



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07/2020)

**Project Title:** Whataburger

Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

Zone Atlas Page: \_\_\_\_\_ DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: See enclosed ALTA survey. Lot D of proposed Lovelace Heights Addition subdivision

Development Street Address: 2121 Yale Blvd SE, Albuquerque, NM

**Applicant:** Whataburger **Contact:** Abraham Vasquez

Address: 300 Concord Plaza Dr., San Antonio, TX 78216

Phone#: 210-476-6614 Fax#: \_\_\_\_\_

E-mail: avazquez@wbhq.com

### Development Information

Build out/Implementation Year: 2023 Current/Proposed Zoning: NR-C (Non-Residential – Commercial Zone District)

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

Change of Zoning: ( )

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

Describe development and Uses:

The project consists of a proposed 2,974 square-foot Whataburger restaurant on a 1.03-acre tract of land. The existing lot is currently developed. The existing development is an On Time Airport Parking lot located at 2121 Yale Blvd SE, Albuquerque, NM. The existing improvements within the property proposed to be demolished

Days and Hours of Operation (if known): 24/7

Use is included as Lot D of the Gibson & Yale Commercial TIS approved by the City on 03/15/22. See attached approval.

### Facility

Building Size (sq. ft.): 2,974

Number of Residential Units: 0

Number of Commercial Units: 1

### Traffic Considerations

ITE Trip Generation Land Use Code 934

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

Expected Number of Employees (if known):\* \_\_\_\_\_

Expected Number of Delivery Trucks/Buses per Day (if known):\* 1

Trip Generations during PM/AM Peak Hour (if known):\* 132 (67 in/ 65 out) / 98 (51 in/ 47 out)

Driveway(s) Located on: Street Name proposed driveway entrance design off of Gibson Blvd & Miles Rd

Adjacent Roadway(s) Posted Speed:	Street Name	Gibson Blvd	Posted Speed	45 mph
	Street Name	Yale Blvd	Posted Speed	35 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: Gibson Blvd-Regional Principal Arterial (Commuter); Yale Blvd-Minor Arterial (Future Premium Transit); Miles-Local.  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: None  
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: Gibson ADT 19519; Yale ADT 10516 Volume-to-Capacity Ratio (v/c): Gibson AM/PM: 0.5-0.75/0.25-0.5 Yale AM/PM: 0.25-0.5/0.25-0.5  
(if applicable)

Adjacent Transit Service(s): Gibson 16, 96, 217; Yale ADT 50, 222 Nearest Transit Stop(s): Gibson NW & SE corners of Gibson & Yale; Yale NW corner of Yale & Gibson, SW corner Yale & Miles;

Is site within 660 feet of Premium Transit?: No current station, yes future Yale corridor

Current/Proposed Bicycle Infrastructure: Gibson: current bike lane, proposed multi use trail; Yale: future bike lane; Miles: none  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Gibson: proposed multi use trail. Yale & Miles: proposed sidewalk

### 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](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: 

A TIS not required for this site development. This location was part of the TIS for HT#M15D021 Gibson Yale Commercial approve December 2021.

<u> P.E.</u>	<u>7/7/2022</u>
TRAFFIC ENGINEER	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](mailto:plndrs@cabq.gov) and 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 volume to capacity (v/c) ratio on this form.

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

March 15, 2022

Brian Horan, P.E.  
Galloway & Company  
6162 S. Willow Drive, Suite 620  
Greenwood Village, CO 80111  
Via email BrianHoran@GallowayUS.com

**Re: Gibson & Yale Commercial Traffic Impact Study**  
**5200 Gibson SE & 2121 Yale SE**  
**Traffic Impact Study, Final received 3/15/2022**  
**HT#M15D021, Engineer seal 3/14/2022**

Dear Mr. Horan,

The City of Albuquerque Planning Transportation Department has reviewed the Gibson & Yale Commercial Traffic Impact Study dated 3/14/2022. The City has approved the Traffic Impact Study.

The Traffic Impact Study shall be valid for a period of three years. Should significant modifications to the approved development proposal occur, the approved study shall be revised to incorporate the changes.

If you have any questions, please feel free to contact me at (505) 924-3362.

PO Box 1293

Sincerely,

Albuquerque

Matt Grush, P.E., PTOE  
Senior Engineer  
City of Albuquerque  
Planning Department  
Development Review Services

NM 87103

via: email  
C: Applicant, File

[www.cabq.gov](http://www.cabq.gov)