

September 18th, 2024

Curtis Cherne, PE

City of Albuquerque
Planning Department
600 2nd St NW
Albuquerque, NM 87102

Re: Quik Trip 7001 Unser and I-40 – Traffic Study Comments and Access

Mr. Cherne,

We have received your review and comments on the draft traffic impact study for Quik Trip 7001 located at Unser and I-40. The draft traffic study submittal is dated June 4th, 2024, and comments were received on June 24th, 2024. A comment review meeting was held on July 26th, 2024, to discuss the site's access configuration and driveway locations.

We are writing to you today to further support the site's need for access as outlined in the draft traffic impact study. This memo is submitted concurrently with an updated traffic impact study.

The following narrative is provided in support of the three proposed access driveways:

1. Access Driveway 1 on Los Volcanes St
2. Access Driveway 2 (partial access / right-in right-out) on Unser Blvd
3. Access Driveway 3 on Saul Ball Rd

The land is zoned as NR-BP, allowing fueling for fueling of both passenger and heavy vehicles (trucks). The proposed use of the property is consistent with the existing land use zoning. The DFT-approved site plan shows truck fuel pumps on the development's south side, passenger car fueling on the north side, and a convenience store at the center of the development.

We seek access approval with the driveway configuration listed above based on these reasons which are detailed in the following narrative:

- Initial site plan was approved by Earnest Armjio. See Attachment A
- Proposed access configuration provides safe vehicle ingress, egress, and internal circulation
- Proposed access configuration allows for separation of passenger vehicles and trucks
- Parcel shape and size is unique, requiring a "linear" site design

Initial Site Plan and DFT Approval

Early in the development process, Quik Trip along with civil site designer MatkinHoover Engineering, met with the City of Albuquerque Planning Department to review the site plan and access points. A presentation

of the site plan, which included access driveways 1-3, was made to Matthew Grush, former Senior Engineer for City of Albuquerque. Earnest Armijo provided DFT approval on June 24th, 2024.

The current site plan, as included in the draft TIS, shows the DFT-approved access points.

The DFT site plan is included in Attachment A.

Vehicle Ingress / Egress and Site Circulation

Three driveways are proposed to provide separated to provide safe vehicle ingress, egress, and internal circulation. In a two driveway scenario, vehicles accessing the site from Unser to Los volcanes would be required to make an immediate left into the site (driveway 1). While QT has made every effort to provide as much separation between the driveway and the signalized intersection, it is foreseen that the left turn to the site and the left turn E-N could be in conflict where queues overlap. The proposed three driveway configuration would allow a single right turn access into the site, thereby reducing potential conflicts. Storage length & queueing conflicts.

Separation of Trucks and Passenger Vehicles

The driveways, as shown, separate passenger-vehicle interactions from truck interactions as much as possible. It is intended that trucks will enter from Saul Bell and exit onto Unser Blvd as the limited width of the parcel does not allow bi-directional access to the truck fuel pumps. Through careful planning, QuikTrip Diesel Fueling Sites are positioned in a manner in which auto passenger traffic and truck vehicle traffic do not mingle, reducing potential onsite accidents, injuries, and other related mishaps.

Furthermore, with the position and orientation of the truck pumps, it is intended that passenger vehicles enter and exit from driveways 1 & 2 without utilizing driveway 3.

The restriction to only two site driveways (driveways 1 & 3) would require trucks and passenger vehicles to “pass” each other within the site and would require large trucks to maneuver through the passenger vehicle pumps in order to exit onto driveway 1. Drawing on the experience in designing thousands of stores across the country, the design of QuikTrip Diesel Fueling Sites direct the flow of traffic to reduce potential onsite accidents, allowing clear separation between auto and truck traffic.

Land Parcel and Limited Developability

When developing site plans, many considerations are given to the parcel’s dimensions and orientation. The QT site parcel is narrow, measuring 270 feet wide. During the development process, QuikTrip and MatkinHoover iterated several site designs. It was concluded that only a “linear” style site plan would be viable.

Other surrounding parcels are generally wider and allow for more standard site layouts. The parcel width severely limits the potential for a square/standard gas station layout while providing adequate internal circulation and ingress/egress.

