

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 P1)	<input type="checkbox"/> 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 type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> 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 SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input checked="" 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
 WAIVER - DRB to Section 5-3(D)(3)(b)(4) Pedestrian Connections of 7 feet to the required 15-foot walkway along Indian School Rd, the front property line, to allow a 8-foot-wide walkway along the primary street frontage. The remaining pathways along Pennsylvania St and both segments of Winrock Loop are proposed to be 6 feet in width, requiring a waiver of 6' along Pennsylvania and 9' along both segments of Winrock Loop.

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:
Proprietary Interest in Site:	List all 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 MX-M
# 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	and: Indian School

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

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.

Signature:	Date: 12/17/2020
Printed Name: Will Gleason	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

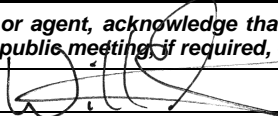

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:			Date:	Project #	

FORM V2: Waiver– DRB

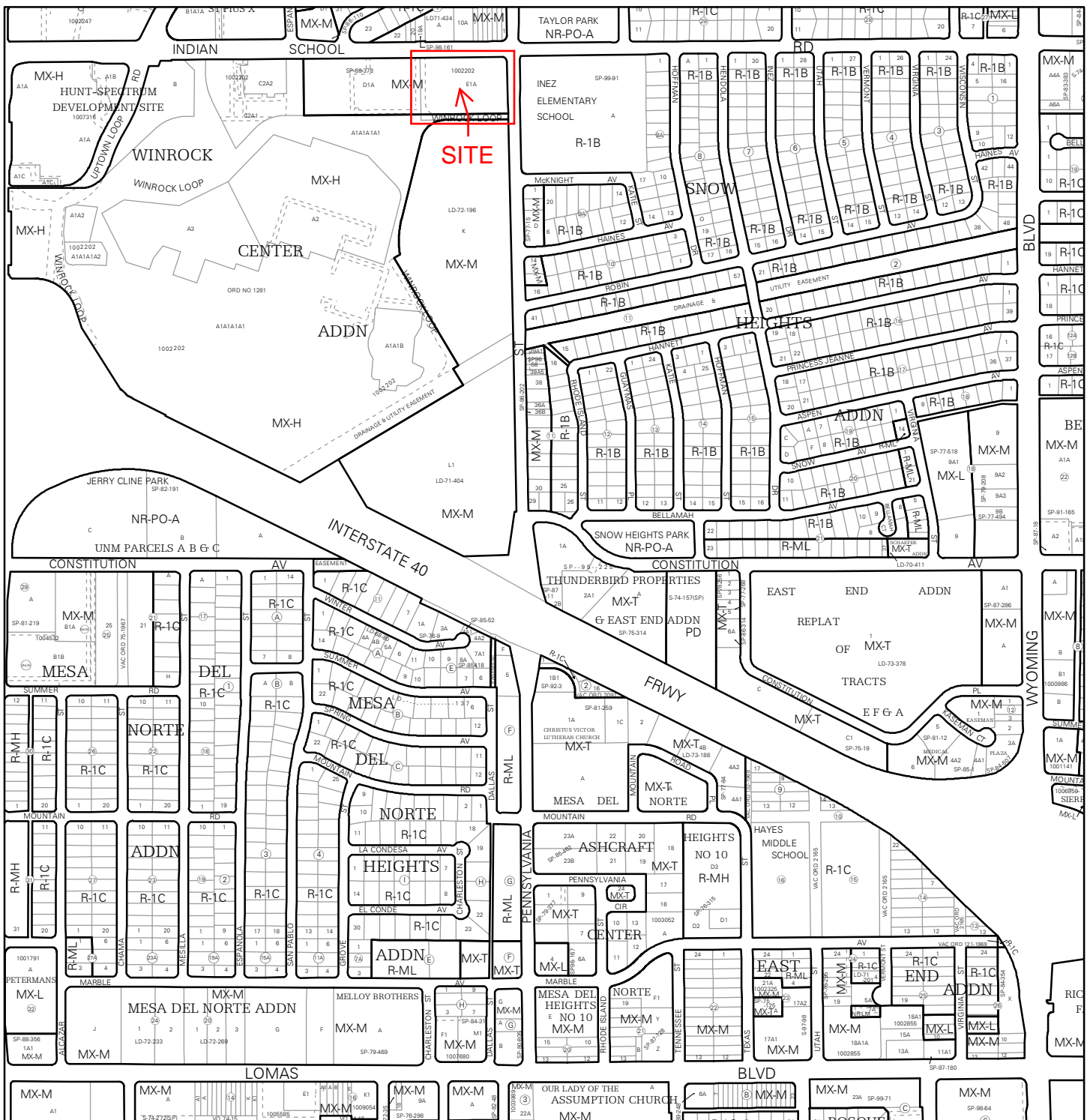
Please refer to the DRB case schedules for meeting dates and deadlines. Your attendance is required.

>> INFORMATION REQUIRED FOR ALL VARIANCE/WAIVER AND VACATION APPLICATIONS

- Interpreter Needed for Meeting? **No** 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.
- 02** Zone Atlas map with the entire site clearly outlined and labeled
- 03** Letter of authorization from the property owner if application is submitted by an agent
- WAIVER – IDO**
 - 04** Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3), compliance with the DPM, and all improvements to be waived, as applicable. *Note: If the request is based on a bulk land transfer, an application for Subdivision of Land – Minor shall be filed concurrently with the variance request and notice shall be provided on that plat regarding the applicant's agreement that building permits shall not be issued before further action by the DRB.*
 - 05** Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
 - 06** Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - 6A** Office of Neighborhood Coordination neighborhood meeting inquiry response
 - 6B** Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - 6C** If a meeting was requested/held, copy of sign-in sheet and meeting notes
 - 07** Required notices with content per IDO Section 14-16-6-4(K)(6)
 - 7A** Office of Neighborhood Coordination Public Notice Inquiry response
 - 7B** Proof of emailed notice to affected Neighborhood Association representatives
- WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION)**
 - Justification letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
 - Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
 - 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* **this step is not required if variance is to be heard with minor subdivision plat**
 - Sign Posting Agreement - **this step is not required if variance is to be heard with minor subdivision plat**
- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
 - Letter describing, explaining, and justifying the deferral or extension
 - Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")

<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>	
Signature: 	Date: 12-28-20
Printed Name: Will Gleason	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

02 ZONE ATLAS MAP



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

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

03 LETTER OF AUTHORIZATION

October 29, 2020

Robert Lucero
Zoning Hearing Examiner
City of Albuquerque Planning Department
600 2nd St NW
Albuquerque, NM 87102

**RE: Request for ZHE Approval of Variances
The Lofts at Winrock
7500 Indian School Rd**

Dear Mr. Lucero:

This Letter authorizes Dekker/Perich/Sabatini LLC and to represent Goodman Reality 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 Reality Group's agent as necessary with the permitting and associated approval processes required for the proposed fencing on the property 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

04 JUSTIFICATION LETTER

December 17, 2020

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

**RE: Request for a Major Amendment to an Approved Site Development Plan & DRB Wavier
The Lofts at Winrock
7500 Indian School Rd**

Dear Mrs. Wolfley,

This letter is a request for approval of a Major Amendment to an approved Site Development Plan, including a deviation to the minimum ground floor height (5-11(E)(1) and a waiver to the required width of on site pedestrian connections (5-3(D)(3)(b)(4)). This request will facilitate the construction of a new multi-family development within the Winrock Town Center.

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 and will be more dense than other areas to support activity 18 hours a day. 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. The Winrock Town Center has a long case history but the most recent governing Site Development Plan was approved in 2018.

This proposed amendment would facilitate a new, upscale four-story multi-family development—the Lofts at Winrock—with 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. The proposed amendment would make the following amendments in the governing 2018 site development plan as outlined below:

1. **Construction of a new 199-unit multi-family development on the vacant lot located at 7500 Indian School.**

The table below summarizes the changes that would result from the site plan modifications.

Comparison Item	Approved Plan	Proposed AA	Proposed Change	% Change
Total Building Square Footage of Winrock Town Center*	1,212,564 SF	1,439,564 SF	Net Gain 227,000 SF	18.7 % Change
* As the latest 2018 approved plan does not provide overall site information such as square footage and parking, approved square footages are derived from the overall approved square footages listed in the 2012 approved site plan (the latest approved plan that listed site square footages, which approved 1,106,808 sq.ft.) plus the 105,756 sq. ft. of the hotel approved in 2020 (the last AA).				

The requested site improvements outlined above equate to a 18.7 % change and therefore fall within review/approval authority of the DRB. The applicant respectfully requests the approval of this project based on the criteria of **Section 6-6(I)(3) Review and Decision Criteria** for a Site Plan – DRB based on compliance with the following criteria:

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

The property is zoned Mixed-use Moderate Intensity (MX-M) and is located within the Uptown Urban Center, which requires the site to comply with more strenuous building design and pedestrian connection requirements. Due to typical construction standards for multi-family development and unique conditions of the subject site, the applicant is requesting a Deviation, per section 6-4(P) to **Section 5-11(E)(1) Minimum Ground Floor Height as well as a Waiver, per section 14-16-6-6(P), to Section 5-3(D)(3)(b)(4) Pedestrian Connections** as outlined below. The site plan complies with all applicable provisions of the IDO, DPM and other applicable City regulations.

- **6-4(P) DEVIATION to Section 5-11(E)(1) Minimum Ground Floor Height**, which 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 required 10-foot height is intended to allow for the ground floor conversion to retail uses. The proposed project will be a multi-family community development with residential apartments, lobbies, and a clubhouse within the ground floor and only the residential units will be facing the public streets. The conversion of these units to retail uses is not anticipated and highly unlikely. The applicant is therefore requesting a deviation to allow a height of 9'-0" rather than 10'-0" for the ground floor. This would allow a more typical ceiling height for proposed residential apartment use.
- **Section 14-16-6-6(P) WAIVER - DRB to Section 5-3(D)(3)(b)(4) Pedestrian Connections**, which requires onsite 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 requirement 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 Waiver 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 a 8-foot-wide walkway along the primary street frontage. The remaining pathways along Pennsylvania St and both segments of Winrock Loop are proposed to be 6 feet in width, requiring a waiver of 6' along Pennsylvania and 9' along both segments of Winrock Loop. The proposed walkway widths either exceed or match the existing facilities. The proposed 10' 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 constricted 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.

