



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

K10D023L

Project Title: Bluewater Galleria

Zone Atlas Page: K-10 DFT/DHO #: PR-2024-009917 BP #: _____

Development Street Address: 531 Silver Creek Rd. N.W.

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

Applicant: THE Group Contact: Ron Hensley

Address: 300 Branding Iron Rd. SE

Phone#: 505-410-1622 E-mail: ron@thegroup.cc

Development Information

Build out/Implementation Year: 2024

Existing Use: Vacant

Describe Proposed Development and Uses:

15 Retail commercial units.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 19,400

Number of Residential Units: _____

Number of Commercial Units: 15

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):* 20 pm / 73 pm ITE# 820

Driveway(s) Located on: Street Name Access easement adjacent to Unser Blvd. via existing Unser access

Adjacent Roadway(s) Posted Speed: Street Name Unser Speed 45

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): N/A
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

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

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

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

Adjacent Roadway(s):

Name: Unser Traffic Volume: 30,930 Volume-to-Capacity Ratio (v/c): 0.63

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): 0.27 miles
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: No
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure: Proposed Bike Lane

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

Current/Proposed Sidewalk and buffer Infrastructure: Existing 12' Trail with 7' buffer
Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 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 [☒] No [☐]

Thresholds Met? Yes [☒] No [☐]

Mitigating Reasons for Not Requiring TIS and/or Notes:

ITE 822 Strip Retail Plaza < 40K
Peak hour adjacent traffic
Trips:
AM 46
PM 128

Curtis Cherne

TRAFFIC ENGINEER

7-1-24

DATE