In comparison, the gas station parcel on the east side of Unser Blvd is approximately 410 feet wide. The site is designed in a more standard/square configuration where trucks are not required to pass through the passenger vehicle fueling area. The parcel’s shape allows for “back access” around the store, a feature not possible for the QT site in question. Additionally, the gas station parcel on the east side of Unser Blvd benefits from Silver Creek Rd serving as a backage road and provides cross-parcel access to undeveloped land fronting Unser Blvd.

The information presented above makes this parcel unique and should serve as a “differentiation” from existing and future parcels in applying Development Process Manual access management.

In closing, we hope that this letter helps the city manage access to Unser Blvd. We are available at your convenience to answer questions and discuss this future.

Signed,

Jonathon Kruse, PE, PTOE
Lee Engineering

Signed,

Daniel Chambers
QuikTrip Corporation

Attachments:

Attachment A – DFT Approved Site Plan

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 24, 2024

Graham Cook
MatkinHoover Engineering
8 Spencer Rd.
Boerne, Texas 78006

Re: Quik Trip Store # 7001
521 Unser Blvd. NW
Conceptual Traffic Circulation Layout for DFT Approval
Engineer's Stamp 05-31-24 (K10-D071)

Dear Mr. Cook,

The conceptual TCL submittal received 06-06-2023 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit. **When submitting a TCL for Building Permit Approval, provide the following:**

1. **An approved TIS must be provided.**
2. **Sheet C100: ADA parking aisle width should be minimum 8 ft.**
3. **Sheet details C510: ADA parking spaces width should be minimum 8.5 ft.**
4. **The minimum ADA pathway from the ADA parking aisle to the building entrance should be 6 ft. please show this dimension on the site plan.**

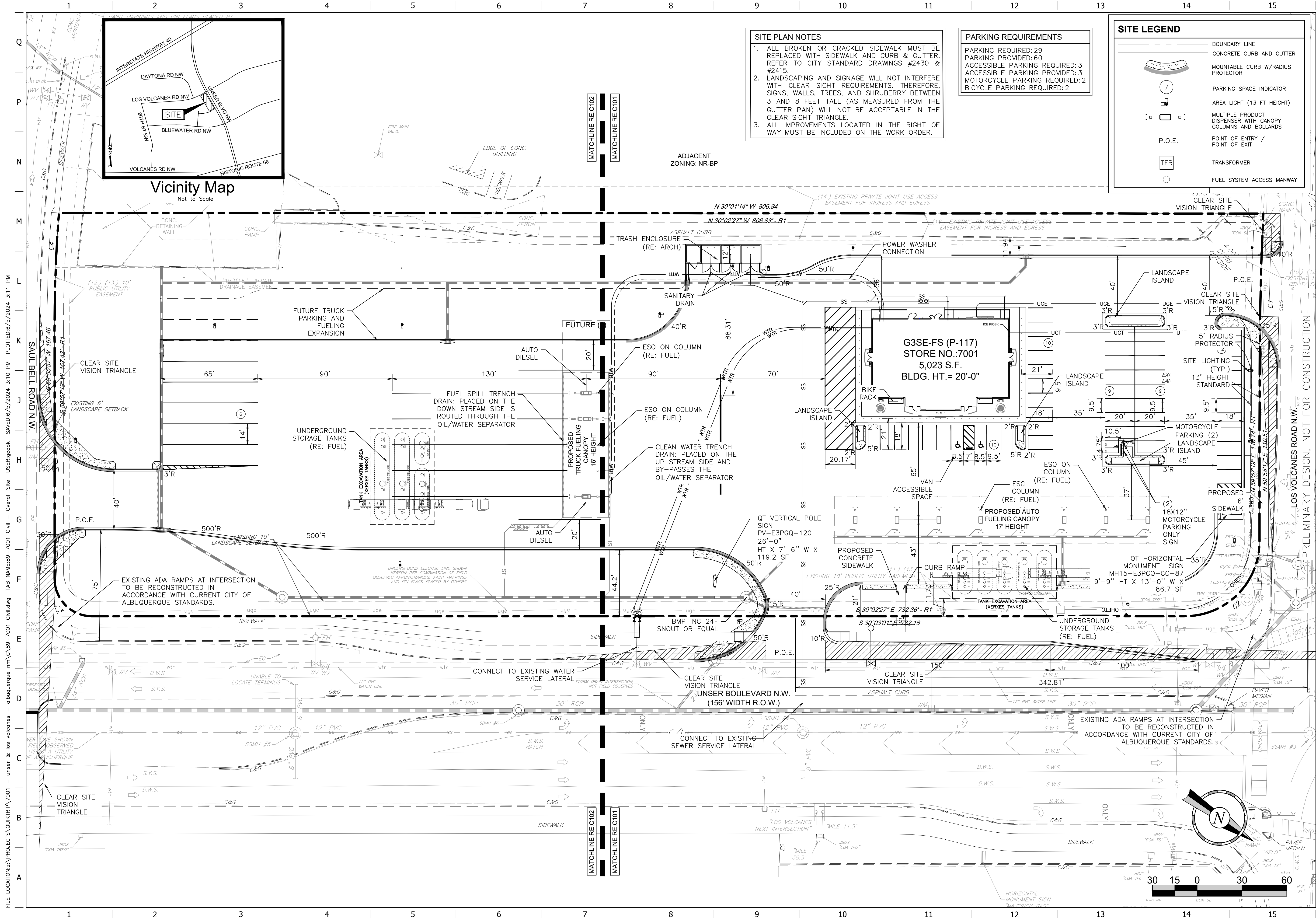
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

