



Ms. Kym Dicome, Chairperson
Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico
kdicome@cabq.gov

September 12, 2018

RE: WINROCK TOWN CENTER – DRB SITE PLAN

Ms. Dicome and Members of the Board,

Modulus Architects represents Winrock Partners as the “Agent” and Architect of Record for this submittal of the Site Plan to the Development Review Board. This portion of the Winrock Town Center project is referred to as “Roadway B & Associated Work” located on the north side of the retail development known as Section 2 and Section 4 (Ulta, Nordstrom, TJ Maxx, David’s Bridal, PetSmart). This was previously the interior corridor of the Winrock Mall and will now serve as the Main Street for future development. This portion of the work is located in the Winrock Town Center TIDD District 1 as identified in Exhibit “A” attached hereto.

The Roadway “B” project is approximately +/- 1,050 linear feet in length and will serve as the new private access roadway for future development of Winrock Town Center. The public improvements proposed for the TIDD District (1) located within and adjacent to the roadway include, but are not limited to, the construction of the roadway, water infrastructure, sanitary sewer infrastructure, storm drain and retention infrastructure as well as public gathering areas.

Winrock Town Center is planned as an integrated mixed-use project in which innovative planning techniques encourage a diverse mix of land uses with appropriate densities located within a Major Activity Center. It promotes multi-modal transportation and live-work-play opportunities. This project furthers the vision of the urban character envisioned for the Uptown Area.

The Winrock Town Center project consist of an 83-acre mixed use development with future planning endeavors for a hotel, retail, office, restaurants, IMAX theater complex and public parks. This is a redevelopment of an infill site identified by the City of Albuquerque as having the highest priority for receiving City services, incentives and financial partnerships.

In 2008, the City of Albuquerque and Winrock Partners, LLC., entered into an agreement of the formation of Winrock Town Center Tax Increment Development Districts 1 and 2 (Enactment No. R-2008-120). A description and boundary map of the Winrock Town Center TIDD Districts 1 and 2 including a legal description of the TIDDs' boundaries is attached as Exhibit "A". As you will see in this exhibit, the "Roadway B & Associated Work" proposed in our submittal for consideration is included in District 1 of the TIDD's approval.

Since the establishment of the Winrock Town Center Tax Increment Districts in 2008, many planning actions have occurred with the City of Albuquerque, since most of these have occurred prior to the current Development Review Board Members tenure, we have established a timeline of previous approvals and actions in an effort to provide clarity on the path forward for all future development at Winrock Town Center.

WINROCK TOWN CENTER TIMELINE OF DRB & PLANNING ACTIONS

- **OCTOBER 6, 2008**
TIDD APPROVED AND RECORDED
ENACTMENT NO. R-2008-120
- **FEBRUARY 2, 2011**
DRB/SDPBP - REGAL CINEMA SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVED
- **SEPTEMBER 26, 2012**
EXISTING TRACT A-1-A DIVIDED INTO A-1-A-1 AND A-1-A-2 TO PROVIDE FOR BJ'S RESTAURANT (SHOWN PREVIOUSLY AS PHASE 2).
- **AUGUST 2, 2012**
ADMINISTRATIVE AMENDMENT APPROVED REVISING BUILDING LOCATION FOR CINEMA AND REVISING PHASING LOCATIONS.
- **MAY 9, 2012**
SITE PLAN APPLICATION NO. 12-70106. PROPOSES TO CREATE 6 NEW LOTS AND DESCRIBES THEN CURRENT PHASING.
- **OCTOBER 9, 2013**
DRB #13-70640 AND DRB #13-70671 TO AMEND DEVELOPMENT OF TRACT C-2A. PHASING KEY MAP REVISED TO REFLECT DRB #13-70489.
- **MARCH 27, 2013**
DRB #13-70488 AND 70489 DIVIDING TRACT A-1-A-1 TO CREATE TRACT A-1-A-1-B AND RENAME BALANCE AS A-1-A-1-A. PHASING KEY MAP REVISED TO REFLECT 8-2-12 ADMINISTRATIVE AMENDMENT.
- **FEBRUARY 25, 2013**
ADMINISTRATIVE AMENDMENT 13-10179 REVISING DRIVE AISLE AND LANDSCAPING FOR THEATER (NO SUBDIVISION EFFECT).

