

Regina Okoye

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Tuesday, June 10, 2025 2:01 PM
To: Regina Okoye
Subject: 2100 & 2160 LOUISIANA BLVD NE : Public Notice Inquiry Sheet Submission
Attachments: 02 - Zone Atlas_marked.pdf

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today’s date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

| Association Name | Association Email | First Name | Last Name | Email | Address Line 1 | City | State | Zip | Mobile Phone | Phone |
|---|-------------------------|------------|--------------|---------------------------|----------------------------|-------------|-------|-------|--------------|------------|
| ABQ Park NA | | Shirley | Lockyer | shirleylockyer@gmail.com | 7501 Sky Court Circle NE | Albuquerque | NM | 87110 | 5057107314 | |
| ABQ Park NA | | Matt | Mirarchi | mattmirarchi@gmail.com | 7540 Leah NE | Albuquerque | NM | 87110 | 9193570548 | |
| District 7 Coalition of Neighborhood Associations | | Michael | Kious | mikekious@aol.com | 7901 Palo Duro Avenue NE | Albuquerque | NM | 87110 | 5059778967 | |
| District 7 Coalition of Neighborhood Associations | | Janice | Arnold-Jones | jearnoldjones70@gmail.com | 7713 Sierra Azul Avenue NE | Albuquerque | NM | 87110 | | 5053790902 |
| Inez NA | inezneighassn@yahoo.com | Donna | Yetter | donna.yetter3@gmail.com | 2111 Hoffman Drive NE | Albuquerque | NM | 87110 | 5055504715 | |
| Inez NA | inezneighassn@yahoo.com | Maya | Sutton | yemaya@swcp.com | 7718 Cutler Avenue NE | Albuquerque | NM | 87110 | 5054634263 | 5052478070 |
| Jerry Cline Park NA | | Eric | Shirley | ericshirley@comcast.net | 900 Grove Street NE | Albuquerque | NM | 87110 | 5052682595 | |
| Jerry Cline Park NA | | Danielle | Boardman | bluestealth93@gmail.com | 1001 Grove Street NE | Albuquerque | NM | 87110 | 5059805216 | |
| Mark Twain NA | | Barbara | Lohbeck | bardean12@comcast.net | 1402 California Street NE | Albuquerque | NM | 87110 | 5052591932 | 5052540285 |
| Mark Twain NA | | Michele | Benton | mkbenton@swcp.com | 1104 Florida NE | Albuquerque | NM | 87110 | 5052395237 | |

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can’t answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, June 10, 2025 10:31 AM
To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Development Hearing Officer
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name
Modulus Architects - Regina Okoye
Telephone Number
5052677686
Email Address
rokoye@modulusarchitects.com
Company Name
Modulus Architects
Company Address
8220 San Pedro NE, Suite 520 (Paseo Nuevo Building)
City
Albuquerque
State
NM
ZIP
87113

Legal description of the subject site for this project:
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
Physical address of subject site:
2100 & 2160 LOUISIANA BLVD NE ALBUQUERQUE NM 87110
Subject site cross streets:

Indian School and Louisiana

Other subject site identifiers:

This site is located on the following zone atlas page:

J-19-Z

Captcha

x

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice*: 6/16/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(K\) Public Notice](#). This notice is being provided to the Neighborhood Representatives on the attached list from the City of Albuquerque's Office of Neighborhood Coordination.

Project Information Required by [IDO §14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2160 & 2100 & 99999 LOUISIANA BLVD NE ALBUQUERQUE NM 87110
Location Description Winrock Town Center - Indian School and Louisiana
2. Property Owner* WINROCK PARTNERS LLC
3. Agent/Contractor [if other than the property owner] Modulus Architects & Land Use Planning(agent)
4. Application(s) Type* per IDO [Table 6-1-1](#)
 - ☐ Historic Certificate of Appropriateness – Minor
 - ☐ Sign Permit
 - ☐ Alternative Signage Plan
 - ☐ Wall/Fence Permit
 - ☒ Site Plan – Administrative

Summary of project/request*:

We are reaching out to inform you of our ongoing work at Winrock Town Center involving a Subdivision Action to realign Roadway A, which will improve internal circulation and connectivity within the development. In conjunction with this, we are pursuing a Master Site Plan Amendment to identify and formalize future building areas within the center. As part of this effort, public and private utilities will be reconfigured, and internal parking areas will be adjusted to better support the evolving layout and functionality of Winrock Town Center. We plan to submit our Master Site Plan Amendment on June 23rd, with an anticipated Development Facilitation Team (DFT) meeting scheduled for July 2nd. The Subdivision Action will follow at a later date. These updates are part of our ongoing commitment to realizing the long-term vision for the site in a way that enhances accessibility, usability, and compatibility with the surrounding community.

5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select option for Development Review Services.

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Modulus Architects & Land Use Planning
Email: Angela M. Piarowski
Phone: 505.338.1499

[Note: Items with an asterisk (*) are required.]

- ☒ Attachments:
- ☒ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*
 - ☐ Others: _____
- ☐ Online website or project page: _____

Project Information Required for Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*¹ J-19-Z
2. Project Illustrations, as relevant*²

- ☒ Architectural drawings
- ☐ Elevations of the proposed building(s)
- ☐ Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above

3. The following exceptions to IDO standards have been requested for this project*:

- ☐ Deviation(s) ☐ Variance(s)³ ☐ Waiver(s)⁴

Explanation*: _____

4. **For Site Plan – Administrative Applications only***,

Attach the proposed site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas. *
- ☒ b. Access and circulation for vehicles and pedestrians. *
- ☒ c. Maximum height of any proposed structures, with building elevations. *
- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

¹ Available online here: <http://data.cabq.gov/business/zoneatlas/>

² While not required, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project.

³ Separate notice is required for Variance Applications.

⁴ Separate notice is required for Waiver Applications.

[Note: Items with an asterisk (*) are required.]

