architecture

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ARCHITECT

DRB SUBMITTAL

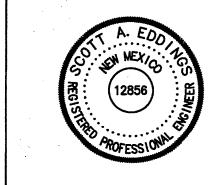
ENGINEER

134,870 SF 3.10 AC.

28,319 SF 0.65 AC.

95,105 SF 2.18 AC.

2,431,252 SF 55.81 AC.



0

OWN

Winrock

100

 $\frac{1}{2}$

PROJECT

AMERICA'S PARKWAY. ADDITIONAL ACCESS POINTS ARE PROVIDED AT LOUISIANA BOULEVARD, INDIAN SCHOOL ROAD, AND PENNSYLVANIA STREET. THERE IS DIRECT ACCESS FROM WINROCK TOWN CENTER TO 1-40 WEST. THESE ACCESS POINTS ARE CONSISTENT WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND PREVIOUS APPROVALS FOR WINROCK BICYCLE AND TRAIL ACCESS: BICYCLE ACCESS IS PROVIDED BY 6 FOOT ON-STREET BIKE LANES IN LOUISIANA BOULEYARD,

RETAIL/RESTAURANT/THEATER 915,482 S.F. *USES AND SQUARE FOOTAGES ARE APPROVED

LOUISIANA BOULEVARD PROVIDES THE MAJOR SIGNALIZED ACCESS INTO WINROCK TOWN CENTER VIA

*MULTI-FAMILY 66 UNITS (AREA - 3.11 AC. GROSS DENSITY-21.11 DU/AC.)

PENNSYLVANIA STREET, AND INDIAN SCHOOL ROAD, TRAIL ACCESS IS PROVIDED ACROSS ENNSYLVANIA VIA THE PASEO DE LAS MONTANAS TRAIL, CONTINUES ALONG MINROCK'S SOUTHERN EDGE, CONNECTS TO THE PEDESTRIAN OVERPASS AND CONTINUES ACROSS 1-40. SIDEWALKS WILL PROVIDE PEDESTRIAN CONNECTIVITY WITHIN WINROCK TOWN CENTER CONSISTENT WITH THE REGUIREMENTS OF THE UPTCHN SECTOR DEVELOPMENT PLAN

SITE PLAN AMENDMENT

FOR SUBDIVISION PUPRPOSES

WINROCK CENTER

ADDITION

TO AMEND DEVELOPMENT OF TRACT C-2A

WINROCK CENTER ADDITION

SECTION 18, T. ION., R. 4.E., N.M.P.M.

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2013 - AMENDED PER DRB

AMENDMENT APPROVED BY DRB MARCH 27, 2013 (FILE: 13-70488).

ZONED SU-3 MU-UPT AND LOTS 3-4 ARE ZONED MU-UPT/BUFFER

*HOTEL: 174 ROOMS

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS.

LOT I(PARCEL A-3): 25:644 SF 5.78 AC.

LOT 2(PARCEL A-2): 422,230 SF 9,69 AC.

LOT 3(PARCEL DI-A): 181,058 SF 4.16 AC.

THE SITE IS ZONED SU-3 (MIJ-UPT AND MU-UPT BUFFER) AS FOLLOWS:

THE SITE IS ZONED SU-3 (MU-UPT AND MU-UPT BUFFER) LAND USES ARE AS FOLLOWS:

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDS THE PRIOR APPROVED WINROCK MARKET CENTER

THE SITE CONSISTS OF APPROXIMATELY 81.37 ACRES. THE INTERIOR PARCEL LINES SHOWN ON THIS SITE PLAN ARE ILLUSTRATIVE. FINAL PLATTING WILL OCCUR AS SPECIFIC DEVELOPMENT PROJECTS ARE PROPOSED. THE

SUBJECT PROPERTY IS PROPOSED TO BE SUBDIVIDED INTO SEVEN SEPARATE LOTS, LOT I AND LOT 2 ARE

THE EXISTING PARCELS (A-S AND A-2) FOR THE MEN'S AND WOMEN'S DILLARD'S STORES AND A PORTION OF

THEIR PARKING FIELDS, LOT 3 IS THE EXISTING TOY'S R US LOT (D-IA), LOT 4 IS THE EXISTING VACANT LOT

(EI) AND LOT 5 IS THE REMAINING LOT COMPRISING THE REST OF THE WINROCK CENTER ADDITION (PARCELS

A-I-A-I-A, B, AND C-2A PLUS PARCEL B OF THE HUNT-SPECTRUM DEVELOPMENT SITE. LOTS I, 2 AND 5 ARE

LOT 4(PARCEL E-I):

LOT 5(SEE ABOVE):

*OFFICE 24,000 S.F.PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION.

