



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: American Square - Major Amendment **Building Permit #:** _____ **Hydrology File #:** _____

Zone Atlas Page: H-16 **DRB#:** _____ **EPC#:** TBD **Work Order#:** _____

Legal Description: LT 2-B PLAT FOR LOTS 2-A & 2-B AMERICAN SQUARE (BEING COMPRISED OF LOT 2 AMERICAN SQUARE) CONT 9.8252 AC

City Address: 3535 MENAUL BLVD NE ALBUQUERQUE NM 87107

Applicant: Vista Oriente LTD Co **Contact:** Jeff Jesionowsky

Address: 500 4th Street NW, Suite 275, Albuquerque, NM 87102

Phone#: (505) 259-0991 **Fax#:** _____ **E-mail:** jeff@amcdevelopment.net

Development Information

Build out/Implementation Year: 2024 **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:

Non-residential re-development and demolition of the former American Home Furniture store (approximately 165,000 s.f.) for the creation of six new parcels to accommodate retail, restaurants, and/or a bank. Demolition, Major Amendment of a pre-IDO Site Plan to remove the southeast corner from the Site Plan, and Major Plat.

Days and Hours of Operation (if known): To be determined once users are identified.

Facility

Building Size (sq. ft.): TBD but planned for +/- 55,000 square feet: 33,000 s.f. retail, 6,500 s.f. Carwash, and 15,500 s.f. Restaurants

Number of Residential Units: 0

Number of Commercial Units: Proposed to have 6 new pads developed per the breakdown above

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* TBD with future tenant/Site Plans

Expected Number of Employees (if known):* TBD

Expected Number of Delivery Trucks/Buses per Day (if known):* N/A

Trip Generations during PM/AM Peak Hour (if known):* N/A

Driveway(s) Located on: Street Name Existing driveways on Menaul Blvd NE, Carlisle Ave NE, and Phoenix Ave NE

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

Street Name Carlisle Blvd 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)

Comprehensive Plan Corridor Designation/Functional Classification: Menaul Blvd. Principal Arterial/Carlisle Blvd. Minor Arterial
(arterial, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: Carlisle: 27,100 and Menaul: 22,600 (ADT) Volume-to-Capacity Ratio: Menaul: am .29/pm .35
From the 2022 Traffic Flow Map (if applicable) Carlisle: am .36/pm .69

Adjacent Transit Service(s): Route 8, Route 5 Nearest Transit Stop(s): Menaul Blvd., Carlisle Blvd.

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: None Existing/Proposed bike lanes on Carlisle
(bike lanes, trails) Existing trails to the west and south are existing as well

Current/Proposed Sidewalk Infrastructure: Existing sidewalks on Menaul and Carlisle - new sidewalks
with future development along the interior private drives.

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 ☐ Borderline ☐

Thresholds Met? Yes ☒ No ☐

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: ☐

Notes:

MP P.E.

1/16/2024

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 . 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.