



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Touro College 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 Ridgcrest Dr. SE, Albuquerque, NM 87110

Applicant: NCA Architects Contact: Dave Puritz

Address: 1306 Rio Grande Blvd. NW, Albuquerque, NM 87104

Phone#: 505-238-7814 Fax#: _____ E-mail: _____

dpuritz@nca-architects.com

Development Information

Build out/Implementation Year: 2024 Current/Proposed Zoning: _____

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: Dental College

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): Existing Building

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* 200 Students

Expected Number of Employees (if known):* 80 Employees

Expected Number of Delivery Trucks/Buses per Day (if known):* ITE 540 - Junior/Community College @ 200 students (Peak Hour of Adjacent Street)

Trip Generations during PM/AM Peak Hour (if known):* AM (Fitted Curve): 84 Entry & 4 Exit
PM (Fitted Curve): 46 Entry & 37 Exit

Driveway(s) Located on: Street Name Ridgcrest & San Pedro Gibson Blvd

Adjacent Roadway(s) Posted Speed: Street Name Gibson Blvd Posted Speed 40 MPH

Street Name San Pedro Dr Posted Speed 35 MPH

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Arterial (Gibson Blvd)
(arterial, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: 27,032 AADT Volume-to-Capacity Ratio: 0.31
(if applicable)

Adjacent Transit Service(s): _____ Nearest Transit Stop(s): _____

Is site within 660 feet of Premium Transit?: _____

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

Current/Proposed Sidewalk Infrastructure: None - Existing Building

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.

TRAFFIC ENGINEER

5/9/2024

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.

 Graph Look Up Change Password
 Account Settings

ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

540

LAND USE GROUP:

(500-599) Institutional

LAND USE :

540 - Junior/Community College

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Students

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:

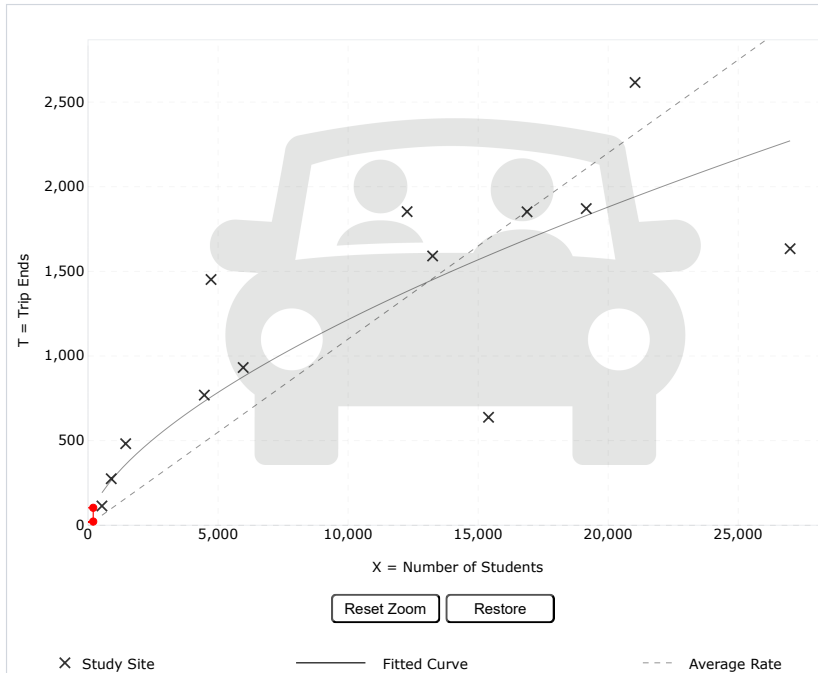
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

200

Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:

Junior/Community College (540) [Click for Description and Data Plots](#)

Independent Variable:

Students

Time Period:

Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

13

Avg. Num. of Students:

11002

Average Rate:

0.11

Range of Rates:

0.04 - 0.33

Standard Deviation:

0.06

Fitted Curve Equation:

 $\ln(T) = 0.63 \ln(X) + 1.30$ R^2 :

0.80

Directional Distribution:

81% entering, 19% exiting

Calculated Trip Ends:

Average Rate: 22 (Total), 18 (Entry), 4 (Exit)
Fitted Curve: 103 (Total), 84 (Entry), 19 (Exit)

Add-ons to do more

Try OTISS Pro

 Graph Look Up

ITETripGen Web-based App

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DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

540



LAND USE GROUP:

(500-599) Institutional

LAND USE :

540 - Junior/Community College

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Students

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:

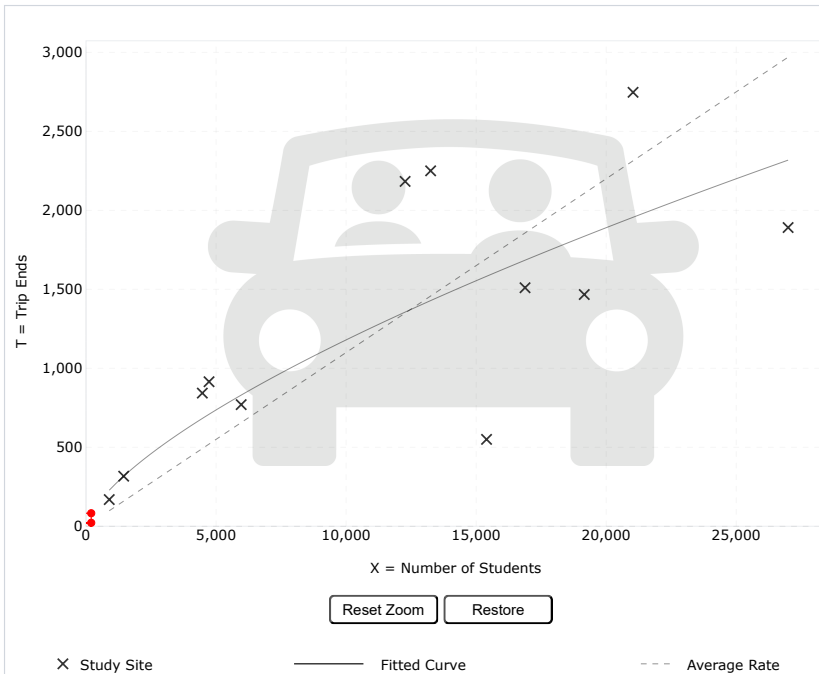
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

200

Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:

Junior/Community College (540) [Click for Description and Data Plots](#)

Independent Variable:

Students

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

12

Avg. Num. of Students:

11874

Average Rate:

0.11

Range of Rates:

0.04 - 0.22

Standard Deviation:

0.05

Fitted Curve Equation:

 $\ln(T) = 0.68 \ln(X) + 0.81$ R^2 :

0.75

Directional Distribution:

56% entering, 44% exiting

Calculated Trip Ends:

Average Rate: 22 (Total), 12 (Entry), 10 (Exit)

Fitted Curve: 83 (Total), 46 (Entry), 37 (Exit)

