



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Touro College of Dental Medicine-Tenant Improvements Building Permit #: _____ Hydrology File #: _____
Zone Atlas Page: _____ **DRB#:** _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LT-C-1 AMENDED PLAT OF LTS C1 & E1 CAGUA ADDNCONT
City Address: 2425 RIDGECREST DR. SE, ALBUQUERQUE, NM 87108

Applicant: NCA ARCHITECTS LLC **Contact:** DAVE
Address: 1306 RIO GRANDE BLVD NW, ALBUQUERQUE, NM 87104
Phone#: 505-238-7814 **Fax#:** 505-268-6954 **E-mail:** dpuritz@nca-architects.com

Development Information

Build out/Implementation Year: 2024 **Current/Proposed Zoning:** CURRENT: MX-T

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

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

Describe development and Uses:

TENANT IMPROVEMENT OF A PORTION OF LOVELACE RESEARCH BUILDING INTO THE TOURO SCHOOL OF DENTAL MEDICINE.

A PORTION OF THE BUILDING WILL STILL BE USED BY LOVELACE.

Days and Hours of Operation (if known): M - F, 8:00 A.M. - 5:00 P.M. / STUDENT AREAS: M - S, 8:00 A.M. - 10:00 P.M.

Facility

Building Size (sq. ft.): PROJECT AREA: 122,029 S.F. (INCLUDES BLDG 14, 14A & 20)

Number of Residential Units: -

Number of Commercial Units: 3 BUILDINGS CONNECTED

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* 200 PATIENTS / DAY (100 MORNING, 100 AFTERNOON)

Expected Number of Employees (if known):* 80

Expected Number of Delivery Trucks/Buses per Day (if known):* < 1 PER DAY

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

Driveway(s) Located on: Street Name SAN. PEDRO

Adjacent Roadway(s) Posted Speed: Street Name SAN. PEDRO Posted Speed 30 M.P.H.

Street Name - Posted Speed -

ITE Land Use #630
Clinic
122,029 Sq Ft
AM peak 275 trips
PM peak 433 trips

* 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: SAN. PEDRO - LOCAL, GIBSON - PRINCIPAL ARTERIAL
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: EMPLOYMENT CENTER
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: - Volume-to-Capacity Ratio: -
(if applicable)

Adjacent Transit Service(s): ABQ. BUS STOP Nearest Transit Stop(s): GIBSON & SAN. PEDRO

Is site within 660 feet of Premium Transit?: YES, ± 640

Current/Proposed Bicycle Infrastructure: PROPOSED BIKE TRAIL ON SAN. PEDRO
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: SIDEWALKS ARE EXISTING

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. P.E.

4/15/2024

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email 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 v/c ratio on this form.