



Development Hearing Officer (DHO)
City of Albuquerque, Planning Department
Plaza Del Sol, 600 Second NW
Albuquerque, New Mexico 87102

Updated July 29, 2025

RE: MAJOR AMENDMENT (DFT) – WINROCK TOWN CENTER MASTER COMPOSITE PLAN | (PROJECT NO. PR-2018-001579/ APPLICATION SD-2021-00305

Development Facilitation Team Members,

Modulus Architects, Inc., hereafter referred to as "Agent" for the purpose of this request, represents Winrock Partners, hereafter referred to as "Applicant." Modulus Architects, Inc. ("Agent") is pleased to submit this request on behalf of Winrock Partners ("Applicant") for a Major Amendment to the approved Master Composite Plan for Winrock Town Center (Project No. PR-2018-001579 / Application SD-2021-00305).

Project Overview: Vision for Winrock Town Center

Winrock Town Center is envisioned as a vibrant, integrated mixed-use redevelopment in the heart of Albuquerque's Uptown Urban Center. Designed to balance retail, entertainment, office, residential, and public spaces, Winrock fosters a walkable, transit-connected community that supports the goals of the ABC Comprehensive Plan and reflects the urban character intended for this key regional destination. The 72-acre site lies south of Indian School Road and north of Interstate 40, partially within the Americas Parkway/Louisiana Blvd Major Transit Corridor. It is zoned MX-H, aligning with the IDO's vision for high-intensity development in areas of change. The project is also located within the Mid Heights Community Planning Area and is supported by an active Tax Increment Development District (TIDD), enabling strategic reinvestment in public infrastructure.

Planning Context and Previous Approvals

The subject property lies entirely within the approved Winrock Town Center Master Development Plan Center (Project No. PR-2018-001579/ Application SD-2021-00305)/Approved June 13, 2022, previously amended by application SD-2021-00305. It includes the following parcels:

- **2160 Louisiana Blvd NE** – Parcel Z-1 and associated tracts totaling 26.02 acres
- **2100 LOUISIANA BLVD NE** – Tract H totaling 2.44 acres
- **2100 Louisiana Blvd NE** – Tract B totaling 2.47 acres
- **7500 INDIAN SCHOOL RD NE** – Tract E1A 3.3847
- **2100 LOUISIANA BLVD NE** – Tract D 2.002 acres
- **7400 INDIAN SCHOOL RD NE** – Tract D1A 4.13
- **2160 LOUISIANA BLVD NE** – Tract J 2.8397
- **2100 LOUISIANA BLVD NE** – Tract A 1.4709
- **2100 LOUISIANA BLVD NE** – Tract A2 9.689
- **2100 LOUISIANA BLVD NE** – Tract A3 5.776
- **2100 LOUISIANA BLVD NE** – Tract A1A2 0.6531
- **2100 LOUISIANA BLVD NE** – Tract A1A1B 2.1833
- **2100 LOUISIANA BLVD NE** – Tract A1A1A1A2 0.5624
- **2100 LOUISIANA BLVD NE** – Tract G 4.4405
- **2100 LOUISIANA BLVD NE** – Tract F1 0.7365 acres
- **2100 LOUISIANA BLVD NE** – Tract F2 5.3295
- **2100 LOUISIANA BLVD NE** – Tract F3 0.2145
- **2100 LOUISIANA BLVD NE** – Tract E1 4.1729
- **2100 LOUISIANA BLVD NE** – Tract E2 0.7157

These approvals have guided the site's transformation, with various development pads constructed or under design. The current request continues this evolution, ensuring alignment with both market demands and long-term infrastructure needs. This amendment continues to implement the high-intensity mixed-use development envisioned under the MX-H zone in alignment with IDO standards and the Albuquerque/Bernalillo County Comprehensive Plan.

Description of Proposed Major Amendment and Plat Action

This application proposes a coordinated update to the Master Composite Site Plan and Preliminary Plat to reflect the next phase of development. Key components of this request include:

- **Realignment of internal parcels** to improve land use efficiency and flexibility.
- **Dedication of a new public roadway (Roadway A)** to enhance internal circulation, emergency access, and multimodal connectivity across the site.
- **Reconfiguration of Tracts Z-1-A, H-1, and B-1**, facilitating future building placements and phasing strategies.
- **Granting of new public easements** for access, water, sanitary sewer, and storm drainage, coordinated with the realigned road network.
- **Updated infrastructure design**, including public water, sanitary sewer, and storm drainage improvements consistent with the realigned layout.

This amendment also supports revised phasing of development and prepares the site for subsequent vertical construction aligned with both tenant demands and the Winrock TIDD financing strategy.

Infrastructure and Funding Coordination

The proposed realignment and infrastructure improvements are supported by a coordinated Infrastructure List (IL) and will be subject to an Infrastructure Improvements Agreement (IIA) pursuant to IDO §14-16-5-4(O). This ensures that all public improvements are appropriately sized, funded, and timed to accommodate the revised development layout. These public investments are also aligned with the goals of the existing TIDD and continue to reinforce Winrock Town Center as a catalyst site for economic and urban growth. The IL will be tied to the Platting action and will not be applicable with this specific application.

Proposed Major Amendment:

This is a request for 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.

This submittal is being processed in conjunction with a Preliminary Plat that poses 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. The platting action will be separate from this Major Amendment application but it will be concurrent with each other.

