



DEVELOPMENT REVIEW BOARD  
SUPPLEMENTAL SUBMITTAL

**(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)**

PROJECT NO. PR-2018-001579

Application No. SI-2021-00304 SITE PLAN, SI-2021-00305 SITE PLAN AMENDMENT, PS-2021-00040

TO: SKETCH PLAT

Planning Department/Chair

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

\*(Please attach this sheet with each collated set for each board member)

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: MARCH 31, 2021 HEARING DATE OF DEFERRAL: APRIL 28, 2021

SUBMITTAL DESCRIPTION: Based on the comments from the DRB Hearing March 31, 2021 we requested a deferral

to April 28, 2021. Significant comments were address resulting in an update to almost the entire package.

our updated cover includes the updated sheet index - NEW SHEETS ARE AS FOLLOWS:

Updated Project Narrative with resposnes to DRB comments | SP-1 Overall | SP-1A | SP-1B | SP-1C |

A20 - Liner Shop Elevations | A003-Elevations | A004-Elevations | C200-Overall Utility Plan

LC-100 | LC-101 | LP-101 | LP-105 | LP-102LP-104 | LP-105 | LP-106 | LP-501 | PA-1Parking Analysis

Infrastructure List Dated 04/23/2021 | Re-notice documents (emails, envelope images, postage)

CONTACT NAME: Mrs. Angela M. WilliamsonC CEO/Managing Partner (Agent)

TELEPHONE: 505-338-1499 EMAIL: awilliamson@modulusarchitects.com



**Development Review Board**  
**Jolene Wolfley, DRB Chair, Planning Department**  
Email: [jwolfley@cabq.gov](mailto:jwolfley@cabq.gov)  
Development Review Board  
City of Albuquerque  
Plaza Del Sol, 600 Second NW  
Albuquerque, New Mexico 87102

**April 23, 2021**

**RE: PR-2018-001579 – WINROCK TOWN CENTER**  
**SI-2021-00304 SITE PLAN**  
**SI-2021-00305 SITE PLAN AMENDMENT**  
**PS-2021-00040 SKETCH PLAT**

Members of the DRB Board,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Winrock Partners, hereafter referred to as “Applicant.” We, “Agent” are requesting approval for a DRB Site Plan Amendment to the Master Plan, Site Plan approval specific to the Park and Roadway E, Preliminary Plat and Infrastructure List approval. This request would create a new parcel for the DRB Site Plan for the proposed Park.

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

The Winrock Town Center project consists of an 83-acre mixed-use development with future planning endeavors for retail, office, restaurants, multi-family and park. 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.

The purpose of this requested DRB Site Plan is to develop a new park concept that will include water features, internal build pad sites for commercial use, a kids play area, event stage area, gazebo, paths and bridges. This request will also include a Preliminary Plat for the park and amending the Overall Master Development Plan. This project has been thoughtfully designed with the intent of architecturally integrating with the adjacent and surrounding development.

Parking at Winrock is abundant and will provide a plethora of opportunity for parking in and around the park. Overall, there are 4,809 parking spaces on this 83-acre development. Directly accessible from the park is the underground parking structure that has 943 parking spaces with direct access.



The pond is a meandering concept that integrates water fall features, bridges, water flow and paths. Please see that additional narrative provided with our submittal for the in-depth explanation of the water systems and how the pond operates/functions (“Winrock Pond Water Management”). There is also a proposed stage and outdoor open space/concert area. The stage is integrated within the pond area to set a relaxed and exciting atmosphere.

PRT notes were received on 3-1-2021. All comments that were brought up in the PRT meeting have been addressed. There was no request for a neighborhood meeting on behalf of the Neighborhood Associations. District 7 Coalition of Neighborhood Associations, ABQ Park NA, Snow Heights NA, Alvarado Park NA, Winrock South NA, Classic Uptown NA, Winrock Villas Condo Association, Inez NA, Jerry Cline Park NA, Mark Twain NA, and Quigley Park NA were notified of this request. There were no requests for a neighborhood meeting on behalf of the neighborhood associations. There were comments received that were in support of our request. We look forward to reviewing our submittal with you at the Development Review Board hearing.

The initial submittal to the DRB was made on March 5, 2021 for a March 31, 2021 Hearing. Prior to the hearing we received comments back from the DRB on and elected to defer our DRB Hearing until April 28, 2021 so that we could address comments. Below is an outline of how we have addressed those comments.

Out of an abundance of caution for procedural compliance due to multiple Winrock platting actions, our team proactively made a re-notice on April 23, 2021 that included all square footage of Winrock overall, the platting actions, Roadway request and park request. This was done via email as well as the USPS mailings to all Neighborhood Associations and property owners. This was the third notice for this application. Copies of the re-notice have been added to the application materials.

In response to comments provided on March 31, 2021, we have the following responses which correspond to our platting & site plan documents and re-submitted project sheets.

### **Transportation Development –**

#### PLAT

1. Any required platting action shall occur prior to the site plan approval; update shared parking/access establishments as necessary. With the new plat, overlay site plan with new site plan adjustments to make sure boundary lines are set appropriately. For the plat, also show surrounding public sidewalks (both existing and proposed) to ensure these are within right-of-way.

***Applicant Response: Plat submittal shall follow completion of SI-2020-1477 & SD-2021-00035 platting action.***

2. For the provided roadway cross-section on Pennsylvania, indicate all lane widths and the bike lane width for verification that the right-of-way line for Pennsylvania is set in the right place and that the cross-section is adequate. (This also applies to Indian School Road with any new sidewalk.) (This comment is specifically related to the proposed apartments portion.)

***Applicant Response Not part of this application – please refer to approved case SI-2020-01477.***

3. For the plat, right-of-way dedication is preferred over sidewalk easements unless trying to meet certain setback requirements. (This comment is specifically related to the proposed apartments portion.)

***Applicant Response: Not part of this application – please refer to approved case SI-2020-01477.***

## SITE PLAN

4. Provide a layout of Roadway E that is shown on infrastructure list and show a cross-section. Who will maintain Roadway E as this impacts accurate infrastructure requirements?

***Applicant Response: Roadway E is same as Roadway B and shall be within a public roadway easement.***

5. Provide proposed traffic control at intersection at the southwest corner and indicate any stop signage and pedestrian signage. Also label all other signage such as handicapped signage and motorcycle signage on the site plan.

***Applicant Response: A site specific plan for Roadway E has been submitted with this application***

6. Show how there is ADA access to the proposed buildings. Show doorways.

***Applicant Response: Doorways have been noted on the site plan. All building entries are flush with the exterior sidewalk.***

7. Include parking requirements also based on the proposed buildings. How are overall parking requirements met?

***Applicant Response: An overall parking analysis for Winrock Town Center has been provided, sheet PA-1***

8. For surrounding roads, indicate “existing parking” unless planning on restriping the parking lots at these locations. If parking along south side is actually new, label the angle, and indicate adjacent aisle width for adequacy.

***Applicant Response: Parking fields have been noted as existing and labeled.***

9. Label all new curb ramps on the site plan and reference details. Delete any keyed notes that are not being used regarding the ramps. On the northwest corner, indicate an adequate turning area at the top of the curb ramp and provide dimensions.

***Applicant Response: One ramp style is being proposed at three locations, reference details have been included on sheet SP-1A.***

10. Indicate “No Parking” at the back of van accessible aisles.

***Applicant Response: Notations have been added on sheet SP-1A***

11. For the curb ramp details, indicate a 2% maximum slope for the sidewalk and a 6-foot minimum ramp length to meet maximum 1:12 slope requirements.

***Applicant Response: There is a note on detail #15 for the flared ramp, sheet A1.1***

**NMDOT** – No Comments

### **Parks & Rec -**

1. Please describe maintenance responsibility.

***Applicant Response: Responsibility for landscape and irrigation maintenance on the site lie with the owner.***

2. PRD prefers playground equipment enclosed such as wrought iron fence and gate for safety of children.

***Applicant Response: The Playground Area of Winrock Town Center Park will be enclosed with a 4' fence and gate for the safety of the children using the equipment.***

3. PRD has concerns over the "Rock Walk". Please note how a slipping hazard will be prevented.

***Applicant Response: The rock stepping stones being used as a land bridge through the lake feature at Winrock Town Center Park will be made of concrete (faux rock) with a non-slip finish to mitigate the potential for the stepping stones being a slipping hazard for users.***

4. If the intent is to use non-potable water, provide signage.

***Applicant Response: The Winrock Town Center Park and Streetscapes will be using Reused Water (reclaimed water) for the lake and the landscapes at the project site. Warning signage will be placed throughout the project area. The signage will state: "Winrock Cares About Environments. We are using reclaimed water for water features and landscapes. Don't Drink the Water."***

#### **Water Utility Authority -**

1. SI-2021-00304 – SITE PLAN
  - a. Availability statement #210309 has been requested and is currently holding pending a Fire One Plan submittal. Issuance of this Availability Statement is a requirement for approval.

***Applicant Response: Fire One Plan Submitted to Fire Marshall Office on April 16<sup>th</sup> and will forward to WUA upon approval.***

- b. Site Plan
  - i. Please add a master utility plan to provide context for the utility plan for this site.

***Applicant Response: Master Utility Plan Included with resubmittal.***

- ii. The "existing" water and sewer lines running east/west to the south of the site are not currently mapped in the ABCWUA system. What is the status of this projects construction? See Availability Statement #181010.

***Applicant Response: Project closeout awaiting completion of Existing Canopy Renovations as annotated on the approved infrastructure list.***

- iii. Show the water and sewer easements on the utility plan.

***Applicant Response: Public and Sanitary Sewer easements shall be shown and dimensioned on upcoming revised utility plans.***

- iv. Please dimension the distance between each type of utility on the utility plan.

***Applicant Response: Public and Sanitary Sewer easements shall be shown and dimensioned on upcoming revised utility plans.***

- v. Please correct the callout for "4" on the northeast side which appears to depict an existing line to be removed.

***Applicant Response: Updated.***

- vi. Where will the new storm drain to be “relocated to the lake” be placed?
- vii. Please coordinate with the ABCWUA Utility Development and Project Manager for the WWTP to ensure the proposed use demands and methods of filling the ponds are feasible.

***Applicant Response: Project Team has been coordinating with WWTP team.***

- viii. Please demonstrate sufficient easements for the proposed reuse lines, and any other public water and public sewer lines not currently within easements. The easement map provided with the plat does not appear to show easements for all the public lines, in particular the reuse running through the park and the initial sewer connection to existing manhole.

***Applicant Response: Additional Easement Exhibit shall be provided.***

- ix. Please be advised that encroachments shall not be constructed over the reuse water line. Please review the alignment of the reuse line. Can this line run due north similar to the water and sewer mains?

***Applicant Response: Utilities have been realigned.***

- x. The utility plan that is part of the approved Site Plan shall be the basis for work orders or mini work orders.
- xi. The fire one plan may require revisions to the utility plan. Please submit for review as soon as possible.
- xii. Provide private easements for the yard lines as necessary and depict on the utility plan. Private water / sewer easement shall not coincide with the public easement for the reuse line.

***Applicant Response: Private easements shall be created on paper documents.***

- c. Infrastructure List
  - i. Please label the Roads listed in the water/sewer callouts on the utility plan.
  - ii. It appears the infrastructure list includes the public water, public sewer, and public reuse lines adjacent to this project.
- 2. SI-2021-00305 – SITE PLAN AMENDMENT
  - a. **Comments are repeated from SI-2021-0304**
  - b. Availability statement #210309 has been requested and is currently holding pending a Fire One Plan submittal. Issuance of this Availability Statement is a requirement for approval.
  - c. Site Plan
    - i. Please add a master utility plan to provide context for the utility plan for this site.

- ii. The “existing” water and sewer lines running east/west to the south of the site are not currently mapped in the ABCWUA system. What is the status of this projects construction? See Availability Statement #181010.
- iii. Show the water and sewer easements on the utility plan.
- iv. Please dimension the distance between each type of utility on the utility plan.
- v. Please correct the callout for “4” on the northeast side which appears to depict an existing line to be removed.
- vi. Where will the new storm drain to be “relocated to the lake” be placed?
- vii. Please coordinate with the ABCWUA Utility Development and Project Manager for the WWTP to ensure the proposed use demands and methods of filling the ponds are feasible.
- viii. Please demonstrate sufficient easements for the proposed reuse lines, and any other public water and public sewer lines not currently within easements. The easement map provided with the plat does not appear to show easements for all the public lines, in particular the reuse running through the park and the initial sewer connection to existing manhole.
- ix. Please be advised that encroachments shall not be constructed over the reuse water line. Please review the alignment of the reuse line. Can this line run due north similar to the water and sewer mains?
- x. The utility plan that is part of the approved Site Plan shall be the basis for work orders or mini work orders.
- xi. The fire one plan may require revisions to the utility plan. Please submit for review as soon as possible.
- xii. Provide private easements for the yard lines as necessary and depict on the utility plan. Private water / sewer easement shall not coincide with the public easement for the reuse line.

d. Infrastructure List

- i. Please label the Roads listed in the water/sewer callouts on the utility plan.
- ii. It appears the infrastructure list includes the public water, public sewer, and public reuse lines adjacent to this project.

**APS Capital Master Plan –**

All planned additions to existing educational facilities are contingent upon taxpayer approval.

***Applicant: No response required***

**Hydrology Development –** Hydrology will need an approved Grading and Drainage Plan prior to signature. One has been submitted and comments have been provided.

***Applicant Response: Project Team is tracking to resubmit to Hydrology on May 3, 2021.***

**Transportation and Drainage –** No Comments

**Code Enforcement –** No Comments

**Planning -**

- The park is shown on the approved Master Plan for Winrock.
- Planning defers to parks regarding the infrastructure and the systems built to city specs.
- Please confirm the maintenance responsibility for the park.
- See Code Enforcement comments for park requirements.

- Please provide details for the patio and gazebo.
- Show any signage that will be associated with the park.
- A platting action is needed if you plan to create a separate parcel that can be conveyed to another entity.
- Elevations were provided as part this submittal. Are these illustrative or part the items that the DRB will be reviewing?

***Applicant Response: A virtual meeting was held on April 20, 2021 with members of the design team and Ms. Maggie Gould, DRB Planner. All comments were discussed and clarifications have been provided in our re-submittal elevations sheets A004, A003 and A20.***

The responses and updated plan submittals should adequately address the comments provided on March 31, 2021. We are respectfully requesting approval of the Amended Overall Master Plan, the Site Specific Plan for the Park, Roadway E and the Platting Action.

Sincerely,

*Angela M. Williamson*

**Angela M. Williamson, CEO/Managing Partner  
(Agent) Goodman Realty Group**

**Modulus Architects & Land Use Planning, Inc.**

100 Sun Ave NE, Suite 600

Albuquerque, New Mexico 87109

Office: (505) 338.1499 ext. 1000

Cell + Text: (505) 999.8016

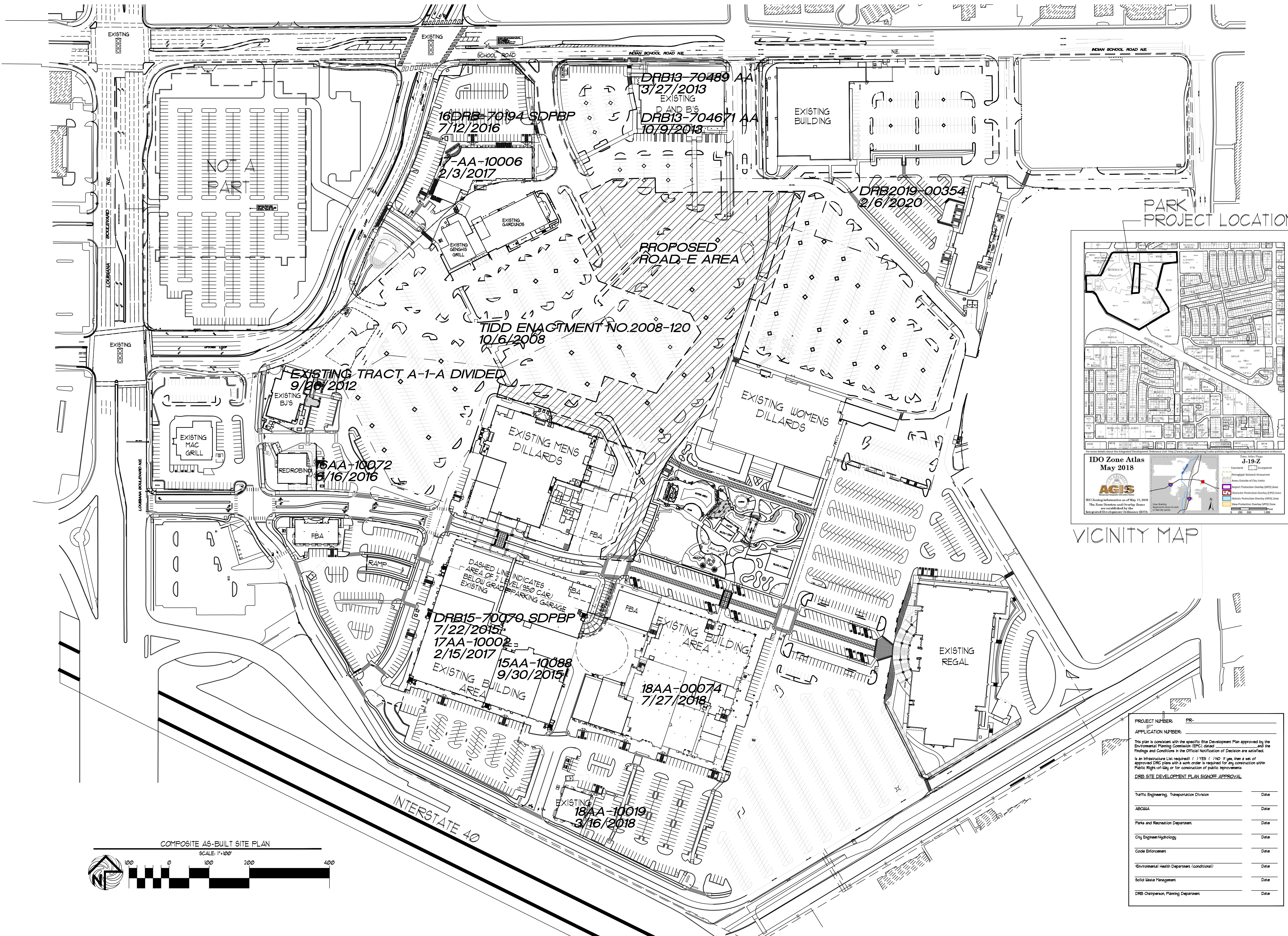
Email: [awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)