- APRIL 23, 2014
DRB #14DRB-70305 REPLAT PARCEL C-2C INTO C-2A1 AND C-2A2.
- SEPTEMBER 5, 2014
P2 EXTERIOR IMPROVEMENTS APPROVAL (RETAIL)
- MARCH 10, 2015
DRB #2015C0023 REPLAT PARCEL A-1-A-1-A AND E-1 INTO A-1-A-1-A-1 AND E-1-A.
- JULY 22, 2015
DRB15-70070 SDPBP
SECTION 2 (PARKING GARAGE AND ASSOCIATED RETAIL)
- SEPTEMBER 30, 2015
15AA-10088
BUILDING ELEVATIONS, WALKWAYS AND PARKING LOT RE-DESIGN
- JULY 12, 2016
16-DRB-70194 CORNER LOT SDPBP APPROVAL
- SEPTEMBER 16, 2016
16AA-10072– RED ROBIN RESTAURANT PAD APPROVAL
- FEBRUARY 3, 2017
17AA-10006 – CORNER LOT BUILDING ELEVATIONS AND PATIO REVISIONS
- FEBRAURY 15, 2017
17AA-10002 – MINOR LANDSCAPING CHANGES
- MARCH 16, 2018
18AA-10019
PHASE 4/MENS WAREHOUSE
- JULY 27, 2018
AA2018-00074
P4 BUILDING ELEVATIONS NORTH/EAST FAÇADE (WARDS BUILDING)

We look forward to reviewing our submittal with you at the Development Review Board hearing. If you have any additional questions regarding this submittal please feel free to contact me directly at (505) 338-1499 or email me at: awilliamson@modulusarchitects.com

Best regards,



Angela Williamson, CEO/Principal (Agent)

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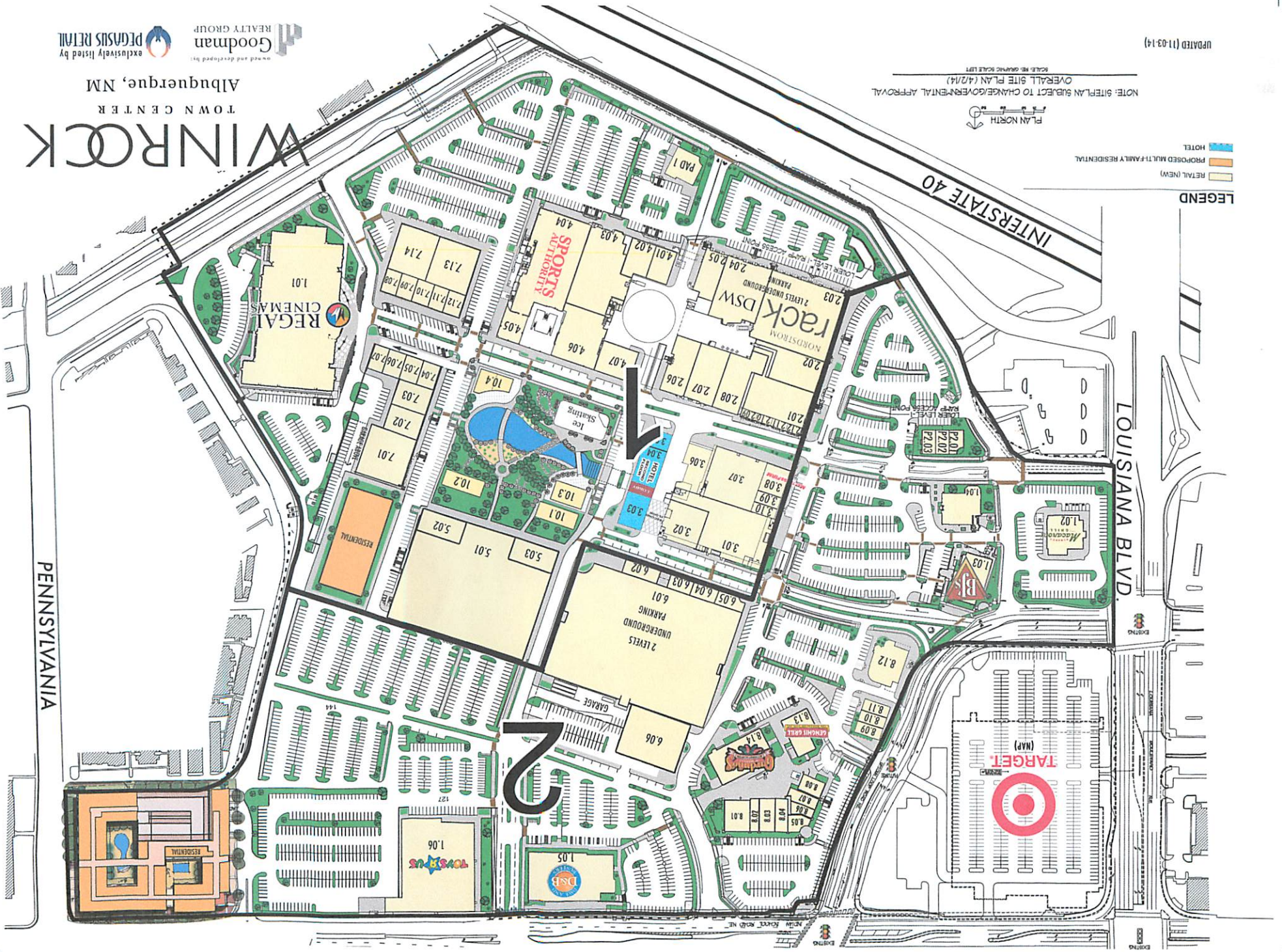
Mobile (505) 999.8016

