



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

Project Title: _____

Zone Atlas Page: _____ DFT/DHO #: _____ BP #: _____

Development Street Address: _____

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ E-mail: _____

Development Information

Build out/Implementation Year: _____

Existing Use: _____

Describe Proposed Development and Uses:

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): _____

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

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

Expected Number of Employees (if known):* _____

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

Trip Generations during PM/AM Peak Hour and ITE # (if known):* _____

Driveway(s) Located on: Street Name _____

Adjacent Roadway(s) Posted Speed: Street Name _____ Speed _____

Street Name _____ 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 (e.g. Main Street, Major Transit, N/A): _____
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): _____
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector) : _____
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

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

Adjacent Roadway(s):

Name: _____ Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Name: _____ Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s) : _____ Nearest Transit Stop(s): _____
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: _____
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure : _____

Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: Existing 8' buffer and 6' SW along Unser Blvd.
Sidewalk and buffer width : DPM Table 7.2.29 Proposed 4' Buffer and 5' SW along Vista Oriente St.

Submit by email to Traffic Engineer Ernest Armijo: earmijo@cabq.gov. Email or call 505-924-3991 for information.

For City Personnel Use:

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 [x] No []

Thresholds Met? Yes [x] No []

Mitigating Reasons for Not Requiring TIS and/or Notes:

