BARGHAUSEN

EXECUTIVE SUMMARY

Traffic Circulation Layout

Dutch Bros Coffee

220 98th Street N.W.
Albuquerque, NM 87121

Store No. NM-0203

Prepared by:
Barghausen Consulting Engineers, Inc.

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Our Job No. 22187

Overview – Site Development Concept

The project proposes construction of a new 950-square-foot Dutch Bros Coffee with dual drive-through lanes to accommodate stacking for up to 21 vehicles. A customer walk-up window is located on the opposite side of the drive-through service window with a large patio space abutting the front building façade. The patio space will include outdoor seating with a large canopy awning above for shade and weather protection. Additional site improvements include surface parking for 22 vehicles, new interior and perimeter landscape, and construction of a masonry trash and recycling enclosure. The project is identified as Pad D on approximately 0.69 acres of vacant land within an 11.09-acre parcel. The existing site is vacant.

The project proposes to utilize a shared driveway onto 98th Street N.W. that provides direct access to Pad D. Additional indirect access onto Volcano Road N.W. to the south and Bluewater Road N.W. to the north is proposed from a shared private access road through the overall development. Cross access is proposed to Lot C (to the north) and Lot E (to the south). The Master Developer is responsible for installing the adjacent private road.

General Project Location

The Dutch Bros Coffee building will be addressed as 220 98th Street N.W., Albuquerque, NM 87121. The pad site is north of the northeast corner of 98th Street N.W. and Volcano Road, within the city of Albuquerque. The proposed building is in the center portion of the site. The vehicle drive-through lane wraps from the southeast pad corner to the north then to the west, with the drive-through window and exit lane located on the north side of the building. ADA parking is proposed south of the building. Additional parking is located to the south and southeast of the building, and a trash and recycling enclosure is located to the east.

Traffic Circulation – Queuing and Stacking

Approximately 430 feet of stacking space is available behind the drive-through window to provide queuing for up to 21 vehicles. Dutch Bros Coffee will implement a runner system at the proposed facility that is designed to increase speed and efficiency in serving drive-through customers. Dutch Bros Coffee employees travel from vehicle to vehicle to greet customers and take orders. These "runners" utilize a handheld device to transmit customer's orders to the multiple drink stations inside the building. Additionally, runners will take payments from individuals while in line, so by the time they arrive at the service window, they may pick up their order and be on their way. This system decreases wait times, while allowing the runners to have a more personal face-to-face interaction with customers.

The drive-through will not include any speaker boxes. All customer orders are taken in person either at the window or with a runner. This ordering process minimizes noise impacts and decreases the amount of vehicle idling at menu boards that are common at traditional drive-through facilities.

It should also be noted that there is a bypass lane which allows customers to leave the drive-through lanes if they receive their orders prior to the car at the drive-up window. This further reduces the queuing and stacking at the site.

Traffic Circulation – Operational Measures

The Dutch Bros Coffee site is proposing an extensive directional sign package that will direct customers throughout the site. In addition, the layout of the site was designed to create the best possible flow and the maximum queuing possible to reduce spillover onto neighboring properties or roads.

All staff are required to attend a monthly shop meeting to discuss traffic plans in detail. In addition, the staff will gather before each shift to ensure the traffic strategy is set.

Approximately three (3) or four (4) staff will be dedicated to the parking area throughout the day to take orders and receive payments. In addition, one (1) person's sole responsibility will be traffic control. Tactics will include instructing all vehicles to pull forward as close as possible to utilize the maximum queuing available, directing cars into the waiting area or the bypass lane if needed, and ensuring no cars are blocking the road or areas they are not allowed to block.

These measures, in addition to implementing the runner system described above, will reduce customers time at the window to 30 to 45 seconds. If customers are taking longer than that timeframe, the drink runners will bring orders to the customers in line behind the window to allow those customers to exit via the bypass/exit lane. This means customers are not required to reach the drive-through window to receive their order and exit the site. These measures significantly minimize the potential for queuing spillover outside the dedicated drive-through lanes.

The typical business hours for Dutch Bros Coffee are from 5:00 a.m. to 11:00 p.m. on each day of the week. Please note the proposed facility may extend business hours of operation to 24 hours on a seasonal or permanent basis in the future, unless prohibited or restricted by the City.

Impact on Adjacent Sites

The site design and the operational measures are designed to reduce impact to adjacent sites as much as possible. A Queuing Analysis was prepared for Barghausen Consulting Engineers, Inc. by Lee Engineering, a New Mexico certified professional engineer. This analysis found that the AM Peak Hour is the busiest time of the day with 50 arrivals, and the probability of a queue extending from the drive-through lanes is 0 percent. This analysis also found that the queue is not estimated to exceed the site's capacity of 21 vehicles and that no queue will exist 44 percent of the time. Given these results, the Professional Engineer did not recommend any changes to the site design, as the current drive-through design is not anticipated to have any spillover or negative impacts on adjacent sites.

Variance Requirements

There are no variance requirements for this project site. No unusual site circumstances have been identified.