FILE LOCATION: z:\PROJECTS\QUICKTRIP\7001 - unser & los volcanes - albuquerque mm\C100-7001 Civi.dwg TAB NAME: 89-7001 Civil - Overall Site USER: gcook SAVED: 5/5/2024 3:10 PM PLOTTED: 5/5/2024 3:11 PM



- SITE PLAN NOTES**
1. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. REFER TO CITY STANDARD DRAWINGS #2430 & #2415.
 2. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 3. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

PARKING REQUIREMENTS

PARKING REQUIRED: 29
PARKING PROVIDED: 60
ACCESSIBLE PARKING REQUIRED: 3
ACCESSIBLE PARKING PROVIDED: 3
MOTORCYCLE PARKING REQUIRED: 2
BICYCLE PARKING REQUIRED: 2

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT (13 FT HEIGHT)
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- P.O.E.
- POINT OF ENTRY / POINT OF EXIT
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

JOHN MARK MATAIN
NEW MEXICO
21937
PROFESSIONAL ENGINEER
5/31/24
PROJECT NO.: 7001.01
MATKINHOVER
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CONTACT: MATKINHOVER.COM
TEXAS REGISTERED ENGINEERING FIRM
P-004612 SURVEYING FIRM P-004600

QuikTrip No. 7001
521 UNSER BLVD. NW
ALBUQUERQUE, NEW MEXICO

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PROTOTYPE: P-116 (12/01/23)
DIVISION:
VERSION: 001
DESIGNED BY: GSC
DRAWN BY: MM
REVIEWED BY: CGW