Ernest Armijo
TRAFFIC ENGINEER

DATE

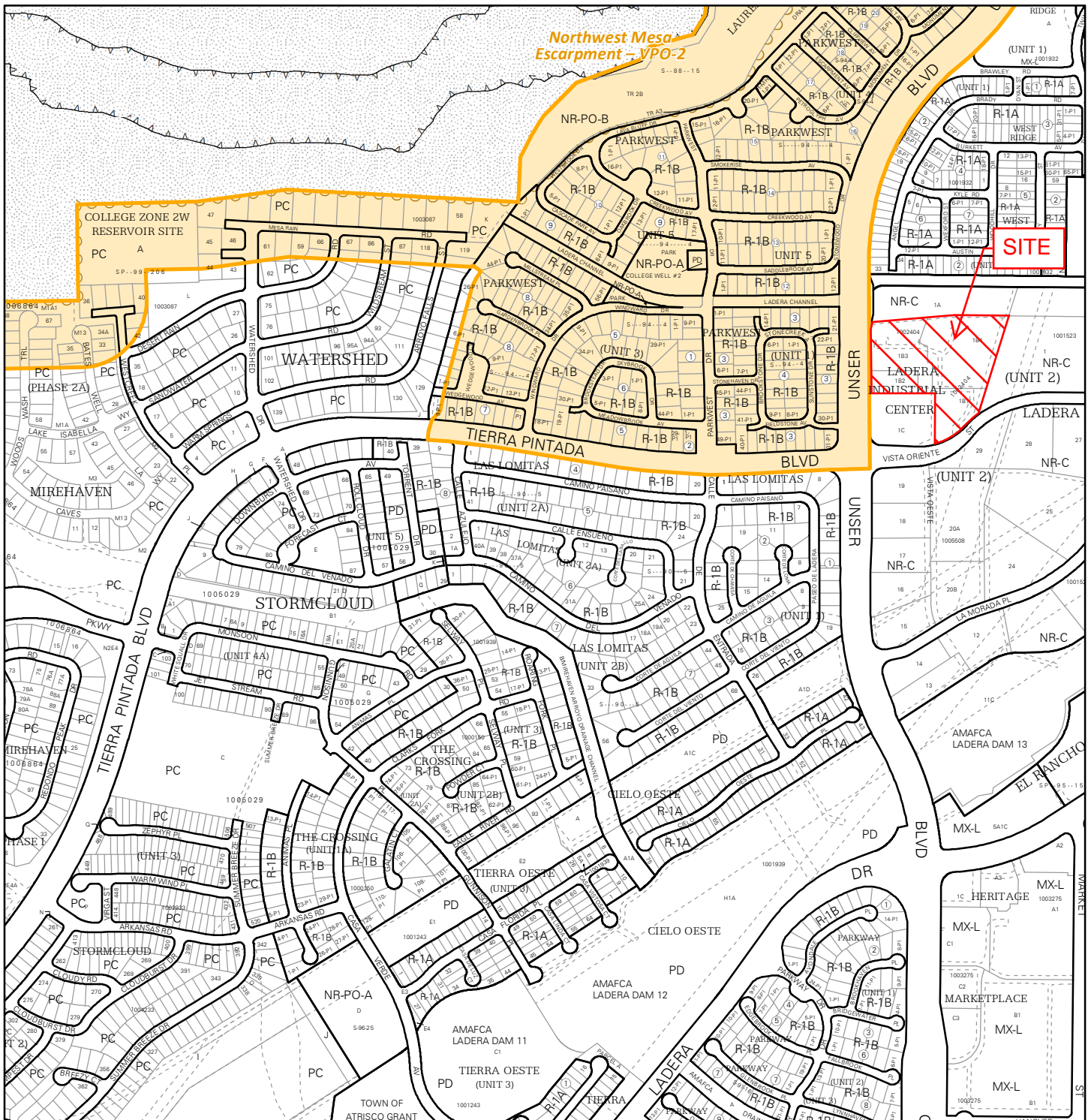


SITE

345

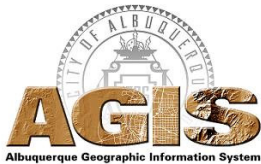


1000 ft



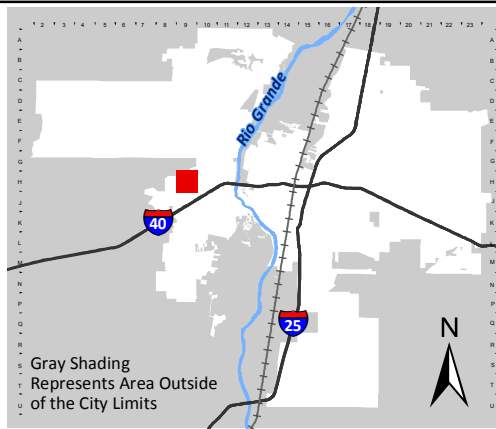
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



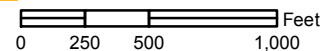
Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