LOT 6(PARCEL A-I-A-2)

LOT 7(PARCEL A-I-A-I-B

SITE DEVELOPMENT PLAN FOR SUBDIVISION OSEPCO0816, PROJECT NO, 1002202 AND FOLLOWS THE

ADMINISTRATIVE AMENDMENT APPROVED AUGUST 2, 2012 (FILE: 12-10073), AND SITE DEVELOPMENT PLAN

TRANSIT ACCESS:

VEHICULAR ACCESS:

PROPOSED USE:

LOUISIANA BOULEVARD IS DESIGNATED A MAJOR TRANSIT CORRIDOR, WITH A REGULAR BUS ROUTE AND A RAPID RIDE ROUTE AND INDIAN SCHOOL ROAD INCLUDES A COMMUTER ROUTE. THE UPTOWN TRANSIT CENTER IS LOCATED NEARBY OFF INDIAN SCHOOL ROAD, WEST OF LOUISIANA BOULEVARD. A TRANSIT FACILITY IS PROVIDED AT THE SOUTHWEST CORNER OF WINROCK TOWN CENTER, WITH 113 PARKING SPACES PROVIDED.

INTERNAL CIRCULATION REQUIREMENTS:

INTERNAL CIRCULATION IS PROVIDED THROUGH THE SITE VIA A RING ROAD SYSTEM, SIDEWALKS SHALL BE DEVELOPED CONSISTENT WITH THE REQUIREMENTS OF THE UPTOWN SECTOR DEVELOPMENT PLAN.

BUILDING HEIGHTS AND SETPACKS:

BUILDING HEIGHTS AND SETBACKS SHALL BE CONSISTENT WITH THE REQUIREMENTS IN THE UPTOWN SECTOR DEVELOPMENT PLAN AND THE CITY COMPREHENSIVE ZONING CODE.

THE MINIMUM FLOOR AREA PATIO (FAR) IS 30 FOR WINROCK TOWN CENTER AS REQUIRED BY THE UPTOWN SECTOR DEVELOPMENT PLAN.

BUILDING FAR 3,544,478 S.F.(81.37 AC.) 1,106,808 S.F. LANDSCAPE PLAN:

LANDSCAPE PLANS SHALL BE CONSISTENT WITH CITY STANDARDS AND POLICIES REGARDING WATER CONSERVATION AND POLLEN, THE UPTOWN SECTOR DEVELOPMENT PLAN, AND THE CITY'S COMPREHENSIVE ZONING CODE.

OVERALL PHASE I DEVELOPMENT INCLUDES THE DEMOLITION OF THE WINROCK 6 THEATER. PHASE 2 DEVELOPMENT INCLUDES ALL WORK NECESSARY FOR NEW DAVE AND BUSTERS.

PHASE 3 DEVELOPMENT INJUIDES THE DEMOLITION OF THE WINROCK 6 THEATER AND WORK NECESARY FOR DAVE AND BUSTER'S.

OWNER/DEVELOPER

ENGINEERING/SURVEYING

PROJECT NUMBER: 1002202 APPLICATION NUMBER ISDRB-7067 IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC DRB SITE DEVELOPMENT RIAN APPROVAL: 10-9-13 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION Mon Veter 10/09/13 DATE Carol. Dumout 10-09-13 PARKS AND RECREATION DEPARTMENT DATE Centa a Chem 10-9-13 CITY ENGINEER DATE 3-17-14 ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE 3-17-14 SOLID WASTE MANAGEMENT DATE 3-17-19 DRE CHAIRPERSON, PLANNING DEPARTMENT DATE

REVISION HISTORY: SITE PLAN FOR SUBDIVISION PURPOSES AND SUBDIVISIONS, CASE 1002202: **OCTOBER 2, 2013** DRB #13-70670 AND DRB #13-70671 TO AMEND DEVELOPMENT OF TRACT C-2A. PHASING KEY MAP REVISED TO REFLECT DRB#13-70484. MAR. 27, 2013

DRB \$13-70488 AND 70489 DIVIDING TRACT A-I-A-I TO CREATE TRACT A-I-A-I-B AND RENAME BALANCE AS A-I-A-I-A. PHASING KEY MAP REVISED TO REFLECT 8-2-12 ADMIN AMENDMENT.

