

December 18, 2020

James Aranda, Planning Department Deputy Director
City of Albuquerque Planning Department
600 Second Street NW | Albuquerque, NM 87102

**Re: Request for Minor Amendment to an Approved Site Development Plan
Emergency and Urgent Care Facility
2100 Louisiana Blvd. NE**

Dear Mr. Aranda,

This letter is a request for approval for a Minor Amendment to the approved Site Development Plan for Winrock Town Center to facilitate a new two-story urgent and emergency care facility. The subject site is located at 2100 Louisiana Blvd, the former site of the Macaroni Grill restaurant. It is within the Winrock Town Center, an 83-acre mixed-use development has been re-designed from the ground up to combine retail, entertainment, office, and hospitality facilities with environmentally responsible development. The property is zoned Mixed-use High Intensity (MX-H) and is located within the Uptown Urban Center. Per the Albuquerque/Bernalillo County Comprehensive Plan (Comp Plan), Urban Centers incorporate a mix of residential and employment uses and will be denser than other areas to support activity 18 hours a day.

The proposed development is a Freestanding Emergency and Urgent Care Facility (FSED), a new concept based on national models that provides freestanding, co-located urgent and emergency care and clinical outpatient services. Presbyterian is in the process of implementing the FSED concept within four quadrants (northwest, northeast, southwest, and southeast) of the city with the goal to better distribute services citywide, alleviate pressures on existing hospital facilities, and reduce patient waiting times. The proposed facility is intended to serve the central Albuquerque area. This facility will ultimately include a 19,500 SF urgent care/emergency room facility that will include a lobby/waiting area, exam rooms, office and break room facilities. The proposed use is appropriate for a prominent location within a designated Urban Center.

This proposed amendment encompasses the demolition of both existing buildings and site elements indicated in the governing 2018 site development plan as outlined below:

1. **Demolition of the existing structure, the former Macaroni Grill.** The proposed AA would demolish the existing building on site to allow for the construction of an entirely new facility.
2. **Construction of a new 20,600 sq.ft. Freestanding Emergency and Urgent Care Facility.** This facility will include a lobby/waiting area, exam rooms, office and break room facilities. The proposed use is permissive within the MX-H zone and is appropriate for a prominent location within a designated Urban Center.

The table below summarizes the changes that would result from the site plan modifications.

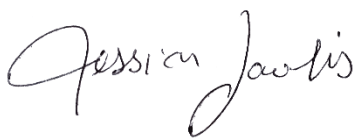
Comparison Item	Approved Plan	Proposed AA	Proposed Change	% Change
Total Building Square Footage of Winrock Town Center*	1,212,564 SF	1,233,164 SF	Net Gain 20,600 SF	1.7 % Change
* As the latest 2018 approved plan does not provide overall site information such as square footage and parking, approved square footages are derived from the overall approved square footages listed in the 2012 approved site plan (the latest approved plan that listed site square footages, which approved 1,106,808 sq.ft.) plus the 105,756 sq. ft. of the hotel approved in 2020 (the last AA).				

The requested site improvements outlined above equate to a 1.7 % change and therefore fall within the allowable 10% threshold for minor Administrative Amendments established in Table 6-4-5 which can be approved administratively by the Zoning Enforcement Officer (ZEO).

The applicant is requesting a variance of 44 feet to the required maximum 15 foot side setback to allow a 59 foot setback from Winrock. The proposed site plan amendment complies with all other applicable standards of the IDO, the DPM, and other adopted city regulations per the review and decision criteria of Section 6-5(G)(3). Despite the applicant's due diligence efforts, we have been unable to locate any site specific standards set out within the approved site development plan.

Based upon the rationale presented in this letter, we respectfully request administrative approval of the proposed Site Development Plan Amendment to facilitate the expansion of the Presbyterian Downtown campus. Upon completion, we feel that this project will contribute to the goals and growth policies of the Comprehensive Plan and ensure that Presbyterian is able to offer top quality health care services to the greater Albuquerque community. If you have any questions or need clarification of anything contained herein, please contact me or Anthony Santi at 761-9700.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini
Agent for Presbyterian Healthcare Services