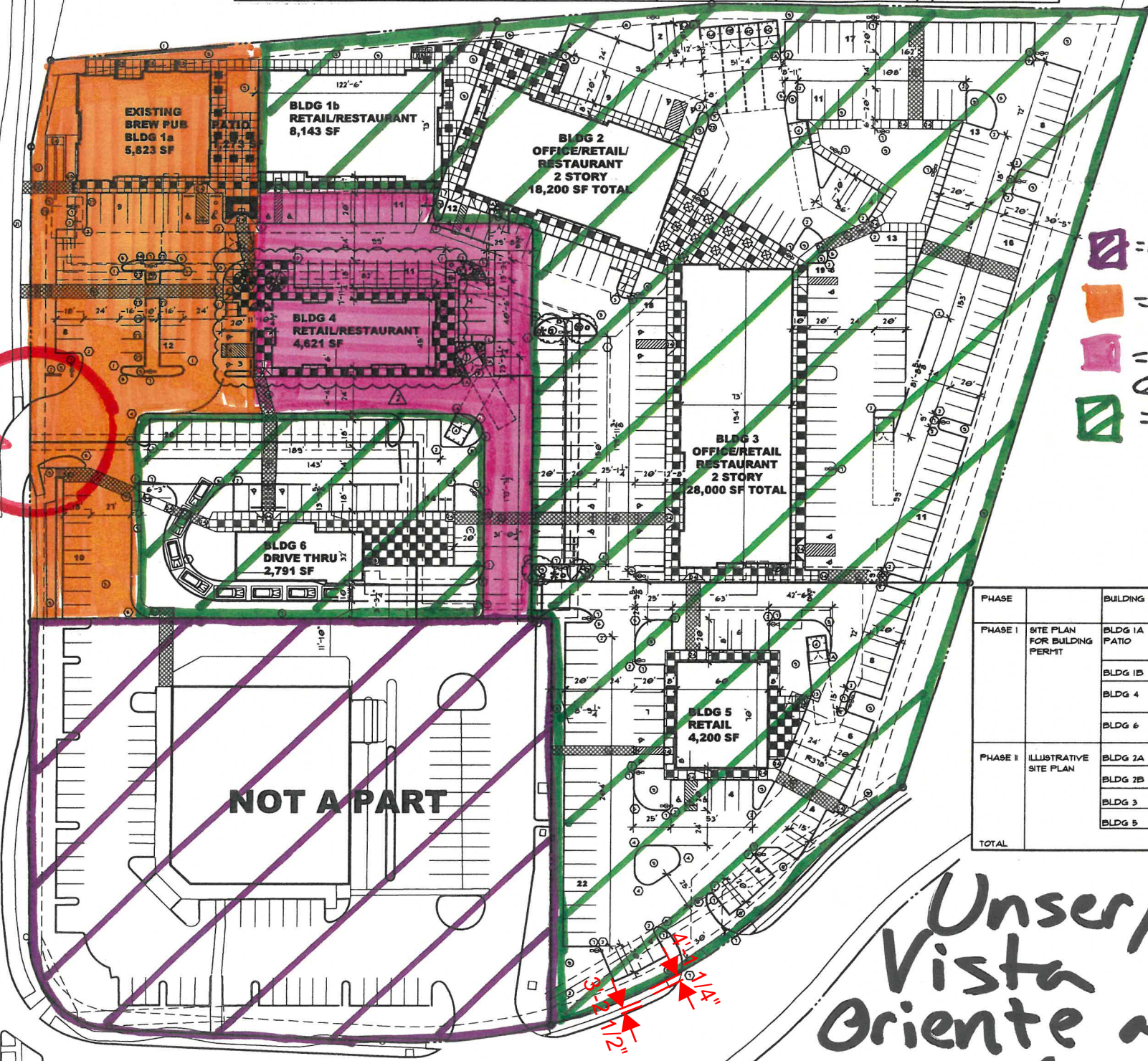
Zone Atlas Page:
H-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



TRACT NUMBER	LANDSCAPE TABULATION				TOTAL ACREAGE
	LOT-1	LOT-2	LOT-3	LOT-4	
TOTAL ACREAGE	AREA = 0.9181 AC	AREA = 0.6866 AC	AREA = .5371 AC	AREA = 0.7171 AC	AREA = 6.1724 AC
LOT SIZE	14,434 SF	40,633 SF	130,306 SF	55,301 SF	309,413 SF
BLDG. SIZE	16,495 SF	2,791 SF	20,732 SF	4,670 SF	82,529 SF
NET LOT	31,339 SF	37,502 SF	110,614 SF	51,871 SF	226,620 SF
LANDSCAPE PERCENTAGE	15 %	15 %	15 %	15 %	15 %
LANDSCAPE REQUIRED	8,631 SF	5,685 SF	16,592 SF	7,610 SF	38,522 SF
LANDSCAPE PROVIDED	5,113 SF	1,505 SF	23,410 SF	14,701 SF	54,895 SF
GROUND COVERAGE	80 %	80 %	80 %	80 %	80 %
COVERAGE REQUIRED	6,953 SF	4,548 SF	13,206 SF	6,142 SF	30,818 SF
COVERAGE PROVIDED	3000 SF	3000 SF	3000 SF	3000 SF	3000 SF

"Right-In" Existing only that we want to expand to a right-out.



