



**Dave & Buster's
Winrock Town Center**
2100 Louisiana Blvd NE
Albuquerque, New Mexico

**SITE PLAN AMENDMENT
FOR SUBDIVISION PURPOSES**

**WINROCK CENTER
ADDITION**

TO AMEND DEVELOPMENT OF TRACT C-2A
WINROCK CENTER ADDITION
SECTION 18, T. 10N., R. 4E., N.M.P.M.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2014 - AMENDED PER DRB
SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDS THE PRIOR APPROVED WINROCK MARKET CENTER SITE DEVELOPMENT PLAN FOR SUBDIVISION 0506C00816, PROJECT NO. 1002202 AND FOLLOWS THE ADMINISTRATIVE AMENDMENT APPROVED AUGUST 2, 2012 (FILE: 12-10078), AND SITE DEVELOPMENT PLAN AMENDMENT APPROVED BY DRB OCTOBER 9, 2013 (FILE: 13-10671).

THE SITE:
THE SITE CONSISTS OF APPROXIMATELY 88 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 EIGHT SEPARATE LOTS. LOT 1 AND LOT 2 ARE THE EXISTING PARCELS (A-3 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-A). LOT 4 IS THE EXISTING VACANT LOT (E). LOT 5 IS THE REMAINING LOT COMPRISING THE REST OF THE WINROCK CENTER ADDITION (PARCELS A-1-A-1, B, AND C-2A) PLUS TRACT B OF THE HUNT-SPECTRUM DEVELOPMENT SITE. LOT 6 IS PARCEL A-1-A-2, LOT 7 IS PARCEL A-1-A-1-B AND LOT 8 IS PARCEL C-2A2. LOTS 1, 2 AND 5 - 8 ARE ZONED SU-3 MU-UPT AND LOTS 3-4 ARE ZONED MU-UPT/BUFFER.

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

LOT 1 (PARCEL A-3)	251,621 SF	5.78 AC.	LOT 5 (SEE ABOVE)	2,461,108 SF	56.64 AC.
LOT 2 (PARCEL A-2)	422,044 SF	9.64 AC.	LOT 6 (PARCEL A-1-A-2)	28,444 SF	0.65 AC.
LOT 3 (PARCEL D-A)	174,920 SF	4.18 AC.	LOT 7 (PARCEL A-1-A-1-B)	45,105 SF	2.18 AC.
LOT 4 (PARCEL E-1)	134,256 SF	3.08 AC.	LOT 8 (PARCEL C-2A2)	41,711 SF	0.95 AC.

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

RETAIL/RESTAURANT/THEATER 415,482 SF. *USES AND SQUARE FOOTAGES ARE APPROVED
*OFFICE 24,000 SF. PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
*HOTEL 174 ROOMS
*MULTI-FAMILY 66 UNITS (AREA - 3) II AC. GROSS DENSITY-2) II DU/AC.)

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS:
LOUISIANA BOULEVARD PROVIDES THE MAJOR SIGNALIZED ACCESS INTO WINROCK TOWN CENTER VIA 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 I-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 BOULEVARD, PENNSYLVANIA STREET, AND INDIAN SCHOOL ROAD. TRAIL ACCESS IS PROVIDED ACROSS PENNSYLVANIA VIA THE PASEO DE LAS MONTANAS TRAIL, CONTINUES ALONG WINROCK'S SOUTHERN EDGE, CONNECTS TO THE PEDESTRIAN OVERPASS AND CONTINUES ACROSS I-40. SIDEWALKS WILL PROVIDE PEDESTRIAN CONNECTIVITY WITHIN WINROCK TOWN CENTER CONSISTENT WITH THE REQUIREMENTS OF THE UPTOWN SECTOR DEVELOPMENT PLAN.

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

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

SU-3 AREA	BUILDING	F.A.R.
3,614,688 S.F. (83.10 AC.)	1,106,808 S.F.	31

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.

PHASING:
PHASE 1 DEMOLITION OF MONTGOMERY WARD AND WINROCK INN FOR THE CONSTRUCTION OF REGAL THEATER.

PHASE 2 CONSTRUCTION OF BJ RESTAURANT.

PHASE 3 DEMOLITION OF WINROCK THEATER FOR THE CONSTRUCTION OF DAVE AND BUSTER'S RESTAURANT.

