

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT
Alameda/San Pedro Whataburger November 15, 2021

Project: Whataburger Alameda/San Pedro

Property Description/Address: SE Corner of Alameda and San Pedro NE

Date Submitted: November 17, 2021

Submitted By: Philip Crump and Jocelyn M. Torres

Meeting Date/Time: November 15, 2021, 5:00-7:00 pm

Meeting Location: Via Google

Facilitator: Philip Crump

Co-facilitator: Jocelyn M. Torres

Applicant: Sustainability Engineering Group (SEG), LLC on behalf of Whatabrands Real Estate.

Agent: SEG, Kevin Zenk, Entitlements Coordinator and Ali Fakih, Lead Engineer.

Neighborhood Associations/Interested Parties: Nor Este NA, West La Cueva NA, District 4 NA Coalition, Neighbors.

Background Summary:

This was a Pre-Application meeting regarding the planned development of a 2965 square foot Whataburger at the southeast corner of Alameda and San Pedro NE. The building will be approximately 21 feet high with a brick veneer and metal paneling on the sides and roof. The two-lane drive-through/eat-in restaurant will be located west of the Tin Can Alley, on land to be leased from Roy Solomon. The entrance will face south. The two-lane drive-through will be located alongside the roadways and is designed to reduce queuing. Development plans include enhanced and refurbished landscaping designed to act as a buffer to minimize the impact on street frontages and increase water retention. A low water maintenance plant species will be selected. Pedestrians will have access to sidewalks and crosswalks. The design will meet IDO standards.

SEG's Agents voiced a strong willingness to work with participants regarding any concerns they may have.

Outcomes:

- **Areas of Agreement:** SEG will provide a follow-up summary to Facilitators and Participants.
- If needed, a follow-up facilitated meeting will be scheduled.
- Action Items will be completed.
- **Areas of Concern:** Participants are primarily concerned about safety issues resulting from: increased motor (and pedestrian) traffic congestion at that intersection, location and arterial streets; and the potential for increased criminal activity due to the planned 24/7 operating schedule.
- Other discussion included lighting, drive-up wait-times and parking.

Meeting Specifics: *Neighbor questions and comments are in Italics.*

1) Electrical Transformer.

a) *Q: Will the electrical meters and other power services be located on the east side of the restaurant and will they be highly visible?*

A: The proposed transformer will be located on the east side of the building and will be buffered by landscaping in order to minimize its visual effect.

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2) Traffic and Parking.

a) *Q: Is there shared parking for overflow traffic?*

A: Yes typically with these commercial corners there is a shared parking agreement in place.

b) *C: The traffic pattern seems constrained because it will likely result in increased U-turns and increased traffic on Alameda, San Pedro and Signal Streets.*

A: The master plan envisioned this traffic flow. We can possibly work with the City to redesign the San Pedro medians to help minimize traffic problems. Alameda traffic flow is likely at 1/3 of its capacity due to Covid and other factors. Studies show that 50% of drive-through customers are already on the roadways when they stop to eat. From this analysis, traffic would only increase by 50%.

c) *Q: Are there two ordering kiosks or just one?*

A: There are two lanes for ordering which diverge into one lane for pick up and an escape lane for overflow traffic.

d) *C: When we look at the traffic flow, it is already a dangerous situation because of U-turns being made to get into the driveways and parking lot (of Tin Can Alley). C: We are also concerned about pedestrian traffic and walkability.*

A: We would appreciate your support in working with the City to adjust medians and align driveways to promote a safer traffic flow. Whataburger has a good reputation for mitigating safety concerns for customers and neighbors. We don't want to endanger people just to get an extra burger.

e) *Q: Are there left turn signals; no U-turn signs; and crosswalks on the Alameda/ San Pedro intersection?*

A: Yes according to Google Maps. [Co-facilitator's site-plan visit indicated adjacent sidewalks].

