DATE: November 16, 2026

TO: Environmental Planning Commission (EPC)
VIA EMAIL TO: EPC Principal Planner Ms. Megan Jones: **mdjones@cabq.gov** and **PlanningEPC@cabq.gov** Chairman Renn Halstead

RE: SP-2026-00073/PR-2024-010079 - 6200 Coors Blvd. NW, Building C. - Dutch Bros Coffee

Dear Chairman Halstead and Environmental Planning Commissioners,

A. Standing

I am writing this letter on behalf of myself and my family, as a member of the Las Casitas Del Rio, Unit 2 Subdivision, Homeowners' Association (LCDR II HOA). I confirm that I was present at the facilitated meeting held on November 2, 2026. As such, I do not believe the facilitated report fully captured the concerns I raised about pedestrian connectivity and the need for an additional pedestrian-only access point near the existing bus stop. Furthermore, the staff report fails to mention that a member of the LCDR II HOA was present. Overall, I believe stakeholders have failed to recognize and appreciate how this proposed change to the site plan affects the immediate low-density residential areas east of and adjacent to the site. Montano Plaza abuts Winter Haven Road, which is the sole access point for my residence, along with many other homeowners along this street. As a member of LCDR II HOA, I was not notified of this proposal, and when I reviewed the record of how notice was provided, I believe legal notice was insufficient. According to the Secretary of State, the correct registered agent address for any legal notice intended for LCDR II HOA is c/o Sentry Management, Inc., 7770 Jefferson St. NE, Ste. 102, Albuquerque, NM 87109. Notice is deficient because it was not sent to the registered agent address or any officer addresses for my homeowners' association. Although I do not represent LCDR II HOA, I believe that I was not adequately informed about this proposed amendment to the site development plan because my homeowners' association was not properly notified.

Furthermore, the sign posted for the proposal on the east side of the property was deficient. It does not indicate when there is any upcoming meeting, to what government entity one should look to reference the project (EPC, ZHE, DRB, etc.), and when I contacted the number listed on the sign for more information, the agent was non-responsive despite leaving a voicemail with

contact information and a description of why I was calling (Exhibit A). Only through my Neighborhood Association was I able to obtain relevant, consumer-friendly information.

B. Background

The Albuquerque/Bernalillo County Comprehensive Plan ("ABC Comp Plan") Section 4.1.3.2 identifies the area in which this site sits as the Northwest Mesa with design characteristics that shape its community identity as having "views of the volcanoes and escarpment to the west and the Rio Grande and mountains to the east" (emphasis added). Historically, the Montano and Riverside Plazas have been referenced and characterized as examples of how massing and density are responsibly applied to development along Coors Blvd. NW, preserving views not only of the mountains but also of the Bosque valley. Many homeowners have invested in this area, counting on it to maintain its visual, recreational, and overall unique community character next to sensitive lands that attract residents from across the city.

This site development plan was initially developed in consideration of dismissing legal actions involving a multitude of parties, including both the city and the county; the cases were entitled D-202-CV-1982-05640 and D-202-CV-1982-05616 (CABQ Microfiche planning and zoning record 0976-0980). Furthermore, the site is also the subject of multiple Environmental Planning Commission Decisions and Orders. As such, I respectfully move this Commission to act with restraint and consideration for the history of this area. On a more micro level, the staff report indicates the existing building has been vacant for 5 years, which is not true; however, I acknowledge that within the last 5 years the existing building has not been occupied at full capacity.

C. Requested Condition 1 - Require Additional Pedestrian Only Access to Connect Existing Bus Stop to Site, and applicant to improve walkability

Installing a pedestrian-only walkway or stairway directly from the existing bus stop to the Dutch Bros Coffee site safely accounts for human behavior and promotes coordination of land use and transportation (ABC Comp Plan Section 5.1.2). This is particularly important because Coors Blvd. NW is a major transit corridor, and all the development east of Coors around Montano is designated as an Activities Center. The guiding principles in the application of the urban design, ABC Comp Plan, Section 7.1, are to promote community health and mobility by providing "safer and more attractive pedestrian areas to [sic] entice more physical activity" and "[d]esign encouraging visibility and social interaction that [sic] improves public safety and encourages

social cohesion." Surrounding residents identify with the ability to use automotive-free modes of transportation, like cycling and walking, in this area.

