



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Ramada Apartment Conversion

Building Permit #: _____ Hydrology File #: K21D015

Zone Atlas Page: K-21 DRB#: 1003119 (New TBD) EPC#: _____ Work Order#: _____

Legal Description: Tract 4-B1, Horne Development Addition

Development Street Address: 25 Hotel Circle NE

Applicant: Mountain Classic Real Estate (Agent: Consensus Planning, Inc.) Contact: Michael Vos, AICP

Address: 302 8th Street NW, Albuquerque, NM 87102

Phone#: (505) 764-9801 Fax#: _____

E-mail: vos@consensusplanning.com

Development Information

Build out/Implementation Year: Begin work in 2021 Current/Proposed Zoning: MX-M

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

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

Describe development and Uses:

Change of use to convert existing hotel uses to multi-family residential.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): _____

Number of Residential Units: 206 dwelling units

Number of Commercial Units: _____

Traffic Considerations

ITE Trip Generation Land Use Code Multifamily Residential (Low-Rise) (220)

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):* AM 81 trips, PM 110 trips

Driveway(s) Located on: Street Name Hotel Circle NE

Adjacent Roadway(s) Posted Speed: Street Name Hotel Circle Posted Speed 25 mph (local street)
Street Name Lomas & Eubank 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: Hotel Circle: Local Street; Lomas Blvd: Major
(arterial, collector, local, main street) Transit Corridor/Principal Arterial

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

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

Adjacent Roadway(s) Traffic Volume: Lomas: 23,300 Volume-to-Capacity Ratio (v/c): Eubank v/c > 0.5
Eubank: 42,200 (if applicable)

Adjacent Transit Service(s): Lomas: Route 11 Nearest Transit Stop(s): Eubank & Hotel Ave; Lomas & Hotel Cir;
Eubank: Route 2 Lomas & Eubank

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Hotel Ave: Proposed Bicycle Route
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalks exist throughout area along Hotel Circle and Hotel Ave

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.

12/11/2020

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.