

December 14, 2023

Matt Grush, P.E.  
City of Albuquerque  
Senior Engineer, Planning Dept.  
Development Review Services

Re: Dunkin Drive-Through  
3520 Menaul Boulevard NE  
HT#H16D122

Dear Mr. Grush:

Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has received the City of Albuquerque's comments in the September 8, 2023 letter regarding the above-referenced development. Below are our responses to the comments.

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.

**Response: Page 1 has been revised accordingly.**

- Add a recommendation to provide clear intersection sight distance at each driveway as per COA DPM 7-4(I)(5)(iii) Intersection Sight Distance

**Response: Page 1 has been revised accordingly.**

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.

**Response: The orientation of the building, drive-through, and access has been designed to ensure that maximum on-site stacking is provided for drive-through vehicles so that vehicle queues do not spill onto Menaul Boulevard NE. This orientation also prohibits the ability to provide cross access to the west. Text indicating these items have been incorporated in to the revised traffic study.**

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.

**Response: Noted, page 27 has been revised accordingly.**

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

**Response: Page 29 has been revised accordingly**

- 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 to close on the approach to Carlisle.

**Response: As previously indicated, the location of the proposed access drive was designed to provide maximum on-site drive-through stacking. This indication has been added to Page 29.**

Included for your continued review are the revised Traffic Impact Study prepared by KLOA, Inc. dated December 14, 2023. Should you have any questions or require further information, please let me know.

Sincerely,



Luay R. Aboona, PE, PTOE  
Principal

C: Murad Fazal, NMR, LLC  
Jeffrey T. Wooten, PE, LEED AP, Wooten Engineering.