



June 14, 2017

City of Albuquerque
Planning Department
Development Review Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102

**RE: Volcano Heights Marketplace
Westerly corner of Paseo Del Norte and Unser Boulevard
Albuquerque, NM**

To Whom it May Concern:

West Seventy, LLC is proposing to construct a new shopping center at the Westerly corner of Paseo Del Norte and Unser Boulevard in Albuquerque and is submitting for Site Development Plan for Subdivision and Building Permit approval to the Development Review Board. The center will consist of a major anchor of approximately 125,000 sq. ft. with miscellaneous retail and restaurant buildings and pads on a 32 acre parcel.

This project is located in the Volcano Heights Sector Development Plan and is zoned SU-2/VHRC as a Regional Center. The developer and owner have worked closely with the city planning department to create a project that complies with the design character and intent of the Sector Plan and Zoning requirements. There are no major deviations proposed from the VHSDP.

The project is located along Paseo Del Norte and Unser Boulevard and will be accessed from intersections with Oakridge Drive and Woodmont Road with one additional driveway located along Paseo del Norte and one driveway along Unser Boulevard, these driveways will function temporarily as full access until such time as development increases and will become restricted as needed in the future.

The property is currently undeveloped and consists of typical desert vegetation over rolling terrain. The entire property is underlain with basalt flows and there are raised but currently covered outcroppings of rock in the Southeast corner of the property that will be developed and maintained as open space.

The site plan has been designed with main access aisles/streets per the sector plan that will separate the center into easily accessible areas and allow easy access to the different uses and buildings. Sidewalks and pedestrian connectivity to all portions of the site is designed with access to buildings as well as plazas providing seating and shade.

Parking will be fully screened from the streets using a combination of berms and vegetation. Grading will be designed to minimize rock removal or blasting on the site, no significant retaining walls or grade changes from surrounding streets are anticipated.

The site is currently not served by utilities and significant utility infrastructure including water and sanitary sewer extensions will be constructed with the project benefitting surrounding properties. Storm water will be contained in temporary ponds on private property until such time as regional storm water facilities are constructed.

Open Space and Landscape requirements are met through the use of landscape areas, outdoor plazas and preserving the natural rock outcropping on the site. Parking areas are broken up with sidewalks and landscape planters to minimize their impact.

This center will provide a wide variety of services and needs for the surrounding areas in this region and should be an attractive and functional center to serve the community.

Sincerely,

Anderson Wahlen & Associates