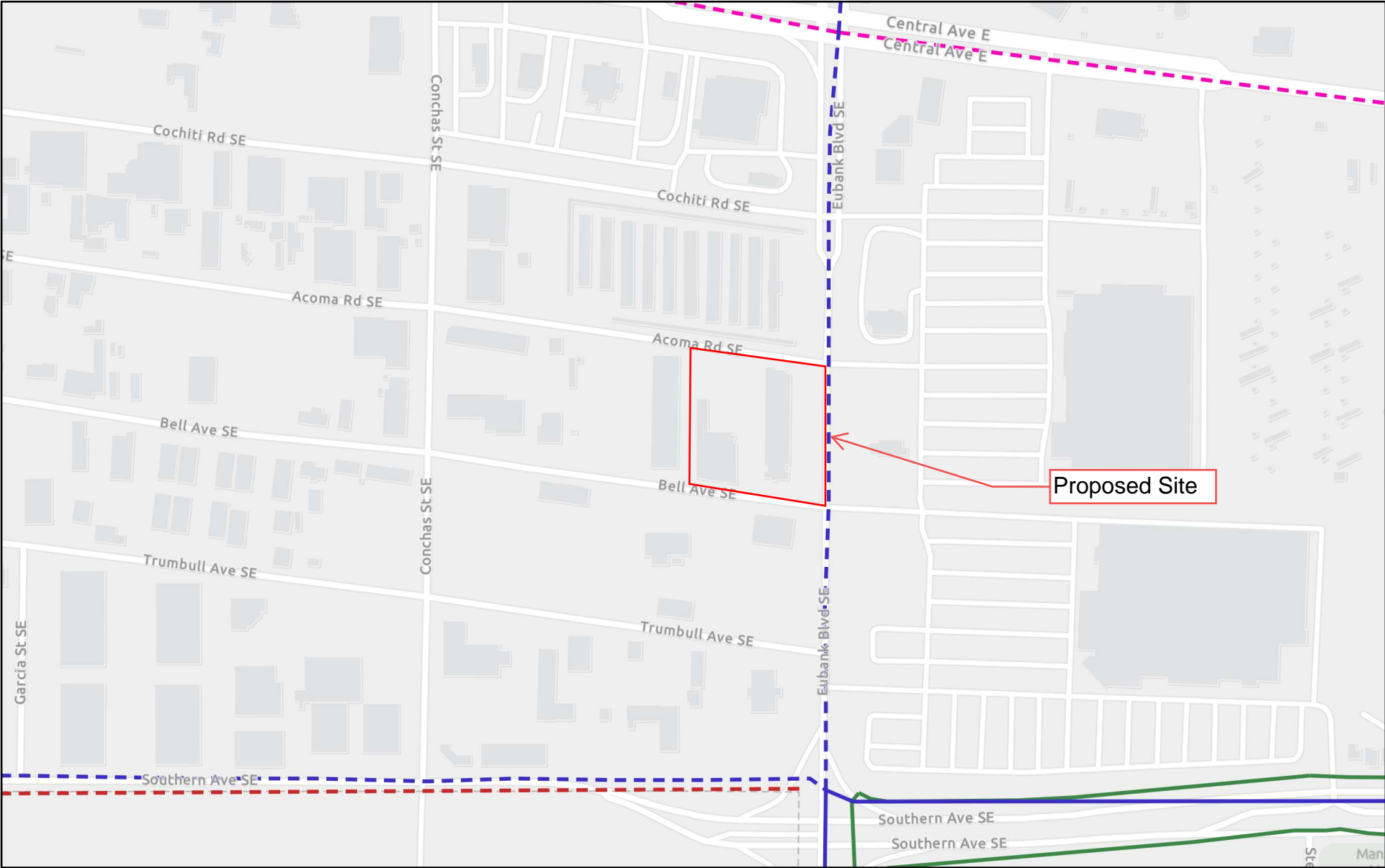
5 - Major Collector 2020 FHWA Urban Area Boundaries

6 - Minor Collector



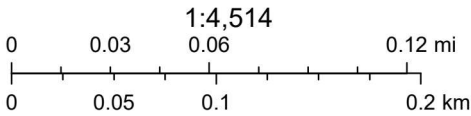
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,