Add-ons to do more

Try OTISS Pro

GENERAL INFORMATION

- A. PLANNING HISTORY-RELATIONSHIP:
1. SITE IS PREEXISTING.
2. BIKE ROUTES AND BIKE LANES ARE NOT APPLICABLE.
3. MULTI-USE TRAILS ARE NOT APPLICABLE.
4. SITE IS WITHIN 660 FT OF PREMIUM TRANSIT.
B. SITE DESCRIPTION:
1. ADDRESS: 2425 RIDGECREST DR. SE, ALBUQUERQUE, NM 8710.
2. LEGAL DESCRIPTION: TRACTS C AND E, CAGUA ADDITION, LOVELACE RESPIRATORY RESEARCH INSTITUTE, LOVELACE BIOMEDICAL-NORTH CAMPUS, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MAY 1999.
3. REQUESTS FOR VARIANCES FROM POLICIES, ORDINANCES, OR RESOLUTIONS: NONE.
4. TYPE OF DEVELOPMENT: COLLEGE.
5. SIZE OF DEVELOPMENT: TOTAL ACREAGE= 5.3149
C. EXECUTIVE SUMMARY:
NO CHANGES MADE TO THE FOLLOWING, AND/OR NOT APPLICABLE.
1. GENERAL PROJECT LOCATION.
2. DEVELOPMENT CONCEPT FOR THE SITE.
3. TRAFFIC CIRCULATION CONCEPT FOR THE SITE.
4. IMPACT ON THE ADJACENT SITES.
5. APPLICABLE TRAFFIC IMPACT STUDIES (TIS) OR PREVIOUSLY APPROVED PLANS.
6. VARIANCE REQUIRED TO ACCOMMODATE UNUSUAL SITE CIRCUMSTANCES.

OWNER/ TENANT PARKING REQS.

TOURO COLLEGE OF DENTAL MEDICINE:
NUMBER OF STUDENTS (WHEN FULLY SUBSCRIBED)= 200 SPACES
NUMBER OF STAFF (ANTICIPATED)= 50 SPACES
NUMBER OF FACULTY (EACH DAY)= 30 SPACES
NUMBER OF PATIENTS (100 IN THE MORNING/ 100 IN THE AFTERNOON)= 100 SPACES
TOTAL TOURO COLLEGE OF DENTAL MEDICINE PARKING REQUIRED= 380 SPACES
LOVELACE BIOMEDICAL RESEARCH INSTITUTE:
TOTAL LOVELACE BIOMEDICAL RESEARCH INSTITUTE PARKING REQUIRED= 50 SPACES
TOTAL NUMBER OF PARKING SPACES REQUIRED FOR BOTH TCDM AND LBRI= 430 SPACES
TOTAL NUMBER OF ON-SITE PARKING SPACES PROVIDED AFTER RE-STRIPING= 182 SPACES
TOTAL NUMBER OF OFF-SITE (GATEWAY CENTER) PARKING SPACES PROVIDED= 277 SPACES
TOTAL NUMBER PARKING SPACES PROVIDED (OFF AND ON-SITE) PROVIDED= 459 SPACES

