



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

**Project Title:** Carlisle Forty Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_  
Zone Atlas Page: H-16 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: A portion of Tract A and all of Tracts B & C, Unit One, Indian Plaza  
City Address: 2101 Carlisle Blvd NE, Albuquerque, NM 87110

**Applicant:** Carlisle & I40, LLC Contact: Wes Butero  
Address: 7620 Jefferson St NE, Albuquerque, NM 87109  
Phone#: 505-338-2149 Fax#: \_\_\_\_\_ E-mail: wes@mdgrealestate.com

### Development Information

Build out/Implementation Year: 2026 Current/Proposed Zoning: MX-L

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

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

Describe development and Uses:

Redevelopment of existing building for retail/restaurant/commercial uses and addition of a pad site

Days and Hours of Operation (if known): TBD

### Facility

Building Size (sq. ft.): 42,845

Number of Residential Units: N/A

Number of Commercial Units: 2 buildings, one multi-tenant (8-12 tenants) and one pad site

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* 4,573

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):\* 501/191

Driveway(s) Located on: Street Name Carlisle Blvd NE (2 existing) & Indian School (1 existing, 1 being removed)

Adjacent Roadway(s) Posted Speed: Street Name Carlisle Blvd NE Posted Speed 35 mph

Street Name Indian School Road NE 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)**

Carlisle: Major Transit Corridor, Minor Arterial

Comprehensive Plan Corridor Designation/Functional Classification: Indian School: No Corridor, Minor Arterial  
(arterial, collector, local, main street)

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

Jurisdiction of roadway (NMDOT, City, County): City of Albuquerque  
Carlisle: 32,163 AWDT; Carlisle: AM: 0.59 / PM: 0.66

Adjacent Roadway(s) Traffic Volume: Indian School: 11,638 Volume-to-Capacity Ratio: Indian School: AM: 0.21 / PM: 0.24  
AWDT (if applicable)

Adjacent Transit Service(s): Bus Route: Montgomery-Carlisle & Indian School Commuter Nearest Transit Stop(s): Carlisle @ Indian School Stop ID 6226; Carlisle @ Indian School Stop ID 6276

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Bike Lanes on Indian School (existing) and Carlisle (proposed)  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalks along Indian School (existing) and Carlisle (existing)

**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.*

5/7/2024

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 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:

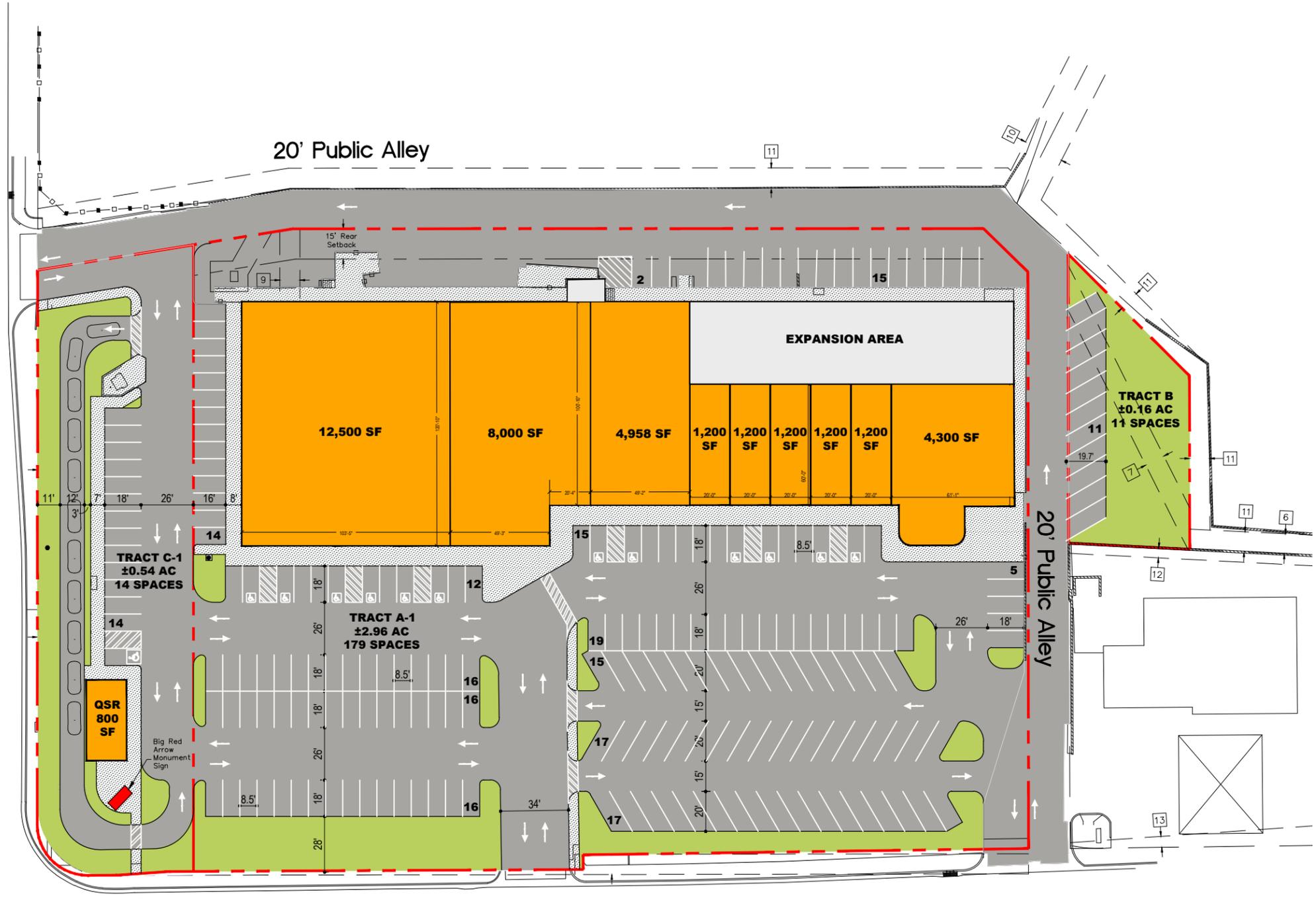
1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
4. Location 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.