# MRPO Long Range Bikeway System



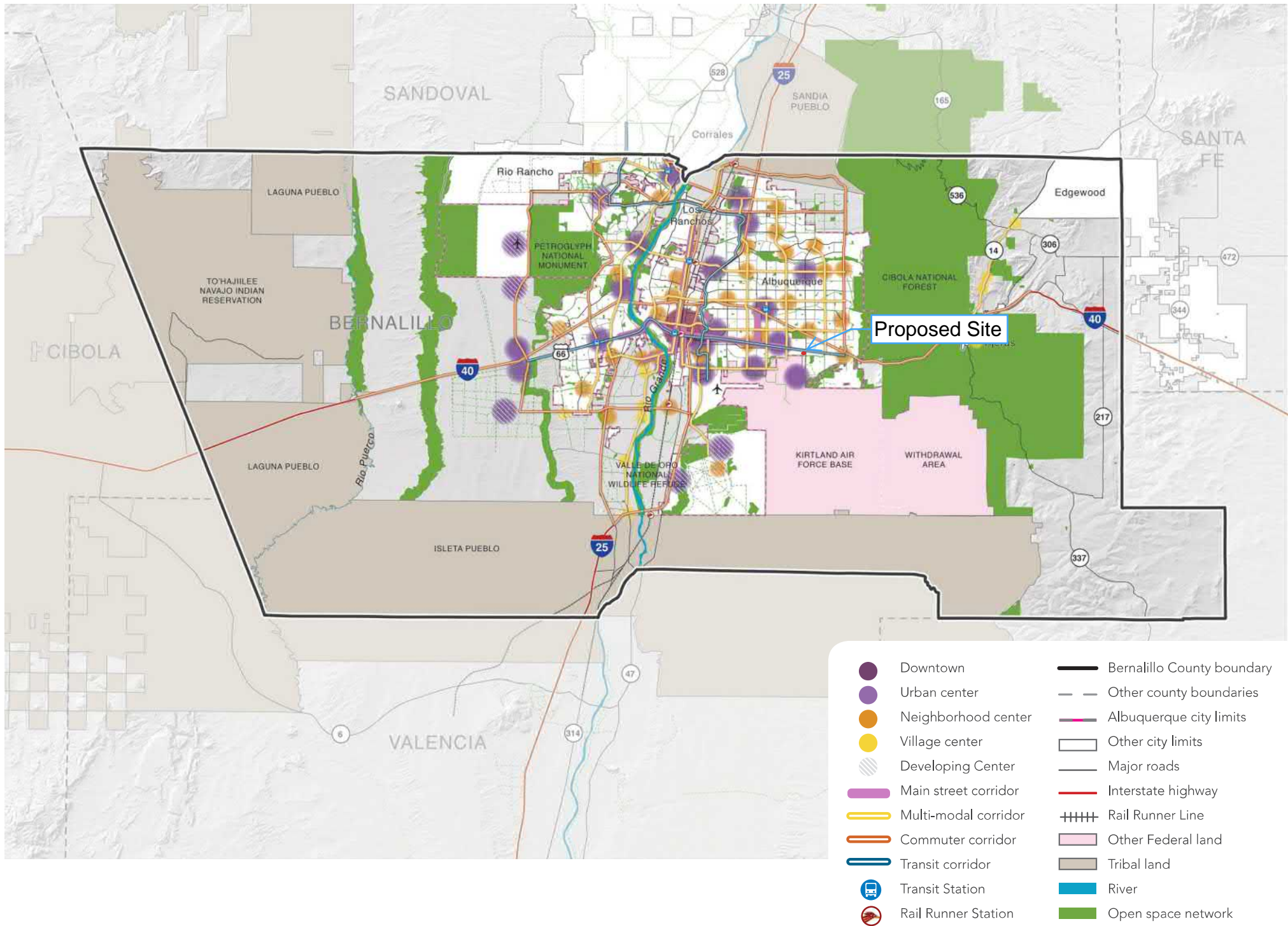
October 7, 2024

- Long Range Bikeway System
- Proposed Bike Lane
  - Proposed Protected Bike Lane
  - Existing Bike Lane
  - Proposed Buffered Bike Lane
  - Existing Paved Trail



Esri Community Maps Contributors, New Mexico State University, City of Albuquerque, Bernalillo County, NM, Texas Parks & Wildlife, ©



