

01 APPLICATION



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input checked="" type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
A Vacation of Public Easement to facilitate the development of a new 199-unit multi-family development on a vacant lot located within the Winrock Town Center at 7500 Indian School Rd		

APPLICATION INFORMATION		
Applicant: Darin Sand, Winrock Partners LLC		Phone: (505) 881-0100
Address: 100 Sun Avenue NE, Suite 210		Email: sand@goodmanrealty.com
City: Albuquerque	State: New Mexico	Zip: 87109
Professional/Agent (if any): Will Gleason, Dekker/Perich/Sabatini		Phone: (505) 761-9700
Address: 7601 Jefferson St NE, Suite 100		Email: willg@dpsdesign.org
City: Albuquerque	State: New Mexico	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: PARCEL E-1-A REPLAT OF PARCEL A-1-A-1-A-1 & PARCEL E-1-AWINROCK CENTER ADDITION CONT 3.3847 AC	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101905823850920409
Zone Atlas Page(s): J19	Existing Zoning: MX-M	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres): 3.88
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 7500 Indian School Rd	Between: Pennsylvania St	and: Indian School Rd
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature:	Date: February 4, 2021				
Printed Name: Will Gleason	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent				
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
SD-2021-00168	VPE	\$425.00			
Meeting Date: March 3, 2021			Fee Total: \$425.00		
Staff Signature:			Date: 2/6/21		Project # PR-2018-001579

02 FORM V

FORM V: Vacations of Easements or Right-of-way- DRB

Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.

VACATION OF RIGHT-OF-WAY – DRB

VACATION OF RIGHT-OF-WAY – COUNCIL

- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents *in the order provided on this form.*
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s) (7 copies, folded)
Not required for City owned public right-of-way.
- Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- If easements, list number to be vacated _____
- Square footage to be vacated (see IDO Section 14-16-6-6(M) _____)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement - IDO Section 14-16-6-6(K)(4) is satisfied

VACATION OF PRIVATE EASEMENT

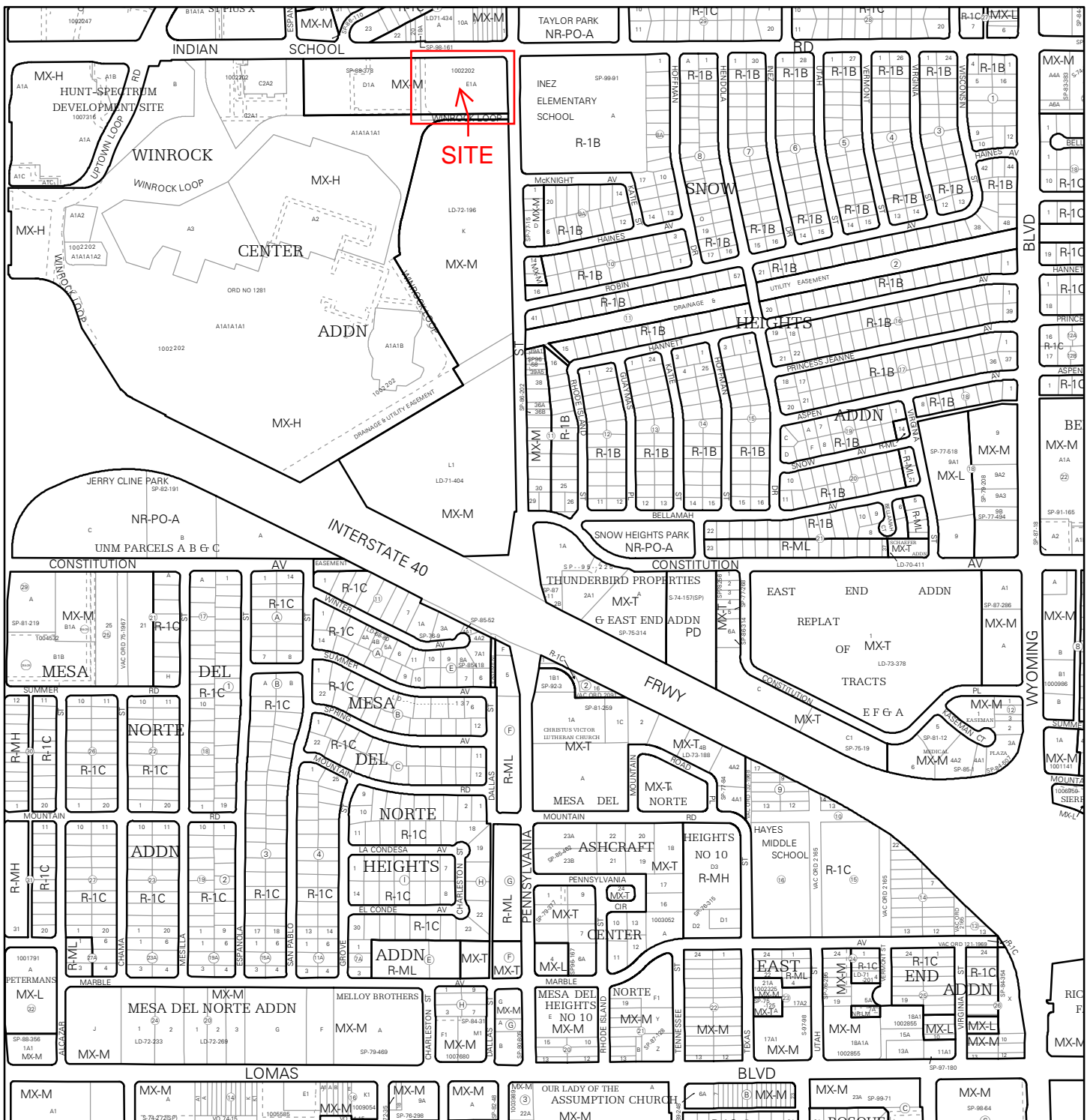
VACATION OF PUBLIC EASEMENT

- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents *in the order provided on this form.*
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s) (7 copies, folded)
- Drawing showing the easement to be vacated (7 copies, not to exceed 8.5" by 11")
- List number to be vacated 8/26/1988, C37-54 (BK 721, Pg. 173-177)
- Proof of Pre-Application meeting

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: February 4, 2021</p>
<p>Printed Name: Will Gleason</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: SD-2021-00168</p>	<p>Project Number: PR-2018-001579</p>
<div style="text-align: right;"> </div>	
<p>Staff Signature: </p>	
<p>Date: 2/6/21</p>	


03 ZONE ATLAS PAGE



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

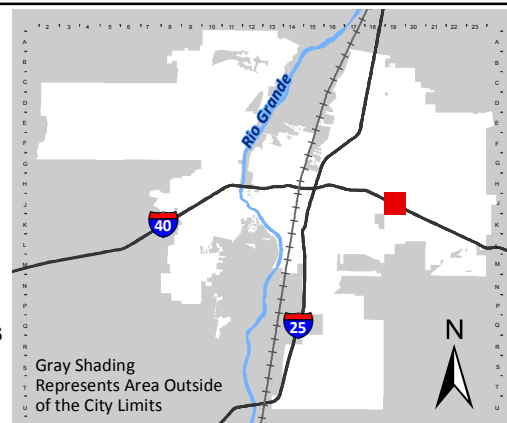
IDO Zone Atlas

May 2018



Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-19-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

04 LETTER OF AUTHORIZATION

February 4, 2021

Jolene Wolfley
Development Review Board
City of Albuquerque Planning Department
600 2nd St NW
Albuquerque, NM 87102

**RE: Request for Vacation of Public Right-of-Way and Public Easement
The Lofts at Winrock
7500 Indian School Rd**

Dear Mrs. Wolfley:

This Letter authorizes Dekker/Perich/Sabatini LLC and to represent Goodman Realty Group, owner of the property located at 7500 Indian School, with regard to the design and approval of all necessary steps related to the regulatory and permitting process with the City of Albuquerque. This letter authorizes Dekker/Perich/Sabatini LLC to act as Goodman Realty Group's agent as necessary with the permitting and associated approval processes required for the requested vacations referenced above.

Please contact me at 505-249-4858 if there are any questions.

Sincerely,

Darin Sand

Darin Sand, LEED AP
Vice President of Development
Goodman Realty Group

05 JUSTIFICATION LETTER

February 4, 2021

Jolene Wolfley, Chair
Development Review Board
600 2nd St NW
Albuquerque, NM 87102

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Mrs. Wolfley,

Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is submitting an application for two additional actions: a Vacation of Public Access Easement and a subsequent replat. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting with representatives from Snow Heights Neighborhood Association.

The proposed Vacation of Public Access Easement would remove the existing deceleration lane along Pennsylvania St NE so that the site would absorb the area between the property line and the curb. Due to the existing deceleration lane, a 12' public easement covers the area from the east property line 12' to the west to serve this existing turning lane. The Vacation of Public Access Easement in turn requires a replat for the site. As mentioned, these actions do not change the design, property extents or character of the previously submitted materials for this site, but rather assist to clarify extents of property development and remove a residual land dedication that is no longer required.

The applicant respectfully requests the approval of this vacation of public access easement based on the criteria of **Section 6-6(M)(3) Review and Decision Criteria** for a Vacation of Easement, Private Way, or Public Right-of-Way based on compliance with the following criteria:

6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

A subsequent Traffic Impact Study was conducted that reveals that a deceleration lane is not necessary for the amount of traffic entering onto Winrock Loop from Pennsylvania St from the north. Pedestrian facilities as well as bike facilities are still accommodated at the same level and are therefore not negatively impacted by the requested vacation of public right-of-way and public easement. The public welfare does not require that the easement and public right-of-way be retained.

6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

The subject site is located at 7500 Indian School Rd, a vacant parcel on the southwest corner of Indian School Rd and Pennsylvania St. The property is zoned Mixed-use Moderate Intensity (MX-M) 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 that provide a net benefit to the public welfare by providing more and closer opportunities for living and working. The subject site is an infill site within a designated Urban Center that has existing infrastructure and public improvements that are of adequate capacity to serve the proposed development already, therefore not adding any additional strain to the public in these areas. The site is also located within the Winrock Town Center, an 83-acre mixed use development re-designed from the ground up to combine retail, entertainment, office, and hospitality facilities with environmentally responsible development.

No substantial property right is being abridged against the will of the owner of the right, as the applicant is the agent for the owner and developer of the subject property affected by the request for vacation of right-of-way and public easement.

The project team provided all adjacent Neighborhood Associations an opportunity to meet and discuss the proposed amendment prior to this submittal. At the request of the Snow Heights Neighborhood Association, a meeting was held on January 26, 2021 to discuss the proposed vacations. After discussion, the association was generally supportive of the development and had no opposition to the vacations as requested.

Based upon the rationale presented in this letter, we respectfully request approval of the proposed vacation of public access easement to facilitate the development of the Winrock Apartments at Indian School and Pennsylvania. As stated above, this request would facilitate the development of an appropriate use to an underutilized infill parcel in the Uptown area. Upon completion, we feel that this project will contribute to the success of Uptown and further the intent of the IDO and the goals stated in the Comprehensive Plan. If you have any questions or need clarification of anything contained herein, please contact me at (505)761-9700 or willg@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

06 DOCUMENT CREATING EASEMENT

07 DRAWING - EASEMENT TO BE VACATED

GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- D. SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- E. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- F. LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
- G. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- H. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

DEVIATIONS

REQUESTED VARIANCE TO PEDESTRIAN WALKWAY WIDTHS THROUGH ZHE APPLICATION SUBMITTED ON 11.03.2020
 INDIAN SCHOOL ROAD - DEVIATION OF 7'-0" TO THE REQUIRED 15'-0"
 WINROCK LOOP - DEVIATION OF 8'-0" TO THE REQUIRED 15'-0"
 PENNSYLVANIA STREET - DEVIATION OF 4'-0" TO THE REQUIRED 10'-0"

PROJECT DATA

ZONING: IDO MX-M & URBAN CENTER (UC), PART OF WINROCK MASTER PLAN
LEGAL DESCRIPTION: PARCEL E-1-A REPLAT OF PARCEL A-1-A-1-A-1 & PARCEL E-1-A WINROCK CENTER ADDITION CONT 3.3847 AC
SITE AREA: 3.3847 ACRES
IDO ZONE ATLAS: J-19-2 (MAY 2018)
SETBACKS (MIN/MAX): FRONT 0'15", SIDE= 0'15", REAR= 15' MIN
BUILDING HEIGHT 75'-0" MAX ALLOWED:
 BUILDING 1: 50'-6"
 BUILDING 2: 50'-6"
 TOWNHOUSES: 48'-0"

FIRE FLOW: 4,500 GPM
HYDRANTS REQUIRED: 8 TOTAL
BUILDING OCCUPANCY: R-2 (APARTMENTS) + A (COMMONS)
CONSTRUCTION TYPE: VA, FULLY SPRINKLED

AREA OF LOT COVERED BY BUILDINGS
 BUILDING 1: 38,985 SF
 BUILDING 2: 17,698 SF
 TOWNHOUSES: 3,731 SF
TOTAL: 60,414 SF *this number is used to calculate net lot*

GROSS AREA OF BUILDINGS
 BUILDING 1 (4 LEVELS): 153,359 GSF
 BUILDING 2 (4 LEVELS): 66,610 GSF
 TOWNHOUSES (2 LEVELS): 7,399 GSF
TOTAL: 227,368 GSF

USABLE OPEN SPACE
 1 BR: 200 SF/UNIT, 2 BR: 250 SF/UNIT, 3 BR: 300SF/UNIT
 STUDIO + 1 BR = 151 * 200 SF = 30,200 SF
 2 BR = 56 * 250 SF = 14,000 SF
 USABLE OPEN SPACE REQUIRED: 22,100 SF WITH 50% REDUCTION FOR UC
 USABLE OPEN SPACE PROVIDED: 35,500 SF
 (courtyard area including pool, landscape areas, private walkways)

PARKING CALCULATION (IDO Table 5-5-1):
 7 SPACE/DWELLING UNIT = 207 PARKING SPACES REQUIRED

PARKING CREDITS IDO 5-5(C)(6):
 2 ELECTRIC VEHICLE CHARGING STATION WITH 2 PORTS (4)
 1 DESIGNATED SHARED CARPOOL SPACE (4)

PARKING REDUCTION:
 PROXIMITY TO TRANSIT 30% REDUCTION (60)
 (Winrock MP located within 1/2 mile of Uptown Transit Center)
 PARKING SPACES REQUIRED WITH CREDITS/REDUCTIONS = 141
 PARKING SPACES PROVIDED = 160
 (80 parking spaces are provided off-site via shared parking agreement in a gated parking lot available only to residents)

MOTORCYCLE PARKING REQUIRED = 4
 MOTORCYCLE PARKING PROVIDED = 4
BICYCLE PARKING REQUIRED = 3 PER 5 DU = 124
 BICYCLE PARKING PROVIDED = 126 (100 interior bike storage, 26 exterior bicycle racks)

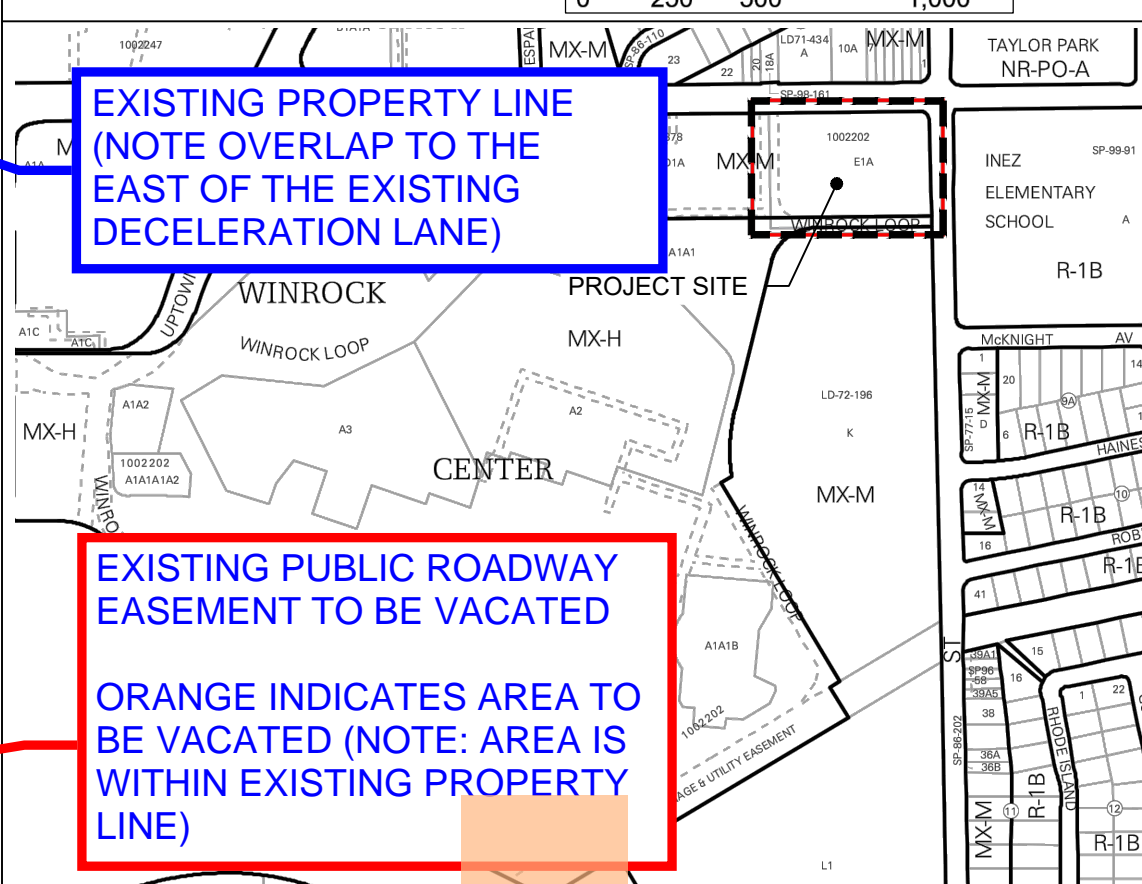
LEGEND

- LANDSCAPE AREA
- STABILIZED CRUSHER FINES OR SYNTHETIC TURF
- ACCENT PAVING: COLORED CONCRETE OR CONCRETE PAVERS
- RAISED PEDESTRIAN CROSSING WITH DRIVABLE CURBS/RAISED PEDESTRIAN CROSSING TABLE
- PROPERTY LINE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (F.D.C.)
- SITE LIGHTING TO MATCH WINROCK TOWN CENTER
- TWO-POINT LOCK BICYCLE RACK EACH SUPPORTING 2 BICYCLES PER 5-5E(4)
- SITE FURNITURE: TABLES AND CHAIRS, BENCHES, TRASH RECEPTACLES, POOL FURNITURE

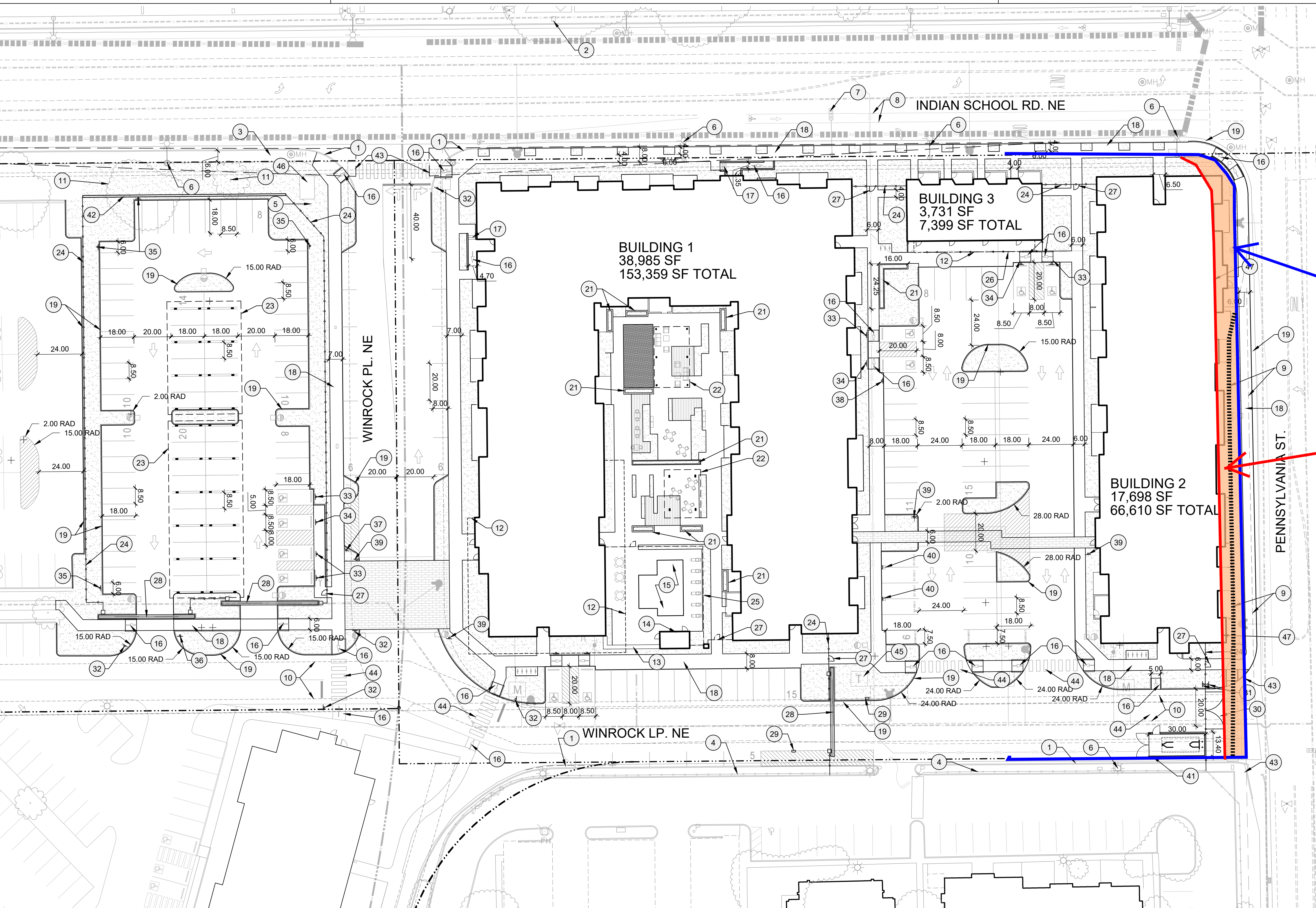
SHEET KEYNOTES

- | CODE | DESCRIPTION |
|------|---|
| 1 | EXISTING CONCRETE CURB |
| 2 | EXISTING BUS STOP |
| 3 | EXISTING SIDEWALK |
| 4 | EXISTING FENCE |
| 5 | EXISTING MONUMENT SIGN TO BE REMOVED |
| 6 | EXISTING LIGHT POLE |
| 7 | EXISTING TRAFFIC LIGHT |
| 8 | EXISTING BIKE LANE |
| 9 | EXISTING LANE TO BE REMOVED |
| 10 | EXISTING EASMENT |
| 11 | EXISTING TREE |
| 12 | BUILDING OVERHANG |
| 13 | BUILDING POOL WALL |
| 14 | POOL FACILITIES |
| 15 | POOL |
| 16 | CONCRETE ACCESSIBLE RAMP. SEE SDP1.2 |
| 17 | CONCRETE STAIRS WITH HANDRAILS |
| 18 | CONCRETE SIDEWALK/WALKWAY. SEE SDP1.2 |
| 19 | CONCRETE CURB. SEE SDP1.2 |
| 20 | CONCRETE CURB: DRIVABLE |
| 21 | RAISED PLANTER |
| 22 | SHADE STRUCTURE |
| 23 | POSSIBLE CARPORT |
| 24 | FENCE: 6'-0" HEIGHT, ORNAMENTAL. SEE SDP1.2 |
| 25 | FENCE: 6'-0" HEIGHT AT POOL |
| 26 | FENCE: 3'-0" HEIGHT, ORNAMENTAL |
| 27 | GATE: PEDESTRIAN 6'-0" HEIGHT, 3'-0" WIDTH, ORNAMENTAL. SEE SDP1.2 |
| 28 | GATE: VEHICULAR, 6'-0" HEIGHT |
| 29 | GATE: KEY PEDESTAL |
| 30 | GATE: VEHICULAR EMERGENCY ACCESS ONLY, 6'-0" HEIGHT |
| 31 | SITE SIGNAGE: EMERGENCY ACCESS ONLY. SEE SDP1.2 |
| 32 | SITE SIGNAGE: STOP SIGN. SEE SDP1.2 |
| 33 | SITE SIGNAGE: ACCESSIBLE PARKING. SEE SDP1.2 |
| 34 | SITE SIGNAGE: VAN ACCESSIBLE PARKING. SEE SDP1.2 |
| 35 | SITE SIGNAGE: MOTORCYCLE PARKING ONLY. SEE SDP1.2 |
| 36 | SITE SIGNAGE: DO NOT ENTER. SEE SDP1.2 |
| 37 | SITE SIGNAGE: NO PARKING SERVICE VEHICLES ONLY. SEE SDP1.2 |
| 38 | SITE SIGNAGE: SHARED CARPOOL ONLY. SEE SDP1.2 |
| 39 | SITE SIGNAGE: PEDESTRIAN CROSSING. SEE SDP1.2 |
| 40 | EV CHARGING STATION |
| 41 | TRASH COMPACTOR IN ECLOSURE TO COMPLY WITH IDO/SOLID WASTE REQUIREMENTS. SEE SDP1.2 |
| 42 | SCREEN WALL 4'-0" HEIGHT MAX. MATERIAL TO MATCH BUILDING |
| 43 | CLEAR SIGHT TRIANGLE |
| 44 | PEDESTRIAN CROSSWALK |
| 45 | ELECTRIC TRANSFORMER |
| 46 | MONUMENT SIGN PER APPROVED AA #13-10262 |
| 47 | PUBLIC R.O.W. TO BE VACATED. SEE DRB VACATION REQUEST |

VICINITY MAP



PROJECT NO.	
APPLICATION NO.	
IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? [] YES [] NO. IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.	
DRB SITE DEVELOPMENT PLAN APPROVAL:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE:
ABCWUA	DATE:
PARKS & RECREATION DEPARTMENT	DATE:
CITY ENGINEER/HYDROLOGY	DATE:
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE:
SOLID WASTE MANAGEMENT	DATE:
DRB CHAIRPERSON, PLANNING DEPT.	DATE:
CODE ENFORCEMENT	DATE:



ARCHITECTURE
 DESIGN
 INSPIRATION

ARCHITECT

ENGINEER

PROJECT

APARTMENTS
 AT INDIAN SCHOOL & PENNSYLVANIA
 7500 INDIAN SCHOOL RD NE
 ALBUQUERQUE, NM, 87110

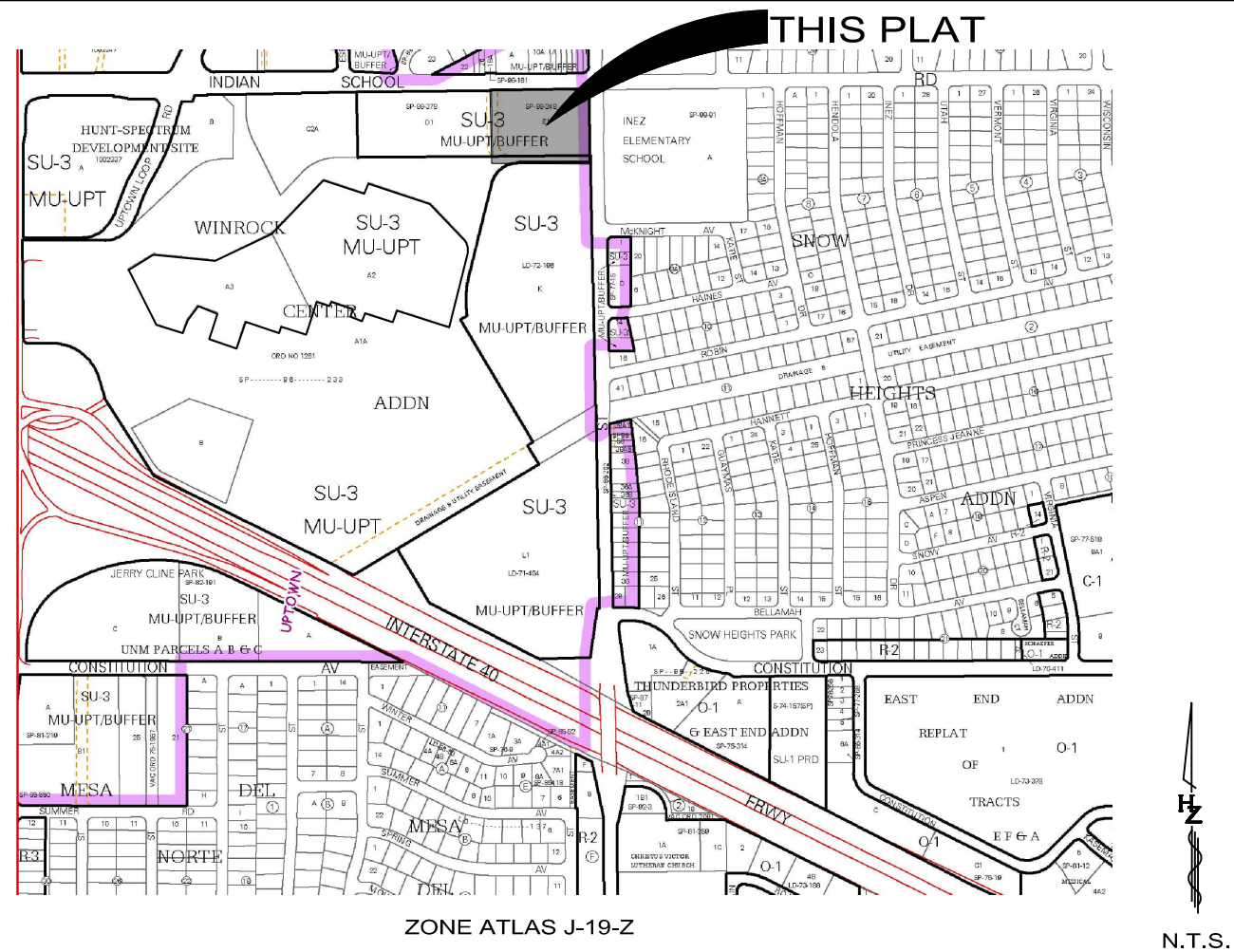
REVISIONS

▲	
▲	
▲	

DRAWN BY	D/P/S
REVIEWED BY	D/P/S
DATE	02.05.2021
PROJECT NO.	19-0087
DRAWING NAME	

SITE PLAN

SHEET NO.
SDP1.1
 OF



**PRELIMINARY PLAT
PARCEL E-1-A**

WINROCK CENTER ADDITION

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: JANUARY 2021
SHEET 1 OF 2

NOTES

- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983)
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES ($S65^{\circ}04'00''W$, 365.00).
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "1_H19A" ELEVATION = 5326.611 U.S. SURVEY FEET (NAVD 88) LOCATED AT THE NORTHEAST CORNER OF INDIAN SCHOOL RD. NE AND PENNSYLVANIA ST. NE
- ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.

EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
 - QWEST d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
 - COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.

PNM, NEW MEXICO GAS COMPANY, COMCAST, AND QWEST d/b/a CENTURYLINK QC COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE. TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS. WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
PARCEL E-1-A, UPC # 101905823850920409

BERNALILLO COUNTY TREASURERS OFFICE:

BY: _____ DATE: _____

SURVEYOR'S CERTIFICATION

I, KIM C. STELZER, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7482, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Kim C. Stelzer, N.M.P.L.S. NO. 7482 _____ DATE _____

PURPOSE OF THIS PLAT

The purpose of this Plat is to vacate a Public Access Easement and grant Public Waterline Easements.

SUBDIVISION DATA

DRB NO.		PLAT ACRES (Gross)	3.3938
NO. OF LOTS	0	LOT ACRES	0
NO. OF PARCELS	1	PARCEL ACRES	3.3938
NO. OF TRACTS	0	TRACT ACRES	0
STREET MILES (FULL)	0	STREET ACRES	0

FREE CONSENT

THE PROPERTY SHOWN HEREON IS PLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT: ALL PUBLIC ROADWAY, UTILITY, AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

WINROCK PARTNERS, LLC _____ DATE _____
GARY D. GOODMAN, AUTHORIZED SIGNATORY:

(STATE OF NEW MEXICO) SS
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PROJECT NO. 1002202
APPLICATION NO. 2018-001579

PLAT APPROVALS

UTILITY APPROVALS

- PNM ELECTRIC SERVICES _____ DATE _____
- NEW MEXICO GAS COMPANY _____ DATE _____
- QWEST CORPORATION d/b/a CenturyLink QC _____ DATE _____
- COMCAST _____ DATE _____

CITY APPROVALS

- CITY SURVEYOR _____ DATE _____
- REAL PROPERTY DIVISION _____ DATE _____
- ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____
- TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
- A.B.C.W.U.A. _____ DATE _____
- PARKS & RECREATION DEPARTMENT _____ DATE _____
- AMAFCA _____ DATE _____
- CITY ENGINEER/HYDROLOGY _____ DATE _____
- CODE ENFORCEMENT _____ DATE _____
- DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____



HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Dr. NE, Suite 101
Rio Rancho, NM 87124
(505)892-5141

LEGAL DESCRIPTION

A PARCEL OF LAND LYING AND SITUATE WITHIN SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF:

PARCEL E-1-A OF THE PLAT OF THE WINROCK CENTER ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 16, 2018, IN BOOK 2018C, PAGE 0032, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE - NORTH AMERICAN DATUM OF 1983 AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED PARCEL, LYING ON THE EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, NE (R.O.W. VARIES), FROM WHENCE A TIE TO A.G.R.S. MONUMENT "20_H18" BEARS N 03°39'19" W. A DISTANCE OF 1349.94 FEET;
 THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, S 89°49'49" E. A DISTANCE OF 385.41 FEET TO A POINT OF CURVATURE;
 THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 94.32 FEET, A RADIUS OF 125.00 FEET, A DELTA ANGLE OF 43°14'04", A CHORD BEARING OF N 68°33'39" E, AND A CHORD LENGTH OF 92.10 FEET, TO AN ANGLE POINT;
 THENCE N 46°56'36" E, A DISTANCE OF 406.78 FEET TO A POINT OF CURVATURE MARKED BY A FOUND BRASS CAP MARKED "WINROCK";
 THENCE N 00°02'22" W, A DISTANCE OF 49.88 FEET TO AN ANGLE POINT;
 THENCE N 89°59'36" E, A DISTANCE OF 15.69 FEET TO AN ANGLE POINT;
 THENCE N 00°00'24" E, A DISTANCE OF 280.42 FEET TO AN ANGLE POINT;
 THENCE N 89°59'36" W, A DISTANCE OF 15.92 FEET TO AN ANGLE POINT;
 THENCE N 00°02'10" E, A DISTANCE OF 122.41 FEET; TO THE POINT OF BEGINNING, CONTAINING A GROSS AREA OF 3.3938 ACRES (147,835.4319 SQUARE FEET), MORE OR LESS, LESS THAN AND EXCEPTING THE FOLLOWING FOUR PARCELS;

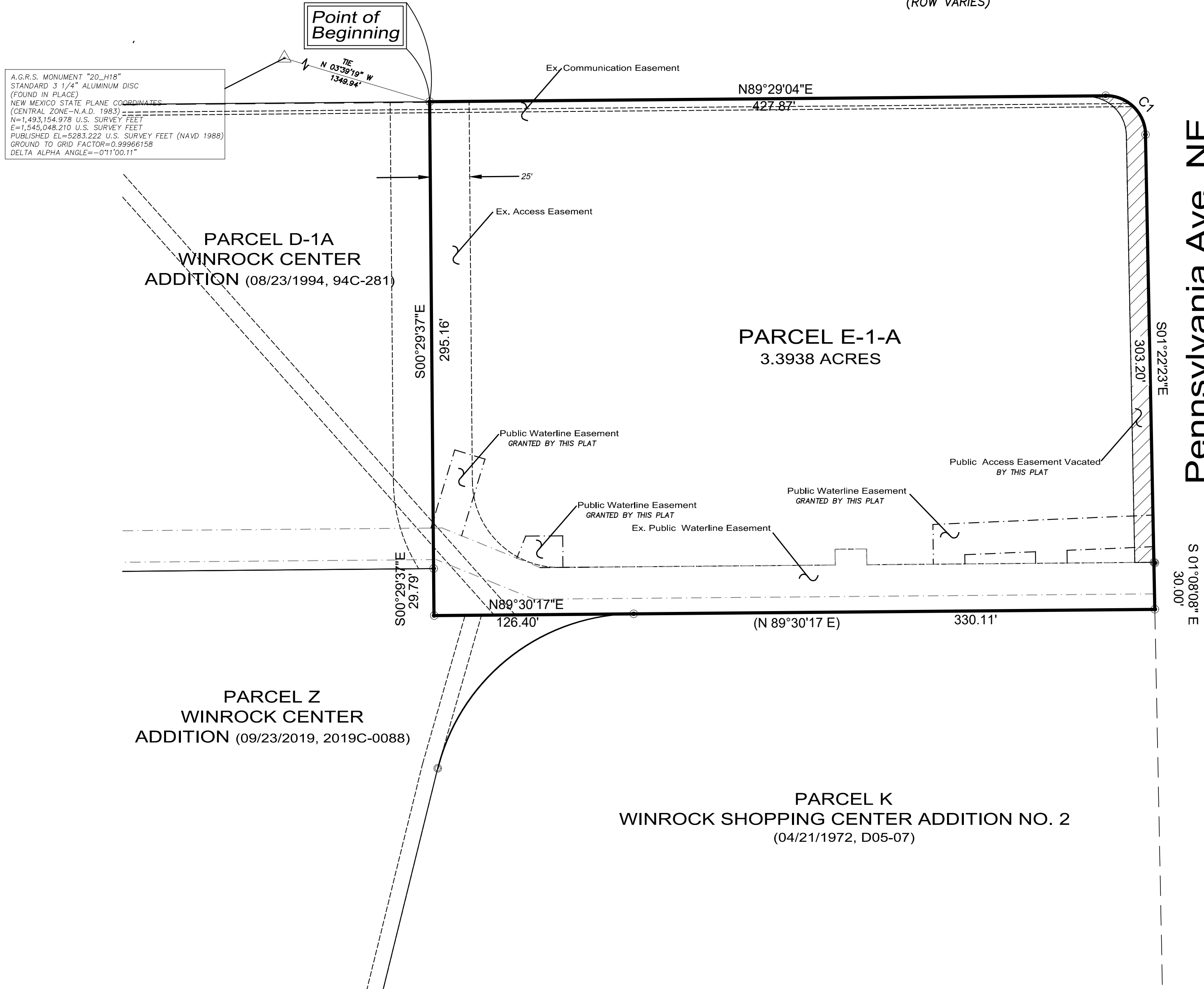
**PRELIMINARY PLAT
 PARCEL E-1-A
 WINROCK CENTER ADDITION**

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: JANUARY 2021
 SHEET 1 OF 2

