



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Tidal Wave Auto Spa _____ **Building Permit #:** BP-2023-01601 _____ **Hydrology File #:** _____
Zone Atlas Page: A-11-Z _____ **DRB#:** _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot 2 Block 0000 Subdivision Unser and McMahon Center _____
City Address: 10601 Unser Blvd NW _____

Applicant: Brittney Myers, ARIA Studio Consultants Inc. **Contact:** 910.988.7972 _____
Address: 100 Gold Ave SW Suite 250 Albuquerque NM 87102 _____
Phone#: 910.988.7972 _____ **Fax#:** _____ **E-mail:** brittney@ariascinc.com _____

Development Information

Build out/Implementation Year: 2023 _____ **Current/Proposed Zoning:** MX-L _____

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

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

Describe development and Uses: NEW CAR WASH TUNNEL AND VACCUM STALLS

Days and Hours of Operation (if known): _not yet identified

Facility

Building Size (sq. ft.): 3450sf _____

Number of Residential Units: n/a _____

Number of Commercial Units: n/a _____

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known): * unknown _____

Expected Number of Employees (if known): *1-2 per shift _____

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

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

Driveway(s) Located on: Inner access road; no street name identified

Adjacent Roadway(s) Posted Speed: Street Name Bandelier dr NW Posted Speed unknown

Street Name Unser Posted Speed unknown

ITE Land Use #948
Automated Car Wash,
single tunnel
AM peak -no traffic
PM peak 50 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: Unser: regional principal arterial. Bandelier: local street
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Transit corridor along Unser
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: Unser: COGID= 20,338 Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): Bus and Bike trail Nearest Transit Stop(s): 155 Bus route

Is site within 660 feet of Premium Transit?: yes

Current/Proposed Bicycle Infrastructure: Existing asphalt bike/pedestrian path along unser (bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing concrete sidewalk along Bandelier Dr

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.

2/22/2023

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.