Additionally, installing a pedestrian-only access point that directly connects the existing bus stop to the Dutch Bros Coffee, similar to what the Dairy Queen and UMB Bank properties north of this proposal have, links use of the shopping center with public transportation. This condition would further the ABC Comp Plan by encouraging appropriate transitions for "[g]ood pedestrian and transit oriented design that [sic] improves safety and connectivity." By ordering a conditional approval to incorporate a pedestrian-only access point from the bus stop to the east side of this business, it further promotes the development's walkability and safety. Overall, it improves pedestrian flow within the shopping center, consistent with Section 7.2.2 of the ABC Comp Plan.

Attached are photos of the pedestrian-only access points from the surrounding shopping centers that demonstrate this is a common feature of the surrounding developments and is consistent with the identity and character of the area. Although all examples would be acceptable, it appears the access point existing near the Dairy Queen that extends through the drive-through lane of that development is most protective because it expressly provides for pedestrians to safely cross the drive-through lane to access the business, bringing pedestrian right-of-way to the attention of all drivers who enter the drive-through lanes. Although an ADA-compliant pedestrian access point along the interior roadway is part of the proposal, it is the law. Thus, emphasizing one ADA-compliant pedestrian access point to the business does not mean this project fulfills the goals and policies of the ABC Comp Plan.

D. Requested Condition 2 - Require Compliance with the IDO View Protection Overlay Zone-1, for building height not to exceed 20 feet

Holding the applicant accountable to the IDO as it pertains to the VPO is necessary to prevent the systematic eradication of the protected views that define the area's character and community identity. Already, in every development along the east side of Coors, there is a development that exceeds the VPO-1 building heights, or has prompted public criticism over building heights. Listed in no particular order are examples surrounding and within the site plan:

1. Sagebrush Church
2. Guardian Storage (across from Sagebrush Church to the south
3. Andalucia Shopping Center (the shops closest to Coors Blvd. NW were contested)
4. Overture 55+ Residential Community (South of Andalucia Shopping Center

5. Applebee's Restaurant (located within the Montano Plaza, north and adjacent to this proposal)

When the IDO was developed, the community was told that sites with existing site plans would be protected from development, and that neighborhoods and sensitive areas like the Bosque would remain protected. The provision the City pointed to, which applies to situations like this, was IDO 14-16-1 (1-4 Applicability), which, if applied, would dictate that the building height for this parcel remain at 16 feet. The reasoning of the developer and city staff in asserting that a 21-foot building is acceptable fails to utilize the existing finished floor and drainage plan, which would mandate that any new building stay within the allowed 20-foot height as determined by IDO 14-16-3 Section 3-6(D)(5)(b)(2). Rather, the existing proposal seeks to excavate lower than the existing finished floor plan of this established shopping center to justify the height of the building at 21 feet pursuant to IDO 14-16-3 Section 3-6(D)(5)(b), the 1/3 - 2/3 rule. Applying the IDO in this manner deprives the public of the intended protections afforded by the IDO.

Additionally, excavating this established site plan raises real concerns about drainage, which is already problematic in this area. During heavy rain, drainage at this shopping center can become so poor that a car cannot drive down Winter Haven Road or along the back side of the shopping center. The amount of lost square footage if the building were capped at 20 feet is minimal and affords the necessary protections for the neighborhood and public. Furthermore, capping the height of the building at 20 feet keeps this development within the building massing (site layout) regulation of IDO 14-16-3, Section 3-6(D)(5)(d), which envisions that "smaller buildings shall be located closer to Coors Boulevard, with larger, taller buildings located farther back on the property." In keeping with the constraints imposed by the IDO, it ensures that the goals and objectives of the ABC Comp Plan are realized.