Indian School Road NE
 (ROW VARIES)

Pennsylvania Ave. NE
 (ROW VARIES)



A.G.R.S. MONUMENT "20_H18"
 STANDARD 3 1/4" ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,493,154.978 U.S. SURVEY FEET
 E=1,545,048.210 U.S. SURVEY FEET
 PUBLISHED EL=5283.222 U.S. SURVEY FEET (NAVD 1988)
 GROUND TO GRID FACTOR=0.99986158
 DELTA ALPHA ANGLE=-0°11'00.11"

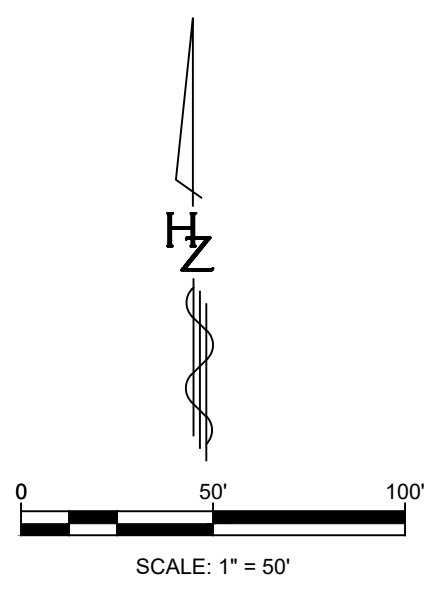
LEGEND

- Found Monument (as indicated on this sheet)
- Calculated Corner Unable to set
- Set Monument: Rebar w/Cap HZI LS 7482 OR MagNail w/Washer HZI LS 7482

Where possible Found Monuments are tagged with Washer: HZI LS 7482

CURVE TABLE

NO	DELTA	RADIUS	ARC LENGTH	CHORD	BEARING
C1	75°38'24"	128.84'	170.09'	158.00'	S 51°44'41" W



PARCEL K
 WINROCK SHOPPING CENTER ADDITION NO. 2
 (04/21/1972, D05-07)

PARCEL Z
 WINROCK CENTER
 ADDITION (09/23/2019, 2019C-0088)

PARCEL D-1A
 WINROCK CENTER
 ADDITION (08/23/1994, 94C-281)

HUITT-ZOLLARS
 Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Dr. NE, Suite 101
 Rio Rancho, NM 87124
 (505)892-5141

Plotfile: 2/15/2021 6:22:59 AM By: Edgings, Scott
 H:\proj\312987_01_The_Links_at_Winrock_Svy\DRB_Site_Plan\05_Design\05_2_Survey\Plat\Replat.dwg
 Last Saved: 2/15/2021 6:21:02 AM, settings

08 PROOF OF PRE-APPLICATION MEETING

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-048 Date: 3-28-2020 Time: 1:30pm

Address: 7500 Indian School Rd. NE

NOTES:

- Duelling Definitions - p. 459. multi-family
- multi-family - permissive use in MXM zone
- locate existing governing site plan:
 - ↳ 1002202-DRB-281 ^{ams}
 - ↳ 1008660-ERC (2013) ^{usdp} _{amendments} - case tracking layer - go to File Room
- Amendment of Prior approvals - 6-4(Y) - p. 368
(note: prior approvals remain valid - 7-10(A) - p. 4)
- Major or minor amendment - depends if thresholds are met -
 - ↳ see table 6-4-5, p. 367
 - ↳ show math to demonstrate amount of Δ from the governing, approved site plan.
- process minor amendments - Staff approval
major amendments - original, approving body
- Fire - see Fire Marshall office - 5th floor
- Solid Waste - East counter - 8-10 am, M-F
- Site plan - DRB 6-6(G) - p. 395 (750 DUs - multi fam).
 - ↳ DRB will also review for infrastructure
 - ↳ to put a new plan in place
- contact Jeanne Wolfenbarger Re removal of decel lane
- Table 5-1-2, p. 194 - use "UC"
- Design - UC - 5-11(E)(2)(b) - requirements for glazing
- 5-11(E)(1) - 12' min ht ground floor
- variance req - 6-6(N) - p. 412? maybe - to 12' min ht. use Review + Decis Height.

can be reduced
down to 40% -
Chief Building
Official

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-048 Date: 3-25-2020 Time: 1:30pm

Address: 7500 Indran School Rd NE

AGENCY REPRESENTATIVES AT MEETING:

Planning: Catalina Lehner

Code Enforcement: Carl Garcia, ~~Carolee Mason~~

Fire Marshall: _____

Transportation: (provided comments)

Other: _____

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..

Additional research may be necessary to determine the exact type of application and/or process needed. Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: develop an apartment complex (199 units)

SITE INFORMATION:

Zone: MX-M Size: ≈ 3.4 acres

Use: vacant, multi-family Overlay Zone: no

Comp Plan Area Of: Change Comp Plan Corridor: no

Comp Plan Center: Uptown urban center MPOS or Sensitive Lands: no

Parking: Table 5-5-1, p. 229 MR Area: no

Landscaping: 5-6, p 251 Street Trees: 5-6(10), p 258

Use Specific Standards: 4-3(B)(7)-p. 139

Dimensional Standards: Table 5-1-2, p. 194

*Neighborhood Organization/s: Abby Park NA, Inez NA, Snowheights NA

*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.

PROCESS:

Type of Action: ① site plan-DRB or ② amendment ③ variance maybe

Review and Approval Body: ① DRB Is this PRT a requirement? yes

② org approving body or staff

③ variance maybe

Monday March 2, 2020

PRT Comments:

PA# 20-054

Transportation comments:

- Closing the curb cut on 8th st. can be done through building permit process when they submit a TCL.
- To open a curb cut on Kinley Ave.:
 - o Prepare a sketch (hand drawn is accepted) and show lot dimensions
 - o Show the desired location of the new curb cut with dimension
 - o Visit one of the transportation engineers so that you CC is approved
 - o Pay at the 8th floor

PA# 20-048

- Direct access from Indian school rd NE and Pennsylvania St NE is not permitted due to closeness to intersections and the existence of right –turn lane. The sight can use the existing 2 access roads to Winrock town center.
- To remove the deceleration lane from Pennsylvania, please contact the Principal Engineer, Ms. Jeanne Wolfenbarger : 9243991 , jwolfenbarger@cabq.gov

PA# 20-057

- The site can have access from San Antonio dr. and Tennyson St.
- Please consult our Principal engineer: Ms. Jeanne Wolfenbarger : 9243991
jwolfenbarger@cabq.gov to see if they need to vacate any land to connect the Tennyson st.?

09 PROOF OF NEIGHBORHOOD MEETING

- A. ONC Response
- B. Proof of Neighborhood Meeting Offer
- C. Meeting Summary

09 PROOF OF NEIGHBORHOOD MEETING

A. ONC Response

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Thursday, November 5, 2020 1:04 PM
To: Jessica Lawlis
Subject: 7500 INDIAN SCHOOL RD NE Public Notice Inquiry
Attachments: IDOZoneAtlasPage_J-19-Z.PDF

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address
District 7 Coalition of Neighborhood Associations	Lynne	Martin	lmartin900@aol.com	153
District 7 Coalition of Neighborhood Associations	David	Haughawout	davidh.d7@comcast.net	282 Stre
ABQ Park NA	Shirley	Lockyer	shirleylockyer@gmail.com	750 Circ
ABQ Park NA	Steve	Randall	srandall52@comcast.net	742
Alvarado Park NA	Robert	Habiger	apna87110@gmail.com	PO
Alvarado Park NA	Darcy	Bushnell	dmc793@gmail.com	PO
Classic Uptown NA	Robert	Lah	robtlah@yahoo.com	290 Stre
Classic Uptown NA	David	Haughawout	davidh.d7@comcast.net	282 Stre
Inez NA	Donna	Yetter	donna.yetter3@gmail.com	211 Driv
Inez NA	Maya	Sutton	yemaya@swcp.com	771 Ave
Jerry Cline Park NA	Ron	Goldsmith	rongooldsmith@yahoo.com	121 Stre
Jerry Cline Park NA	Eric	Shirley	ericshirley@comcast.net	900 NE
Mark Twain NA	Barbara	Lohbeck	bardean12@comcast.net	140 Stre
Mark Twain NA	Joel	Wooldridge	joel.c.wooldridge@gmail.com	150 Stre
Quigley Park NA	Lisa	Whalen	lisa.whalen@gmail.com	271 Driv
Quigley Park NA	Eric	Olivas	eoman505@gmail.com	270 Driv

Snow Heights NA	Laura	Garcia	laurasmigi@aol.com	140 NE
Snow Heights NA	Julie	Nielsen	bjdniels@msn.com	802 Ave
Winrock South NA	Virginia	Kinney		711 Con Ave
Winrock South NA	John	Kinney		711 Con Ave
Winrock Villas Condo Association	Diane	Rossignol	wvcondos@comcast.net	160 Pen Stre

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals 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 permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** webmaster@cabq.gov

Sent: Wednesday, November 04, 2020 4:52 PM

To: Office of Neighborhood Coordination <JESSICAL@DPSDESIGN.ORG>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

JESSICA LAWLIS

Telephone Number

5056592674

Email Address

JESSICAL@DPSDESIGN.ORG

Company Name

DPS

Company Address

7601 Jefferson St

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

PARCEL E-1-A REPLAT OF PARCEL A-1-A-1-A-1 & PARCEL E-1-AWINROCK
CENTER ADDITION CONT 3.3847 AC

Physical address of subject site:

7500 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

Subject site cross streets:

Indian School / Pennsylvania

Other subject site identifiers:

This site is located on the following zone atlas page:

J-19

=====

This message has been analyzed by Deep Discovery Email Inspector.

09 PROOF OF NEIGHBORHOOD MEETING

B. Proof of Neighborhood Meeting Offer

November 12, 2020

District 7 Coalition of Neighborhood Associations

David Haughawout
2824 Chama Street NE
Albuquerque NM 87110

**RE: Request for Major Amendment to a Previously Approved Site Plan –DRB
Amendment to the Winrock Town Center Site Plan
The Lofts at Winrock
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. The next step in our entitlement process is to obtain a Major Amendment to the approved site plan for the Winrock Town Center. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Section 14-16-6-4(C) Pre-submittal Neighborhood Meeting, we are providing you with an opportunity to discuss the DRB application.

The request is for an upscale four-story multi-family development—the Lofts at Winrock—at approximately 227,000 square feet, proposed to accommodate 199 studio, one-bedroom and two-bedroom apartments, as well as a courtyard, outdoor recreation area, community pool, clubhouse, and a rooftop area for residents. Residential units will be spread over three four-story buildings, two of which are traditional multi-family apartments and one that is classified as a townhouse development that engages Indian School Rd and Pennsylvania St. This use is compatible with existing development on the block and is appropriate for a site within a designated Urban Activity Center.

As of November 2, 2020, a revised Integrated Development Ordinance (IDO) has gone into effect. These updated regulations have resulted in changes to our original request. This project will no longer be required to obtain a variance to the Section 5-11(E)(2)(b) Minimum Ground Floor Glazing as the minimum ground floor glazing standards have been reduced to 30%. Additional changes to procedures have also eliminated the need for us to obtain variances through the ZHE. Instead the deviations to the required Ground Floor Clear Height and the required On-site Pedestrian Connections will now be heard at the DRB hearing. As part of the site plan approval, the applicant is therefore requesting the following:

- **A deviation to the Section 5-11(E)(1) Ground Floor Clear Height.** This section requires the ground floor clear height, defined as “the vertical distance of the interior of a ground floor, measured from the slab or top of the sub-floor to the ceiling or the bottom on the exposed support structure for the second floor” of multi-family development within mixed-use zoning districts to be constructed with a minimum height of 10 feet. The applicant is requesting a deviation of 1 foot to allow a 9-foot ground floor ceiling height that is more on par with typical multi-family construction design.

- **A Waiver to the requirements of Section 5-3(D)(3)(b)(4) On-site Pedestrian Connections.** This section requires on-site walkway widths to correlate with the square footage of street-facing buildings that contain pedestrian entrances. Since the subject site is surrounded by streets on all sides, this requires all street-facing pedestrian walkways to be between 12 and 15 feet in width. The table below outlines the required walkway widths, the proposed width, and the resulting waiver request:

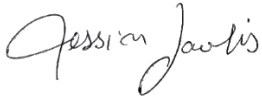
Proposed Variances to Pedestrian Walkway Widths			
Street Façade	Required Width	Proposed Width	Requested Waiver
Indian School Rd	15'	8'	7'
Winrock Loop - West	15'	6'	9'
Pennsylvania St	12'	6'	6'
Winrock Loop – South	15'	6'	9'

Compliance with these wide walkway widths is cumbersome on a constrained infill site that is surrounded by streets on all sides. **The applicant therefore requests a waiver of 7 feet to the required 15-foot walkway along Indian School Rd, the front property line, to allow an 8-foot wide walkway along the primary street frontage. This is a change from the 10-foot width originally discussed and is requested as it allows the proposed sidewalk to be more consistent with the existing 6' sidewalk widths along Indian School and provides additional space for landscape buffers between the street and the residential ground floor units.** The remaining pathways along Pennsylvania St and both segments of Winrock Loop are proposed to be 6 feet in width. All the proposed walkway widths either exceed or match the existing facilities. The proposed 8' sidewalk along Indian School Rd exceeds the existing sidewalk width of 6'. The proposed 6' sidewalks along Pennsylvania St and Winrock Loop match the existing 6' sidewalks along those roadways. Given this is a constrained infill site that must also accommodate other requirements such as landscaping and parking, the proposed 6-foot sidewalk will allow us to provide additional amenities including adjacent landscaping and site furnishings that will increase the overall pedestrian experience and buffer the adjacent residential units. If the sidewalk width were to be increased, such amenities could not be included and the sidewalk would be immediately adjacent to ground floor residential units or directly adjacent to car traffic, which creates security and privacy concerns for residents and an imposing experience for pedestrians. The 6-foot width was also used to provide a consistent walking path from the south to the north along Pennsylvania St. The adjacent site to the south has a 6'-0" wide sidewalk.

Per the IDO, you have 15 days from the date this letter is mailed, November 12th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by Friday, November 27, 2020) at (505)761-9700 or by email at Jessical@dpsdesign.org.

Enclosed you will find a preliminary site plan and building façade designs exhibits. Please be aware that are still refining our designs and these conditions are subject to minor design changes as the project progresses. Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the DRB Meeting date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

***Attachments: Preliminary Site Plan
Preliminary Elevations
Preliminary Sidewalk Exhibits***

November 12, 2020

District 7 Coalition of Neighborhood Associations

Lynne Martin
1531 Espejo NE
Albuquerque NM 87112

**RE: Request for Major Amendment to a Previously Approved Site Plan –DRB
Amendment to the Winrock Town Center Site Plan
The Lofts at Winrock
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. The next step in our entitlement process is to obtain a Major Amendment to the approved site plan for the Winrock Town Center. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(C) Pre-submittal Neighborhood Meeting, we are providing you with an opportunity to discuss the DRB application.

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As of November 2, 2020, a revised Integrated Development Ordinance (IDO) has gone into effect. These updated regulations have resulted in changes to our original request. This project will no longer be required to obtain a variance to the Section 5-11(E)(2)(b) Minimum Ground Floor Glazing as the minimum ground floor glazing standards have been reduced to 30%. Additional changes to procedures have also eliminated the need for us to obtain variances through the ZHE. Instead the deviations to the required Ground Floor Clear Height and the required On-site Pedestrian Connections will now be heard at the DRB hearing. As part of the site plan approval, the applicant is therefore requesting the following:

- ***A deviation to the Section 5-11(E)(1) Ground Floor Clear Height.*** This section requires the ground floor clear height, defined as “the vertical distance of the interior of a ground floor, measured from the slab or top of the sub-floor to the ceiling or the bottom on the exposed support structure for the second floor” of multi-family development within mixed-use zoning districts to be constructed with a minimum height of 10 feet. The applicant is requesting a deviation of 1 foot to allow a 9-foot ground floor ceiling height that is more on par with typical multi-family construction design.

- **A Waiver to the requirements of Section 5-3(D)(3)(b)(4) On-site Pedestrian Connections.** This section requires on-site walkway widths to correlate with the square footage of street-facing buildings that contain pedestrian entrances. Since the subject site is surrounded by streets on all sides, this requires all street-facing pedestrian walkways to be between 12 and 15 feet in width. The table below outlines the required walkway widths, the proposed width, and the resulting waiver request:

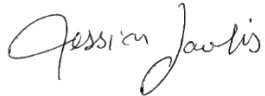
Proposed Variances to Pedestrian Walkway Widths			
Street Façade	Required Width	Proposed Width	Requested Waiver
Indian School Rd	15'	8'	7'
Winrock Loop - West	15'	6'	9'
Pennsylvania St	12'	6'	6'
Winrock Loop – South	15'	6'	9'

Compliance with these wide walkway widths is cumbersome on a constrained infill site that is surrounded by streets on all sides. **The applicant therefore requests a waiver of 7 feet to the required 15-foot walkway along Indian School Rd, the front property line, to allow an 8-foot wide walkway along the primary street frontage. This is a change from the 10-foot width originally discussed and is requested as it allows the proposed sidewalk to be more consistent with the existing 6' sidewalk widths along Indian School and provides additional space for landscape buffers between the street and the residential ground floor units.** The remaining pathways along Pennsylvania St and both segments of Winrock Loop are proposed to be 6 feet in width. All the proposed walkway widths either exceed or match the existing facilities. The proposed 8' sidewalk along Indian School Rd exceeds the existing sidewalk width of 6'. The proposed 6' sidewalks along Pennsylvania St and Winrock Loop match the existing 6' sidewalks along those roadways. Given this is a constrained infill site that must also accommodate other requirements such as landscaping and parking, the proposed 6-foot sidewalk will allow us to provide additional amenities including adjacent landscaping and site furnishings that will increase the overall pedestrian experience and buffer the adjacent residential units. If the sidewalk width were to be increased, such amenities could not be included and the sidewalk would be immediately adjacent to ground floor residential units or directly adjacent to car traffic, which creates security and privacy concerns for residents and an imposing experience for pedestrians. The 6-foot width was also used to provide a consistent walking path from the south to the north along Pennsylvania St. The adjacent site to the south has a 6'-0" wide sidewalk.

Per the IDO, you have 15 days from the date this letter is mailed, November 12th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by Friday, November 27, 2020) at (505)761-9700 or by email at Jessical@dpsdesign.org.

Enclosed you will find a preliminary site plan and building façade designs exhibits. Please be aware that are still refining our designs and these conditions are subject to minor design changes as the project progresses. Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the DRB Meeting date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

***Attachments: Preliminary Site Plan
Preliminary Elevations
Preliminary Sidewalk Exhibits***

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 11/12/2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: District 7 Coalition of Neighborhood Associations

Name of NA Representative*: David Haughawout and Lynne Martin

Email Address* or Mailing Address* of NA Representative¹: davidh.d7@comcast.net, lmartin900@aol.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location: Meeting must be requested by November 27th, 2020 by 5pm.

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

1. Subject Property Address* 7500 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110
Location Description Vacant lot on the southwest corner of Indian School and Pennsylvania
2. Property Owner* WINROCK PARTNERS LLC
3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: **Deviation to Ground Floor Clear Height** _____

Summary of project/request^{3*}:

A major amendment to the approved Winrock Town Center Site Plan to facilitate a 4 story, 199 unit apartment complex.

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
 Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 Landmarks Commission (LC) Environmental Planning Commission (EPC)
 City Council
6. Where more information about the project can be found^{4*}:
Preliminary site plan and elevations are attached to this notification

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{5*} J-19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 Deviation(s) Variance(s) Waiver(s)

Explanation:

A deviation of 1' to the required minimum ground floor height of 10' (5-11(E)(1)) to allow a 9' ground floor clear height. Sidewalk waivers to the required width of on-site pedestrian connections 5-3(D)(3)(b)(4) of 7 feet to the required 15-foot walkway along Indian School Rd to allow a 8-foot wide walkway along the primary street and waivers of 6-9 feet to allow 6-foot wide pathways along Pennsylvania and both segments of Winrock Loop.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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

5. **For Site Plan Applications only***, attach 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.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 3.3847
 - b. IDO Zone District MX-M
 - c. Overlay Zone(s) [if applicable] Uptown Town Center
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] Vacant
- _____

Useful Links

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Cc: District 7 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]
ABQ Park NA
Alvarado Park NA
Classic Uptown NA
Inez NA
Jerry Cline Park NA
Mark Twain NA
Quigley Park NA
Snow Heights NA
Winrock South NA
Winrock Villas Condo Association

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November 12, 2020

ABQ Park NA

Shirley Lockyer
7501 Sky Court Circle NE
Albuquerque NM 87110

**RE: Request for Major Amendment to a Previously Approved Site Plan –DRB
Amendment to the Winrock Town Center Site Plan
The Lofts at Winrock
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. The next step in our entitlement process is to obtain a Major Amendment to the approved site plan for the Winrock Town Center. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(C) Pre-submittal Neighborhood Meeting, we are providing you with an opportunity to discuss the DRB application.

The request is for an upscale four-story multi-family development—the Lofts at Winrock—at approximately 227,000 square feet, proposed to accommodate 199 studio, one-bedroom and two-bedroom apartments, as well as a courtyard, outdoor recreation area, community pool, clubhouse, and a rooftop area for residents. Residential units will be spread over three four-story buildings, two of which are traditional multi-family apartments and one that is classified as a townhouse development that engages Indian School Rd and Pennsylvania St. This use is compatible with existing development on the block and is appropriate for a site within a designated Urban Activity Center.

As of November 2, 2020, a revised Integrated Development Ordinance (IDO) has gone into effect. These updated regulations have resulted in changes to our original request. This project will no longer be required to obtain a variance to the Section 5-11(E)(2)(b) Minimum Ground Floor Glazing as the minimum ground floor glazing standards have been reduced to 30%. Additional changes to procedures have also eliminated the need for us to obtain variances through the ZHE. Instead the deviations to the required Ground Floor Clear Height and the required On-site Pedestrian Connections will now be heard at the DRB hearing. As part of the site plan approval, the applicant is therefore requesting the following:

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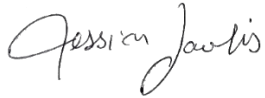
Proposed Variances to Pedestrian Walkway Widths			
Street Façade	Required Width	Proposed Width	Requested Waiver
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Compliance with these wide walkway widths is cumbersome on a constrained infill site that is surrounded by streets on all sides. **The applicant therefore requests a waiver of 7 feet to the required 15-foot walkway along Indian School Rd, the front property line, to allow an 8-foot wide walkway along the primary street frontage. This is a change from the 10-foot width originally discussed and is requested as it allows the proposed sidewalk to be more consistent with the existing 6' sidewalk widths along Indian School and provides additional space for landscape buffers between the street and the residential ground floor units.** The remaining pathways along Pennsylvania St and both segments of Winrock Loop are proposed to be 6 feet in width. All the proposed walkway widths either exceed or match the existing facilities. The proposed 8' sidewalk along Indian School Rd exceeds the existing sidewalk width of 6'. The proposed 6' sidewalks along Pennsylvania St and Winrock Loop match the existing 6' sidewalks along those roadways. Given this is a constrained infill site that must also accommodate other requirements such as landscaping and parking, the proposed 6-foot sidewalk will allow us to provide additional amenities including adjacent landscaping and site furnishings that will increase the overall pedestrian experience and buffer the adjacent residential units. If the sidewalk width were to be increased, such amenities could not be included and the sidewalk would be immediately adjacent to ground floor residential units or directly adjacent to car traffic, which creates security and privacy concerns for residents and an imposing experience for pedestrians. The 6-foot width was also used to provide a consistent walking path from the south to the north along Pennsylvania St. The adjacent site to the south has a 6'-0" wide sidewalk.

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Enclosed you will find a preliminary site plan and building façade designs exhibits. Please be aware that are still refining our designs and these conditions are subject to minor design changes as the project progresses. Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the DRB Meeting date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

***Attachments: Preliminary Site Plan
Preliminary Elevations
Preliminary Sidewalk Exhibits***

November 12, 2020

ABQ Park NA

Steve Randall
7424 Arvada NE
Albuquerque NM 87110

**RE: Request for Major Amendment to a Previously Approved Site Plan –DRB
Amendment to the Winrock Town Center Site Plan
The Lofts at Winrock
7500 Indian School Rd NE**

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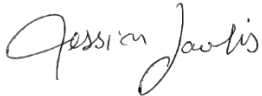
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Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

***Attachments: Preliminary Site Plan
Preliminary Elevations
Preliminary Sidewalk Exhibits***

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 11/12/2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

ABQ Park NA

Neighborhood Association (NA)*: _____

Name of NA Representative*: Shirely Lockyer and Steve Randall

Email Address* or Mailing Address* of NA Representative¹: shirleylockyer@gmail.com, srandall52@comcast.net

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location: Meeting must be requested by November 27th, 2020 by 5pm.

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

1. Subject Property Address* 7500 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110
Location Description Vacant lot on the southwest corner of Indian School and Pennsylvania
2. Property Owner* WINROCK PARTNERS LLC
3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
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¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: **Deviation to Ground Floor Clear Height** _____

Summary of project/request^{3*}:

A major amendment to the approved Winrock Town Center Site Plan to facilitate a 4 story, 199 unit apartment complex.

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
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6. Where more information about the project can be found^{4*}:
Preliminary site plan and elevations are attached to this notification

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{5*} J-19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:

Deviation(s) Variance(s) Waiver(s)

Explanation:

A deviation of 1' to the required minimum ground floor height of 10' (5-11(E)(1)) to allow a 9' ground floor clear height. Sidewalk waivers to the required width of on-site pedestrian connections 5-3(D)(3)(b)(4) of 7 feet to the required 15-foot walkway along Indian School Rd to allow a 8-foot wide walkway along the primary street and waivers of 6-9 feet to allow 6-foot wide pathways along Pennsylvania and both segments of Winrock Loop.

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³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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Additional Information:

- 1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] 3.3847
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Winrock South NA
 Winrock Villas Condo Association

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November 12, 2020

Alvarado Park NA

Robert Habiger
PO Box 35704
Albuquerque NM 87176

**RE: Request for Major Amendment to a Previously Approved Site Plan –DRB
Amendment to the Winrock Town Center Site Plan
The Lofts at Winrock
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Dear Neighborhood Association Representative,

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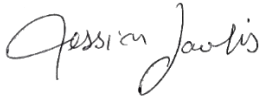
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Street Façade	Required Width	Proposed Width	Requested Waiver
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Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

***Attachments: Preliminary Site Plan
Preliminary Elevations
Preliminary Sidewalk Exhibits***

November 12, 2020

Alvarado Park NA

Darcy Bushnell
PO Box 35704
Albuquerque NM 87176

**RE: Request for Major Amendment to a Previously Approved Site Plan –DRB
Amendment to the Winrock Town Center Site Plan
The Lofts at Winrock
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. The next step in our entitlement process is to obtain a Major Amendment to the approved site plan for the Winrock Town Center. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(C) Pre-submittal Neighborhood Meeting, we are providing you with an opportunity to discuss the DRB application.

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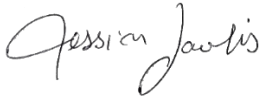
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Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

***Attachments: Preliminary Site Plan
Preliminary Elevations
Preliminary Sidewalk Exhibits***

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 11/12/2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Alvarado Park NA

Name of NA Representative*: Robert Habiger and Darcey Bushnell

Email Address* or Mailing Address* of NA Representative¹: apna87110@gmail.com, dmc793@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location: Meeting must be requested by November 27th, 2020 by 5pm.

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

1. Subject Property Address* 7500 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110
Location Description Vacant lot on the southwest corner of Indian School and Pennsylvania
2. Property Owner* WINROCK PARTNERS LLC
3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: **Deviation to Ground Floor Clear Height** _____

Summary of project/request^{3*}:

A major amendment to the approved Winrock Town Center Site Plan to facilitate a 4 story, 199 unit apartment complex.

5. This type of application will be decided by^{*}: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
Preliminary site plan and elevations are attached to this notification

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{5*} J-19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 Deviation(s) Variance(s) Waiver(s)

Explanation:

A deviation of 1' to the required minimum ground floor height of 10' (5-11(E)(1)) to allow a 9' ground floor clear height. Sidewalk waivers to the required width of on-site pedestrian connections 5-3(D)(3)(b)(4) of 7 feet to the required 15-foot walkway along Indian School Rd to allow a 8-foot wide walkway along the primary street and waivers of 6-9 feet to allow 6-foot wide pathways along Pennsylvania and both segments of Winrock Loop.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1*](#): Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 5. **For Site Plan Applications only***, attach 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.

Additional Information:

- 1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] 3.3847
 - b. IDO Zone District MX-M
 - c. Overlay Zone(s) [if applicable] Uptown Town Center
 - d. Center or Corridor Area [if applicable] _____
 - 2. Current Land Use(s) [vacant, if none] Vacant
-

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: District 7 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]
ABQ Park NA
Alvarado Park NA
Classic Uptown NA
Inez NA
Jerry Cline Park NA
Mark Twain NA
Quigley Park NA
Snow Heights NA
Winrock South NA
 Winrock Villas Condo Association

⁶ Available here: <https://tinurl.com/idozoningmap>

November 12, 2020

Classic Uptown NA

Robert Lah
2901 Mesilla Street NE
Albuquerque NM 87110

**RE: Request for Major Amendment to a Previously Approved Site Plan –DRB
Amendment to the Winrock Town Center Site Plan
The Lofts at Winrock
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Dear Neighborhood Association Representative,

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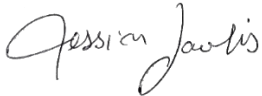
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Jessica Lawlis, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

***Attachments: Preliminary Site Plan
Preliminary Elevations
Preliminary Sidewalk Exhibits***

November 12, 2020

Classic Uptown NA

David Haughawout
2824 Chama Street NE
Albuquerque NM 87110

**RE: Request for Major Amendment to a Previously Approved Site Plan –DRB
Amendment to the Winrock Town Center Site Plan
The Lofts at Winrock
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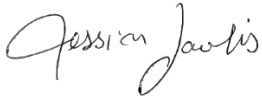
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Preliminary Sidewalk Exhibits***

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Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 11/12/2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Classic Uptown NA

Neighborhood Association (NA)*: _____

Name of NA Representative*: Robert Lah and David Haughawout

Email Address* or Mailing Address* of NA Representative¹: robtlah@yahoo.com, davidh.d7@comcast.net

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location: Meeting must be requested by November 27th, 2020 by 5pm.

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

1. Subject Property Address* 7500 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110
Location Description Vacant lot on the southwest corner of Indian School and Pennsylvania
2. Property Owner* WINROCK PARTNERS LLC
3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
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 - Permit _____ (Carport or Wall/Fence – Major)
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[Note: Items with an asterisk (*) are required.]

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: **Deviation to Ground Floor Clear Height** _____

Summary of project/request^{3*}:

A major amendment to the approved Winrock Town Center Site Plan to facilitate a 4 story, 199 unit apartment complex.

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
Preliminary site plan and elevations are attached to this notification

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{5*} J-19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:

Deviation(s) Variance(s) Waiver(s)

Explanation:

A deviation of 1' to the required minimum ground floor height of 10' (5-11(E)(1)) to allow a 9' ground floor clear height. Sidewalk waivers to the required width of on-site pedestrian connections 5-3(D)(3)(b)(4) of 7 feet to the required 15-foot walkway along Indian School Rd to allow a 8-foot wide walkway along the primary street and waivers of 6-9 feet to allow 6-foot wide pathways along Pennsylvania and both segments of Winrock Loop.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
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 - 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.

Additional Information:

- 1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] 3.3847
 - b. IDO Zone District MX-M
 - c. Overlay Zone(s) [if applicable] Uptown Town Center
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Cc: District 7 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]
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November 12, 2020

Inez NA

Donna Yetter
2111 Hoffman Drive NE
Albuquerque NM 87110

**RE: Request for Major Amendment to a Previously Approved Site Plan –DRB
Amendment to the Winrock Town Center Site Plan
The Lofts at Winrock
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. The next step in our entitlement process is to obtain a Major Amendment to the approved site plan for the Winrock Town Center. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Section 14-16-6-4(C) Pre-submittal Neighborhood Meeting, we are providing you with an opportunity to discuss the DRB application.

The request is for an upscale four-story multi-family development—the Lofts at Winrock—at approximately 227,000 square feet, proposed to accommodate 199 studio, one-bedroom and two-bedroom apartments, as well as a courtyard, outdoor recreation area, community pool, clubhouse, and a rooftop area for residents. Residential units will be spread over three four-story buildings, two of which are traditional multi-family apartments and one that is classified as a townhouse development that engages Indian School Rd and Pennsylvania St. This use is compatible with existing development on the block and is appropriate for a site within a designated Urban Activity Center.

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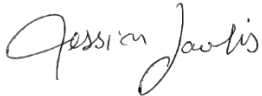
Proposed Variances to Pedestrian Walkway Widths			
Street Façade	Required Width	Proposed Width	Requested Waiver
Indian School Rd	15'	8'	7'
Winrock Loop - West	15'	6'	9'
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Compliance with these wide walkway widths is cumbersome on a constrained infill site that is surrounded by streets on all sides. **The applicant therefore requests a waiver of 7 feet to the required 15-foot walkway along Indian School Rd, the front property line, to allow an 8-foot wide walkway along the primary street frontage. This is a change from the 10-foot width originally discussed and is requested as it allows the proposed sidewalk to be more consistent with the existing 6' sidewalk widths along Indian School and provides additional space for landscape buffers between the street and the residential ground floor units.** The remaining pathways along Pennsylvania St and both segments of Winrock Loop are proposed to be 6 feet in width. All the proposed walkway widths either exceed or match the existing facilities. The proposed 8' sidewalk along Indian School Rd exceeds the existing sidewalk width of 6'. The proposed 6' sidewalks along Pennsylvania St and Winrock Loop match the existing 6' sidewalks along those roadways. Given this is a constrained infill site that must also accommodate other requirements such as landscaping and parking, the proposed 6-foot sidewalk will allow us to provide additional amenities including adjacent landscaping and site furnishings that will increase the overall pedestrian experience and buffer the adjacent residential units. If the sidewalk width were to be increased, such amenities could not be included and the sidewalk would be immediately adjacent to ground floor residential units or directly adjacent to car traffic, which creates security and privacy concerns for residents and an imposing experience for pedestrians. The 6-foot width was also used to provide a consistent walking path from the south to the north along Pennsylvania St. The adjacent site to the south has a 6'-0" wide sidewalk.

Per the IDO, you have 15 days from the date this letter is mailed, November 12th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by Friday, November 27, 2020) at (505)761-9700 or by email at Jessical@dpsdesign.org.

Enclosed you will find a preliminary site plan and building façade designs exhibits. Please be aware that are still refining our designs and these conditions are subject to minor design changes as the project progresses. Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the DRB Meeting date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

***Attachments: Preliminary Site Plan
Preliminary Elevations
Preliminary Sidewalk Exhibits***

November 12, 2020

Inez NA

Maya Sutton
7718 Cutler Avenue NE
Albuquerque NM 87110

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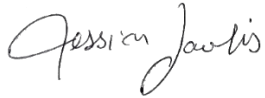
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Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

***Attachments: Preliminary Site Plan
Preliminary Elevations
Preliminary Sidewalk Exhibits***

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 11/12/2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Inez NA

Neighborhood Association (NA)*: _____

Name of NA Representative*: Donna Yetter and Maya Sutton

Email Address* or Mailing Address* of NA Representative¹: donna.yetter3@gmail.com, yemaya@swcp.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location: Meeting must be requested by November 27th, 2020 by 5pm.

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

1. Subject Property Address* 7500 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110
Location Description Vacant lot on the southwest corner of Indian School and Pennsylvania
2. Property Owner* WINROCK PARTNERS LLC
3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: **Deviation to Ground Floor Clear Height** _____

Summary of project/request^{3*}:

A major amendment to the approved Winrock Town Center Site Plan to facilitate a 4 story, 199 unit apartment complex.