Pre-submittal Neighborhood Meeting date, if it occurred: N/A

Brief Meeting Summary:

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] +/- 72 acres
2. IDO Zone District(s) PC
3. Overlay Zone(s) [if applicable] VPO-2
4. Center or Corridor Area [if applicable] _____
5. Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice for a Site Plan – Administrative application that proposes more than 100 multi-family dwelling units or more than 50,000 s.f. of nonresidential development. To request a facilitated meeting, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for “Development Review Services”.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map:

<https://tinyurl.com/idozoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: SITE PLAN ADMINISTRATIVE (Major Amendment) - DFT

Decision-making Body: Development Facilitation Team (DFT)

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☒ Yes ☐ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 2160 & 2100 & 99999 LOUISIANA BLVD NE ALBUQUERQUE NM 87110

Name of property owner: WINROCK PARTNERS LLC

Name of applicant: Modulus Architects & Land Use Planning, Inc. (agent)/WINROCK PARTNERS LLC (applicant)

Date, time, and place of public meeting or hearing, if applicable:

Anticipated Hearing on July 2, 2025 @9AM, VIA ZOOM

Address, phone number, or website for additional information:

Regina Okoye with Modulus Architects and Land Use Planning, angela@modulusarchitects.com, 505.338.1499

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Regina Okoye
Digitally signed by Regina Okoye
DN: cn=Modulus Architects & Land Use Planning, Inc., CN=
Regina Okoye, E=rokoye@modulusarchitects.com
Reason: I am the author of this document
Location:
Date: 2024.09.11 13:15:28-06'00'
Foxit PDF Reader Version: 2023.3.0

6/16/25

(Applicant signature) (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
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CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☒ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

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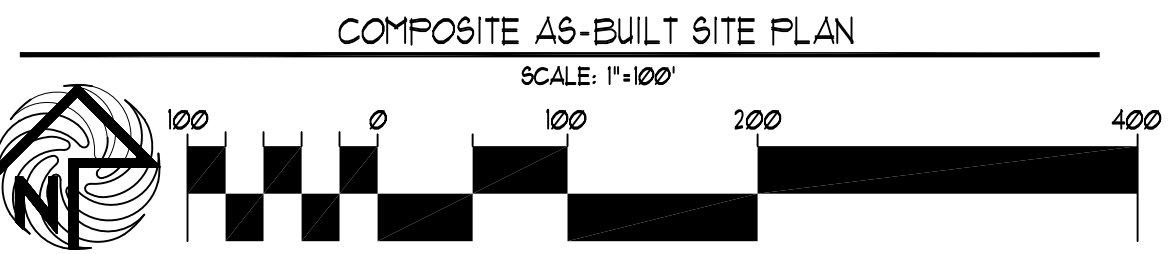
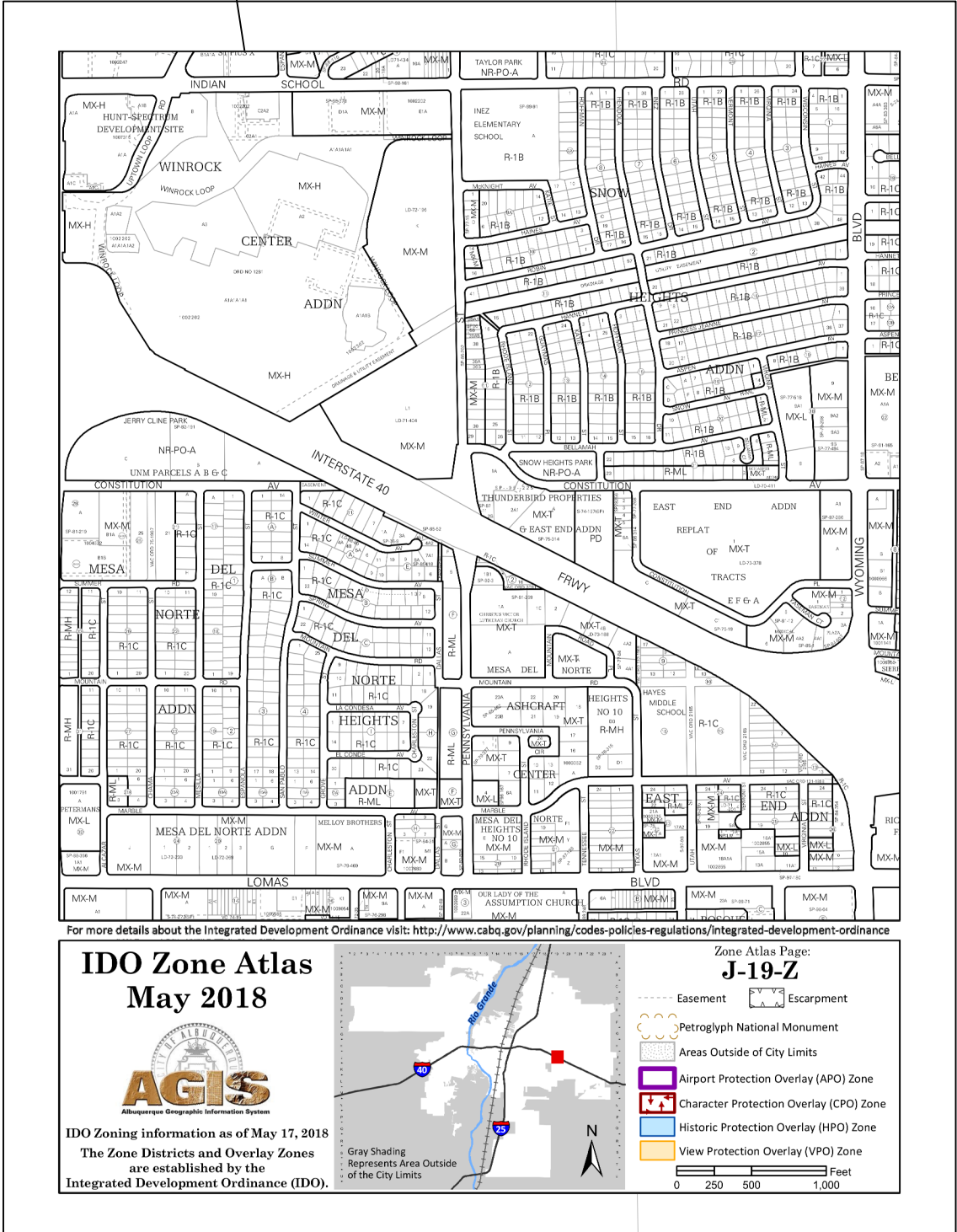
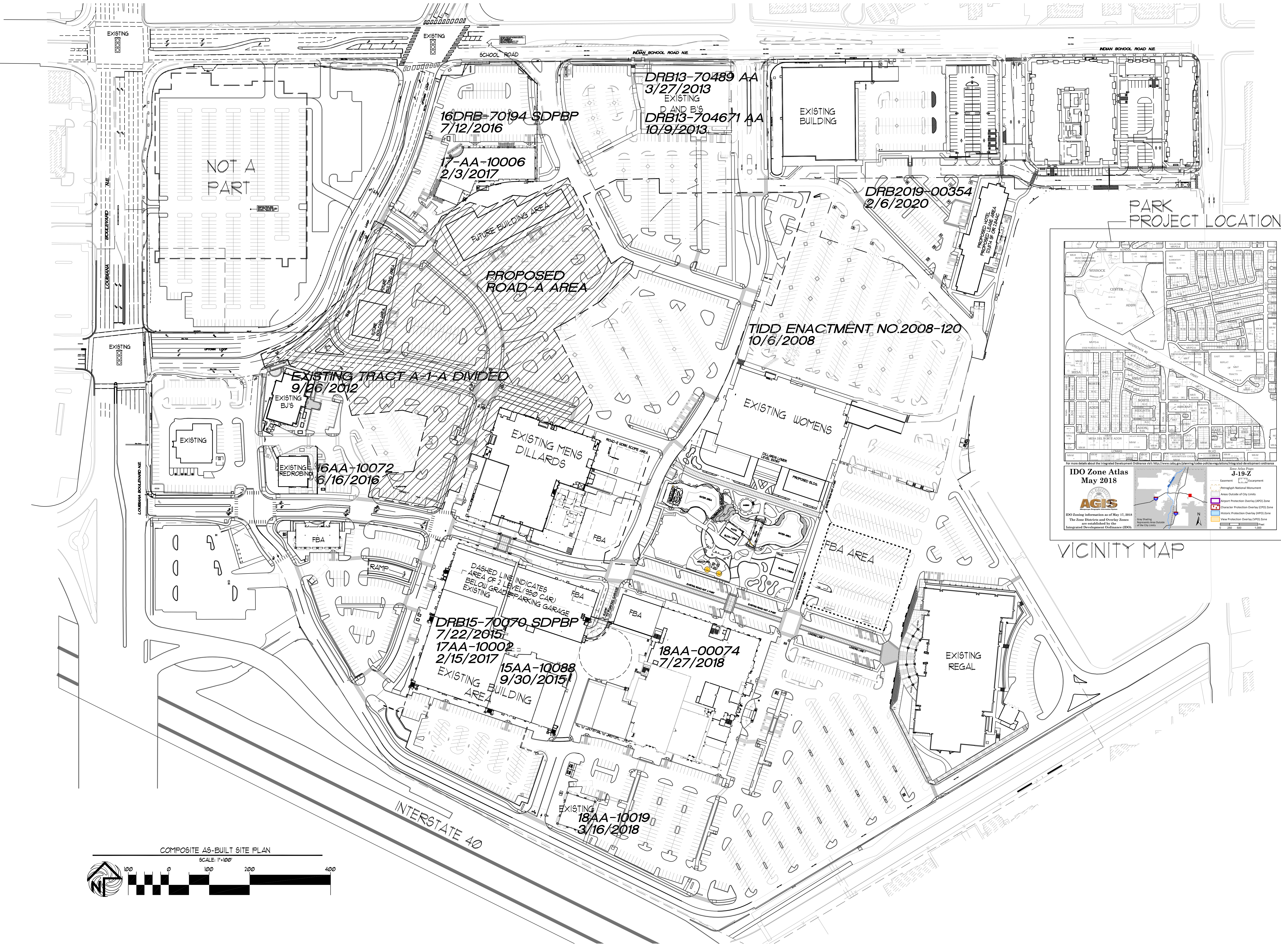
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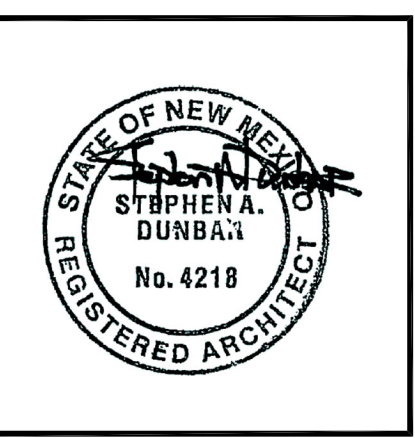
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| REV | DATE | BY | REVISION |
|-----|-----------|----|----------|
| 1 | 4/20/2025 | SP | SP-1 |

