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May 25, 2021

Matt Grush, PE, PTOE
Senior Engineer
Planning Department, Development Review Services
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: 1800 Unser Blvd SW, BP 2021-53389, Traffic Circulation Plan for Building Permit

Dear Mr Grush:

I am writing in response to the review comments dated December 28, 2020.

- 1) Provide a Traffic Scoping Form for the development. Include all potential development within the undeveloped area as part of the traffic study scoping. Records show a Traffic Impact Study form was submitted 11/29/2019 for a zoning change. Response from the City was a new TIS form will be required when the property is being developed.
 - a. Reference attached email and TIS.
- 2) Label building setback and size of development on the plans.
 - a. Dimensions added to the plan. Area added to project data.
- 3) Provide shared access agreement for the driveways on Unser Blvd. and Sage Rd.
 - a. There is a platted access easement.
- 4) Executive Summary-Provide a bbrief yet comprehensive discussion of the following:

General Project location – SE corner of Sage & Unser SW, ref TCL

Development concept for the site – Drive through coffee shop with two drive lanes in opposing directions. Pad site for future development

Traffic circulation concept for the site -The drive through traffic enters the first drive through lane (NE corner of the site) from Sage queuing parallel to Sage heading west then turns south at the structure to exit on to Unser at the SW corner of the site. The traffic enters the second drive through at Unser SW queuing to the north paralleling Unser, then turning east after the structure to exit on to Sage. Employee parking, deliveries and refuse collection take place east of the building in the parking area indicated on the TCL.

Impact on the adjacent sites – The lot to the south is undeveloped and the drive easement connecting to it will remain in place. The same owner is developing the site to the east and the two properties share a drive entrance off Sage.



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Reference any applicable Traffic Impact Studies (TIS) or previously approved plans – see attached TIS and the approved TCL for the adjoining property.

Variance required to accommodate unusual site circumstances - noted

- 5) Routing for refuse and delivery vehicles should be shown on the plans.
 - a. Reference TCL. Deliveries enter from Sage and parking the parking lot. Refuse enters from Sage, picks up and turns around on adjacent property, collects for this site and exits back on to Sage.
- 6) Add Do Not Enter and One Way Signs.
 - a. Added ref. TCL keyed note "P".
- 7) Queue length may be too short for this type of drive through. Queue storage for 6 or more vehicles before menu board. Back of queue cannot interfere with the driveway access or the adjacent street.
 - a. Relocated menu board. Six vehicle queue indicated by hatched rectangles on the TCL. Queue can accommodate more than 6 vehicles prior to the shared access easement.
- 8) Fire and emergency access: Provision for access by fire and emergency vehicles needs to be in accordance with the Albuquerque Fire Plan Checking Division.
 - a. Reference approved Fire 1 sheet attached.
- 9) Show on the plans 2% maximum cross-slopes for pedestrian access and handicapped parking spaces.
 - a. Note added to TCL. Reference attached approved grading and drainage plan.
- 10) Add ADA warning surfaces as required.
 - a. Added general note 12 to TCL. Keyed note "G" references COA standard detail 2442 which calls for truncated domes as warning surface at ramps.
- 11) Landscaping needs to be shown and described. Traffic signs not on the plans.
 - a. Landscaping, landscape legend and traffic signs added to the TCL

Respectfully,

Scott C. Anderson AIA
Principal
Scott Anderson & Associates Architects