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
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6. Where more information about the project can be found^{4*}:
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Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

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2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
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Explanation:

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Additional Information:

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- a. Area of Property [typically in acres] 3.3847
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November 12, 2020

Jerry Cline Park NA

Ron Goldsmith
1216 Alcazar Street NE
Albuquerque NM 87110

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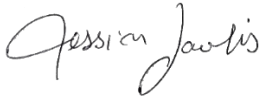
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November 12, 2020

Jerry Cline Park NA

Eric Shirley
900 Grove Street NE
Albuquerque NM 87110

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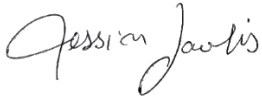
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Compliance with these wide walkway widths is cumbersome on a constrained infill site that is surrounded by streets on all sides. **The applicant therefore requests a waiver of 7 feet to the required 15-foot walkway along Indian School Rd, the front property line, to allow an 8-foot wide walkway along the primary street frontage. This is a change from the 10-foot width originally discussed and is requested as it allows the proposed sidewalk to be more consistent with the existing 6' sidewalk widths along Indian School and provides additional space for landscape buffers between the street and the residential ground floor units.** The remaining pathways along Pennsylvania St and both segments of Winrock Loop are proposed to be 6 feet in width. All the proposed walkway widths either exceed or match the existing facilities. The proposed 8' sidewalk along Indian School Rd exceeds the existing sidewalk width of 6'. The proposed 6' sidewalks along Pennsylvania St and Winrock Loop match the existing 6' sidewalks along those roadways. Given this is a constrained infill site that must also accommodate other requirements such as landscaping and parking, the proposed 6-foot sidewalk will allow us to provide additional amenities including adjacent landscaping and site furnishings that will increase the overall pedestrian experience and buffer the adjacent residential units. If the sidewalk width were to be increased, such amenities could not be included and the sidewalk would be immediately adjacent to ground floor residential units or directly adjacent to car traffic, which creates security and privacy concerns for residents and an imposing experience for pedestrians. The 6-foot width was also used to provide a consistent walking path from the south to the north along Pennsylvania St. The adjacent site to the south has a 6'-0" wide sidewalk.

Per the IDO, you have 15 days from the date this letter is mailed, November 12th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by Friday, November 27, 2020) at (505)761-9700 or by email at Jessical@dpsdesign.org.

Enclosed you will find a preliminary site plan and building façade designs exhibits. Please be aware that are still refining our designs and these conditions are subject to minor design changes as the project progresses. Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the DRB Meeting date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

***Attachments: Preliminary Site Plan
Preliminary Elevations
Preliminary Sidewalk Exhibits***

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 11/12/2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Jerry Cline Park NA

Neighborhood Association (NA)*: _____

Name of NA Representative*: Ron Goldsmith and Eric Shirley

Email Address* or Mailing Address* of NA Representative¹: rongoldsmith@yahoo.com, ericshirley@comcast.net

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location: Meeting must be requested by November 27th, 2020 by 5pm.

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

1. Subject Property Address* 7500 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110
Location Description Vacant lot on the southwest corner of Indian School and Pennsylvania
2. Property Owner* WINROCK PARTNERS LLC
3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: **Deviation to Ground Floor Clear Height** _____

Summary of project/request^{3*}:

A major amendment to the approved Winrock Town Center Site Plan to facilitate a 4 story, 199 unit apartment complex.

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
Preliminary site plan and elevations are attached to this notification

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{5*} J-19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:

Deviation(s) Variance(s) Waiver(s)

Explanation:

A deviation of 1' to the required minimum ground floor height of 10' (5-11(E)(1)) to allow a 9' ground floor clear height. Sidewalk waivers to the required width of on-site pedestrian connections 5-3(D)(3)(b)(4) of 7 feet to the required 15-foot walkway along Indian School Rd to allow a 8-foot wide walkway along the primary street and waivers of 6-9 feet to allow 6-foot wide pathways along Pennsylvania and both segments of Winrock Loop.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
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 - 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.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 3.3847
 - b. IDO Zone District MX-M
 - c. Overlay Zone(s) [if applicable] Uptown Town Center
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] Vacant
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Mark Twain NA
Quigley Park NA
Snow Heights NA
Winrock South NA
Winrock Villas Condo Association

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November 12, 2020

Mark Twain NA

Barbara Lohbeck
1402 California Street NE
Albuquerque NM 87110

**RE: Request for Major Amendment to a Previously Approved Site Plan –DRB
Amendment to the Winrock Town Center Site Plan
The Lofts at Winrock
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. The next step in our entitlement process is to obtain a Major Amendment to the approved site plan for the Winrock Town Center. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(C) Pre-submittal Neighborhood Meeting, we are providing you with an opportunity to discuss the DRB application.

The request is for an upscale four-story multi-family development—the Lofts at Winrock—at approximately 227,000 square feet, proposed to accommodate 199 studio, one-bedroom and two-bedroom apartments, as well as a courtyard, outdoor recreation area, community pool, clubhouse, and a rooftop area for residents. Residential units will be spread over three four-story buildings, two of which are traditional multi-family apartments and one that is classified as a townhouse development that engages Indian School Rd and Pennsylvania St. This use is compatible with existing development on the block and is appropriate for a site within a designated Urban Activity Center.

As of November 2, 2020, a revised Integrated Development Ordinance (IDO) has gone into effect. These updated regulations have resulted in changes to our original request. This project will no longer be required to obtain a variance to the Section 5-11(E)(2)(b) Minimum Ground Floor Glazing as the minimum ground floor glazing standards have been reduced to 30%. Additional changes to procedures have also eliminated the need for us to obtain variances through the ZHE. Instead the deviations to the required Ground Floor Clear Height and the required On-site Pedestrian Connections will now be heard at the DRB hearing. As part of the site plan approval, the applicant is therefore requesting the following:

- ***A deviation to the Section 5-11(E)(1) Ground Floor Clear Height.*** This section requires the ground floor clear height, defined as “the vertical distance of the interior of a ground floor, measured from the slab or top of the sub-floor to the ceiling or the bottom on the exposed support structure for the second floor” of multi-family development within mixed-use zoning districts to be constructed with a minimum height of 10 feet. The applicant is requesting a deviation of 1 foot to allow a 9-foot ground floor ceiling height that is more on par with typical multi-family construction design.

- **A Waiver to the requirements of Section 5-3(D)(3)(b)(4) On-site Pedestrian Connections.** This section requires on-site walkway widths to correlate with the square footage of street-facing buildings that contain pedestrian entrances. Since the subject site is surrounded by streets on all sides, this requires all street-facing pedestrian walkways to be between 12 and 15 feet in width. The table below outlines the required walkway widths, the proposed width, and the resulting waiver request:

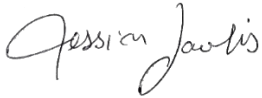
Proposed Variances to Pedestrian Walkway Widths			
Street Façade	Required Width	Proposed Width	Requested Waiver
Indian School Rd	15'	8'	7'
Winrock Loop - West	15'	6'	9'
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Compliance with these wide walkway widths is cumbersome on a constrained infill site that is surrounded by streets on all sides. **The applicant therefore requests a waiver of 7 feet to the required 15-foot walkway along Indian School Rd, the front property line, to allow an 8-foot wide walkway along the primary street frontage. This is a change from the 10-foot width originally discussed and is requested as it allows the proposed sidewalk to be more consistent with the existing 6' sidewalk widths along Indian School and provides additional space for landscape buffers between the street and the residential ground floor units.** The remaining pathways along Pennsylvania St and both segments of Winrock Loop are proposed to be 6 feet in width. All the proposed walkway widths either exceed or match the existing facilities. The proposed 8' sidewalk along Indian School Rd exceeds the existing sidewalk width of 6'. The proposed 6' sidewalks along Pennsylvania St and Winrock Loop match the existing 6' sidewalks along those roadways. Given this is a constrained infill site that must also accommodate other requirements such as landscaping and parking, the proposed 6-foot sidewalk will allow us to provide additional amenities including adjacent landscaping and site furnishings that will increase the overall pedestrian experience and buffer the adjacent residential units. If the sidewalk width were to be increased, such amenities could not be included and the sidewalk would be immediately adjacent to ground floor residential units or directly adjacent to car traffic, which creates security and privacy concerns for residents and an imposing experience for pedestrians. The 6-foot width was also used to provide a consistent walking path from the south to the north along Pennsylvania St. The adjacent site to the south has a 6'-0" wide sidewalk.

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Enclosed you will find a preliminary site plan and building façade designs exhibits. Please be aware that are still refining our designs and these conditions are subject to minor design changes as the project progresses. Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the DRB Meeting date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

***Attachments: Preliminary Site Plan
Preliminary Elevations
Preliminary Sidewalk Exhibits***

November 12, 2020

Mark Twain NA

Joel Wooldridge
1500 Indiana Street NE
Albuquerque NM 87110

**RE: Request for Major Amendment to a Previously Approved Site Plan –DRB
Amendment to the Winrock Town Center Site Plan
The Lofts at Winrock
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. The next step in our entitlement process is to obtain a Major Amendment to the approved site plan for the Winrock Town Center. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(C) Pre-submittal Neighborhood Meeting, we are providing you with an opportunity to discuss the DRB application.

The request is for an upscale four-story multi-family development—the Lofts at Winrock—at approximately 227,000 square feet, proposed to accommodate 199 studio, one-bedroom and two-bedroom apartments, as well as a courtyard, outdoor recreation area, community pool, clubhouse, and a rooftop area for residents. Residential units will be spread over three four-story buildings, two of which are traditional multi-family apartments and one that is classified as a townhouse development that engages Indian School Rd and Pennsylvania St. This use is compatible with existing development on the block and is appropriate for a site within a designated Urban Activity Center.

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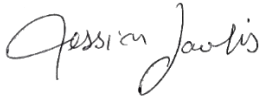
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Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

***Attachments: Preliminary Site Plan
Preliminary Elevations
Preliminary Sidewalk Exhibits***

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 11/12/2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Mark Twain NA

Name of NA Representative*: Barabara Lohbeck and Joel Wooldridge

Email Address* or Mailing Address* of NA Representative¹: bardean12@comcast.net, joel.c.wooldridge@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location: Meeting must be requested by November 27th, 2020 by 5pm.

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

1. Subject Property Address* 7500 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110
Location Description Vacant lot on the southwest corner of Indian School and Pennsylvania
2. Property Owner* WINROCK PARTNERS LLC
3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
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- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
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- Other: **Deviation to Ground Floor Clear Height** _____

Summary of project/request^{3*}:

A major amendment to the approved Winrock Town Center Site Plan to facilitate a 4 story, 199 unit apartment complex.

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
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6. Where more information about the project can be found^{4*}:
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Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{5*} J-19
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Explanation:

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1. From the IDO Zoning Map⁶:
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Winrock Villas Condo Association

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November 12, 2020

Quigley Park NA

Lisa Whalen
2713 Cardenas Drive NE
Albuquerque NM 87110

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Amendment to the Winrock Town Center Site Plan
The Lofts at Winrock
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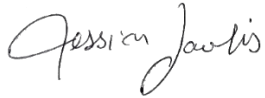
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Per the IDO, you have 15 days from the date this letter is mailed, November 12th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by Friday, November 27, 2020) at (505)761-9700 or by email at Jessical@dpsdesign.org.

Enclosed you will find a preliminary site plan and building façade designs exhibits. Please be aware that are still refining our designs and these conditions are subject to minor design changes as the project progresses. Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the DRB Meeting date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

***Attachments: Preliminary Site Plan
Preliminary Elevations
Preliminary Sidewalk Exhibits***

November 12, 2020

Quigley Park NA

Eric Olivas
2708 Valencia Drive NE
Albuquerque NM 87110

**RE: Request for Major Amendment to a Previously Approved Site Plan –DRB
Amendment to the Winrock Town Center Site Plan
The Lofts at Winrock
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. The next step in our entitlement process is to obtain a Major Amendment to the approved site plan for the Winrock Town Center. In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Section 14-16-6-4(C) Pre-submittal Neighborhood Meeting, we are providing you with an opportunity to discuss the DRB application.

The request is for an upscale four-story multi-family development—the Lofts at Winrock—at approximately 227,000 square feet, proposed to accommodate 199 studio, one-bedroom and two-bedroom apartments, as well as a courtyard, outdoor recreation area, community pool, clubhouse, and a rooftop area for residents. Residential units will be spread over three four-story buildings, two of which are traditional multi-family apartments and one that is classified as a townhouse development that engages Indian School Rd and Pennsylvania St. This use is compatible with existing development on the block and is appropriate for a site within a designated Urban Activity Center.

As of November 2, 2020, a revised Integrated Development Ordinance (IDO) has gone into effect. These updated regulations have resulted in changes to our original request. This project will no longer be required to obtain a variance to the Section 5-11(E)(2)(b) Minimum Ground Floor Glazing as the minimum ground floor glazing standards have been reduced to 30%. Additional changes to procedures have also eliminated the need for us to obtain variances through the ZHE. Instead the deviations to the required Ground Floor Clear Height and the required On-site Pedestrian Connections will now be heard at the DRB hearing. As part of the site plan approval, the applicant is therefore requesting the following:

- ***A deviation to the Section 5-11(E)(1) Ground Floor Clear Height.*** This section requires the ground floor clear height, defined as “the vertical distance of the interior of a ground floor, measured from the slab or top of the sub-floor to the ceiling or the bottom on the exposed support structure for the second floor” of multi-family development within mixed-use zoning districts to be constructed with a minimum height of 10 feet. The applicant is requesting a deviation of 1 foot to allow a 9-foot ground floor ceiling height that is more on par with typical multi-family construction design.

- **A Waiver to the requirements of Section 5-3(D)(3)(b)(4) On-site Pedestrian Connections.** This section requires on-site walkway widths to correlate with the square footage of street-facing buildings that contain pedestrian entrances. Since the subject site is surrounded by streets on all sides, this requires all street-facing pedestrian walkways to be between 12 and 15 feet in width. The table below outlines the required walkway widths, the proposed width, and the resulting waiver request:

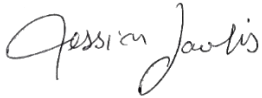
Proposed Variances to Pedestrian Walkway Widths			
Street Façade	Required Width	Proposed Width	Requested Waiver
Indian School Rd	15'	8'	7'
Winrock Loop - West	15'	6'	9'
Pennsylvania St	12'	6'	6'
Winrock Loop – South	15'	6'	9'

Compliance with these wide walkway widths is cumbersome on a constrained infill site that is surrounded by streets on all sides. **The applicant therefore requests a waiver of 7 feet to the required 15-foot walkway along Indian School Rd, the front property line, to allow an 8-foot wide walkway along the primary street frontage. This is a change from the 10-foot width originally discussed and is requested as it allows the proposed sidewalk to be more consistent with the existing 6' sidewalk widths along Indian School and provides additional space for landscape buffers between the street and the residential ground floor units.** The remaining pathways along Pennsylvania St and both segments of Winrock Loop are proposed to be 6 feet in width. All the proposed walkway widths either exceed or match the existing facilities. The proposed 8' sidewalk along Indian School Rd exceeds the existing sidewalk width of 6'. The proposed 6' sidewalks along Pennsylvania St and Winrock Loop match the existing 6' sidewalks along those roadways. Given this is a constrained infill site that must also accommodate other requirements such as landscaping and parking, the proposed 6-foot sidewalk will allow us to provide additional amenities including adjacent landscaping and site furnishings that will increase the overall pedestrian experience and buffer the adjacent residential units. If the sidewalk width were to be increased, such amenities could not be included and the sidewalk would be immediately adjacent to ground floor residential units or directly adjacent to car traffic, which creates security and privacy concerns for residents and an imposing experience for pedestrians. The 6-foot width was also used to provide a consistent walking path from the south to the north along Pennsylvania St. The adjacent site to the south has a 6'-0" wide sidewalk.

Per the IDO, you have 15 days from the date this letter is mailed, November 12th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by Friday, November 27, 2020) at (505)761-9700 or by email at Jessical@dpsdesign.org.

Enclosed you will find a preliminary site plan and building façade designs exhibits. Please be aware that are still refining our designs and these conditions are subject to minor design changes as the project progresses. Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the DRB Meeting date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

***Attachments: Preliminary Site Plan
Preliminary Elevations
Preliminary Sidewalk Exhibits***

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 11/12/2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Quigley Park NA

Name of NA Representative*: Lisa Wahlen and Eric Olivas

Email Address* or Mailing Address* of NA Representative¹: lisa.whalen@gmail.com, eoman505@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location: Meeting must be requested by November 27th, 2020 by 5pm.

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

1. Subject Property Address* 7500 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110
Location Description Vacant lot on the southwest corner of Indian School and Pennsylvania
2. Property Owner* WINROCK PARTNERS LLC
3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: **Deviation to Ground Floor Clear Height** _____

Summary of project/request^{3*}:

A major amendment to the approved Winrock Town Center Site Plan to facilitate a 4 story, 199 unit apartment complex.

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
Preliminary site plan and elevations are attached to this notification

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{5*} J-19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 Deviation(s) Variance(s) Waiver(s)

Explanation:

A deviation of 1' to the required minimum ground floor height of 10' (5-11(E)(1)) to allow a 9' ground floor clear height. Sidewalk waivers to the required width of on-site pedestrian connections 5-3(D)(3)(b)(4) of 7 feet to the required 15-foot walkway along Indian School Rd to allow a 8-foot wide walkway along the primary street and waivers of 6-9 feet to allow 6-foot wide pathways along Pennsylvania and both segments of Winrock Loop.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 5. **For Site Plan Applications only***, attach 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.

Additional Information:

- 1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] 3.3847
 - b. IDO Zone District MX-M
 - c. Overlay Zone(s) [if applicable] Uptown Town Center
 - d. Center or Corridor Area [if applicable] _____
 - 2. Current Land Use(s) [vacant, if none] Vacant
-

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: District 7 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]
ABQ Park NA
Alvarado Park NA
Classic Uptown NA
Inez NA
Jerry Cline Park NA
Mark Twain NA
Quigley Park NA
Snow Heights NA
Winrock South NA
 Winrock Villas Condo Association

⁶ Available here: <https://tinurl.com/idozoningmap>

November 12, 2020

Snow Heights NA

Laura Garcia
1404 Katie Street NE
Albuquerque NM 87110

**RE: Request for Major Amendment to a Previously Approved Site Plan –DRB
Amendment to the Winrock Town Center Site Plan
The Lofts at Winrock
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

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The request is for an upscale four-story multi-family development—the Lofts at Winrock—at approximately 227,000 square feet, proposed to accommodate 199 studio, one-bedroom and two-bedroom apartments, as well as a courtyard, outdoor recreation area, community pool, clubhouse, and a rooftop area for residents. Residential units will be spread over three four-story buildings, two of which are traditional multi-family apartments and one that is classified as a townhouse development that engages Indian School Rd and Pennsylvania St. This use is compatible with existing development on the block and is appropriate for a site within a designated Urban Activity Center.

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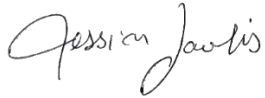
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Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

***Attachments: Preliminary Site Plan
Preliminary Elevations
Preliminary Sidewalk Exhibits***

November 12, 2020

Snow Heights NA

Julie Nielsen
8020 Bellamah Avenue NE
Albuquerque NM 87110

**RE: Request for Major Amendment to a Previously Approved Site Plan –DRB
Amendment to the Winrock Town Center Site Plan
The Lofts at Winrock
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

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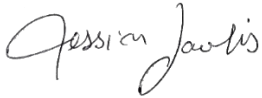
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Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

***Attachments: Preliminary Site Plan
Preliminary Elevations
Preliminary Sidewalk Exhibits***

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 11/12/2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Snow Heights NA

Name of NA Representative*: Laura Garcia and Julie Nielsen

Email Address* or Mailing Address* of NA Representative¹: laurasmigi@aol.com, bjdniels@msn.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location: Meeting must be requested by November 27th, 2020 by 5pm.

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

1. Subject Property Address* 7500 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110
Location Description Vacant lot on the southwest corner of Indian School and Pennsylvania
2. Property Owner* WINROCK PARTNERS LLC
3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: **Deviation to Ground Floor Clear Height** _____

Summary of project/request^{3*}:

A major amendment to the approved Winrock Town Center Site Plan to facilitate a 4 story, 199 unit apartment complex.

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
Preliminary site plan and elevations are attached to this notification

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{5*} J-19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 Deviation(s) Variance(s) Waiver(s)

Explanation:

A deviation of 1' to the required minimum ground floor height of 10' (5-11(E)(1)) to allow a 9' ground floor clear height. Sidewalk waivers to the required width of on-site pedestrian connections 5-3(D)(3)(b)(4) of 7 feet to the required 15-foot walkway along Indian School Rd to allow a 8-foot wide walkway along the primary street and waivers of 6-9 feet to allow 6-foot wide pathways along Pennsylvania and both segments of Winrock Loop.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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5. **For Site Plan Applications only***, attach 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.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 3.3847
 - b. IDO Zone District MX-M
 - c. Overlay Zone(s) [if applicable] Uptown Town Center
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] Vacant
-

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: District 7 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]
ABQ Park NA
Alvarado Park NA
Classic Uptown NA
Inez NA
Jerry Cline Park NA
Mark Twain NA
Quigley Park NA
Snow Heights NA
Winrock South NA
Winrock Villas Condo Association

⁶ Available here: <https://tinurl.com/idozoningmap>

November 12, 2020

Winrock South NA

Virginia Kinney
7110 Constitution Avenue NE
Albuquerque NM 87110

**RE: Request for Major Amendment to a Previously Approved Site Plan –DRB
Amendment to the Winrock Town Center Site Plan
The Lofts at Winrock
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. The next step in our entitlement process is to obtain a Major Amendment to the approved site plan for the Winrock Town Center. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(C) Pre-submittal Neighborhood Meeting, we are providing you with an opportunity to discuss the DRB application.

The request is for an upscale four-story multi-family development—the Lofts at Winrock—at approximately 227,000 square feet, proposed to accommodate 199 studio, one-bedroom and two-bedroom apartments, as well as a courtyard, outdoor recreation area, community pool, clubhouse, and a rooftop area for residents. Residential units will be spread over three four-story buildings, two of which are traditional multi-family apartments and one that is classified as a townhouse development that engages Indian School Rd and Pennsylvania St. This use is compatible with existing development on the block and is appropriate for a site within a designated Urban Activity Center.

As of November 2, 2020, a revised Integrated Development Ordinance (IDO) has gone into effect. These updated regulations have resulted in changes to our original request. This project will no longer be required to obtain a variance to the Section 5-11(E)(2)(b) Minimum Ground Floor Glazing as the minimum ground floor glazing standards have been reduced to 30%. Additional changes to procedures have also eliminated the need for us to obtain variances through the ZHE. Instead the deviations to the required Ground Floor Clear Height and the required On-site Pedestrian Connections will now be heard at the DRB hearing. As part of the site plan approval, the applicant is therefore requesting the following:

- ***A deviation to the Section 5-11(E)(1) Ground Floor Clear Height.*** This section requires the ground floor clear height, defined as “the vertical distance of the interior of a ground floor, measured from the slab or top of the sub-floor to the ceiling or the bottom on the exposed support structure for the second floor” of multi-family development within mixed-use zoning districts to be constructed with a minimum height of 10 feet. The applicant is requesting a deviation of 1 foot to allow a 9-foot ground floor ceiling height that is more on par with typical multi-family construction design.

- **A Waiver to the requirements of Section 5-3(D)(3)(b)(4) On-site Pedestrian Connections.** This section requires on-site walkway widths to correlate with the square footage of street-facing buildings that contain pedestrian entrances. Since the subject site is surrounded by streets on all sides, this requires all street-facing pedestrian walkways to be between 12 and 15 feet in width. The table below outlines the required walkway widths, the proposed width, and the resulting waiver request:

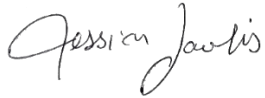
Proposed Variances to Pedestrian Walkway Widths			
Street Façade	Required Width	Proposed Width	Requested Waiver
Indian School Rd	15'	8'	7'
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Compliance with these wide walkway widths is cumbersome on a constrained infill site that is surrounded by streets on all sides. **The applicant therefore requests a waiver of 7 feet to the required 15-foot walkway along Indian School Rd, the front property line, to allow an 8-foot wide walkway along the primary street frontage. This is a change from the 10-foot width originally discussed and is requested as it allows the proposed sidewalk to be more consistent with the existing 6' sidewalk widths along Indian School and provides additional space for landscape buffers between the street and the residential ground floor units.** The remaining pathways along Pennsylvania St and both segments of Winrock Loop are proposed to be 6 feet in width. All the proposed walkway widths either exceed or match the existing facilities. The proposed 8' sidewalk along Indian School Rd exceeds the existing sidewalk width of 6'. The proposed 6' sidewalks along Pennsylvania St and Winrock Loop match the existing 6' sidewalks along those roadways. Given this is a constrained infill site that must also accommodate other requirements such as landscaping and parking, the proposed 6-foot sidewalk will allow us to provide additional amenities including adjacent landscaping and site furnishings that will increase the overall pedestrian experience and buffer the adjacent residential units. If the sidewalk width were to be increased, such amenities could not be included and the sidewalk would be immediately adjacent to ground floor residential units or directly adjacent to car traffic, which creates security and privacy concerns for residents and an imposing experience for pedestrians. The 6-foot width was also used to provide a consistent walking path from the south to the north along Pennsylvania St. The adjacent site to the south has a 6'-0" wide sidewalk.

Per the IDO, you have 15 days from the date this letter is mailed, November 12th, 2020, to respond by either (1) requesting a meeting or (2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a neighborhood meeting. If you would like to request a neighborhood meeting, please contact Jessica Lawlis within the required 15-day period of this mailing date (by Friday, November 27, 2020) at (505)761-9700 or by email at Jessical@dpsdesign.org.

Enclosed you will find a preliminary site plan and building façade designs exhibits. Please be aware that are still refining our designs and these conditions are subject to minor design changes as the project progresses. Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the DRB Meeting date at which time the application will be reviewed and decided on by the City of Albuquerque.

Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

***Attachments: Preliminary Site Plan
Preliminary Elevations
Preliminary Sidewalk Exhibits***

November 12, 2020

Winrock South NA

John Kinney
7110 Constitution Avenue NE
Albuquerque NM 87110

**RE: Request for Major Amendment to a Previously Approved Site Plan –DRB
Amendment to the Winrock Town Center Site Plan
The Lofts at Winrock
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

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The request is for an upscale four-story multi-family development—the Lofts at Winrock—at approximately 227,000 square feet, proposed to accommodate 199 studio, one-bedroom and two-bedroom apartments, as well as a courtyard, outdoor recreation area, community pool, clubhouse, and a rooftop area for residents. Residential units will be spread over three four-story buildings, two of which are traditional multi-family apartments and one that is classified as a townhouse development that engages Indian School Rd and Pennsylvania St. This use is compatible with existing development on the block and is appropriate for a site within a designated Urban Activity Center.

As of November 2, 2020, a revised Integrated Development Ordinance (IDO) has gone into effect. These updated regulations have resulted in changes to our original request. This project will no longer be required to obtain a variance to the Section 5-11(E)(2)(b) Minimum Ground Floor Glazing as the minimum ground floor glazing standards have been reduced to 30%. Additional changes to procedures have also eliminated the need for us to obtain variances through the ZHE. Instead the deviations to the required Ground Floor Clear Height and the required On-site Pedestrian Connections will now be heard at the DRB hearing. As part of the site plan approval, the applicant is therefore requesting the following:

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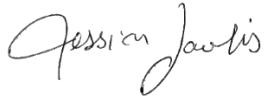
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Sincerely,



Jessica Lawlis, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

***Attachments: Preliminary Site Plan
Preliminary Elevations
Preliminary Sidewalk Exhibits***

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 11/12/2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Winrock South NA

Name of NA Representative*: Virginia Kinney and John Kinney

Email Address* or Mailing Address* of NA Representative¹: 7110 Constitution Avenue NE

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location: Meeting must be requested by November 27th, 2020 by 5pm.

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

1. Subject Property Address* 7500 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110
Location Description Vacant lot on the southwest corner of Indian School and Pennsylvania
2. Property Owner* WINROCK PARTNERS LLC
3. Agent/Applicant* [if applicable] Jessica Lawlis, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: **Deviation to Ground Floor Clear Height** _____

Summary of project/request^{3*}:

A major amendment to the approved Winrock Town Center Site Plan to facilitate a 4 story, 199 unit apartment complex.

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
Preliminary site plan and elevations are attached to this notification

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{5*} J-19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:

Deviation(s) Variance(s) Waiver(s)

Explanation:

A deviation of 1' to the required minimum ground floor height of 10' (5-11(E)(1)) to allow a 9' ground floor clear height. Sidewalk waivers to the required width of on-site pedestrian connections 5-3(D)(3)(b)(4) of 7 feet to the required 15-foot walkway along Indian School Rd to allow a 8-foot wide walkway along the primary street and waivers of 6-9 feet to allow 6-foot wide pathways along Pennsylvania and both segments of Winrock Loop.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
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 - 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.

Additional Information:

- 1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] 3.3847
 - b. IDO Zone District MX-M
 - c. Overlay Zone(s) [if applicable] Uptown Town Center
 - d. Center or Corridor Area [if applicable] _____
 - 2. Current Land Use(s) [vacant, if none] Vacant
-

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November 12, 2020

Winrock Villas Condo Association

Diane Rossignol
1601 Pennsylvania Street NE
Albuquerque NM 87110

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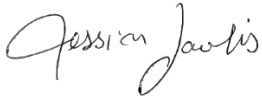
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[Note: Items with an asterisk (*) are required.]

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Date of Request*: 11/12/2020

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Winrock Villas Condo Association

Neighborhood Association (NA)*: _____

Name of NA Representative*: Diane Rossignol _____

Email Address* or Mailing Address* of NA Representative¹: wvcondos@comcast.net

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: jessical@dpsdesign.org

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location: Meeting must be requested by November 27th, 2020 by 5pm.

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- Waiver
- Zoning Map Amendment
- Other: **Deviation to Ground Floor Clear Height** _____

Summary of project/request^{3*}:

A major amendment to the approved Winrock Town Center Site Plan to facilitate a 4 story, 199 unit apartment complex.

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
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6. Where more information about the project can be found^{4*}:
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 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 3.3847
 - b. IDO Zone District MX-M
 - c. Overlay Zone(s) [if applicable] Uptown Town Center
 - d. Center or Corridor Area [if applicable] _____
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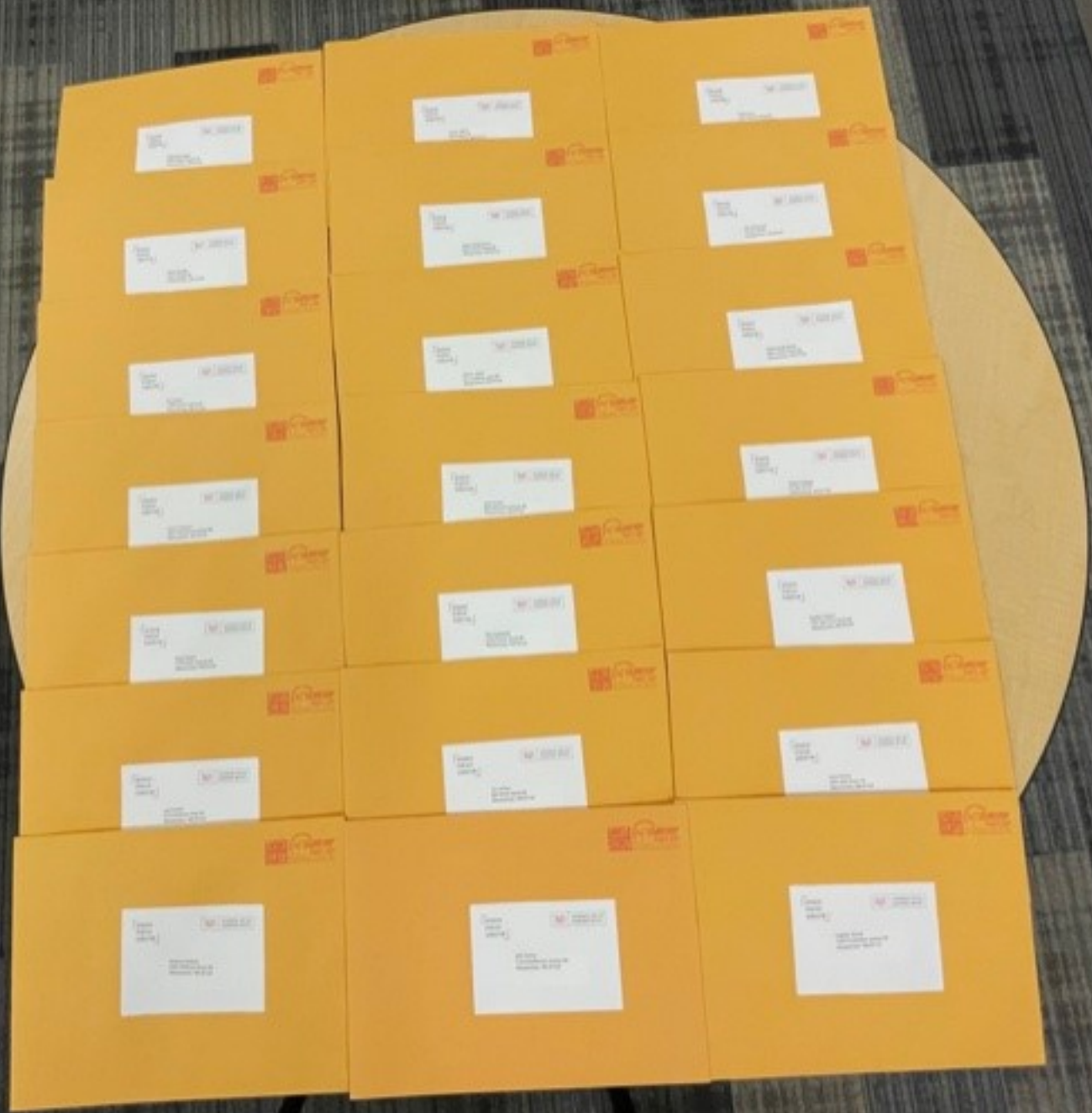
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09 PROOF OF NEIGHBORHOOD MEETING

C. Meeting Summary

Neighborhood Meeting Report



Project: **Snow Heights Neighborhood Meeting**
Re: The Lofts at Winrock

Date: 1-26-2021
Place: Virtual through Go-to-Meeting

Attendees: Jitka Dekojova, Hannah Feil Greenhood, Christopher Whyman, Will Gleason; D/P/S Andrea Julie Nielsen, Laura Garcia; Snow Heights Neighborhood Association Darin Sand; Goodman Realty Group

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, Goodman Realty Group, owners of the subject property, provided all adjacent Neighborhood Associations and an opportunity to meet and discuss the proposed vacations of public right-of-way and vacation of easement for the Lofts at Winrock. At the request of the Neighborhood Association, the applicant held a Neighborhood Meeting with the Neighborhood Association representatives of the Snow Heights Neighborhood Association on January 26th, 2021 over Go-To-Meeting to discuss the project and respond to potential concerns. Detailed meeting notes documenting the conversations that occurred are outlined below. **At the conclusion of the meeting the Snow Heights Neighborhood Association stated they were in support of the vacations as proposed.**

Discussion Items:

1. General Overview
 - a. Purpose of the meeting was to discuss proposed modifications to Pennsylvania St NE, between Indian School Rd NE and Winrock Loop NE. Proposed action would modify (vacate) a portion of the roadway to eliminate the right turn lane and access for Winrock Loop, creating a more consistent profile of sidewalk, bike lane and general travel lane heading south Pennsylvania. Vacation of public right-of-way and vacation of public easement. This action would also result in more traffic being directed to Uptown Loop and the signalized intersection w/ Indian School Rd, likely reducing traffic on Pennsylvania St. Access to Winrock Loop would be restricted to emergency access only.
 - b. Eliminating entry access from Pennsylvania St – right turning lane elimination, exit only through emergency crash gate
2. Questions
 - a. Traffic
 - i. How will this development impact traffic flow on Indian School (IS) and Pennsylvania (P)? By removing access point, less traffic on P and more on IS. Traffic is anticipated to be spread out and new residents most likely will not use P.
 - ii. Re-directing traffic of school (safer) and neighborhood by closing “shortcut” from Louisiana to P - P will feel more residential.
 - iii. How will development affect day-to-day residential traffic and shortcuts and driving routines?
 - iv. How many units at Trader Joe’s housing? Larger area but less height. 198 units.
 - b. Crime
 - i. Mixture of properties, rougher apartments (Section 8 housing) - luxury project will add more people, ‘eyes on the street’, to ‘clean up’ area.
 - ii. Already a waiting list – great location in the city for apartments = long term improvement in the area and values, higher rent.
 - iii. Diversity is welcomed but crime is frustrating. 24/7 site security and cameras/recording.
 - iv. Neighborhood glad to see something positive, good investment.
 - c. Outdoor Amenities

- i. Outdoor amenities – build out now or later?
Community park is under design, anticipated to break ground soon.
- ii. Dog park near bridge on I-40 as new amenity, walking path + exercise loop to tie to bike path and Jerry Cline park.
- iii. Surface parking or structures? Surface parking only.