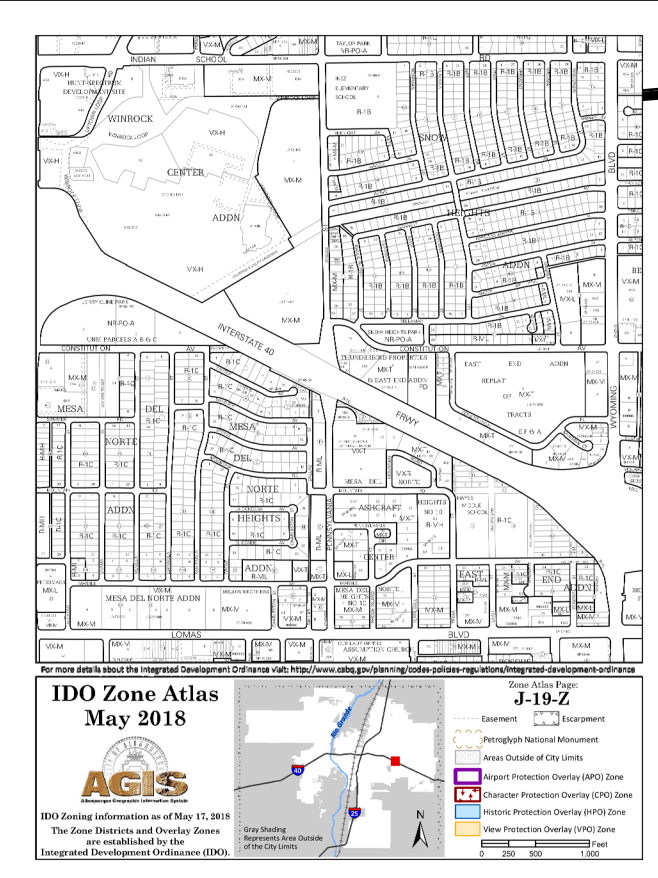
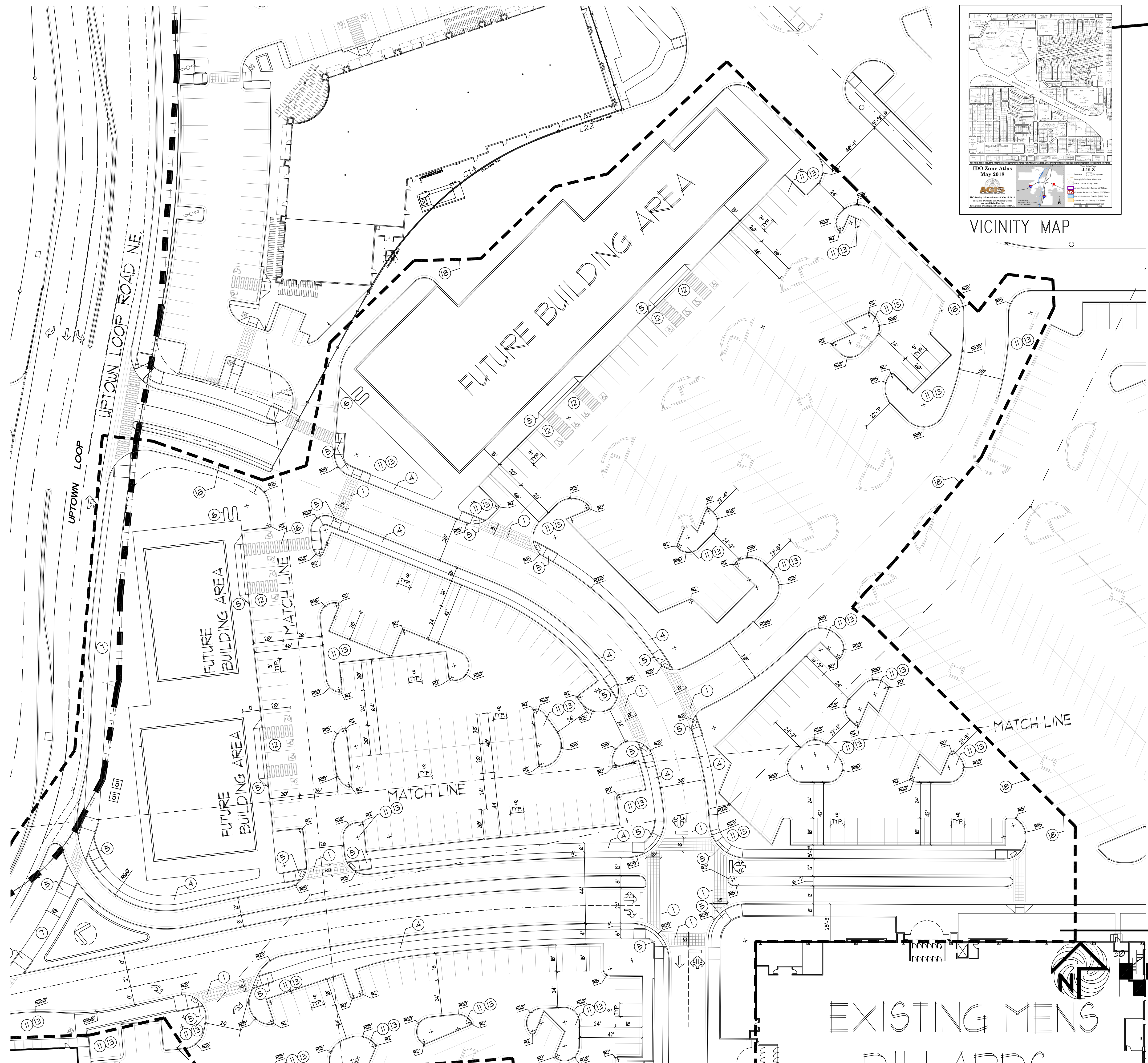
**MODULUS ARCHITECTS
AND LAND USE PLANNING**
8220 SAN PEDRO DR. N.E. SUITE 520
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498