**Winrock
TOWN CENTER**

OWNER/DEVELOPER
GOODMAN REALTY

PROJECT TEAM
ENGINEERING/SURVEYING
HUITT-ZOLLARS

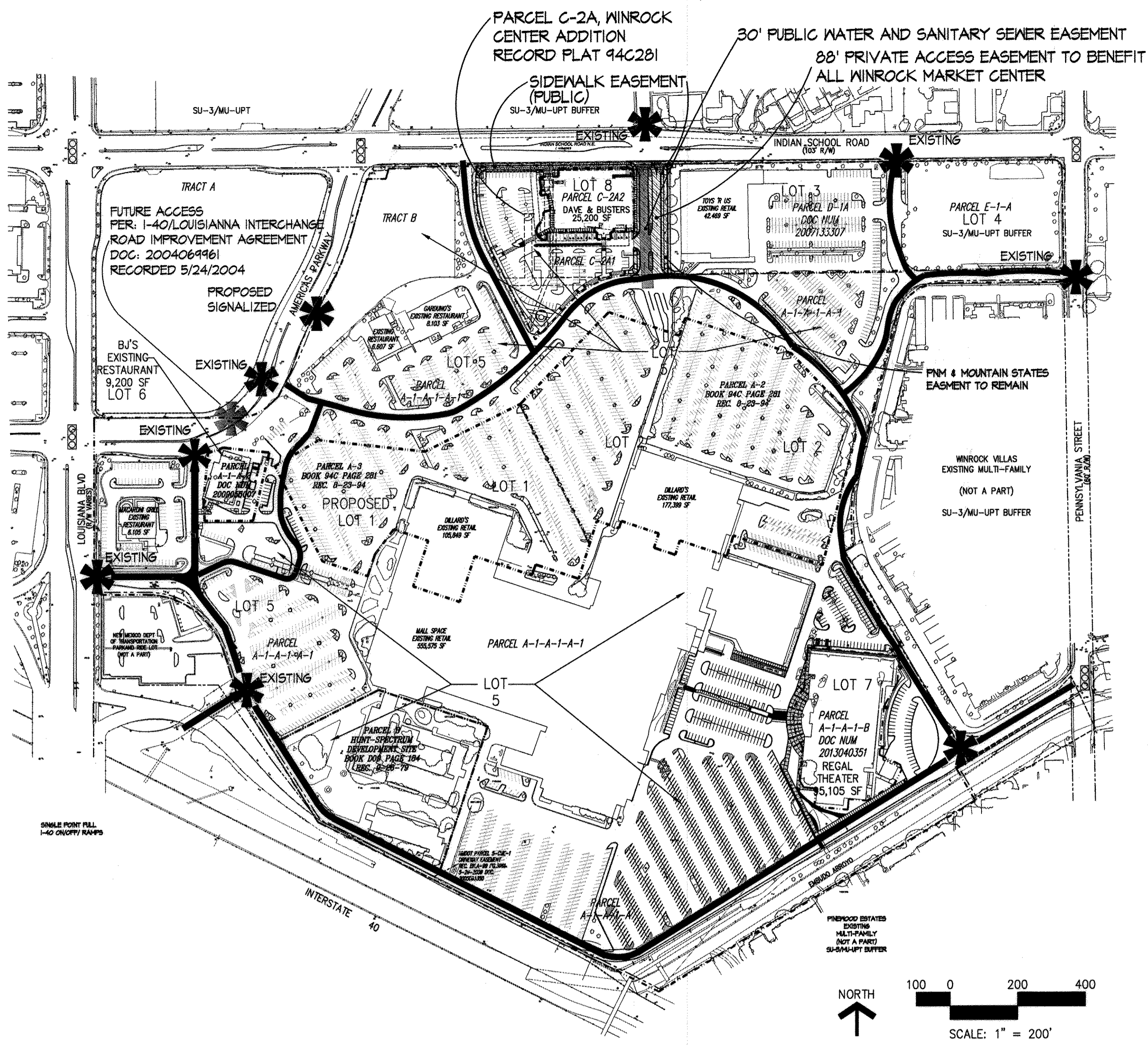
REVISIONS

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DRAWN BY _____
REVIEWED BY _____
DATE _____
PROJECT NO. 12-0023
DRAWING NAME _____