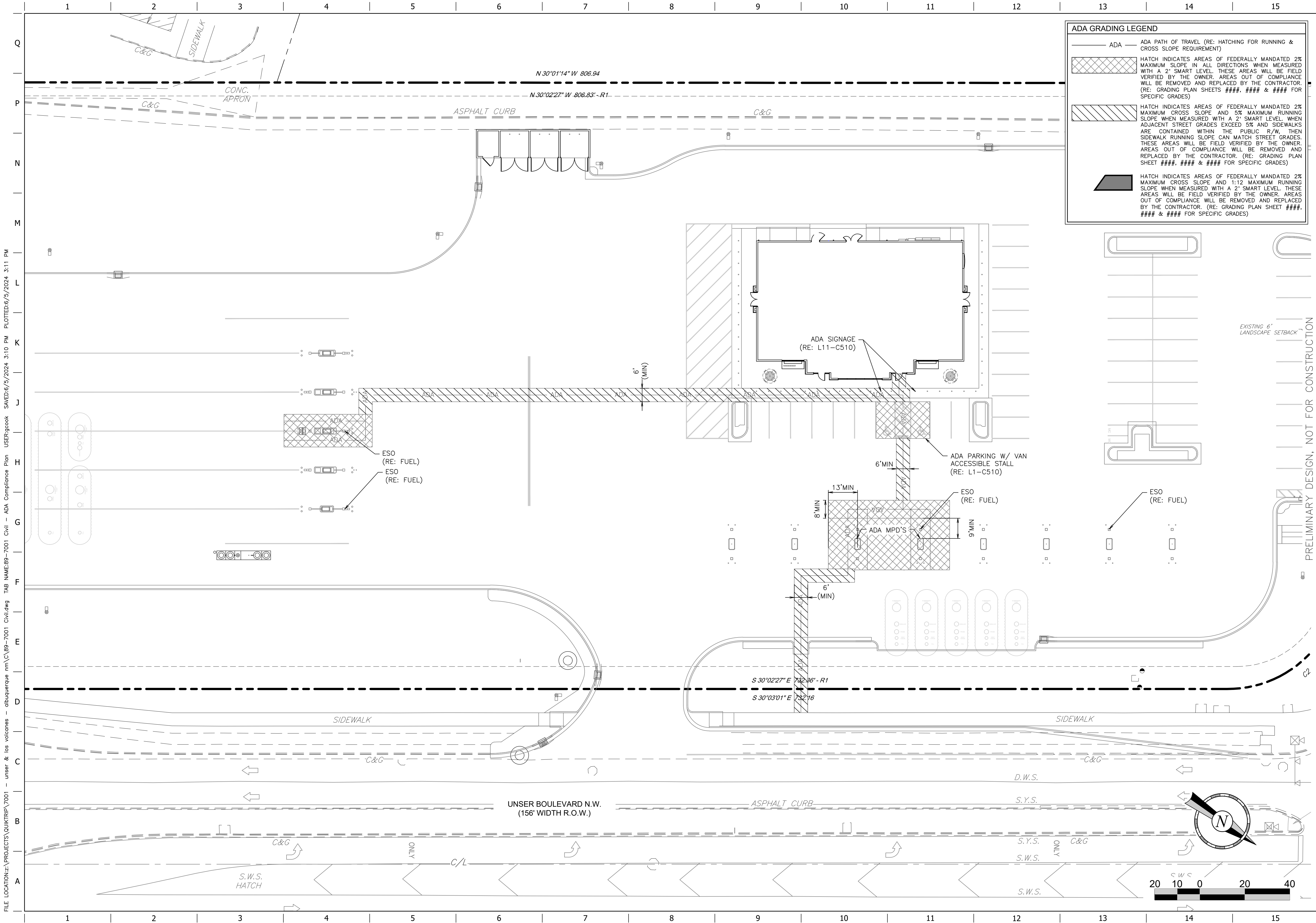
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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C100
05 OF 25

ORIGINAL ISSUE DATE: 04.19.24

FILE LOCATION: z:\PROJECTS\QUICKTRIP\7001 - unsers & los volcanes - albuquerque mm\c\59-7001 Civi.dwg TAB NAME: 59-7001 Civil - ADA Compliance Plan USER: gcook SAVED: 6/5/2024 3:10 PM PLOTTED: 6/5/2024 3:11 PM



ADA GRADING LEGEND

— ADA — ADA PATH OF TRAVEL (RE: HATCHING FOR RUNNING & CROSS SLOPE REQUIREMENT)

[Hatched Box] HATCH INDICATES AREAS OF FEDERALLY MANDATED 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM RUNNING SLOPE WHEN MEASURED WITH A 2" SMART LEVEL. THESE AREAS WILL BE FIELD VERIFIED BY THE OWNER. AREAS OUT OF COMPLIANCE WILL BE REMOVED AND REPLACED BY THE CONTRACTOR. (RE: GRADING PLAN SHEETS ####, #### & ### FOR SPECIFIC GRADES)

[Hatched Box] HATCH INDICATES AREAS OF FEDERALLY MANDATED 2% MAXIMUM CROSS SLOPE AND 1:12 MAXIMUM RUNNING SLOPE WHEN MEASURED WITH A 2" SMART LEVEL. THESE AREAS WILL BE FIELD VERIFIED BY THE OWNER. AREAS OUT OF COMPLIANCE WILL BE REMOVED AND REPLACED BY THE CONTRACTOR. (RE: GRADING PLAN SHEET ###, #### & #### FOR SPECIFIC GRADES)

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PROJECT NO.: 7001.01

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QuikTrip No. 7001
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ALBUQUERQUE, NEW MEXICO