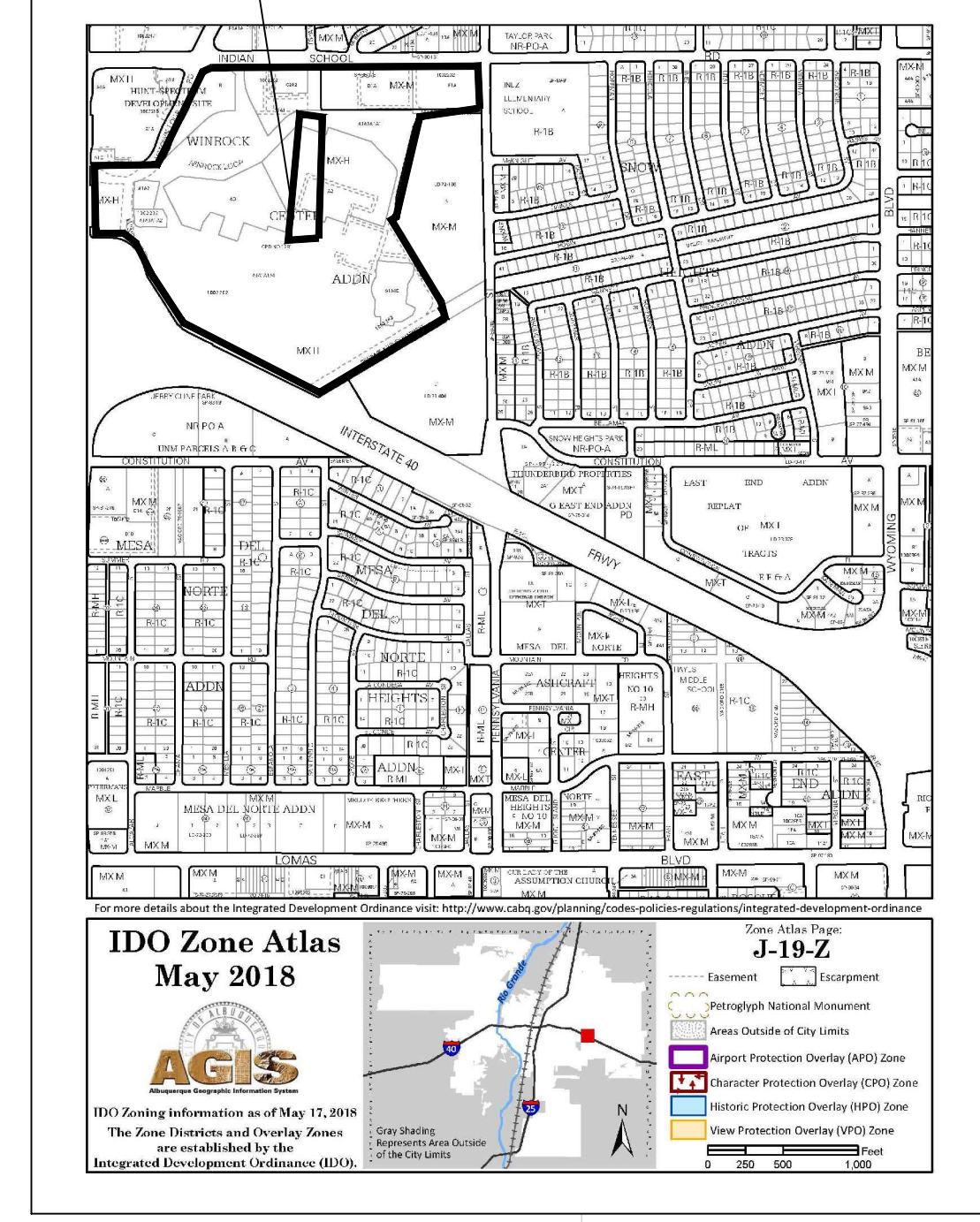




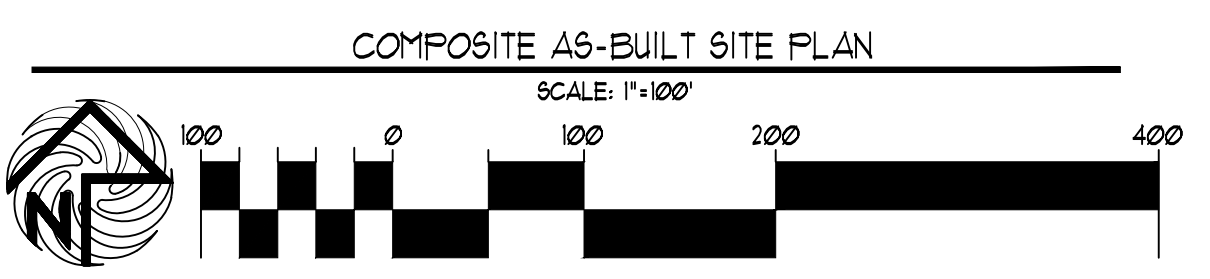




PARK PROJECT LOCATION



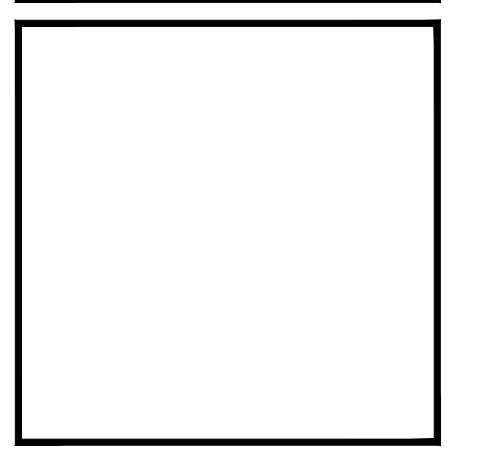
VICINITY MAP



PROJECT NUMBER:	FR-
APPLICATION NUMBER:	
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.	
Is an 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.	
DRG SITE DEVELOPMENT PLAN SIGNOFF APPROVAL	
Traffic Engineering, Transportation Division	Date _____
ADQUA	Date _____
Parks and Recreation Department	Date _____
City Engineer/Hydrology	Date _____
Code Enforcement	Date _____
Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
DRG Chairperson, Planning Department	Date _____

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

**MODULUS ARCHITECTS**  
 100 SUN AVE. N.W. SUITE 600  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498



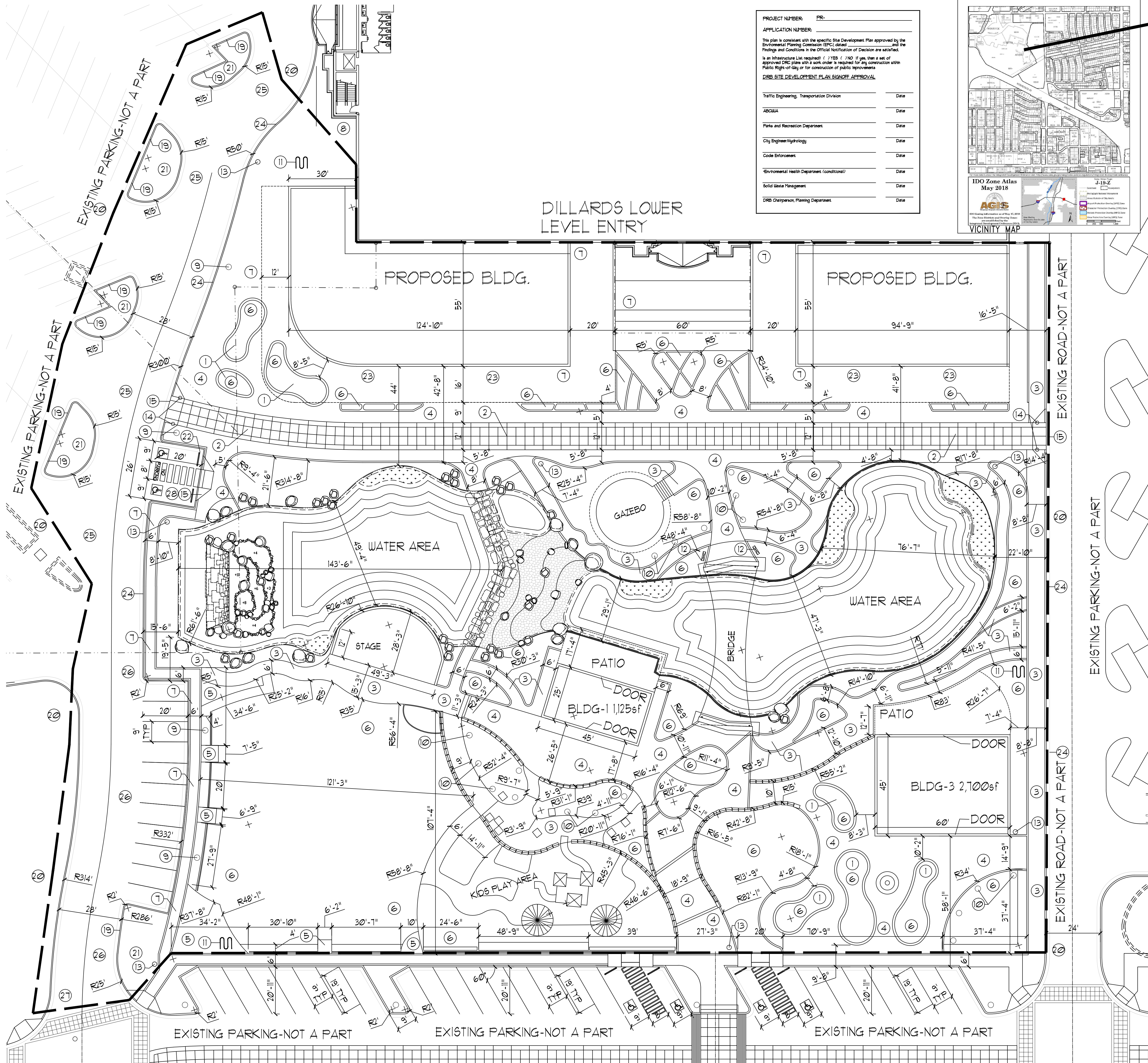
PROJECT TITLE: WINROCK TOWN CENTER  
 2100 LOUISIANA BLVD NE  
 ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN DUNBAR, AIA  
 JOB NO.: WIN-PARK  
 SHEET TITLE: COMPOSITE-AS-BUILT SITE PLAN

DATE: 3/5/2021  
 SCALE: AS SHOWN

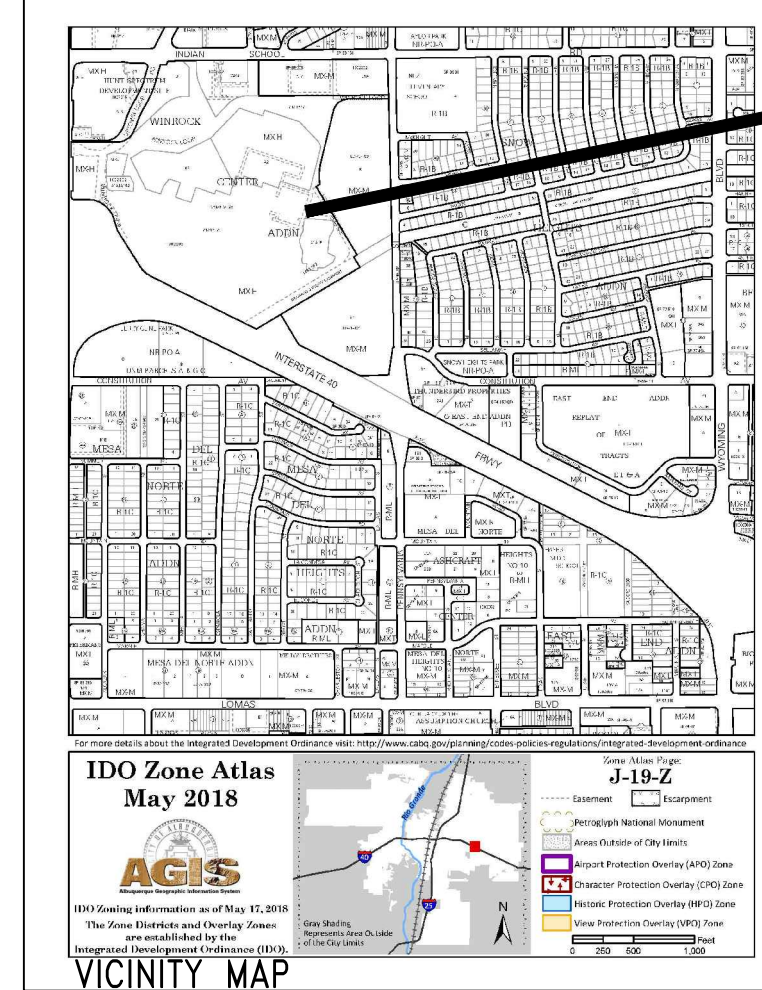
DRAWN BY: S  
 SHEET: 1





PROJECT NUMBER: PR-  
 APPLICATION NUMBER:  
 This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated [ ] and the Findings and Conditions in the Official Notification of Decision are satisfied.  
 An Infrastructure L&L required by 11BFC 2.7100 is required for any construction within Public Right-of-Way or for construction of public improvements.  
 DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
ARCWA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



PROJECT LOCATION

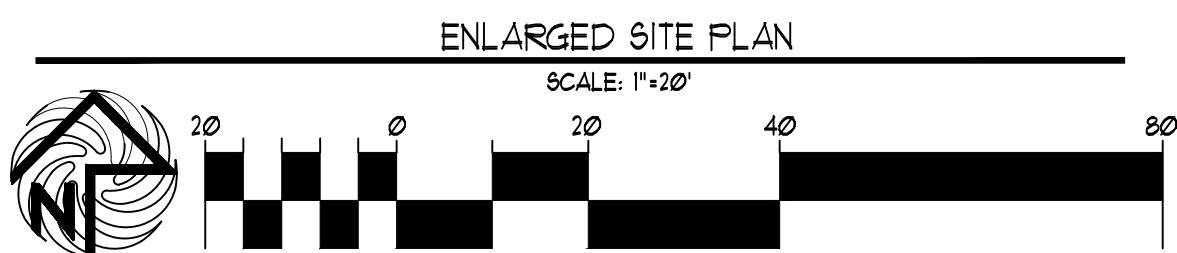
KEYED NOTE:

- ① 18" HIGH PLANTER AREA RE: LANDSCAPE PLAN FOR DETAILS
  - ② INTEGRALLY COLORED/TEXTURED CONCRETE TROLLEY PATHWAY
  - ③ CRUSHER FINE PEDESTRIAN PATHWAY. RE: LANDSCAPE PLAN
  - ④ COBBLESTONE PAVER SURFACE AREA. RE: LANDSCAPE PLAN
  - ⑤ FLAGSTONE PAVER SURFACE AREA. RE: LANDSCAPE PLAN
  - ⑥ INDICATES LANDSCAPE AREA G.C TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
  - ⑦ INTEGRALLY COLORED CONC. SIDEWALK
  - ⑧ INDICATES EXISTING SIDEWALK AREA TO REMAIN
  - ⑨ LIGHT POLE LOCATION RE: DETAIL 3/A/11
  - ⑩ BOLLARD LIGHT LOCATION
  - ⑪ INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL 11/A/2 TYPICAL BIKE RACK GRAPHIC SYMBOL = [Symbol]
  - ⑫ BENCH LOCATION TYPICAL BENCH GRAPHIC SYMBOL = [Symbol]
  - ⑬ TRASH RECEPTACLE [Symbol]
  - ⑭ 6" STEEL BOLLARD WITH CUSTOM CAP
  - ⑮ HANDICAP RAMP RE: 15/A/11
  - ⑯ NOT USED
  - ⑰ NOT USED
  - ⑱ NOT USED
  - ⑲ INDICATES 1" CURB CUT TO ALLOW FOR PASSIVE WATER SHEET FLOW HARVESTING FROM ADJACENT PAVEMENT SURFACE TO PROPOSED LANDSCAPE PLANT BEDS. RE: DETAIL 1/A/11 FOR KNOTCH DETAIL
  - ⑳ NOT A PART-FUTURE REDEVELOPMENT PHASE
  - ㉑ 6" HIGH CONC. ISLAND RE: DET 4/A/11 RE: SITE GRADING PLAN FOR INFO
  - ㉒ WHEELSTOP RE: DET 5/A/2
  - ㉓ EXTERIOR DECORATIVE CONCRETE ENTRY AREA MAIN BUILDING ENTRY PATHWAY
  - ㉔ INDICATES PROPOSED CURBING TO RECEIVE FIRE STRIPE PAINT CURB RED IN COLOR
  - ㉕ EXISTING ASPHALT DRIVE TO REMAIN
  - ㉖ NEW ASPHALT DRIVE RE: CIVIL FOR GRADES/PROFILE
  - ㉗ TIE NEW SIDEWALK INTO FACE OF EXISTING SIDEWALK LOCATION
  - ㉘ HC PARKING STALL RE: DET 5/A/12
- NOTE: REFER TO PLAT FOR ALL EXISTING EASEMENTS WITHIN PROJECT SCOPE AREA.