End of Report

10 MEETING PUBLIC NOTICE

- A. ONC Response**
- B. Official Public Notification Form**
- C. Proof of email notice to NA reps**
- D. Property owners notification : Map and list of Property owners within 100ft, notifying letter, proof of mailing**

10 MEETING PUBLIC NOTICE

A. ONC Response

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Thursday, November 5, 2020 1:04 PM
To: Jessica Lawlis
Subject: 7500 INDIAN SCHOOL RD NE Public Notice Inquiry
Attachments: IDOZoneAtlasPage_J-19-Z.PDF

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address
District 7 Coalition of Neighborhood Associations	Lynne	Martin	lmartin900@aol.com	153
District 7 Coalition of Neighborhood Associations	David	Haughawout	davidh.d7@comcast.net	282 Stre
ABQ Park NA	Shirley	Lockyer	shirleylockyer@gmail.com	750 Circ
ABQ Park NA	Steve	Randall	srandall52@comcast.net	742
Alvarado Park NA	Robert	Habiger	apna87110@gmail.com	PO
Alvarado Park NA	Darcy	Bushnell	dmc793@gmail.com	PO
Classic Uptown NA	Robert	Lah	robtlah@yahoo.com	290 Stre
Classic Uptown NA	David	Haughawout	davidh.d7@comcast.net	282 Stre
Inez NA	Donna	Yetter	donna.yetter3@gmail.com	211 Driv
Inez NA	Maya	Sutton	yemaya@swcp.com	771 Ave
Jerry Cline Park NA	Ron	Goldsmith	rongooldsmith@yahoo.com	121 Stre
Jerry Cline Park NA	Eric	Shirley	ericshirley@comcast.net	900 NE
Mark Twain NA	Barbara	Lohbeck	bardean12@comcast.net	140 Stre
Mark Twain NA	Joel	Wooldridge	joel.c.wooldridge@gmail.com	150 Stre
Quigley Park NA	Lisa	Whalen	lisa.whalen@gmail.com	271 Driv
Quigley Park NA	Eric	Olivas	eoman505@gmail.com	270 Driv

Snow Heights NA	Laura	Garcia	laurasmigi@aol.com	140 NE
Snow Heights NA	Julie	Nielsen	bjdniels@msn.com	802 Ave
Winrock South NA	Virginia	Kinney		711 Con Ave
Winrock South NA	John	Kinney		711 Con Ave
Winrock Villas Condo Association	Diane	Rossignol	wvcondos@comcast.net	160 Pen Stre

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals 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 permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** webmaster@cabq.gov

Sent: Wednesday, November 04, 2020 4:52 PM

To: Office of Neighborhood Coordination <JESSICAL@DPSDESIGN.ORG>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

JESSICA LAWLIS

Telephone Number

5056592674

Email Address

JESSICAL@DPSDESIGN.ORG

Company Name

DPS

Company Address

7601 Jefferson St

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

PARCEL E-1-A REPLAT OF PARCEL A-1-A-1-A-1 & PARCEL E-1-AWINROCK
CENTER ADDITION CONT 3.3847 AC

Physical address of subject site:

7500 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

Subject site cross streets:

Indian School / Pennsylvania

Other subject site identifiers:

This site is located on the following zone atlas page:

J-19

=====

This message has been analyzed by Deep Discovery Email Inspector.

10 MEETING PUBLIC NOTICE

B. Official Public Notification Form



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:
Decision-making Body:
Pre-Application meeting required: [X] Yes [] No
Neighborhood meeting required: [X] Yes [] No
Mailed Notice required: [X] Yes [] No
Electronic Mail required: [X] Yes [] No
Is this a Site Plan Application: [] Yes [X] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 7500 Indian School Rd
Name of property owner: WINROCK PARTNERS LLC
Name of applicant: Will Gleason, Dekker/Perich/Sabatini
Date, time, and place of public meeting or hearing, if applicable: February 10, 2021
Address, phone number, or website for additional information:
https://www.cabq.gov/planning/boards-commissions/development-review-board
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request.
[X] 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
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
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.

Handwritten signature of Will Gleason

(Applicant signature) February 2, 2021 (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 Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN 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.

10 MEETING PUBLIC NOTICE

C. Proof of email public notice to NA reps

From: Kate Maliskas
Sent: Tuesday, February 2, 2021 5:01 PM
To: shirleylockyer@gmail.com
Subject: Public Notice - DRB Vacation of Easement and Vacation of Public Right-of-Way - Apartments at Indian School NE and Pennsylvania St NE
Attachments: ABQ Park NA.pdf

February 2, 2021

***ABQ Park NA
Shirley Lockyer
7501 Sky Court Circle NE
Albuquerque, NM 87110***

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

As previously shown and discussed, the proposed Vacation of Public Right-of-Way would remove the existing deceleration lane along Pennsylvania St NE so that the site would absorb the area between the property line and the curb. Due to the existing deceleration lane, a 12' public easement covers the area from the east property line 12' to the west to serve this existing turning lane. The Vacation of Public Right-of-Way action will procedurally require us to also request a Vacation of the existing Public Easement that incorporates the existing public right-of-way, i.e. the existing deceleration lane, proposed to be vacated. As mentioned, both of these actions do not change the design, property extents or character of the previously presented materials for this site, but rather assist to clarify extents of property development and remove a residual land dedication no longer required.

As required by IDO Table 6-1-1, we are making you aware of the DRB Public Meeting date of **Wednesday, February 10, 2021 at 9:00am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over

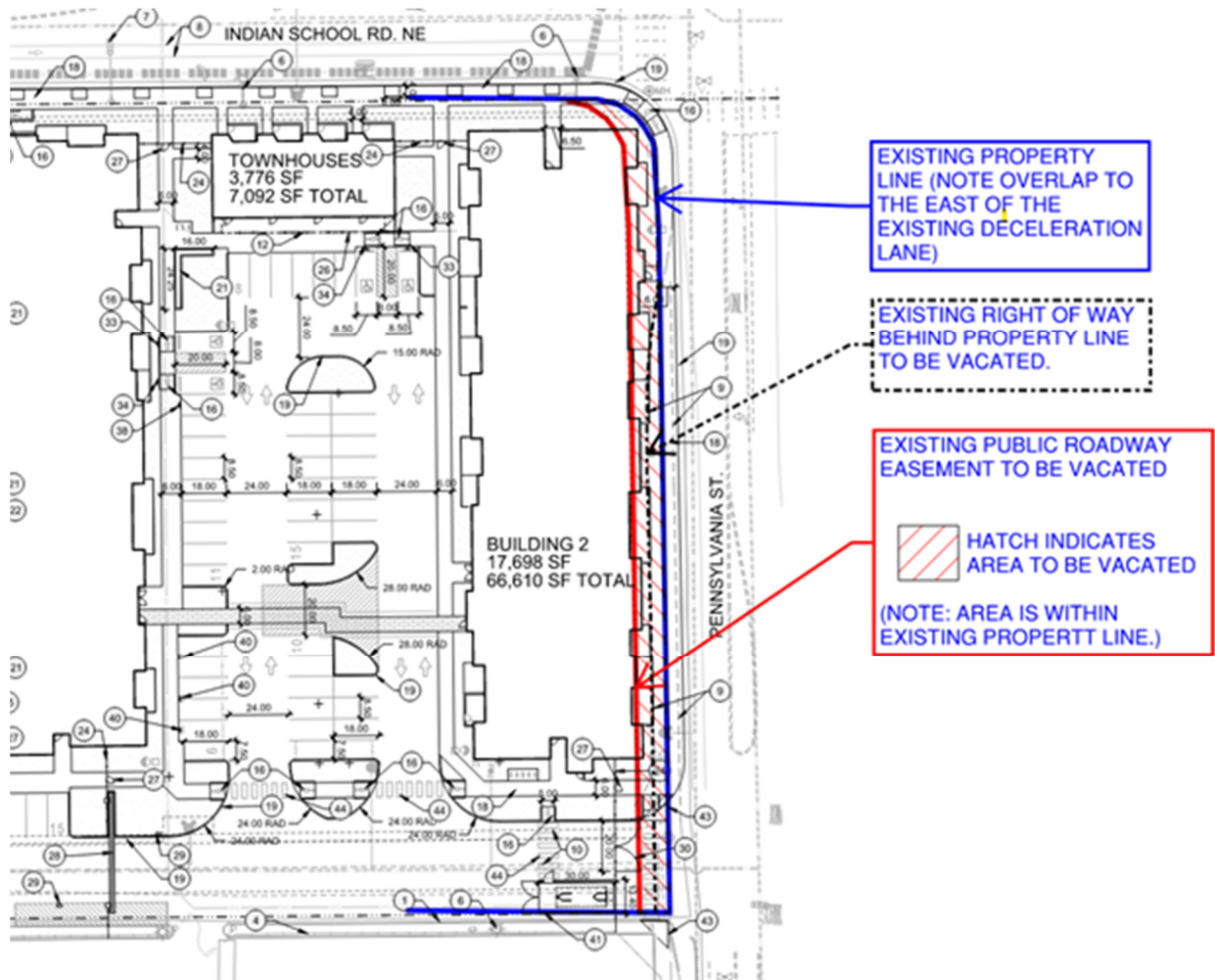
ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/development-review-board>.

Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



DEKKER
PERICH
SABATINI

Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

From: Kate Maliskas
Sent: Tuesday, February 2, 2021 5:02 PM
To: srandall52@comcast.net
Subject: Public Notice - DRB Vacation of Easement and Vacation of Public Right-of-Way - Apartments at Indian School NE and Pennsylvania St NE
Attachments: ABQ Park NA.pdf

February 2, 2021

ABQ Park NA
Steve Randall
7424 Arvada NE
Albuquerque, NM 87110

RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

As previously shown and discussed, the proposed Vacation of Public Right-of-Way would remove the existing deceleration lane along Pennsylvania St NE so that the site would absorb the area between the property line and the curb. Due to the existing deceleration lane, a 12' public easement covers the area from the east property line 12' to the west to serve this existing turning lane. The Vacation of Public Right-of-Way action will procedurally require us to also request a Vacation of the existing Public Easement that incorporates the existing public right-of-way, i.e. the existing deceleration lane, proposed to be vacated. As mentioned, both of these actions do not change the design, property extents or character of the previously presented materials for this site, but rather assist to clarify extents of property development and remove a residual land dedication no longer required.

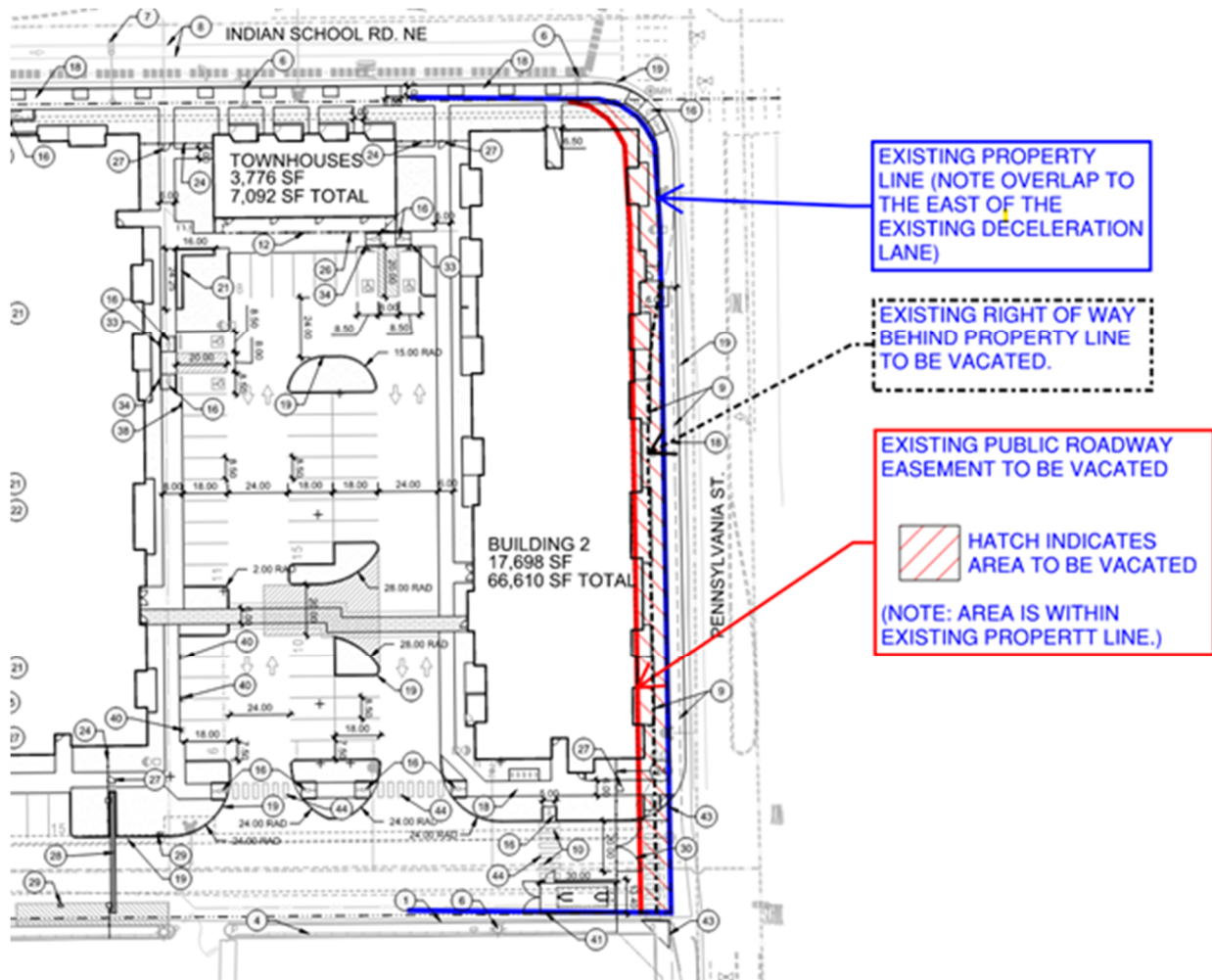
As required by IDO Table 6-1-1, we are making you aware of the DRB Public Meeting date of **Wednesday, February 10, 2021 at 9:00am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over

ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/development-review-board>.

Sincerely,

Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



DEKKER
PERICH
SABATINI

Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: ABQ Park NA

Name of NA Representative*: Shirley Lockyer, Steve Randall

Email Address* or Mailing Address* of NA Representative¹: 7501 Sky Court Circle NE, 7424 Arvada NE

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right of Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

The proposed Vacation of Public Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a request for a Vacation of the existing Public Easement.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: Wednesday, February 10, 2021 at 9AM

Location*³: Zoom, see DRB Webpage for latest hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Enclosed within this mailing or by contacting WillG@dpsdesign.org

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:
- Deviation(s) Variance(s) Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance IDO subsection 14-16-6-4(c) Neighborhood Meeting, Goodman Realty Group provided an opportunity to meet and discuss the proposed development. Pursuant to this, the applicant held a neighborhood meeting with the Snow Heights Neighborhood Association on January 26th, 2021 where the proposed ~~Vacations of Public Easement and Public Right-of-way~~ were addressed. The discussion touched upon various concerns about traffic, crime and outdoor amenities. The Neighborhood Association was ultimately supportive of the project as a positive addition to the neighborhood.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 5. **For Site Plan Applications only***, attach 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.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

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

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

District 7 Coalition of Neighborhood Associations

ABQ Park NA

Alvarado Park NA

Cc: Classic Uptown NA _____ [Other Neighborhood Associations, if any]

Inez NA

Jerry Cline Park NA

Mark Twain NA

Quigley Park NA

Snow Heights NA

Winrock South NA

~~Winrock Villas Condo Association~~

⁶ Available here: <https://tinurl.com/idozoningmap>

From: Kate Maliskas
Sent: Tuesday, February 2, 2021 5:06 PM
To: dmc793@gmail.com
Subject: Public Notice - DRB Vacation of Easement and Vacation of Public Right-of-Way - Apartments at Indian School NE and Pennsylvania St NE
Attachments: Alvarado park NA.pdf

February 2, 2021

***Alvarado Park NA
Darcy Bushnell
PO Box 35704
Albuquerque, NM 87176***

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

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As required by IDO Table 6-1-1, we are making you aware of the DRB Public Meeting date of **Wednesday, February 10, 2021 at 9:00am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over

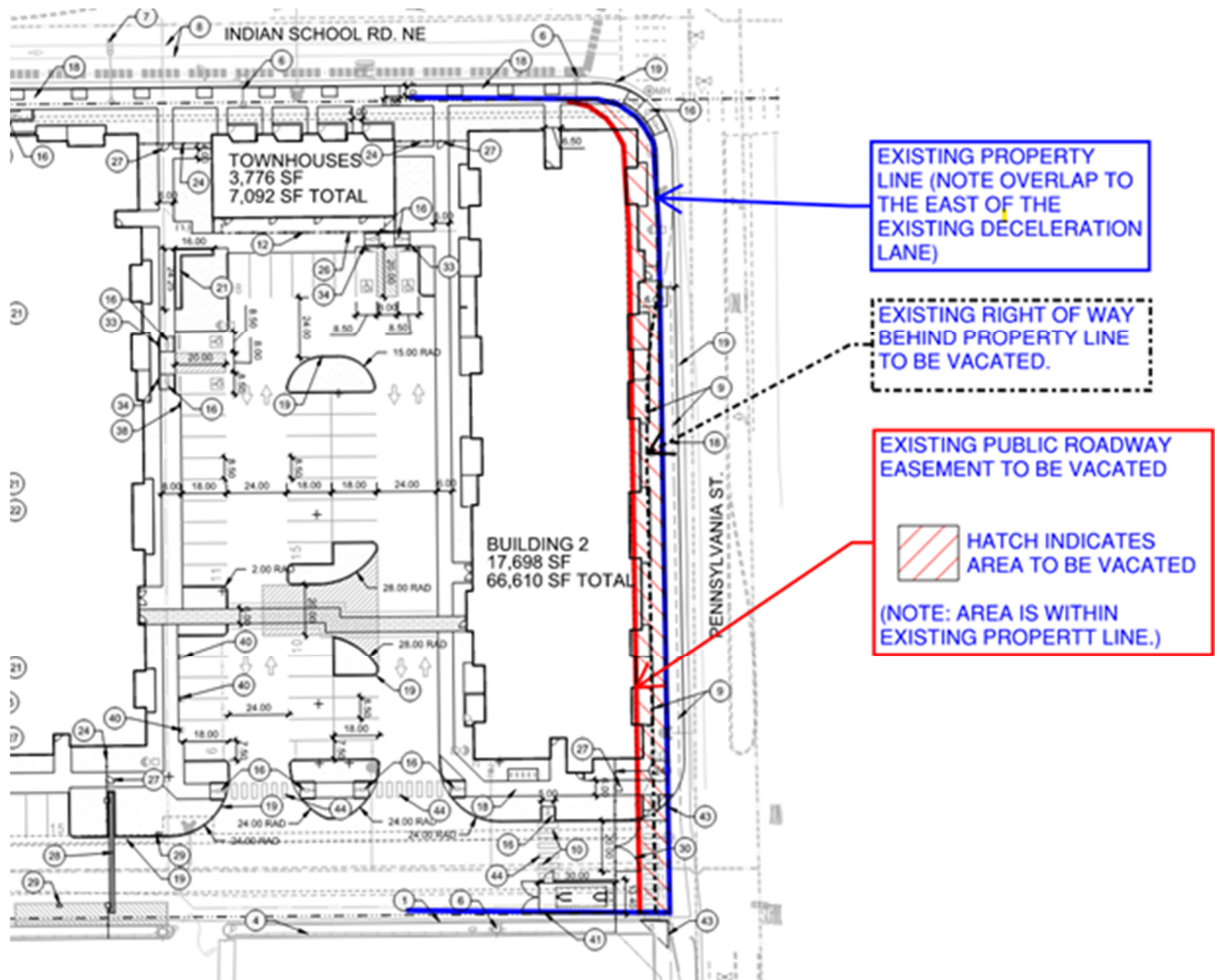
ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/development-review-board>.

Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



DEKKER
PERICH
SABATINI

Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

From: Kate Maliskas
Sent: Tuesday, February 2, 2021 5:05 PM
To: apna87110@gmail.com
Subject: Public Notice - DRB Vacation of Easement and Vacation of Public Right-of-Way - Apartments at Indian School NE and Pennsylvania St NE
Attachments: Alvarado park NA.pdf

February 2, 2021

***Alvarado Park NA
Robert Habiger
PO Box 35704
Albuquerque, NM 87176***

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

As previously shown and discussed, the proposed Vacation of Public Right-of-Way would remove the existing deceleration lane along Pennsylvania St NE so that the site would absorb the area between the property line and the curb. Due to the existing deceleration lane, a 12' public easement covers the area from the east property line 12' to the west to serve this existing turning lane. The Vacation of Public Right-of-Way action will procedurally require us to also request a Vacation of the existing Public Easement that incorporates the existing public right-of-way, i.e. the existing deceleration lane, proposed to be vacated. As mentioned, both of these actions do not change the design, property extents or character of the previously presented materials for this site, but rather assist to clarify extents of property development and remove a residual land dedication no longer required.

As required by IDO Table 6-1-1, we are making you aware of the DRB Public Meeting date of **Wednesday, February 10, 2021 at 9:00am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over

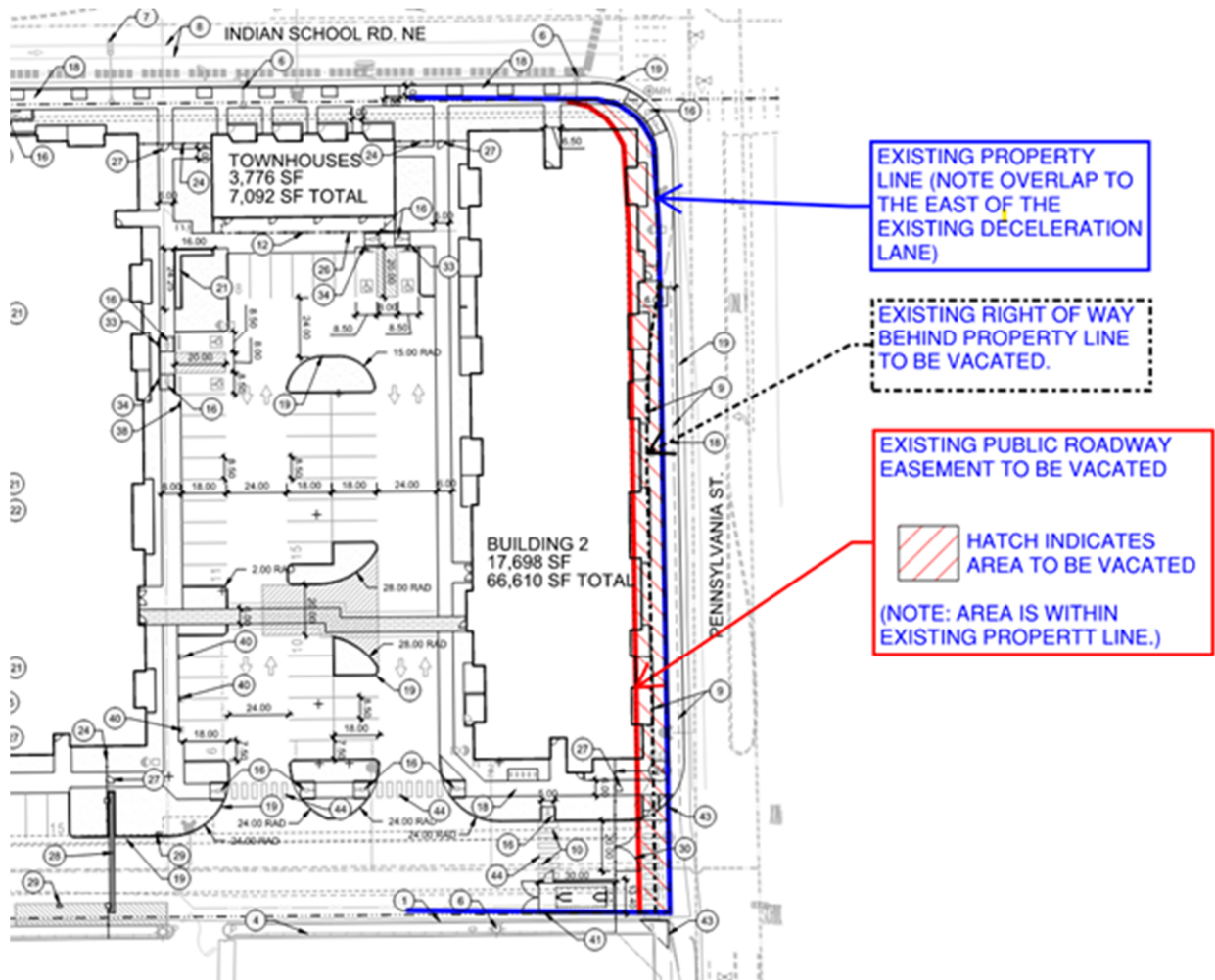
ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/development-review-board>.

Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form





Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Alvarado Park NA

Name of NA Representative*: Robert Habiger, Darcy Bushnell

Email Address* or Mailing Address* of NA Representative¹: PO Box 35704, PO Box 35704

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right of Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

The proposed Vacation of Public Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a request for a Vacation of the existing Public Easement.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: Wednesday, February 10, 2021 at 9AM

Location*³: Zoom, see DRB Webpage for latest hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Enclosed within this mailing or by contacting WillG@dpsdesign.org

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance IDO subsection 14-16-6-4(c) Neighborhood Meeting, Goodman Realty Group provided an opportunity to meet and discuss the proposed development. Pursuant to this, the applicant held a neighborhood meeting with the Snow Heights Neighborhood Association on January 26th, 2021 where the proposed ~~Vacations of Public Easement and Public Right-of-way~~ were addressed. The discussion touched upon various concerns about traffic, crime and outdoor amenities. The Neighborhood Association was ultimately supportive of the project as a positive addition to the neighborhood.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 5. **For Site Plan Applications only***, attach 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.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

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

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

District 7 Coalition of Neighborhood Associations

ABQ Park NA

Alvarado Park NA

Cc: Classic Uptown NA _____ [Other Neighborhood Associations, if any]

Inez NA

Jerry Cline Park NA

Mark Twain NA

Quigley Park NA

Snow Heights NA

Winrock South NA

~~Winrock Villas Condo Association~~

⁶ Available here: <https://tinurl.com/idozoningmap>

From: Kate Maliskas
Sent: Tuesday, February 2, 2021 9:05 PM
To: davidh.d7@comcast.net
Subject: Public Notice - DRB Vacation of Easement and Vacation of Public Right-of-Way - Apartments at Indian School NE and Pennsylvania St NE
Attachments: Classic Uptown NA.pdf

February 2, 2021

***Classic Uptown NA
David Haughawout
2824 Chama Street NE
Albuquerque, NM 87110***

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

As previously shown and discussed, the proposed Vacation of Public Right-of-Way would remove the existing deceleration lane along Pennsylvania St NE so that the site would absorb the area between the property line and the curb. Due to the existing deceleration lane, a 12' public easement covers the area from the east property line 12' to the west to serve this existing turning lane. The Vacation of Public Right-of-Way action will procedurally require us to also request a Vacation of the existing Public Easement that incorporates the existing public right-of-way, i.e. the existing deceleration lane, proposed to be vacated. As mentioned, both of these actions do not change the design, property extents or character of the previously presented materials for this site, but rather assist to clarify extents of property development and remove a residual land dedication no longer required.

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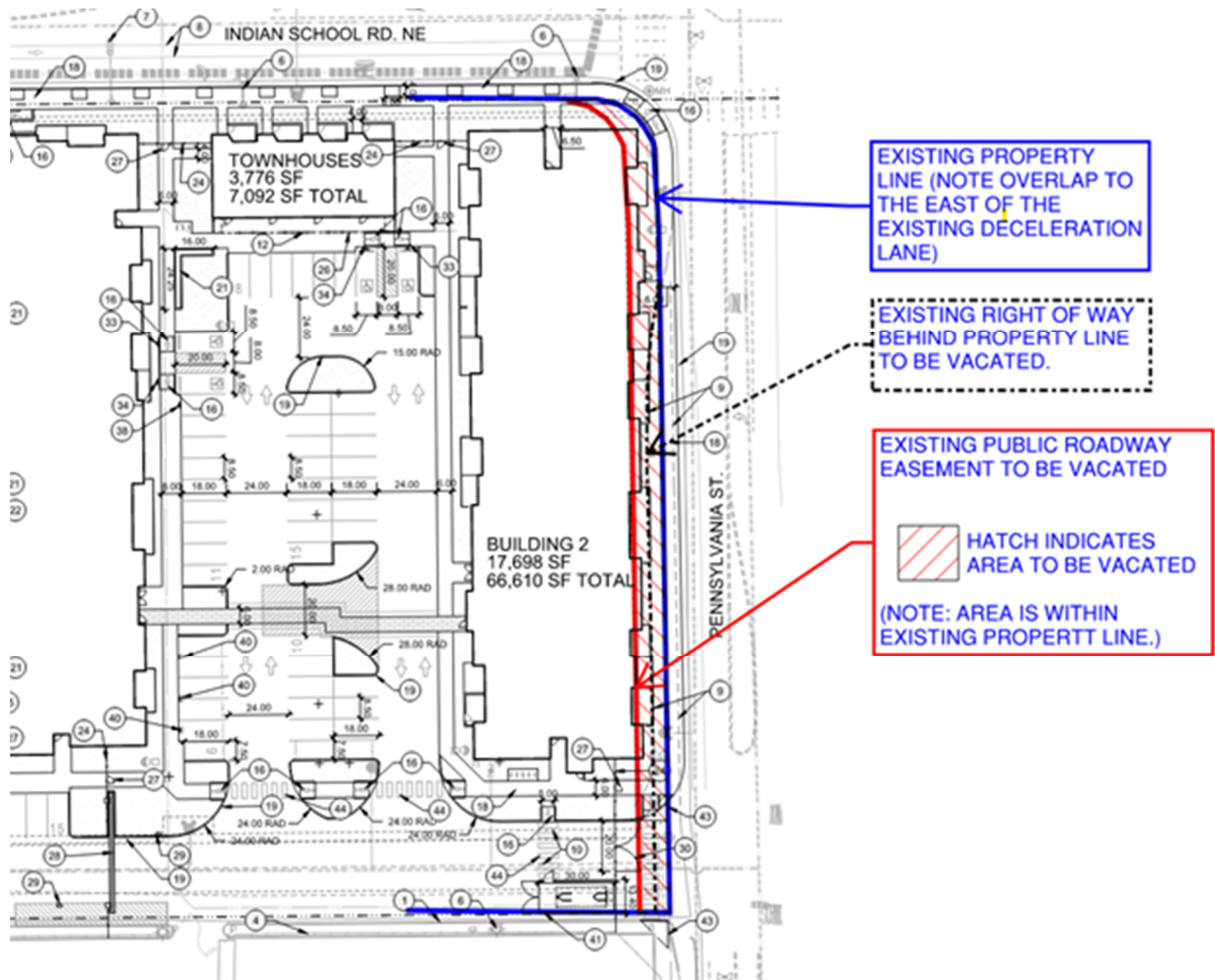
ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/development-review-board>.

Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



DEKKER
PERICH
SABATINI

Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

From: Kate Maliskas
Sent: Tuesday, February 2, 2021 9:02 PM
To: robtlah@yahoo.com
Subject: Public Notice - DRB Vacation of Easement and Vacation of Public Right-of-Way - Apartments at Indian School NE and Pennsylvania St NE
Attachments: Classic Uptown NA.pdf

February 2, 2021

***Classic Uptown NA
Robert Lah
2901 Mesilla Street NE
Albuquerque, NM 87110***

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

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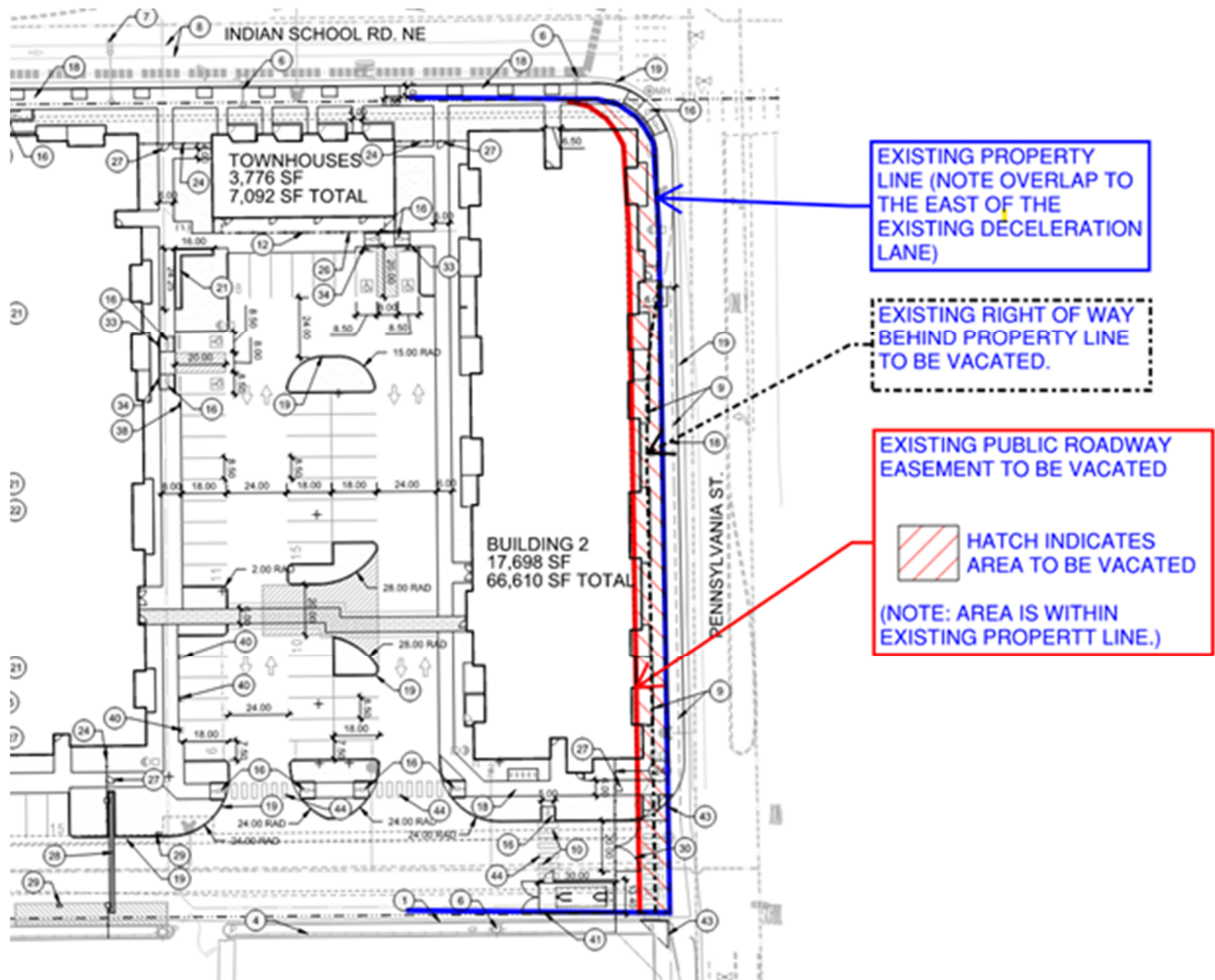
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Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



DEKKER
PERICH
SABATINI

Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Classic Uptown NA

Name of NA Representative*: Robert Lah, David Haughawout

Email Address* or Mailing Address* of NA Representative¹: 2901 Mesilla Street NE, 2824 Chama Street NE

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right of Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

The proposed Vacation of Public Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a request for a Vacation of the existing Public Easement.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

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

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: Wednesday, February 10, 2021 at 9AM

Location*³: Zoom, see DRB Webpage for latest hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Enclosed within this mailing or by contacting WillG@dpsdesign.org

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:
- Deviation(s) Variance(s) Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance IDO subsection 14-16-6-4(c) Neighborhood Meeting, Goodman Realty Group provided an opportunity to meet and discuss the proposed development. Pursuant to this, the applicant held a neighborhood meeting with the Snow Heights Neighborhood Association on January 26th, 2021 where the proposed ~~Vacations of Public Easement and Public Right-of-way~~ were addressed. The discussion touched upon various concerns about traffic, crime and outdoor amenities. The Neighborhood Association was ultimately supportive of the project as a positive addition to the neighborhood.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 5. **For Site Plan Applications only***, attach 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.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] _____
 - 2. IDO Zone District _____
 - 3. Overlay Zone(s) [if applicable] _____
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-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

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District 7 Coalition of Neighborhood Associations

ABQ Park NA

Alvarado Park NA

Cc: Classic Uptown NA _____ [Other Neighborhood Associations, if any]

Inez NA

Jerry Cline Park NA

Mark Twain NA

Quigley Park NA

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Winrock South NA

~~Winrock Villas Condo Association~~

⁶ Available here: <https://tinurl.com/idozoningmap>

From: Kate Maliskas
Sent: Tuesday, February 2, 2021 4:55 PM
To: davidh.d7@comcast.net
Subject: Public Notice - DRB Vacation of Easement and Vacation of Public Right-of-Way - Apartments at Indian School NE and Pennsylvania St NE
Attachments: District 7 Coalition of Neighborhood Associations.pdf

February 2, 2021

***District 7 Coalition of Neighborhood Associations
David Haughawout
2824 Chama Street NE
Albuquerque, NM 87110***

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

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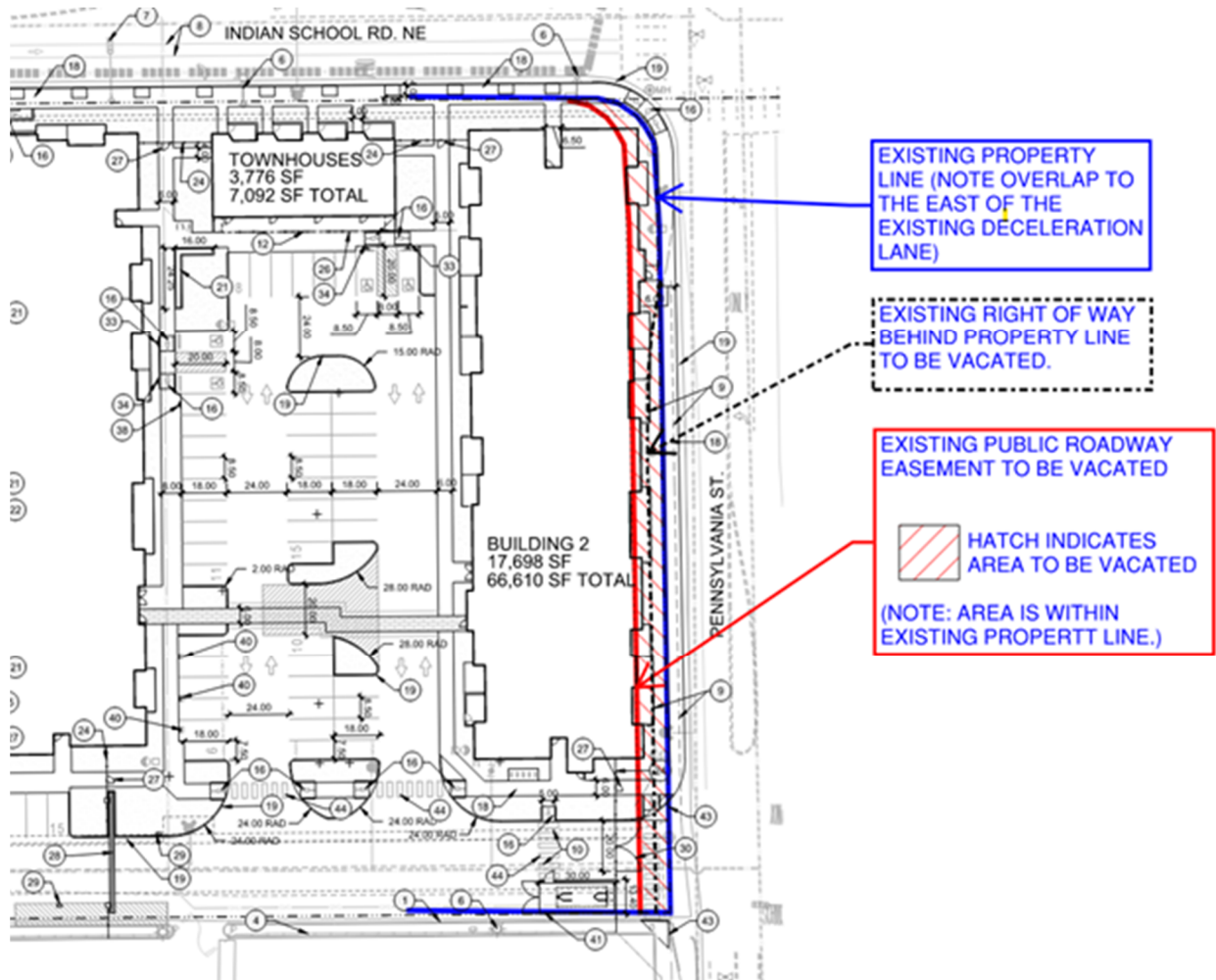
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Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



DEKKER
PERICH
SABATINI

Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

From: Kate Maliskas
Sent: Tuesday, February 2, 2021 4:59 PM
To: Imartin900@aol.com
Subject: Public Notice - DRB Vacation of Easement and Vacation of Public Right-of-Way - Apartments at Indian School NE and Pennsylvania St NE
Attachments: District 7 Coalition of Neighborhood Associations.pdf

February 2, 2021

District 7 Coalition of Neighborhood Associations

Lynne Martin

1531 Espejo NE

Albuquerque, NM 87112

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

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Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: District 7 Coalition of Neighborhood Associations

Name of NA Representative*: David Haughawout, Lynne Martin

Email Address* or Mailing Address* of NA Representative¹: 2824 Chama Street NE, 1531 Espejo NE

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right of Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

The proposed Vacation of Public Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a request for a Vacation of the existing Public Easement.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

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- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
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Location*³: Zoom, see DRB Webpage for latest hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Enclosed within this mailing or by contacting WillG@dpsdesign.org

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:
- Deviation(s) Variance(s) Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance IDO subsection 14-16-6-4(c) Neighborhood Meeting, Goodman Realty Group provided an opportunity to meet and discuss the proposed development. Pursuant to this, the applicant held a neighborhood meeting with the Snow Heights Neighborhood Association on January 26th, 2021 where the proposed ~~Vacations of Public Easement and Public Right-of-way~~ were addressed. The discussion touched upon various concerns about traffic, crime and outdoor amenities. The Neighborhood Association was ultimately supportive of the project as a positive addition to the neighborhood.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 5. **For Site Plan Applications only***, attach 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.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

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

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

District 7 Coalition of Neighborhood Associations

ABQ Park NA

Alvarado Park NA

Cc: Classic Uptown NA _____ [Other Neighborhood Associations, if any]

Inez NA

Jerry Cline Park NA

Mark Twain NA

Quigley Park NA

Snow Heights NA

Winrock South NA

~~Winrock Villas Condo Association~~

⁶ Available here: <https://tinurl.com/idozoningmap>

From: Kate Maliskas
Sent: Tuesday, February 2, 2021 9:09 PM
To: donna.yetter3@gmail.com
Subject: Public Notice - DRB Vacation of Easement and Vacation of Public Right-of-Way - Apartments at Indian School NE and Pennsylvania St NE
Attachments: Inez NA.pdf

February 2, 2021

***Inez NA
Donna Yetter
2111 Hoffman Drive NE
Albuquerque, NM 87110***

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

As previously shown and discussed, the proposed Vacation of Public Right-of-Way would remove the existing deceleration lane along Pennsylvania St NE so that the site would absorb the area between the property line and the curb. Due to the existing deceleration lane, a 12' public easement covers the area from the east property line 12' to the west to serve this existing turning lane. The Vacation of Public Right-of-Way action will procedurally require us to also request a Vacation of the existing Public Easement that incorporates the existing public right-of-way, i.e. the existing deceleration lane, proposed to be vacated. As mentioned, both of these actions do not change the design, property extents or character of the previously presented materials for this site, but rather assist to clarify extents of property development and remove a residual land dedication no longer required.