| | | |
|--|-------------------|---------------|
| PROJECT TITLE WINROCK TOWN CENTER 2000 LOUISIANA BLVD. NE ALBUQUERQUE, NM | JOB NO. ROAD-B | DRAWN BY S |
| PROJECT MANAGER STEPHEN DUNBAR, AIA | ROAD-B | |
| SHEET TITLE COMPOSITE AS-BUILT SITE PLAN | | |

| | |
|---------------------|----------------|
| DATE: 4/20/2025 | SHEET: SP-1 |
| SCALE: RE: SCALE | |



PROJECT
LOCATION

- KEYED NOTE:
- ① INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK
 - ② 25' LIGHT POLE LOCATION
 - ③ 14 FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION
TYPICAL PEDESTRIAN LIGHT GRAPHIC SYMBOL:
 - ④ 6' CONC. SIDEWALK
 - ⑤ HANDICAP RAMP PER COA STANDARD
AT 1:12 MAX SLOPE WITH TRUNCATED DOMES PER COA STANDARDS
 - ⑥ INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY)
TYPICAL BIKE RACK GRAPHIC SYMBOL:
 - ⑦ 10' INTEGRALLY COLORED CONC. SIDEWALK
 - ⑧ TRASH RECEPTACLE PROVIDED AND INSTALLED BY OWNER
 - ⑨ NOT USED
 - ⑩ NOT A PART-FUTURE REDEVELOPMENT PHASE
 - ⑪ 6" HIGH CONC. ISLAND
RE: SITE GRADING PLAN FOR INFO
 - ⑫ H.C. PARKING STALL.
 - ⑬ LANDSCAPE AREA
RE: LANDSCAPE PLAN FOR INFO
 - ⑭ INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION
NOTE: EACH ONSITE STALL MEASURES 4' X 8' IN SIZE
RE: SITE PLAN FOR LOCATIONS.
 - ⑮ NOT USED
 - ⑯ INDICATES PAINTED CROSS WALK STRIPE
 - ⑰ EXISTING HYDRANT LOCATION TO REMAIN
 - ⑱ DASHED LINE INDICATES PROJECT SCOPE AREA LIMITS.
 - ⑲ NOT USED
 - ⑳ INDICATES VEHICLE STOP SIGN LOCATION

