



Development Facilitation Team (DFT)
City of Albuquerque, Planning Department
Plaza Del Sol, 600 Second NW
Albuquerque, New Mexico 87102

April 30, 2025

RE: SKETCH PLAT – Winrock Town Center

To whom it may concern,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Winrock Partners, hereafter referred to as “Applicant.” We, “Agent” are requesting review of a sketch plat.

The parcel (the “subject site”) is 72 acres in size, zoned MX-H and is located south of Indian School Rd. just north of the Interstate 40 Freeway. This portion of Winrock Town Center is legally described as the following:

Situs Address: 2160 LOUISIANA BLVD NE ALBUQUERQUE NM 87110

Legal Description: PARCEL Z-1 FINAL PLAT PARCEL Z-1 & Z-2 AND TRACTS E-1, E-2, F-2, F-3 & J WINROCK CENTER ADDITION CONT 26.0241 AC

Situs Address: LOUISIANA BLVD NE ALBUQUERQUE NM 87110

Legal Description: TR H FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & HWINROCK CENTER ADDITION CONT 2.4388 AC

Situs Address: 2100 LOUISIANA BLVD NE ALBUQUERQUE NM 87110

Legal Description: TR B PLAT OF TRACTS A & B HUNT-SPECTRUM DEVELOPMENT SITEA REPLAT OF A PORTION OF TRACT A NW 1/4 SEC 18 T10N R4ECONT 2.4765 AC

Winrock Town Center is planned as an integrated mixed-use project in which innovative planning techniques encourage a diverse mix of land uses with appropriate densities located within an Urban Center Designation. It promotes multi-modal transportation and live-work play opportunities. This Marriot Hotel project furthers the vision of the urban character envisioned for the Uptown Area.

Proposed Sketch Plat:

This Sketch Plat proposes the reconfiguration of three parcels—Tracts Z-1-A, H-1, and B-1 as well as granting Public Access, Drainage, Water and Sanitary Sewer Easements —within the Winrock Town Center site. The intent of this platting action is to facilitate a more cohesive site layout and accommodate evolving

development needs within the Winrock Tax Increment Development District (TIDD). As part of this replat, a new public roadway, referred to as Roadway A, will be dedicated to enhance circulation, support future phases of development, and improve multimodal connectivity across the site.

This submittal is being processed in conjunction with a Major Amendment to the approved Master Composite Plan for Winrock Town Center (Project No. PR-2018-001579/ Application SD-2021-00305). That amendment includes the realignment of parcels, incorporation of updated infrastructure, and revised phasing to reflect the current development program. To support this reconfiguration and new roadway, updated utility infrastructure—water, sanitary sewer, and storm drainage—will be designed and constructed to align with the proposed plat and Master Plan amendment. These improvements are critical to ensuring the continued viability of the development and are consistent with the goals and funding mechanisms of the Winrock TIDD.

We look forward to reviewing our submittal with you at the Development Review Board hearing. If you have any additional questions or concerns regarding this submittal please feel free to contact me directly at (505) 338-1499 or email me at: awilliamson@modulusarchitects.com.

Best regards,

Angela M. Piarowski, CEO/Principal

Modulus Architects & Land Use Planning

8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)

Albuquerque, New Mexico 87113

Office: (505) 338.1499 ext. 1000

Cell + Text: (505) 999.8016

Email: angela@modulusarchitects.com

Meet Modulus Link Here: [Meet Modulus Architects & Land Use Planning Here!](#)

Website: www.modulusarchitects.com

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