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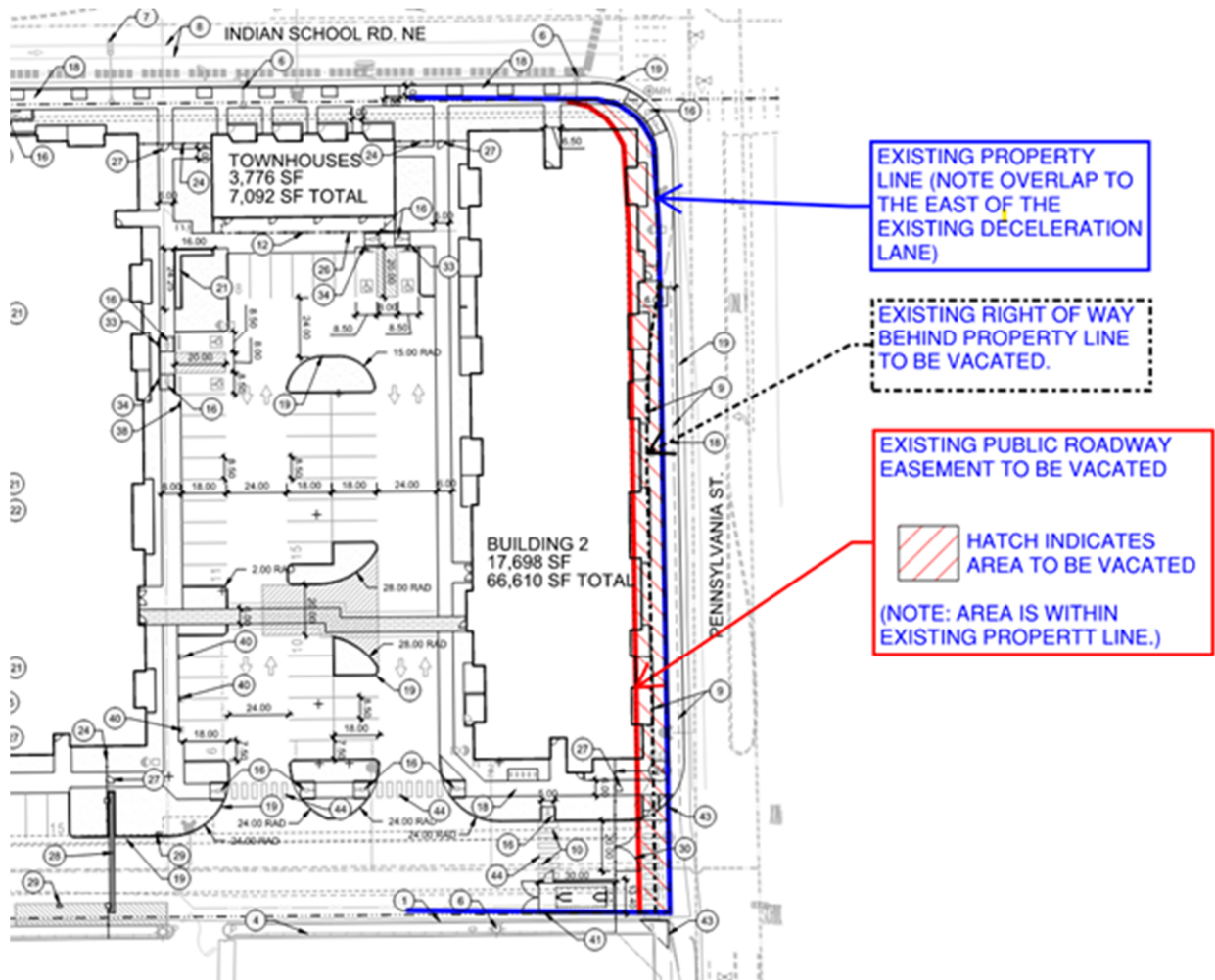
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Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form





Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

From: Kate Maliskas
Sent: Tuesday, February 2, 2021 9:11 PM
To: yemaya@swcp.com
Subject: Public Notice - DRB Vacation of Easement and Vacation of Public Right-of-Way - Apartments at Indian School NE and Pennsylvania St NE
Attachments: Inez NA.pdf

February 2, 2021

***Inez NA
Maya Sutton
7718 Cutler Avenue NE
Albuquerque, NM 87110***

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

As previously shown and discussed, the proposed Vacation of Public Right-of-Way would remove the existing deceleration lane along Pennsylvania St NE so that the site would absorb the area between the property line and the curb. Due to the existing deceleration lane, a 12' public easement covers the area from the east property line 12' to the west to serve this existing turning lane. The Vacation of Public Right-of-Way action will procedurally require us to also request a Vacation of the existing Public Easement that incorporates the existing public right-of-way, i.e. the existing deceleration lane, proposed to be vacated. As mentioned, both of these actions do not change the design, property extents or character of the previously presented materials for this site, but rather assist to clarify extents of property development and remove a residual land dedication no longer required.

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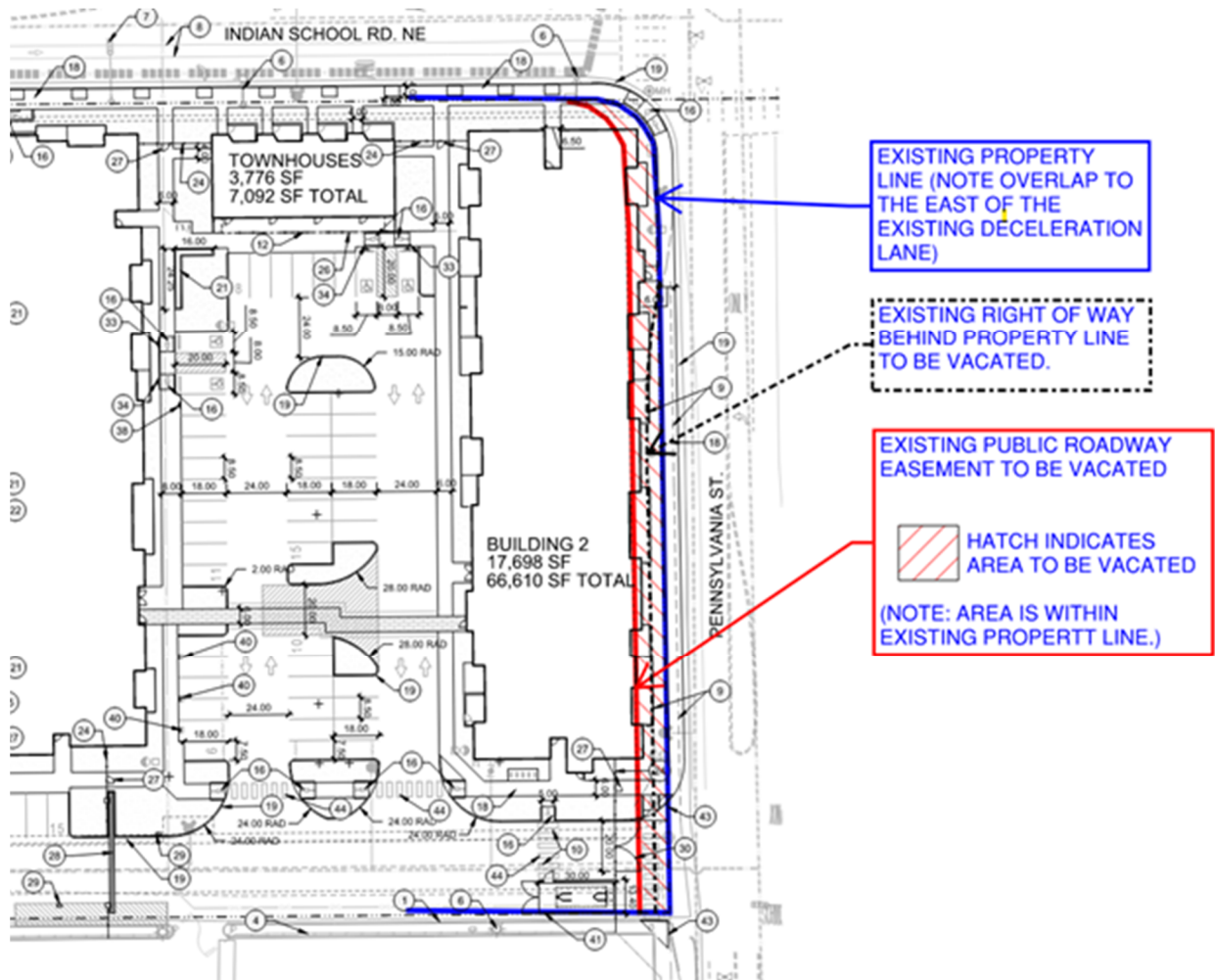
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Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



DEKKER
PERICH
SABATINI

Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Inez NA

Name of NA Representative*: Donna Yetter, Maya Sutton

Email Address* or Mailing Address* of NA Representative¹: 2111 Hoffman Drive NE, 7718 Cutler Avenue NE

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right of Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

The proposed Vacation of Public Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a request for a Vacation of the existing Public Easement.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: Wednesday, February 10, 2021 at 9AM

Location*³: Zoom, see DRB Webpage for latest hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Enclosed within this mailing or by contacting WillG@dpsdesign.org

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:
- Deviation(s) Variance(s) Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance IDO subsection 14-16-6-4(c) Neighborhood Meeting, Goodman Realty Group provided an opportunity to meet and discuss the proposed development. Pursuant to this, the applicant held a neighborhood meeting with the Snow Heights Neighborhood Association on January 26th, 2021 where the proposed ~~Vacations of Public Easement and Public Right-of-way~~ were addressed. The discussion touched upon various concerns about traffic, crime and outdoor amenities. The Neighborhood Association was ultimately supportive of the project as a positive addition to the neighborhood.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
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 - 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.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

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

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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District 7 Coalition of Neighborhood Associations

ABQ Park NA

Alvarado Park NA

Cc: Classic Uptown NA _____ [Other Neighborhood Associations, if any]

Inez NA

Jerry Cline Park NA

Mark Twain NA

Quigley Park NA

Snow Heights NA

Winrock South NA

~~Winrock Villas Condo Association~~

⁶ Available here: <https://tinurl.com/idozoningmap>

From: Kate Maliskas
Sent: Tuesday, February 2, 2021 9:17 PM
To: ericshirley@comcast.net
Subject: Public Notice - DRB Vacation of Easement and Vacation of Public Right-of-Way - Apartments at Indian School NE and Pennsylvania St NE
Attachments: Jerry Cline Park NA.pdf

February 2, 2021

***Jerry Cline Park NA
Eric Shirley
900 Grove Street NE
Albuquerque, NM 87110***

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

As previously shown and discussed, the proposed Vacation of Public Right-of-Way would remove the existing deceleration lane along Pennsylvania St NE so that the site would absorb the area between the property line and the curb. Due to the existing deceleration lane, a 12' public easement covers the area from the east property line 12' to the west to serve this existing turning lane. The Vacation of Public Right-of-Way action will procedurally require us to also request a Vacation of the existing Public Easement that incorporates the existing public right-of-way, i.e. the existing deceleration lane, proposed to be vacated. As mentioned, both of these actions do not change the design, property extents or character of the previously presented materials for this site, but rather assist to clarify extents of property development and remove a residual land dedication no longer required.

As required by IDO Table 6-1-1, we are making you aware of the DRB Public Meeting date of **Wednesday, February 10, 2021 at 9:00am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over

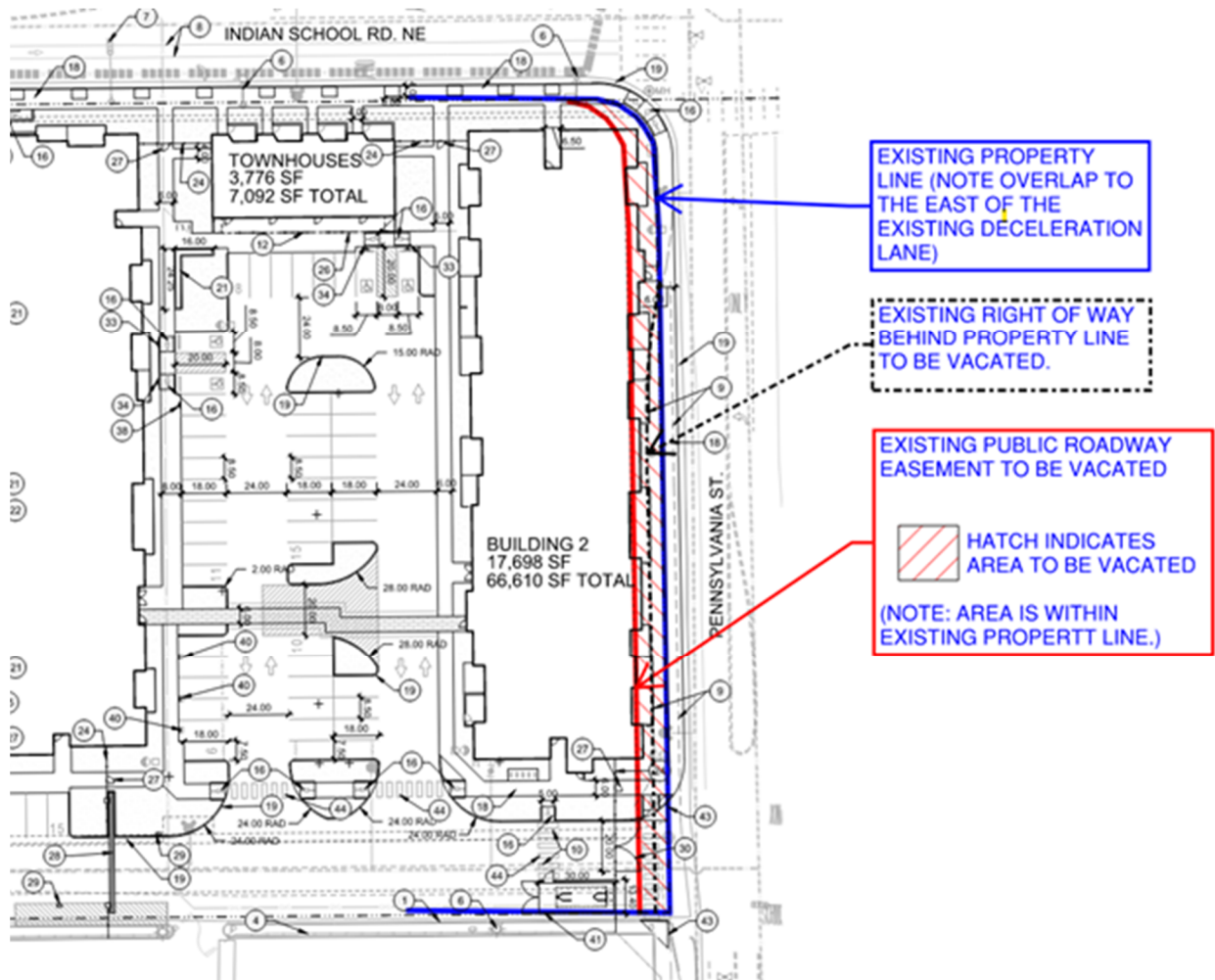
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Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



DEKKER
PERICH
SABATINI

Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

From: Kate Maliskas
Sent: Tuesday, February 2, 2021 9:16 PM
To: rongoldsmith@yahoo.com
Subject: Public Notice - DRB Vacation of Easement and Vacation of Public Right-of-Way - Apartments at Indian School NE and Pennsylvania St NE
Attachments: Jerry Cline Park NA.pdf

February 2, 2021

***Jerry Cline Park NA
Ron Goldsmith
1216 Alcazar Street NE
Albuquerque, NM 87110***

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

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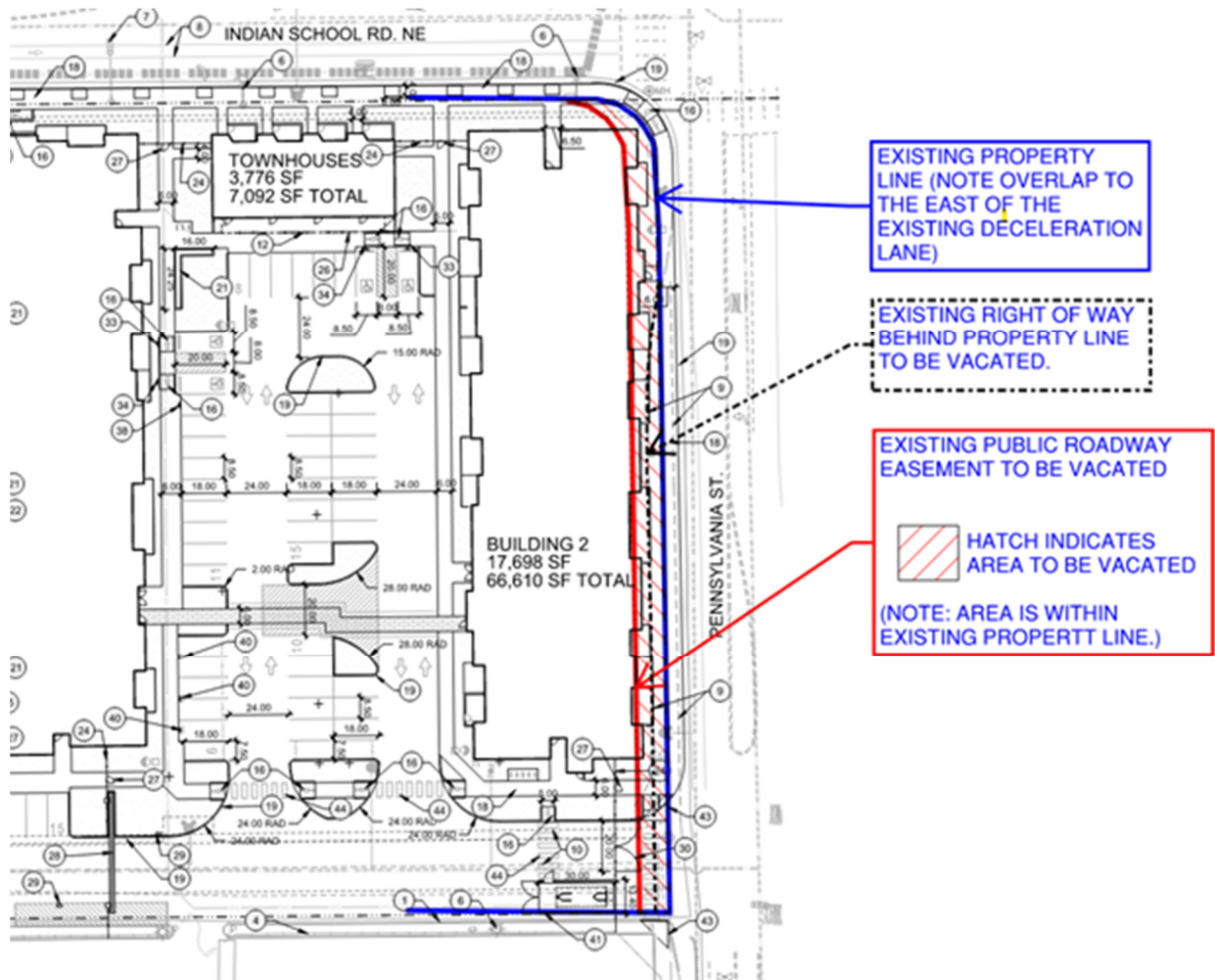
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Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



DEKKER
PERICH
SABATINI

Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Jerry Cline Park NA

Name of NA Representative*: Ron Goldsmith, Eric Shirley

Email Address* or Mailing Address* of NA Representative¹: 1216 Alcazar Street NE, 900 Grove Street NE

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right of Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
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Summary of project/request²*: _____

The proposed Vacation of Public Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a request for a Vacation of the existing Public Easement.

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 Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: Wednesday, February 10, 2021 at 9AM

Location*³: Zoom, see DRB Webpage for latest hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

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6. Where more information about the project can be found*⁴:

Enclosed within this mailing or by contacting WillG@dpsdesign.org

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1. Zone Atlas Page(s)*⁵ J19
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Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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

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 - 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.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] _____
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-

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Cc: Classic Uptown NA _____ [Other Neighborhood Associations, if any]

Inez NA

Jerry Cline Park NA

Mark Twain NA

Quigley Park NA

Snow Heights NA

Winrock South NA

~~Winrock Villas Condo Association~~

⁶ Available here: <https://tinurl.com/idozoningmap>

From: Kate Maliskas
Sent: Tuesday, February 2, 2021 9:18 PM
To: bardean12@comcast.net
Subject: Public Notice - DRB Vacation of Easement and Vacation of Public Right-of-Way - Apartments at Indian School NE and Pennsylvania St NE
Attachments: Mark Twain NA.pdf

February 2, 2021

Mark Twain NA
Barbara Lohbeck
1402 California Street NE
Albuquerque, NM 87110

RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

As previously shown and discussed, the proposed Vacation of Public Right-of-Way would remove the existing deceleration lane along Pennsylvania St NE so that the site would absorb the area between the property line and the curb. Due to the existing deceleration lane, a 12' public easement covers the area from the east property line 12' to the west to serve this existing turning lane. The Vacation of Public Right-of-Way action will procedurally require us to also request a Vacation of the existing Public Easement that incorporates the existing public right-of-way, i.e. the existing deceleration lane, proposed to be vacated. As mentioned, both of these actions do not change the design, property extents or character of the previously presented materials for this site, but rather assist to clarify extents of property development and remove a residual land dedication no longer required.

As required by IDO Table 6-1-1, we are making you aware of the DRB Public Meeting date of **Wednesday, February 10, 2021 at 9:00am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over

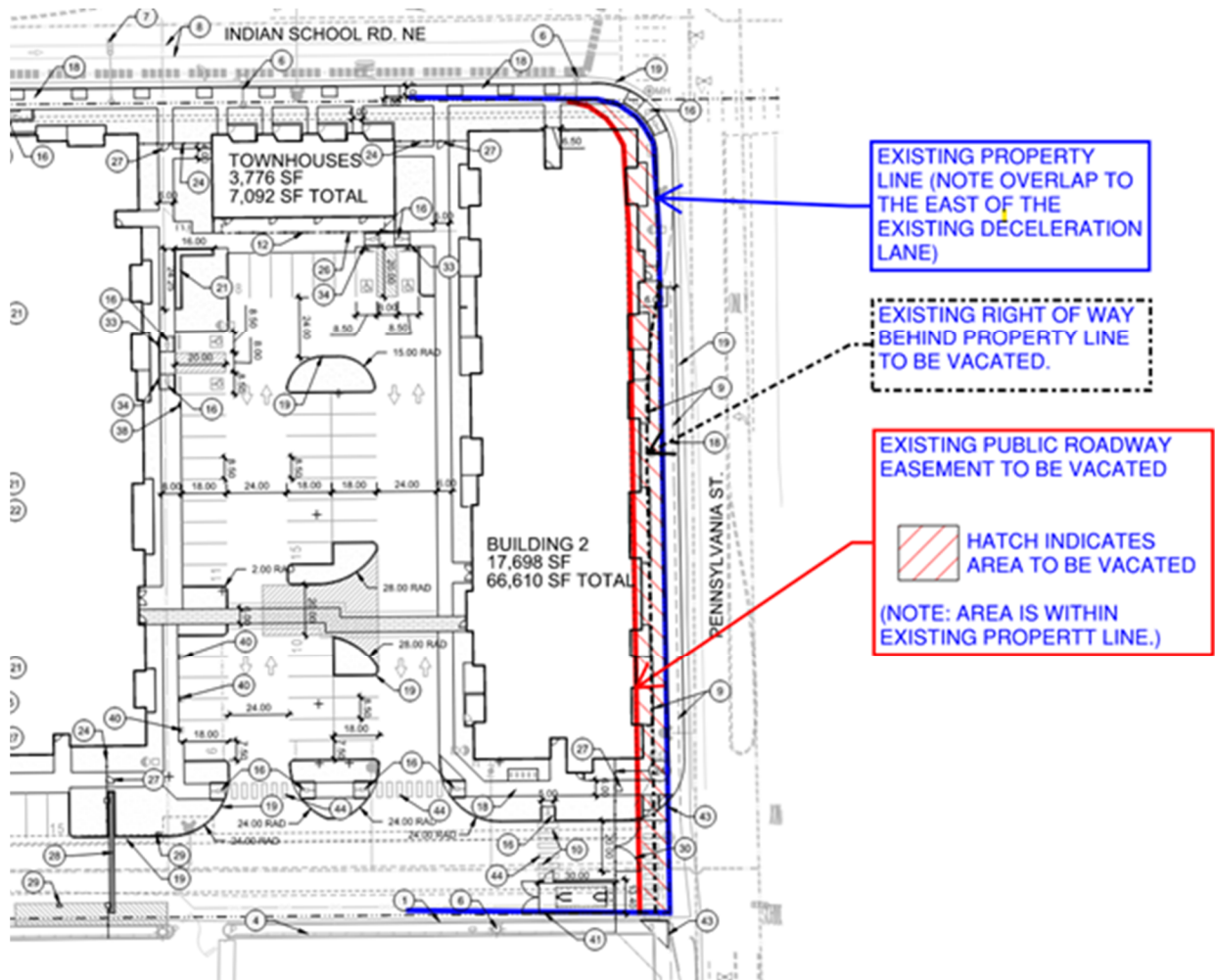
ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/development-review-board>.

Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



DEKKER
PERICH
SABATINI

Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

From: Kate Maliskas
Sent: Tuesday, February 2, 2021 9:20 PM
To: joel.c.wooldridge@gmail.com
Subject: Public Notice - DRB Vacation of Easement and Vacation of Public Right-of-Way - Apartments at Indian School NE and Pennsylvania St NE
Attachments: Mark Twain NA.pdf

February 2, 2021

Mark Twain NA
Joel Wooldridge
1500 Indiana Street NE
Albuquerque, NM 87110

RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

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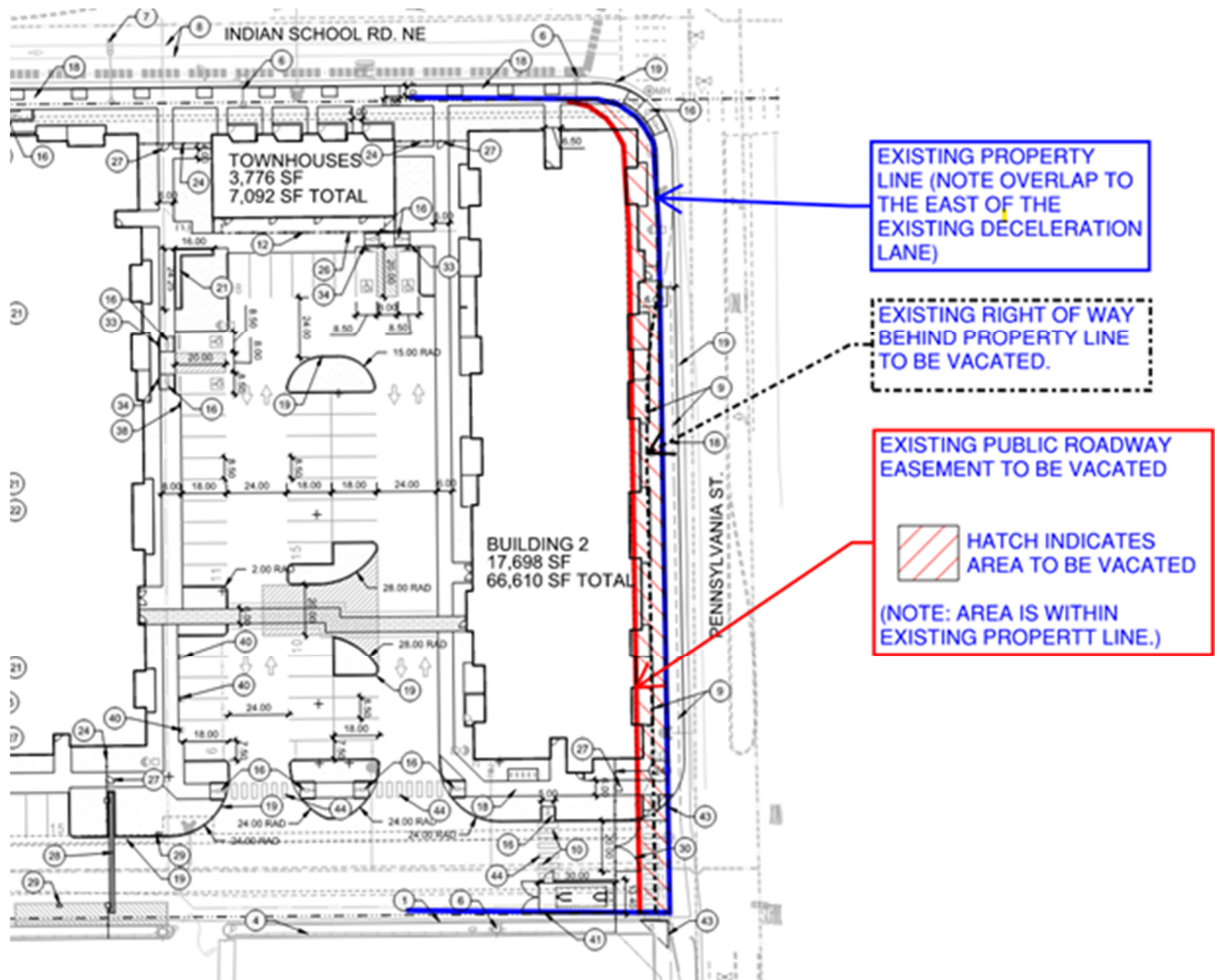
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Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



DEKKER
PERICH
SABATINI

Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Mark Twain NA

Name of NA Representative*: Barbara Lohbeck, Joel Wooldridge

Email Address* or Mailing Address* of NA Representative¹: 1402 California Street NE, 1500 Indiana Street NE

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right of Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

The proposed Vacation of Public Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a request for a Vacation of the existing Public Easement.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: Wednesday, March 3rd, 2021 at 9AM

Location*³: Zoom, see DRB Webpage for latest hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Enclosed within this mailing or by contacting WillG@dpsdesign.org

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J19

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

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

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance IDO subsection 14-16-6-4(c) Neighborhood Meeting, Goodman Realty Group provided an opportunity to meet and discuss the proposed development. Pursuant to this, the applicant held a neighborhood meeting with the Snow Heights Neighborhood Association on January 26th, 2021 where the proposed ~~Vacations of Public Easement and Public Right-of-way~~ were addressed. The discussion touched upon various concerns about traffic, crime and outdoor amenities. The Neighborhood Association was ultimately supportive of the project as a positive addition to the neighborhood.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 5. **For Site Plan Applications only***, attach 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.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

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

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

District 7 Coalition of Neighborhood Associations

ABQ Park NA

Alvarado Park NA

Cc: Classic Uptown NA _____ [Other Neighborhood Associations, if any]

Inez NA

Jerry Cline Park NA

Mark Twain NA

Quigley Park NA

Snow Heights NA

Winrock South NA

~~Winrock Villas Condo Association~~

⁶ Available here: <https://tinurl.com/idozoningmap>

From: Kate Maliskas
Sent: Tuesday, February 2, 2021 9:23 PM
To: eoman505@gmail.com
Subject: Public Notice - DRB Vacation of Easement and Vacation of Public Right-of-Way - Apartments at Indian School NE and Pennsylvania St NE
Attachments: Quigley Park NA.pdf

February 2, 2021

Quigley Park NA
Eric Olivas
2708 Valencia Drive NE
Albuquerque, NM 87110

RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

As previously shown and discussed, the proposed Vacation of Public Right-of-Way would remove the existing deceleration lane along Pennsylvania St NE so that the site would absorb the area between the property line and the curb. Due to the existing deceleration lane, a 12' public easement covers the area from the east property line 12' to the west to serve this existing turning lane. The Vacation of Public Right-of-Way action will procedurally require us to also request a Vacation of the existing Public Easement that incorporates the existing public right-of-way, i.e. the existing deceleration lane, proposed to be vacated. As mentioned, both of these actions do not change the design, property extents or character of the previously presented materials for this site, but rather assist to clarify extents of property development and remove a residual land dedication no longer required.