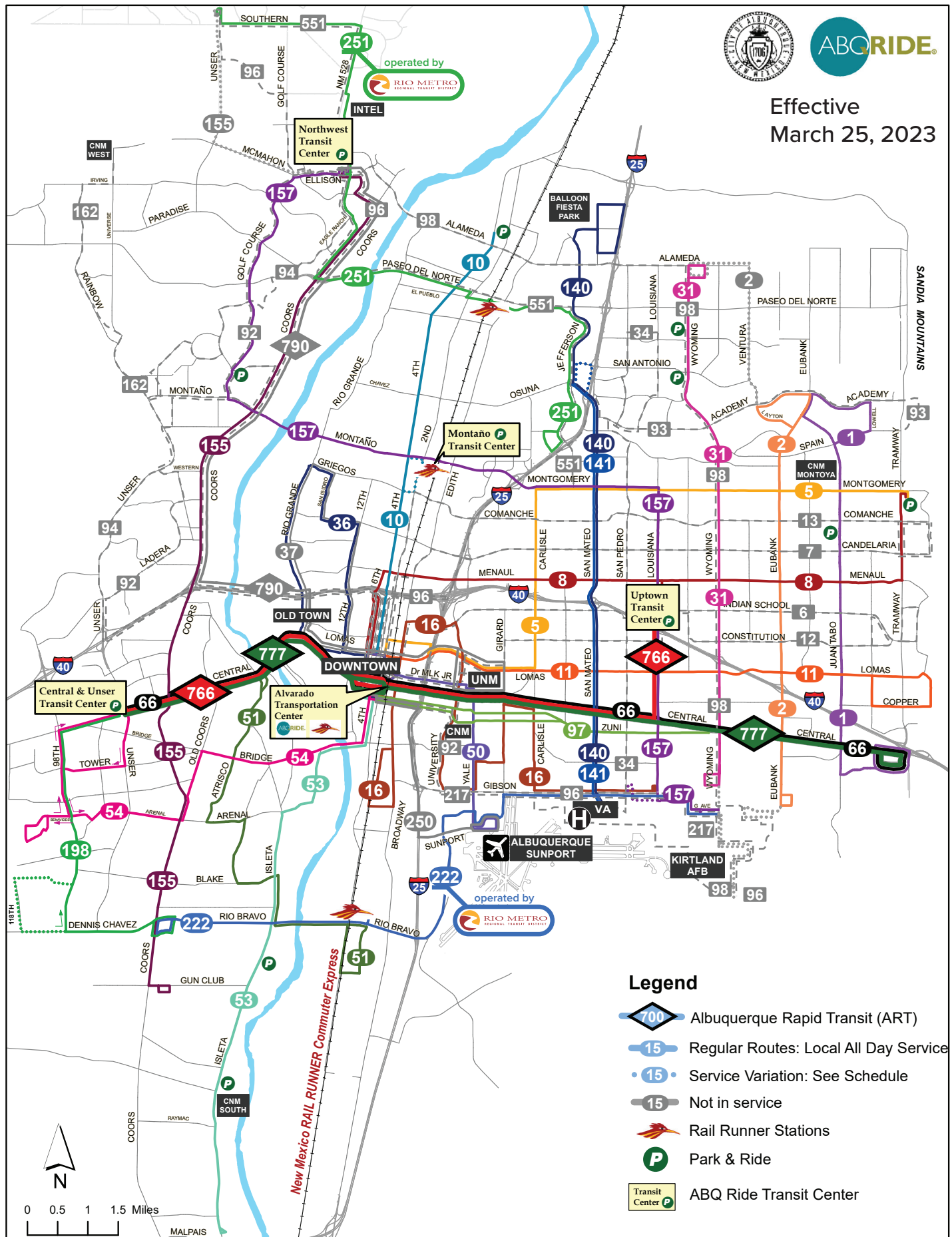




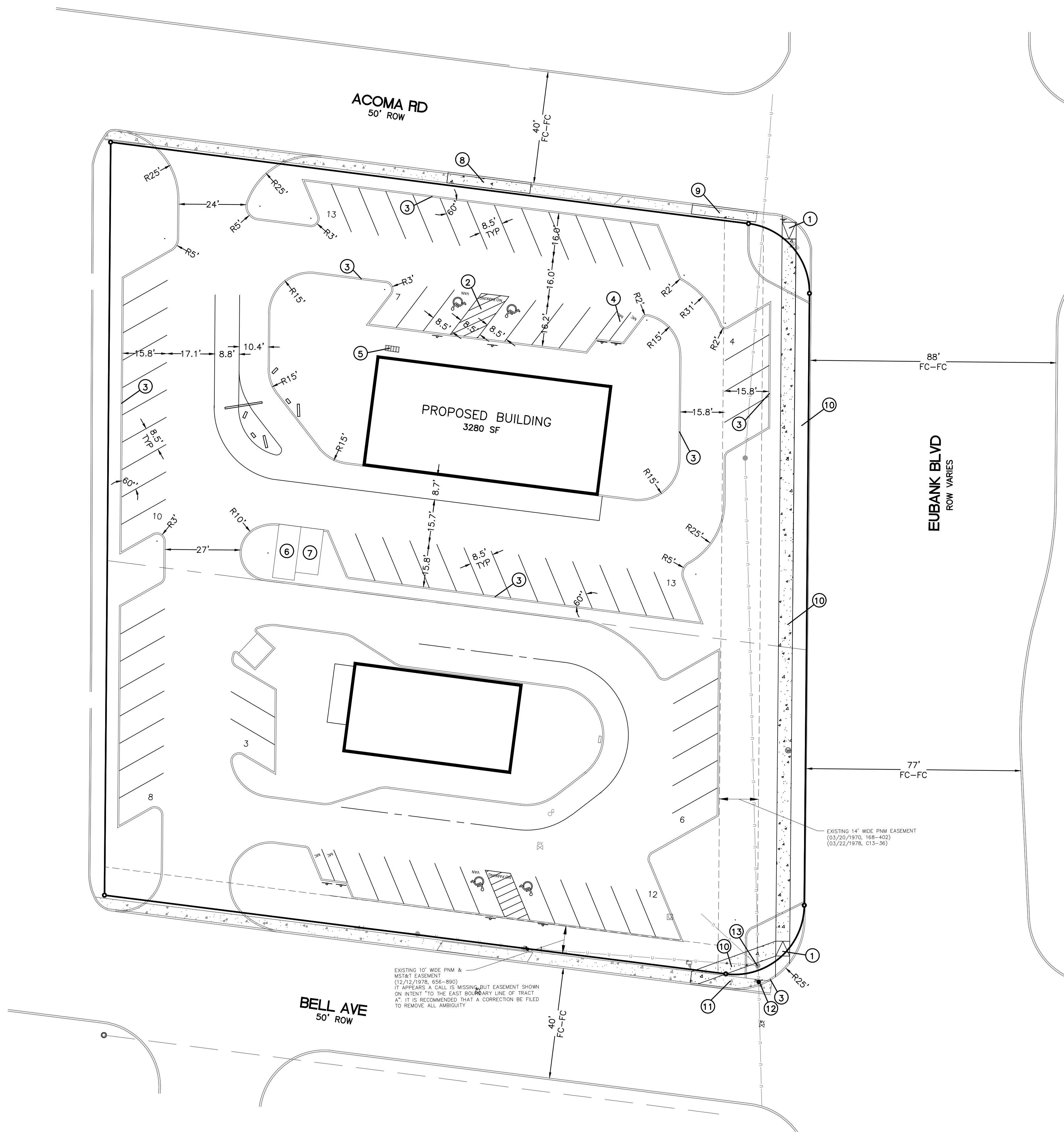
# 2023 System Map



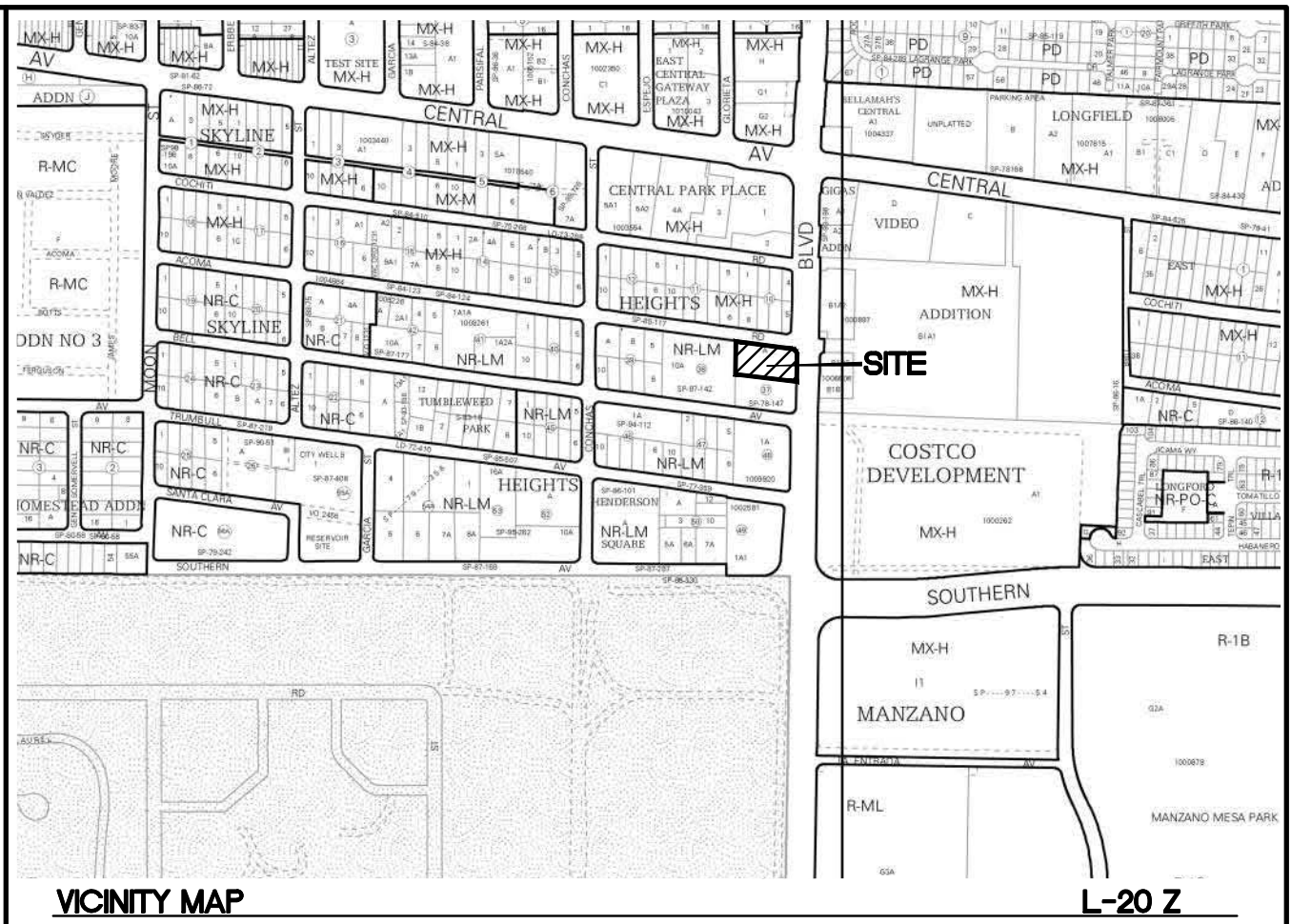
Effective  
March 25, 2023



For more detailed information / Para más información: [abqride.com](http://abqride.com) • (505) 243-RIDE (7433)



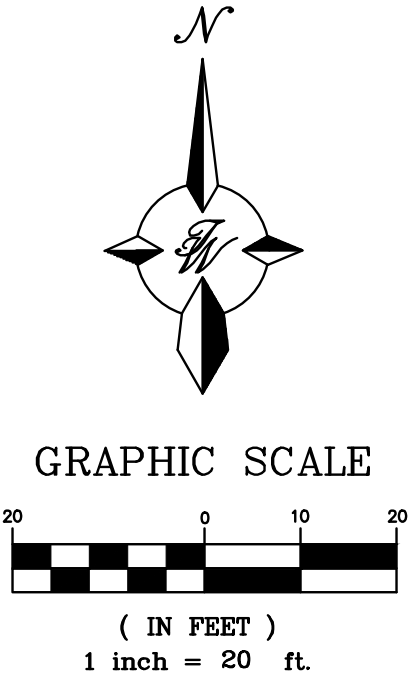
- LEGEND**
- CURB & GUTTER
  - PROPOSED TRACT 18-A BOUNDARY LINE
  - BUILDING
  - EXISTING CURB & GUTTER



**LEGAL DESCRIPTION:**

SITE DATA			
PROPOSED USAGE	RESTAURANT		
LOT AREA	37545 SF	(0.86 ACRES)	
ZONING	MR-LM		
BUILDING AREA	3280 SF		
BUILDING COVERAGE	8.74%		
BUILDING SETBACK			
FRONT	20'		
REAR	10'		
SIDE	10'		
PARKING REQUIRED			
PARKING PROVIDED	35 SPACES		
ACCESSIBLE PARKING REQUIRED	2 SPACES (1 VAN)		
ACCESSIBLE SPACES PROVIDED	20 SPACES (1 VAN)		
TOTAL	37 SPACES		
BICYCLE SPACES REQUIRED			
BICYCLE SPACES PROVIDED	5		
MOTORCYCLE SPACES REQUIRED			
MOTORCYCLE SPACES PROVIDED	2		
LANDSCAPE REQUIRED			
LANDSCAPE PROVIDED	5140 SF		