RADIUS INFORMATION	
1A	RADIUS = 1'-0"
1	RADIUS = 2'-0"
2	RADIUS = 3'-0"
2A	RADIUS = 4'-6"
2B	RADIUS = 5'-0"
3	RADIUS = 6'-0"
4	RADIUS = 5'-0"
5	RADIUS = 15'-0"
6	RADIUS = 20'-0"
7	RADIUS = 25'-0"
8	RADIUS = 30'-0"
9	RADIUS = 40'-0"
10	RADIUS = 50'-0"
11	RADIUS = 60'-0"
12	RADIUS = 100'-0"
13	RADIUS = 20'-0"
14	RADIUS = 8'-0"

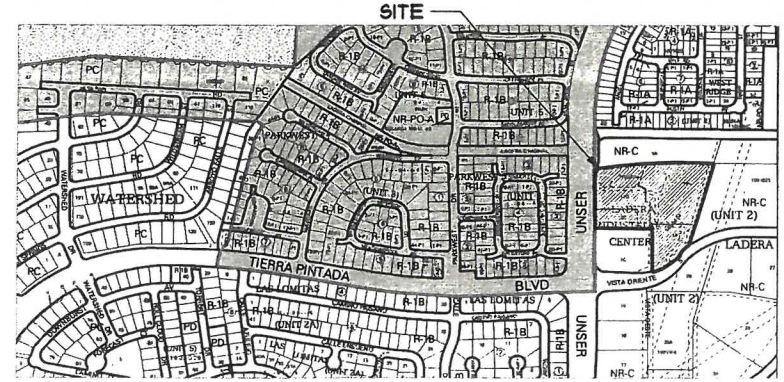
- KEYED NOTES**
- PROPERTY LINE
 - MONUMENT SIGN
 - BICYCLE RACK LOCATION - 4 BIKES EXISTING
 - DUMPSTER ENCLOSURE
 - DUMPSTER ENCLOSURE FOR BLDG. 1A
 - DUMPSTER ENCLOSURE FOR BLDG. 1B
 - DUMPSTER ENCLOSURE FOR BLDG. 2
 - CROSSWALK TEXTURED, WITH BRICK OR TILE WALKS
 - PROPOSED FUTURE RECYCLE AREA
 - PROPOSED FUTURE RECYCLE AREA FOR BLDG. 1A & 1B
 - SITE LIGHTING
 - 8'-0" X 1'-6" BENCH. LOCATION NOT TO BE WITH DOORS OR STREET TREES
 - LANDSCAPE AREA
 - SCREEN WALL-MAX HEIGHT 3', DARK RED BRICK
 - TRASH RECEPTACLES
 - TRANSFORMER LOCATION
 - EXISTING FIRE HYDRANT
 - SITE WALK
 - BICYCLE RACK LOCATION
 - EXISTING LOT LINE TO BE ELIMINATED
 - EXISTING LOT LINE PER EXISTING PLAT
 - EXISTING MEDIANS
 - EXISTING TRAFFIC SIGN
 - EXISTING BUS STOP
 - EXISTING SIDEWALK
 - NEW PROPERTY LINE
 - NEW FIRE HYDRANT
 - HANDICAP RAMP SEE DETAILS SHT. A1.3
 - EXISTING ASPHALT TRAIL
 - EXISTING HANDICAP RAMP, MUST COMPLY WITH ADA OR BE MODIFIED ACCORDINGLY
 - CURB OPENING - SEE SHT. CG-101
 - STEEL PLATE OVER 12" WIDE SIDEWALK CULVERT
 - PIV LOCATION
 - FDG LOCATION

= Existing Walgreens, we don't own it
 = Existing Bogue Brewing
 = Under construction, Cambis, Smoke Shop, Pizza
 = Vacant land