6-6(I)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

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. The applicant is working with the DRB to determine if an infrastructure list is necessary and will provide required infrastructure as required.

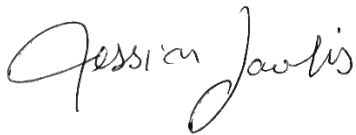
6-6(I)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

This request is a Major Amendment to the approved Site Development Plan for the Winrock Town Center. The applicant has submitted multiple public records request to obtain all applicable files relevant to this site plan. The latest approved plan, approved in 2018, does not appear to have any additional applicable standards with which the proposed development has to comply.

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 Inez Neighborhood Association, a meeting was held on October 30, 2020 to discuss the proposed project and the requested deviations/waivers. After discussion, the association was generally supportive of the development and had no opposition to the deviations/waivers as requested. A detailed report of the neighborhood concerns and responses are included in the application packet. In addition to the meeting with the Inez Neighborhood Association, the applicant also met with the Board of the New Hope Full Gospel Baptist Church, located directly across the street at 1901 Pennsylvania St NE, Albuquerque, NM 87110 on Dec 3, 2020. The New Hope board expressed no opposition to the request.

Based upon the rationale presented in this letter, we respectfully request approval of the proposed variance to facilitate the development of the Lofts at Winrock. As stated above, this request would add 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 jessical@dpsdesign.org.

Sincerely,



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

05 SITE PLAN

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 14-16-6-8 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

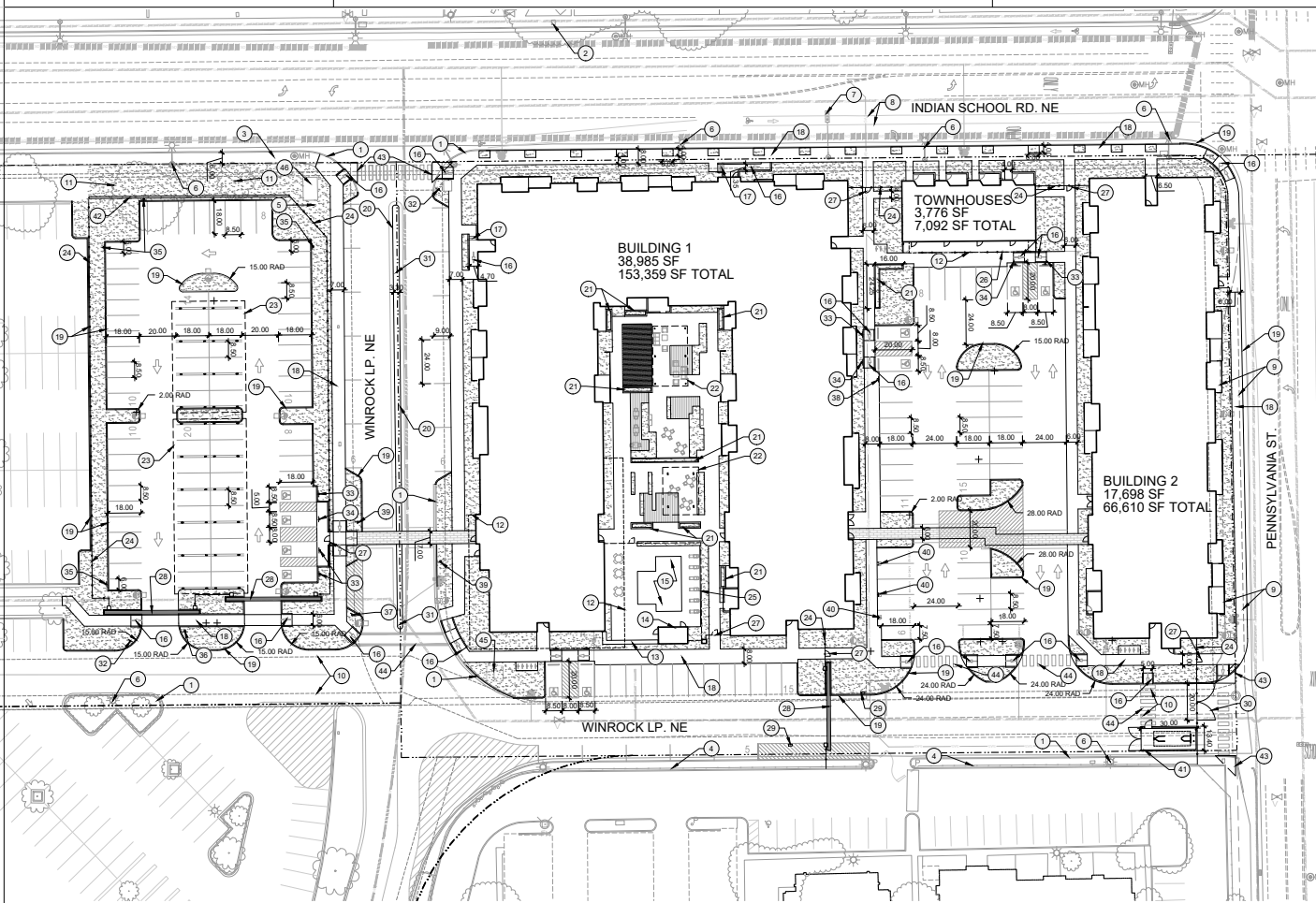
ZONING: IDO MX-M + URBAN CENTER (UC), PART OF WINROCK MASTER PLAN
LEGAL DESCRIPTION: PARCELS E-1-A, E-1-B, E-1-C, E-1-D, E-1-E, E-1-F, E-1-G, E-1-H, E-1-I, E-1-J, E-1-K, E-1-L, E-1-M, E-1-N, E-1-O, E-1-P, E-1-Q, E-1-R, E-1-S, E-1-T, E-1-U, E-1-V, E-1-W, E-1-X, E-1-Y, E-1-Z, E-1-AA, E-1-AB, E-1-AC, E-1-AD, E-1-AE, E-1-AF, E-1-AG, E-1-AH, E-1-AI, E-1-AJ, E-1-AK, E-1-AL, E-1-AM, E-1-AN, E-1-AO, E-1-AP, E-1-AQ, E-1-AR, E-1-AS, E-1-AT, E-1-AU, E-1-AV, E-1-AW, E-1-AX, E-1-AY, E-1-AZ, E-1-AA, E-1-AB, E-1-AC, E-1-AD, E-1-AE, E-1-AF, E-1-AG, E-1-AH, E-1-AI, E-1-AJ, E-1-AK, E-1-AL, E-1-AM, E-1-AN, E-1-AO, E-1-AP, E-1-AQ, E-1-AR, E-1-AS, E-1-AT, E-1-AU, E-1-AV, E-1-AW, E-1-AX, E-1-AY, E-1-AZ
SITE AREA: 3.3847 ACRES
IDO ZONE ATLAS: J-19-2 (MAY 2018)
SETBACKS MINIMUM: FRONT 20'15", SIDE= 0'115", REAR= 15' MIN
BUILDING HEIGHT 70'-0" MAX ALLOWED:
 BUILDING 1: 57'-0"
 BUILDING 2: 30'-0"
 TOWNHOUSES: 48'-0"
FIRE FLOW: 4,500 GPM
HYDRANTS REQUIRED: 1 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: 3,776 SF
 TOTAL: 60,459 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): 7,092 GSF
 TOTAL: 227,061 GSF

LEGEND

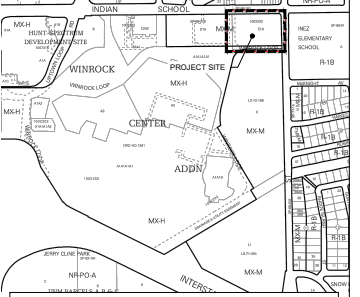
- LANDSCAPE AREA
- STABILIZED CRUSHER FINES OR SYNTHETIC TURF
- ACCENT PAVING: COLORED CONCRETE OR CONCRETE PAVERS
- RAISED PEDESTRIAN CROSSING
- PROPERTY LINE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (F.D.C.)
- SITE LIGHTING TO MATCH WINROCK TOWN CENTER
- TWO-POINT LOCK BICYCLE RACK EACH SUPPORTING 2 BICYCLES PER 6'x6'
- 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 |
| 17 | CONCRETE STAIRS WITH HANDRAILS |
| 18 | CONCRETE SIDEWALK/WALKWAY |
| 19 | CONCRETE CURB |
| 20 | CONCRETE CURB: DRIVABLE |
| 21 | RAISED PLANTER |
| 22 | SHADE STRUCTURE |
| 23 | POSSIBLE CARPORT |
| 24 | FENCE: 6'-0" HEIGHT, ORNAMENTAL |
| 25 | FENCE: 6'-0" HEIGHT AT POOL |
| 26 | FENCE: 3'-0" HEIGHT, ORNAMENTAL |
| 27 | GATE: PEDESTRIAN 6'-0" HEIGHT, 3'-0" WIDTH, ORNAMENTAL |
| 28 | GATE: VEHICULAR 6'-0" HEIGHT |
| 29 | GATE: KEY PEDESTAL |
| 30 | GATE: VEHICULAR EMERGENCY ACCESS ONLY, 6'-0" HEIGHT |
| 31 | PAVED MEDIAN |
| 32 | SITE SIGNAGE: STOP SIGN |
| 33 | SITE SIGNAGE: ACCESSIBLE PARKING |
| 34 | SITE SIGNAGE: VAN ACCESSIBLE PARKING |
| 35 | SITE SIGNAGE: MOTORCYCLE PARKING ONLY |
| 36 | SITE SIGNAGE: DO NOT ENTER |
| 37 | SITE SIGNAGE: NO PARKING SERVICE VEHICLES ONLY |
| 38 | SITE SIGNAGE: SHARED CARPOOL ONLY |
| 39 | SITE SIGNAGE: PEDESTRIAN CROSSING |
| 40 | EV CHARGING STATION |
| 41 | TRASH COMPACTOR IN ENCLOSURE TO COMPLY WITH IDO/SOLID WASTE REQUIREMENTS |
| 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 |