LINETYPE LEGEND

| | |
|------------------------|--|
| PROJECT SCOPE AREA | |
| EXISTING PROPERTY LINE | |
| EXISTING CURB LINE | |
| PROPOSED CURB LINE | |

ENLARGED SITE PLAN
SCALE: 1"=30'



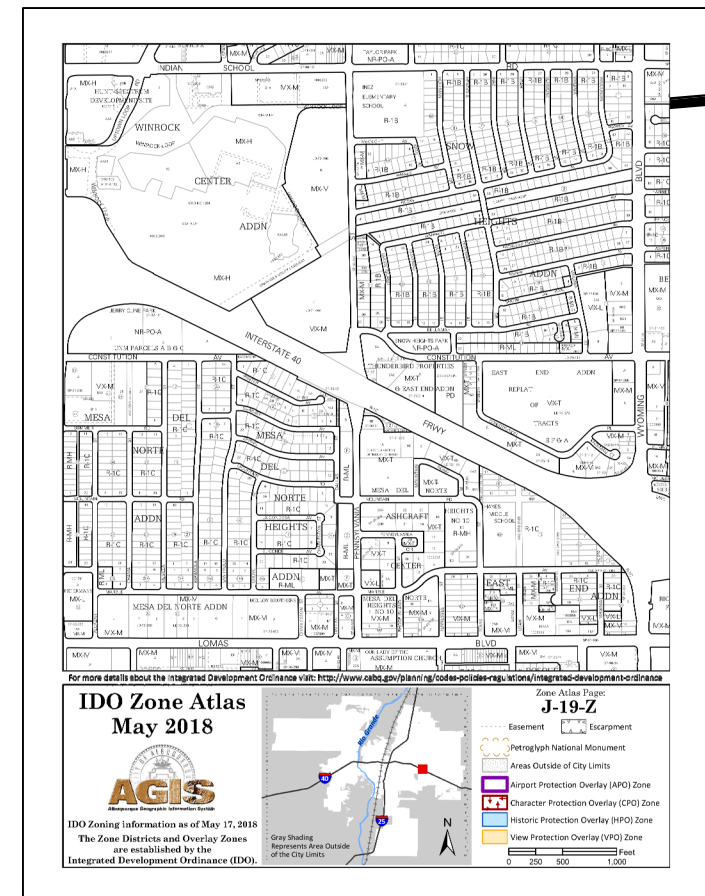
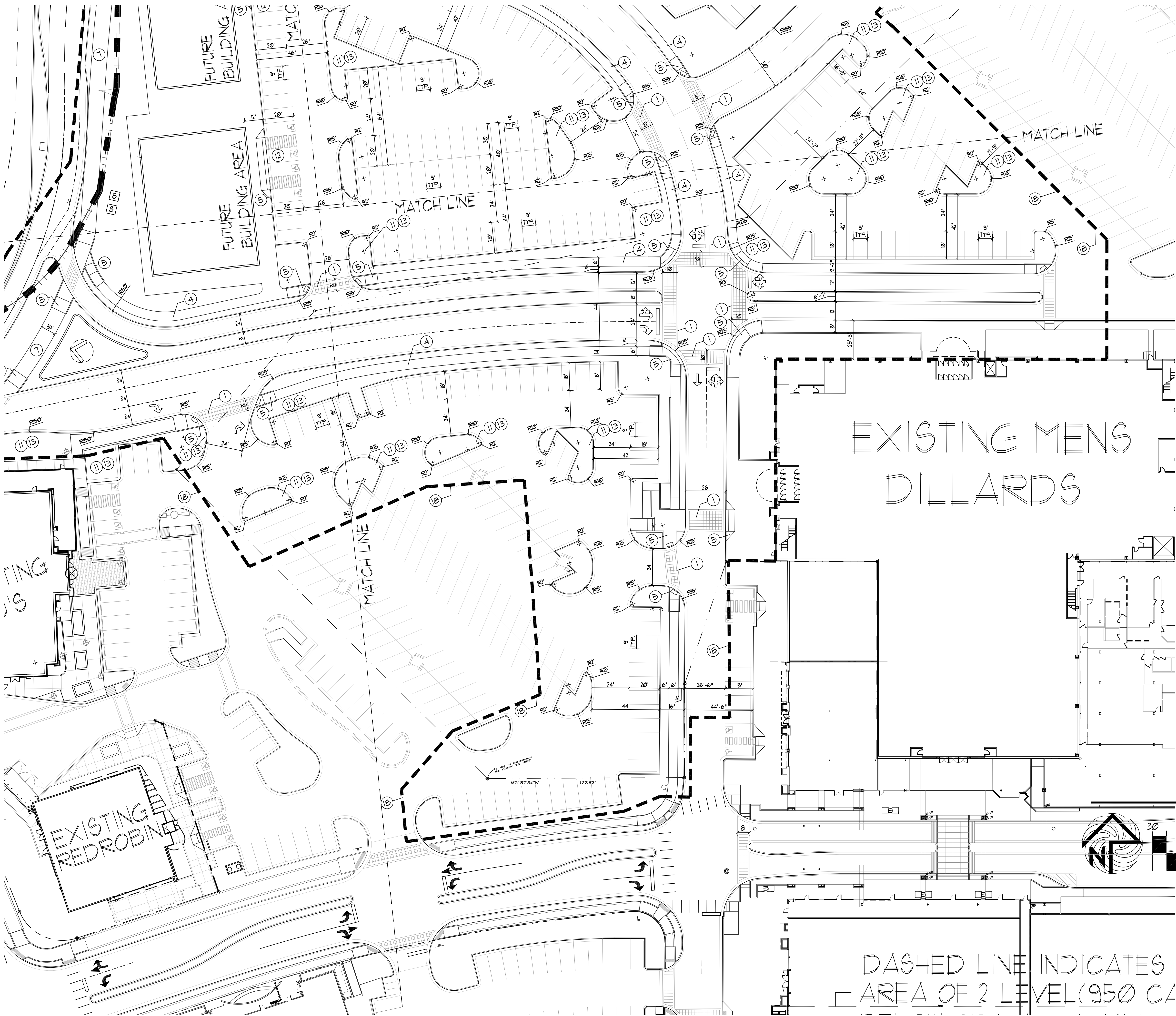
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| 1 | 4/20/2025 | SP | 1 |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |

**MODULUS ARCHITECTS
AND LAND USE PLANNING**
8220 SAN PEDRO DR. N.E. SUITE 520
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



| | | |
|--|-------------------|---------------|
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| PROJECT MANAGER STEPHEN DUNBAR, AIA | ROAD-B | |
| SHEET TITLE PROPOSED ROAD-E | | |

| | |
|--------------------|----------------|
| DATE 4/20/2025 | SHEET SP-1B |
| SCALE RE: SCALE | |



PROJECT
LOCATION

VICINITY MAP

KEYED NOTE:

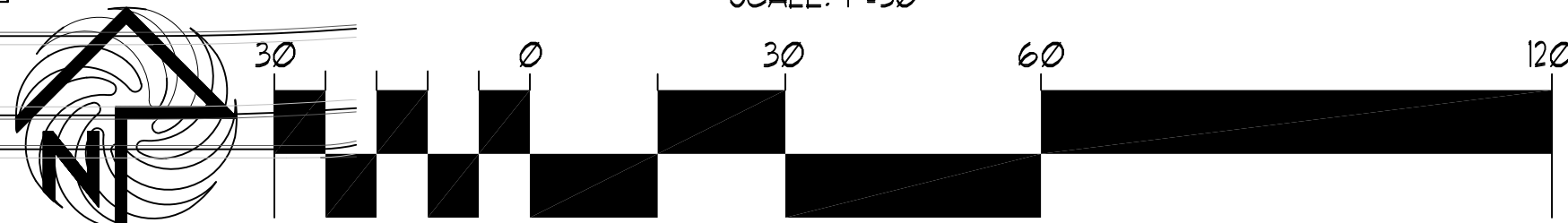
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- ③ 14 FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION
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- ⑲ NOT USED
- ⑳ INDICATES VEHICLE STOP SIGN LOCATION

LINE TYPE LEGEND

- PROJECT SCOPE AREA
- EXISTING PROPERTY LINE
- EXISTING CURB LINE
- PROPOSED CURB LINE

ENLARGED SITE PLAN

SCALE: 1"=30'



DASHED LINE INDICATES
AREA OF 2 LEVEL (950 C)

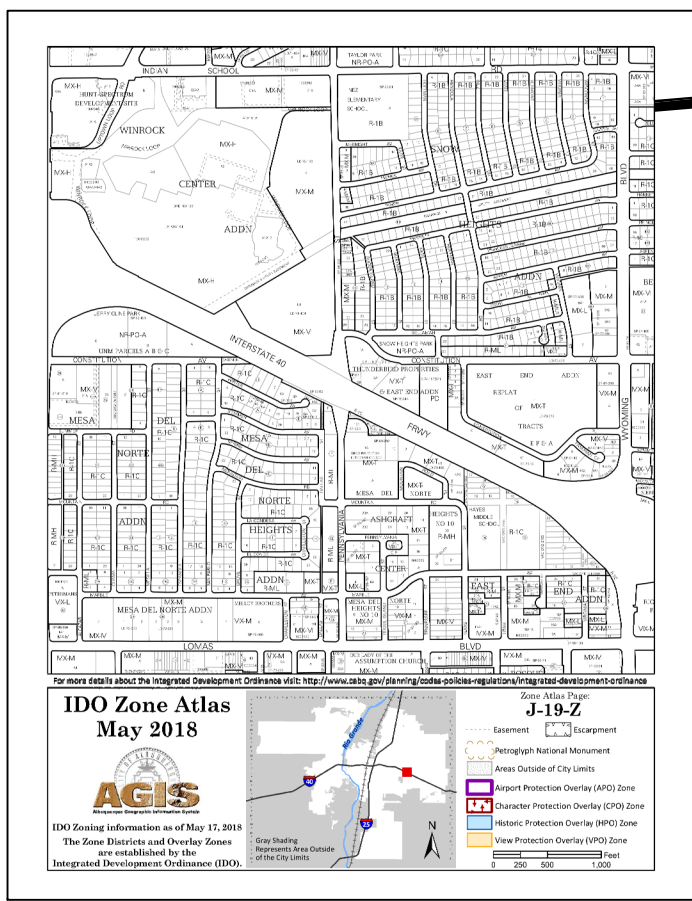
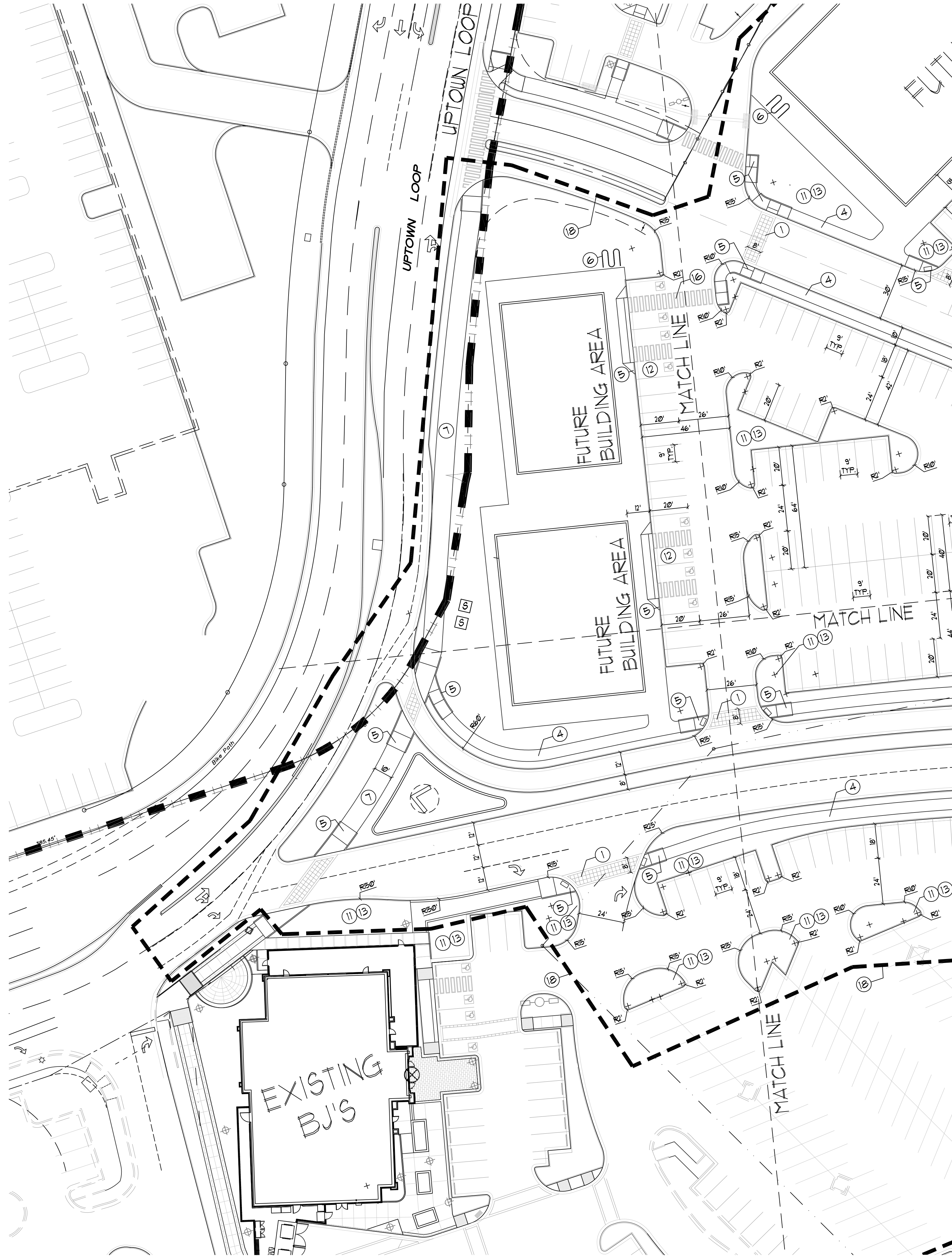
| REV | DATE | BY | REVISION |
|-----|------|----|----------|
| 1 | | | |
| 2 | | | |
| 3 | | | |
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MODULUS ARCHITECTS
AND LAND USE PLANNING

