

-----Original Message-----

From: javandygriff@gmail.com [<mailto:javandygriff@gmail.com>]

Sent: Friday, July 09, 2021 7:32 PM

To: Lehner, Catalina L.

Subject: Dutch brothers coffee

External

Catalina Lehner,

This email is in reference to the application for 3615 HWY 528, Albuquerque, NM (AKA Dutch Brothers location). Tract C-4-A Plat of Tracts C3A, C3B, and C4A Seven bar loop. Zone Atlas Page: A-14-Z.

I'm emailing regarding the Dutch Brothers project proposed near my neighborhood of Sky View Acres. Changing this property from a 20,000 SQFT office building to two drive-thru restaurants completely removes the buffer this property used to have for our neighborhood. This neighborhood has existed since the 1960's and had endured the buildup of so much commercial development just outside our boundaries.

My preference is that these drive-thru restaurants DO NOT get approved. There are better locations for them that don't inflict more noise and vehicle pollution on a semi-rural neighborhood. Any development on this property must take into consideration that we will live just behind it and will have to listen to the noise and be affected by the increased traffic on a daily basis.

Please do everything in your power to ensure this property buffers all the residential properties to the north as best as possible. I'm also very concerned about the added congestion two drive-thru restaurants will add to Alameda Blvd. This is a busy road already and these drive-thrus are not at a light. Surely the cross traffic from this property will affect all commuters on Alameda.

Regards,

Joseph Vandygriff

Sent from my iPhone

-----Original Message-----

From: Roberta Vandygriff [<mailto:roberta.vandygriff@gmail.com>]

Sent: Friday, July 09, 2021 7:26 PM

To: Lehner, Catalina L.

Subject: Dutch Brothers coffee development

External

Catalina Lehner,

This email is in reference to the application for 3615 HWY 528, Albuquerque, NM (AKA Dutch Brothers location). Tract C-4-A Plat of Tracts C3A, C3B, and C4A Seven bar loop. Zone Atlas Page: A-14-Z.

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Thank you,

Roberta Vandygriff

Sent from my iPad

From: Marty Keen [<mailto:waytallguy23@yahoo.com>]

Sent: Thursday, July 08, 2021 3:57 PM

To: Lehner, Catalina L.

Subject: Dutch Bros. plans

External

Catalina Lehner
Senior Planner
City of Albuquerque

Dear Ms. Lehner:

My name is Martin Keen. I reside at 1227 Cielo Vista Del Norte, in the Skyview Acres neighborhood. I would like to communicate my concerns about the proposed Dutch Brothers Coffee establishment, to be built at Alameda/Coors, and how it would affect our neighborhood. The business will create unwanted noise, traffic, light, garbage, and it will involve cutting down trees in order to accommodate a cell tower.

Noise is an issue in our neighborhood, because sound carries so well here. Our neighborhood is rather bowl-shaped and sits on a slope that faces the valley and Cottonwood Mall area. Sounds carry right up the hill. The people at the bottom of our neighborhood, close to Dutch Brothers, will not be the only residents affected. The entire neighborhood will hear it as well. Please use your powers to have adequate measures in place. Limitations on public address systems **MUST** be addressed. Help keep my neighborhood quiet.

Traffic is another concern. My dentist's office sits at the NE corner of Alameda and Coors. His name is Dr. Fautz. His building has parking on all sides of a mostly single-lane driveway that circles the building. Parking is tight. To give Dutch Brothers customers the options of cutting through this parking lot is a recipe for nothing good. You will have frustrated employees who just want to park their cars and get into work, but now cannot because of a Dutch Brothers log jam. Fender benders will happen. Parked cars will get dinged. Please help to keep our neighborhood free of traffic problems.

Light is going to be produced from Dutch Brothers, which, again, takes away the peacefulness and ambiance of our neighborhood. It is rather dark at night, and we like it that way, because it allows us to see stars at night. If not addressed, the lighting at Dutch Brothers can easily take away someone's lovely view. Please help us to keep our view of the stars!

Garbage. No one likes seeing it. Well, we will certainly be seeing Dutch Brothers logo-ed products littering our neighborhood. Ask anyone who lives close to a McDonald's if they ever see McDonald's trash nearby, ha. Perhaps a tall wall height surrounding the business can help our gusty winds from carrying garbage from its premises. Please help keep our neighborhood clean.

Trees are planned to be cut down in order to make room for a cell tower, according to plans. I oppose to any tree being cut down unnecessarily. Please help us to conserve what trees we DO have left in our neighborhood. If trees absolutely MUST be cut down, please re-plant others nearby if the space is available. Also, if a cell tower is to be erected, please use available technology to help it blend with its environment.

Please help out our neighborhood regarding these issues pertaining to the Dutch Brothers business.

Sincerely,
Martin Keen