SITE DATA TABLE	PROJECT AREA PHASE LIMITS (LOT-A-1-A-1-A)
LEGAL DESCRIPTION	PARCEL 1-A-1 WINROCK CENTER ADDITION
TOTAL ACREAGE	2.84 ACRES PROPOSED
EXISTING ZONING	MX-H
PROPOSED USE	PARK
PROPOSED BUILDING SIZE:	RE: SITE PLAN
TOTAL PARKING PROVIDED WITHIN PROJECT AREA:	11 PARKS
TOTAL HC PARKING PROVIDED WITHIN PROJECT AREA:	2 PARKS

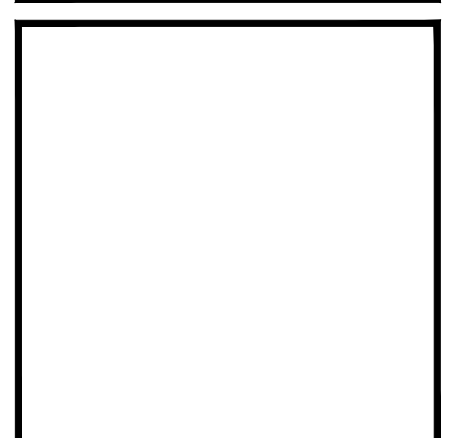
LINETYPE LEGEND

PROJECT SCOPE AREA	[Solid Line]
EXISTING PROPERTY LINE	[Dashed Line]
EXISTING CURB LINE	[Dotted Line]
PROPOSED CURB LINE	[Dash-dot Line]



REV	DATE	BY	REVISION
1			
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**MODULUS ARCHITECTS**  
 100 SUN AVE. N.W. SUITE 600  
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 PHONE (505) 338-1499 FAX (505) 338-1498



DRB-REV1 20212304

PROJECT TITLE: WINROCK TOWN CENTER  
 2100 LOUISIANA BLVD NE  
 ALBUQUERQUE, NEW MEXICO

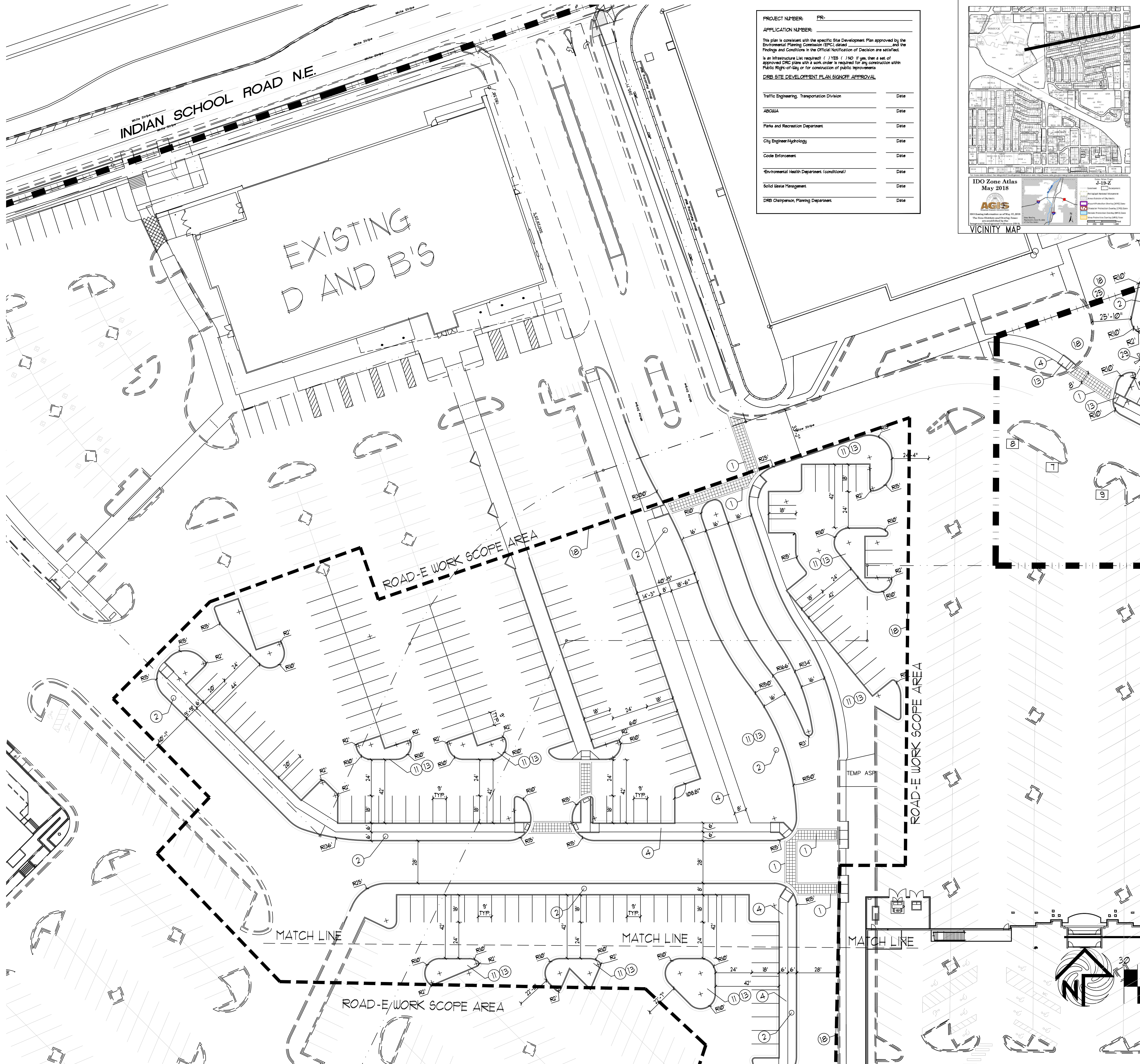
PROJECT MANAGER: STEPHEN DUNBAR, AIA  
 JOB NO.: WIN-PARK

DRAWN BY: [Name]  
 SHEET: 5

DATE: 3/5/2021  
 SCALE: [Scale]

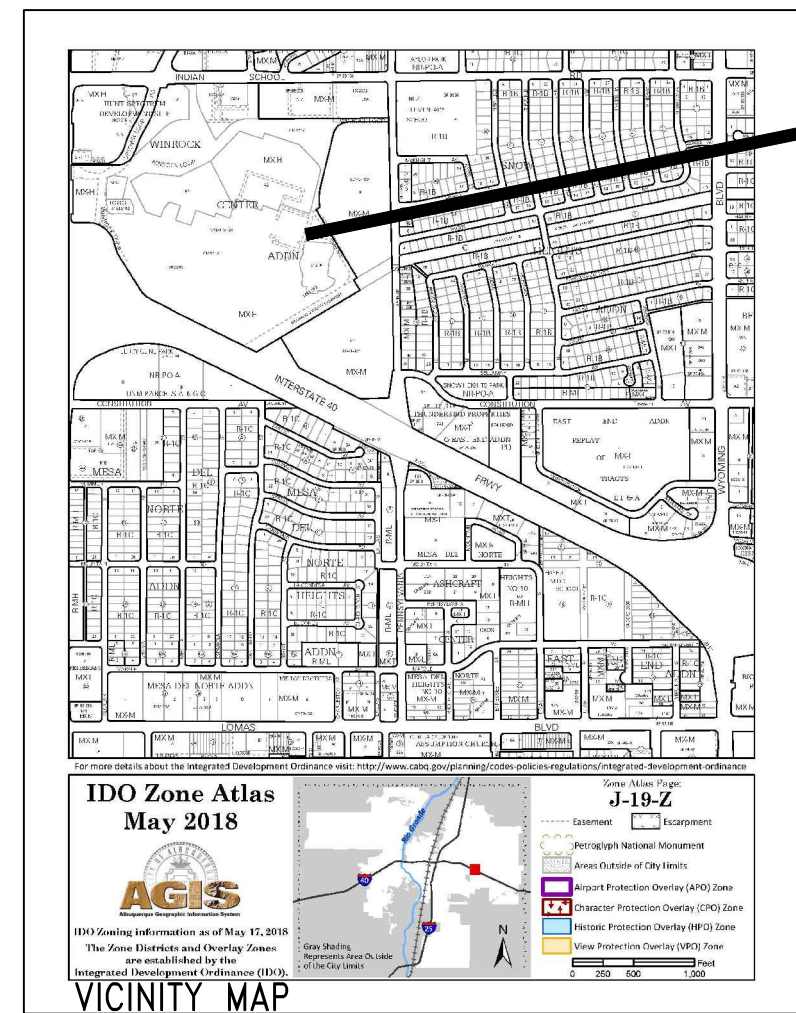
SHEET TITLE: PROPOSED WINROCK PARK





PROJECT NUMBER: PR-  
 APPLICATION NUMBER:  
 This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated the Findings and Conditions in the Official Notification of Decision are satisfied.  
 An Infrastructure L&L required by 71ES 2, 7160 if you have a set of approved DPC 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 SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
ARCWA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



PROJECT LOCATION

KEYED NOTE:

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

LINETYPE LEGEND

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

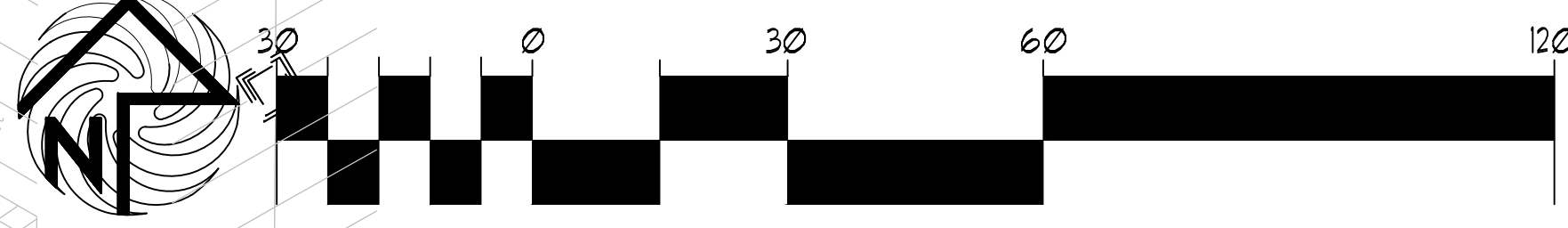
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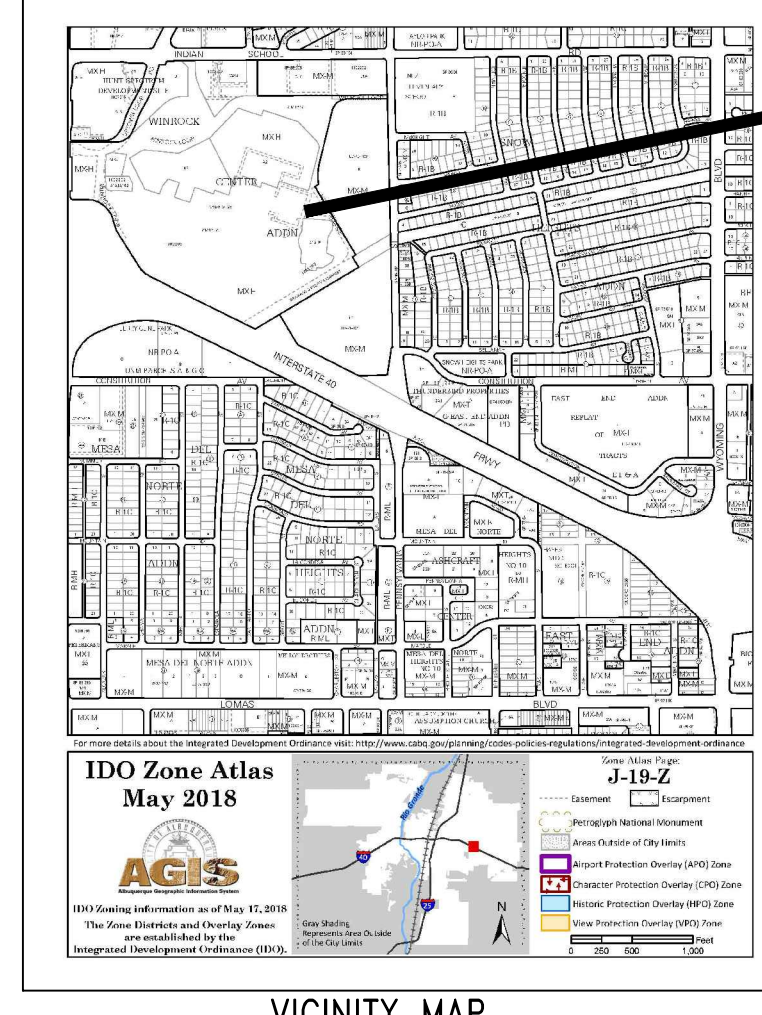
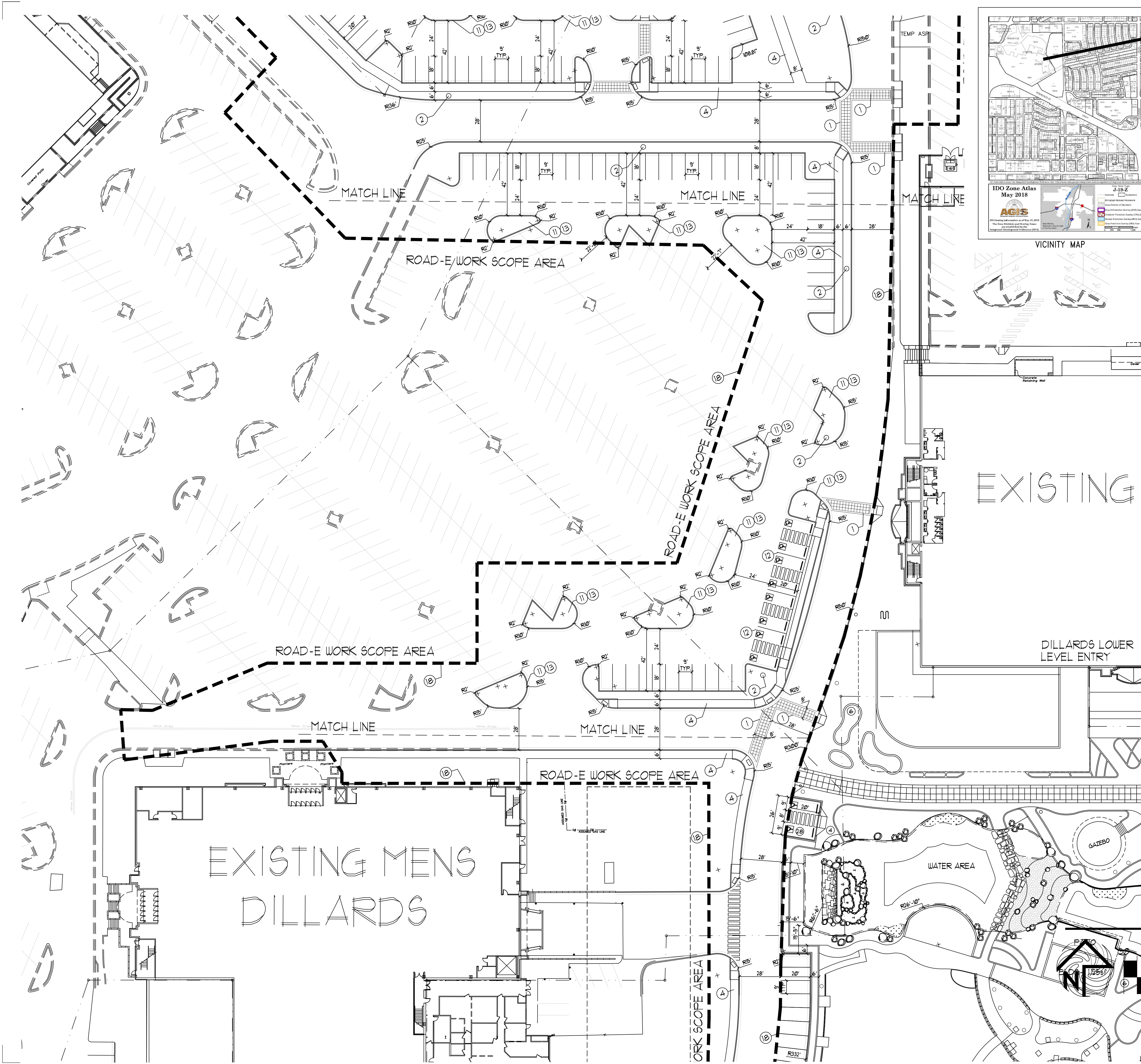
PROJECT TITLE	WINROCK TOWN CENTER
DATE	3/5/2021
SCALE	SCALE
PROJECT MANAGER	STEPHEN DUNBAR, AIA
JOB NO.	WIN-PARK
DRAWN BY	S
SHEET TITLE	PROPOSED ROAD-E
sheet	SP-1A