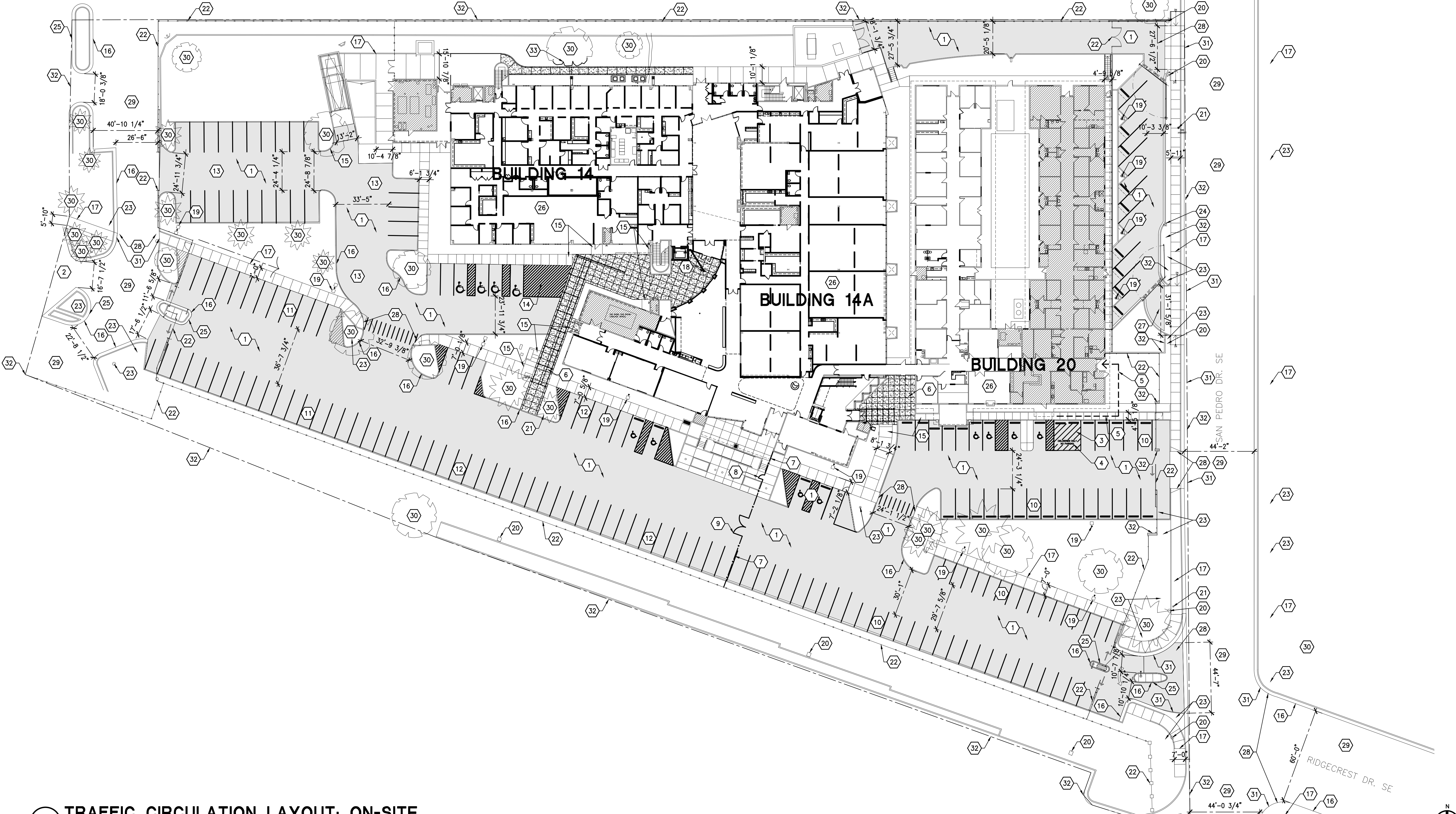
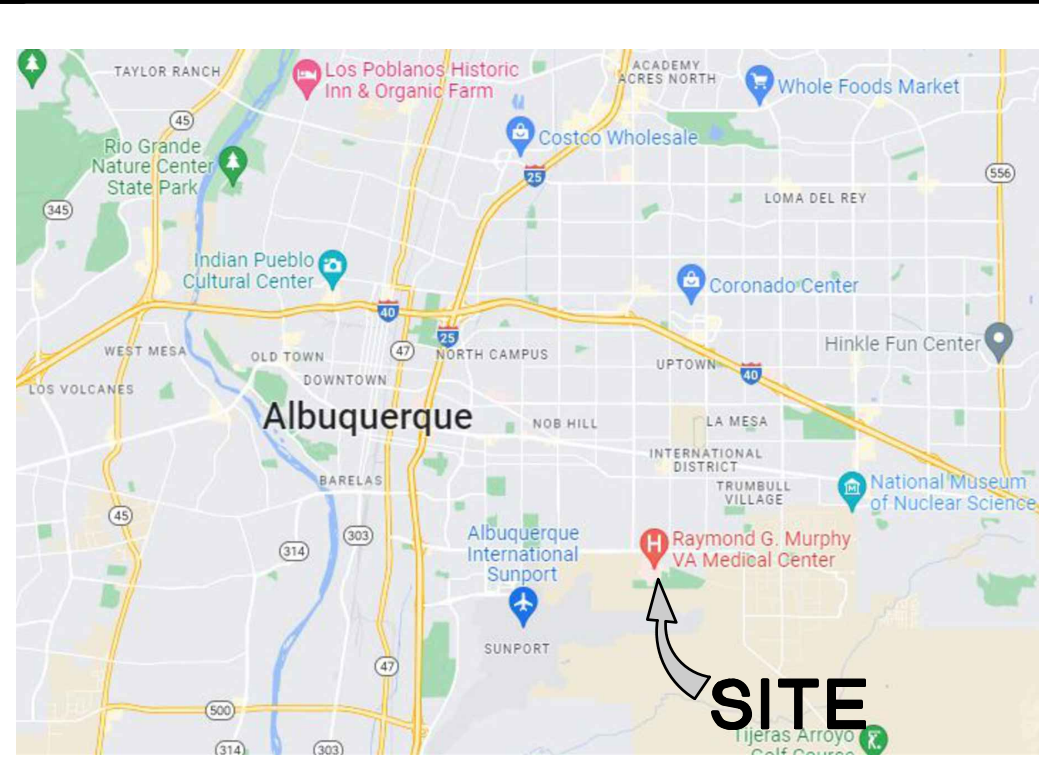
LANDSCAPE CALCULATION