Section 7.3.4 of the ABC Comp Plan indicates that any infill development should "enhance the built environment" and blend with the surrounding structures and streetscapes. Particular attention should be given when the development is adjacent to single-family developments like this one. As citizens and residents of Albuquerque, we look to the EPC to preserve and protect the unique features of the Northwest Mesa, including the scenic mountain views, the Bosque, and the surrounding river valley. The surrounding natural areas provide important recreation, environmental, and social and cultural benefits to the community at large, which will be irreparably harmed if the views are continually obstructed and development does not support vehicle-free multimodal pedestrian transport.

E. Additional Conditions and Conclusion

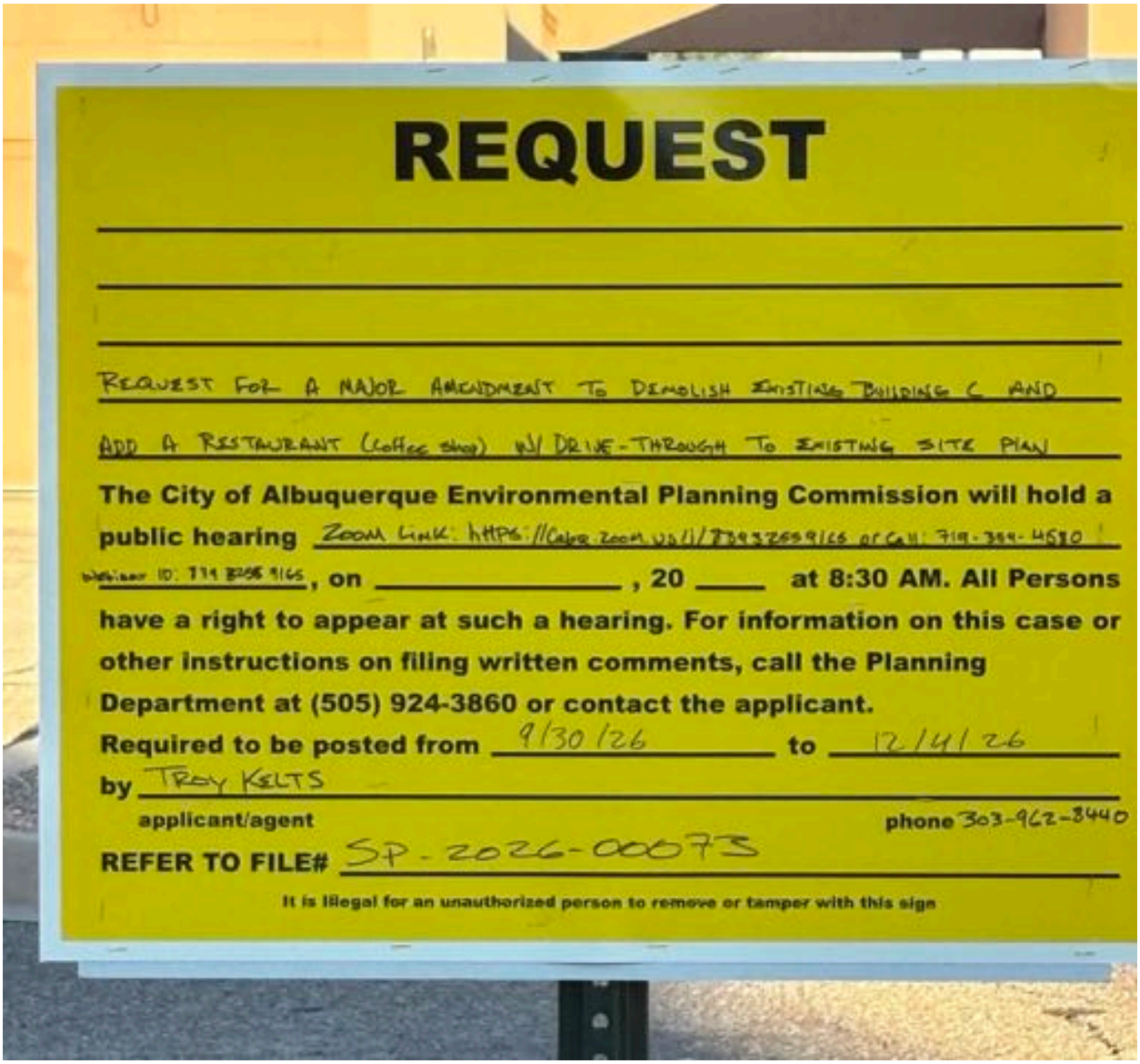
I move that this proposal be approved only with strict conditions, so that residents, business patrons and owners, as well as the community at large, are protected. Additional conditions that should be considered include requiring more landscaping, as the owners of this parcel have been neglectful and have not maintained the landscape in a manner consistent with the existing landscape plan. Finally, there is real concern that the traffic mitigation plan proposed is not going to be sufficient; thus, as a fourth condition of approval, the proposed development should not impede the ingress and egress of traffic at the existing shopping center, which during peak holiday and rush hours can quickly fill the existing shopping center parking and congest drive aisles (see Exhibits). In expressing my opinion and desire that this development be approved with conditions, I do not waive any legal defenses.

