

# CITY OF ALBUQUERQUE

*Planning Department  
Alan Varela - Director*

*Mayor Timothy M. Keller*



September 8, 2023

Luay Aboona  
KLOA, Inc.  
9575 West Higgins Road  
Suite 400  
Rosemont, IL 60018

**Re: Proposed Dunkin Drive-Through draft TIS  
3520 Menaul Boulevard NE  
HT#H16D122**  
Report dated August 23, 2023  
Engineer's Stamp -----  
Via email laboona@kloainc.com

Dear Mr. Aboona,

The subject Traffic Impact Study draft received August 23, 2023, has been reviewed by the City of Albuquerque Planning Development Transportation Section. The City has prepared comments to be address in the next submittal. Please submit the revised report for review and approval.

Recommendation Section, page 1;

- Indicate that the final site traffic layout and queuing acceptance is dependent on the Traffic Circulation Layout (TCL) approval by the City.
- Add a recommendation to provide clear intersection sight distance at each driveway as per COA DPM 7-4(I)(5)(iii) Intersection Sight Distance

The access driveway on Menaul is too close to the intersection. Refer to CITY DPM TABLE 7.4.45 Minimum Distance Between Commercial Site Access and Intersection. When an access is located on a Principal Arterial approaching an Arterial the minimum distance for a commercial access from the intersection is a minimum 300 feet. Provide a discussion on the available frontage along Menaul for access and the potential of sharing access with the properties to the west of your proposed development. The City would prefer a shared access on Menaul farther towards the west if the property owners are willing to share access and the driveway operations are shown to be acceptable.

Page 27;

- On-Site Circulation and Drive-Through Stacking Site traffic circulation and vehicle queuing at the drive through final approval is dependent on the City's TCL review and acceptance.

Page 29 Conclusion recommendations;

- Indicate that the final site traffic layout and queuing is dependent on the Traffic Circulation Layout (TCL) approval by the City. The parking shall comply with the City's IDO parking requirements.

PO Box 1293

Albuquerque

NM 87103

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- Note that the site access shall comply with CITY DPM TABLE 7.4.45 Minimum Distance Between Commercial Site Access and Intersection. The proposed site access driveway on Menaul Blvd is not in compliance being too close on the approach to Carlisle.

If you have any questions, feel free to contact me at (505) 924-3362.

Sincerely,

*MP Grush P.E.*

Matt Grush, P.E.  
City of Albuquerque  
Senior Engineer, Planning Dept.  
Development Review Services  
via: email  
C: Applicant, File

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