8220 SAN PEDRO DR. N.E. SUITE 520
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



| | | | |
|--|--|--------------------|--------------------------------|
| PROJECT TITLE WINROCK TOWN CENTER 2000 LOUISIANA BLVD. NE ALBUQUERQUE, NM | JOB NO. ROAD-B | DRAWN BY S | SHEET TITLE PROPOSED ROAD-E |
| DATE 4/20/2025 | PROJECT MANAGER STEPHEN DUNBAR, AIA | SCALE RE: SCALE | SHEET SP-10 |



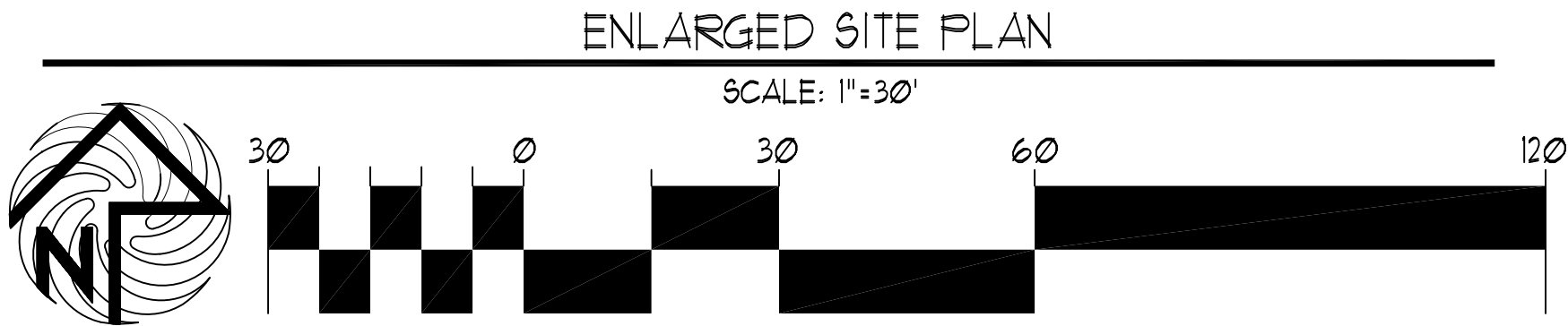
VICINITY MAP

KEYED NOTE:

- ① INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK
- ② 25' LIGHT POLE LOCATION
- ③ 14 FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION
TYPICAL PEDESTRIAN LIGHT GRAPHIC SYMBOL =
- ④ 6' CONC. SIDEWALK
- ⑤ HANDICAP RAMP PER COA STANDARD
AT 1:12 MAX SLOPE WITH TRUNCATED DORIES PER COA STANDARDS
- ⑥ INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY)
TYPICAL BIKE RACK GRAPHIC SYMBOL =
- ⑦ 10' INTEGRALLY COLORED CONC. SIDEWALK
- ⑧ TRASH RECEPTACLE PROVIDED AND INSTALLED BY OWNER
- ⑨ NOT USED
- ⑩ NOT A PART-FUTURE REDEVELOPMENT PHASE
- ⑪ 6" HIGH CONC. ISLAND
RE: SITE GRADING PLAN FOR INFO
- ⑫ H.C. PARKING STALL.
- ⑬ LANDSCAPE AREA
RE: LANDSCAPE PLAN FOR INFO
- ⑭ INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION
NOTE: EACH ONSITE STALL MEASURES 4' X 8' IN SIZE
RE: SITE PLAN FOR LOCATIONS.
- ⑮ NOT USED
- ⑯ INDICATES PAINTED CROSS WALK STRIPE
- ⑰ EXISTING HYDRANT LOCATION TO REMAIN
- ⑱ DASHED LINE INDICATES PROJECT SCOPE AREA LIMITS.
- ⑲ NOT USED
- ⑳ INDICATES VEHICLE STOP SIGN LOCATION

