



May 16, 2018

Ms. Kym Dicome
Development Review Board
City of Albuquerque Planning Department
600 2nd Street
Albuquerque, NM 87102

RE: Site Development Plan for Building Permit
McDonald's Restaurant
5900 Menaul Blvd. NE

Dear Ms. Dicome:

This letter is in reference to our attached application and site development plan for a rebuild of the existing McDonald's restaurant at 5900 Menaul Blvd. NE, at the southwest corner of the intersection with San Pedro Blvd. NE. A Pre-Application Discussion for this site was held on February 7, 2017.

The scope of work with this plan includes demolition of the existing McDonald's restaurant with Drive-Thru, parking lot, and infrastructure, and construction of a new McDonald's restaurant with Drive-Thru, parking lot, and infrastructure. The current site consists of two lots which will be combined into one lot by replat. The existing McDonald's building is approximately 4,630 square feet, and the proposed McDonald's building is approximately 4,397 square feet. The new restaurant will feature a more modern look, and bring the building up to current Uptown Sector Plan design standards. The new parking lot and drive thru layout will feature a side by side Drive Thru, facilitating a better traffic flow on-site. We are also proposing to eliminate the existing driveway in the northeast corner of the site on San Pedro Blvd. NE, thus helping facilitate better traffic flow at the intersection. The proposed site will also bring the sidewalks (both public and private) up to current Uptown Sector Plan design standards, as well as the landscape buffers and landscaping material. The proposed site will enhance the visual appeal in the community, making it more congruent with the surrounding neighborhood.

Should you have any questions or need additional information, please do not hesitate to reach out to us or the McDonald's Area Construction Manager for this project, Lee Morris.

Sincerely,

ADAMS

Matthew D. Korte
Program Manager

/hjm

Attachments