

CITY OF ALBUQUERQUE

Planning Department
Alan Varela – Director



Mayor Timothy M. Keller

June 24, 2024

Luay Aboona
KLOA, Inc
9575 West Higgins road, Suite 400

**Re: Dunkin Drive-Through/ Central Coffee Shop and Retail Development
Traffic Impact Study (K09D054)**
DRAFT Study dated 5-22-24
Via email laboona@kloainc.com

Dear Mr. Aboona,

The subject Traffic Impact Study (Study) draft received on May 23, 2024 , has been reviewed by the City of Albuquerque Planning Development Transportation Section. The City has the following comments to be addressed.

1. I have reviewed the history of the different proposals for access to this site and related mitigation. They are presented below:
 - a. First submittal-Lee Engineering May 2022
 - i. The driveway on 98th St was proposed right in/right-out too close to Central Ave. and is in the right-turn lane onto Central Ave.
 - ii. The driveway on Central Ave is an acceptable distance from 98th St.
 - b. Second Submittal- KLOA February 2024
 - i. The driveway on 98th St was proposed right-in/right-out and too close to Central Ave and is in the right-turn lane onto Central Ave.
 - ii. Swapped location of Dunkin and the strip retail building.
 - iii. The driveway on Central Ave. appears to be an acceptable distance from 98th St.
 - c. Meeting April 16th
 - i. Receipt of Conceptual Site Plan from Wooten Engineering early May 2024.
 - ii. Shows driveway not perpendicular to 98th St, with a longer taper beginning further south, but still in the right-turn lane and too close to Central Ave.
 - iii. The right-in only leading to a discussion with the possibility of two entrances on Central Ave.
2. Third submittal- KLOA May 2024- Comments are provided below
 - i. The driveway on 98th St proposed right-in only, but it is still too close to Central Ave and in right-turn lane onto Central Ave. Location is not approved by City Engineer.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Alan Varela – Director



Mayor Timothy M. Keller

- ii. Assumption that drivers leaving the site will drive a mile to Unser Blvd to continue their journey onto I40 eastbound. Local experience with Albuquerque drivers leads to a conclusion that a fraction, assume 50%, will make a U-turn at Westland Rd.
 - 1. Due to the conflicts at the intersection of Central Ave and Westland Rd, it does not appear to be a good location to increase U-turns.
 - 2. Drivers wishing to do a U-turn at this intersection may backup onto Central Ave.
 - 3. Therefore, a right-in/right driveway on 98th would be a possible solution to minimize conflicts at Central and Westland Rd provided the driveway is south of the right turn lane on 98th St, approx. 290 ft.
 - 4. Another solution may be a right-in only driveway on 98th st and a median U-turn in the median between Westland Rd and 94th St.
- iii. The two driveways on Central Ave presents two separate issues:
 - 1. The driveway is too close to the intersection with 98th St
 - 2. Presents a conflict, wherein, a driver preparing to leave the west driveway sees a driver entering the short decel lane on eastbound Central Ave. Assuming they will turn into the west driveway, the driver enters the acceleration lane to enter Central Ave, however, the driver in the decel lane wanted to go to Dunkin so they don't turn into the west driveway.
- b. Phone conversation between Curtis Cherne, City of Albuquerque and Jeff Wooten, Wooten Engineering, June 2024
 - i. Discussed moving entrance on 98th St approximately 290' south of Central Ave and outside of the right-turn lane. There was discussion of a right-in only driveway on 98th St. south of the right-turn lane onto Central being maintained by the City.
 - ii. One driveway on Central Ave in location of previous studies.
 - iii. A median U-turn in the median between Westland Rd and 94th St was discussed to mitigate the conflicts at Central Ave and Westland Rd if no right-out onto 98th St.
 - iv. Obtain the scope of the Central Ave frontage requirements from City of Albuquerque Municipal Development Department as they have a future project.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Alan Varela – Director



Mayor Timothy M. Keller

3. In conclusion; please revise the Study to reflect the following:

- a. One driveway on Central Ave in location of the KLOA Study dated February 26, 2024.
- b. A Right-in/right-out driveway on 98th would be a possible solution to minimize conflicts at Central and Westland Rd provided the driveway is south of the right turn lane on 98th st, approx. 290 ft. Driveway to be maintained by the Owner.

or

A right-in only on 98th St, with the driveway approx., 290 ft south of Central Ave and a median U-turn in the median between Westland Rd and 94th St. Driveway to be maintained by the City.

- c. The scope of the future project from the City of Albuquerque Municipal Development Department is to have a buffered bike lane along the frontage of the is property on Central Ave. Of course, this is in addition to the City's usual requirements for acceptable ROW and pavement width, curb and gutter and sidewalk.

If you have any questions, please contact me at ccherne@cabq.gov or (505) 924-3986.

PO Box 1293

Sincerely,

Albuquerque

Curtis A Cherne

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

NM 87103

www.cabq.gov