ENLARGED SITE PLAN

SCALE: 1"=30'







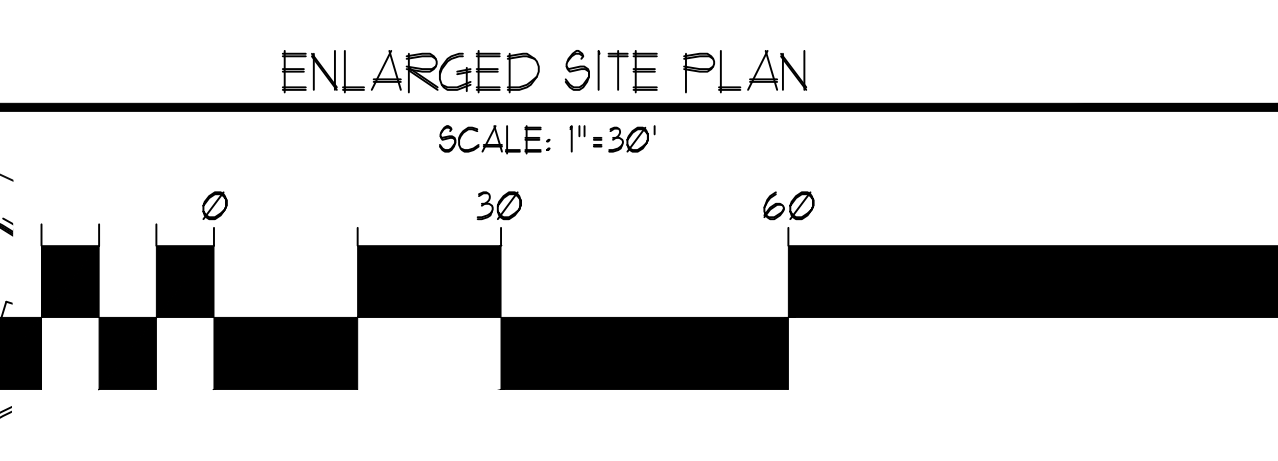
**PROJECT LOCATION**

PROJECT NUMBER: FR-	
APPLICATION NUMBER:	
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied. In an Infrastructure Linkage project (ITB) (IAD) 1/18, from a set of approved DRG plans with a work order is required for all construction within Public Right-of-Way or for construction of public improvements.	
<b>DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL</b>	
Traffic Engineering, Transportation Division	Date _____
ABQUJA	Date _____
Parks and Recreation Department	Date _____
City Engineer/Hydrology	Date _____
Code Enforcement	Date _____
Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
DRB Chairperson, Planning Department	Date _____

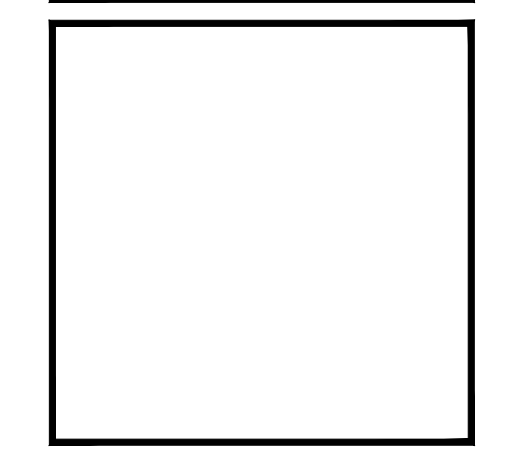
- KEYED NOTE:**
- ① INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK
  - ② 25' LIGHT POLE LOCATION
  - ③ 14 FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION  
TYPICAL PEDESTRIAN LIGHT GRAPHIC SYMBOL = ⊕
  - ④ INTEGRALLY COLORED CONC. SIDEWALK
  - ⑤ HANDICAP RAMP PER COA STANDARD  
AT 1:12 MAX SLOPE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

**LINE TYPE LEGEND**

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



**MODULUS ARCHITECTS**  
 100 SUN AVE. N.W. SUITE 600  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498

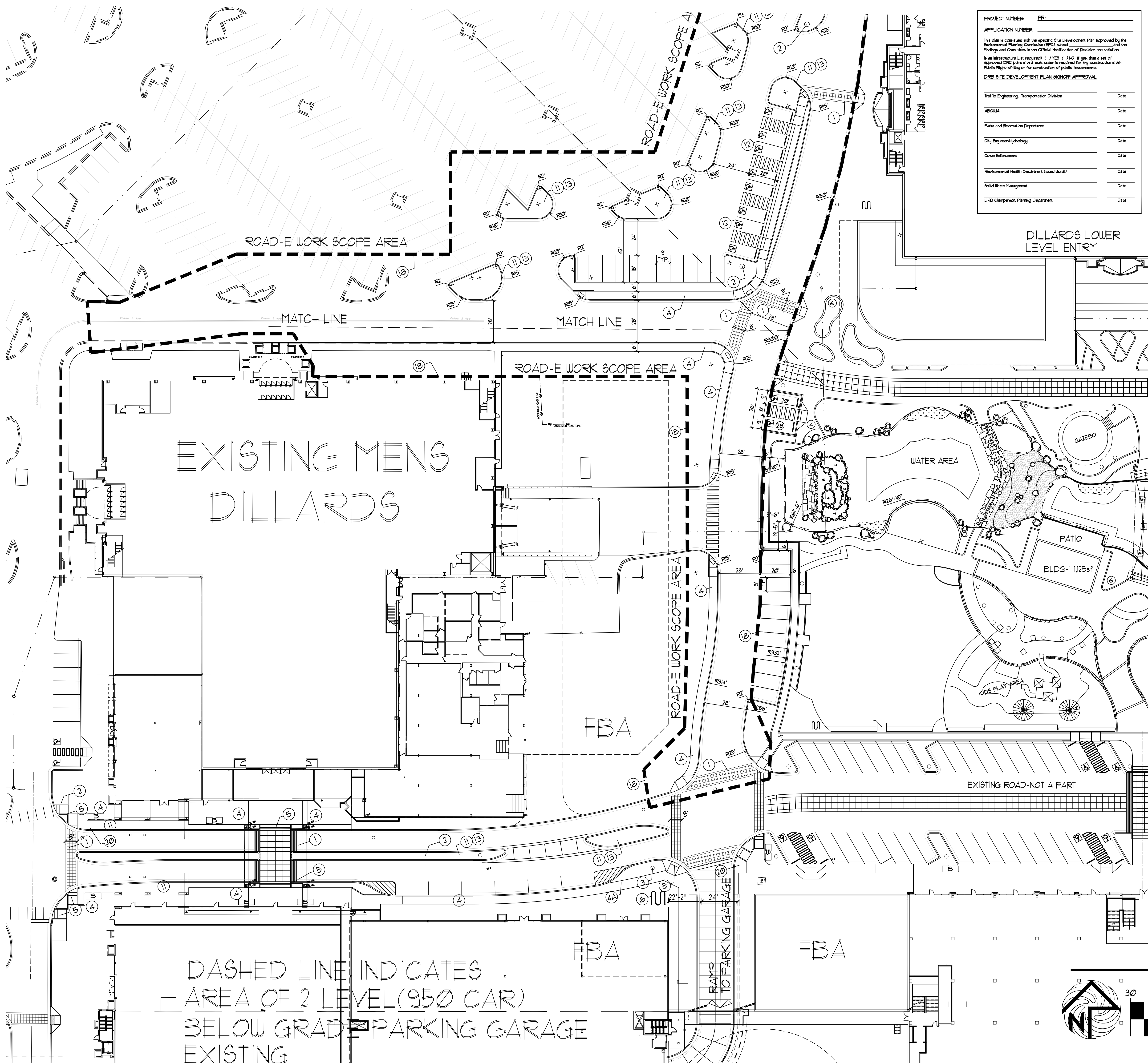


PROJECT TITLE	WINROCK TOWN CENTER	PROJECT MANAGER	STEPHEN DUNBAR, AIA
DATE	3/5/2021	JOB NO.	WIN-PARK
SCALE	AS SHOWN	DRAWN BY	S
REV	DATE	BY	REVISION

REV DATE BY

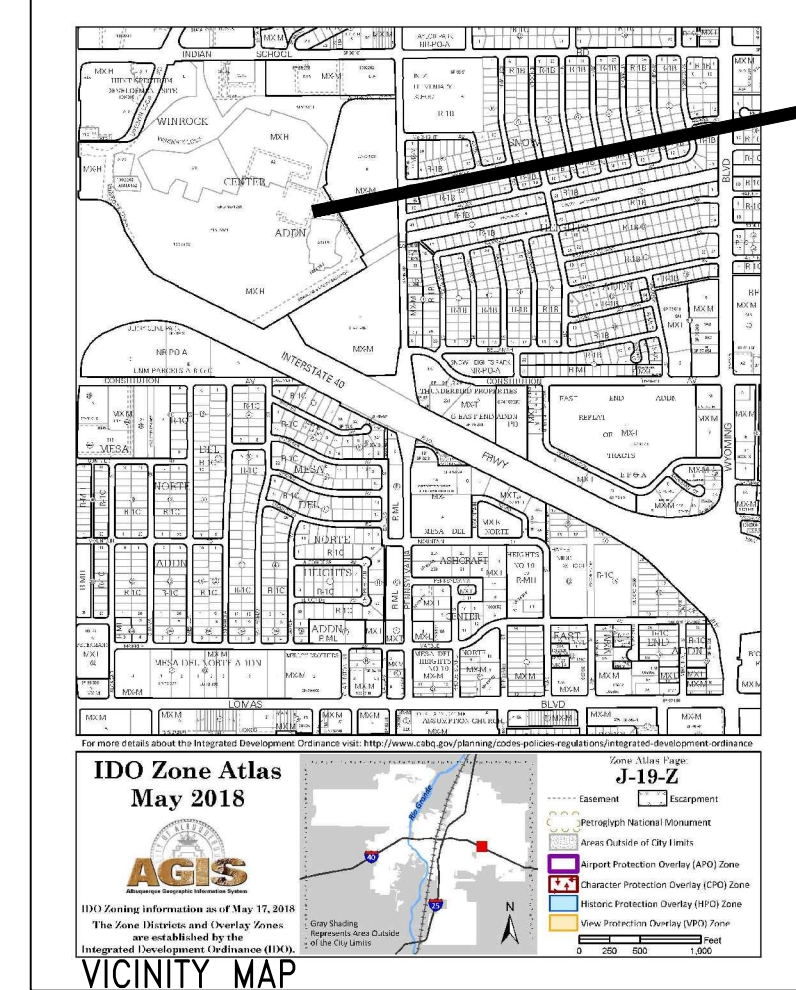
SHEET TITLE  
PROPOSED ROAD-E





PROJECT NUMBER: PR-  
 APPLICATION NUMBER:  
 This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decision are satisfied.  
 It is an Infrastructure List requirement (ITBS / TAD) if any form a set of approved DRG Plans and a work order is required for any construction within Public Right-of-Way or for construction of public improvements.  
**DRG SITE DEVELOPMENT PLAN SIGNOFF APPROVAL**

Traffic Engineering, Transportation Division	Date
ADCUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRG Champion, Planning Department	Date



PROJECT LOCATION

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

**MODULUS ARCHITECTS**  
 100 SUN AVE. N.W. SUITE 600  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498

KEYED NOTE:

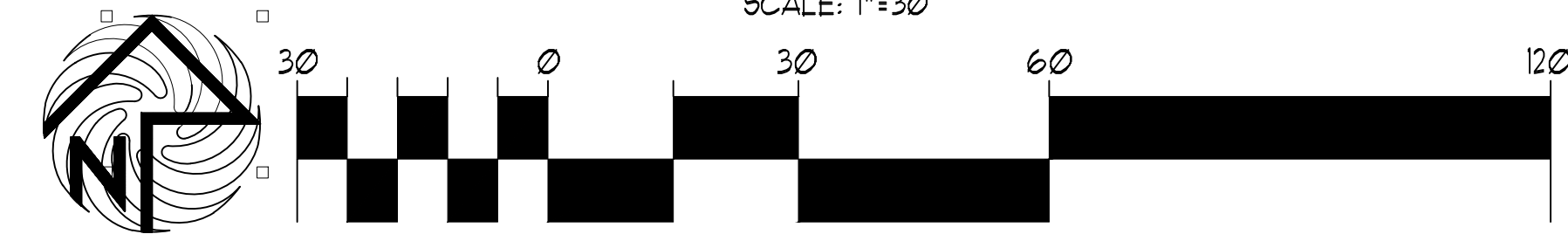
- 1 INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK
- 2 25' LIGHT POLE LOCATION
- 3 14 FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION  
TYPICAL PEDESTRIAN LIGHT GRAPHIC SYMBOL = ⊕
- 4 INTEGRALLY COLORED CONC. SIDEWALK
- 5 HANDICAP RAMP PER COA STANDARD  
AT 1:12 MAX SLOPE WITH TRUNCATED DOMES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

LINETYPE LEGEND

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

DASHED LINE INDICATES AREA OF 2 LEVEL (950 CAR) BELOW GRADE PARKING GARAGE EXISTING

ENLARGED SITE PLAN  
 SCALE: 1"=30'



PROJECT TITLE: WINROCK TOWN CENTER  
 2100 LOUISIANA BLVD NE  
 ALBUQUERQUE, NEW MEXICO

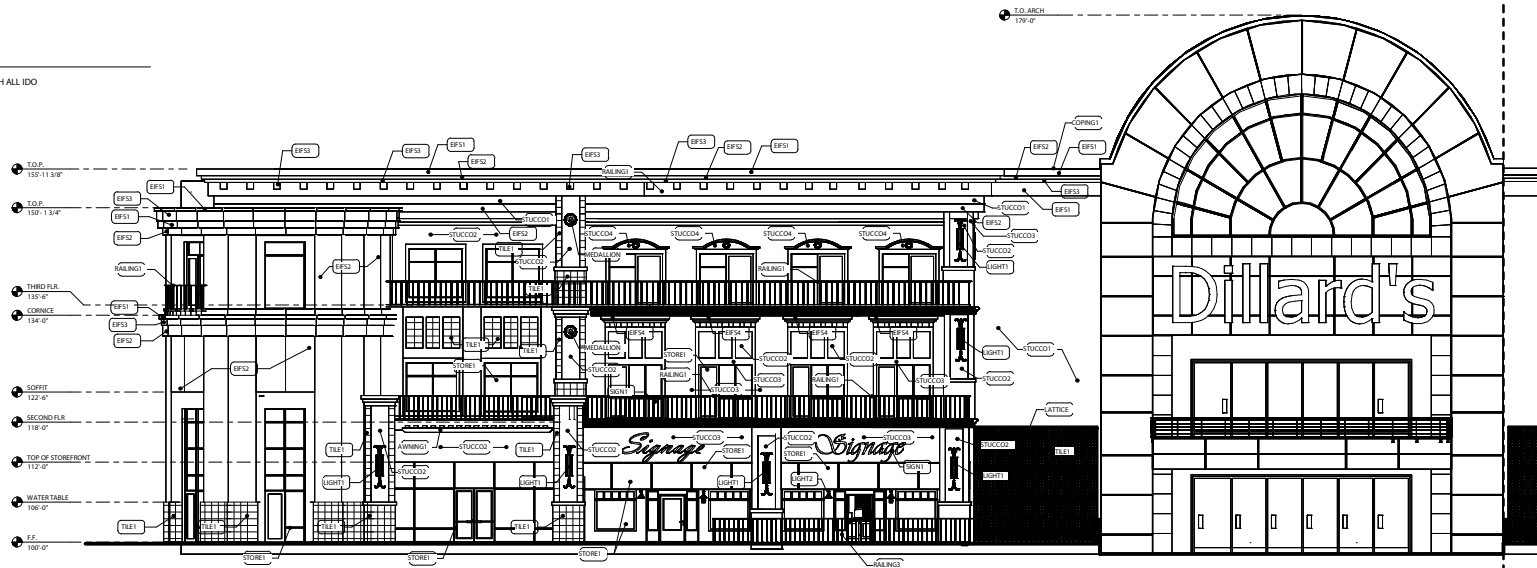
PROJECT MANAGER: STEPHEN DUNBAR, AIA  
 JOB NO.: WIN-PARK  
 SHEET TITLE: PROPOSED ROAD-E

