
Agenda for In-N-Out Burger (Cottonwood) Scoping Meeting**Virtual Meeting****April 1, 2025****-Meeting Notes in Red-****Attendees:****Margaret Haynes – NMDOT
Curtis Cherne - CABQ****~~Brigid Williams – In N-Out Burger~~
Jonathon Kruse – Lee Engineering**

1. Introductions
2. Review of Site Plan
 - a. Site Plan & Land Uses
 - b. Access Review
 - i. Access to Cottonwood Loop
 - ii. Cottonwood Mall
3. Discussion of Scope for TIS
 - a. Study Intersections
 - i. Coors Bypass & Eagle Ranch Rd / Cottonwood Loop
 - ii. Coors Bypass / Coors Blvd & Coors Rd
 - iii. Coors Rd & Cottonwood Loop
 - iv. Cottonwood Loop & Cottonwood Loop (East Entrance)
 - v. Cottonwood Loop & Cottonwood Loop (West Entrance)
 - b. Data Collection
 - i. Existing Study Intersections
 - c. Trip Generation, Pass By, & Internal Capture
 - i. Surveyed Peak Hour Trips
 1. No AM Peak Hour (Restaurant not open)
 2. Mid Day Enter/Exit: 146/140
 3. PM Enter / Exit: 105/97
 - ii. Pass-by trips based on Trip Generation Manual (11th Edition) Quick Service Restaurant with Drive-Through Window
 - iii. No Internal Capture. No capture to/from mall.
 - iv. Trips distributed based on existing traffic patterns
 1. See attached figure
 - d. Known Developments or Pending Improvements in Area
 - i. **Mister car wash**
 - ii. **Panda Express**
 - iii. **Residential east of 7 Bar & Coors Rd**
 - e. Build-out Year and Growth Rate
 - i. Build-Out Year (2027)

1. Will look at Historic Traffic Volumes and calculate growth rate, if less than 1%, will assume 1% growth per year.
- f. Analysis scenarios
 - i. Existing Conditions
 - ii. Opening Year Background (No Build)
 - iii. Opening Year Buildout (Full Build)
 - iv. Opening Year Buildout Optimized (if needed)
 1. All scenarios with existing signal timings except opening year buildout optimized.
 - v. Horizon Year Background – 10 Years from opening
 - vi. Horizon Year Buildout – 10 Years from opening
- g. Required Analysis & Methodology
 - i. LOS Capacity and Queueing analysis based on HCM 6th Edition
 1. Capacity & Queueing for network peak rather than individual intersection peaks
 - ii. Speed Change Lane Analysis for Study Intersections
 - iii. Drive Through Window Queueing
 - iv. Safety (Crash) Summary
 1. Coors Blvd & Coors Rd Intersections
 2. 5 Years
- h. Forms
 - i. Delivered
 1. NMDOT STA
 2. CABQ Traffic Scoping Form
 - ii. To Be Completed
 1. CABQ TIS Scope_2024
 2. CABQ DFT (ABQ Plan)
4. Agency Input (Comments & Issues)
5. Meeting Notes (Distributed by Lee Engineering)



SUMMARY			
IN-N-OUT SITE AREA:		± 1.47 ACRE (64,002 SF ±)	
SITE ADDRESS:		SEC COORS BYPASS BLVD. NW & EAGLE RANCH RD. NW	
JURISDICTION:		CITY OF ALBUQUERQUE, NM	
APN:		UPC: 1014065036220103	
ZONING:		MX-M MIXED-USE-MODERATE INTENSITY ZONE DISTRICT	
PROPOSED USE:		DRIVE-THRU FASTFOOD	
CAR STACKING IN DRIVE THRU:		30 CARS MIN.	
REQ. SET BUILDING SET BACKS		REQ.	PROV.'D
FRONT:		SOUTH 5'-0"	10'-4"
SIDE:		WEST 0'-0"	8'-3"
SIDE:		EAST 5'-0"	128'-9"
REAR:		NORTH 15'-0"	195'-6"

INO CHECK LIST			
MENU BOARD AND SPEAKER AT CAR:		10	
ASSOCIATE WALKWAY SPAN:		CAR 10 TO CAR 18	
DRIVE THRU'S ALLOWED IN ZONING		YES ☒	NO ☐
CONDITIONAL USE PERMIT NEED FOR D/T:		YES ☒	NO ☐
PATIO CANOPY:		YES ☒	NO ☐
WATER MISTERS:		YES ☐	NO ☐
HEATERS:		YES ☐	NO ☐
DRIVE THRU CANOPY:		YES ☐	NO ☐
HEATERS:		YES ☐	NO ☐
COLD CLIMATE FLY FAN HEATERS:		YES ☐	NO ☐

BUILDING AREA		
IN-N-OUT BUILDING AREA:	URBAN PROTOTYPE	3,887 S.F.
IN-N-OUT SEATING:		
INDOOR:		84 SEATS
OUTDOOR:		28 SEATS

PARKING SUMMARY	REQ.	PROV.'D
IN-N-OUT BLDG.(@8 SP PER 1000 S.F.)		
AREA 3887 SF :	31	71
OUTDOOR SEATING(8 SP@1000 S.F.)		
9 TABLES*50 EA=450 S.F:	04	
	35	71



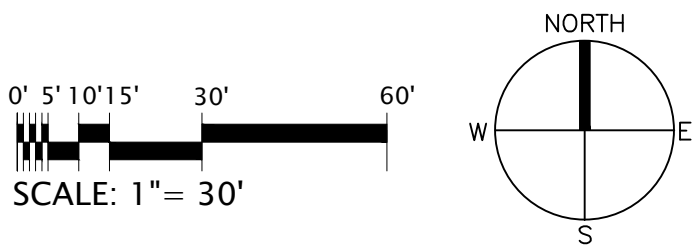
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

PRELIMINARY SITE PLAN

SHEET OF 1

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ALBUQUERQUE, NM
COTTONWOOD MALL



DATE	REVISIONS

INO_NM_ALBUQUERQUE_SP
(DILLARD'S PAD)

PRELIMINARY SITE PLAN LAYOUT
(SEC COORS BYPASS BLVD. NW & EAGLE RANCH RD NW) ALBUQUERQUE, NM