QT

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REVIEWED BY: CGW

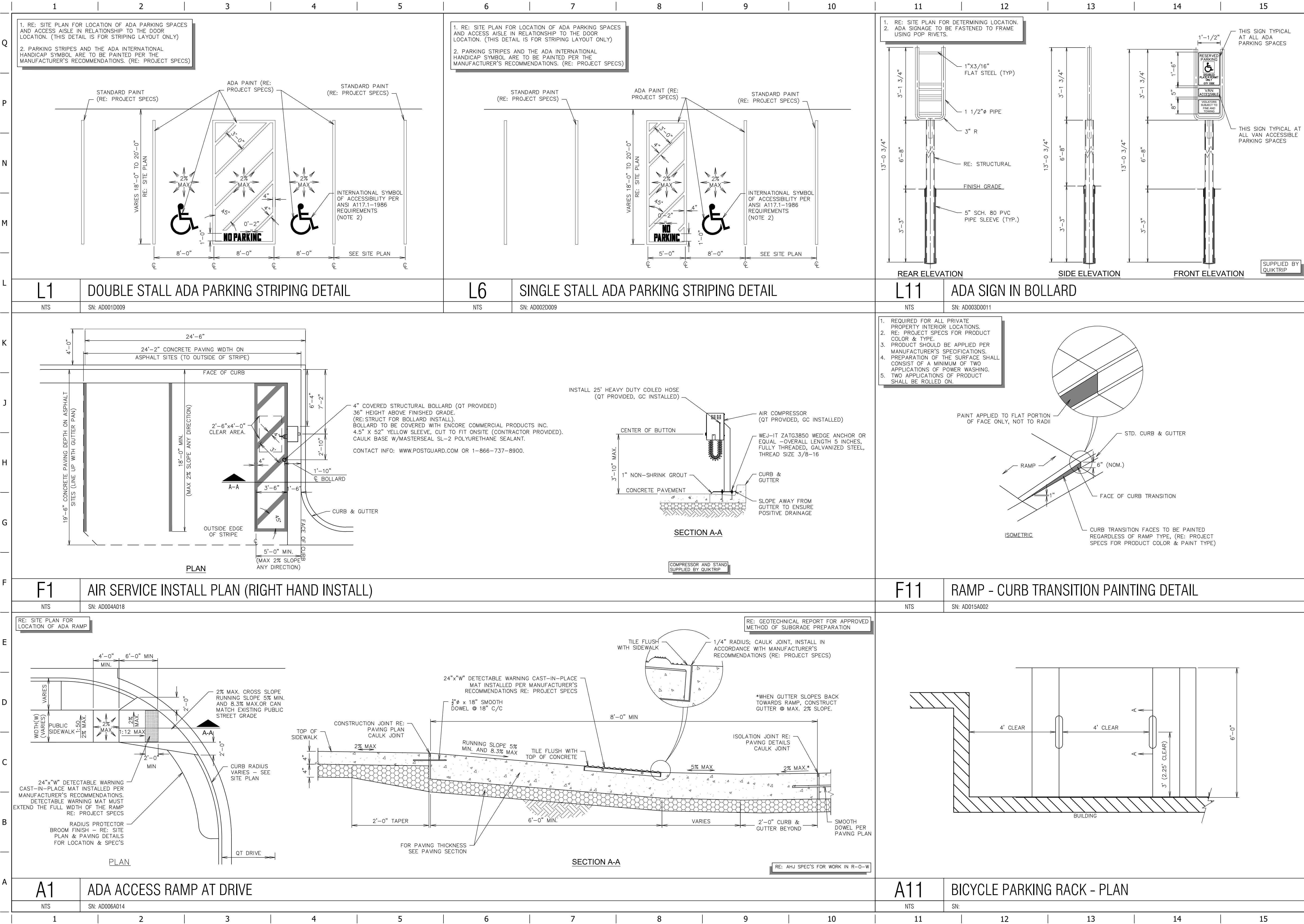
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ADA COMPLIANCE PLAN

SHEET NUMBER:
C113
13 OF 25

ORIGINAL ISSUE DATE: 04.19.24

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STATE OF TEXAS
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6/6/2024

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QuikTrip No. 7970
NWC CANE ISLAND PKWY & KINGSLAND BLVD
KATY, TEXAS

QT

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DRAWN BY:	CWR
REVIEWED BY:	JJV