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: _____

SITE PLAN
 1" = 30'-0"
 NORTH

DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

STATE OF NEW MEXICO
 RONALD A. WITHERSPON
 No. 2500
 REGISTERED ARCHITECT
 12/18/2020

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: 12.18.2020
 PROJECT NO.: 19-0087
 DRAWING NAME: SITE PLAN

SHEET NO. **SDP1.1**
 OF

06 PROOF OF NEIGHBORHOOD MEETING

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

06 PROOF OF NEIGHBORHOOD MEETING

A. ONC Response

From: [Corrigan, Delaina L.](#)
To: [Jessica Lewis](#)
Subject: 7500 INDIAN SCHOOL RD NE Public Notice Inquiry
Date: Thursday, November 5, 2020 3:04:21 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[IDOZoneAtlasPage_1:19:7.PDF](#)

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 7 Coalition of Neighborhood Associations	Lynne	Martin	lmartin900@aol.com	1531 Espejo NE	Albuquerque	NM	87112	5059804107	5052940435
District 7 Coalition of Neighborhood Associations	David	Haughawout	davidh.d7@comcast.net	2824 Chama Street NE	Albuquerque	NM	87110	5055141965	5058884424
ABQ Park NA	Shirley	Lockyer	shirleylockyer@gmail.com	7501 Sky Court Circle NE	Albuquerque	NM	87110		5057107314
ABQ Park NA	Steve	Randall	srandall52@comcast.net	7424 Arvada NE	Albuquerque	NM	87110		5052648973
Alvarado Park NA	Robert	Habiger	apna87110@gmail.com	PO Box 35704	Albuquerque	NM	87176		
Alvarado Park NA	Darcy	Bushnell	dmc793@gmail.com	PO Box 35704	Albuquerque	NM	87176	5053795335	
Classic Uptown NA	Robert	Lah	robtlah@yahoo.com	2901 Mesilla Street NE	Albuquerque	NM	87110		5058838829
Classic Uptown NA	David	Haughawout	davidh.d7@comcast.net	2824 Chama Street NE	Albuquerque	NM	87110	5055141965	5058884424
Inez NA	Donna	Yetter	donna.yetter3@gmail.com	2111 Hoffman Drive NE	Albuquerque	NM	87110	5055504715	
Inez NA	Maya	Sutton	yemaya@swcp.com	7718 Cutler Avenue NE	Albuquerque	NM	87110		5052478070
Jerry Cline Park NA	Ron	Goldsmith	rongoldsmith@yahoo.com	1216 Alcazar Street NE	Albuquerque	NM	87110		5056630246
Jerry Cline Park NA	Eric	Shirley	ericshirley@comcast.net	900 Grove Street NE	Albuquerque	NM	87110	5052682595	
Mark Twain NA	Barbara	Lohbeck	bardean12@comcast.net	1402 California Street NE	Albuquerque	NM	87110	5052591932	5052540285
Mark Twain NA	Joel	Wooldridge	joel.c.wooldridge@gmail.com	1500 Indiana Street NE	Albuquerque	NM	87110		5053897840
Quigley Park NA	Lisa	Whalen	lisa.whelen@gmail.com	2713 Cardenas Drive NE	Albuquerque	NM	87110		5052770268
Quigley Park NA	Eric	Olivas	eoman505@gmail.com	2708 Valencia Drive NE	Albuquerque	NM	87110		5059344540
Snow Heights NA	Laura	Garcia	laurasmigi@aol.com	1404 Katie Street NE	Albuquerque	NM	87110	5052355858	
Snow Heights NA	Julie	Nielsen	bjdniels@msn.com	8020 Bellamah Avenue NE	Albuquerque	NM	87110	5053622313	5052923989
Winrock South NA	Virginia	Kinney		7110 Constitution Avenue NE	Albuquerque	NM	87110		5053215432
Winrock South NA	John	Kinney		7110 Constitution Avenue NE	Albuquerque	NM	87110		5053215432
Winrock Villas Condo Association	Diane	Rossignol	wvcondos@comcast.net	1601 Pennsylvania Street NE	Albuquerque	NM	87110		5058848280

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
dcarmona@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.

06 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:

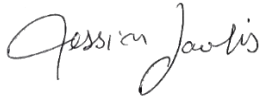
Proposed Variances to Pedestrian Walkway Widths			
Street Façade	Required Width	Proposed Width	Requested Waiver
Indian School Rd	15'	8'	7'
Winrock Loop - West	15'	6'	9'
Pennsylvania St	12'	6'	6'
Winrock Loop – South	15'	6'	9'

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

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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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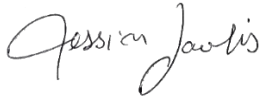
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Sincerely,



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)*: 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

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

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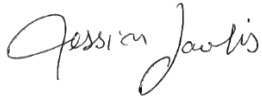
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***Attachments: Preliminary Site Plan
Preliminary Elevations
Preliminary Sidewalk Exhibits***

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**

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:

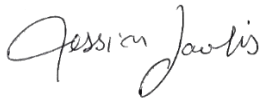
Proposed Variances to Pedestrian Walkway Widths			
Street Façade	Required Width	Proposed Width	Requested Waiver
Indian School Rd	15'	8'	7'
Winrock Loop - West	15'	6'	9'
Pennsylvania St	12'	6'	6'
Winrock Loop – South	15'	6'	9'

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:

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)
 - 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

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

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November 12, 2020

Alvarado Park NA

Robert Habiger
PO Box 35704
Albuquerque NM 87176

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Amendment to the Winrock Town Center Site Plan
The Lofts at Winrock
7500 Indian School Rd NE**

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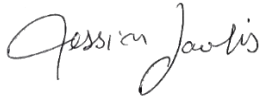
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Jessica Lawlis, Dekker/Perich/Sabatini
Agent for Goodman Realty Group

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November 12, 2020

Alvarado Park NA

Darcy Bushnell
PO Box 35704
Albuquerque NM 87176

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The Lofts at Winrock
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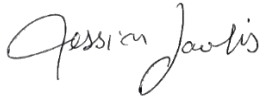
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Sincerely,



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)
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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^{*}:
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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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 - e. **For non-residential development***:
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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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<https://ido.abc-zone.com/>

IDO Interactive Map

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Cc: District 7 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]
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November 12, 2020

Classic Uptown NA

Robert Lah
2901 Mesilla Street NE
Albuquerque NM 87110

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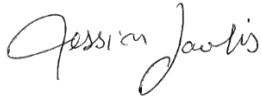
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Sincerely,



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

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

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
 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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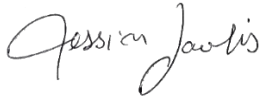
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Sincerely,



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:

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]
 - 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

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,

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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

Inez NA

Maya Sutton
7718 Cutler Avenue NE
Albuquerque NM 87110

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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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Sincerely,



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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]
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 - Permit _____ (Carport or Wall/Fence – Major)
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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)
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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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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
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November 12, 2020

Jerry Cline Park NA

Ron Goldsmith
1216 Alcazar 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.

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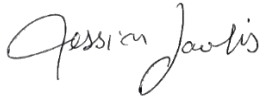
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Street Façade	Required Width	Proposed Width	Requested Waiver
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Compliance with these wide walkway widths is cumbersome on a constrained infill site that is surrounded by streets on all sides. **The 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.

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

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November 12, 2020

Jerry Cline Park NA

Eric Shirley
900 Grove Street NE
Albuquerque NM 87110

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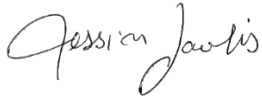
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Sincerely,



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)
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6. Where more information about the project can be found^{4*}:
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November 12, 2020

Mark Twain NA

Barbara Lohbeck
1402 California Street NE
Albuquerque NM 87110

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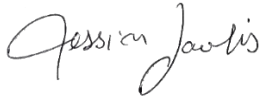
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November 12, 2020

Mark Twain NA

Joel Wooldridge
1500 Indiana Street NE
Albuquerque NM 87110

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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:

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
 - 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

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

Quigley Park NA

Lisa Whalen
2713 Cardenas 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.

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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

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:

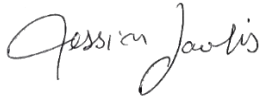
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Street Façade	Required Width	Proposed Width	Requested Waiver
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Enclosed you will find a preliminary site plan and building façade designs exhibits. Please be aware that are still refining our designs 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***

[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.*
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 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
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 - 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]
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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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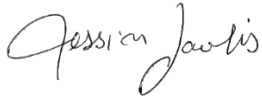
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Compliance with these wide walkway widths is cumbersome on a constrained infill site that is surrounded by streets on all sides. **The applicant therefore requests a waiver of 7 feet to the required 15-foot walkway along Indian School Rd, the front 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

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,

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:

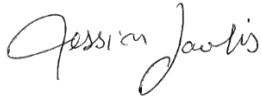
Proposed Variances to Pedestrian Walkway Widths			
Street Façade	Required Width	Proposed Width	Requested Waiver
Indian School Rd	15'	8'	7'
Winrock Loop - West	15'	6'	9'
Pennsylvania St	12'	6'	6'
Winrock Loop – South	15'	6'	9'

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)*: 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

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

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'
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

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,

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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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)*: 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

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

Winrock Villas Condo Association

Diane Rossignol
1601 Pennsylvania 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:

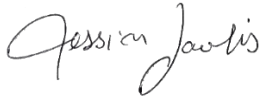
Proposed Variances to Pedestrian Walkway Widths			
Street Façade	Required Width	Proposed Width	Requested Waiver
Indian School Rd	15'	8'	7'
Winrock Loop - West	15'	6'	9'
Pennsylvania St	12'	6'	6'
Winrock Loop – South	15'	6'	9'

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***

[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:

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.

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>

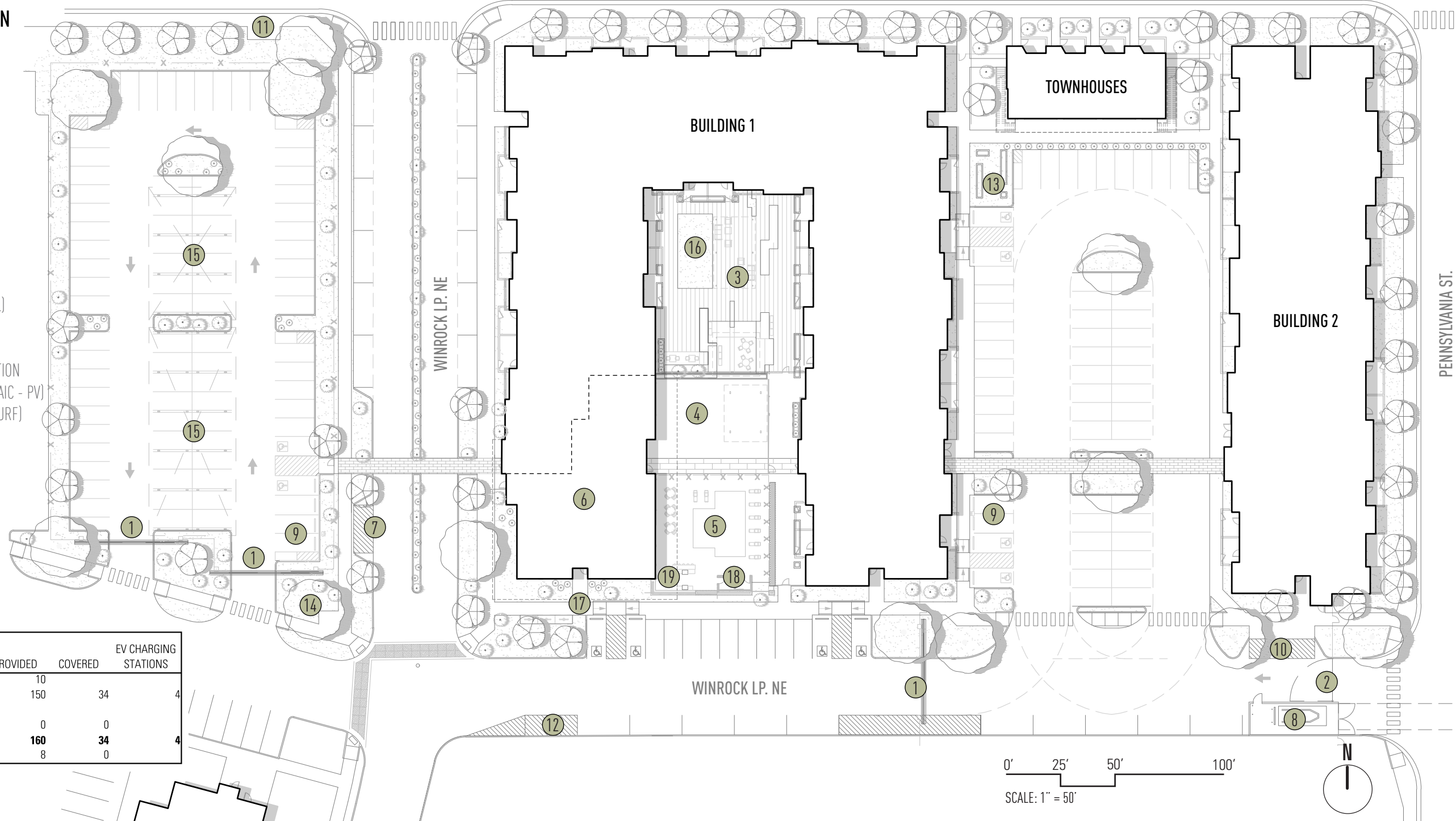
THE PINE NEEDLE

ALBUQUERQUE, NM

INDIAN SCHOOL RD. NE

KEYNOTES SITE PLAN

- 1 ACCESS CONTROL GATE
- 2 CRASH GATE
- 3 COURTYARD
- 4 OUTDOOR FLEX FITNESS SPACE
- 5 POOL
- 6 CLUBHOUSE
- 7 LOADING ZONE
- 8 REFUSE ENCLOSURE
- 9 ELECTRIC CHARGING STATIONS
- 10 CAR WASH AREA
- 11 PROPOSED BUS STOP (OPTIONAL)
- 12 RIDE SHARE
- 13 COMMUNITY GARDEN
- 14 ELECTRIC SCOOTER RENTAL STATION
- 15 COVERED PARKING (SOLAR VOLTAIC - PV)
- 16 LAWN GAME AREA (SYNTHETIC TURF)
- 17 MAIN ENTRY
- 18 POOL EQUIPMENT ROOM
- 19 BBQ



PARKING DATA	ALLOWED	REQUIRED	PROVIDED	COVERED	EV CHARGING STATIONS
	ACCESSIBLE SPACES		8	10	
STANDARD SPACES		142	150	34	4
COMPACT SPACES	15% OF TOTAL	0	0	0	
TOTAL PROVIDED PARKING SPACES		150	160	34	4
MOTORCYCLE SPACES		8	8	0	



BECKER PERIC SABATINI
7601
ALB. R. 4001 1004
MOUNTAIN VIEW
ALBUQUERQUE, NM 87110

BECKER PERIC SABATINI
7601
FRANK SPASSONICA
1001 PENNELL LANE ST NE
ALBUQUERQUE, NM 87110

BECKER PERIC SABATINI
7601
ERIC SIMILEY
2708 WILSON ST NE
ALBUQUERQUE, NM 87110

BECKER PERIC SABATINI
7601
JOEL WOODBRIDGE
1000 INDIANA ST NE
ALBUQUERQUE, NM 87110

BECKER PERIC SABATINI
7601
ERIC OL FORD
2708 WILSON ST NE
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7601
ROBERT LAM
2001 MESSIA ST NE
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BECKER PERIC SABATINI
7601
STEVE RABDALL
TARA ARRADA NE
ALBUQUERQUE, NM 87110

BECKER PERIC SABATINI
7601
BARBARA LONSBUCK
1302 CALIFORNIA ST NE
ALBUQUERQUE, NM 87110

BECKER PERIC SABATINI
7601
LYNNE MARTIN
1001 ESPERANZA NE
ALBUQUERQUE, NM 87110

BECKER PERIC SABATINI
7601
LISA VINNEN
7743 GARDENAS DR NE
ALBUQUERQUE, NM 87110

BECKER PERIC SABATINI
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SHIRLEY LOCKYER
1501 8TH CT CIRCLE NE
ALBUQUERQUE, NM 87110

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7601
DONNA VETTER
3711 HOFFMAN DR NE
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BECKER PERIC SABATINI
7601
BARTY BLITTON
7718 CUTLER AVE NE
ALBUQUERQUE, NM 87110

DEKKER PERICH SABATINI 7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

JULIE NIELSEN
8020 BELLAHMAH AVE NE
ALBUQUERQUE NM 87110



DEKKER PERICH SABATINI 7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

DIANE ROSSIGNOL
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ALBUQUERQUE NM 87110



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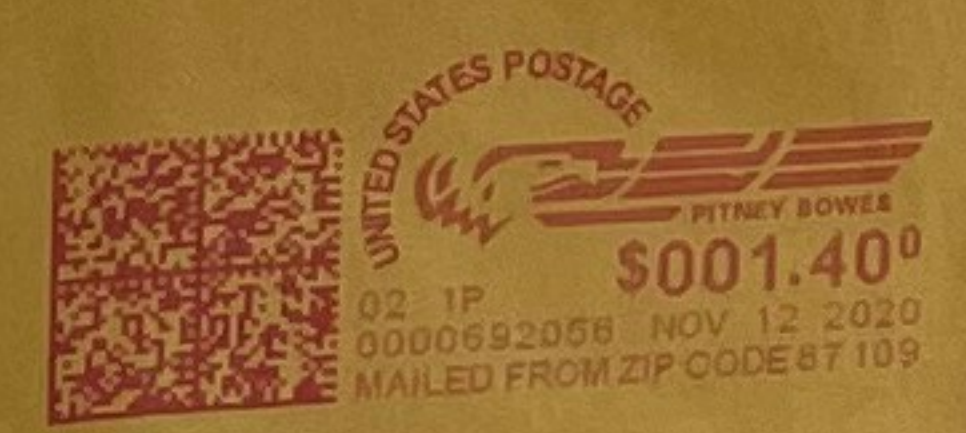
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06 PROOF OF NEIGHBORHOOD MEETING

C. Meeting Summary

Neighborhood Meeting Report



Project: **Lofts at Winrock**
Date: 10-30-2020
Place: Virtual through Go-to-Meeting

Attendees: Darin Sand – Goodman Reality Group; Will Gleason, Hannah Feil Greenhood, Christopher Whyman, Jitka Dekojova and Jessica Lawlis - DPS; Maya Sutton, Karen Campbell, Toni, and Donna Yetter- Inez Neighborhood Association

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, Goodman Reality Group, owners of the subject property, provided all adjacent Neighborhood and an opportunity to meet and discuss the proposed site development plan amendment for the Lofts at Winrock. At the request of the neighborhood meeting, the applicant held a neighborhood meeting with the board of the Inez neighborhood association on October 30th, 2020 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 Inez Neighborhood Association stated they were in support of the variances as proposed.**

Discussion Items:

1. Introductions and Welcome
 - a. Overview by Ms. Lawlis/Ms. Greenhood with details of the proposed multi-family development within the Winrock Town Center
2. Discussion of the three Variances to be sent to the ZHE for approval
 - a. Minimum Ground Floor Height
 - i. Min 12' ground floor height. Asking for 9' instead of 12', which is more typical for residential development, especially for the size of the units as they are designed.
 - ii. One of the elevations shown looked like it has retail on the bottom floor, but the section cuts don't appear to have retail. Those images don't actually show retail, they show some of the residential amenities including the clubhouse, these spaces would also have a 9' ceiling height.
 - b. Minimum Ground Floor Glazing
 - iii. Requirement is 60% and the request is to allow 40% glazing. 40% is on par with the energy code and the proposed residential uses.
 - iv. Even with this percentage of glazing it, these ground-floor uses feel a bit like fish bowls.
 - c. Pedestrian Connections
 - v. Sidewalk widths are determine by the building size, which would require 12' on Pennsylvania and 15' on the remaining roadways. We are proposing 10' along Indian school and 6' on the remaining roadways.
 - vi. Existing sidewalk is 6'7" will you match that condition, that measurement includes the curb. The proposed condition will be the same.
 - vii. NA acknowledges that on Pennsylvania, you aren't going to get a 12' sidewalk in there
3. Questions from INA Board Members (for questions not answered in the Overview):
 - b. What would be the height of the apartment buildings? Of the townhouse building?
 - i. Highest parapet on buildings 1 and 2 is 50'-6" – 53'-6"
 - ii. Building 2 steps down at the northwest corner to 36'-6"
 - iii. Townhouses are 48'-0"
 - iv. Where is the extra height coming from? Wood-frame construction utilizes 12' floor-to-floor (12X4=48") then the necessary area for roofing and parapet.
 - v. The 4 foot grade change also comes into play across the site.
 - c. Also, what would be the length and width of each of those 3 buildings?

- i. Approx. 240' long (north-south) / Building 1 200' wide east west (Building 2 – 67-70' wide X 240' long)
 - ii. Townhouse building is 90' wide east/west
- d. Considering how close the proposed apartments would be to Inez Elementary School, what is the IDO specification for the allowed height of any new residential buildings within 100 feet (or less) of a school? In the past, INA Boards of Directors have not opposed structures 3 stories high on Winrock property.
 - i. Lot is zoned MX-M, no items in the IDO for this lot indicate any lower height restrictions relative to adjacent school buildings. 65'-0" height.
 - ii. Neighborhood Edge Protections provide protection for single-family residences, the school, but since the adjacent lot contains a school not a single-family residence these requirements don't apply.
- e. From the Uptown Sector Plan, the corner lot at Indian School and Penna is a "Buffer Zone," with protections regarding setbacks and height restrictions. Please inform us of how your proposed development plan meets those protections.
 - i. Uptown Sector Plan is no longer valid with IDO in place. (Previous height restriction was 30'-0". See roof terrace.
- f. Does the designation of the corner lot as a Buffer Zone make it not part of a Major Urban Center? Therefore, is it subject to height limitations on buildings near a City park, public school, or neighborhood "edge" zoned R-1? [All three apply to this lot]
 - i. According to code enforcement at the PRT, we are not required to provide the height step-down from the neighborhood edge regulations within the IDO (5-9) because the adjacent site zoned R-1 contains a school and not a single-family residence.
 - ii. The site design steps down the building at the corner, which will have a rooftop terrace
- g. How many apartments are planned? How many 1, 2, or 3 bedroom apartments?
 - i. 199 units. 39 studios, 96 ones, 56 twos, and 8 townhouses (829sf)
 - ii. Second story is lofted to the second floor- all 1 bedroom townhouses
- h. How many units will be in the townhouse building?
 - i. 8
- i. Do you plan for residents to lease, or to purchase the units?
 - i. Rental only.
 - ii. Units will not be owned
- j. Will there be a Homeowners Association?
 - i. Professional Management Company will be managing the complex.
- k. Is the financing for this project already obtained, and is it solid? Will some HUD be used?
 - i. Financing is not obtained yet, the applicant is seeking HUB financing
- l. What will be on the ground floor of the apartment buildings? Apartments?
 - i. Apartments and apartment amenities.
- m. What is the projected price range for leasing and/or selling the units?
 - i. Average 190 per square foot – 1900 a month approximately
 - ii. These units
- n. Is the development going to be an over-55 community? Anyone under 18 allowed?
 - i. Studio, 1 and 2 bedrooms,
- o. What is the official name of this project?
 - i. Currently being called the Lofts at Winrock. Have not settled on a name yet. The associations did not like Pine Needle. Only the townhouses have the lofts, the other units have a loft feel.
 - ii. Any naming suggestion are welcome.

- p. Would you please show us an “elevation view” so we can see the front of the buildings? Horizontal and vertical setbacks break up a building and aesthetically look better than a flat box look. Will there be balconies?
 - i. Yes, there will be balconies.
- q. Please tell us what the building materials and colors will be.
 - i. Wood finish metal panel, white metal panel or stucco, and accent masonry.
- r. Will there be as many street trees as shown on the site plan? What variety – flowering pear, ash, or other? Will there be lower bushes to add more green foliage?
 - i. Street trees per City Ordinance. Landscape plan is not finalized.
 - ii. Planning as many street trees as we can place – the specific species haven’t been selected, but we will explore variety
 - iii. Underneath will be native landscaping
- s. Will the ground cover be rock, grass, or other?
 - i. Rock mulch or organic mulch
 - ii. No plans for turf as of now.
- t. Will the clubhouse have a meeting room that outside groups could use?
 - i. Don’t anticipate that there will be a meeting room that the public can use.
- u. Will the drapes/blinds facing Indian School and Pennsylvania be uniform in appearance?
 - i. Horizontal louver blinds are planned for all residences, roller shades for common spaces.
 - ii. Yes consistent from what we can control
- v. How much of parking next to Chuze Gym will be used for covered parking (keynote 15)?
 - i. 34 covered spaces currently proposed. Total number not finalized.
 - ii. Covered parking is being contemplated within the center island, but that is still in flux
- w. The plan shows a thin double line going around the property. Is that a security fence?
 - i. Buildings form the majority of the perimeter with small portions between and to the south at parking area.
- x. The plan shows a narrow landscaped median strip on Winrock Loop, north/south section. There is not one there now. Are you going to redo that street?
 - i. Roll curb now, per Fire Marshal. No landscaping unfortunately.
- y. Will there be a security fence along the development?
 - i. There will not a be fence, the building edges are meant to create a defensible space. There will be fencing between the buildings.
 - ii. There is a lot of foot traffic along there and there may be people walking up the windows. You may want to consider putting a fence around the perimeter. The apartments near Trader Joes weren’t going to put fencing around the units, but the NA convinced them to, the fenced units are rented and those without fencing have a harder time being fenced. Abq uptown units are garden style apartments that have the ability to walk right up to them and the design of these units. The existing zoning only allows 3’ fence height within this zone.
 - iii. Taylor Park is kiddy corner and people do congregate their, which may attract people that are casing the apartments. There is a lot of traffic in the area and security may be crucial.
 - iv. May want to consider looking at crime maps.
- z. Will there be human security guards? Or a security patrol?
 - i. There will be security guards on site and this onsite security will be increased as development onsite continues.
- aa. How will the locked gates be accessed by residents?
 - i. Access control gates on the site

4. Conclusion

- a. Based on the information discussed at the meeting, the Inez NA indicated that they are in support of the variances as proposed. No opposition expressed.**

End of Report

Conference Report



Project No.: 19-0087
Project: **Apartments at Indian School and Pennsylvania**
Date: December 3, 2020 @ 4pm
Place: Zoom

Attending: Bishop Cooper (New Hope Church), Melissa Lott (New Hope Church), Elder Beverly Jordan (New Hope Church), Elder Patrick (New Hope Church), Elbert Milton (New Hope Church), Darin Sand (Goodman Realty), Hannah Greenhood (Dekker Perich Sabatini)
By: Hannah Greenhood

Copies To: Parties Present, to file for DRB Application
Issue Date: December 4, 2020

Discussion Items:

1. Introductions led by Bishop Cooper of New Hope Church Board of Directors and honorable clergy in attendance
 - a. Brief overview of the church's interest in the site across the street, about the church and the attendees on the line.
2. Project Overview provided by Development Team Lead: Darin Sand
 - a. Status Update on overall Master Plan progress including new retail, office space, possible hotel, infrastructure updates and central park.
 - b. Discussion regarding the progress on the overall Winrock Town Center development including high interest in the park and retail amenities.
 - c. New Hope Church expressed appreciation for keeping their community informed – Darin Sand has given multiple presentations over the years to keep the community up to date.
 - d. Overview of the partnership with the development team and the property management team.
 - i. Question regarding if the Church could use any of the community facilities.
 - ii. Response: Seems feasible but would need to confirm with the selected Property Management Team as they will have full control of the management of the property.
 - e. Overview of financing for the project including HUD Financing options and the contribution the project would be giving towards Work Force Housing support. (This was in response to an attendee's question about affordability integration. This response satisfied the attendee.)
3. Design Overview provided by Project Manager: Hannah Greenhood
 - a. General overview of building types, unit counts, and overall community programming to meet market rate apartment standards – focus on wellness and connections throughout the community.
 - b. Review of overall site plan including sidewalk width deviations, landscape requirements, and traffic.
 - c. Interest was expressed by the New Hope Church in the number of units, sizes of units and demographic. Clergy team mentioned possible new church members and new community members to the area was a positive.
 - d. Review of overall building layout of all three buildings
 - e. Review of unit plan options
 - f. Review of building elevations
 - i. Most interested in the main entrance to the community, amenity spaces, and the elevation facing north towards New Hope Church.
 - ii. The building step down to a terrace at the fourth level was intriguing to the Church Clergy.
 - iii. Overall focus was on how the project would or could affect the valuation of the Church and its property. Upon discussion, the clergy expressed a very positive response to project and its major enhancement to an empty lot, design that fits the market, and fulfillment of a need for rental housing in the area.

4. Bishop Cooper and his team expressed their support for the project and offered to help move the development forward however needed.

This report is assumed to be a true and accurate account of this communication unless notice to the contrary is received within 10 calendar days of issue.

End of Report



07 HEARING NOTIFICATIONS

- A. ONC Response**
- B. Proof of email notice to NS reps**

07 HEARING NOTIFICATIONS

A. ONC Response

From: [Cormons, Delaina L.](#)
To: [Jessica Lewis](#)
Subject: 7500 INDIAN SCHOOL RD NE Public Notice Inquiry
Date: Thursday, November 5, 2020 3:04:21 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[IDOZoneAtlasPage_1:19:7.PDF](#)

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 7 Coalition of Neighborhood Associations	Lynne	Martin	lmartin900@aol.com	1531 Espejo NE	Albuquerque	NM	87112	5059804107	5052940435
District 7 Coalition of Neighborhood Associations	David	Haughawout	davidh.d7@comcast.net	2824 Chama Street NE	Albuquerque	NM	87110	5055141965	5058884424
ABQ Park NA	Shirley	Lockyer	shirleylockyer@gmail.com	7501 Sky Court Circle NE	Albuquerque	NM	87110		5057107314
ABQ Park NA	Steve	Randall	srandall52@comcast.net	7424 Arvada NE	Albuquerque	NM	87110		5052648973
Alvarado Park NA	Robert	Habiger	apna87110@gmail.com	PO Box 35704	Albuquerque	NM	87176		
Alvarado Park NA	Darcy	Bushnell	dmc793@gmail.com	PO Box 35704	Albuquerque	NM	87176	5053795335	
Classic Uptown NA	Robert	Lah	robtlah@yahoo.com	2901 Mesilla Street NE	Albuquerque	NM	87110		5058838829
Classic Uptown NA	David	Haughawout	davidh.d7@comcast.net	2824 Chama Street NE	Albuquerque	NM	87110	5055141965	5058884424
Inez NA	Donna	Yetter	donna.yetter3@gmail.com	2111 Hoffman Drive NE	Albuquerque	NM	87110	5055504715	
Inez NA	Maya	Sutton	yemaya@swcp.com	7718 Cutler Avenue NE	Albuquerque	NM	87110		5052478070
Jerry Cline Park NA	Ron	Goldsmith	rongoldsmith@yahoo.com	1216 Alcazar Street NE	Albuquerque	NM	87110		5056630246
Jerry Cline Park NA	Eric	Shirley	ericshirley@comcast.net	900 Grove Street NE	Albuquerque	NM	87110	5052682595	
Mark Twain NA	Barbara	Lohbeck	bardean12@comcast.net	1402 California Street NE	Albuquerque	NM	87110	5052591932	5052540285
Mark Twain NA	Joel	Wooldridge	joel.c.wooldridge@gmail.com	1500 Indiana Street NE	Albuquerque	NM	87110		5053897840
Quigley Park NA	Lisa	Whalen	lisa.whelen@gmail.com	2713 Cardenas Drive NE	Albuquerque	NM	87110		5052770268
Quigley Park NA	Eric	Olivas	eoman505@gmail.com	2708 Valencia Drive NE	Albuquerque	NM	87110		5059344540
Snow Heights NA	Laura	Garcia	laurasmigi@aol.com	1404 Katie Street NE	Albuquerque	NM	87110	5052355858	
Snow Heights NA	Julie	Nielsen	bjdniels@msn.com	8020 Bellamah Avenue NE	Albuquerque	NM	87110	5053622313	5052923989
Winrock South NA	Virginia	Kinney		7110 Constitution Avenue NE	Albuquerque	NM	87110		5053215432
Winrock South NA	John	Kinney		7110 Constitution Avenue NE	Albuquerque	NM	87110		5053215432
Winrock Villas Condo Association	Diane	Rossignol	wvcondos@comcast.net	1601 Pennsylvania Street NE	Albuquerque	NM	87110		5058848280

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
dcarmona@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.

07 HEARING NOTIFICATIONS

B. Proof of email notice to NS reps

Jessica Lawlis

From: Jessica Lawlis
Sent: Thursday, December 17, 2020 3:23 PM
To: 'shirleylockyer@gmail.com'; 'srandall52@comcast.net'
Subject: DRB Submission Notification- Apartments at Indian School & Pennsylvania
Attachments: ABQ Park NA_.pdf; Site Plan.pdf

Dear Neighborhood 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 file an application for approval of a Major Amendment to a previously approved Site Development Plan for the Winrock Town Center with the Development Review Board (DRB). In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(K) we are notifying you of this DRB application.

The request is for an upscale four-story multi-family development 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'
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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 for more landscape buffer along Indian School along with a closer relationship to existing sidewalks to the east and west on Indian School. The remaining pathways along Pennsylvania St and both segments of Winrock Loop are proposed to be 6 feet in width. 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.

As required by IDO Table 6-1-1, we are making you aware of the ZHE Public Hearing date of **January 6th, 2021 at 9am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this hearing 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>.

Enclosed you will find a preliminary site plan and building façade designs exhibits. If you have any questions or need clarification of anything contained herein, please contact me at 761-9700 or email at Jessical@dpsdesign.org.

Sincerely,



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

Attachments:

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



Jessica Lawlis
Urban Planner
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*: 12/17/2020

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] 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)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

The request is for an Amendment to an Approved Site Plan to accommodate an upscale four-story multi-family development—at approximately 227,000 square feet.

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*: January 6, 2021 at 9 AM

Location*³: ZOOM, see DRB webpage for the latest Hearing information :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 Jessical@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’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, Goodman Reality Group, provided all adjacent Neighborhood and an opportunity to meet and discuss the proposed site development plan amendment and variances for a proposed multifamily development located at 7500 Indian School. At the request of the neighborhood meeting, the applicant held a neighborhood meeting with the board of the Inez neighborhood association on October 30th, 2020 over Go-To-Meeting to discuss the project and respond to potential concerns. At the conclusion of the meeting the Inez Neighborhood Association stated no opposition to the proposed variances as proposed.

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] 3.88 acres
- 2. IDO Zone District MX- M
- 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>

- Cc: District 7 Coalition of Neighborhood Associations
 ABQ Park NA
 Alvarado Park NA
 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>

Jessica Lawlis

From: Jessica Lawlis
Sent: Thursday, December 17, 2020 3:25 PM
To: 'apna87110@gmail.com'; 'dmc793@gmail.com'
Subject: DRB Submission Notification- Apartments at Indian School & Pennsylvania
Attachments: Alvarado Park NA.pdf; Site Plan.pdf

. Dear Neighborhood 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 file an application for approval of a Major Amendment to a previously approved Site Development Plan for the Winrock Town Center with the Development Review Board (DRB). In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(K) we are notifying you of this 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:

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Winrock Loop – South	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 for more landscape buffer along Indian School along with a closer relationship to existing sidewalks to the east and west on Indian School. The remaining pathways along Pennsylvania St and both segments of Winrock Loop are proposed to be 6 feet in width. 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.

As required by IDO Table 6-1-1, we are making you aware of the ZHE Public Hearing date of **January 6th, 2021 at 9am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this hearing 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>.

Enclosed you will find a preliminary site plan and building façade designs exhibits. If you have any questions or need clarification of anything contained herein, please contact me at 761-9700 or email at Jessical@dpsdesign.org.

Sincerely,



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

Attachments:

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



Jessica Lawlis
Urban Planner
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*: 12/17/2020

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] 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)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Deviation to Section 5-11(E)(1) Minimum Ground Floor Height

Summary of project/request²*:

The request is for an Amendment to an Approved Site Plan to accommodate an upscale four-story multi-family development—at approximately 227,000 square feet.

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*: January 6, 2021 at 9 AM

Location*³: ZOOM, see DRB webpage for the latest Hearing information :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 Jessical@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*:
Deviation to Section 5-11(E)(1) Minimum Ground Floor Height and a Wavier to Section 5-3(D)
(3)(b)(4) Pedestrian Connections.

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’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, Goodman Reality Group, provided all adjacent Neighborhood and an opportunity to meet and discuss the proposed site development plan amendment and variances for a proposed multifamily development located at 7500 Indian School. At the request of the neighborhood meeting, the applicant held a neighborhood meeting with the board of the Inez neighborhood association on October 30th, 2020 over Go-To-Meeting to discuss the project and respond to potential concerns. At the conclusion of the meeting the Inez Neighborhood Association stated no opposition to the proposed variances as proposed.

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] 3.88 acres
 - 2. IDO Zone District MX- M
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] Uptown Urban Center
- 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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<https://tinyurl.com/IDOzoningmap>

Cc: District 7 Coalition of Neighborhood Associations
 ABQ Park NA
 Alvarado Park NA
 Classic Uptown NA _____ [Other Neighborhood Associations, if any]
 Inez NA
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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>

Jessica Lawlis

From: Jessica Lawlis
Sent: Thursday, December 17, 2020 3:34 PM
To: robtlah@yahoo.com; davidh.d7@comcast.net
Subject: DRB Submission Notification- Apartments at Indian School & Pennsylvania
Attachments: Classic Uptown NA.pdf; Site Plan.pdf

Dear Neighborhood 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 file an application for approval of a Major Amendment to a previously approved Site Development Plan for the Winrock Town Center with the Development Review Board (DRB). In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(K) we are notifying you of this DRB application.

The request is for an upscale four-story multi-family development 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 for more landscape buffer along Indian School along with a closer relationship to existing sidewalks to the east and west on Indian School. The remaining pathways along Pennsylvania St and both segments of Winrock Loop are proposed to be 6 feet in width. 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.

As required by IDO Table 6-1-1, we are making you aware of the ZHE Public Hearing date of **January 6th, 2021 at 9am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this hearing 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>.

Enclosed you will find a preliminary site plan and building façade designs exhibits. If you have any questions or need clarification of anything contained herein, please contact me at 761-9700 or email at Jessical@dpsdesign.org.

Sincerely,



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

Attachments:

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



Jessica Lawlis
Urban Planner
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*: 12/17/2020

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] 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)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Deviation to Section 5-11(E)(1) Minimum Ground Floor Height

Summary of project/request²*:

The request is for an Amendment to an Approved Site Plan to accommodate an upscale four-story multi-family development—at approximately 227,000 square feet.

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*: January 6, 2021 at 9 AM

Location*³: ZOOM, see DRB webpage for the latest Hearing information :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 Jessical@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*:
Deviation to Section 5-11(E)(1) Minimum Ground Floor Height and a Wavier to Section 5-3(D)
(3)(b)(4) Pedestrian Connections.

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’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, Goodman Reality Group, provided all adjacent Neighborhood and an opportunity to meet and discuss the proposed site development plan amendment and variances for a proposed multifamily development located at 7500 Indian School. At the request of the neighborhood meeting, the applicant held a neighborhood meeting with the board of the Inez neighborhood association on October 30th, 2020 over Go-To-Meeting to discuss the project and respond to potential concerns. At the conclusion of the meeting the Inez Neighborhood Association stated no opposition to the proposed variances as proposed.

³ Physical address or Zoom link

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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 [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 3.88 acres
 - 2. IDO Zone District MX- M
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] Uptown Urban Center
- 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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- Cc: District 7 Coalition of Neighborhood Associations
 ABQ Park NA
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 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>

Jessica Lawlis

From: Jessica Lawlis
Sent: Thursday, December 17, 2020 3:35 PM
To: davidh.d7@comcast.net; lmartin900@aol.com
Subject: DRB Submission Notification- Apartments at Indian School & Pennsylvania
Attachments: District 7 Coalition of Neighborhood Associations.pdf; Site Plan.pdf

Dear Neighborhood 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 file an application for approval of a Major Amendment to a previously approved Site Development Plan for the Winrock Town Center with the Development Review Board (DRB). In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(K) we are notifying you of this DRB application.

The request is for an upscale four-story multi-family development 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.
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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 for more landscape buffer along Indian School along with a closer relationship to existing sidewalks to the east and west on Indian School. The remaining pathways along Pennsylvania St and both segments of Winrock Loop are proposed to be 6 feet in width. 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.

As required by IDO Table 6-1-1, we are making you aware of the ZHE Public Hearing date of **January 6th, 2021 at 9am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this hearing 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>.

Enclosed you will find a preliminary site plan and building façade designs exhibits. If you have any questions or need clarification of anything contained herein, please contact me at 761-9700 or email at Jessical@dpsdesign.org.

Sincerely,



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

Attachments:

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



Jessica Lawlis
Urban Planner
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*: 12/17/2020

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] 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)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Deviation to Section 5-11(E)(1) Minimum Ground Floor Height

Summary of project/request²*:

The request is for an Amendment to an Approved Site Plan to accommodate an upscale four-story multi-family development—at approximately 227,000 square feet.

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.

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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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Date/Time*: January 6, 2021 at 9 AM

Location*³: ZOOM, see DRB webpage for the latest Hearing information :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*⁴:

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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*:

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Explanation*:
Deviation to Section 5-11(E)(1) Minimum Ground Floor Height and a Wavier to Section 5-3(D)
(3)(b)(4) Pedestrian Connections.

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

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 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 3.88 acres
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 Mark Twain NA
 Quigley Park NA
 Snow Heights NA
 Winrock South NA
 Winrock Villas Condo Association

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Jessica Lawlis

From: Jessica Lawlis
Sent: Thursday, December 17, 2020 3:38 PM
To: donna.yetter3@gmail.com; yemaya@swcp.com
Subject: DRB Submission Notification- Apartments at Indian School & Pennsylvania
Attachments: Inez NA.pdf; Site Plan.pdf

Dear Neighborhood 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 file an application for approval of a Major Amendment to a previously approved Site Development Plan for the Winrock Town Center with the Development Review Board (DRB). In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(K) we are notifying you of this DRB application.

The request is for an upscale four-story multi-family development 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'
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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 for more landscape buffer along Indian School along with a closer relationship to existing sidewalks to the east and west on Indian School. The remaining pathways along Pennsylvania St and both segments of Winrock Loop are proposed to be 6 feet in width. 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.

As required by IDO Table 6-1-1, we are making you aware of the ZHE Public Hearing date of **January 6th, 2021 at 9am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this hearing 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>.

Enclosed you will find a preliminary site plan and building façade designs exhibits. If you have any questions or need clarification of anything contained herein, please contact me at 761-9700 or email at Jessical@dpsdesign.org.

Sincerely,



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

Attachments:

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



Jessica Lawlis
Urban Planner
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*: 12/17/2020

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] 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)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Deviation to Section 5-11(E)(1) Minimum Ground Floor Height

Summary of project/request²*:

The request is for an Amendment to an Approved Site Plan to accommodate an upscale four-story multi-family development—at approximately 227,000 square feet.

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*: January 6, 2021 at 9 AM

Location*³: ZOOM, see DRB webpage for the latest Hearing information :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 Jessical@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*:
Deviation to Section 5-11(E)(1) Minimum Ground Floor Height and a Wavier to Section 5-3(D)
(3)(b)(4) Pedestrian Connections.

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’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, Goodman Reality Group, provided all adjacent Neighborhood and an opportunity to meet and discuss the proposed site development plan amendment and variances for a proposed multifamily development located at 7500 Indian School. At the request of the neighborhood meeting, the applicant held a neighborhood meeting with the board of the Inez neighborhood association on October 30th, 2020 over Go-To-Meeting to discuss the project and respond to potential concerns. At the conclusion of the meeting the Inez Neighborhood Association stated no opposition to the proposed variances as proposed.

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] 3.88 acres
 - 2. IDO Zone District MX- M
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] Uptown Urban Center
- 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>

- Cc: District 7 Coalition of Neighborhood Associations
 ABQ Park NA
 Alvarado Park NA
 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>

Jessica Lawlis

From: Jessica Lawlis
Sent: Thursday, December 17, 2020 3:39 PM
To: rongoldsmith@yahoo.com; ericshirley@comcast.net
Subject: DRB Submission Notification- Apartments at Indian School & Pennsylvania
Attachments: Jerry Cline Park NA.pdf; Site Plan.pdf

Dear Neighborhood 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 file an application for approval of a Major Amendment to a previously approved Site Development Plan for the Winrock Town Center with the Development Review Board (DRB). In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(K) we are notifying you of this DRB application.

The request is for an upscale four-story multi-family development 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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Winrock Loop – South	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 for more landscape buffer along Indian School along with a closer relationship to existing sidewalks to the east and west on Indian School. The remaining pathways along Pennsylvania St and both segments of Winrock Loop are proposed to be 6 feet in width. 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.

As required by IDO Table 6-1-1, we are making you aware of the DRB Public Hearing date of **January 6th, 2021 at 9am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this hearing 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>.

Enclosed you will find a preliminary site plan and building façade designs exhibits. If you have any questions or need clarification of anything contained herein, please contact me at 761-9700 or email at Jessical@dpsdesign.org.

Sincerely,



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

Attachments:

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



Jessica Lawlis
Urban Planner
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*: 12/17/2020

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] 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)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Deviation to Section 5-11(E)(1) Minimum Ground Floor Height

Summary of project/request²*:

The request is for an Amendment to an Approved Site Plan to accommodate an upscale four-story multi-family development—at approximately 227,000 square feet.

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*: January 6, 2021 at 9 AM

Location*³: ZOOM, see DRB webpage for the latest Hearing information :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 Jessical@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*:

Deviation to Section 5-11(E)(1) Minimum Ground Floor Height and a Wavier to Section 5-3(D)

(3)(b)(4) Pedestrian Connections.

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's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, Goodman Reality Group, provided all adjacent Neighborhood and an opportunity to meet and discuss the proposed site development plan amendment and variances for a proposed multifamily development located at 7500 Indian School. At the request of the neighborhood meeting, the applicant held a neighborhood meeting with the board of the Inez neighborhood association on October 30th, 2020 over Go-To-Meeting to discuss the project and respond to potential concerns. At the conclusion of the meeting the Inez Neighborhood Association stated no opposition to the proposed variances as proposed.

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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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 - 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] 3.88 acres
 - 2. IDO Zone District MX- M
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] Uptown Urban Center
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-

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- Cc: District 7 Coalition of Neighborhood Associations
 ABQ Park NA
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 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>

Jessica Lawlis

From: Jessica Lawlis
Sent: Thursday, December 17, 2020 3:43 PM
To: bardean12@comcast.net; joel.c.wooldridge@gmail.com
Subject: DRB Submission Notification- Apartments at Indian School & Pennsylvania
Attachments: Mark Twain NA.pdf; Site Plan.pdf

Dear Neighborhood 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 file an application for approval of a Major Amendment to a previously approved Site Development Plan for the Winrock Town Center with the Development Review Board (DRB). In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(K) we are notifying you of this DRB application.

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- **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.
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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 for more landscape buffer along Indian School along with a closer relationship to existing sidewalks to the east and west on Indian School. The remaining pathways along Pennsylvania St and both segments of Winrock Loop are proposed to be 6 feet in width. 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.

As required by IDO Table 6-1-1, we are making you aware of the DRB Public Hearing date of **January 6th, 2021 at 9am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this hearing 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>.

Enclosed you will find a preliminary site plan and building façade designs exhibits. If you have any questions or need clarification of anything contained herein, please contact me at 761-9700 or email at Jessical@dpsdesign.org.

Sincerely,



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

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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*: 12/17/2020

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] 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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 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
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Summary of project/request²*:

The request is for an Amendment to an Approved Site Plan to accommodate an upscale four-story multi-family development—at approximately 227,000 square feet.

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)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: January 6, 2021 at 9 AM

Location*³: ZOOM, see DRB webpage for the latest Hearing information :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 Jessical@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*:
Deviation to Section 5-11(E)(1) Minimum Ground Floor Height and a Wavier to Section 5-3(D)
(3)(b)(4) Pedestrian Connections.

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’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, Goodman Reality Group, provided all adjacent Neighborhood and an opportunity to meet and discuss the proposed site development plan amendment and variances for a proposed multifamily development located at 7500 Indian School. At the request of the neighborhood meeting, the applicant held a neighborhood meeting with the board of the Inez neighborhood association on October 30th, 2020 over Go-To-Meeting to discuss the project and respond to potential concerns. At the conclusion of the meeting the Inez Neighborhood Association stated no opposition to the proposed variances as proposed.

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] 3.88 acres
 - 2. IDO Zone District MX- M
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] Uptown Urban Center
- 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>

Cc: District 7 Coalition of Neighborhood Associations
 ABQ Park NA
 Alvarado Park NA
 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>

Jessica Lawlis

From: Jessica Lawlis
Sent: Thursday, December 17, 2020 3:45 PM
To: lisa.whalen@gmail.com; eoman505@gmail.com
Subject: DRB Submission Notification- Apartments at Indian School & Pennsylvania
Attachments: Quigley Park NA.pdf; Site Plan.pdf

Dear Neighborhood 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 file an application for approval of a Major Amendment to a previously approved Site Development Plan for the Winrock Town Center with the Development Review Board (DRB). In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(K) we are notifying you of this DRB application.

The request is for an upscale four-story multi-family development 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'
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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 for more landscape buffer along Indian School along with a closer relationship to existing sidewalks to the east and west on Indian School. The remaining pathways along Pennsylvania St and both segments of Winrock Loop are proposed to be 6 feet in width. 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.

As required by IDO Table 6-1-1, we are making you aware of the DRB Public Hearing date of **January 6th, 2021 at 9am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this hearing 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>.

Enclosed you will find a preliminary site plan and building façade designs exhibits. If you have any questions or need clarification of anything contained herein, please contact me at 761-9700 or email at Jessical@dpsdesign.org.

Sincerely,



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

Attachments:

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



Jessica Lawlis
Urban Planner
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*: 12/17/2020

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] 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)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Deviation to Section 5-11(E)(1) Minimum Ground Floor Height

Summary of project/request²*:

The request is for an Amendment to an Approved Site Plan to accommodate an upscale four-story multi-family development—at approximately 227,000 square feet.

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*: January 6, 2021 at 9 AM

Location*³: ZOOM, see DRB webpage for the latest Hearing information :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 Jessical@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*:

Deviation to Section 5-11(E)(1) Minimum Ground Floor Height and a Wavier to Section 5-3(D)

(3)(b)(4) Pedestrian Connections.

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's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, Goodman Reality Group, provided all adjacent Neighborhood and an opportunity to meet and discuss the proposed site development plan amendment and variances for a proposed multifamily development located at 7500 Indian School. At the request of the neighborhood meeting, the applicant held a neighborhood meeting with the board of the Inez neighborhood association on October 30th, 2020 over Go-To-Meeting to discuss the project and respond to potential concerns. At the conclusion of the meeting the Inez Neighborhood Association stated no opposition to the proposed variances as proposed.

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.*
 - 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] 3.88 acres
 - 2. IDO Zone District MX- M
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] Uptown Urban Center
- 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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- Cc: District 7 Coalition of Neighborhood Associations
 ABQ Park NA
 Alvarado Park NA
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 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>

Jessica Lawlis

From: Jessica Lawlis
Sent: Thursday, December 17, 2020 3:46 PM
To: laurasmigi@aol.com; bjdniels@msn.com
Subject: DRB Submission Notification- Apartments at Indian School & Pennsylvania
Attachments: Snow Heights NA.pdf; Site Plan.pdf

Dear Neighborhood 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 file an application for approval of a Major Amendment to a previously approved Site Development Plan for the Winrock Town Center with the Development Review Board (DRB). In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(K) we are notifying you of this DRB application.

The request is for an upscale four-story multi-family development 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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Winrock Loop – South	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 for more landscape buffer along Indian School along with a closer relationship to existing sidewalks to the east and west on Indian School. The remaining pathways along Pennsylvania St and both segments of Winrock Loop are proposed to be 6 feet in width. 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.

As required by IDO Table 6-1-1, we are making you aware of the DRB Public Hearing date of **January 6th, 2021 at 9am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this hearing 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>.

Enclosed you will find a preliminary site plan and building façade designs exhibits. If you have any questions or need clarification of anything contained herein, please contact me at 761-9700 or email at Jessical@dpsdesign.org.

Sincerely,



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

Attachments:

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



Jessica Lawlis
Urban Planner
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*: 12/17/2020

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] 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)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Deviation to Section 5-11(E)(1) Minimum Ground Floor Height

Summary of project/request²*:

The request is for an Amendment to an Approved Site Plan to accommodate an upscale four-story multi-family development—at approximately 227,000 square feet.

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*: January 6, 2021 at 9 AM

Location*³: ZOOM, see DRB webpage for the latest Hearing information :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 Jessical@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*:

Deviation to Section 5-11(E)(1) Minimum Ground Floor Height and a Wavier to Section 5-3(D)

(3)(b)(4) Pedestrian Connections.

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's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, Goodman Reality Group, provided all adjacent Neighborhood and an opportunity to meet and discuss the proposed site development plan amendment and variances for a proposed multifamily development located at 7500 Indian School. At the request of the neighborhood meeting, the applicant held a neighborhood meeting with the board of the Inez neighborhood association on October 30th, 2020 over Go-To-Meeting to discuss the project and respond to potential concerns. At the conclusion of the meeting the Inez Neighborhood Association stated no opposition to the proposed variances as proposed.

³ Physical address or Zoom link

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Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 3.88 acres
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 Winrock South NA
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⁶ Available here: <https://tinurl.com/idozoningmap>

Jessica Lawlis

From: Jessica Lawlis
Sent: Thursday, December 17, 2020 3:47 PM
To: wvcondos@comcast.net
Subject: DRB Submission Notification- Apartments at Indian School & Pennsylvania
Attachments: Winrock Villas Condo Association.pdf; Site Plan.pdf

Dear Neighborhood 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 file an application for approval of a Major Amendment to a previously approved Site Development Plan for the Winrock Town Center with the Development Review Board (DRB). In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(K) we are notifying you of this DRB application.

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Winrock Loop – South	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 for more landscape buffer along Indian School along with a closer relationship to existing sidewalks to the east and west on Indian School. The remaining pathways along Pennsylvania St and both segments of Winrock Loop are proposed to be 6 feet in width. 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.

As required by IDO Table 6-1-1, we are making you aware of the DRB Public Hearing date of **January 6th, 2021 at 9am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this hearing 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>.

Enclosed you will find a preliminary site plan and building façade designs exhibits. If you have any questions or need clarification of anything contained herein, please contact me at 761-9700 or email at Jessical@dpsdesign.org.

Sincerely,



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

Attachments:

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



Jessica Lawlis
Urban Planner
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*: 12/17/2020

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] 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)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Deviation to Section 5-11(E)(1) Minimum Ground Floor Height

Summary of project/request²*:

The request is for an Amendment to an Approved Site Plan to accommodate an upscale four-story multi-family development—at approximately 227,000 square feet.

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*: January 6, 2021 at 9 AM

Location*³: ZOOM, see DRB webpage for the latest Hearing information :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 Jessical@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*:

Deviation to Section 5-11(E)(1) Minimum Ground Floor Height and a Wavier to Section 5-3(D)

(3)(b)(4) Pedestrian Connections.

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's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, Goodman Reality Group, provided all adjacent Neighborhood and an opportunity to meet and discuss the proposed site development plan amendment and variances for a proposed multifamily development located at 7500 Indian School. At the request of the neighborhood meeting, the applicant held a neighborhood meeting with the board of the Inez neighborhood association on October 30th, 2020 over Go-To-Meeting to discuss the project and respond to potential concerns. At the conclusion of the meeting the Inez Neighborhood Association stated no opposition to the proposed variances as proposed.

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] 3.88 acres
 - 2. IDO Zone District MX- M
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] Uptown Urban Center
- 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>

Cc: District 7 Coalition of Neighborhood Associations
 ABQ Park NA
 Alvarado Park NA
 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>

December 17, 2020

Virginia Kenny
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
Apartments at Indian School & Pennsylvania
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 file an application for approval of a Major Amendment to a previously approved Site Development Plan for the Winrock Town Center with the Development Review Board (DRB). In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(K) we are notifying you of this DRB application.

The request is for an upscale four-story multi-family development 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'

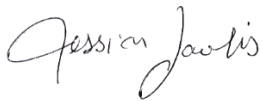
Compliance with these wide walkway widths is cumbersome on a constrained infill site that is surrounded by streets on all sides. **The applicant therefore requests a waiver of 7 feet to the required 15-foot walkway along Indian School Rd, the front property line, to allow an 8-foot wide walkway along the primary street frontage. This is a change from the 10-foot width originally discussed and is requested as it allows for more landscape buffer along Indian School along with a closer relationship to existing sidewalks to the east and west on Indian School.**

The remaining pathways along Pennsylvania St and both segments of Winrock Loop are proposed to be 6 feet in width. 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.

As required by IDO Table 6-1-1, we are making you aware of the DRB Public Hearing date of **January 6th, 2021 at 9am**, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this hearing 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>.

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Sincerely,



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

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Preliminary Site Plan***

December 17, 2020

John Kenny
7110 Constitution Avenue NE
Albuquerque NM
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Amendment to the Winrock Town Center Site Plan
Apartments at Indian School & Pennsylvania
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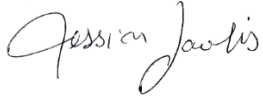
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Sincerely,



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

Attachments:

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

[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*: 12/17/2020

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 South NA

Name of NA Representative*: Virginia Kinney, John Kinney

Email Address* or Mailing Address* of NA Representative¹: 7110 Constitution Avenue NE, 7110 Constitution 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] 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)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: Deviation to Section 5-11(E)(1) Minimum Ground Floor Height

Summary of project/request²*:

The request is for an Amendment to an Approved Site Plan to accommodate an upscale four-story multi-family development—at approximately 227,000 square feet.

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*: January 6, 2021 at 9 AM

Location*³: ZOOM, see DRB webpage for the latest Hearing information :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 Jessical@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*:

Deviation to Section 5-11(E)(1) Minimum Ground Floor Height and a Wavier to Section 5-3(D)

(3)(b)(4) Pedestrian Connections.

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’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, Goodman Reality Group, provided all adjacent Neighborhood and an opportunity to meet and discuss the proposed site development plan amendment and variances for a proposed multifamily development located at 7500 Indian School. At the request of the neighborhood meeting, the applicant held a neighborhood meeting with the board of the Inez neighborhood association on October 30th, 2020 over Go-To-Meeting to discuss the project and respond to potential concerns. At the conclusion of the meeting the Inez Neighborhood Association stated no opposition to the proposed variances as proposed.

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 - a. Location of proposed buildings and landscape areas.*
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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 [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 3.88 acres
 - 2. IDO Zone District MX- M
 - 3. Overlay Zone(s) [if applicable] _____
 - 4. Center or Corridor Area [if applicable] Uptown Urban Center
- 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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Cc: District 7 Coalition of Neighborhood Associations
 ABQ Park NA
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