- KEYED NOTES**
- UNIDIRECTIONAL ACCESSIBLE RAMP  
SEE DETAIL SHEET DET-1
  - ACCESSIBLE PARKING PER ADA REQUIREMENTS
  - STANDARD CURB AND GUTTER (TYP) PER COA DWG 2415A  
SEE DETAIL SHEET DET-1
  - MOTORCYCLE PARKING W/SIGN  
SEE DETAIL SHEET DET-1
  - BICYCLE RACK  
SEE DETAIL SHEET DET-1
  - DUMPSTER  
SEE DETAIL SHEET DET-2
  - STORAGE AREA
  - REMOVE AND DISPOSE 30 LF EXISTING CURB AND DRIVE PAD, REPLACE WITH STANDARD CURB AND GUTTER AND SIDEWALK PER COA DWG 2415A, 2430 SEE DETAIL SHEET DET-1
  - REMOVE AND DISPOSE 24 LF EXISTING CURB AND DRIVE PAD, REPLACE WITH STANDARD CURB AND GUTTER AND SIDEWALK PER COA DWG 2415A, 2430 SEE DETAIL SHEET DET-1
  - NEW 5' SIDEWALK PER COA DWG 2430
  - REMOVE AND DISPOSE 30 LF OF EXISTING CURB AND SIDEWALK
  - EXISTING HYDRANT TO REMAIN
  - EXISTING POWER POLE TO REMAIN



<div>ENGINEER'S SEAL</div>	<div>McDONALD'S ALBUQUERQUE, NM</div>		<div>DRAWN BY pm</div>
	<div>SITE PLAN</div>	<div>DATE 7-30-24</div>	
		<div>DRAWING 2024052-SP</div>	
		<div><div><div></div><div></div></div><div>Tierra West, LLC</div><div>5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div></div>	
<div>RONALD R. BOHANNAN P.E. #7868</div>			<div>JOB # 2024052</div>



*McDonald's Eubank (Albuquerque, NM)*  
**Trip Generation Data (ITE Trip Generation Manual - 11th Edition)**

COMMENT	USE (ITE CODE)	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.		
	DESCRIPTION	GROSS	ENTER	EXIT	ENTER	EXIT	
	Summary Sheet	Units					
North Parcel	Fast Food Restaurant w/ Drive-Thru Window (934)	3.28	1,533	75	72	56	52
South Parcel	Automated Car Wash (948)	1.00	-	-	-	39	39
	Subtotal		1,533	75	72	95	91
	Pass-By Trips Fast Food	55%		-41	-40	-52	-50
	Total Primary Trips			34	32	43	41

*McDonald's Eubank (Albuquerque, NM)*  
*Trip Generation Data (ITE Trip Generation Manual - 11th Edition)*

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
	GROSS	ENTER	EXIT	ENTER	EXIT	
Fast Food Restaurant w/ Drive-Thru Window (934)	Units 3.28 1,000 S.F.	1,533	75	72	56	52

**ITE Trip Generation Equations:**

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = \frac{467.48}{50\%} (X) + \frac{0}{50\%} \text{ Exit}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = \frac{44.61}{51\%} (X) + \frac{0}{49\%} \text{ Exit}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = \frac{33.03}{52\%} (X) + \frac{0}{48\%} \text{ Exit}$$

Comments:

North Parcel

Based on ITE Trip Generation Manual - 11th Edition



*McDonald's Eubank (Albuquerque, NM)*  
*Trip Generation Data (ITE Trip Generation Manual - 11th Edition)*

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
	GROSS	ENTER	EXIT	ENTER	EXIT
Units					
<b>Automated Car Wash (948)</b>	<b>1.00</b>	-	-	39	39
Car Wash Tunnels					

**ITE Trip Generation Equations:**

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = \frac{0}{50\%} (X) + \frac{0}{50\%} \text{ Exit}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = \frac{0}{50\%} (X) + \frac{0}{50\%} \text{ Exit}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = \frac{77.5}{50\%} (X) + \frac{0}{50\%} \text{ Exit}$$

Comments:  
South Parcel

Based on ITE Trip Generation Manual - 11th Edition