MRMPO
Mid-Region Metropolitan Planning Organization

Mid-Region Metropolitan Planning Organization

Division of
Mid-Region Council of Governments
809 Copper Avenue NW
Albuquerque, New Mexico 87102
(505) 247-1750-tel. (505) 247-1753-fax
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ROADWAY ACCESS MODIFICATION REQUEST FORM

GENERAL INFORMATION

Date: 04/21/2021
Sponsoring Agency: City of Albuquerque
Contact Name: Matthew Grush
Phone: (505) 924-3362 Email: mgrush@cabq.gov

Applicant: Terry O. Brown, P.E.
Contact Name: Terry Brown
Phone: (505) 883-8807 Email: terryobrown@outlook.com

MODIFICATION INFORMATION

Facility: Unser Blvd.(west side)
Location of Change: approx. 650 feet south of McMahon Blvd.

Current Policy for Facility and Location: Controlled Access (governed by Westside-McMahon Corridor Study)

Nature of the Change: new right-in, right-out, left-in unsignalized driveway

Reason for the Change: provide access to new retail commercial development

IDENTIFICATION OF ANALYSIS INPUTS

Implementation Year: 2024 Forecast Year: 2040

Trip Generation for Proposed Development: See attached

Days/Peak Hours Analyzed: AM & PM Peak Hour Weekdays

Trip Generation Numbers: See attached

Level of Analysis Required: TIS and companion Access Evaluation Study

Additional Assumptions/Inputs Used in the Analysis: ITE Trip Generation

ANALYSIS RESULTS

The analysis results submitted by the applicant must be consistent with the scope established by the Roadway Access Control Committee (RACC). At a minimum, the applicant must:

- Analyze both the Build and the No-Build scenarios in the Implementation Year (effects with and without the requested access change(s))
- Analyze both the Build and the No-Build scenarios in the Forecast Year (effects with and without the requested access change(s))

The MRMPO will provide peak-hour link volumes for the Base Year and Horizon Year from the current Metropolitan Transportation Plan to the applicant.

The applicant will be required to conduct analyses as defined by the RACC using MRMPO data. The applicant must use the most recent data available to complete the analysis. It will be the applicant's responsibility to conduct traffic counts as needed and to derive any peak-hour turning movements that may be required to complete the analysis. Traffic counts conducted by the applicant must conform to *New Mexico Traffic Counting Standards*. ***Results of the analysis must accompany this form.***

ATTACHMENTS

Map(s):

General Location with Current Access
Analysis Area
Site Plan with Requested Access

Other Attachments (Please list):

Attach any additional documentation that will assist the technical review by the Roadway Access Control Committee (RACC) and Transportation Coordinating Committee (TCC) to decide the case.

McMahon / Unser Mixed Use Development (SW Corner)

Trip Generation Data (ITE Trip Generation Manual - 10th Edition)

COMMENT	USE (ITE CODE) DESCRIPTION		24 HR VOL GROSS	A. M. PEAK HR. ENTER	A. M. PEAK HR. EXIT	P. M. PEAK HR. ENTER	P. M. PEAK HR. EXIT
	Summary Sheet	Units					
Lot 1	Multifamily Housing (Low-Rise)	256	1,895	27	90	89	53
Lot 2	Drive-In Bank (912)	4	499	22	14	53	55
Lot 3, 5, 6, 8, & 9	Shopping Center (820)	46.21	3,557	108	66	147	160
Lot 4	High Turnover (Sit-Down) Restaurant (932)	16.47	1,847	90	74	100	61
Lot 7	Gas Station Supermart (960)	20	4,610	281	281	230	230
	Subtotal		**12,408**	**528**	**525**	**619**	**559**
	Retail Commercial Trips (Raw)		10,513	501	435	530	506
	Internal Capture (based on NCHRP 684)			(5)	(5)	(71)	(71)
	Retail Commercial Trips (Adjusted for Internal Capture)			496	430	459	435
	Pass-by Trip Adjustment	***33%***		***165***	***144***	***175***	***167***
	New Primary Trips (Retail)			**336**	**291**	**355**	**339**
	Residential Trips			**27**	**90**	**89**	**53**

McMahon / Unser Mixed Use Development (SW Corner)
Trip Generation Data (ITE Trip Generation Manual - 10th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Multifamily Housing (Low-Rise)	***256***	1,895	27	90	89	53
	Dwelling Units					

ITE Trip Generation Equations:

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

T = ***7.56*** **(X) +** ***-40.86***

50% Enter, ***50%*** Exit

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

Ln(T) = ***0.95*** **Ln(X) +** ***-0.51***

23% Enter, ***77%*** Exit

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

Ln(T) = ***0.89*** **Ln(X) +** ***0.02***

63% Enter, ***37%*** Exit

Comments:

Lot 1

Based on ITE Trip Generation Manual - 10th Edition

McMahon / Unser Mixed Use Development (SW Corner)

Trip Generation Data (ITE Trip Generation Manual - 10th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Drive-In Bank (912)	*4*	499	22	14	53	55
	Drive-In Lanes					

ITE Trip Generation Equations:

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

T = ***124.76*** **(X) +** ***0***

50% Enter, ***50%*** 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 = ***8.83*** **(X) +** ***0***

61% Enter, ***39%*** 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 = ***27.15*** **(X) +** ***0***

49% Enter, ***51%*** Exit

Comments:

Lot 2

Based on ITE Trip Generation Manual - 10th Edition

McMahon / Unser Mixed Use Development (SW Corner)

Trip Generation Data (ITE Trip Generation Manual - 10th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Shopping Center (820)	***46.21***	3,557	108	66	147	160
	1,000 S.F.					

ITE Trip Generation Equations:

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

Ln(T) = ***0.68*** **Ln(X) +** ***5.57***
50% Enter, ***50%*** 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 = ***0.5*** **(X) +** ***151.78***
62% Enter, ***38%*** Exit

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

Ln(T) = ***0.74*** **Ln(X) +** ***2.89***
48% Enter, ***52%*** Exit

Comments:

Lot 3, 5, 6, 8, & 9

Based on ITE Trip Generation Manual - 10th Edition

McMahon / Unser Mixed Use Development (SW Corner)

Trip Generation Data (ITE Trip Generation Manual - 10th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
High Turnover (Sit-Down) Restaurant (932)	*16.47*	1,847	90	74	100	61
	1,000 S.F.					

ITE Trip Generation Equations:

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

T = ***112.18*** **(X) +** ***0***

50% Enter, ***50%*** 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 = ***9.94*** **(X) +** ***0***

55% Enter, ***45%*** 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 = ***9.77*** **(X) +** ***0***

62% Enter, ***38%*** Exit

Comments:

Lot 4

Based on ITE Trip Generation Manual - 10th Edition

McMahon / Unser Mixed Use Development (SW Corner)

Trip Generation Data (ITE Trip Generation Manual - 10th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Gas Station Supermart (960)	***20***	4,610	281	281	230	230
	1.000 S.F.					

ITE Trip Generation Equations:

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

T = ***230.52*** **(X) +** ***0***
50% Enter, ***50%*** 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 = ***28.08*** **(X) +** ***0***
50% Enter, ***50%*** 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 = ***22.96*** **(X) +** ***0***
50% Enter, ***50%*** Exit

Comments:
Lot 7

Based on ITE Trip Generation Manual - 10th Edition