

CITY OF ALBUQUERQUE

Planning Department
Alan Varela - Director

Mayor Timothy M. Keller



March 11, 2024

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

**Re: Proposed Dunkin Drive-Through,
9700 Central Ave. SW
Traffic Impact Study draft, HT#K09D054
Report dated February 26, 2024**
Engineer's Stamp -----
Via email laboona@koainc.com

Dear Mr. Aboona,

The subject Traffic Impact Study draft received 2/27/2024, has been reviewed by the City of Albuquerque Planning Development Transportation Section. The City has the following comments to be addressed.

PO Box 1293

Albuquerque

NM 87103

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1. A proposed driveway on 98th St. is located too near the intersection of Central Ave. and 98th St. The City's Development Process Manual (DPM) in *Table 7.4.54 Minimum Distance Between Commercial Site Access and Intersection* requires the access distance to be a minimum of 300 feet from the approach of the intersection. The existing driveway on 98th St. is approximately 125' south of Central Ave. Correction is needed in the report on page 11 where it claims that the existing driveway on 98th St. is 175' south of Central Ave.
2. The existing auxiliary right-turn lane length is deficient in length. The COA DPM section 7-4(l)(7)(iii)(d) *Right-turn Lane Design* defines the minimum turn lane lengths in *Table 7.4.68 Right-turn Lane design Criteria*. A right-turn lane at this location should be at least 350 feet long with 600'-300' reverse Curve transition. The exiting turn lane length is approximately 240' with no transition.
3. The proposed access on 98th St. is located within the existing northbound right-turn lane approximately centered in the auxiliary turn lane. Driveway access within a turn lane is not a normally acceptable condition. The TIS indicates in the Crash Data section of the report that the highest contributing factor for crashes at this intersection is due to Driver Inattention. Locating an access point within a turn lane under these conditions is unacceptable due to the location of the access mid-way of a turn lane and apparent poor safety history.

Items #1, minimum access spacing distance from an intersection, and Item #2, minimum length of a turn-lane, will require review and approval of a waiver by the City's Development Facilitation Team (DFT) before the TIS can be further reviewed for approval.

Item #3, access/driveway within an auxiliary right-turn lane is not covered in the DPM regulations but would be considered a Best Practice and sound Engineering judgement to prohibit a driveway in this location. Written approval from the City Engineer is needed to document acceptance this atypical driveway treatment.

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Please address comment #1 and #2 through DFT waiver request and #3 by approval from the City Engineer. Further review of this TIS will not be performed until acceptable location of the 98th St access is proposed, the lengthening of the north to east right-turn lane is increased to meet the DPM minimums, and the access on 98th St. is not located within an auxiliary right-turn lane.

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

Sincerely,



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

via: email

C: Applicant, File

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