DATE: 3/5/2021  
 SCALE: AS SHOWN  
 DRAWN BY: S  
 SHEET: 5



**NOTE:**

SIGNAGE SHALL COMPLY WITH ALL IDO REQUIREMENTS



1 PARTIAL SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

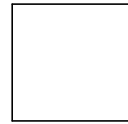
EXTERIOR FINISH LEGEND	
STUCCO1	2 COAT STUCCO SYSTEM COLOR TAN
STUCCO2	2 COAT STUCCO SYSTEM COLOR WHITE
STUCCO3	2 COAT STUCCO SYSTEM COLOR BEIGE
STUCCO4	2 COAT STUCCO SYSTEM COLOR BURGUNDY
EPS1	EPS SYSTEM COLOR TERRAZZOTA
EPS2	EPS SYSTEM COLOR WHITE
EPS3	EPS SYSTEM COLOR TAN
EPS4	EPS SYSTEM COLOR BURGUNDY
STORE1	1" WOOD LAM. GLAZING STOREFRONT SYSTEM OVERBORNE
TILE1	CERAMIC TILE
TILE2	LARGE FORMAT CERAMIC TILE
AWNING1	STEEL TUBE AWNING COLOR BLACK
LIGHT1	DECORATIVE SURFACE MOUNTED CONCEALED LIGHTING
LIGHT2	DECORATIVE SURFACE MOUNTED CONCEALED LIGHTING
RAILING1	WROUGHT IRON RAILING COLOR BLACK
RAILING2	STAINLESS STEEL CABLE RAILING
RAILING3	METAL RAILING W/ WOOD CAP COLOR BLACK
CORNING1	PREFINISHED COPING SYSTEM COLOR TO MATCH ADJACENT WALL FINISH
SCRM	BUILDING SIGNAGE TO MEET IDO REQUIREMENTS (N/A ALLOWED. PROVIDE POWER AS REQUIRED FOR SIGNAL LIGHTING)
LATTICE	WOOD LATTICE
MEDALLION	PLASTER MEDALLION



2 PARTIAL SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

REV	DATE	BY	REVISION

**MODULUS ARCHITECTS**  
 100 SAVA AVENUE NE SUITE 600  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 338-1499 FAX (505) 338-1498  
 TOLL FREE 1-866-224-2461

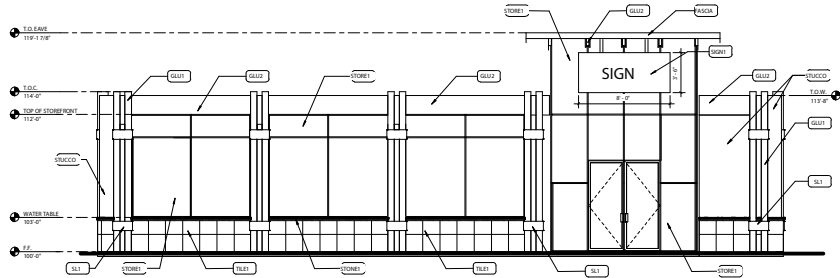


PROJECT TITLE: WINROCK TOWN CENTER  
 2100 LOUISIANA BLVD. NE  
 PROJECT LOCATION: ALBUQUERQUE, NM  
 DRAWN BY: [Name]  
 PROJECT NUMBER: [Number]  
 SHEET TITLE: DILLARDS LINER SHOP EL.

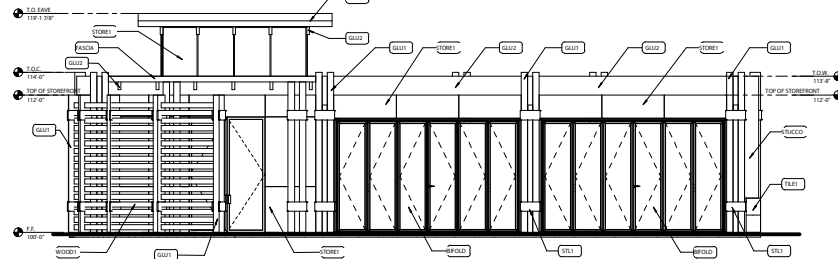
DATE: 8-5-21	SHEET: A20
SCALE:	

COPYRIGHT 2021, MODULUS ARCHITECTS

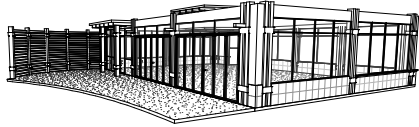
WINROCK TOWN CENTER PARK BLDG  
4/22/2021 2:46:53 PM C:\Users\kade\Documents\BANK BLDG\_Planet\BELL.rvt



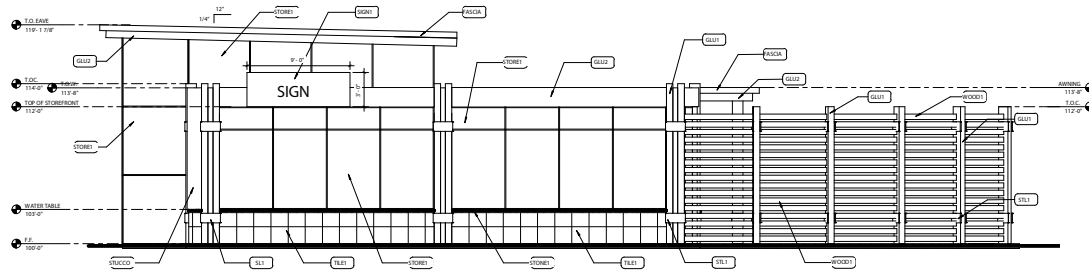
4 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



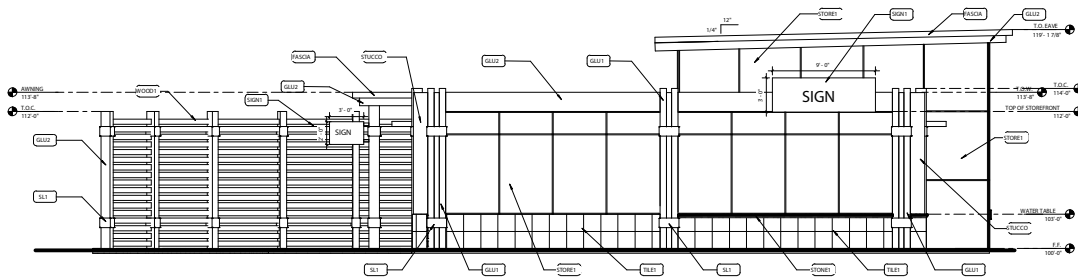
3 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



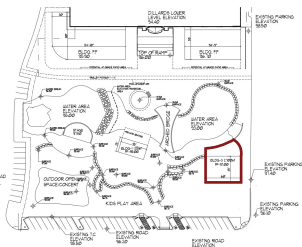
5 NORTHWEST PERSPECTIVE  
SCALE:



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



EXTERIOR FINISH LEGEND	
STONE1	1" LOW ELLER PANEL, GLAZING, DARK BRONZE EXPANDED SYSTEM
STONE2	BUILDING HORIZONTAL TO MEET IBC REQUIREMENTS 5% ACCESSIBLE FINISHES OTHER AS REQUIRED FOR SIGN SUPPORTING
GLAZ1	CLARIG GLASS/UM COLUMN
GLAZ2	CLARIG GLASS/UM BEAM
TILE1	CERAMIC TILE
SLT	SECURATITE STEEL WOOD BRACKETS
TUCCO	3 COAT STUCCO SYSTEM, COLOR: GRAY
PASCA	METAL PANEL COLOR: BLACK
STONE3	STONE WATER TABLE
WOOD1	2X WOOD SLATS
WOOD2	BEYONDING GLASS DOORS

NOTE:  
SIGNAGE SHALL COMPLY WITH ALL IBC REQUIREMENTS

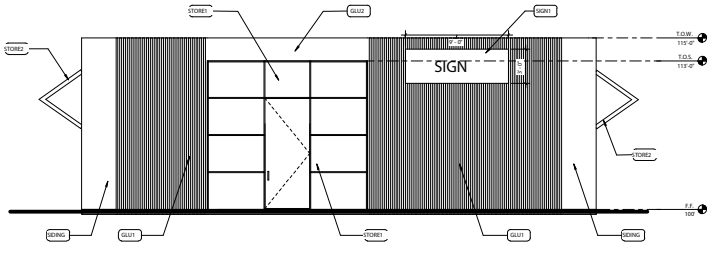
REV	DATE	BY	REVISION

**MODULUS ARCHITECTS**  
100 SIX AVENUE, SUITE 600  
ALBUQUERQUE, NEW MEXICO 87106  
PHONE (505) 338-1499 FAX (505) 338-1498  
TOLL FREE 1-866-224-2461

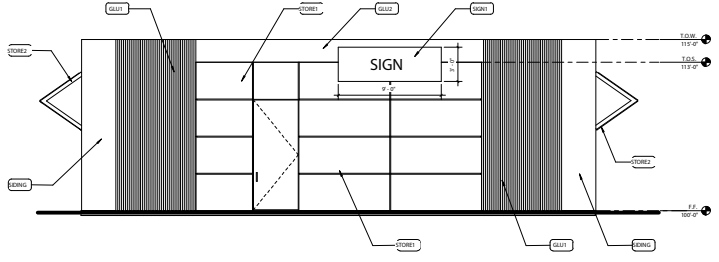


PROJECT NAME: WINROCK TOWN CENTER PARK BLDG 1&3  
DATE: 4/21/2021  
SCALE: A003

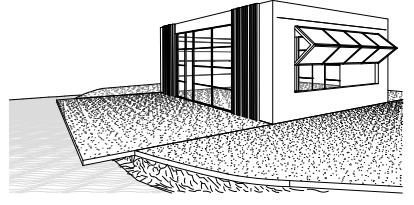
DATE	BY
4/21/2021	A003



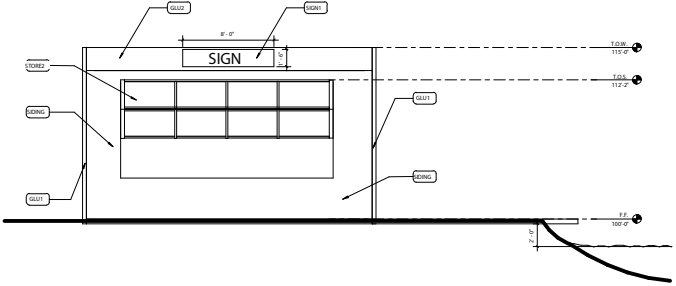
1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



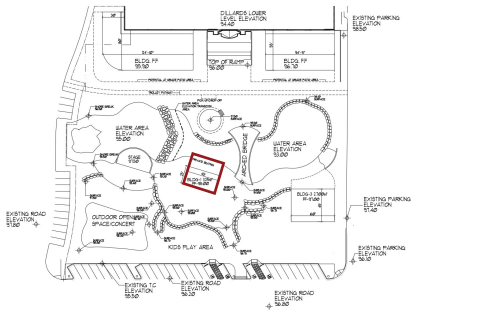
2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



5 NORTHWEST PERSPECTIVE  
SCALE:

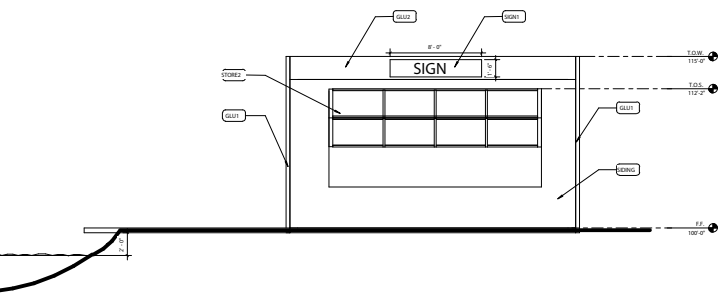


3 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



EXTERIOR FINISH LEGEND	
CORE1	8" FLOW & CLEAR INSUL. GLAZING, DARK BRONZE ALUMINUM SYSTEM
CORE2	ALUMINUM OPERABLE STOREFRONT WINDOWS
GLU1	CEDAR GULLIAM SLATS
GLU2	CEDAR GULLIAM BEAM
CON1	WOOD GRAIN ALUMINUM SIDING, COOLER LIGHT BROWN
GLN1	BUILDING FINISH TO MEET IDO REQUIREMENTS FOR ALUMINUM FINISHES. POWERGRAB REQUIRED FOR SIGNAL LIGHTING.

**NOTE:**  
SIGNAGE SHALL COMPLY WITH ALL IDO REQUIREMENTS.



4 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

REVISION		DATE	BY
 <b>MODULUS ARCHITECTS</b> 100 SNA AVENUE SUITE 600 ALBUQUERQUE, NEW MEXICO 87105 PHONE (505) 338-1499 FAX (505) 338-1498 TOLL FREE 1-866-224-2161		PROJECT NUMBER: DRAWN BY: DATE TITLE: <b>WINROCK TOWN CENTER PARK BLDG 1&amp;3</b> <b>BLDG 1 ELEVATIONS</b>	
NO. 1	DATE:	SCALE: <b>A004</b>	
	4/21/2021		





**CONSTRUCTION NOTES**

1. PROPOSED PUBLIC 8-INCH SANITARY SEWER LINE
2. PROPOSED PUBLIC 8-INCH WATER LINE
3. PROPOSED PUBLIC 8-INCH REUSE LINE
4. PROPOSED PUBLIC FIRE HYDRANT
5. PROPOSED SANITARY SEWER YARD LINE, EXTEND FROM EXISTING SERVICE IF AVAILABLE
6. PROPOSED WATER YARD LINE, EXTEND FROM EXISTING SERVICE IF AVAILABLE
7. PROPOSED REUSE LAKE FILL LINE, EXTEND FROM EXISTING SERVICE
8. REMOVE EXISTING SANITARY YARD LINE
9. UTILIZE EXISTING SANITARY SEWER YARD LINE
10. REMOVE EXISTING PUBLIC WATER LINE
11. REMOVE EXISTING WATER APPURTENANCES
12. REMOVE AND RELOCATE STORM DRAIN TO LAKE
13. PROPOSED WATER METER
14. EXISTING PUBLIC WATER LINE TO REMAIN
15. EXISTING PUBLIC SANITARY SEWER LINE TO REMAIN
16. EXISTING PUBLIC REUSE WATER LINE TO REMAIN
17. PROPOSED WASTE WATER TREATMENT FACILITY

**LEGEND**

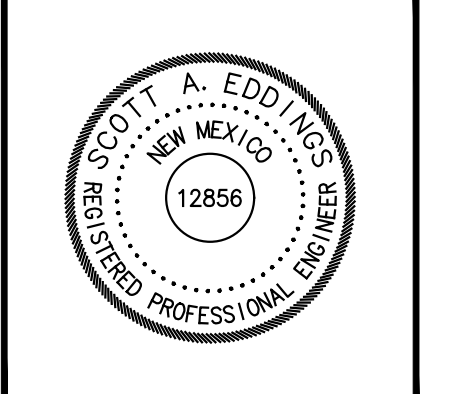
- SAS --- EXISTING SAS LINE
- SD --- EXISTING STORM DRAIN LINE
- W --- EXISTING WATER LINE
- REUSE --- EXISTING REUSE WATER LINE
- S --- PROPOSED SEWER LINE
- SAS --- PROPOSED SAS LINE
- SD --- PROPOSED STORM DRAIN LINE
- W --- PROPOSED WATER LINE
- REUSE --- PROPOSED REUSE WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- PROPOSED WATER METER

**GENERAL NOTES**

1. SEE PLAT FOR UTILITY EASEMENTS.
2. PUBLIC WATER AND SEWER LINE BY WORK ORDER.

REV	DATE	BY	REVISION

**MODULUS ARCHITECTS**  
 100 SUN AVE. N.W. SUITE 600  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE (505) 338-1499 FAX (505) 338-1498



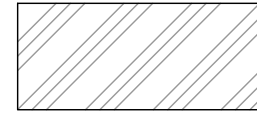
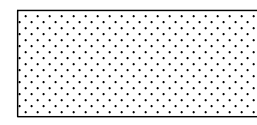
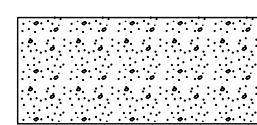
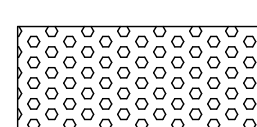
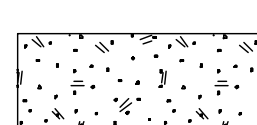
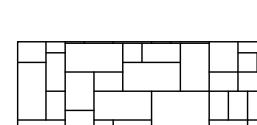