SITE
PLAN
FOR
SUBDIVISION

SDPS-1



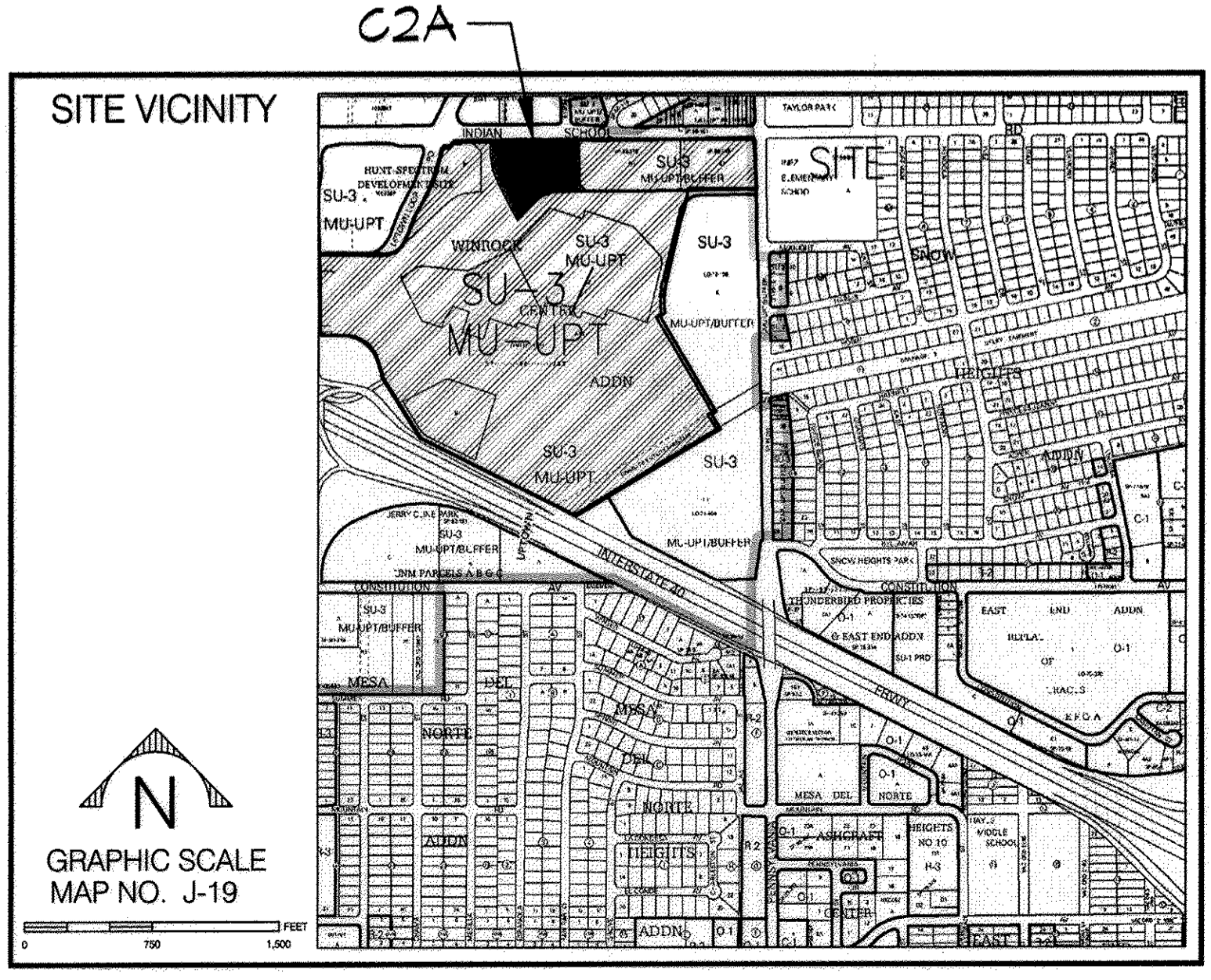
PROJECT NUMBER: 1002202
APPLICATION NUMBER: _____

IS AN INFRASTRUCTURE LIST REQUIRED? () YES (x) NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL	04-23-14
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	04/23/14
ABQ/NA	DATE
PARKS AND RECREATION DEPARTMENT	4-23-14
CITY ENGINEER	4-23-14
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	5-19-14
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

REVISION HISTORY: SITE PLAN FOR SUBDIVISION PURPOSES AND SUBDIVISIONS, CASE 1002202.

8.	APRIL 23, 2014 DRB #14-10117 REPLAT PARCEL C-2A INTO C-2A1 AND C-2A2.
7.	NOVEMBER 13, 2013 DRB#13-10696 REPLAT PARCEL A-1-A-1-A AND E-1 INTO A-1-A-1-A-1 AND E-1-A
6.	OCTOBER 9, 2013 DRB #13-10670 AND DRB #13-10671 TO AMEND DEVELOPMENT OF TRACT C-2A. PHASING KEY MAP REVISED TO REFLECT DRB#13-10484.
5.	MAR. 27, 2013 DRB #13-10488 AND 10489 DIVIDING TRACT A-1-A-1 TO CREATE TRACT A-1-A-1-B AND RENAME BALANCE AS A-1-A-1-A. PHASING KEY MAP REVISED TO REFLECT 8-2-12 ADMIN. AMENDMENT.
4.	FEB. 25, 2013 ADMIN. AMENDMENT 13-10174 REVISING DRIVE AISLE AND LANDSCAPING FOR THEATER (NO SUBDIVISION EFFECT)
3.	SEPT. 26, 2012 EXISTING TRACT A-1-A DIVIDED INTO A-1-A-1 AND A-1-A-2 TO PROVIDE FOR BJS RESTAURANT (SHOWN PREVIOUSLY AS PHASE 2).
2.	AUG. 2, 2012 ADMINISTRATIVE AMENDMENT APPROVED REVISING BUILDING LOCATION FOR CINEMA AND REVISING PHASING LOCATIONS.
1.	MAY 9, 2012 SITE PLAN APPLICATION NO. 12-10106. PROPOSES TO CREATE 6 NEW LOTS AND DESCRIBES THEN-CURRENT PHASING.



- ★ APPROVED ACCESS POINTS PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION. ACCESS POINTS TO BE DEVELOPED IN CONJUNCTION WITH FUTURE PHASES.
- GENERAL NOTES:
- 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.
 - WINROCK MANAGEMENT SHALL PROVIDE SUFFICIENT ON-SITE SECURITY.
 - SUFFICIENT 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 1 SHALL BE ATTRIBUTABLE TO FUTURE PHASES.

