



July 15, 2020

**Garden City Development Services
C/O: Design Review Application**

Re: DSRFY2020-21 - Dutch Brothers Retail and Office

To Whom It May Concern:

Pursuant to our design review application for the property located at 5219 W. Chinden Blvd., we respectfully request approval to construct two buildings in service of the public.

The proposed construction will include, a 876 square foot drive thru coffee shop and a 5,000 square foot corporate use office. The proposed construction is compliant with the current C-2 zoning. Present use of adjoining properties are as follows; Car dealership, hot tub dealership, RV dealership, Auto repair, Car stereo installation, Brewery, Insurance sales. There is also an existing Dutch Brothers Drive Thru Coffee 4,000 feet East of the site, which will be closed, and traffic diverted to the new construction upon completion.

Fire fighting equipment and emergency vehicles shall have adequate access to the proposed site, and unimpeded path of travel to the existing dealership located in the south end of the property. All existing utility service lines will be upgraded along with the proposed site. As the existing lines are run under the existing paved lot, they will need to be relocated and fitted with up-to-date access.

With the proposed site there will be an access to both adjoining streets; W. Chinden Blvd. and W. 53rd St. The current site is fully asphalt pavement with no landscaping buffer or pedestrian sidewalk. Our proposal includes landscape foliage as well as new pedestrian walkways in line with existing adjacent sidewalks.

Currently there are no known natural hazards affecting the proposed site. Our proposed site will provide curb and gutter along the adjacent streets diverting the existing watershed to existing storm drain collectors. Furthermore, the proposed landscaping will adsorb a portion of the natural watershed and alleviate a portion of the overall flow compared to the existing fully paved lot.

Our proposed use helps the comprehensive plan by repurposing an existing building lot and beautifying the street scape and constructing a new socializing location with new landscaping to meet current city code.

The proposed use does not produce noxious noise, vibration or other items that are an impact on the surrounding uses.

Should you have any questions or concerns regarding this project please don't hesitate to contact? We thank you for your time and consideration.

Thank you,

A handwritten signature in black ink, appearing to read "Jeff Likes". The signature is fluid and cursive, with the first name "Jeff" being more prominent than the last name "Likes".

Jeff Likes- President
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