PHASE	BUILDING	TOTAL	USE/AREA	PARKING REQUIRED	PARKING PROVIDED	INCLUDES HC PARKING	PLUS MC PARKING	BICYCLE PARKING
PHASE I SITE PLAN FOR BUILDING PERMIT	BLDG 1A PATIO	5,823 SF	RESTAURANT 245 SEATS	0/1000	41		4	4
	BLDG 1B	8,143 SF	RETAIL	4/1000	33	62	2	4
	BLDG 4	4,621 SF	RETAIL/RESTAURANT	8/1000	31		2	4
	BLDG 6	2,791 SF	DRIVE THRU (10 SEATS)	1 PER 4 SEATS	18	41 + 8 QUEUE	2	2
	BLDG 5 RETAIL	4,200 SF	RETAIL	4/1000	11	65	2	2
PHASE II ILLUSTRATIVE SITE PLAN	BLDG 2A	3,812 SF	RETAIL	4/1000	16		4	2
	BLDG 2B	4,400 SF	RETAIL	4/1000	18	158	4	2
	BLDG 3	40,040 SF	RETAIL/WHSE 10% (MAX 30%)	1 PER 4 SEATS	144		2	15
	BLDG 5	4,200 SF	RETAIL	4/1000	11	65	2	2
TOTAL				330	340	18	23	35

NOT A PART

Unser/Vista Oriente as of 5/6/25



VISTA ORIENTE NW
SITE PLAN

1" = 40'-0"

VICINITY MAP

NTS



MARTIN FM GRUMMER
ARCHITECT
20 HUNTER HILL
ALBUQUERQUE, NEW MEXICO 87104
(505) 265-2007



AA

UNSER & VISTA ORIENTE
2220 UNSER BLVD NW
BUILDING #4
ALBUQUERQUE, NM 87114
SITE PLAN

BLDG. #4

DATE: 26 JULY 2024
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS
A 22 JULY 2024

SHEET NO:
A1.1

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

Unser Vista Oriente (Vista Oriente St. / Unser Blvd.)
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.		
<i>DESCRIPTION</i>	<i>GROSS</i>	<i>ENTER</i>	<i>EXIT</i>	<i>ENTER</i>	<i>EXIT</i>	
Summary Sheet						
	Units					
High Turnover (Sit-Down) Restaurant (932)	7.10	761	37	31	39	25
Shopping Plaza 40 - 150K - No Supermarket (821)	65.30	4,409	70	43	166	173
Fast Food Restaurant w/ Drive-Thru Window (934)	2.80	1,309	64	61	48	44
Subtotal		6,479	171	135	253	242
Internal Capture			11	11	27	27
Total Subtotal Trips			160	124	226	215
<i>Pass-By Trips</i>	30%		-51	-41	-76	-73
Total Primary Trips			109	83	150	142

Unser Vista Oriente (Vista Oriente St. / Unser Blvd.)

Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER

Units

High Turnover (Sit-Down) Restaurant (932)

7.10

1,000 S.F.

761	37	31	39	25
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ITE Trip Generation Equations:

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

$$T = 107.2 (X) + 0$$

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)

$$T = 9.57 (X) + 0$$

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)

$$T = 9.05 (X) + 0$$

61% Enter, 39% Exit

Comments:

Tract No.

Based on ITE Trip Generation Manual - 11th Edition

Unser Vista Oriente (Vista Oriente St. / Unser Blvd.)

Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
Shopping Plaza 40 - 150K - No Supermarket (821)	65.30	4,409	70	43	166	173

Units
1,000 S.F.

ITE Trip Generation Equations:

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

$$T = 67.52 (X) + 0$$

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)

$$T = 1.73 (X) + 0$$

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)

$$T = 5.19 (X) + 0$$

49% Enter, 51% Exit

Comments:

Tract No.

Based on ITE Trip Generation Manual - 11th Edition

Unser Vista Oriente (Vista Oriente St. / Unser Blvd.)

Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
Fast Food Restaurant w/ Drive-Thru Window (934)	Units 2.80	1,309	64	61	48	44
	1,000 S.F.					

ITE Trip Generation Equations:

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

$$T = 467.48 (X) + 0$$

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)

$$T = 44.61 (X) + 0$$

51% Enter, 49% Exit

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

$$T = 33.03 (X) + 0$$

52% Enter, 48% Exit

Comments:

Tract No.

Based on ITE Trip Generation Manual - 11th Edition