As required by IDO Table 6-1-1, we are making you aware of the DRB Public Meeting date of **Wednesday, February 10, 2021 at 9:00am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over

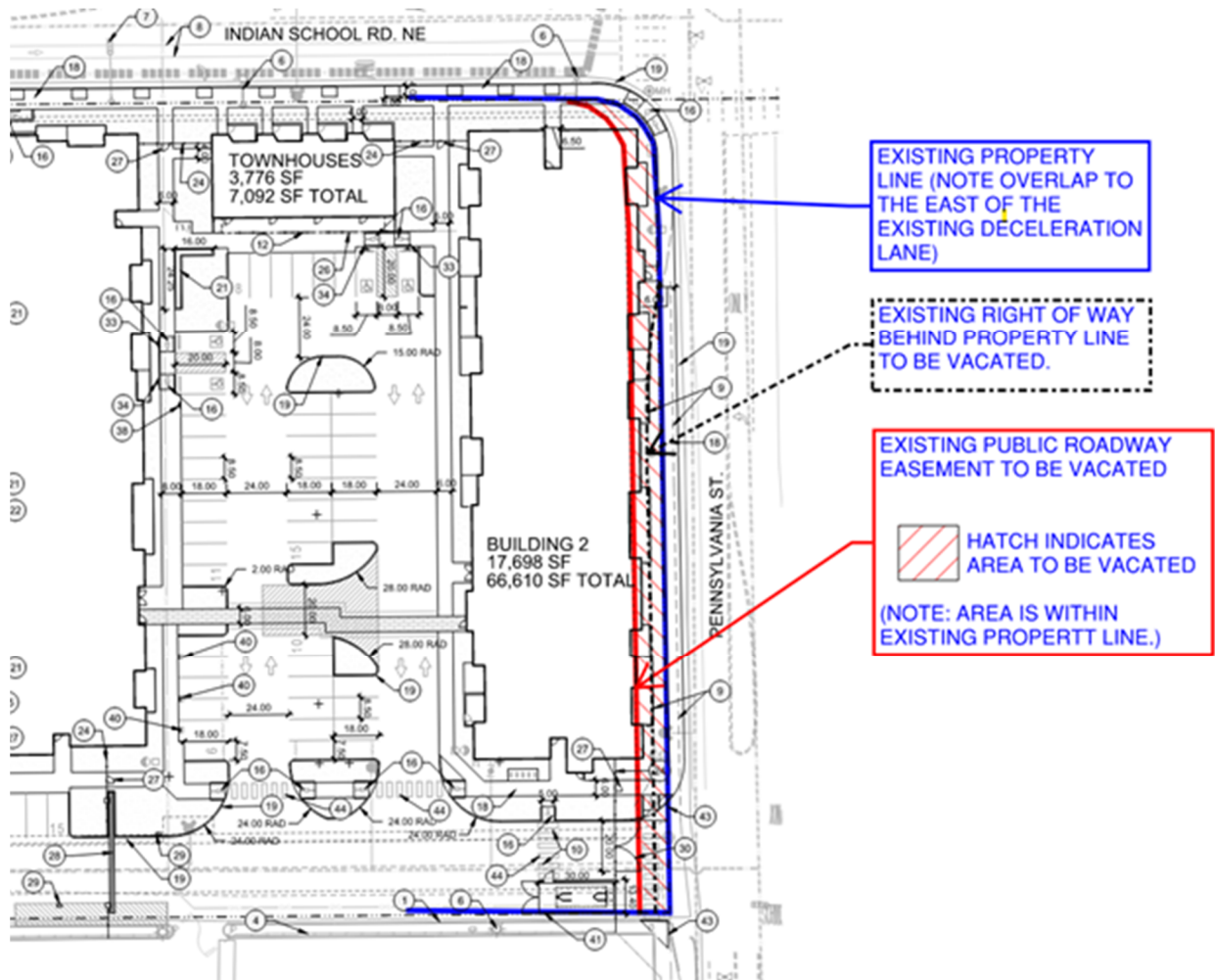
ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/development-review-board>.

Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



DEKKER
PERICH
SABATINI

Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

From: Kate Maliskas
Sent: Tuesday, February 2, 2021 9:21 PM
To: lisa.whalen@gmail.com
Subject: Public Notice - DRB Vacation of Easement and Vacation of Public Right-of-Way - Apartments at Indian School NE and Pennsylvania St NE
Attachments: Quigley Park NA.pdf

February 2, 2021

Quigley Park NA
Lisa Whalen
2713 Cardenas Drive NE
Albuquerque, NM 87110

RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

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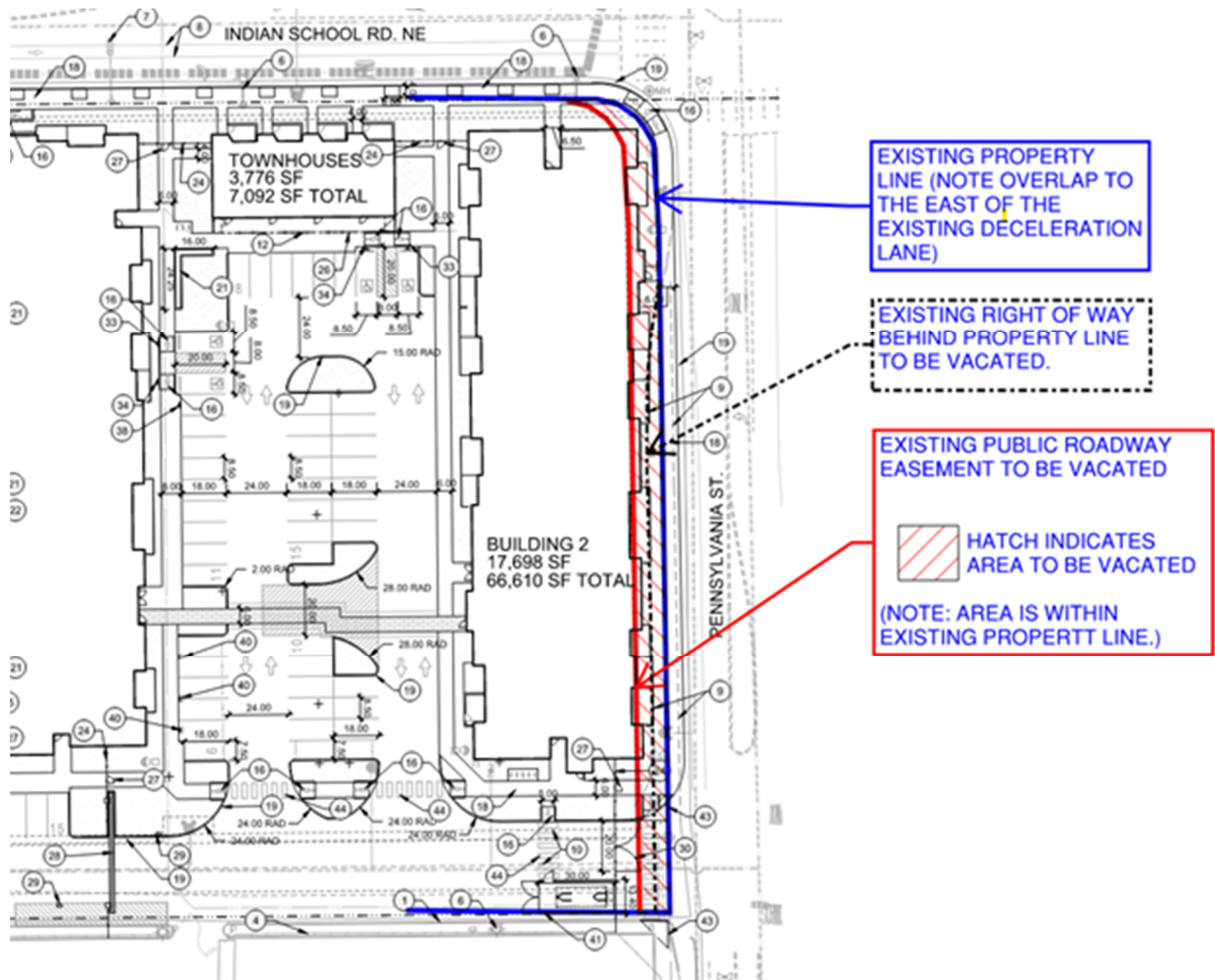
ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/development-review-board>.

Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



DEKKER
PERICH
SABATINI

Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Quigley Park NA

Name of NA Representative*: Lisa Whalen, Eric Olivas

Email Address* or Mailing Address* of NA Representative¹: 2713 Cardenas Drive NE, 2708 Valencia Drive NE

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right of Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

The proposed Vacation of Public Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a request for a Vacation of the existing Public Easement.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: Wednesday, February 10, 2021 at 9AM

Location*³: Zoom, see DRB Webpage for latest hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Enclosed within this mailing or by contacting WillG@dpsdesign.org

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:
- Deviation(s) Variance(s) Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance IDO subsection 14-16-6-4(c) Neighborhood Meeting, Goodman Realty Group provided an opportunity to meet and discuss the proposed development. Pursuant to this, the applicant held a neighborhood meeting with the Snow Heights Neighborhood Association on January 26th, 2021 where the proposed ~~Vacations of Public Easement and Public Right-of-way~~ were addressed. The discussion touched upon various concerns about traffic, crime and outdoor amenities. The Neighborhood Association was ultimately supportive of the project as a positive addition to the neighborhood.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
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 - 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.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] _____
 - 2. IDO Zone District _____
 - 3. Overlay Zone(s) [if applicable] _____
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-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

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District 7 Coalition of Neighborhood Associations

ABQ Park NA

Alvarado Park NA

Cc: Classic Uptown NA _____ [Other Neighborhood Associations, if any]

Inez NA

Jerry Cline Park NA

Mark Twain NA

Quigley Park NA

Snow Heights NA

Winrock South NA

~~Winrock Villas Condo Association~~

⁶ Available here: <https://tinurl.com/idozoningmap>

From: Kate Maliskas
Sent: Tuesday, February 2, 2021 9:26 PM
To: bjdniels@msn.com
Subject: Public Notice - DRB Vacation of Easement and Vacation of Public Right-of-Way - Apartments at Indian School NE and Pennsylvania St NE
Attachments: Snow Heights NA.pdf

February 2, 2021

***Snow Heights NA
Julie Nielsen
8020 Bellamah Avenue NE
Albuquerque, NM 87110***

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

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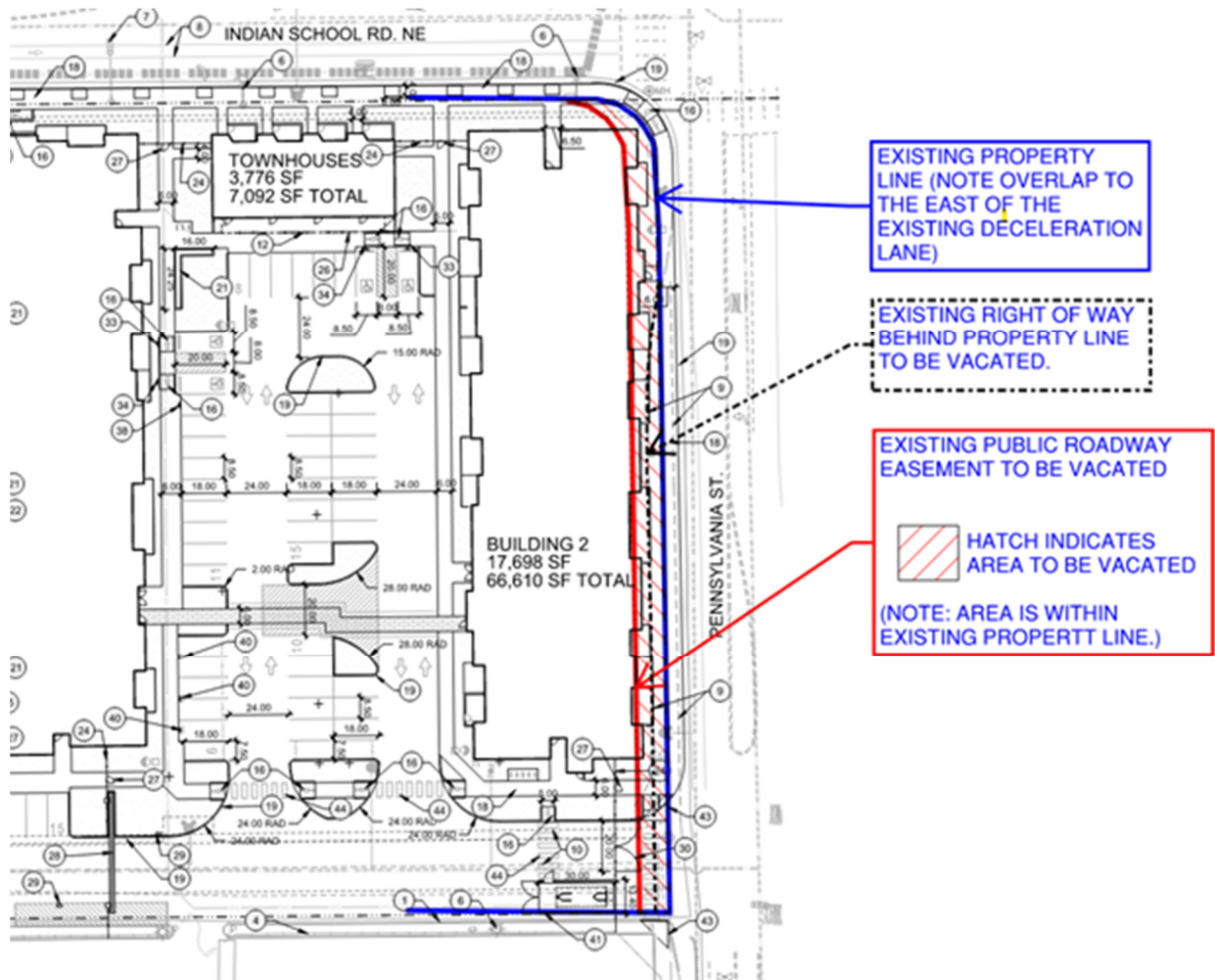
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Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form





Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

From: Kate Maliskas
Sent: Tuesday, February 2, 2021 9:24 PM
To: laurasmigi@aol.com
Subject: Public Notice - DRB Vacation of Easement and Vacation of Public Right-of-Way - Apartments at Indian School NE and Pennsylvania St NE
Attachments: Snow Heights NA.pdf

February 2, 2021

***Snow Heights NA
Laura Garcia
1404 Katie Street NE
Albuquerque, NM 87110***

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

As previously shown and discussed, the proposed Vacation of Public Right-of-Way would remove the existing deceleration lane along Pennsylvania St NE so that the site would absorb the area between the property line and the curb. Due to the existing deceleration lane, a 12' public easement covers the area from the east property line 12' to the west to serve this existing turning lane. The Vacation of Public Right-of-Way action will procedurally require us to also request a Vacation of the existing Public Easement that incorporates the existing public right-of-way, i.e. the existing deceleration lane, proposed to be vacated. As mentioned, both of these actions do not change the design, property extents or character of the previously presented materials for this site, but rather assist to clarify extents of property development and remove a residual land dedication no longer required.

As required by IDO Table 6-1-1, we are making you aware of the DRB Public Meeting date of **Wednesday, February 10, 2021 at 9:00am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over

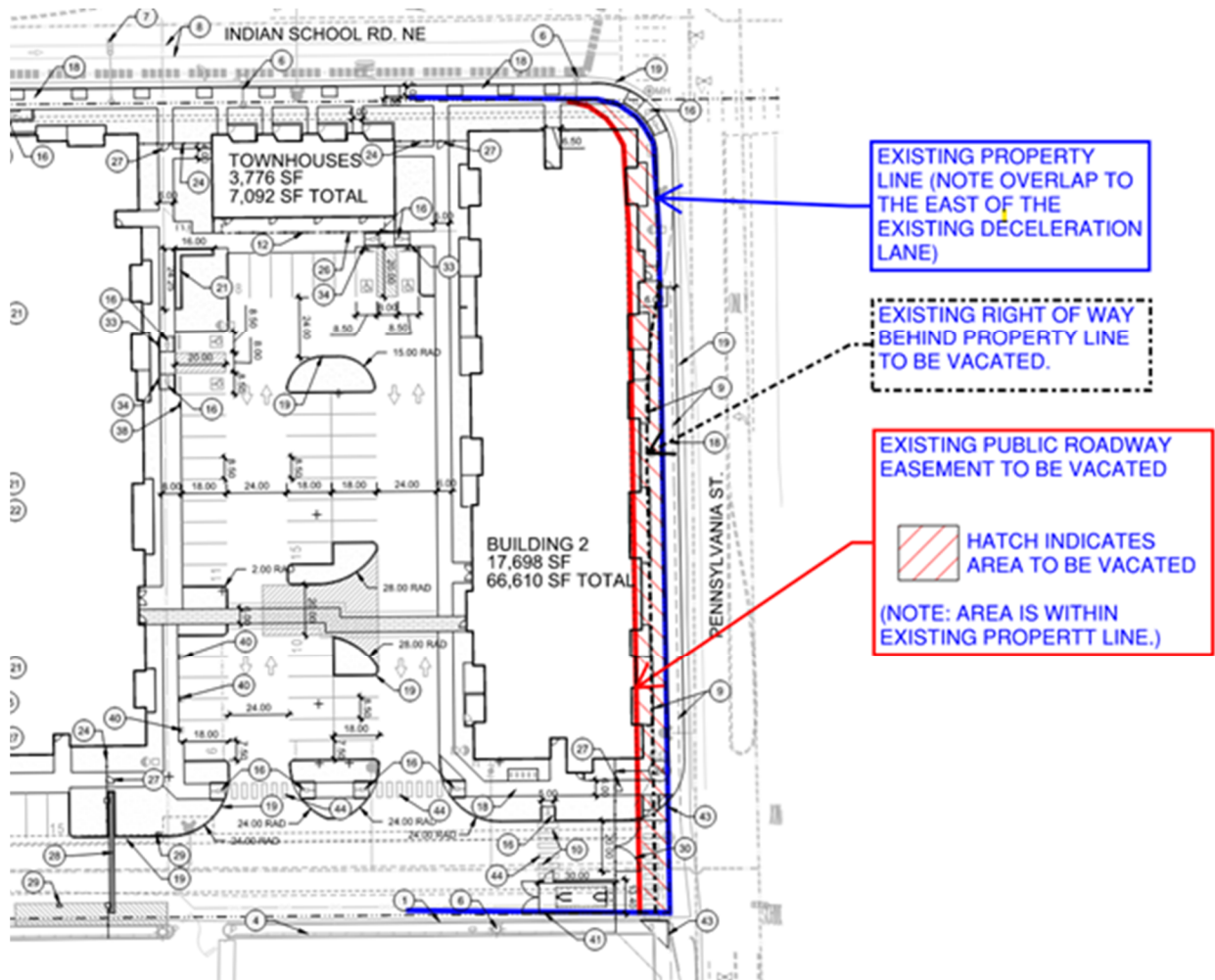
ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/development-review-board>.

Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



DEKKER
PERICH
SABATINI

Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Snow Heights NA

Name of NA Representative*: Laura Garcia, Julie Nielsen

Email Address* or Mailing Address* of NA Representative¹: 1404 Katie Street NE, 8020 Bellamah Avenue NE

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right of Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

The proposed Vacation of Public Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a request for a Vacation of the existing Public Easement.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: Wednesday, February 10, 2021 at 9AM

Location*³: Zoom, see DRB Webpage for latest hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Enclosed within this mailing or by contacting WillG@dpsdesign.org

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:
- Deviation(s) Variance(s) Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance IDO subsection 14-16-6-4(c) Neighborhood Meeting, Goodman Realty Group provided an opportunity to meet and discuss the proposed development. Pursuant to this, the applicant held a neighborhood meeting with the Snow Heights Neighborhood Association on January 26th, 2021 where the proposed ~~Vacations of Public Easement and Public Right-of-way~~ were addressed. The discussion touched upon various concerns about traffic, crime and outdoor amenities. The Neighborhood Association was ultimately supportive of the project as a positive addition to the neighborhood.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 5. **For Site Plan Applications only***, attach 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.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

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

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

District 7 Coalition of Neighborhood Associations

ABQ Park NA

Alvarado Park NA

Cc: Classic Uptown NA _____ [Other Neighborhood Associations, if any]

Inez NA

Jerry Cline Park NA

Mark Twain NA

Quigley Park NA

Snow Heights NA

Winrock South NA

Winrock Villas Condo Association

⁶ Available here: <https://tinurl.com/idozoningmap>

From: Kate Maliskas
Sent: Tuesday, February 2, 2021 9:27 PM
To: wvcondos@comcast.net
Subject: Public Notice - DRB Vacation of Easement and Vacation of Public Right-of-Way - Apartments at Indian School NE and Pennsylvania St NE
Attachments: Winrock Villas Condo Association.pdf

February 2, 2021

***Winrock Villas Condo Association
Diane Rossignol
1601 Pennsylvania Street NE
Albuquerque, NM 87110***

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

As previously shown and discussed, the proposed Vacation of Public Right-of-Way would remove the existing deceleration lane along Pennsylvania St NE so that the site would absorb the area between the property line and the curb. Due to the existing deceleration lane, a 12' public easement covers the area from the east property line 12' to the west to serve this existing turning lane. The Vacation of Public Right-of-Way action will procedurally require us to also request a Vacation of the existing Public Easement that incorporates the existing public right-of-way, i.e. the existing deceleration lane, proposed to be vacated. As mentioned, both of these actions do not change the design, property extents or character of the previously presented materials for this site, but rather assist to clarify extents of property development and remove a residual land dedication no longer required.

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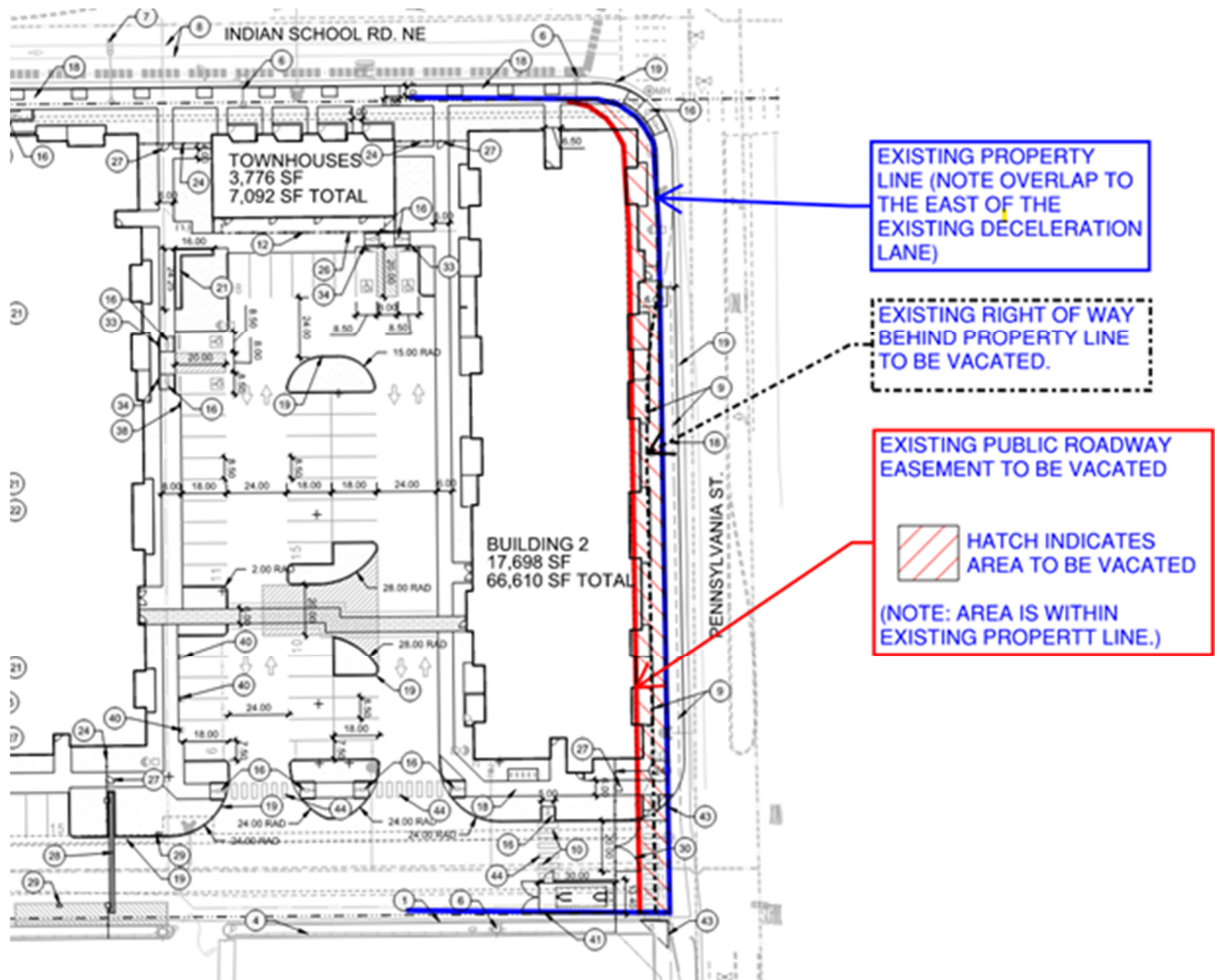
ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/development-review-board>.

Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



DEKKER
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Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Winrock Villas Condo Association

Name of NA Representative*: Diane Rossignol

Email Address* or Mailing Address* of NA Representative¹: 1601 Pennsylvania Street NE

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right of Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

The proposed Vacation of Public Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a request for a Vacation of the existing Public Easement.

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² Attach additional information, as needed to explain the project/request.

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

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: Wednesday, February 10, 2021 at 9AM

Location*³: Zoom, see DRB Webpage for latest hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Enclosed within this mailing or by contacting WillG@dpsdesign.org

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J19
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:
- Deviation(s) Variance(s) Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance IDO subsection 14-16-6-4(c) Neighborhood Meeting, Goodman Realty Group provided an opportunity to meet and discuss the proposed development. Pursuant to this, the applicant held a neighborhood meeting with the Snow Heights Neighborhood Association on January 26th, 2021 where the proposed ~~Vacations of Public Easement and Public Right-of-way~~ were addressed. The discussion touched upon various concerns about traffic, crime and outdoor amenities. The Neighborhood Association was ultimately supportive of the project as a positive addition to the neighborhood.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 5. **For Site Plan Applications only***, attach 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.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

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

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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IDO Interactive Map

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Mark Twain NA

Quigley Park NA

Snow Heights NA

Winrock South NA

~~Winrock Villas Condo Association~~

⁶ Available here: <https://tinurl.com/idozoningmap>

11 MEETING PUBLIC NOTICE

D. Property owner's notification

- i. Map and list of Property owners within 100ft,**
- ii. Copy of Notifying letter,**
- iii. Proof of mailing**

Owner	Owner Address	Owner Address 2	
New Hope Missionary Baptist Church	Po Box 11785	Albuquerque NM 87192-0785	
Minority Business Enterprises LLC	7611 Indian School Rd Ne	Albuquerque NM 87110-1389	
ISR LLC	6871 Mossman Pl Ne	Albuquerque NM 87110	
New Hope Missionary Baptist Church	Po Box 11785	Albuquerque NM 87192-0785	
ISR LLC	6871 Mossman Pl Ne	Albuquerque NM 87110	
Regents Of UNM Real Estate Dept	Msc06-3595-1 University Of Nm	Albuquerque NM 87131-0001	
Rio Office Building LLC	7615 Indian School Rd Ne	Albuquerque NM 87110-5407	
Winrock Partners LLC	100 Sun Ave Ne Suite 100	Albuquerque NM 87109-4659	
Winrock Partners LLC	100 Sun Ave Ne Suite 100	Albuquerque NM 87109-4659	
ALB Winrock LLC	3234 Riverview Ln	Daytona Beach FL 32118-6218	
Winrock Partners LLC	100 Sun Ave Ne Suite 100	Albuquerque NM 87109-4659	
Winrock Villas Condos Assoc	1601 Pennsylvania St Ne	Albuquerque NM 87110-5546	
Winrock South Na John Kinney	7110 Constitution Avenue Ne	Albuquerque NM 87110	
Winrock South Na Virginia Kinney	7111 Constitution Avenue Ne	Albuquerque NM 87110	
Mark Twain Na Joel Woolridge	1500 Indiana Ne	Albuquerque NM 87110	

Jessica Lawlis

From: Ewell, Diego <dewell@cabq.gov>
Sent: Thursday, November 12, 2020 9:53 AM
To: Jessica Lawlis
Subject: RE: Property Owners List Request - 7500 Indian School
Attachments: List of Property Owners - 7500 Indian School.docx; Zone Atlas - 7500 Indian School.pdf

Hello again,

I have included the buffer map with 100 Ft. excluding the right of way, also I have included the list of property owners with-in the buffer.

Thank You,



Diego Ewell
senior office assistant
administration
o 505.924.3811
e dewell@cabq.gov
cabq.gov/planning

From: Jessica Lawlis <JessicaL@dpsdesign.org>
Sent: Thursday, November 12, 2020 9:39 AM
To: Ewell, Diego <dewell@cabq.gov>
Subject: Property Owners List Request - 7500 Indian School

External

Morning Diego,

I'm writing to obtain the list of property owners within 100' of 7500 Indian School, which we need to notify for an DRB request. I've attached the appropriate zone atlas map, are you still the person to reach out to for such a request and if not, can you point me to the appropriate person please.

Thanks,
Jessica



Jessica Lawlis
Urban Planner
Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

=====

This message has been analyzed by Deep Discovery Email Inspector.

February 2, 2021

**New Hope Missionary Baptist Church
Po Box 11785
Albuquerque NM 87192-0785**

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear New Hope Missionary Baptist Church,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

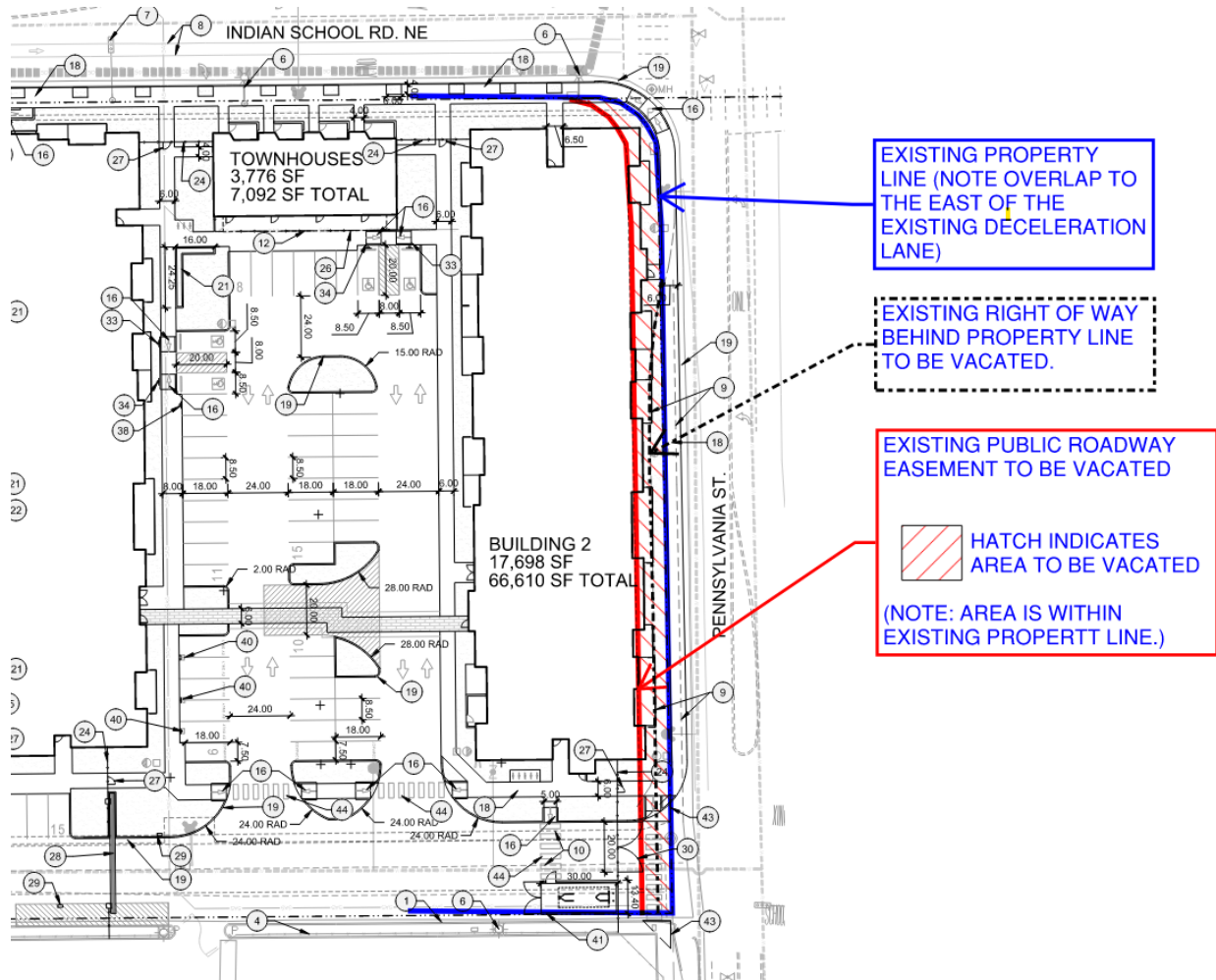
As previously shown and discussed, the proposed Vacation of Public Right-of-Way would remove the existing deceleration lane along Pennsylvania St NE so that the site would absorb the area between the property line and the curb. Due to the existing deceleration lane, a 12' public easement covers the area from the east property line 12' to the west to serve this existing turning lane. The Vacation of Public Right-of-Way action will procedurally require us to also request a Vacation of the existing Public Easement that incorporates the existing public right-of-way, i.e. the existing deceleration lane, proposed to be vacated. As mentioned, both of these actions do not change the design, property extents or character of the previously presented materials for this site, but rather assist to clarify extents of property development and remove a residual land dedication no longer required.

As required by IDO Table 6-1-1, we are making you aware of the DRB Public Meeting date of **Wednesday, February 10, 2021 at 9:00am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/development-review-board>.

Sincerely,

Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: New Hope Missionary Baptist Church

Mailing Address*: Po Box 11785, Albuquerque NM 87192-0785

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right-of-Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The proposed Vacation of Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a Vacation of the existing Public Easement

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Wednesday, February 10, 2021 at 9AM

Location*²: ZOOM, see DRB webpage for latest Hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Enclosed within this mailing or by contacting WillG@dpsdesign.org

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ J19
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
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Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance IDO section 14-16-6-4(c) Neighborhood Meeting, Goodman Realty Group provided an opportunity to meet and discuss the proposed development. Pursuant to this, the applicant held a neighborhood meeting with the Snow Heights Neighborhood Association on January 26th, 2021 where the proposed Vacations of Public Easement and Public Right-of-Way were addressed. The discussion touched upon various concerns about traffic, crime and outdoor amenities. The Neighborhood Association was ultimately supportive of the project as a positive addition to the neighborhood.

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

- 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.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
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IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

February 2, 2021

**Minority Business Enterprises LLC
7611 Indian School Rd Ne
Albuquerque NM 87110-1389**

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Minority Business Enterprises LLC,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

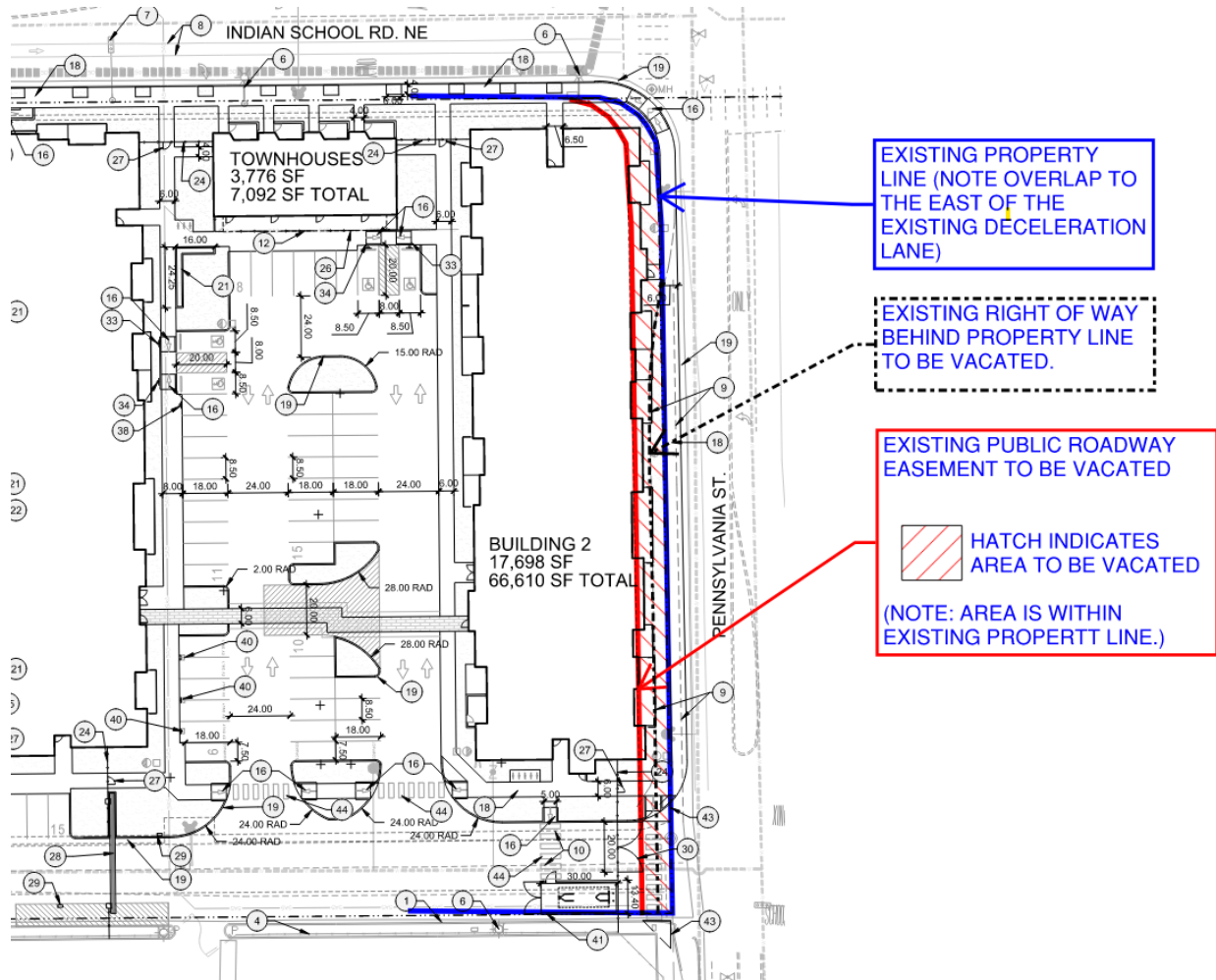
As previously shown and discussed, the proposed Vacation of Public Right-of-Way would remove the existing deceleration lane along Pennsylvania St NE so that the site would absorb the area between the property line and the curb. Due to the existing deceleration lane, a 12' public easement covers the area from the east property line 12' to the west to serve this existing turning lane. The Vacation of Public Right-of-Way action will procedurally require us to also request a Vacation of the existing Public Easement that incorporates the existing public right-of-way, i.e. the existing deceleration lane, proposed to be vacated. As mentioned, both of these actions do not change the design, property extents or character of the previously presented materials for this site, but rather assist to clarify extents of property development and remove a residual land dedication no longer required.