SITE AREA: 263,125 S.F.
EXISTING LANDSCAPE AREA: 74,930 S.F.
REQUIRED LANDSCAPE AREA: 15% X 263,125 S.F. = 39,468.75 S.F.

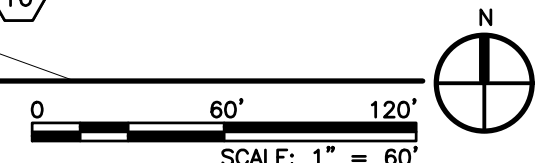
KEYED NOTES

- RESURFACE ENTIRE EXISTING ASPHALT PAVING AT LOVELACE BIOMEDICAL RESEARCH INSTITUTE PROPERTY WITH 3" HOT MIX ASPHALT CONCRETE RESURFACING (HMAC). PROVIDE NEW CONCRETE PARKING BUMPERS AT LOCATIONS WHERE EXISTING CONCRETE PARKING WERE DEMOLISHED. RE-STRIPE ENTIRE LOT WITH TRAFFIC GRADE PAINT. NEW PARKING LAYOUT TO PROVIDE 182 PARKING SPACES (9'X20'), 7 STANDARD ACCESSIBLE PARKING SPACES AND 2 VAN ACCESSIBLE PARKING SPACES. PROVIDE STRIPING FOR REQUIRED ACCESSIBLE AISLES AND CROSSWALKS. TOTAL ASPHALT AREA TO BE RESURFACED IS APPROXIMATELY 78,272 S.F. GATEWAY CENTER. LOCATION OF ADDITIONAL PARKING SPACES. EXISTING LOCATION/ WORK REQUIRED (GATES, FENCES, ETC.) TBD.
- NEW 4" TRAFFIC GRADE PAINTED DIAGONAL STRIPING AS SHOWN (2 EXISTING PARKING SPACES).
- NEW 2" THICK X 1'-0" HIGH TRAFFIC GRADE PAINTED LETTERING TO READ "DELIVERIES ONLY NO PARKING".
- DASHED LINE INDICATES DIRECTION OF DELIVERIES. G.C. TO FIELD VERIFY SLOPES ARE ADEQUATE AND MAKE MODIFICATIONS REQUIRED.
- NEW 4" CONCRETE PAVING WITH CONTROL JOINTS AS SHOWN. PROVIDE TURN DOWN EDGES AT ALL EXPOSED SIDES. PROVIDE 1/2" EXPANSION JOINT MATERIAL AT BUILDING. SEE DETAILS A1, A2 AND A5/AS-501.
- PHASING. TEMPORARY FENCING LOCATION.
- PHASING. TEMPORARY 3' WIDE PEDESTRIAN GATE LOCATION.
- PHASING. TEMPORARY DOUBLE 6' WIDE VEHICULAR GATE LOCATION.
- PHASING. TEMPORARY LOVELACE PARKING.
- PHASING. CONTRACTOR PARKING LOCATION.
- PHASING. STAGING LOCATION.
- PHASING. TEMPORARY DELIVERIES AREA. STAY CLEAR OF (NO STAGING).
- PHASING. CONSTRUCTION OFFICE TRAILER LOCATION. EXISTING CONCRETE PAVING TO REMAIN.
- EXISTING CURB.
- EXISTING SIDEWALK.
- EXISTING DRAIN TO REMAIN.
- EXISTING LIGHTING STRUCTURE.
- EXISTING FIRE HYDRANT.
- EXISTING FENCING.
- EXISTING SIGNAGE.
- EXISTING FDC.
- EXISTING MEDIAN.
- EXISTING BUILDING.
- EXISTING WALL.
- EXISTING PEDESTRIAN RIGHT-OF-WAY.
- EXISTING VEHICLE RIGHT-OF-WAY.
- EXISTING TREE, SPECIES 1 OF 5.
- EXISTING CURB CUT.
- EXISTING SITE BOUNDARY.
- TRIM EXISTING TREE TO REMAIN SIGNIFICANTLY AS REQUIRED TO COMPLETELY FREE NEW CONCRETE SIDEWALK OF ANY BRANCHES FOR EASE OF DELIVERIES.