WINNROCK

NOTE: SITE PLAN SUBJECT TO CHANGE/GOVERNMENTAL APPROVAL
OVERALL SITE PLAN (4/7/14)
SCALE: SEE GRAPHIC SCALE LIST

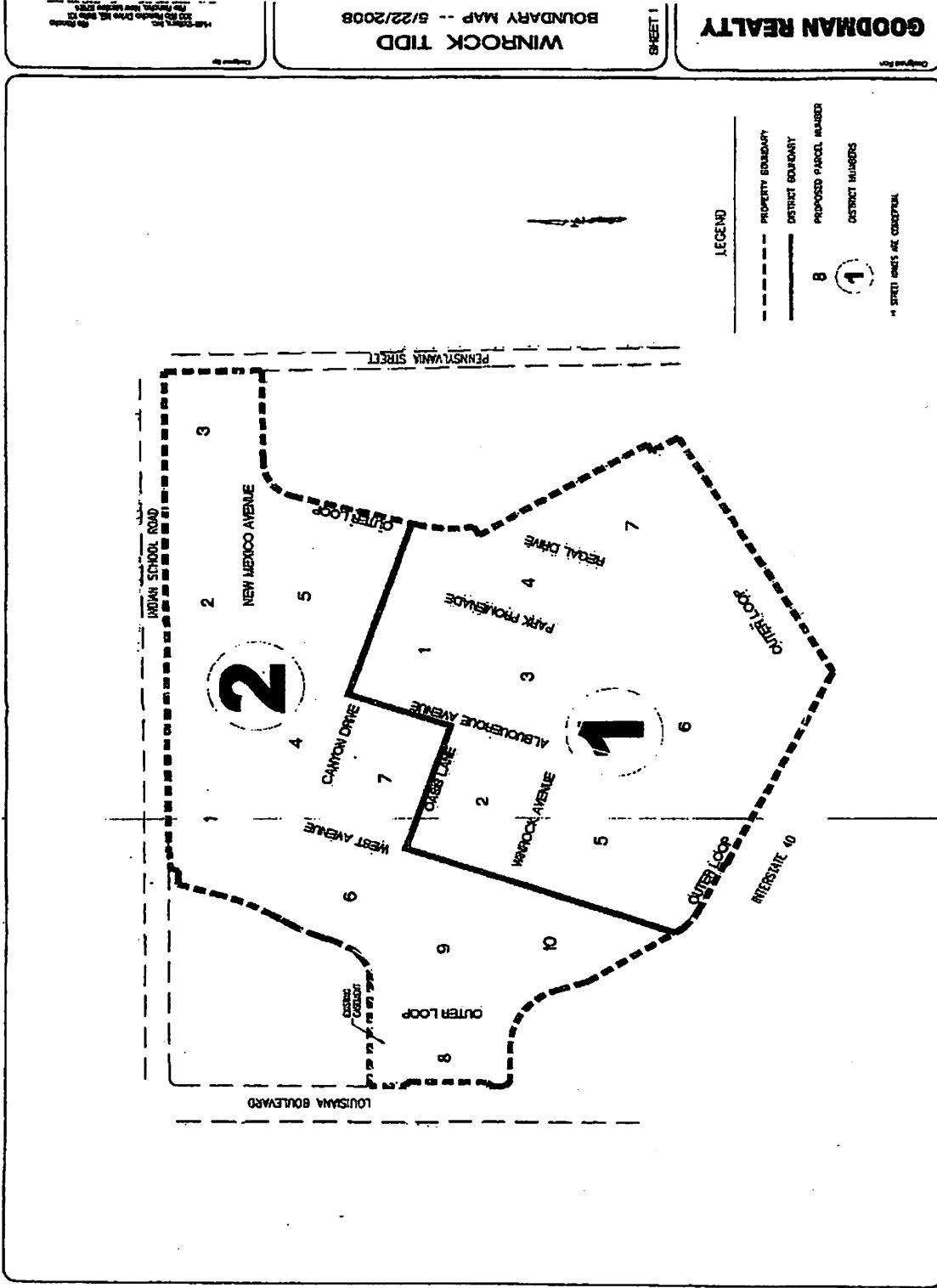


- LEGEND**
- HOTEL
 - PROPOSED MULTI-FAMILY RESIDENTIAL
 - RETAIL (NEW)



Map of the District Boundaries

Map Showing the boundaries of the Districts:



of 185.00', a delta of 23° 37' 38", and a chord which bears N.52°02'27" W., 75.75 feet to a point of tangency, a set nail and disc impressed "PS 7240"; Thence, on a non-tangent line, S.49°46'22"W., a distance of 2.60 feet to a point on said right of way line of Interstate Highway No. 1-40; Thence,

N.32°77'04"W., 379.57 feet to a set nail and disc impressed "PS 7240"; Thence, N.17°27'15"W., 106.13 feet to a set nail and disc impressed "PS 7240", a point of curvature; Thence,

Northwesterly, 282.37 feet on the arc of a curve to the left, said curve having a radius of 222.30 feet, a delta of 72°46'48" and a chord which bears N.53°19'02"W., 263.77 feet to a set nail and disc impressed "PS 7240" and a point of tangency; Thence,

S.89°46'01"W., 112.84 feet to a set nail and disc impressed "PS 7240" and a point of curvature; Thence,