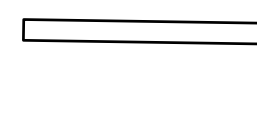




PROJECT TITLE: WINROCK TOWN CENTER  
 2100 LOUISIANA BLVD.  
 PROJECT NUMBER: \_\_\_\_\_ JOB NO: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_  
 SHEET TITLE: CONCEPTUAL UTILITY PLAN

DATE: 03/05/21 SHEET: C200  
 SCALE: AS NOTED



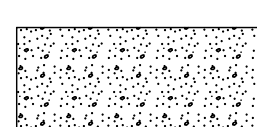
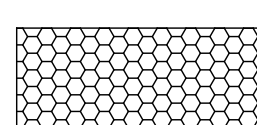
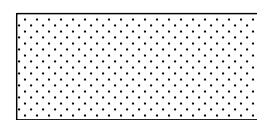
# LANDSCAPE SCHEDULES WINROCK PARK

## HARDSCAPE SCHEDULE - PARK

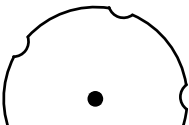


	QTY.	
	COBBLESTONE, 4" PAVERS COLOR: WARM COLOR (TAN, BROWN OR BROWNISH-RED)	14,770 SF
	3/8" STABILIZED CRUSHER FINES. 4" DEPTH. COLOR: WARM COLOR (TAN, BROWN OR BROWNISH-RED)	7,530 SF
	7/8" ANGULAR LANDSCAPE GRAVEL MULCH. 4" DEPTH WITH FILTER FABRIC UNDERNEATH. COLOR: WARM COLOR (AMARETTO, BROWN OR BROWNISH-RED)	15,160 SF
	PLAYGROUND SURFACE POURED-IN PLACE 4" DEPTH. COLOR: BLUE / GREEN	1,570 SF
	NATURE PLAYGROUND SURFACE ENGINEERED WOOD FIBER, MIN. 12" DEPTH	915 SF
	FLAGSTONE, 4" DEPTH WITH BASE. COLOR: LIGHT, WARM COLOR OR APPROVED EQUAL	1,350 SF
	CONCRETE SEATING WALL, 18" HEIGHT	50 LF.
	CONCRETE PLANTERS, 18" HEIGHT	615 LF.
	SEATING CONCRETE BLOCKS, 18" HEIGHT	8
	4' HIGH ORNAMENTAL FENCE ALONG SOUTH PERIMTER	330 LF.
	ROCK RETAINING WALL, SEE ARCHITECTURAL PLANS	430 LF.
	TROLLEY STAMPED CONCRETE PATH, 6" DEPTH COLOR: BRICK RED, MATCH EXISTING MEDIANS SEE CIVIL PLANS	4,690 SF.

## LANDSCAPE SCHEDULES ROAD E

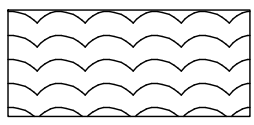
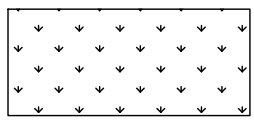
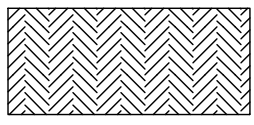
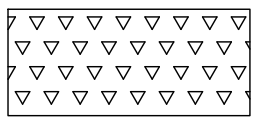
### HARDSCAPE SCHEDULE - ROAD E

	QTY.	
	7/8" ANGULAR LANDSCAPE GRAVEL MULCH. 4" DEPTH WITH FILTER FABRIC UNDERNEATH. COLOR: WARM COLOR (AMARETTO, BROWN OR BROWNISH-RED)	22,850 SF.
	2" - 4" ANGULAR COBBLESTONE WITH FILTER FABRIC UNDERNEATH. COLOR: WARM COLOR (AMARETTO, BROWN OR BROWNISH-RED) TO MATCH GRAVEL MULCH	1,315 SF.
	4" SHREDDED NATIVE BARK MULCH UNDERNEATH FRUIT TREES.	14,040 SF.

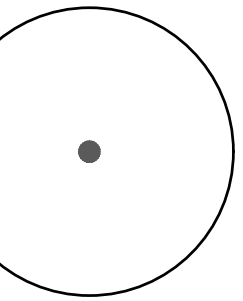
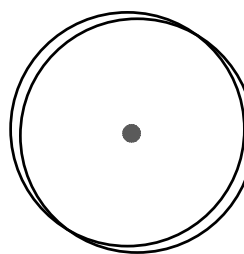
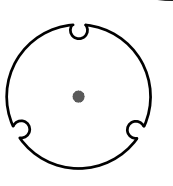

### TREE SCHEDULE - ROAD E

	QTY.	
PLANTS PER PLANT LIST, SEE SHEET LP-104. <u>DECIDUOUS</u>		
	CHINESE PISTACHE / <i>Pistachie chinensis</i>	26
	DESERT WILLOW/ <i>Chilopsis linearis</i>	13
<u>EVERGREEN</u>		
	PINON PINE/ <i>Pinus edulis</i>	32

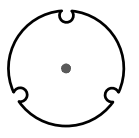
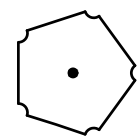
## PLANTING BED SCHEDULE - PARK

	QTY.	
	RAISED PLANTER WITH EDIBLE PLANTS	2,020 SF.
	TURF GRASS AREA	16,665 SF.
	EVERGREEN HEDGE ALONG PARK PERIMETER	1,255 SF.
	AQUATIC PLANTS. SEE PLANT SCHEDULE PER POND PLANS BY OTHERS	1,080 SF








## TREE SCHEDULE - PARK

	QTY.	
PLANTS PER PLANT LIST, SEE SHEET LP-101. <u>TREES</u> <u>DECIDUOUS</u>		
	BOSQUE TREES, SEE PLANT LIST	16
	OUTER PARK AREA SEE PLANT LIST	42
	ORCHARD AREAS SEE PLANT LIST	14
<u>EVERGREEN</u>		
	WATERFALL AREA POND SIDE SEE PLANT LIST	12

## FRUIT TREE SCHEDULE - ROAD E

	QTY.	
PLANTS PER PLANT LIST, SEE SHEET LP-104.		
	PLUM/ <i>Prunus spp.</i>	87
	PEAR/ <i>Pyrus spp.</i>	18

## SHRUB SCHEDULE - ROAD E

	QTY.	
PLANTS PER PLANT LIST, SEE SHEET LP-10X.		
	ROSEMARY / <i>Rosmarinus officinalis</i>	198
	EVERGREEN SUMAC / <i>Rhus virens</i>	85
	TURPENTINE BUSH / <i>Ericameria laricifolia</i>	43
	COMPACT OREGON GRAPE / <i>Mahonia aquifolium 'compacta'</i>	144
	BANANA YUCCA / <i>Yucca baccata</i>	35
	GARLIC CHIVES / <i>Allium schoenoprasum</i>	540
	INDIAN RICE GRASS / <i>Oryzopsis hymenoides</i>	215
	BLUE GRAMA GRASS / <i>Bouteloua gracilis</i>	49

## GENERAL LANDSCAPE NOTES APPLY TO WINROCK PARK & ROAD E

THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO LANDSCAPING REGULATIONS (SECTION 14-16-5-6) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUND COVER PLANTS.

ALL PLANTINGS TO BE ESTABLISHED FOR GENERAL LANDSCAPE PURPOSES, UNLESS OTHERWISE NOTED ON THE PLANS.

RESPONSIBILITY FOR LANDSCAPE AND IRRIGATION MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER.

LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION.

THE LANDSCAPE PLAN SHALL BE DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.

PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN CLEAR SIGHT AREAS.

USE OF NON POTABLE WATER: THE WINROCK TOWN CENTER PARK AND STREETSCAPES WILL BE USING REUSE WATER (RECLAIM WATER) FOR THE LAKE AND THE LANDSCAPES AT THE PROJECT SITE. WARNING SIGNAGE WILL BE PLACED THROUGHOUT THE PROJECT AREA. THE SIGNAGE WILL STATE: "WINROCK CARES ABOUT ENVIRONMENTS. WE ARE USING RECLAIMED WATER FOR WATER FEATURES AND LANDSCAPES. DON'T DRINK THE WATER."

## PLANTING NOTES

THE LANDSCAPE PLANS SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE.

ALL PLANTING BEDS SHALL BE MULCHED WITH A 4" LAYER OF 3/8" CRUSHER FINES GRAVEL. COLOR TO BE DETERMINED BY ARCHITECT. ALL GRAVEL SHALL BE UNDERLINED WITH DEWITT PRO-5 28 MIL. FILTER FABRIC OR APPROVED EQUAL.

THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET TREES UNLESS OBSTRUCTED BY UTILITY EASEMENTS.

USE OF FRUIT TREES: GOODMAN REALTY GROUP HAS RECEIVED AN APPROVED DEVIATION FROM THE CITY OF ALBUQUERQUE STREET TREE ORDINANCE 6-6-2-1 FOR PARKING LOT LANDSCAPING FOR THE USE OF FRUIT TREES ON THE WINROCK TOWN CENTER PROJECT. FRUIT TREES ARE INCLUDED ON THE PLANS.

## IRRIGATION NOTES

THE IRRIGATION PLAN BE DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS, SECTION 5-6(C)(14).


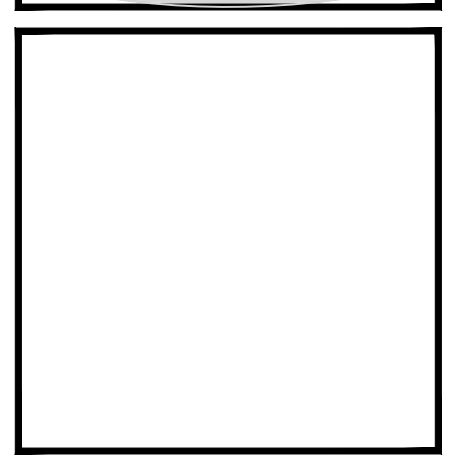
THE WORK DESCRIBED AS "IRRIGATION" CONSISTS OF INSTALLING A COMPLETE UNDERGROUND IRRIGATION SYSTEM AS SPECIFIED IN THESE NOTES IN ADDITION TO MEETING ALL LOCAL CODES, ORDINANCES, AND REQUIREMENTS. ALL DESIGN, EQUIPMENT, INSTALLATION, AND TESTING SHALL COMPLY WITH THE STANDARDS OUTLINED IN THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS, SECTION 1001.

PRIOR TO COMMENCING WORK CONTRACTOR SHALL PROVIDE A 20-SCALE PLAN TO THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE SHOWING COMPLETE SYSTEM LAYOUT, SCHEDULE OF VALVES, VALVE SIZES, MAINLINE AND LATERAL PIPE SIZES, SLEEVE LOCATIONS AND SIZES, AND COMPLETE LEGEND WITH A LIST OF COMPONENTS.

THE CONTRACTOR PERFORMING THIS WORK SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERMITS NECESSARY FOR THE COMPLETION OF THE SYSTEM, EXCEPT THOSE SPECIFIED TO BE FURNISHED BY OTHERS. UNLESS OTHERWISE SPECIFIED OR INDICATED, THE CONSTRUCTION OF THE IRRIGATION SHALL INCLUDE THE FURNISHING, INSTALLING, AND TESTING OF ALL PIPE, FITTINGS, VALVES, HEADS, CONTROLLERS, WIRES, AIR RELEASE AND VACUUM VALVES, BACKFLOW PREVENTERS, AUTOMATIC DRAIN VALVES, MANUAL DRAIN VALVES, VALVE BOXES, AND ALL OTHER COMPONENTS PERTINENT TO THE DRAWINGS AND SPECIFICATIONS OF THIS SYSTEM. THE CONTRACTOR SHALL PERFORM ALL TRENCHING, EXCAVATING, BORING, BACKFILLING, COMPACTING, CONCRETE POURING, ELECTRICAL WORK, WELDING, AND ANY OTHER WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.

REV	DATE	BY	REVISION
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**MODULUS ARCHITECTS**  
 100 SUN AVE. N.W. SUITE 600  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE WINROCK TOWN CENTER 2000 LOUISIANA BLVD. ALBUQUERQUE, NM 87110	JOB NO. 2021041	DRAWN BY: GR	DATE 04/23/2021
PROJECT MANAGER GR		SHEET TITLE LANDSCAPE SCHEDULES AND NOTES WINROCK TOWN CENTER PARK & ROAD E	
SCALE: 1" = 20'-0"		SHEET NO. LC-100	



**SITES**  
SOUTHWEST

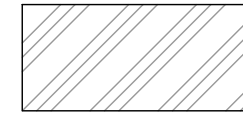
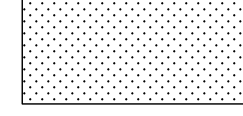
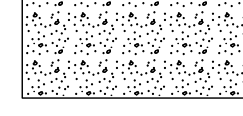
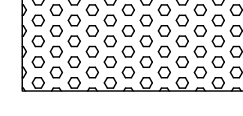
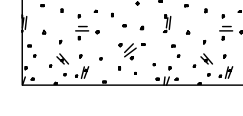
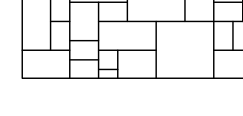



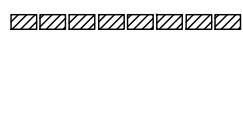
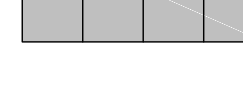

121 TILERAS AVE. NE,  
SUITE 3100  
ALBUQUERQUE, NM 87110  
PHONE: (505) 822-8200  
MAIL: MAIL@SITES-SW.COM




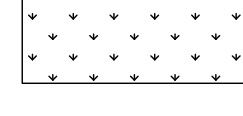

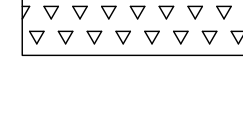
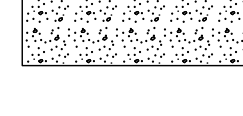


--- PROJECT "WINROCK PARK" BOUNDARY

**HARDSCAPE SCHEDULE - PARK**

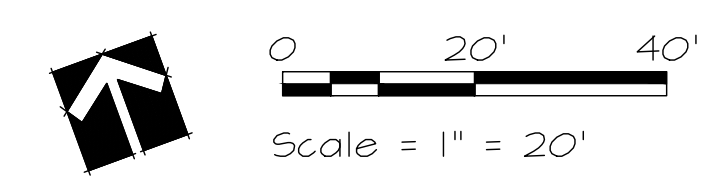
-  COBBLESTONE, 4" PAVERS  
COLOR: WARM COLOR (TAN, BROWN OR BROWNISH-RED)
-  3/8" STABILIZED CRUSHER FINES,  
4" DEPTH. COLOR: WARM COLOR  
(TAN, BROWN OR BROWNISH-RED)
-  1/8" ANGULAR LANDSCAPE GRAVEL MULCH,  
4" DEPTH WITH FILTER FABRIC UNDERNEATH.  
COLOR: WARM COLOR (AMARETTO, BROWN OR BROWNISH-RED)
-  PLAYGROUND SURFACE  
POURED-IN PLACE  
4" DEPTH. COLOR: BLUE / GREEN
-  NATURE PLAYGROUND SURFACE  
ENGINEERED WOOD FIBER, MIN. 12" DEPTH
-  FLAGSTONE, 4" DEPTH WITH BASE.  
COLOR: LIGHT, WARM COLOR OR APPROVED EQUAL
-  CONCRETE SEATING WALL, 18" HEIGHT
-  CONCRETE PLANTERS, 18" HEIGHT
-  SEATING CONCRETE BLOCKS, 18" HEIGHT
-  4' HIGH ORNAMENTAL FENCE ALONG SOUTH PERIMTER
-  ROCK RETAINING WALL,  
SEE ARCHITECTURAL PLANS
-  TROLLEY STAMPED CONCRETE PATH, 6" DEPTH  
COLOR: BRICK RED, MATCH EXISTING MEDIANS  
SEE CIVIL PLANS

**PLANTING BED SCHEDULE - PARK**

-  RAISED PLANTER WITH EDIBLE PLANTS
-  TURF GRASS AREA
-  EVERGREEN HEDGE ALONG PARK PERIMETER
-  AQUATIC PLANTS.  
SEE PLANT SCHEDULE  
PER POND PLANS BY OTHERS
-  1/8" ANGULAR LANDSCAPE GRAVEL MULCH,  
4" DEPTH WITH FILTER FABRIC UNDERNEATH.  
COLOR: WARM COLOR (BROWN OR BROWNISH-RED)


**NOTES:**

1. THE ROCK WALK BEING USED AS A LAND BRIDGE THROUGH THE LAKE FEATURE. THE ROCK WALK WILL BE MADE OF CONCRETE (FAUX ROCK) WITH A NON-SLIP FINISH TO MITIGATE BEING A SLIPPING HAZARD.
2. THE PLAYGROUND AREA OF WINROCK TOWN CENTER PARK WILL BE ENCLOSED WITH A 4' FENCE AND GATE FOR THE SAFETY OF THE CHILDREN.
3. WARNING SIGNAGE FOR NON-POTABLE WATER WILL BE PLACED THROUGHOUT THE PROJECT AREA.



