

June 4, 2025

TO: Jessica Lawlis, DPS Design  
Will Gleason, DPS Design

FROM: Catherine Heyne, Planner  
City of Albuquerque Planning Department

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RE: Site Plan - Major Amendment, 1700 Unser Blvd NW (SP-2025-00041)

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Thank you for submitting a second version of your request to remove 1700 Unser Blvd NW (SP-2025-00041) from the Heritage Marketplace Site Development Plan. I've completed a review and have additional notes. Please reach out if you have any questions.

Please provide the following:

⇒ Revised Justification Letter uploaded to ABQ-Plan (or emailed if the system is not working)  
by noon (12p), Friday, June 6, 2025.

## 1) Overview

The entire Heritage Market Site Development Plan and associated property should be included as the subject site in this request.

1. There are several typos regarding the subject site description and the location of Hanover in the Location description.
2. See Memo 1 for Information regarding the EPC process, including the calendar and current Staff reports, and timelines.

## 2) Public Notification & Neighborhoods

A. We received:

1. Proof of updated subject site material appropriate for letters to neighborhood associations and property owners.

B. We are waiting for:

1. Copies of the updated emails sent to neighborhood representatives.
2. Photos of the date-stamped mailed letters.
3. Sign posting (6-4(J)(4)). Please see Memo 1 for more detail.
4. Any Post-submittal Facilitated Meeting notes if requested.

### 3) Project Justification Letter

#### A. Responses to 6-6(I)(3)(a):

1. General: The task in a justification is to choose both applicable Goals and Policies from the Comprehensive Plan that directly relate to the circumstances of the subject site and demonstrate how the request is consistent with (makes a reality) each applicable Goal and Policy, in this case, the removal (not repeal) of 1700 Unser NW from the existing Site Development Plan for Subdivision.
  - Re-phrasing the requirement itself in the response by tailoring the response to match the wording of the Goal or Policy.
  - It is also important not to simply restate the Goal, Policy, or Sub-policy, but make supporting statements as to *how* allowing additional uses would be consistent with the presented Goals/Policies.
  - Please read through your responses to the criteria and be confident that you have provided sound justification for the proposed amendment and tie it back to your request and reasoning. To strengthen all provided responses, it will help to include the language directly from the goals and/ or policies.
  - a) **Please update:** Policies were submitted as part of the Justification that do not exist in the Comp Plan as presented. These include:
    - POLICY 5.1.2
    - POLICY 5.2.2
    - POLICY 6.1.4
    - POLICY 6.4.2
    - POLICY 7.3.3
    - POLICY 13.2.1
  - b) **Please update:** Goal 5.6 City Development Areas was omitted.
  - c) Here is the link for the current [Comp Plan: ABC Comprehensive Plan — City of Albuquerque](#)
2. The West Side Strategic Plan (WSSP) was mentioned several times, and although I think the intent to link the subject site's historical context, it is important to note that the WSSP has been repealed.