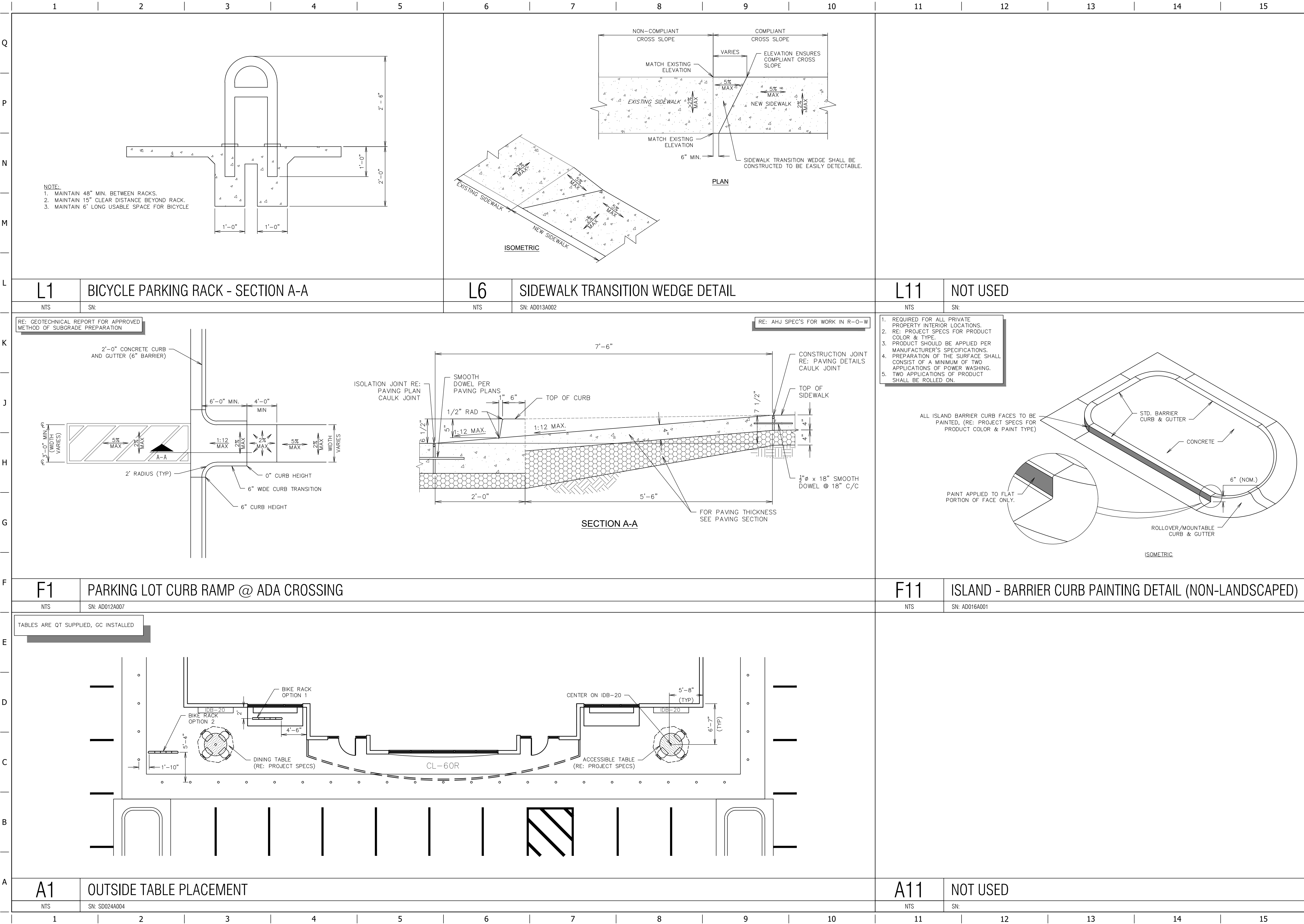
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ADA DETAILS SHEET 1

SHEET NUMBER:
C510
17 OF 25

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PROJECT NO.: 7970.01

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DRAWN BY: CWR	
REVIEWED BY: JJV	

REV	DATE	DESCRIPTION

SHEET TITLE:
ADA DETAILS SHEET 2

SHEET NUMBER:
C511
18 OF 25

ORIGINAL ISSUE DATE: 6/03/2024