



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Unser Boulevard and Avenida de Jaimito

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: C-10-Z DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract 1 (westerly port) summary plat 68.75 acres tracts & 66.15 acre tract Paradise Hills (excluding ports out to right-of-way) containing 18.9 acres.

Development Street Address: Albuquerque, NM

Applicant: JLM Living / Consensus Planning (Agent) Contact: Charlene Johnson

Address: 302 Eighth Street, NW

Phone#: 505-764-9801 Fax#: _____

E-mail: johnson@consensusplanning.com

Development Information

Build out/Implementation Year: TBD Current/Proposed Zoning: MX-M to MX-T

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

Change of Zoning: (✓)

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

Describe development and Uses:
Multi-family development

Days and Hours of Operation (if known): N/A

Facility

Building Size (sq. ft.): Various

Number of Residential Units: 237 (9 carriage houses and 228 detached cottage style housing units).

Number of Commercial Units: _____

Traffic Considerations

ITE Trip Generation Land Use Code _____

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 (if known):* Unknown

Driveway(s) Located on: Street Name Avenida de Jaimito and/or Woodmont Ave

Adjacent Roadway(s) Posted Speed:

Street Name	Posted Speed
Unser Boulevard	35 mph
Street Name	Posted 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/Functional Classification: Urban Principal Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Volcano Heights Urban Center
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: Universe Blvd Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): None Nearest Transit Stop(s): None

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Bike lanes on Unser Boulevard and Woodmont Ave.
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Unser Boulevard Woodmont Ave.

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

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 ☒

Thresholds Met? Yes [] No ☒

Mitigating Reasons for Not Requiring TIS: Previously Studied: []

Notes: Zone Map change. When the property is developed the TSF will need to be reevaluated.

 _____ TRAFFIC ENGINEER	3/20/2024 _____ DATE
--	----------------------------

Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and 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 volume to capacity (v/c) ratio on this form.