



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Unser Crossing

Building Permit #: _____ Hydrology File #: _____
Zone Atlas Page: K-09-Z & K-10-Z DRB#: _____ EPC#: 1007207/PR-2018-001389 Work Order#: _____

Legal Description: Please see attached "Legal Description" document

Development Street Address: SWC of Unser Blvd and Central Ave, Albuquerque, NM 87121 (Unser Crossings)

Applicant: Modulus Architects Contact: Regina Okoye

Address: 100 Sun Ave Suite 600, Albuquerque NM 87109

Phone#: 505-338-1499 Fax#: _____

E-mail: rokoye@modulusarchitects.com

Development Information

Build out/Implementation Year: 2024 Current/Proposed Zoning: NR-C

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

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

Describe development and Uses:

This is a ground up development of two warehouse buildings and all site improvements. The proposed building will be 96,269 sf. The second warehouse will be 150,349 sf.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 246,618 sf

Number of Residential Units: _____

Number of Commercial Units: 2

Traffic Considerations

ITE Trip Generation Land Use Code 150

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 (if known):* _____

Driveway(s) Located on: Street Name Central, Bridge, 86th St

ITE Land Use #150
Warehousing, 246,618 Sq Ft
AM peak 53 trips
PM peak 56 trips

Adjacent Roadway(s) Posted Speed: Street Name Central Posted Speed 50 MPH
Street Name Bridge Posted Speed 40 MPH

** 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: CENTRAL AV W - urban principal arterial
UNSER BLVD SW - urban principal arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: West Route 66 – Activity Center
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): Central and Unser - City
Unser - 27200

Adjacent Roadway(s) Traffic Volume: Central - 13600 Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): 54, 198, 766, 66 Nearest Transit Stop(s): 54, 198

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: Current along Unser
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Current along central and unser

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 ☒

Thresholds Met? Yes [☐] No ☒

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

Notes:

M.P. P.E.

4/16/2024

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 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.