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October 22, 2025
Alan Varela
Planning Director
600 2nd NW
Albuquerque, NM 87102
(505)924-3860

RE: Sketch Plan Application

Dear Mr. Varela,

We respectfully submit this Letter of Justification in support of the proposed renovation of the existing Circle K convenience store located at the southwest corner of Alameda Blvd & Ellison Dr. (3622 NM State Hwy 528) The property is currently zoned NR-BP (Non-Residential Business Park), which permits the continued operation of a convenience store and associated uses.

The intent of this project is to modernize the existing facility while maintaining the overall site layout and access patterns that have served the location successfully for many years. The renovation will include updated building architecture consistent with current Circle K design standards, improved parking layout, and the addition of electric vehicle (EV) charging stations to support evolving community transportation needs.

No substantial changes are proposed to circulation, access, or primary site function. Instead, this project focuses on enhancing the site's appearance, efficiency, and long-term viability. The proposed improvements will:

- Align with the purpose of the NR-BP zone, which encourages a mix of employment, service, and limited retail uses that provide daily conveniences to surrounding neighborhoods and business areas;
- Support sustainability and innovation goals by introducing EV charging infrastructure; and
- Contribute to neighborhood reinvestment and economic vitality through modernization of an existing commercial site.

We believe this proposal is consistent with the City's Integrated Development Ordinance (IDO) and broader planning objectives by reinvesting in existing infrastructure, maintaining compatible land use, and improving public-facing site quality.

We appreciate your consideration and look forward to discussing the project in more detail during the upcoming DFT meeting.

Please let us know of any questions, thank you.
Sincerely,

Nicole Schanel, PE
Director of Civil
Matrix Design Group

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