REV	DATE	BY	REVISION
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**MODULUS ARCHITECTS**  
100 SUN AVE. N.W. SUITE 600  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE	WINROCK TOWN CENTER
JOB NO.	2021041
PROJECT MANAGER	GR
DRAWN BY	GRNO
SHEET TITLE	LANDSCAPE SITE PLAN

DATE	04/23/2021	SHEET	LC-101
SCALE	1" = 20'-0"	OF	





121 TIERRAS AVE. NE,  
SUITE 3100  
ALBUQUERQUE, NM 87102  
PHONE: (505) 822-8200  
MAIL: MAIL@SITES-SW.COM

PLANTING TYPOLOGY SCHEDULE

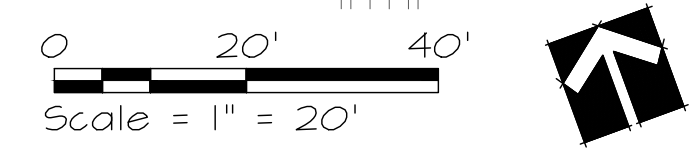
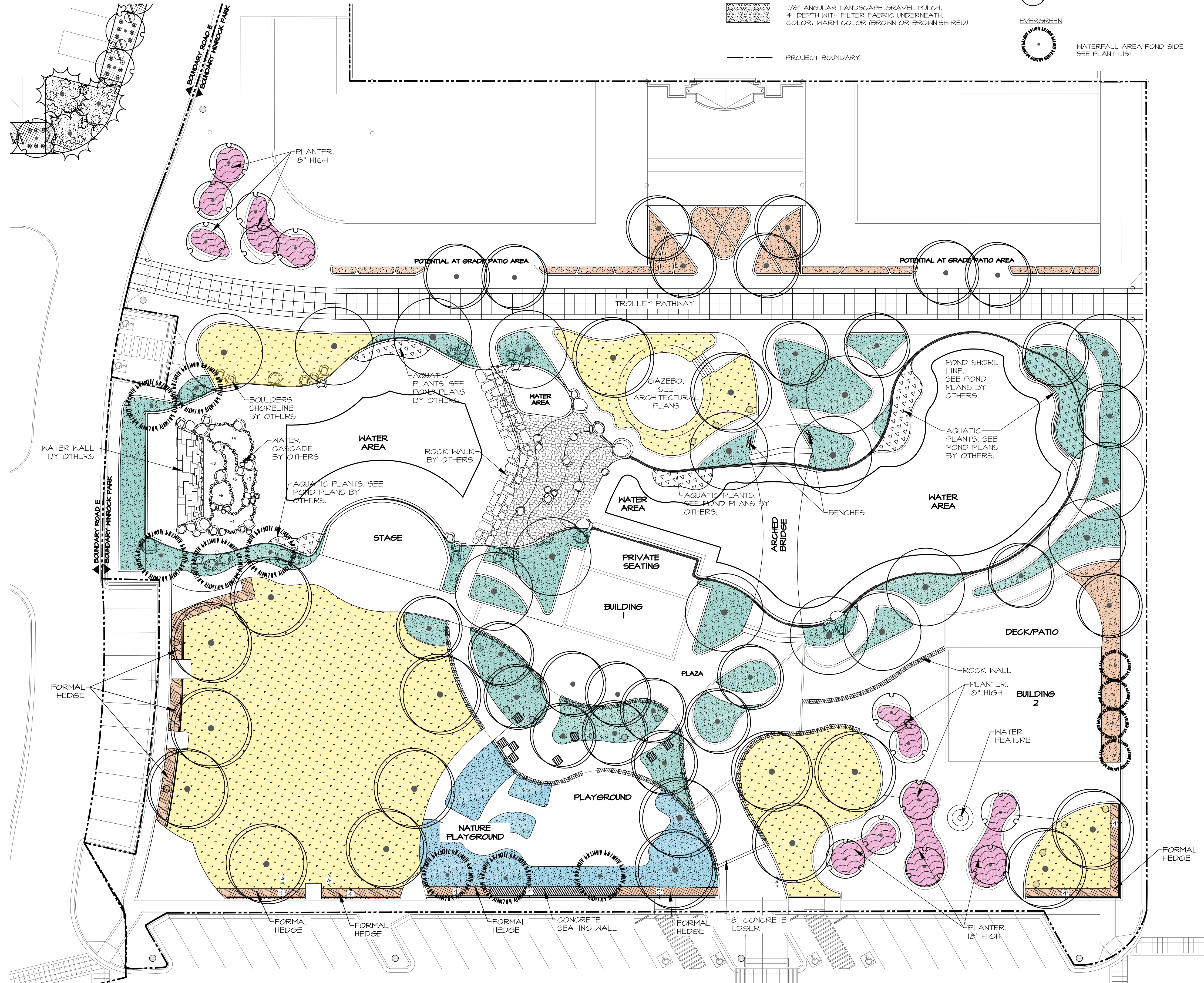
- TURF GRASS AREA
- BOSQUE (POND SIDE)
- OUTER PARK AREA
- ORCHARD AREAS
- NATURE PLAY AND PLAYGROUNDS

PLANTING BED SCHEDULE

- RAISED PLANTER WITH EDIBLE PLANTS
- TURF GRASS AREA
- EVERGREEN HEDGE ALONG PARK PERIMETER
- AQUATIC PLANTS. SEE PLANT SCHEDULE PER POND PLANS BY OTHERS
- 7/8" ANGULAR LANDSCAPE GRAVEL MULCH, 4" DEPTH WITH FILTER FABRIC UNDERNEATH. COLOR: WARM COLOR (BROWN OR BROWNISH-RED)
- PROJECT BOUNDARY

TREE SCHEDULE

- TREES DECIDUOUS
- BOSQUE TREES, SEE PLANT LIST
- OUTER PARK AREA SEE PLANT LIST
- ORCHARD AREAS SEE PLANT LIST
- EVERGREEN
- WATERFALL AREA POND SIDE SEE PLANT LIST



LANDSCAPE CATEGORY	COMMON NAME	BOTANICAL NAME	NATIVE (n) EXOTIC (e)	SIZE/NOTES/COMMENTS
<b>"BOSQUE" (Pondside)</b>				
Trees	Arizona Ash	Fraxinus velutina	n	2.5' cal., B&B/large tree/deciduous
	Rocky Mountain Juniper	Juniperus scopulorum	n	15 gal./medium tree/deciduous
	Arizona Sycamore	Platanus wrightii	n	2.5' cal., B&B/large tree/deciduous
	Rio Grande Cottonwood	Populus fremontii	n	2.5' cal., B&B/large tree/deciduous
Small Trees	Bigtooth Maple	Acer saccharum v. grandidentatum	n	15 gal./small tree/deciduous
	Desert Willow	Chilopsis linearis	n	15 gal./small tree/deciduous
	New Mexico Olive	Forestiera pubescens	n	15 gal./small tree/deciduous
	Mexican Elder	Sambucus mexicana	n	15 gal./small tree/deciduous
Shrubs - medium and large	False Indigo Bush	Amorpha fruticosa	n	5 gal./medium shrub/deciduous
	Red Twig Dogwood	Cornus stolonifera	n	5 gal./medium shrub/deciduous
	Chokecherry	Prunus virginiana demissa	n	5 gal./medium shrub/deciduous
	Three Leaf Sumac	Rhus trilobata	n	5 gal./medium shrub/deciduous
	Golden Currant	Ribes aureum	n	5 gal./medium shrub/deciduous
	Rosewood	Vauquelinia	n	5 gal./medium shrub/evergreen
	Equisetum Horsetail	Equisetum laevigatum	n	1 gal./small shrub/evergreen
	Apache Plume	Fallugia paradoxa	n	5 gal./medium shrub/evergreen
	Woods Rose	Rosa woodsii	n	5 gal./medium shrub/deciduous
Small Shrubs and Groundcovers	Yerba de Mansa	Anemopsis californica	n	1 gal./medium shrub/deciduous
	Lavender	lavendula angustifolia	e	1 gal./medium shrub/evergreen
	Western Sand Cherry	Prunus besseyi 'Pawnee Buttes'	e	5 gal./medium shrub/deciduous
	Rosemary	Rosmarinus officinalis	e	5 gal./medium shrub/evergreen
	Cota	Thelesperma megapotamicum	n	1 gal./medium shrub/deciduous
Grasses	Blue Grama 'Blond Ambition'	Bouteloua gracilis 'blonde'	n (hybrid)	1 gal./small grass/deciduous
	Blue Avena Grass	Helictotrichon sempervirens	e	1 gal./small grass/evergreen
<b>WATERFALL AREA POND SIDE</b>				
Small Trees	Chisos Red Oak	Quercus gravesii	n	15 gal./small tree/deciduous
	Pinon Pine	Pinus edulis	n	8-10' ht., B&B/medium tree/evergreen
Shrubs - medium and large	False Indigo Bush	Amorpha fruticosa	n	5 gal./medium shrub/deciduous
	Flowering Quince	Chaenomeles japonica	e	5 gal./medium shrub/deciduous
	Cliff Fendlerbush	Fendlera rapicosa	n	5 gal./medium shrub/deciduous
Small Shrubs and Groundcovers	Pointleaf Manzanita	Arctostaphylos pungens	n	1 gal./medium shrub/evergreen
	Compact Oregon Grape	Mahonia aquifolium 'Compacta'	n	3 gal./medium shrub/evergreen
<b>OUTER PARK AREA (incl. amphitheater and lawn, playground, terraces, Dillard's wrap buildings)</b>				
Trees	Arizona Ash	Fraxinus velutina	n	2.5' cal., B&B/large tree/deciduous
	Chinese Pistache	Pistacia chinensis	e	2.5' cal., B&B/large tree/deciduous
	Sierra Oak	Quercus canbyi	n	24" box/large tree/evergreen
	Canyon Hackberry	Celtis reticulata	n	2.5' cal., B&B/large tree/deciduous
Small Trees	Chisos Red Oak	Quercus gravesii	n	24" box/large tree/evergreen
	Desert Willow	Chilopsis linearis	n	15 gal./small tree/deciduous
Shrubs - medium and large	Curleaf Mountain Mahogany	Cercocarpus ledifolius	n	5 gal./medium shrub/evergreen
	Western Sand Cherry	Prunus besseyi	n	5 gal./medium shrub/deciduous
	Rosewood	Vauquelinia californica	n	5 gal./medium shrub/evergreen
	Chamisa	Ericameria nauseosa	n	5 gal./medium shrub/deciduous
	Maximilian Sunflower	Helianthus maximiliani	n	1 gal./medium shrub/deciduous
	Red Yucca	Hesperaloe parviflora	n	5 gal./medium shrub/evergreen
Small Shrubs and Groundcovers	Curry Plant	Helichrysum italicum	e	1 gal./medium shrub/evergreen
	Lavender	lavendula angustifolia	e	1 gal./medium shrub/evergreen
	Rosemary	Rosmarinus officinalis	e	5 gal./medium shrub/evergreen
	Mexican Blue Sage	Salvia chamaedryoides	n	1 gal./medium shrub/evergreen
Grasses	Turfgrass (Kentucky Bluegrass, Tall Fescue, and Perennial Ryegrass)	Poa, Festuca, Lolium perenne and all Lolium	e	sod
	Sheeps Fescue	Festuca ovina except Glauca	n	seeded/10 lbs PLS/ac
	Western Wheat	Pasopopyrum syn. Agropyron smithii	n	seeded/10 lbs PLS/ac
	Blue Grama 'Blond Ambition'	Bouteloua gracilis 'blonde'	n (hybrid)	1 gal./small grass/deciduous
	Alkali Sacaton (open areas)	Sporobolus airoides	n	1 gal./small grass/deciduous
	Giant Sacaton	Sporobolus wrightii	n	1 gal./small grass/deciduous
	Silver Bluestem	Bothriochloa lagroides	n	1 gal./small grass/deciduous
	Sideoats Grama	Bouteloua curtipendula	n	1 gal./small grass/deciduous
Perennial	Allium spp	Allium spp	e	4" pot/perennial/deciduous
	Chocolate Flower	Berlandiera lyrata	n	4" pot/perennial/deciduous
	Mexican Hat	Ratibida tagetes	n	4" pot/perennial/deciduous
	Indian Blanket	Gaillardia pulchella	n	4" pot/perennial/deciduous
<b>ORCHARD AREA</b>				
Trees	Apple	Malus spp.	e	15 gal./small tree/deciduous
	Pear	Pyrus spp.	e	15 gal./small tree/deciduous
	Plums, peach, apricot	Prunus spp.	e	15 gal./small tree/deciduous
	Quince	Cydonia oblonga	e	15 gal./small tree/deciduous
	Pomegranate	Punica granatum	e	15 gal./small tree/deciduous
Small Shrubs and Groundcovers	Yarrow spp	Achillea spp	e	4" pot/perennial/deciduous
	Chives	Allium schoenoprasum	e	4" pot/perennial/deciduous
	Mint	Mentha spp	e	4" pot/perennial/deciduous
	Artichoke	Cynara scolymus	e	4" pot/perennial/deciduous
Bulb	Saffron Crocus	Crocus sativus	e	Herb
Vines	Canyon Grape	Vitis arizonica	n	5 gal./medium shrub/deciduous
	Honeysuckle	Lonicera sp.	e	5 gal./medium shrub/evergreen
<b>NATURE PLAY &amp; PLAYGROUND</b>				
Trees	Oklahoma Redbud	Cercis canadensis, var. texensis	n	15 gal./medium tree/deciduous
	Desert Willow	Chilopsis linearis	n	15 gal./medium tree/deciduous
	Chinese Pistache	Pistacia chinensis	e	2.5' cal., B&B/large tree/deciduous
	Limber Pine	Pinus flexilis	n	8-10' ht., B&B/medium tree/evergreen
	Hollywood Twister Juniper	Juniperus chinensis 'Torulosa'	n	15 gal./medium tree/deciduous
Shrubs - medium and large	Serviceberry	Amelanchier alnifolia	e	5 gal./medium shrub/deciduous
	Butterfly bush	Buddleia davidii 'dark lavender'	e	5 gal./medium shrub/deciduous
	Curleaf Mountain Mahogany	Cercocarpus ledifolius	n	5 gal./medium shrub/evergreen
	Chamisa	Ericameria nauseosa	n	5 gal./small shrub/deciduous
	Equisetum Horsetail	Equisetum laevigatum	n	1 gal./medium shrub/evergreen
	Apache Plume	Fallugia paradoxa	n	5 gal./medium shrub/evergreen
	Heavenly Bamboo	Nandina domestica	e	5 gal./medium shrub/evergreen
	Cutleaf Sumac	Rhus glabra var. cismontana	n	5 gal./small shrub/deciduous
Perennials	Red Valerian	Centranthus ruber	e	1 gal./medium shrub/deciduous
	Poppy Meadow	Callirhoe involucrata	n	1 gal./medium shrub/deciduous
	Fennel	Foeniculum vulgare	e	1 gal./medium shrub/deciduous
	Gayfeather	Liatris punctata	n	1 gal./medium shrub/deciduous
Grasses	Sheeps Fescue	Festuca ovina except Glauca	n	seeded/10 lbs PLS/ac
<b>Notes</b>				
- plant materials will be selected from the above list, the listing doesn't mean that all plant types will be used.				