Rather than request denial outright because the current site plan does not allow for drive-through uses, I respectfully request conditional approval with the four limitations as outlined. Dutch Bros Coffee, is an out-of-state corporation seeking to extract profits from New Mexicans; as such, there should be an investment in quality infrastructure that supports the quality of life for New Mexicans who live, work, shop, and recreate in this area. Thank you for considering these issues.

Sincerely,

/s/ Nita Day
Nita C. Day, Esq.
6127 Deergrass Cir. NW
Albuquerque, NM 87120
505-908-4988

Exhibit A



Exhibits B and C— showing existing buildings of Montano Plaza and building C





Exhibit D - enhancement of Exhibit C to show existing site utilities



Exhibits E and F - Afternoon rush-hour traffic on Monday, Nov. 9, 2026. Even though the lights are green at Bosque Montano Loop traffic cannot proceed south on Coors Blvd. NW due to a sea of brake lights as far as the eye can see.





Exhibits G - J top-tier pedestrian only access from Coors Blvd. NW to the Sage Brush Church site plan.






SAGEBRUSH CHICK


SAGEBRUSH CHICK

Exhibits K-O - showing pedestrian only access again at the Sagebrush Site near existing bus stop at the Sandia Area Federal Credit Union











Exhibits P - T shows pedestrian only access from Coors Blvd. NW at the site south of Sage Brush were the Garcia's Kitchen and Panda Express are.






GARCIA'S
BREAKFAST
ANYTIME





Exhibit U - W shows pedestrian only access through the Dairy Queen drive through that is at the same site as Garcia's Kitchen and Panda Express. This example shows that pedestrians and traffic can safely intermix if the site is prepared adequately to safely accommodate pedestrian traffic around vehicles with clear right of way crossings for pedestrians.




DQ
Dairy Queen



Exhibits X-B1 shows pedestrian access only from Coors Blvd. NW for the Andalucia Sopping center.







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November 12, 2026

To: The Environmental Planning Commission

Re: Project #: EPC Site Plan PR-2024-010079 **Dutch Bros Coffee Drive Thru**
Property Description/Address: Montano Plaza Shopping Center @ 6200 Coors Blvd NW

My name is Pat Gallagher. I am writing on behalf of the La Luz Landowners Association as a member of the External Affairs Committee.

We appreciate that Dutch Bros. Coffee is offering to bring new products and services to our neighborhood. The plans we have reviewed and the facilitated meeting have been helpful in understanding the details of the proposed development. Traffic flow, pedestrian safety and view preservation questions have arisen which need to be addressed.

Traffic flow and pedestrian safety are related. The cramped positioning of the drive-through adjacent to the shopping center entrance and exit creates a problem when the queuing stacks up. The morning rush hour traffic on Coors exacerbated by the morning rush for coffee appears to set up a predictable jam. Adding to this, there is only one protected pedestrian crosswalk to reach the coffee shop. All pedestrian traffic from the neighborhood, must cross between two lines of cars waiting in the queue.