Compliance with IDO Site Plan – Administrative Review Criteria (§6-5(G)(3))

(a) Compliance with Applicable Regulations:

The amended Site Plan complies with all applicable provisions of the IDO (2025 Update), including dimensional standards (Table 2-5-1), access and connectivity (5-3), parking (5-5), landscaping (5-6), signage (5-12), and all applicable DPM and City engineering standards.

(b) Infrastructure Capacity:

Infrastructure capacity will be addressed through the IIA process. The project's IL identifies all required public improvements necessary to support the realigned development.

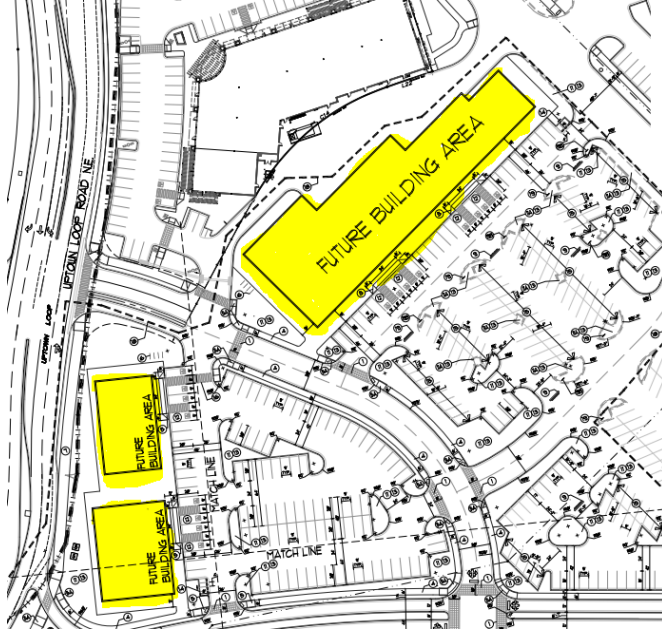
(c) Master Development Plan Consistency:

The site remains within an approved Master Development Plan. This request is consistent with the

established development framework while updating layout and infrastructure to meet current needs.

Future Building Areas and Compliance with Building Design Standards (5-11) As part of this Major Amendment, three Future Building Areas (FBAs) are proposed within the updated Master Composite Plan and replat (See Figure 1 below). These FBAs are shown as placeholders for future vertical development but are not yet defined in terms of specific building program, footprint, or design. The northern most FBA shown below would replace the existing Genghis Grill/ Garduno's building which are there currently but being demolished to make way for new construction at some point in the future. The FBA area for that building is +/- 22,570 square feet and the two southern FBA areas shown would be new buildings, one being +/- 6,300 square feet and the other being +/- 4,950 square feet. In total, we are requesting an approval for future building areas of approximately 33,820 square feet.

Figure 1: FBA Area Highlighted in Yellow



While the architectural character and specific design details of these buildings will be addressed in future Site Plan submittals, all development within these FBAs will comply fully with IDO Section 5-11: Building Design, including but not limited to:

- Façade articulation and material variation
- Transparency and entry orientation
- Building massing appropriate to pedestrian scale
- Compliance with Urban Center and MX-H zone design standards
- Screening of mechanical equipment and loading zones

These FBAs are intentionally flexible to respond to evolving tenant and market demands, but they will be reviewed through the appropriate Site Plan – Administrative or Site Plan – EPC process, depending on thresholds at the time of submittal. Each building will be required to demonstrate full compliance with the IDO's building design regulations to ensure high-quality, context-sensitive development throughout Winrock Town Center.

6-5(G) SITE PLAN – ADMINISTRATIVE

6-5(G)(3) REVIEW AND DECISION CRITERIA

Any application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:

6-6(G)(3)(a) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Applicant Response: The Site Plan complies with all standards of the IDO as adopted and amended as well any DPM standards, and other adopted City regulations. These standards included Dimensional Standards (Table 5-1-2), Access and Connectivity (5-3), Parking and Loading (5-5), Landscaping, Buffering, and Screening (5-6).

6-5(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.

Applicant Response: The City's existing infrastructure and public improvements will have adequate capacity to serve the proposed development. Specific Infrastructure capacity will be addressed through the IIA process. The project's IL identifies all required public improvements necessary to support the realigned development and will contained in the subsequent submittal package and approval of the Preliminary/Final Plat.

6-5(G)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.

Applicant Response: The subject property is located within an approved Master Development Plan. This application is intended to modify the existing plan while following the standards of the IDO.

6-6(H)(3)(g) If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.

Applicant Response: The subject property is not located within an approved Framework Plan.

Neighborhood Engagement

Per IDO requirements, the following neighborhood organizations were notified of this request: District 7 Coalition of Neighborhood Associations, ABQ Park NA, Snow Heights NA, Alvarado Park NA, Winrock South NA, Classic Uptown NA, Winrock Villas Condo Association, Inez NA, Jerry Cline Park NA, Mark Twain NA, and Quigley Park NA were notified of this request. There were no requests for a neighborhood meeting on behalf of the neighborhood associations. There were comments received that were in support of our request.

Conclusion

The requested Major Amendment reflects the continued commitment to a dynamic, high-quality redevelopment of the Winrock site. Realigning internal parcels and infrastructure supports a more efficient and market-responsive site layout, improves access and circulation, and ensures consistency with the long-term development and funding strategies of the TIDD.

We look forward to reviewing this request with the Development Facilitation Team and the Development Hearing Officer. Please do not hesitate to contact me directly with any questions or additional information needs.

Best regards,

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