f) *C: The last traffic analysis report regarding the apartments on the north side of the street indicated that those [intersection] lights were failing during rush hours. The timing was not sufficient to empty the turn base within two cycles so they were already failing at that time and I'm sure it's worse now because even more apartments are coming in. We'll be interested to know what the traffic report has to say.*

g) *C: Participant drives this intersection twice a day five days a week and any added delay will be problematic.*

3) Sewage and Drainage.

a) *Q: Is Roy Solomon required to put in a holding pond? [Facilitator's Emailed Question to Roy Solomon]. "Apparently the City wanted you to put in a temporary retention pond in the corner pad. Is that correct? And it will go away when Whataburger gets going? Is this also correct?"*

A: [Mr. Solomon's response]. "Yes, we have an approved plan to construct a storm drain and eliminate the pond. If the city issues our work order in the next few weeks the work could happen before the end of the year. I have purchased the required material so work could start asap."

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4) Operating Hours.

a) *Q: Does Whataburger operate 24/7, or are there limited hours?*

A: Yes typically it's 24/7.

b) *C: I am concerned about increased safety issues due to the potential for more crime resulting from a 24 hour schedule. In that neighborhood we have an expectation of businesses closing at 10.*

A: Right now it is a corner filled with dirt. Whataburger will have safety cameras installed. An occupied location is often safer than an empty lot. We have not seen a development agreement stating that businesses have to close at 10. We'll get back to you on that. *See Action Item.* [Participant said it likely was not in writing. Facilitator reviewed the 9/20/18 Green Jeans report and did not find a 10 pm closing requirement. The Report also indicated that the uses for that .75 acre parcel had not been determined].

c) *C: We expected that this would be a destination restaurant like Vinaigrette when we met.*

A: Facilitator: You are correct. The 9/20/18 report mentions a restaurant.

5) Lights.

a) *Q: Will there be a problem with headlights in the drive-through?*

A: We hope that our landscaping will resolve any problems and are willing to install a three-foot screening fence if necessary.

C: It will take a while for landscaping to reach maturity so this will likely be a problem.

A: We will determine whether screening is required (under the IDO). *See Action Item.*

6) Wait-times.

a) *Q: Are there metrics of the average drive-through wait-time at Whataburger? From experience Whataburger takes longer than other fast food restaurants.*

A: We will look into that. *See Action Item.*

Action Items:

1. Determine whether the Alameda/San Pedro intersection has turn-lights, crosswalks, sidewalks and no U turn signs. Yes. [Done as of the report date].
2. Determine whether the master plan provided for a 10 pm business closing time. [Facilitator reviewed the Green Jeans report and did not find that requirement. SEG can further investigate and report].
3. Determine whether the IDO requires screening for headlights in drive-through restaurants. SEG will investigate and report.
4. What are the metrics of an average Whataburger drive-through wait-time? Are they longer than other drive-through restaurants? SEG will investigate and report.
5. SEG will provide a follow-up summary.

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Anticipated Application and Hearing timetable:

SEG is filing the DRB application on November 17, 2021.

The DRB hearing will likely held in December, 2021 or January, 2022.

SEG intends to submit its follow-up summary to Facilitators/Participants prior to the DRB hearing.

Names & Affiliations of Attendees and Interested Parties:

Kevin Zenk	SEG Planning
Ali Fakih	SEG Planning
Jamie Blakeman	Lokahi Group
Grant Johnson	Prism Engineering
Erica Vasquez	West La Cueva NA
Peggy Neff	West La Cueva NA
Dan Regan	District 4 Coalition of NAs
Mildred Griffiee	District 4 Coalition of NAs
Jim Griffiee	Nor Este NA and District 4 Coalition
Gina Pioquinto	Nor Este NA
Uri Bassan	Nor Este NA
Jocelyn M. Torres	Land Use Facilitator
Philip Crump	Land Use Facilitator
Tyson Hummell	CABQ ADR Coordinator