**DEVELOPER**  
 MAESTAS DEVELOPMENT GROUP  
 7620 JEFFERSON NE  
 ALBUQUERQUE, NM 87109  
 505-858-0001

**SITE DATA**

TRACT A-1 SITE AREA	±2.96 AC
EXISTING BUILDING MULTI-TENANT	35,758 SF
EXPANSION AREA MAIN FLOOR	6,561 SF
UNOCCUPIED BASEMENT	11,700 SF
OVERALL TOTAL	54,019 SF
PARKING	179 SPACES
TRACT B SITE AREA	±0.16 AC
PARKING	11 SPACES
TRACT C-1 SITE AREA	±0.54 AC
QSR	800 SF
PARKING	14 SPACES
OVERALL TOTALS SITE AREA	±3.66 AC
BUILDING AREA OCCUPIED	36,558 SF
EXPANSION & UNOCCUPIED	18,261 SF
TOTAL	54,819 SF
PARKING RATIO	204 SPACES 204 SPA / 36,558 SF = 5.6 / 1,000

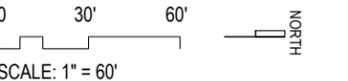
Indian School Road N.E.



Carlisle Blvd. N.E.

**NOTES**  
 SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE.



**ALBUQUERQUE, NEW MEXICO**  
 CARLISLE & I-40

**PROPOSED SITE PLAN**

03/18/2024 **1.11E**

Table 1  
 Carlisle Forty  
 Site Trip Generation

Land Use	Land Use Code	Amount	Units	AM Peak Hour			PM Peak Hour			Average Daily Trips
				In	Out	Total	In	Out	Total	
<i>Proposed (1)</i>										
Fast-Food Restaurant w Drive-Through and No Indoor Seating	935	1	LANES	20	23	43	31	29	60	600
				<u>0</u>	<u>0</u>	<u>0</u>	<u>(10)</u>	<u>(9)</u>	<u>(19)</u>	<u>(186)</u>
			<b>Net New Trips</b>	<b>20</b>	<b>23</b>	<b>43</b>	<b>21</b>	<b>20</b>	<b>41</b>	<b>414</b>
Shopping Plaza (40-150k) - Supermarket	821	42,045	SF	92	56	148	212	229	441	3,973
				<u>0</u>	<u>0</u>	<u>0</u>	<u>(85)</u>	<u>(91)</u>	<u>(176)</u>	<u>(1,589)</u>
			<b>Net New Trips</b>	<b>92</b>	<b>56</b>	<b>148</b>	<b>127</b>	<b>138</b>	<b>265</b>	<b>2,384</b>
Total				112	79	191	243	258	501	4,573
<i>Pass-by's Total</i>				<i>0</i>	<i>0</i>	<i>0</i>	<i>(95)</i>	<i>(100)</i>	<i>(195)</i>	<i>(1,775)</i>
<b>Net Total</b>				<b>112</b>	<b>79</b>	<b>191</b>	<b>148</b>	<b>158</b>	<b>306</b>	<b>2,798</b>

Note(s):

(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition