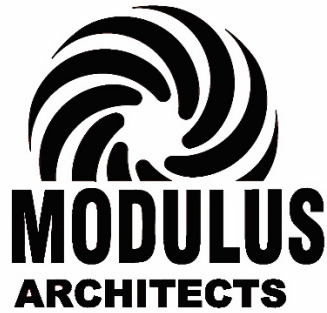




Development Hearing Officer (DHO)
City of Albuquerque, Planning Department
Plaza Del Sol, 600 Second NW
Albuquerque, New Mexico 87102

July 7, 2025

RE: Preliminary 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 Preliminary Plat review.

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 & H WINROCK 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.

Proposed Preliminary Plat:

This Preliminary 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.

Sketch Plat Comments

Water Utility Authority

1. The purpose of the application is not clear. Please clarify.

Applicant Response: This has been identified on the prelim plat under “Purpose of Plat”

2. This appears to be a subdivision that is creating a new Tract K and reconfiguring roadways.

Applicant Response: This has been identified on the prelim plat under “Purpose of Plat”

3. Please place a Request for Availability online at the following link:

http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.

Applicant Response: A request has been submitted and is now pending.

Transportation

1. Louisiana is a Principal Arterial within a Center and requires 10’ sidewalk with a 6’ to 8’ landscape buffer. All other adjacent roads are private and require 5’ sidewalks. Please provide dimensions of all existing sidewalks and buffers to determine if widening is required.

Applicant Response: See attachment named “Sidewalk Exhibit” and “SITE SKETCH”.

Planning

1. This is a request for a Sketch Plat review of a future platting application in conjunction with a Major Amendment to the approved Master Composite Plan for Winrock Town Center to reconfigure three parcels: Tracts Z-1-A, H-1, and B-1, as well as grant Public Access, Drainage, Water and Sanitary Sewer Easements and dedicate a new public roadway referred to in the Sketch Plat application as ‘Roadway A’ to enhance circulation, support future phases of development, and improvement multimodal connectivity across the site.

Applicant Response: Correct.

2. The subject site is zoned MX-H – Mixed-Use – High Intensity Zone District, and is located within the Uptown Urban Center.

Applicant Response: Noted

3. Louisiana is a Principal Arterial within a Center and requires 10' sidewalk with a 6' to 8' landscape buffer. All other adjacent roads are private and require 5' sidewalks.

Applicant Response: See attachment named "Sidewalk Exhibit" and "SITE SKETCH".

4. The Master Composite Plan for Winrock Town Center was last amended by the Development Review Board (DRB) per the approval of PR-2018-001579 / SI-2021-00305 on January 19th, 2022.

Applicant Response: There was a Major Amendment submitted concurrently with this application (SP-2025-00050/PR-2018-001579)

5. Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>

Applicant Response: Completed pending ABCWUA.

6. The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.

Applicant Response: Completed

7. All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Major Preliminary/Final Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application.

Applicant Response: Notices have been complete

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

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

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