The View Preservation Analysis provided with the site plan has several flaws that need to be corrected. I have been analyzing proposed buildings for compliance with the IDO and the Coors Corridor Plan before it, for twenty years. The provided site plan contradicts itself from the outset. It cannot agree on the elevation of the building's floor, so all calculations thereafter are in doubt, including the height test. Compounding that problem, the applicant is asking for a height deviation which is not allowed by the ordinance. There are other problems with the view analysis that make it impossible for the planning staff to correctly review the package. At this time, the current application does not comply with mandatory view preservation requirements and must be denied, pending correction and compliance.

I sincerely hope that the Dutch Bros. address and correct these problems, as we in the neighborhood might enjoy their products and services.

Respectfully,

Pat Gallagher
For the La Luz Landowners Association

Residence: 24 Link NW
Albuquerque, NM 87120

Comment submission via online portal

Case: PR-2024-010079, 6200 Coors Blvd NW
Date Submitted: 11/12/26, 17:39

Evelyn Rivera
rioreal@earthlink.net
4505 Chadwick Rd NW
Albuquerque, NM 87120

Comment:

As a resident of Taylor Ranch and shopper at this location since 1987, I have concerns regarding the establishment of a Dutch Bros Coffee at this location. The existing shopping center built in the early 1980's, has a small parking lot, and poor traffic flow,. I believe the traffic flow would become worse with the addition of a drive -thru facility. The closest egress from the center is directly onto Coors Blvd NW. The safest ingress/egress from Coors from the shopping center is at the traffic light on Montano Plaza Dr NW. This is also difficult due to side streets that are not aligned. My other concern is that the distinctive Dutch Bros facade would not compliment the Territorial design of the original shopping center development.

Date: November 11, 2026

To: EPC Commissioners
From: Rene' Horvath, Land Use Director for TRNA and WSCONA
Re: Project #: EPC Site Plan PR-2024-010079 **Dutch Bros Coffee Drive Thru**
Property Description/Address: Montano Plaza Shopping Center @ 6200 Coors Blvd NW

Dear EPC Commissioners,

Dutch Bros is seeking an amendment to the current Montano Plaza shopping center site plan to allow a drive thru coffee shop in the Albertson's parking lot. This means demolishing the existing small 16 ft. high building located in the parking lot in order to build the drive through coffee shop. A facilitated meeting was held on Nov. 2, 2026, to discuss their proposal. Members from various neighborhoods in the area attended the meeting, and asked a lot of questions related to traffic queuing and how it would affect the Albertson's parking lot, and also to make sure the Coors VPO-1 view regulations were adhered to. Because the proposed site is adjacent to the Coors entrance that leads into the Albertsons parking lot, there is a lot of concern regarding the lineup of cars using the drive up window that could block traffic entering and exiting the shopping center.

Community members, including myself, have observed drive up restaurants, with cars that have lined up blocking the entrance into the shopping center or had vehicles sticking out into the street. This includes coffee drive thrus on the west side such as Dutch Bros at Coors & Fortuna and Starbucks at Golf Course & Paseo, which are two examples. No one wants that to happen here at Albertson's.

The other issue is making sure the View regulations are adhere to. The existing building, which will be demolished, is 16 ft. high and has done a wonderful job in preserving views along Coors Blvd. This was the approved height on the original site plan in order to preserve views. Several Neighbors have indicated that they would like the building height to remain 16 ft. max. The IDO VPO-1 overlay limits buildings near Coors Blvd. to 20 ft. Several members have said they would support the 20 ft. height limit, but no higher.

While members do enjoy having a coffee shop, it is extremely important that the lineup of vehicles to get to the drive up window does not interfere with those entering and exiting the Albertsons parking lot nor impact the Albertsons parking lot.

If this gets approved, we would like to see a condition of approval to assure the vehicle queuing will not be a problem and the view regulations will be adhered to.

Thank you,
Rene' Horvath
Land Use Director for TRNA and WSCONA

The illustration below shows the Dutch Bros establishment adjacent to one of the main entrances into the Albertson's parking lot, off of Coors Blvd. It reflects one of the main concerns that drive-thru traffic could potentially back up onto Coors Blvd or block lanes that lead into the shopping center. It is important this does not happen. How can Dutch Bro prevent it from happening?