LINETYPE LEGEND

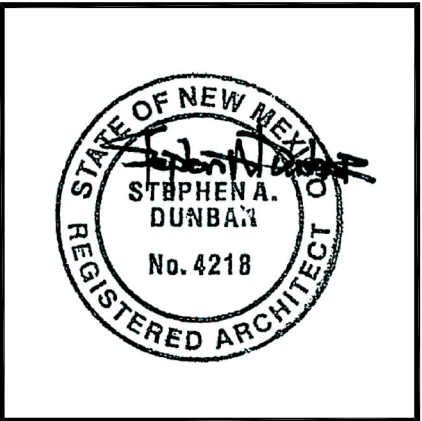
- PROJECT SCOPE AREA
- EXISTING PROPERTY LINE
- EXISTING CURB LINE
- PROPOSED CURB LINE



| REV | DATE | BY | REVISION |
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ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



| | | |
|--|--------------------------------|---------------|
| PROJECT TITLE WINROCK TOWN CENTER 2100 LOUISIANA BLVD. NE ALBUQUERQUE, NM | JOB NO. ROAD-B | DRAWN BY S |
| PROJECT MANAGER STEPHEN DUNBAR, AIA | SHEET TITLE PROPOSED ROAD-B | |

| | |
|---------------------|-----------------|
| DATE: 4/20/2025 | SHEET: SP-1D |
| SCALE: RE: SCALE | |

From:

Sent:

To:

Cc:

Subject:

Attachments:

Regina Okoye

Monday, June 16, 2025 1:39 PM

'inezneighassn@yahoo.com'; 'shirleylockyer@gmail.com'; 'mattmirarchi@gmail.com'; 'mikekious@aol.com'; 'jearnoldjones70@gmail.com'; Donna Yetter; 'yemaya@swcp.com'; 'ericshirley@comcast.net'; 'bluestealth93@gmail.com'; 'bardean12@comcast.net'; 'mkbenton@swcp.com'

Angela Williamson; Stephen Dunbar

Public Notice of a Proposed Project in the City of Albuquerque - Winrock Town Center

onc response.pdf; Zone Atlas_marked.pdf; Major Amendment Plans.pdf; CABQ_Public_Notice_Checklist.pdf; Emailed-Notice-Administrative.pdf

Public Notice of a Proposed Project in the City of Albuquerque
Administrative Review/Decision – Electronic Mail

Date of Notice*: 6/16/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(K\) Public Notice](#). This notice is being provided to the Neighborhood Representatives on the attached list from the City of Albuquerque’s Office of Neighborhood Coordination.

Project Information Required by [IDO §14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address

2160 & 2100 & 99999 LOUISIANA BLVD NE ALBUQUERQUE NM 87110
- Location Description

Winrock Town Center - Indian School and Louisiana
2. Property Owner

WINROCK PARTNERS LLC
3. Agent/Contractor *[if other than the property owner]*

Modulus Architects & Land Use Planning(agent)
4. Application(s) Type* per IDO [Table 6-1-1](#)

☐ Historic Certificate of Appropriateness – Minor

☐ Sign Permit

☐ Alternative Signage Plan

☐ Wall/Fence Permit

☒ Site Plan – Administrative

Summary of project/request*:

We are reaching out to inform you of our ongoing work at Winrock Town Center involving a Subdivision Action to realign Roadway A, which will improve internal circulation and connectivity within the development. In conjunction with this, we are pursuing a Master Site Plan Amendment to identify and formalize future building areas within the center. As part of this effort, public and private utilities will be reconfigured, and internal parking areas will be adjusted to better support the evolving layout and functionality of Winrock Town Center. We plan to submit our Master Site Plan Amendment on June 23rd, with an anticipated Development Facilitation Team (DFT) meeting scheduled for July 2nd. The Subdivision Action will follow at a later date. These updates are part of our ongoing commitment to realizing the long-term vision for the site in a way that enhances accessibility, usability, and compatibility with the surrounding community.

5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select option for Development Review Services.

6. Where more information about the project can be found*:

Preferred project contact information:

Name:

Modulus Architects & Land Use Planning

Email:

Angela M. Piarowski

Phone:

505.338.1499

- ☒ Attachments:
- ☒ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*
 - ☐ Others:
- ☐ Online website or project page:

Project Information Required for Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*¹

2. Project Illustrations, as relevant*²

- ☒ Architectural drawings
- ☐ Elevations of the proposed building(s)
- ☐ Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above

3. The following exceptions to IDO standards have been requested for this project*:

- ☐ Deviation(s) ☐ Variance(s)³ ☐ Waiver(s)⁴

Explanation*:

N/A

4. ***For Site Plan – Administrative Applications only****,

Attach the proposed site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas. *
- ☒ b. Access and circulation for vehicles and pedestrians. *
- ☒ c. Maximum height of any proposed structures, with building elevations.*
- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Pre-submittal Neighborhood Meeting date, if it occurred:

N/A

Brief Meeting Summary:

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property *[typically in acres]*

+/- 72 acres
2. IDO Zone District(s)

MX-H
3. Overlay Zone(s) *[if applicable]*
4. Center or Corridor Area *[if applicable]*

Uptown Urban Center, Americas Pkwy/Louisiana Major Transit Corridor
5. Current Land Use(s) *[vacant, if none]*

Commercial Retail

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice for a Site Plan – Administrative application that proposes more than 100 multi-family dwelling units or more than 50,000 s.f. of nonresidential development. To request a facilitated meeting, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for “Development Review Services”.

Useful Links

Integrated Development Ordinance (IDO):
<https://ido.abc-zone.com/>

IDO Interactive Map:
<https://tinyurl.com/idozoningmap>

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Albuquerque, New Mexico 87113
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Email: rokoye@modulusarchitects.com
Meet Modulus Link Here: [Meet Modulus Architects & Land Use Planning Here!](#)
Website: www.modulusarchitects.com
Join us on Facebook: [Modulus Architects on Facebook](#)

Join us on Instagram: [Modulus Architects on Instagram](#)

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