VICINITY MAP

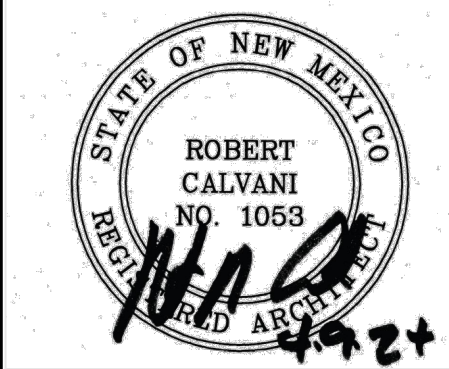


A1 TRAFFIC CIRCULATION LAYOUT: ON-SITE



1306 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-255-6400 505-268-6954 FAX
WWW.NCA-ARCHITECTS.COM

ARCHITECT



CONSULTANT

PROJECT TITLE

TOURO COLLEGE
OF
DENTAL MEDICINE
TENANT
IMPROVEMENTS

ALBUQUERQUE
NEW MEXICO

REVISIONS:

NO.	DATE	DESCRIPTION

MARK DATE DESCRIPTION

DRAWN BY: CHECKED BY:

NCA RC

PROJECT NUMBER:

A22.25.6

DATE:

APRIL 09, 2024

SHEET TITLE:

TRAFFIC CIRCULATION LAYOUT

TCL-101

100% CONSTRUCTION DOCUMENTS

SHEET NO:

TCL-101

GENERAL INFORMATION

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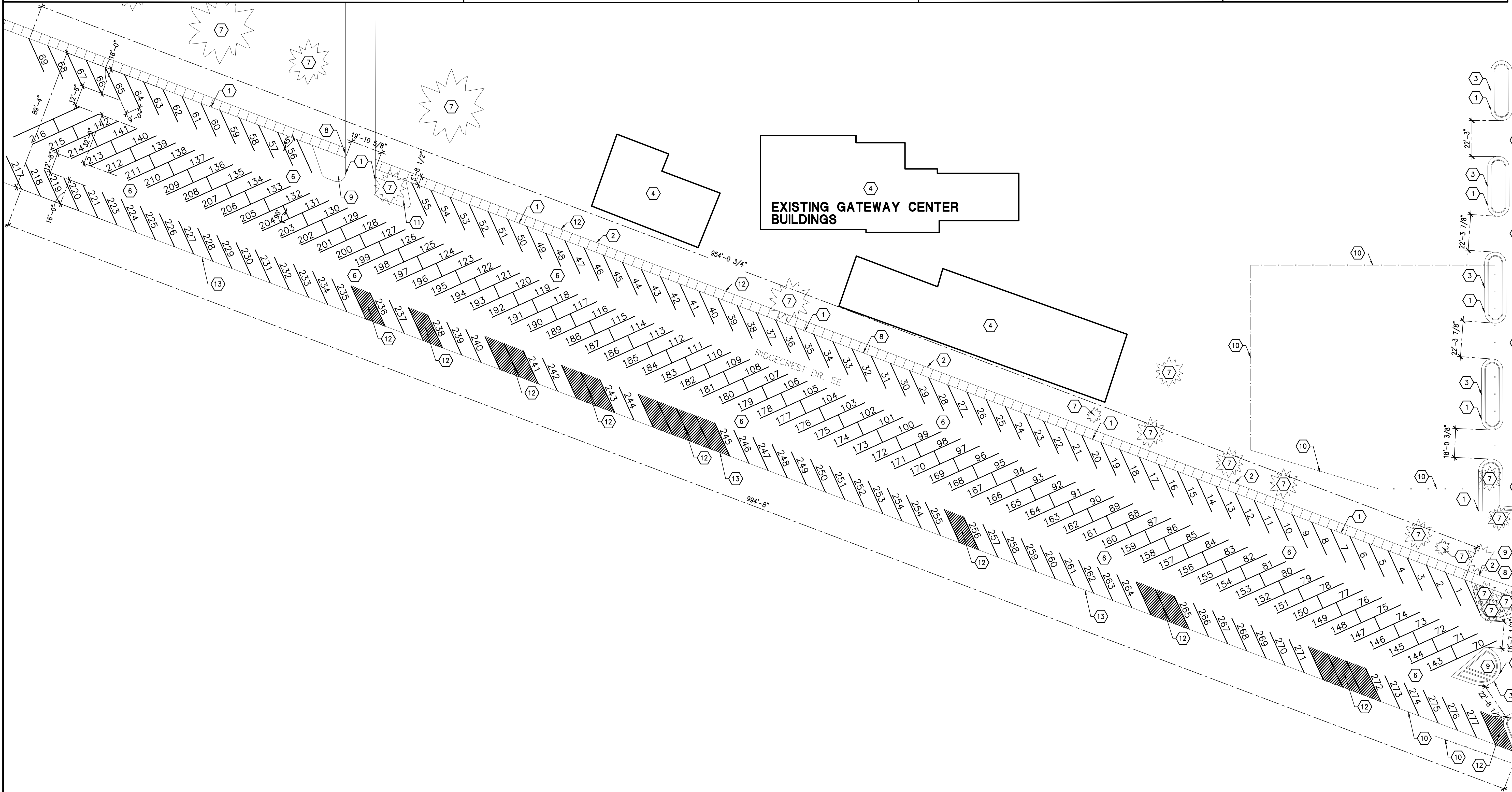
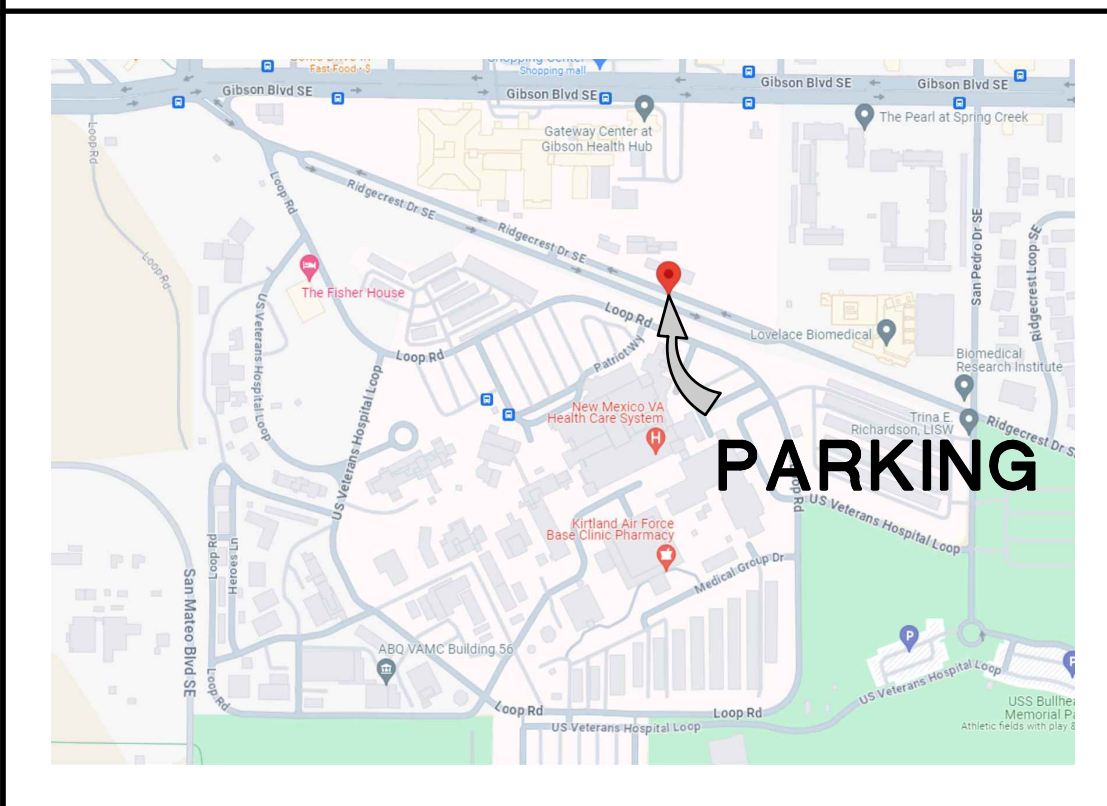
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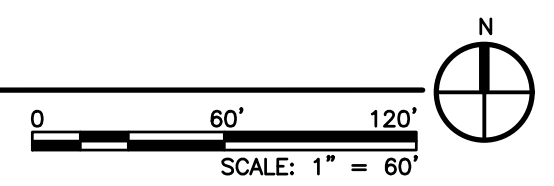
KEYED NOTES

