



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

Project Title: Revel Building Permit #: 21-00197 Hydrology File #: \_\_\_\_\_

Zone Atlas Page: F16 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot 11A1 Renaissance Center 2

City Address: 4720 Alexander Blvd NE

Applicant: Juldan LLC Contact: Daniel Chavez

Address: 4425 Towner Ave NE, Alb 87110

Phone#: 505 888-4036 Fax#: \_\_\_\_\_ E-mail: scott@

scarchitects.com

### Development Information

Build out/Implementation Year: 1996 Current/Proposed Zoning: NR-BP

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:

event center

Days and Hours of Operation (if known): 7 days a week 11:30 - 1:00AM

### Facility

Building Size (sq. ft.): 53,107

Number of Residential Units: 0

Number of Commercial Units: 1

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* 4,000

Expected Number of Employees (if known):\* 80

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 Alexander Blvd NE & Desert Surf Cr

Adjacent Roadway(s) Posted Speed: Street Name Alexander Posted Speed 40 35

Street Name Desert Surf Posted Speed 25 25

\* 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: Montano Corridor  
(arterial, collector, local, main street)

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

Employment Center

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

Adjacent Roadway(s) Traffic Volume: 3052 day Volume-to-Capacity Ratio: 0.29 PM Southbound  
(if applicable) 0.5 PM Northbound

Adjacent Transit Service(s): None Nearest Transit Stop(s): 463 St, Montano & Cultura

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: N/A  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: existing to remain

### 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: [ ]

The development is within an Employment Center where the adjacent roadway v/c is 0.5 or less.

Notes:

M. P. E.

7/2/2021

TRAFFIC ENGINEER

DATE