ADMIN. AMENDMENT IS-10179 REVISING DRIVE AISLE AND LANDSCAPING FOR THEATER (NO SUBDIVISION EFFECT)

SEPT. 26, 2012 EXISTING TRACT A-I-A DIVIDED INTO A-I-A-I AND A-I-A-2 TO PROVIDE FOR BUS RESTAURANT (SHOWN PREVIOUSLY AS PHASE 2).

FEB. 25, 2013

AUG. 2, 2012 ADMINISTRATIVE AMENDMENT APPROVED REVISING BUILDING LOCATION FOR CINEMA AND REVISING PHASING LOCATIONS.

MAY 9, 2012 SITE PLAN APPLICATION NO. 12-70106. PROPOSES TO CREATE 6 NEW "LOTS AND DESCRIBES THEN-CURRENT PHASING.

PHASE 3-C2A-SITE VICINITY PHASE 2 APPROVED ACCESS POINTS PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION. ACCESS POINTS TO BE DEVELOPED IN CONJUNCTION WITH FUTURE LOT LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL PLATTING FOR THE WINROCK TOWN CENTER SHALL OCCUR AT THE END OF SITE AND BUILDING CONSTRUCTION WITH INDIVIDUAL LOT BOUNDARIES FOR THE SU-3 AREAS AS AGREED TO WITH THE PLANNING DIRECTOR PHASING AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN. FUTURE APPROVALS FOR SPECIFIC DEVELOPMENT PROJECTS SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION. PARKING AS SHOWN IS ILLUSTRATIVE AND SUBJECT TO COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN. A SHARED PARKING AGREEMENT WILL BE REQUIRED FOR THE SITE TENANTS. GRAPHIC SCALE MAP NO. J-19 MINROCK MANAGEMENT SHALL PROVIDE SUFFICIENT ON-SITE SECURITY 6. SUFFICENT WAYFINDING SIGNAGE AND RING ROAD STRIPING SHALL BE PROVIDED TO DIRECT USERS TO

TENANT LOCATIONS AS WELL AS TO PROJECT EXITS.

SURPLUS PARKING AND OPEN SPACE IN PHASE I SHALL BE ATTRIBUTABLE TO FUTURE PHASES.

PARCEL C-2A, WINROCK

RECORD PLAT 94C28I

SIDEWALK EASEMENT

30' PUBLIC WATER AND SANITARY SEWER EASEMENT

ALL WINROCK MARKET CENTER

--+16T3---∻---

88' PRIVATE ACCESS EASEMENT TO BENEFIT

PARCEL E-1

LOT 4

PNM & MOUNTAIN STATES EASMENT TO REMAIN

WINROCK VILLAS

EXISTING MULTI-FAMILY

(NOT A PART)

SU-3/MU-UPT BUFFER

PARCEL A-1-A-1-B

(PHASE 1A) 2.1833AC

REVISED BUILDING AND PARKING PER ADMIN. STIE PLAN AMERICAENT 2/25/13

CENTER ADDITION

PARCEL A-1-A-1-A

-LOT 5-

3

FUTURE ACCESS

DOC: 2004069961

EXISTING

RECORDED 5/24/2004

PER: 1-40/LOUISIANNA INTERCHANGE

PROPOSED

SIGNALIZED/

ROAD IMPROVEMENT AGREEMENT

PHASING PLAN PHASE

GOODMAN REALTY

PROJECT TEAM **HUITT-ZOLLARS**

DRAWN BY REVIEWED BY DATE PROJECT NO. **DRAWING NAME PLAN FOR** SUBDIVISON

REVISIONS

SDPS-

12-0023