1. EXISTING CURB.
2. EXISTING SIDEWALK.
3. EXISTING MEDIAN.
4. EXISTING BUILDING
5. EXISTING PEDESTRIAN RIGHT-OF-WAY
6. EXISTING VEHICLE RIGHT-OF-WAY
7. EXISTING TREE.
8. EXISTING CURB CUT.
9. EXISTING SIGNAGE.
10. EXISTING FENCE.
11. EXISTING FIRE HYDRANT.
12. EXISTING POWER STRUCTURE.
13. EXISTING WALL.

VICINITY MAP



A1 TRAFFIC CIRCULATION LAYOUT: OFF-SITE - GATEWAY CENTER

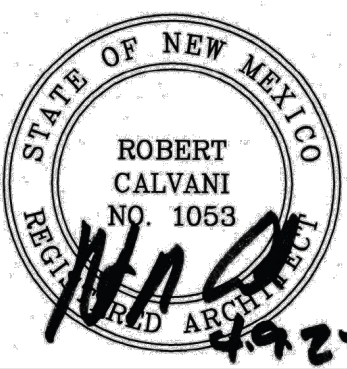




ARCHITECTS - PLANNERS - AIA

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505-255-6400 505-268-6954 FAX
WWW.NCA-ARCHITECTS.COM

ARCHITECT



CONSULTANT

PROJECT TITLE

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ALBUQUERQUE NEW MEXICO

REVISIONS:

MK	DATE	DESCRIPTION

DRAWN BY:	CHECKED BY:
NCA	RC

PROJECT NUMBER:
A22.25.6

DATE:
APRIL 09, 2024

SHEET TITLE:
TRAFFIC CIRCULATION LAYOUT

SHEET NO:
TCL-102