As required by IDO Table 6-1-1, we are making you aware of the DRB Public Meeting date of **Wednesday, February 10, 2021 at 9:00am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/development-review-board>.

Sincerely,

Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: Minority Business Enterprises LLC

Mailing Address*: 7611 Indian School Rd Ne, Albuquerque NM 87110-1389

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right-of-Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The proposed Vacation of Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a Vacation of the existing Public Easement

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Wednesday, February 10, 2021 at 9AM

Location*²: ZOOM, see DRB webpage for latest Hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Enclosed within this mailing or by contacting WillG@dpsdesign.org

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ J19
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance IDO section 14-16-6-4(c) Neighborhood Meeting, Goodman Realty Group provided an opportunity to meet and discuss the proposed development. Pursuant to this, the applicant held a neighborhood meeting with the Snow Heights Neighborhood Association on January 26th, 2021 where the proposed Vacations of Public Easement and Public Right-of-Way were addressed. The discussion touched upon various concerns about traffic, crime and outdoor amenities. The Neighborhood Association was ultimately supportive of the project as a positive addition to the neighborhood.

- 5. **For Site Plan Applications only***, attach 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.*

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⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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.

Additional Information:

From the IDO Zoning Map⁵:

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

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

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

February 2, 2021

ISR LLC
6871 Mossman Pl Ne
Albuquerque NM 87110

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear ISR LLC,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

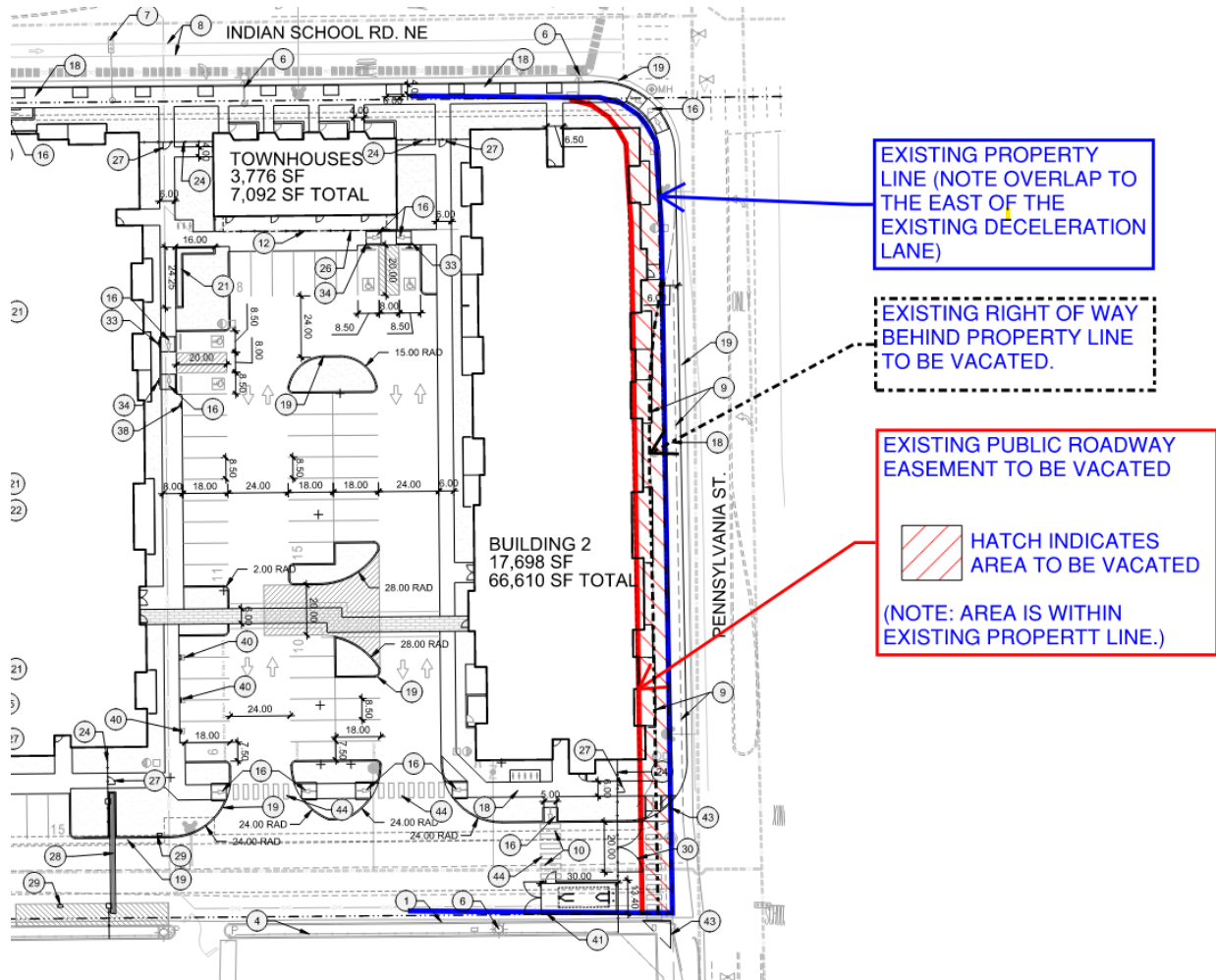
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As required by IDO Table 6-1-1, we are making you aware of the DRB Public Meeting date of **Wednesday, February 10, 2021 at 9:00am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/development-review-board>.

Sincerely,

Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: ISR LLC

Mailing Address*: 6871 Mossman Pl Ne, Albuquerque NM 87110

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right-of-Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

The proposed Vacation of Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a Vacation of the existing Public Easement

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Wednesday, February 10, 2021 at 9AM

Location*²: ZOOM, see DRB webpage for latest Hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Enclosed within this mailing or by contacting WillG@dpsdesign.org

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ J19
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance IDO section 14-16-6-4(c) Neighborhood Meeting, Goodman Realty Group provided an opportunity to meet and discuss the proposed development. Pursuant to this, the applicant held a neighborhood meeting with the Snow Heights Neighborhood Association on January 26th, 2021 where the proposed Vacations of Public Easement and Public Right-of-Way were addressed. The discussion touched upon various concerns about traffic, crime and outdoor amenities. The Neighborhood Association was ultimately supportive of the project as a positive addition to the neighborhood.

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
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[Note: Items with an asterisk (*) are required.]

- 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.

Additional Information:

From the IDO Zoning Map⁵:

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

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

February 2, 2021

**New Hope Missionary Baptist Church
Po Box 11785
Albuquerque NM 87192-0785**

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear New Hope Missionary Baptist Church,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

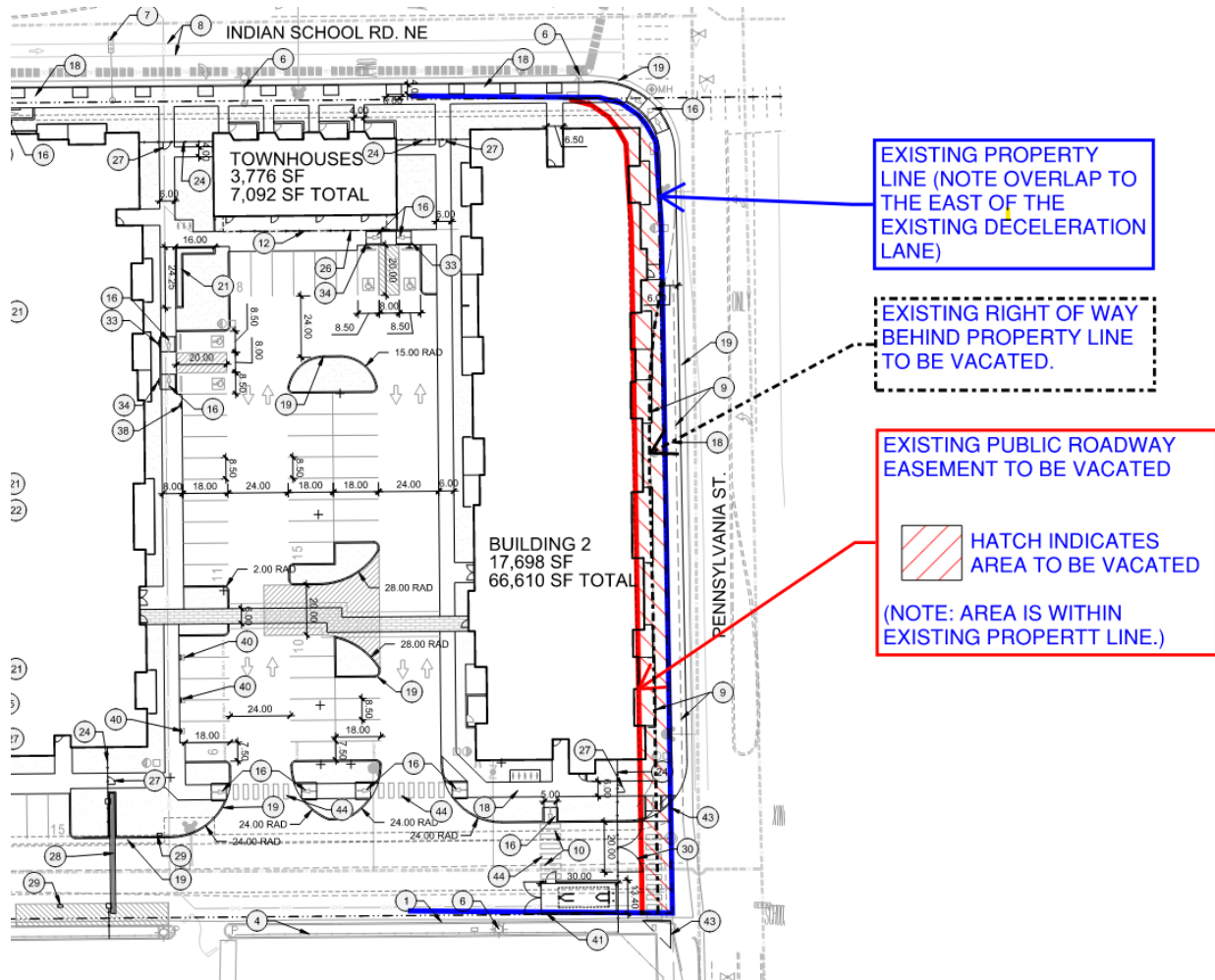
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As required by IDO Table 6-1-1, we are making you aware of the DRB Public Meeting date of **Wednesday, February 10, 2021 at 9:00am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/development-review-board>.

Sincerely,

Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: New Hope Missionary Baptist Church

Mailing Address*: Po Box 11785, Albuquerque NM 87192-0785

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right-of-Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The proposed Vacation of Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a Vacation of the existing Public Easement

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Wednesday, February 10, 2021 at 9AM

Location*²: ZOOM, see DRB webpage for latest Hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

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To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Enclosed within this mailing or by contacting WillG@dpsdesign.org

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ J19
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Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
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Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
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February 2, 2021

ISR LLC
6871 Mossman Pl Ne
Albuquerque NM 87110

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Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

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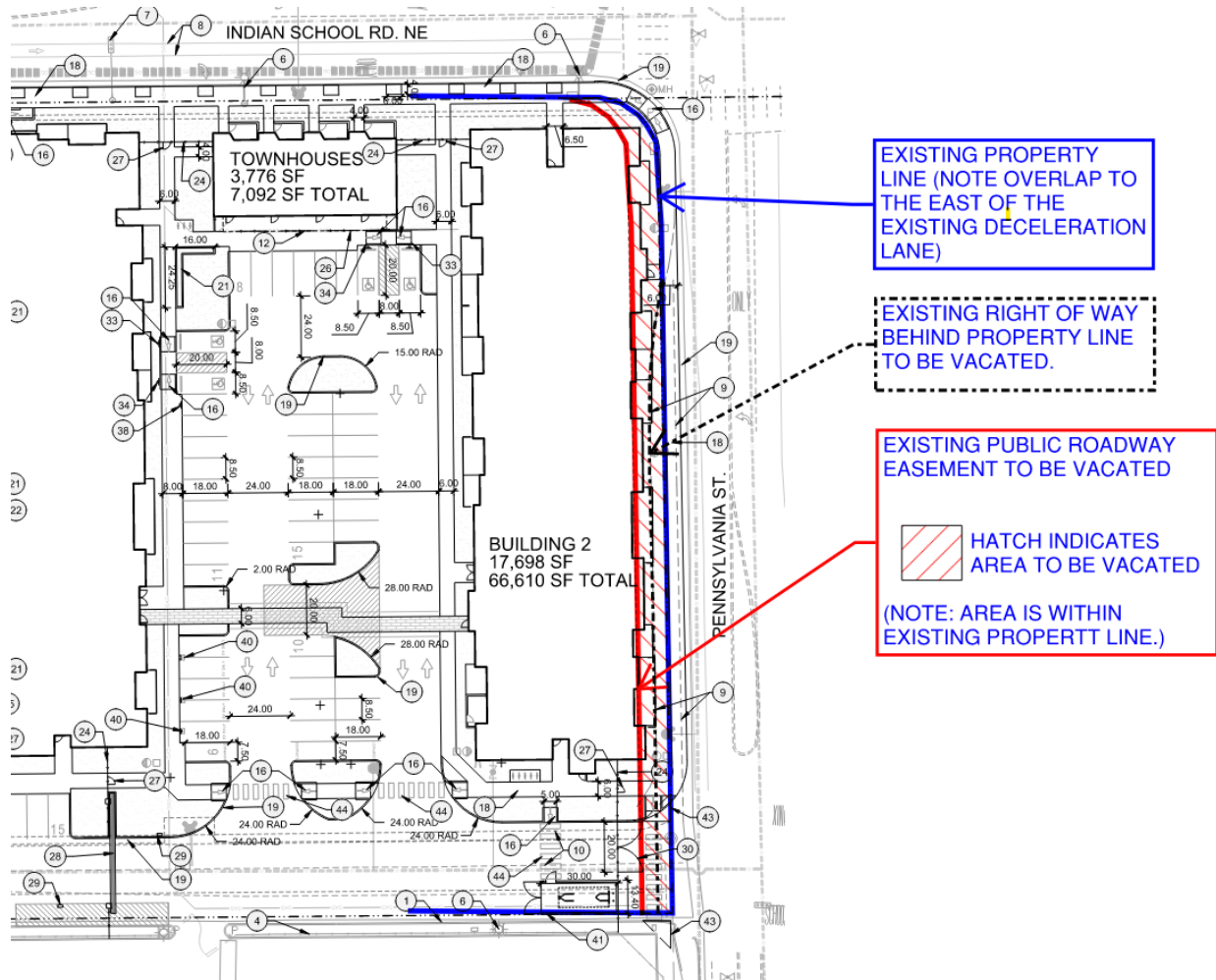
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Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

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 - Permit _____ (Carport or Wall/Fence – Major)
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Summary of project/request¹*:

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Location*²: ZOOM, see DRB webpage for latest Hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

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- 6. Where more information about the project can be found*³:
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- 1. Zone Atlas Page(s)*⁴ J19
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
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Explanation*:

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- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
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 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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.

Additional Information:

From the IDO Zoning Map⁵:

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

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

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

February 2, 2021

Regents Of UNM Real Estate Dept
Msc06-3595-1 University Of Nm
Albuquerque NM 87131-0001

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Regents of UNM Real Estate Dept,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

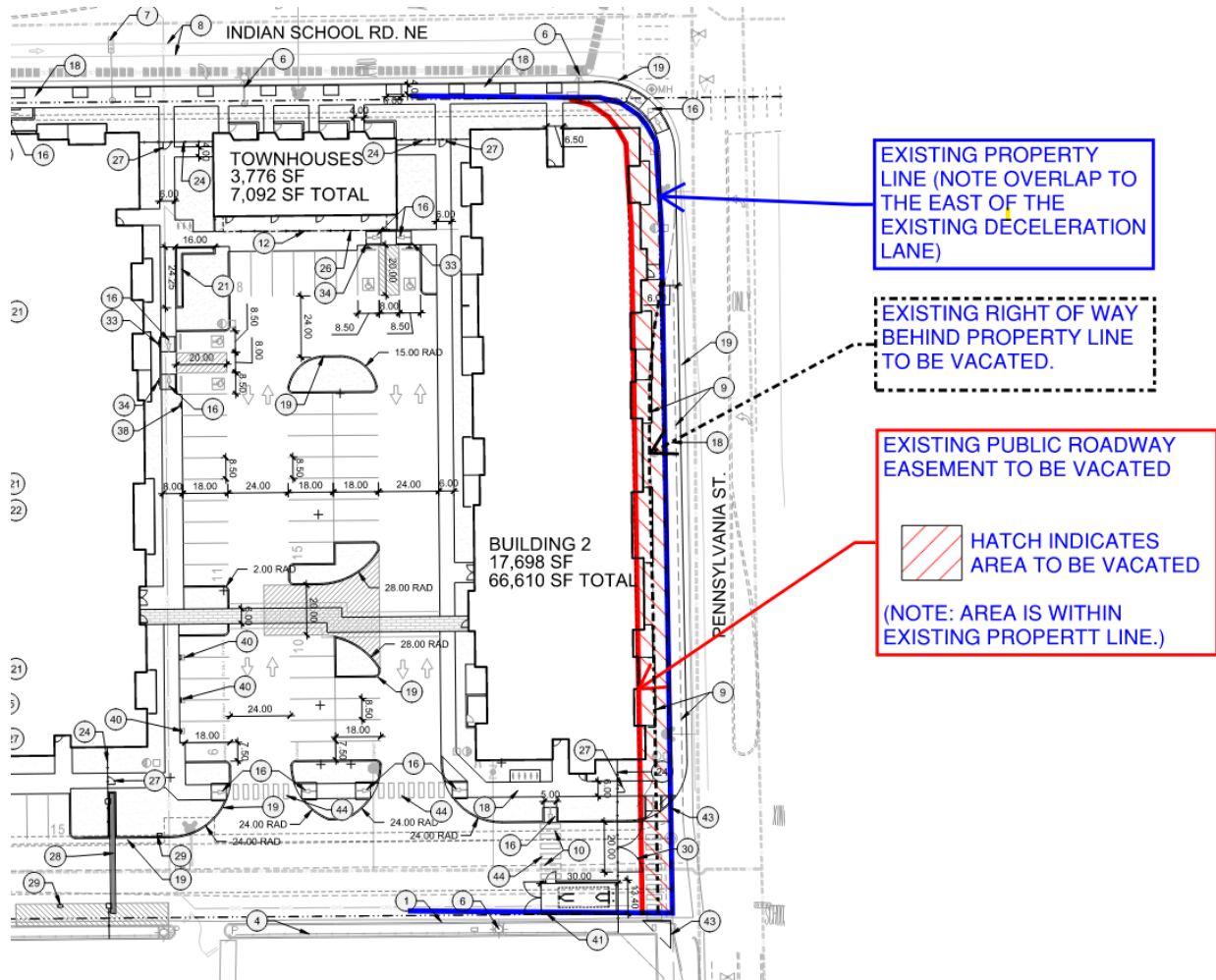
As previously shown and discussed, the proposed Vacation of Public Right-of-Way would remove the existing deceleration lane along Pennsylvania St NE so that the site would absorb the area between the property line and the curb. Due to the existing deceleration lane, a 12' public easement covers the area from the east property line 12' to the west to serve this existing turning lane. The Vacation of Public Right-of-Way action will procedurally require us to also request a Vacation of the existing Public Easement that incorporates the existing public right-of-way, i.e. the existing deceleration lane, proposed to be vacated. As mentioned, both of these actions do not change the design, property extents or character of the previously presented materials for this site, but rather assist to clarify extents of property development and remove a residual land dedication no longer required.

As required by IDO Table 6-1-1, we are making you aware of the DRB Public Meeting date of **Wednesday, February 10, 2021 at 9:00am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/development-review-board>.

Sincerely,

Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: Regents Of UNM Real Estate Dept

Mailing Address*: Msc06-3595-1 University Of NM, Albuquerque NM 87131-0001

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right-of-Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The proposed Vacation of Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a Vacation of the existing Public Easement

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Wednesday, February 10, 2021 at 9AM

Location*²: ZOOM, see DRB webpage for latest Hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Enclosed within this mailing or by contacting WillG@dpsdesign.org

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ J19
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance IDO section 14-16-6-4(c) Neighborhood Meeting, Goodman Realty Group provided an opportunity to meet and discuss the proposed development. Pursuant to this, the applicant held a neighborhood meeting with the Snow Heights Neighborhood Association on January 26th, 2021 where the proposed Vacations of Public Easement and Public Right-of-Way were addressed. The discussion touched upon various concerns about traffic, crime and outdoor amenities. The Neighborhood Association was ultimately supportive of the project as a positive addition to the neighborhood.

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
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[Note: Items with an asterisk (*) are required.]

- 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.

Additional Information:

From the IDO Zoning Map⁵:

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

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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IDO Interactive Map

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February 2, 2021

**Rio Office Building LLC
7615 Indian School Rd Ne
Albuquerque NM 87110-5407**

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Rio Office Building LLC,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

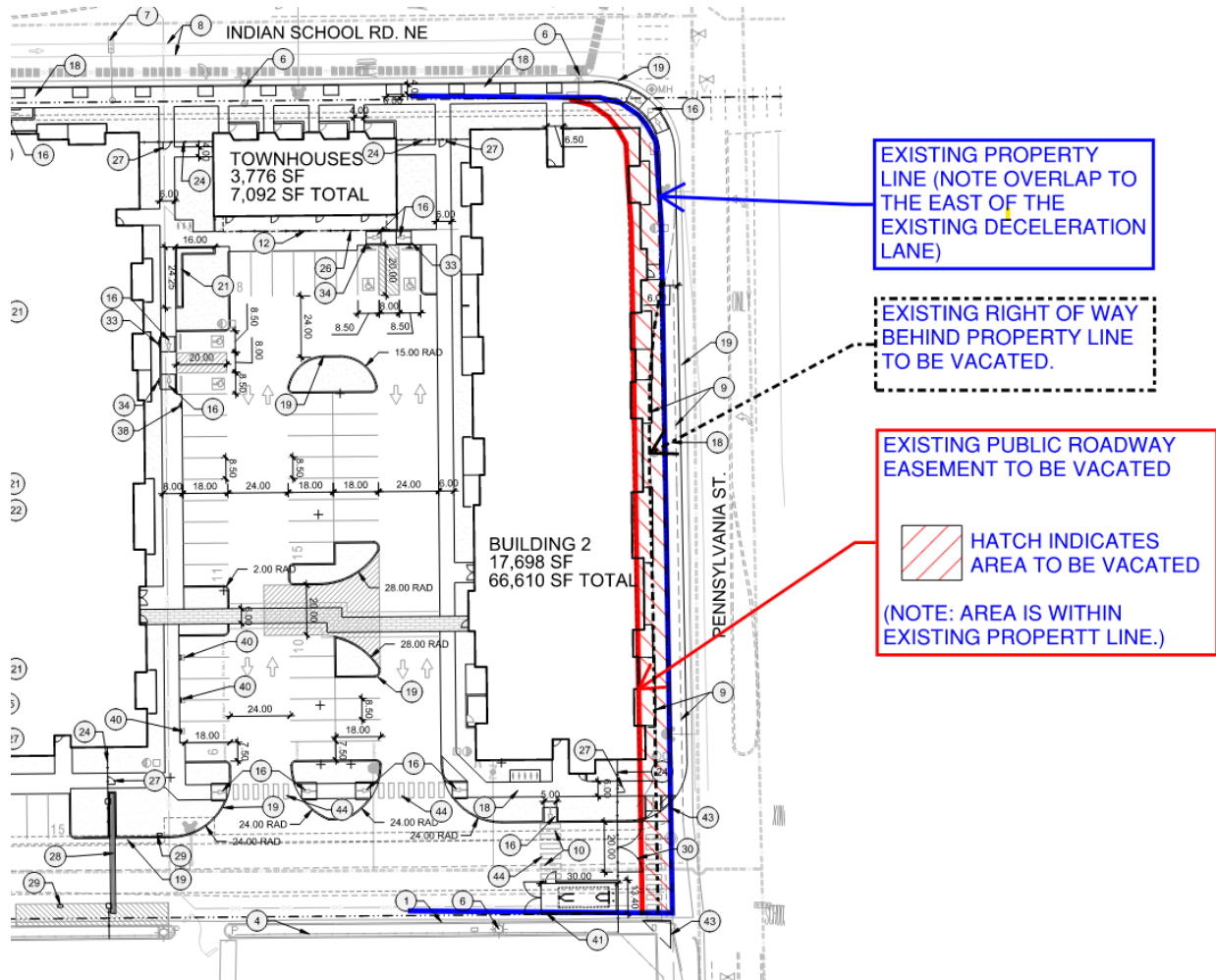
As previously shown and discussed, the proposed Vacation of Public Right-of-Way would remove the existing deceleration lane along Pennsylvania St NE so that the site would absorb the area between the property line and the curb. Due to the existing deceleration lane, a 12' public easement covers the area from the east property line 12' to the west to serve this existing turning lane. The Vacation of Public Right-of-Way action will procedurally require us to also request a Vacation of the existing Public Easement that incorporates the existing public right-of-way, i.e. the existing deceleration lane, proposed to be vacated. As mentioned, both of these actions do not change the design, property extents or character of the previously presented materials for this site, but rather assist to clarify extents of property development and remove a residual land dedication no longer required.

As required by IDO Table 6-1-1, we are making you aware of the DRB Public Meeting date of **Wednesday, February 10, 2021 at 9:00am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/development-review-board>.

Sincerely,

Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: Rio Office Building LLC

Mailing Address*: 7615 Indian School Rd Ne, Albuquerque NM 87110-5407

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right-of-Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The proposed Vacation of Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a Vacation of the existing Public Easement

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Wednesday, February 10, 2021 at 9AM

Location*²: ZOOM, see DRB webpage for latest Hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Enclosed within this mailing or by contacting WillG@dpsdesign.org

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ J19
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance IDO section 14-16-6-4(c) Neighborhood Meeting, Goodman Realty Group provided an opportunity to meet and discuss the proposed development. Pursuant to this, the applicant held a neighborhood meeting with the Snow Heights Neighborhood Association on January 26th, 2021 where the proposed Vacations of Public Easement and Public Right-of-Way were addressed. The discussion touched upon various concerns about traffic, crime and outdoor amenities. The Neighborhood Association was ultimately supportive of the project as a positive addition to the neighborhood.

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Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
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NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

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February 2, 2021

**Winrock Partners LLC
100 Sun Ave Ne Suite 100
Albuquerque NM 87109-4659**

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Winrock Partners LLC,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

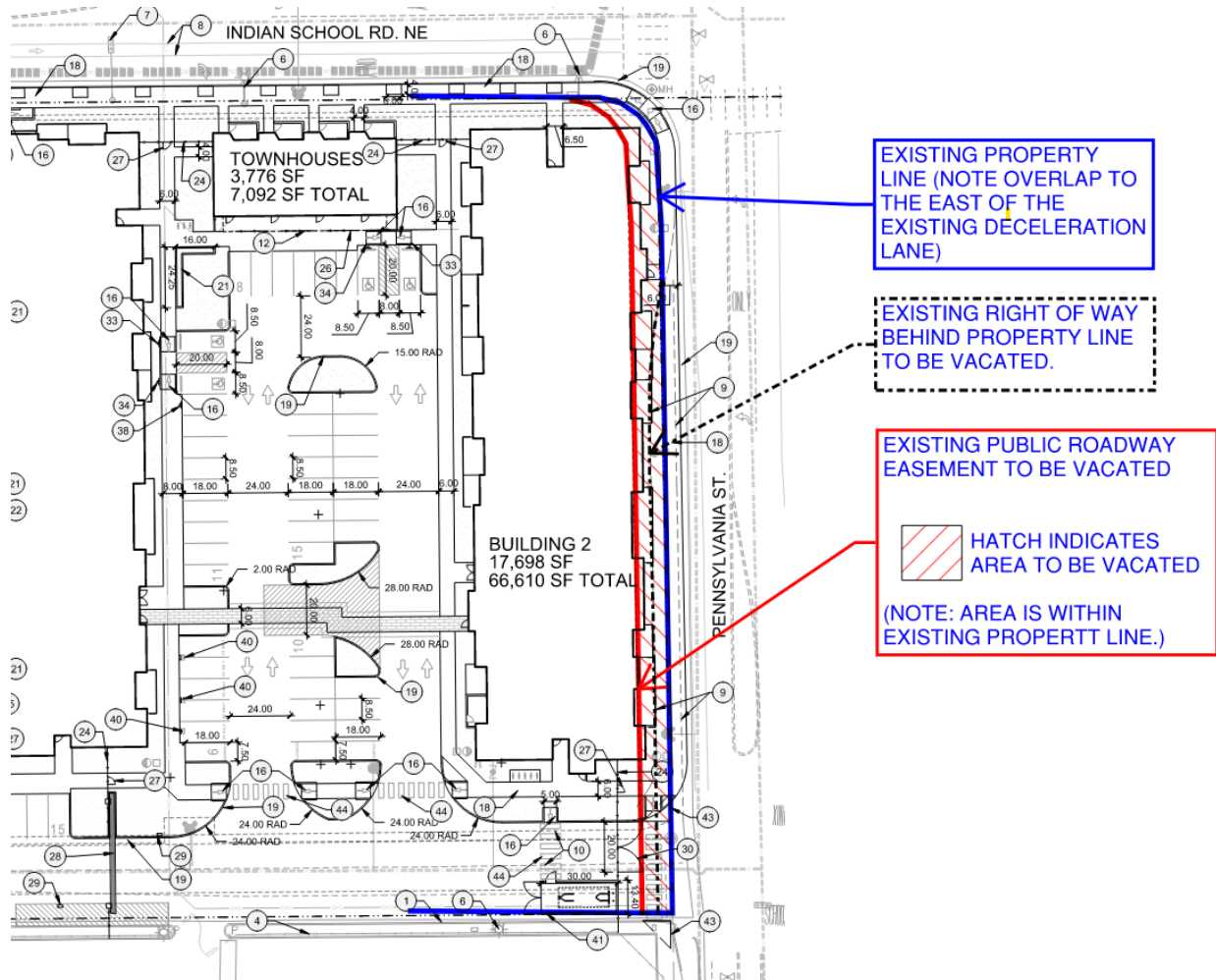
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Sincerely,

Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: Winrock Partners LLC

Mailing Address*: 100 Sun Ave Ne Suite 100, Albuquerque NM 87109-4659

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
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 - Vacation Public Right-of-Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

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Location*²: ZOOM, see DRB webpage for latest Hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

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- 1. Zone Atlas Page(s)*⁴ J19
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- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
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February 2, 2021

**Winrock Partners LLC
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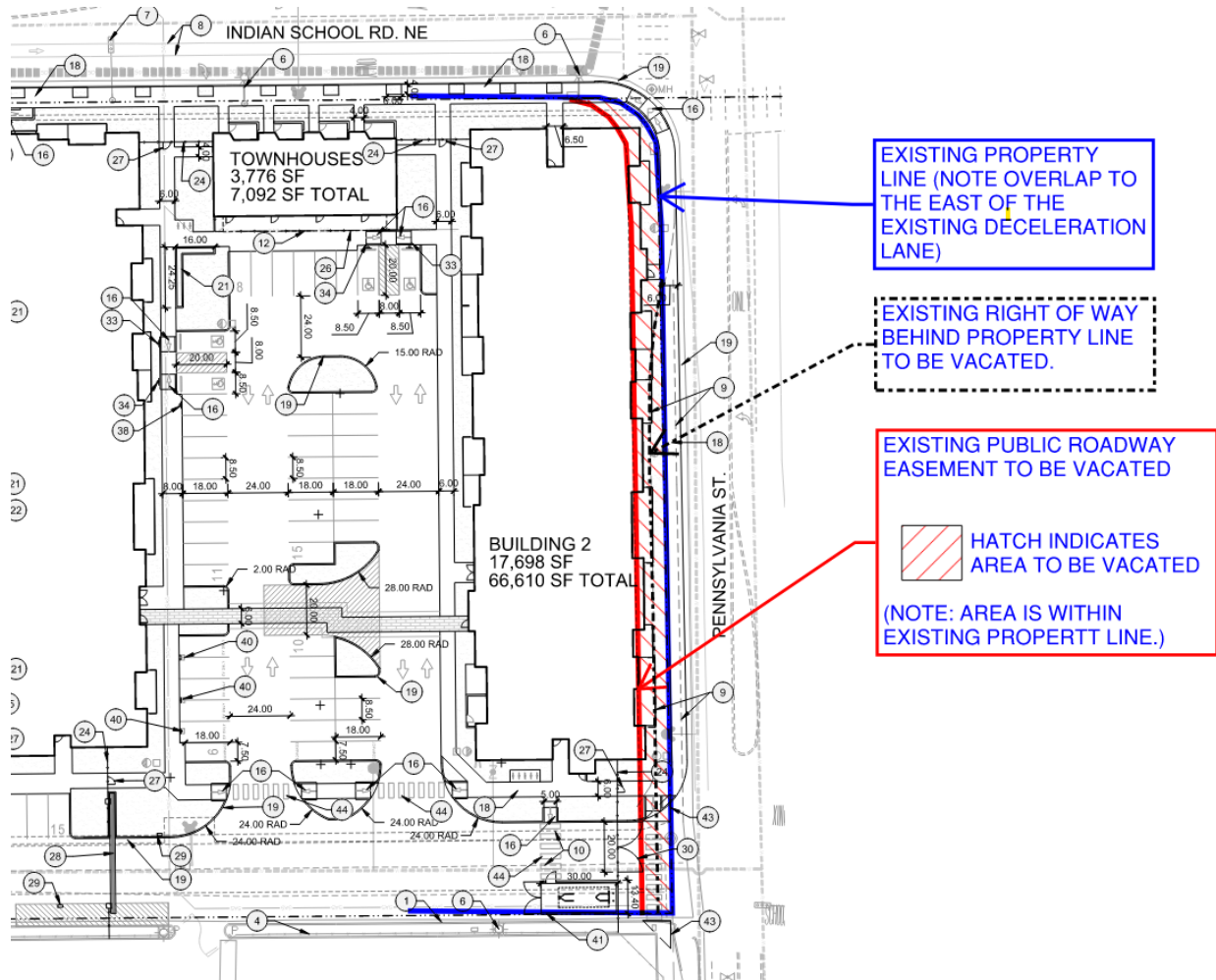
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Sincerely,

Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

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

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Date of Notice*: 02/02/2021

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Property Owner within 100 feet*: Winrock Partners LLC

Mailing Address*: 100 Sun Ave Ne Suite 100, Albuquerque NM 87109-4659

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right-of-Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The proposed Vacation of Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a Vacation of the existing Public Easement

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Wednesday, February 10, 2021 at 9AM

Location*²: ZOOM, see DRB webpage for latest Hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Enclosed within this mailing or by contacting WillG@dpsdesign.org

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ J19
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance IDO section 14-16-6-4(c) Neighborhood Meeting, Goodman Realty Group provided an opportunity to meet and discuss the proposed development. Pursuant to this, the applicant held a neighborhood meeting with the Snow Heights Neighborhood Association on January 26th, 2021 where the proposed Vacations of Public Easement and Public Right-of-Way were addressed. The discussion touched upon various concerns about traffic, crime and outdoor amenities. The Neighborhood Association was ultimately supportive of the project as a positive addition to the neighborhood.

- 5. **For Site Plan Applications only***, attach 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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.

