

To whom this may concern,

I am writing this letter to state my support of the Ventura Plaza Self Storage project. I am Brandon Cover and I live at 8835 Palomar Ave NE. which is less than 150 feet from the site. A low intensity Self storage facility is the best use for this site, and I believe that a class A, fully enclosed and climate controlled building will provide a beneficial service to the community.

The current traffic circulation issues in the shopping center would be made so much worse by any type of retail or restaurant use because they would generate much higher traffic volumes than self storage. Not to mention the long hours of operation, early deliveries, and additional parking closer to my house. The proposed improvements DXD suggested in the neighborhood meeting would help mitigate against these issues. I would be happy to see the proposed DXD storage facility at the site and am grateful for the community outreach they've done thus far.

Brandon Cover

To whom this may concern,

This letter is written in support of the Ventura Self Storage Project. My name is Danielle Cover and I live at 8823 Palomar Ave NE. which is less than 250 feet from the development location. It is clear to me that a fully enclosed and climate controlled self storage facility would be the best use of the land and will be an overall benefit to the neighborhood.

The fact that a retail shops building is approved on the site was never disclosed to me when I purchased my home. That use, including the car, delivery and sanitation truck traffic, noise, and excessive hours of operation would be far more disruptive to the neighbors than a fully enclosed self-storage facility. The traffic within the shopping center is already significant and a retail use would only amplify the situation. Overall, the self storage proposal is a thoughtful design that pushes customers to the north side of the building away from the neighbors.

Danielle Cover

To whom this may concern,

I am Gaylan Coffman and I live at 9214 Hagerman Ave which is less than 1,500 ft away from the site of the proposed Ventura Self Storage project. I believe that storage is the best use for the site because of the minimal neighborhood disturbance. Compared to the approved retail plans, storage is a much better use for those of us who live nearby. For reasons including low traffic, mitigated light/noise pollution, and internal trash & loading. The concerns for retail are legitimate which include early deliveries, late closing hours, and parking right next to the neighborhood. Ultimately, Self storage is something that is very much needed in our community and would be a welcomed neighbor at this location.

Thank you,

Gaylan Coffman

2/13/23

V Cube LLC,

11010 Ranchitos Rd., N.E.

Albuquerque, NM 87122

To whom this may concern,

We, Firoz & Jabeen Vagh, are members of V Cube LLC, the entity in possession of the subject site, 8041 Ventura St NE. We are writing this letter to support the DXD storage plan. We have owned the site since 2005. It is a challenging site due to its severe slope, bordering arroyo, poor accessibility and the lot does not have good visibility from Paseo del Norte or Ventura, therefore, it has been difficult to find anyone interested in developing the site for retail. The most challenging aspect of the site is likely that it borders two residential neighborhoods on the west and south. The City of Albuquerque approved plans for retail shops haven't attracted developers or end users. Additionally, the neighborhood has not been happy with the increase in traffic and the traffic flow the way it has currently been designed. With the challenges outlined above and the uniqueness of the site, it will be difficult to develop the site for its currently intended use.

On September 12th, 2022, DXD offered a facilitated meeting with the neighbors. Many of those that were in attendance, were not aware of the approved plans for retail shops. Upon hearing about DXD's plans, many made it perfectly clear that they would rather see a storage facility on this property, opposed to shops and restaurants. Their primary concerns with retail included factors such as increased traffic, parking right next to their homes, noise, and long hours of operation. Such issues would be

mitigated by storage. As promised, DXD held a follow up neighborhood meeting on December 27th, 2022, to offer updates on the projects progress. Keeping the communities' best interests in mind, a storage facility on this location would be the ideal solution.

We have known Drew Dolan, a principal at DXD Capital for a long time. He is a local Albuquerque native, and he has always cared about serving the community. As he exhibited at the neighborhood meetings, he is respectful of the wants and needs of the neighbors. This is evident by his extensive neighborhood outreach and engagement in this process. We have seen the Paseo corridor developed over the years, and the DXD team has been the most pro-active about responding to the neighbors' concerns. We think Drew Dolan and his DXD team would do an exemplary job making this the highest quality storage building in all the city.

Thank you,


Firoz & Jabeen Vagh

505-362-8850

To whom this may concern,

I am Jim Massey and I live at 9400 San Rafael which is less than 4,000 ft away from the site of the proposed Ventura Self Storage project. I believe that storage is the best use for the land because of how minimal the potential neighborhood disturbance would be. When comparing it to the approved retail plans, storage is the much better use for those of us who live nearby. For reasons including low traffic, mitigated light/noise pollution, and internal trash & loading. The concerns for retail are legitimate which include early deliveries, late closing hours, and parking right next to the neighborhood. Ultimately, self storage is needed in our community and would be welcomed at this location.

Thank you,

Jim Massey

To whom this may concern,

I am writing this letter to talk about my support for the DXD self storage Ventura project. I have known Drew Dolan for six years and he is the guy when it comes to building beautiful storage buildings in New Mexico. Drew has lived in Albuquerque for 20 years and I initially met him while shooting Breaking Bad because my stunt office was located at I-25 Studios, a project he delivered. He did a great job building and managing that studio which has been a tremendous addition to our community.

I've lived at 8828 Palomar Ave which is two houses down and less than 150 feet from the storage site for 14 years and think the plan DXD put together is the perfect use of the space. There are a bunch of ratty looking storage buildings along Paseo and would love to see something like this in the neighborhood. I think I personally would be a customer and I know many of my neighbors and friends have lots of stuff they want to get out of their house. A building like this would give us a safe place to do so, very close to home. I know that Drew deeply cares about the New Mexico and will deliver something we can all be proud of.

Please let me know if there are any questions,

505-917-5130

Michael Sinclair Walter

To whom this may concern,

My name Richard Aldighieri and I own Pizzeria Luca at 8850 Holly Ave NE. My shop is located on the other side of Paseo directly across from where DXD's self storage would be. I've had my pizza shop since October 2011 and have seen the surrounding Paseo/Ventura area explode in that time. Lots of new businesses have moved into the area and the traffic has increased exponentially. Many new homes have been built and not to mention new apartments right behind my shop. I am glad to see this growth, and a fully enclosed self storage facility would draw more customers to the Ventura & Paseo del Norte intersection which will also be good for businesses in this area.

Traffic circulation and ease of parking are very important to retail and restaurant customers. Ingress and egress to the Ventura Plaza, vehicular circulation within the parking lot itself and directional signage are all moderately functional at best. Another retail shops building with six tenants will increase traffic and parking demands greatly which will affect all businesses in the center from being successful.

Without ample parking and a functional parking lot layout, existing customers would be less likely to visit the existing retail establishments and the new retail shops would have a hard time generating repeat customers.

Thank you,

Richard Aldighieri

Raldighieri@pizzerialuca.com

505-270-9737