Northwesterly, 31.42 feet on the arc of a curve to the right, said curve having a radius of 20.00 feet, a delta of 89°58'58" and a chord which bears N.45°13'05" W., 28.28 feet to Point No. 28, a set nail and disc impressed "PS 7240" and a point of non tangency; Thence

S.89°46'01"W., 5.66 feet to a set nail and disc impressed "PS 7240", a point on the Easterly right of way line of Louisiana Boulevard N.E.; Thence,

N.00°13'59"W., 49.88 feet along said Easterly right of way line of Louisiana Boulevard N.E. to a set nail and disc impressed "PS 7240"; Thence,

N.89°48'47"E., 15.69 feet to a set nail and disc impressed "PS 7240"; Thence,

N.00°11'10"W., 280.41 feet to a set nail and disc impressed "PS 7240"; Thence,

S.89°48'47"W., 15.92 feet to a set nail and disc impressed "PS 7240"; Thence,

N.00°13'59"W., 122.46 feet along said Easterly right of way line of Louisiana Boulevard N.E. to the Northwest corner and point of beginning of the parcel herein described.

PARCEL 2

That certain real property set forth and defined in Declaration of Easement, filed October 24, 1969, recorded in Book Misc. 154, page 40, Amendment to Declaration of Easement, filed July 24, 1987, recorded in Book Misc. 514-A, page 599, as Document No. 1987-077630, records of Bernalillo County, New Mexico, EXCEPTING THEREFROM any portion of said property lying within Parcel 1.