Additional Information:

From the IDO Zoning Map⁵:

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

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

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

February 2, 2021

**ALB Winrock LLC
3234 Riverview Ln
Daytona Beach FL 32118-6218**

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear ALB Winrock LLC,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

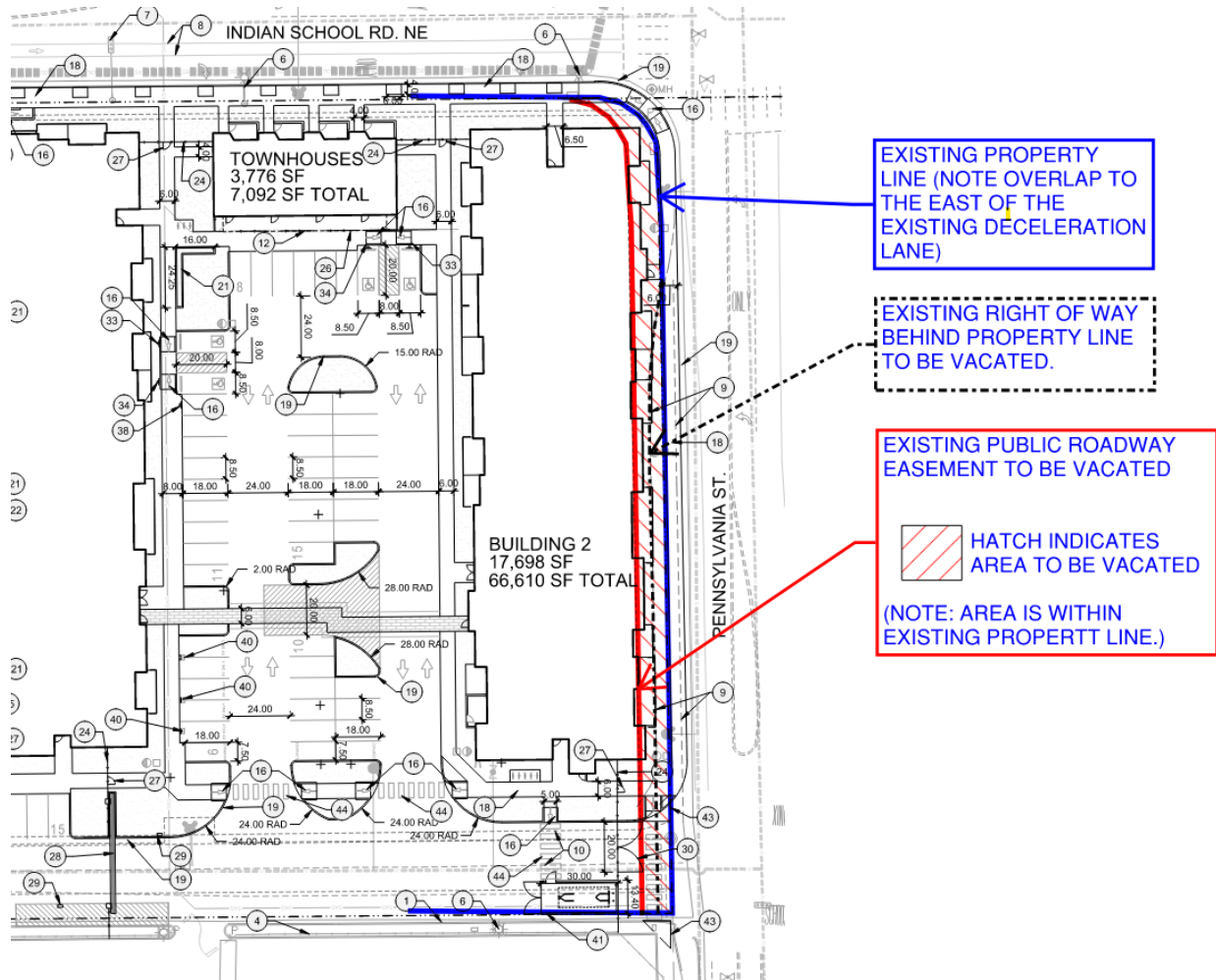
As previously shown and discussed, the proposed Vacation of Public Right-of-Way would remove the existing deceleration lane along Pennsylvania St NE so that the site would absorb the area between the property line and the curb. Due to the existing deceleration lane, a 12' public easement covers the area from the east property line 12' to the west to serve this existing turning lane. The Vacation of Public Right-of-Way action will procedurally require us to also request a Vacation of the existing Public Easement that incorporates the existing public right-of-way, i.e. the existing deceleration lane, proposed to be vacated. As mentioned, both of these actions do not change the design, property extents or character of the previously presented materials for this site, but rather assist to clarify extents of property development and remove a residual land dedication no longer required.

As required by IDO Table 6-1-1, we are making you aware of the DRB Public Meeting date of **Wednesday, February 10, 2021 at 9:00am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/development-review-board>.

Sincerely,

Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: ALB Winrock LLC

Mailing Address*: 3234 Riverview Ln, Daytona Beach FL 32118-6218

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right-of-Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The proposed Vacation of Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a Vacation of the existing Public Easement

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Wednesday, February 10, 2021 at 9AM

Location*²: ZOOM, see DRB webpage for latest Hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Enclosed within this mailing or by contacting WillG@dpsdesign.org

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ J19
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance IDO section 14-16-6-4(c) Neighborhood Meeting, Goodman Realty Group provided an opportunity to meet and discuss the proposed development. Pursuant to this, the applicant held a neighborhood meeting with the Snow Heights Neighborhood Association on January 26th, 2021 where the proposed Vacations of Public Easement and Public Right-of-Way were addressed. The discussion touched upon various concerns about traffic, crime and outdoor amenities. The Neighborhood Association was ultimately supportive of the project as a positive addition to the neighborhood.

- 5. **For Site Plan Applications only***, attach 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.*

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³ Address (mailing or email), phone number, or website to be provided by the applicant

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

- 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.

Additional Information:

From the IDO Zoning Map⁵:

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

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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IDO Interactive Map

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

February 2, 2021

**Winrock Partners LLC
100 Sun Ave Ne Suite 100
Albuquerque NM 87109-4659**

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Winrock Partners LLC,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

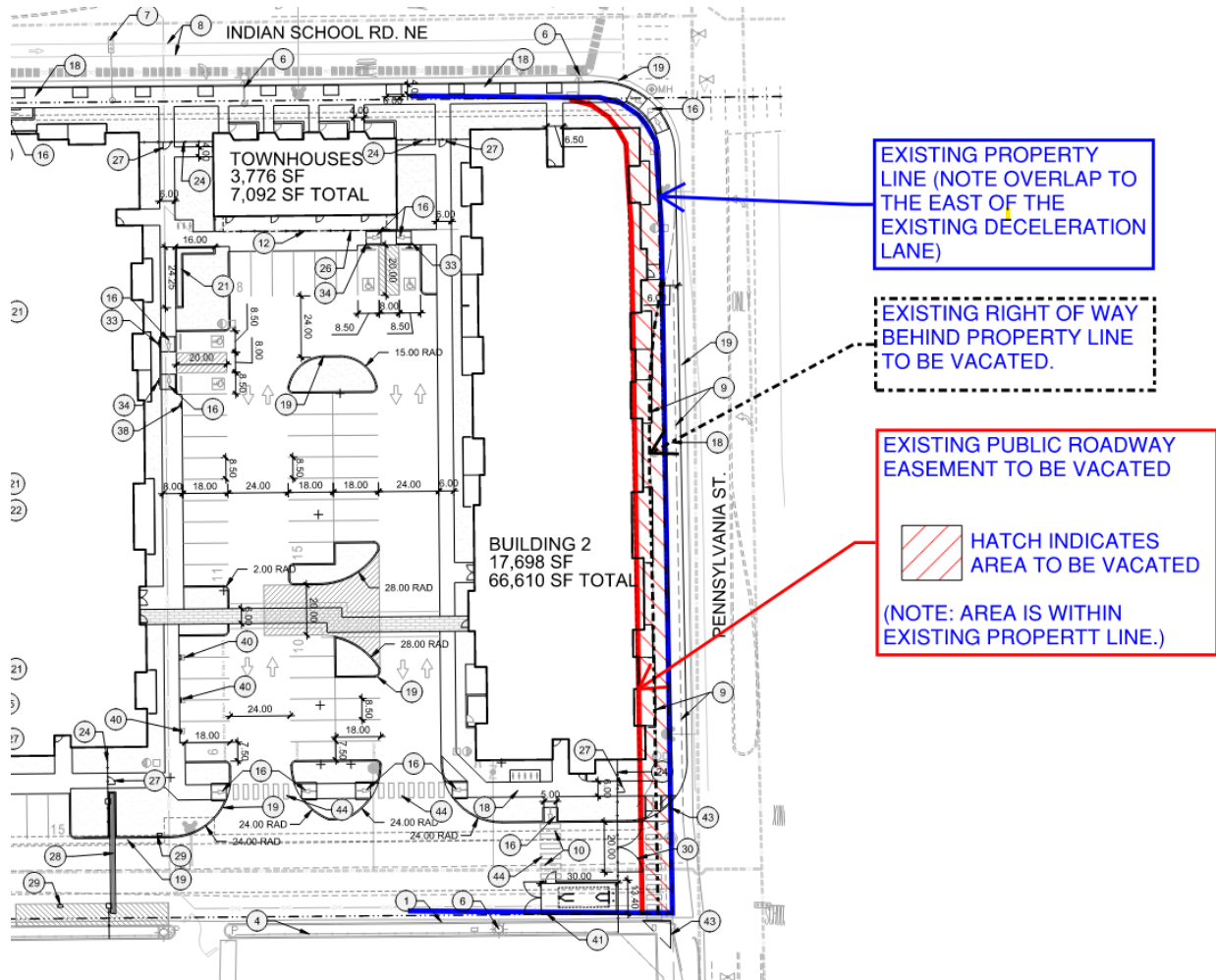
As previously shown and discussed, the proposed Vacation of Public Right-of-Way would remove the existing deceleration lane along Pennsylvania St NE so that the site would absorb the area between the property line and the curb. Due to the existing deceleration lane, a 12' public easement covers the area from the east property line 12' to the west to serve this existing turning lane. The Vacation of Public Right-of-Way action will procedurally require us to also request a Vacation of the existing Public Easement that incorporates the existing public right-of-way, i.e. the existing deceleration lane, proposed to be vacated. As mentioned, both of these actions do not change the design, property extents or character of the previously presented materials for this site, but rather assist to clarify extents of property development and remove a residual land dedication no longer required.

As required by IDO Table 6-1-1, we are making you aware of the DRB Public Meeting date of **Wednesday, February 10, 2021 at 9:00am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/development-review-board>.

Sincerely,

Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: Winrock Partners LLC

Mailing Address*: 100 Sun Ave Ne Suite 100, Albuquerque NM 87109-4659

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right-of-Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The proposed Vacation of Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a Vacation of the existing Public Easement

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
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¹ Attach additional information, as needed to explain the project/request.

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Date/Time*: Wednesday, February 10, 2021 at 9AM

Location*²: ZOOM, see DRB webpage for latest Hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

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To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Enclosed within this mailing or by contacting WillG@dpsdesign.org

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ J19
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance IDO section 14-16-6-4(c) Neighborhood Meeting, Goodman Realty Group provided an opportunity to meet and discuss the proposed development. Pursuant to this, the applicant held a neighborhood meeting with the Snow Heights Neighborhood Association on January 26th, 2021 where the proposed Vacations of Public Easement and Public Right-of-Way were addressed. The discussion touched upon various concerns about traffic, crime and outdoor amenities. The Neighborhood Association was ultimately supportive of the project as a positive addition to the neighborhood.

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
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[Note: Items with an asterisk (*) are required.]

- 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.

Additional Information:

From the IDO Zoning Map⁵:

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

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

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

February 2, 2021

**Winrock Villas Condos Assoc
1601 Pennsylvania St Ne
Albuquerque NM 87110-5546**

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Winrock Villas Condos Assoc,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

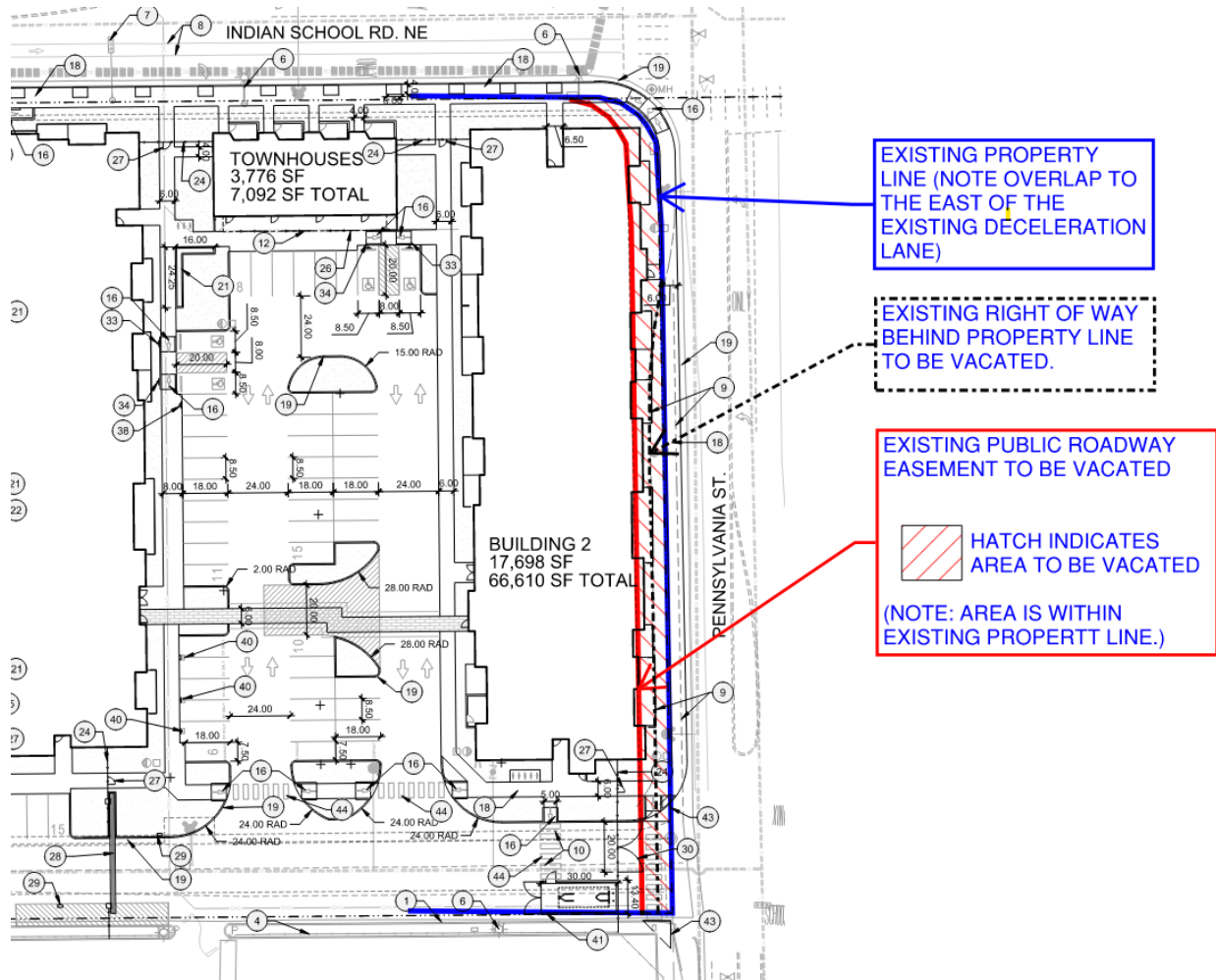
As previously shown and discussed, the proposed Vacation of Public Right-of-Way would remove the existing deceleration lane along Pennsylvania St NE so that the site would absorb the area between the property line and the curb. Due to the existing deceleration lane, a 12' public easement covers the area from the east property line 12' to the west to serve this existing turning lane. The Vacation of Public Right-of-Way action will procedurally require us to also request a Vacation of the existing Public Easement that incorporates the existing public right-of-way, i.e. the existing deceleration lane, proposed to be vacated. As mentioned, both of these actions do not change the design, property extents or character of the previously presented materials for this site, but rather assist to clarify extents of property development and remove a residual land dedication no longer required.

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Sincerely,

Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: Winrock Villas Condos Assoc

Mailing Address*: 1601 Pennsylvania St Ne, Albuquerque NM 87110-5546

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right-of-Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The proposed Vacation of Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a Vacation of the existing Public Easement

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
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¹ Attach additional information, as needed to explain the project/request.

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- 6. Where more information about the project can be found*³:
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- 1. Zone Atlas Page(s)*⁴ J19
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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- 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.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
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February 2, 2021

**Winrock South Na John Kinney
7110 Constitution Avenue Ne
Albuquerque NM 87110**

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Winrock South Na John Kinney,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

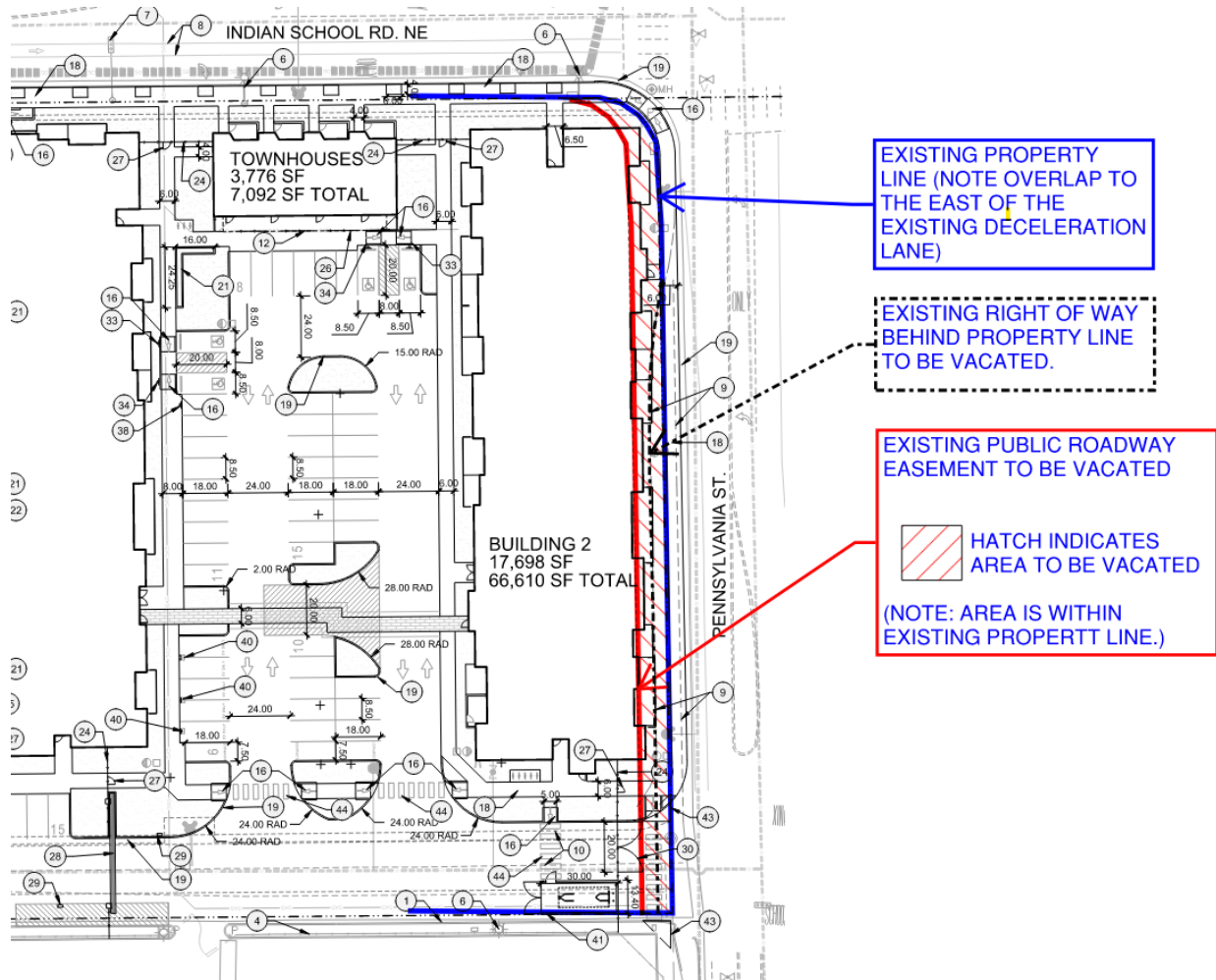
As previously shown and discussed, the proposed Vacation of Public Right-of-Way would remove the existing deceleration lane along Pennsylvania St NE so that the site would absorb the area between the property line and the curb. Due to the existing deceleration lane, a 12' public easement covers the area from the east property line 12' to the west to serve this existing turning lane. The Vacation of Public Right-of-Way action will procedurally require us to also request a Vacation of the existing Public Easement that incorporates the existing public right-of-way, i.e. the existing deceleration lane, proposed to be vacated. As mentioned, both of these actions do not change the design, property extents or character of the previously presented materials for this site, but rather assist to clarify extents of property development and remove a residual land dedication no longer required.

As required by IDO Table 6-1-1, we are making you aware of the DRB Public Meeting date of **Wednesday, February 10, 2021 at 9:00am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/development-review-board>.

Sincerely,

Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: Winrock South Na John Kinney

Mailing Address*: 7110 Constitution Avenue Ne, Albuquerque NM 87110

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right-of-Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The proposed Vacation of Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a Vacation of the existing Public Easement

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Wednesday, February 10, 2021 at 9AM

Location*²: ZOOM, see DRB webpage for latest Hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Enclosed within this mailing or by contacting WillG@dpsdesign.org

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ J19
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance IDO section 14-16-6-4(c) Neighborhood Meeting, Goodman Realty Group provided an opportunity to meet and discuss the proposed development. Pursuant to this, the applicant held a neighborhood meeting with the Snow Heights Neighborhood Association on January 26th, 2021 where the proposed Vacations of Public Easement and Public Right-of-Way were addressed. The discussion touched upon various concerns about traffic, crime and outdoor amenities. The Neighborhood Association was ultimately supportive of the project as a positive addition to the neighborhood.

- 5. **For Site Plan Applications only***, attach 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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.

Additional Information:

From the IDO Zoning Map⁵:

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

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

February 2, 2021

**Winrock South Na Virginia Kinney
7111 Constitution Avenue Ne
Albuquerque NM 87110**

**RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE**

Dear Winrock South Na Virginia Kinney,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

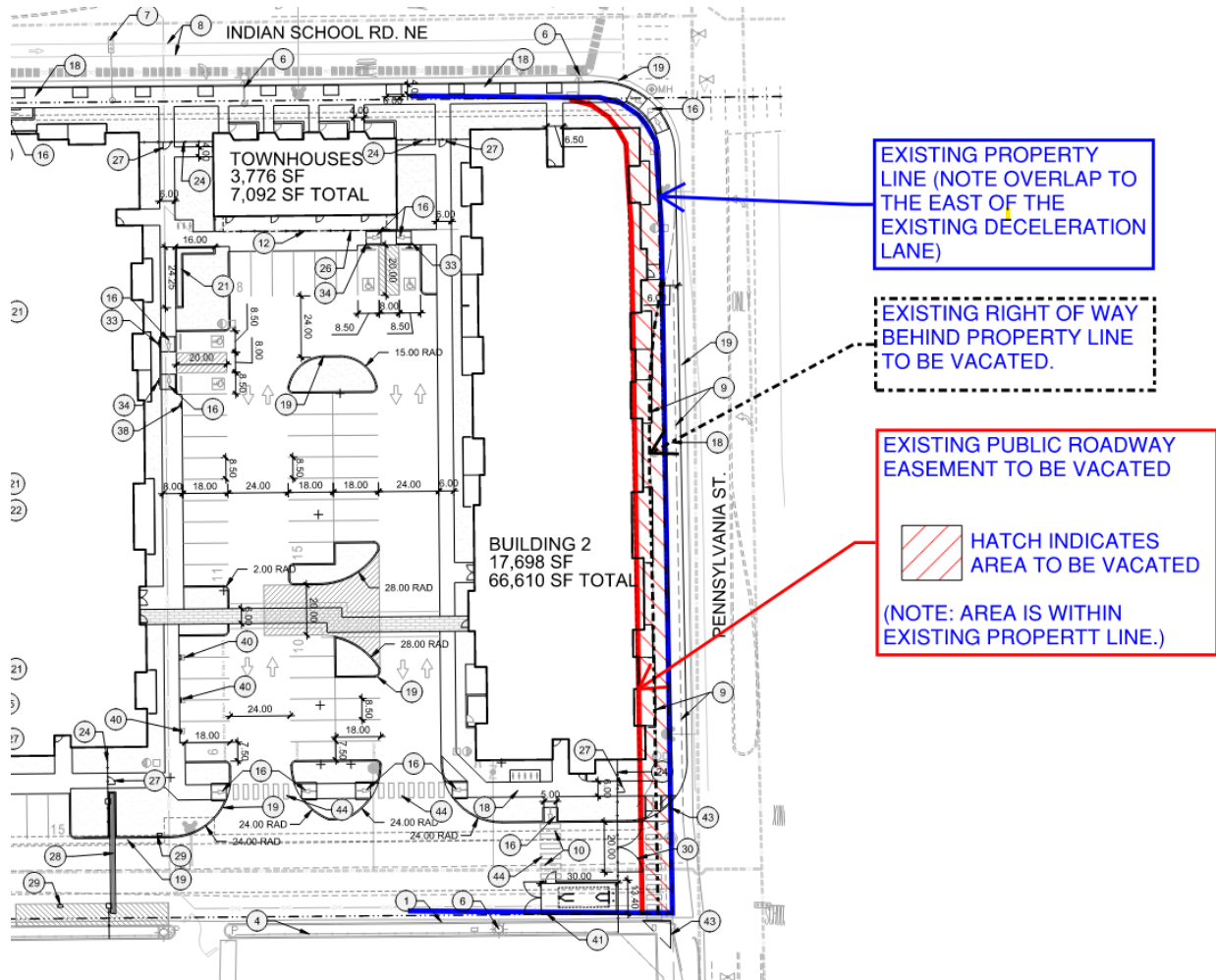
As previously shown and discussed, the proposed Vacation of Public Right-of-Way would remove the existing deceleration lane along Pennsylvania St NE so that the site would absorb the area between the property line and the curb. Due to the existing deceleration lane, a 12' public easement covers the area from the east property line 12' to the west to serve this existing turning lane. The Vacation of Public Right-of-Way action will procedurally require us to also request a Vacation of the existing Public Easement that incorporates the existing public right-of-way, i.e. the existing deceleration lane, proposed to be vacated. As mentioned, both of these actions do not change the design, property extents or character of the previously presented materials for this site, but rather assist to clarify extents of property development and remove a residual land dedication no longer required.

As required by IDO Table 6-1-1, we are making you aware of the DRB Public Meeting date of **Wednesday, February 10, 2021 at 9:00am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/development-review-board>.

Sincerely,

Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: Winrock South Na Virginia Kinney

Mailing Address*: 7111 Constitution Avenue Ne, Albuquerque NM 87110

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right-of-Way and Easement (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The proposed Vacation of Right-of-Way would incorporate an existing deceleration lane along Pennsylvania St NE into the site. This action procedurally requires a Vacation of the existing Public Easement

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: Wednesday, February 10, 2021 at 9AM

Location*²: ZOOM, see DRB webpage for latest Hearing information at <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Enclosed within this mailing or by contacting WillG@dpsdesign.org

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ J19
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
In accordance with the procedures of the City of Albuquerque Integrated Development Ordinance IDO section 14-16-6-4(c) Neighborhood Meeting, Goodman Realty Group provided an opportunity to meet and discuss the proposed development. Pursuant to this, the applicant held a neighborhood meeting with the Snow Heights Neighborhood Association on January 26th, 2021 where the proposed Vacations of Public Easement and Public Right-of-Way were addressed. The discussion touched upon various concerns about traffic, crime and outdoor amenities. The Neighborhood Association was ultimately supportive of the project as a positive addition to the neighborhood.

- 5. **For Site Plan Applications only***, attach 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

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

- 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.

Additional Information:

From the IDO Zoning Map⁵:

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

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

February 2, 2021

Mark Twain Na Joel Woolridge
1500 Indiana Ne
Albuquerque NM 87110

RE: Request for Vacation of Public Right-of-Way and Public Easement
Apartments at Indian School Rd NE and Pennsylvania St NE
Amendment to the Winrock Town Center Site Plan
7500 Indian School Rd NE

Dear Mark Twain Na Joel Woolridge,

As you have been made aware in our previous notifications, Dekker/Perich/Sabatini, agent for the Goodman Realty Group, owner of the property located at 7500 Indian School Rd NE, is working to gain approvals to construct a new multi-family development within the Winrock Town Center. We are currently working with the DRB to gain approval of a Major Amendment to the approved site plan for the Winrock Town Center. Based on comments received from the City's Transportation Division, the applicant is contemplating two additional actions: a Vacation of Public Right-of-Way and a subsequent Vacation of Public Easement. Neither of these items change the design, layout, number of dwelling units or any items previously discussed, but rather simply remove the overlap of property owned by Goodman Realty Group and public roadway easement no longer required for the development. See attached diagram for further clarification. Both of these items were discussed at the requested neighborhood meeting. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Section 14-16-6-4(K) Public Notice**, we are notifying you of this DRB application.

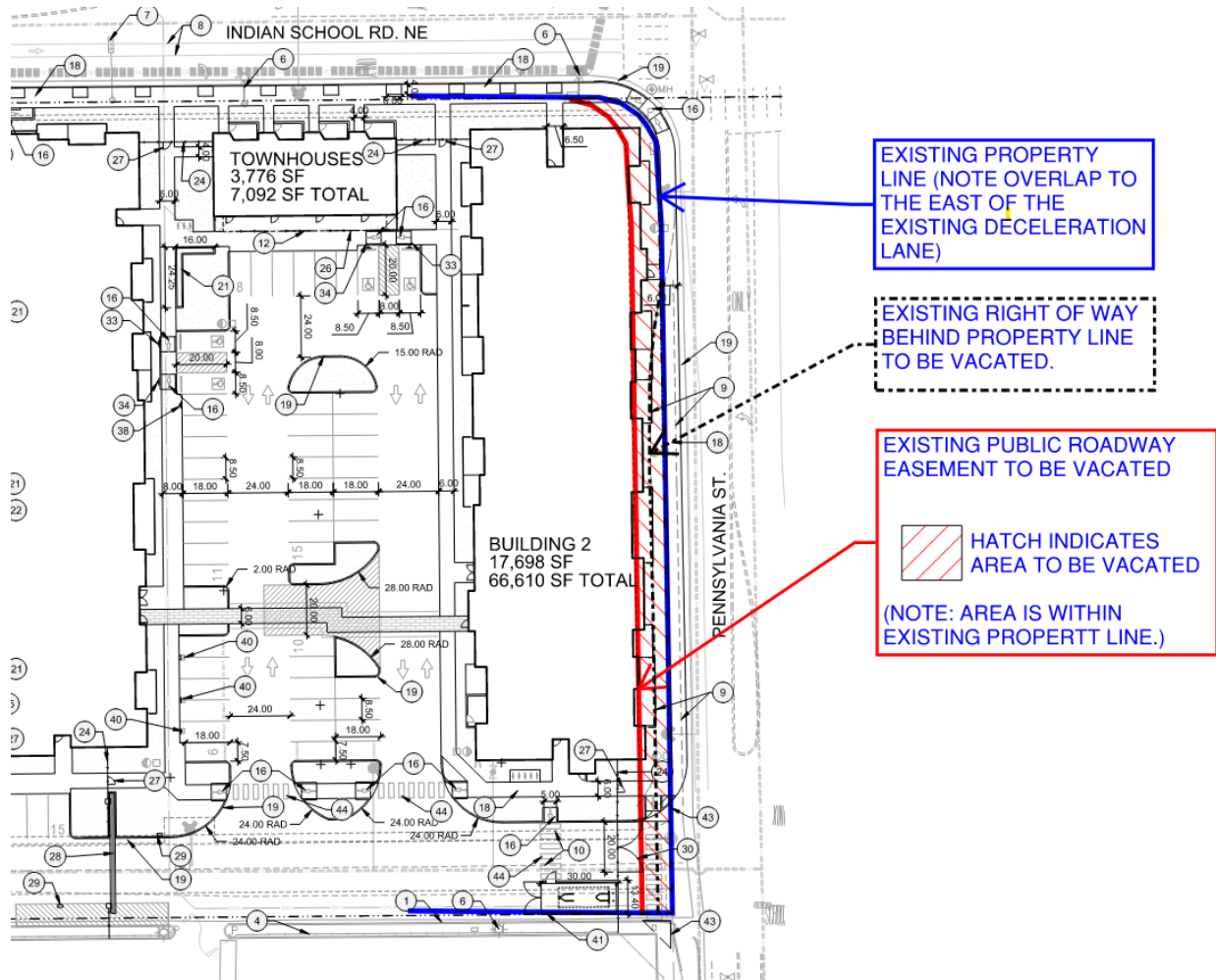
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Sincerely,

Will Gleason, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

Attachments: Public Notice of a Proposed Project in the City of Albuquerque Form



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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 02/02/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: Mark Twain Na Joel Woolridge

Mailing Address*: 1500 Indiana Ne, Albuquerque NM 87110

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

1. Subject Property Address* 7500 Indian School Rd
Location Description _____
2. Property Owner* Winrock Partners, LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
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 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

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 - Development Review Board (DRB)
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Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

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Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

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³ Address (mailing or email), phone number, or website to be provided by the applicant

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

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 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
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<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

DEKKER
PERICH
SABATINI ARCHITECTURE
DESIGN
INSPIRATION

VIRGINIA KINNEY
7110 CONSTITUTION AVENUE NE
ALBUQUERQUE, NM 87110



DEKKER
PERICH
SABATINI ARCHITECTURE
DESIGN
INSPIRATION

MINORITY BUSINESS ENTERPRISES LLC
7611 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110-1389



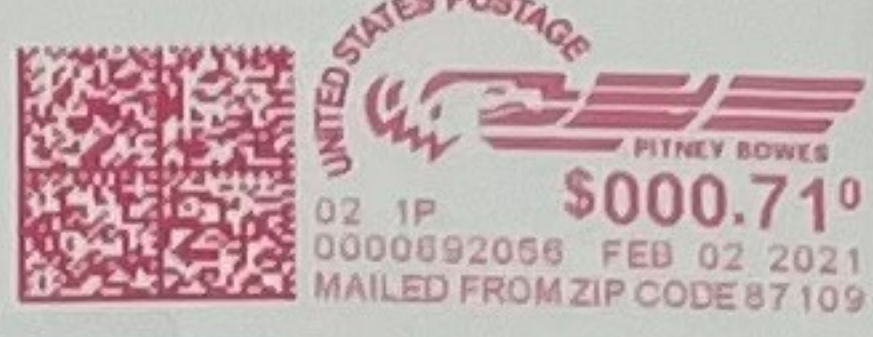
DEKKER
PERICH
SABATINI ARCHITECTURE
DESIGN
INSPIRATION

NEW HOPE MISSIONARY BAPTIST
CHURCH
PO BOX 11785
ALBUQUERQUE NM 87192-0785



DEKKER
PERICH
SABATINI ARCHITECTURE
DESIGN
INSPIRATION

NEW HOPE MISSIONARY BAPTIST
CHURCH
PO BOX 11785
ALBUQUERQUE NM 87192-0785



DEKKER
PERICH
SABATINI ARCHITECTURE
DESIGN
INSPIRATION

ISR LLC
6871 MOSSMAN PL NE
ALBUQUERQUE NM 87110



DEKKER
PERICH
SABATINI ARCHITECTURE
DESIGN
INSPIRATION

ISR LLC
6871 MOSSMAN PL NE
ALBUQUERQUE NM 87110



DEKKER
PERICH
SABATINI ARCHITECTURE
DESIGN
INSPIRATION

REGENTS OF UNM REAL ESTATE DEPT
MSC06-3595-1 UNIVERSITY OF NM
ALBUQUERQUE NM 87131-0001



DEKKER
PERICH
SABATINI ARCHITECTURE
DESIGN
INSPIRATION

RIO OFFICE BUILDING LLC
7615 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110-5407



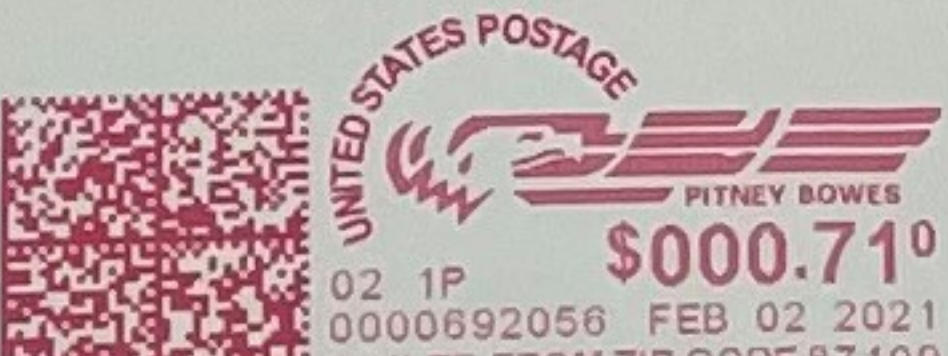
DEKKER
PERICH
SABATINI ARCHITECTURE
DESIGN
INSPIRATION

WINROCK PARTNERS LLC
100 SUN AVE NE SUITE 100
ALBUQUERQUE NM 87109-4659



DEKKER
PERICH
SABATINI ARCHITECTURE
DESIGN
INSPIRATION

ALB WINROCK LLC
3234 RIVERVIEW LN
DAYTONA BEACH FL 32118-6218



DEKKER
PERICH
SABATINI ARCHITECTURE
DESIGN
INSPIRATION

WINROCK PARTNERS LLC
100 SUN AVE NE SUITE 100
ALBUQUERQUE NM 87109-4659



DEKKER
PERICH
SABATINI ARCHITECTURE
DESIGN
INSPIRATION

WINROCK PARTNERS LLC
100 SUN AVE NE SUITE 100
ALBUQUERQUE NM 87109-4659



DEKKER
PERICH
SABATINI ARCHITECTURE
DESIGN
INSPIRATION

WINROCK VILLAS CONDOS ASSOC
1601 PENNSYLVANIA ST NE
ALBUQUERQUE NM 87110-5546



DEKKER
PERICH
SABATINI ARCHITECTURE
DESIGN
INSPIRATION

JOEL WOOLRIDGE
1500 INDIANA NE
ALBUQUERQUE, NM 87110



DEKKER
PERICH
SABATINI ARCHITECTURE
DESIGN
INSPIRATION

JOHN KINNEY
7110 CONSTITUTION AVENUE NE
ALBUQUERQUE, NM 87110

