



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

Project Title: Champion Xpress Car Wash Building Permit #: N/A Hydrology File #: N/A

Zone Atlas Page: K-10 DRB#: N/A EPC#: N/A Work Order#: N/A

Legal Description: Tract 10 Unser Crossing

City Address: 211 Unser Blvd SW

Applicant: VIA Real Estate, LLC Contact: Derrick Merchant

Address: 13105 Dover Avenue, Lubbock, Tx 79424

Phone#: 806-368-7843 Fax#: \_\_\_\_\_ E-mail: development@7bdev.com

### Development Information

Build out/Implementation Year: 2023 Current/Proposed Zoning: MX-M

Project Type: New: ☒ 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:  
Automated car wash with vacuum stalls

Days and Hours of Operation (if known): 8AM - 8PM

### Facility

Building Size (sq. ft.): 4,355

Number of Residential Units: 0

Number of Commercial Units: 1

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* +/- 200 vehicles

Expected Number of Employees (if known):\* 3-4 working per shift

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

Trip Generations during PM/AM Peak Hour (if known):\* 62 Trips (PM)

Driveway(s) Located on: Street Name Both driveways are located on existing, private drives

Adjacent Roadway(s) Posted Speed: Street Name Unser Blvd Posted Speed 40 mph

Street Name Central Ave Posted Speed 55 mph

## Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Urban Principal Arterial  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Activity Center  
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: 25,191 (12,085 SB) Volume-to-Capacity Ratio: 0.5 PM SB  
(if applicable)

Adjacent Transit Service(s): Bus Stop on Central Ave Nearest Transit Stop(s): Approximately 250' East of the Central and Unser intersection on the south side of Central

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: Existing NB and SB bike lanes within the Unser ROW  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Proposed 6' sidewalk from the building to the existing 6' sidewalk within Unser ROW

## 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](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.*

1/6/2023

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](mailto: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.