REV	DATE	BY	REVISION

**MODULUS ARCHITECTS**  
 100 SUN AVE. N.W. SUITE 600  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE: WINROCK TOWN CENTER  
 2100 LOUISIANA BLVD., ALBUQUERQUE, NM 87110

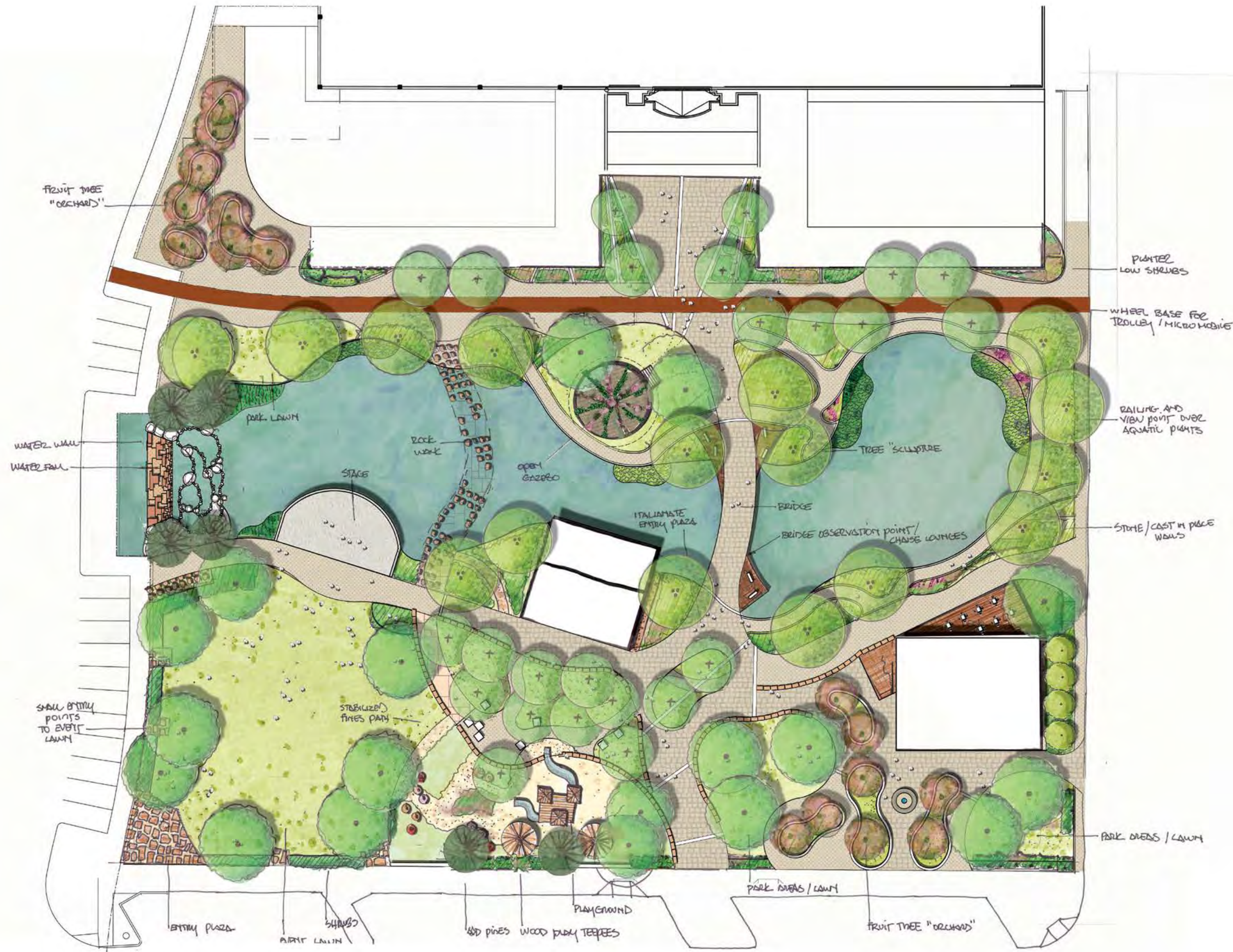
DATE: 04/23/2021

SCALE: 1" = 20'-0"

DRAWN BY: GRNO  
 PROJECT MANAGER: GR  
 SHEET TITLE: LANDSCAPE PLANTING PLAN

Sheet: LP-101 of





FRUIT TREE "ORCHARD"

WATER WALL  
WATER FALL

SHALL ENTRY POINTS TO EVENT LAWN

ENTRY PLAZA

ART LAWN

OLD PINES WOOD PLAY TEEPEES

PLAYGROUND

PARK DECKS / LAWN

FRUIT TREE "ORCHARD"

PARK LAWN

STAGE

ROCK WORK

OPEN GAZEBO

ITALIANATE ENTRY PLAZA

BRIDGE

BRIDGE OBSERVATION POINT / CHANGE LOUNGES

TREE "SCULPTURE"

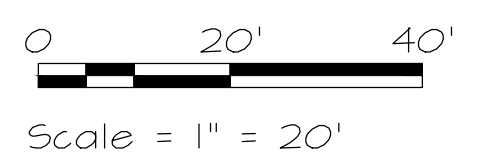
PLANTED LOW SHRUBS

WHEEL BASE FOR TROLLEY / MICROMOBIE

RAILING AND VIEW POINT OVER AQUATIC PLANTS

STONE / CAST IN PLACE WALKWAYS

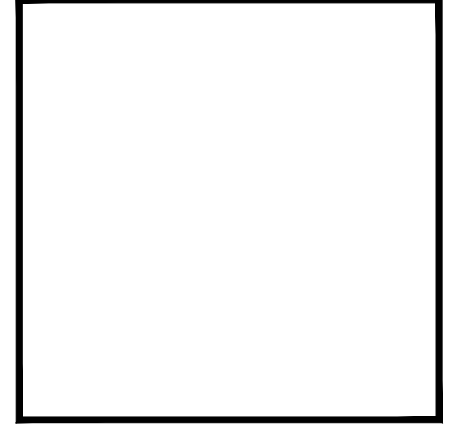
PARK DECKS / LAWN



121 TIERRAS AVE. NE,  
SUITE 3100  
ALBUQUERQUE, NM 87102  
PHONE: (505) 822-8200  
MAIL: MAIL@SITES-SW.COM

REV	DATE	BY	REVISION
1			
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**MODULUS ARCHITECTS**  
 100 SUN AVE. N.W. SUITE 600  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE WINROCK TOWN CENTER 200 LOUISIANA BLVD. ALBUQUERQUE, NM 87110	JOB NO. 2021041	DRAWN BY: GR/NO
PROJECT NUMBER GR	SHEET TITLE CONCEPTUAL LANDSCAPE PLAN	

DATE: 04/23/2021	Sheet: LP-103
SCALE: 1" = 20'-0"	of:





LEGEND LANDSCAPED AREA

- PROJECT BOUNDARY
- PROPOSED AND IRRIGATED LANDSCAPE AREAS 33,015 SQ. FT  
26.1% OF TOTAL LOT AREA

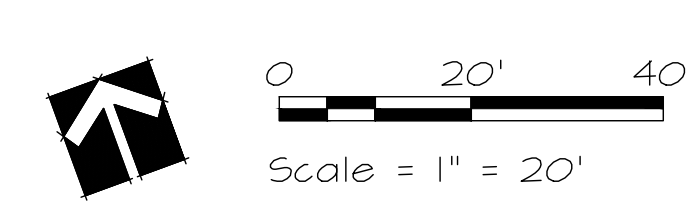
LANDSCAPE AREA CALCULATIONS

ITEM	SQFT	ACRE
<b>Total Site Area</b>	<b>126,444.00</b>	<b>2.90</b>
Gross Covered Area	13,356.00	0.31
Pond Area	21,274.00	0.49
Net Site Area	91,814.00	2.11
Landscape Area Required (10%)	9,181.40	0.21
Landscape Buffer Area Required	0.00	0.00
<b>Total Landscape Area Required</b>	<b>9,181.40</b>	<b>0.21</b>
<b>Existing Landscape</b>	<b>0.00</b>	<b>0.00</b>
Landscape Area Provided	33,015.00	0.76
Supplement seating areas (1/3)	200.00	0.00
<b>Total Landscape Area provided</b>	<b>33,215.00</b>	<b>0.76</b>
Landscaped Area Ratio to Site (Minimum of 10% required)	36.0%	
Total Required Vegetation Cover @ Maturity (75%)	24,761.25	0.57
Total Required Vegetation Cover with shrubs, groundcover, grasses (30%)	9,904.50	0.23
<b>Total Required Vegetative Cover</b>	<b>34,665.75</b>	<b>0.80</b>
<b>Total Provided Vegetative Cover</b>	<b>87,133.43</b>	<b>2.00</b>
Provided Cover Ratio to Proposed Landscape Area (Minimum of 75% required)	251.4%	

EDGE BUFFERING 5-6(E)(1)(b).  
EDGE BUFFERING IS NOT REQUIRED TO BE INSTALLED ALONG ANY PORTION OF THE LOT LINE COVERED BY AN ACCESS EASEMENT, BUT AN EQUIVALENT AMOUNT OF LANDSCAPING SHALL BE INSTALLED.

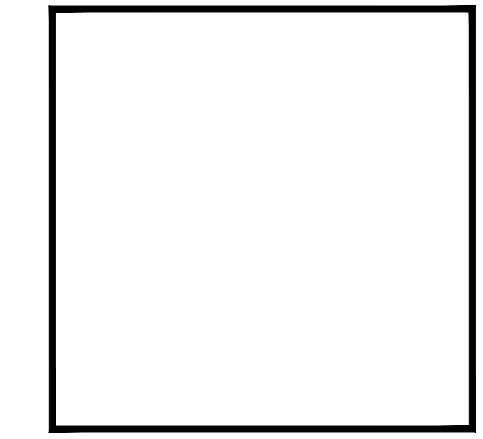
STREET TREES 5-6(D) STREET FRONTAGE LANDSCAPE DOES NOT APPLY AND IS NOT BE REQUIRED TO BE INSTALLED

TURF GRASS  
IN REFERENCE TO SECTION 5-6(C)(4)(D) OF IDO "NO MORE THAN 10 PERCENT OF REQUIRED LANDSCAPED AREAS SHALL BE TURF GRASS SPECIES REQUIRING IRRIGATION FOR SURVIVAL AFTER THE FIRST 2 GROWING SEASONS." TURF GRASS AREAS FOR THE PARK DESIGN ARE LESS THAN 10% OF THE ENTIRE WINROCK DEVELOPMENT AREA.



REV	DATE	BY	REVISION
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**MODULUS ARCHITECTS**  
100 SUN AVE. N.W. SUITE 600  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498



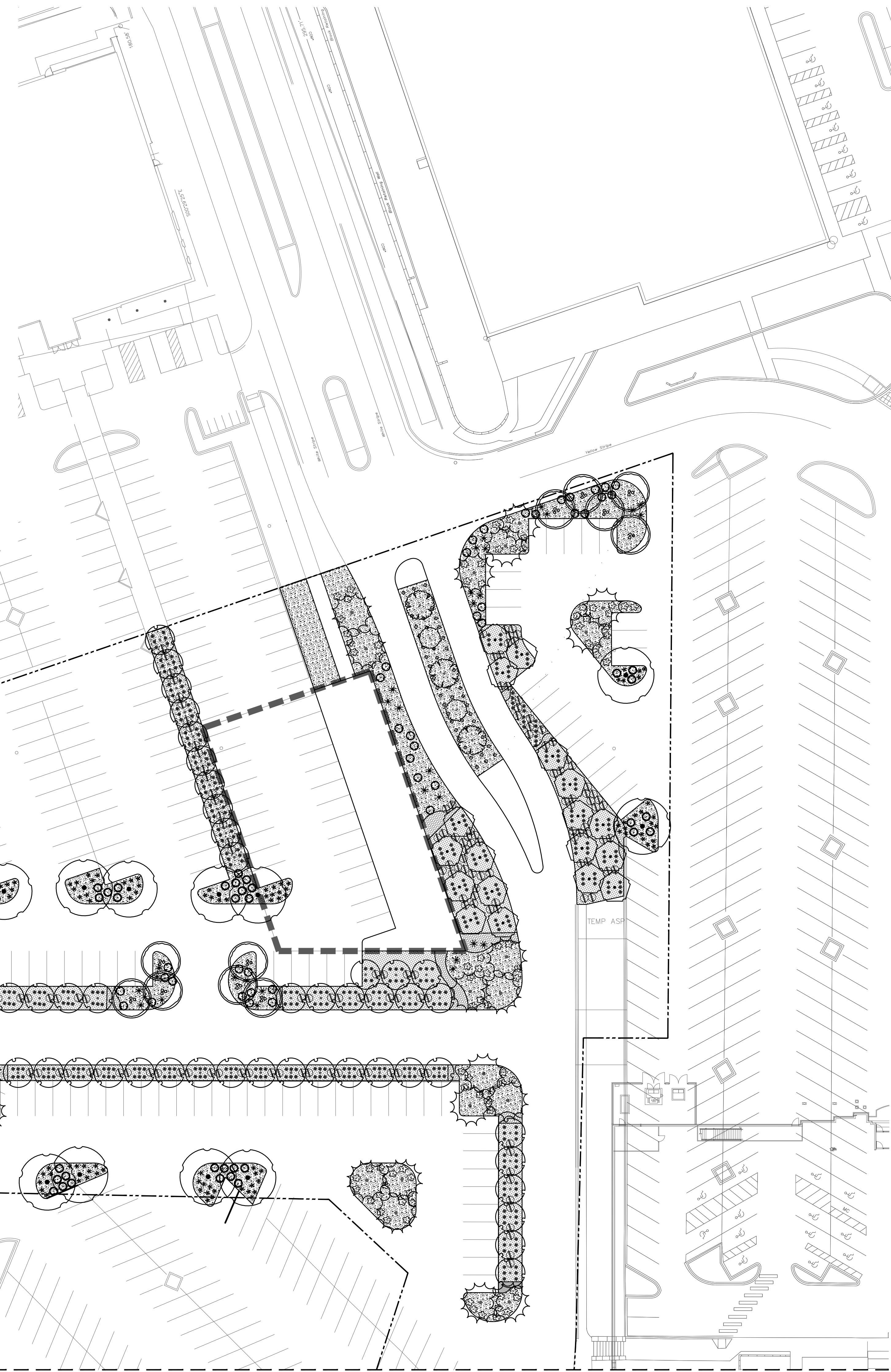
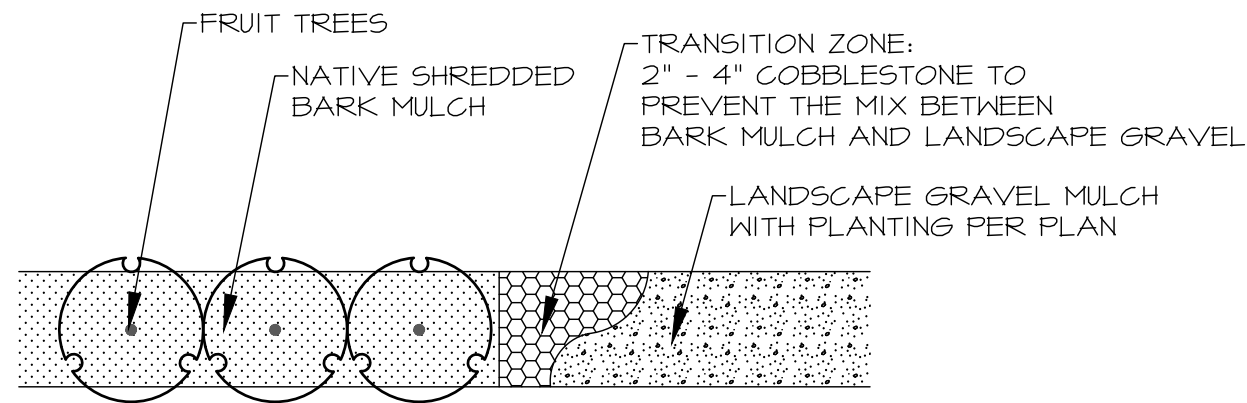
PROJECT TITLE <b>WINROCK TOWN CENTER</b> 2100 LOUISIANA BLVD. ALBUQUERQUE, NM 87110	JOB NO. 2021041	DRAWN BY GRNO
PROJECT MANAGER GR	SHEET NUMBER LP-102	SHEET TITLE LANDSCAPE SITE PLAN CALCULATIONS
DATE 04/23/2021	SHEET	
SCALE 1" = 20'-0"	of	



PLANT LIST ROAD E

LANDSCAPE CATEGORY	COMMON NAME	BOTANICAL NAME	NATIVE (n) EXOTIC (e)	SIZE/NOTES/COMMENTS
<b>ROAD E LANDSCAPE</b>				
<b>Trees</b>	Chinese Pistache	<i>Pistacia chinensis</i>	e	2.5" cal., B&B/large tree/deciduous
	Desert willow	<i>Chilopsis linearis</i>	n	15 gal./medium tree/deciduous
	Pinon Pine	<i>Pinus edulis</i>	n	10-12' ht., B&B/medium tree/evergreen
	Pear	<i>Pyrus spp.</i>	e	15 gal./small tree/deciduous
	Plums	<i>Prunus spp.</i>	e	15 gal./small tree/deciduous
<b>Shrubs - medium and large</b>	Rosemary	<i>Rosmarinus officinalis</i>	e	5 gal./medium shrub/evergreen
	Rhus virens	Evergreen Sumac	n	5 gal./medium shrub/deciduous
<b>Small Shrubs and Groundcovers</b>	Chives	<i>Allium schoenoprasum</i>	e	4" pot/perennial/deciduous
	Compact Oregon Grape	<i>Mahonia aquifolium 'Compacta'</i>	n	3 gal./medium shrub/evergreen
	Banana Yucca	<i>Yucca baccata</i>	n	3 gal./medium shrub/evergreen
	Turpentine Bush	<i>Ericameria laricifolia</i>	e	5 gal./medium shrub/deciduous
<b>Grasses</b>	Indian Rice Grass	<i>Oryzopsis hymenoides</i>		
	Blue Grama 'Blond Ambition'	<i>Bouteloua gracilis 'blonde ambition'</i>	n (hybrid)	1 gal./small grass/deciduous

GENERAL INSTALLATION BETWEEN FRUIT TREES LANDSCAPE AREAS AND COMMON LANDSCAPE AREAS



PROJECT "ROAD E" BOUNDARY

HARDSCAPE SCHEDULE - ROAD E

- 1/8" ANGULAR LANDSCAPE GRAVEL MULCH. 4" DEPTH WITH FILTER FABRIC UNDERNEATH. COLOR: WARM COLOR (AMARETTO, BROWN OR BROWNISH-RED)
- 2" - 4" ANGULAR COBBLESTONE WITH FILTER FABRIC UNDERNEATH. COLOR: WARM COLOR (AMARETTO, BROWN OR BROWNISH-RED) TO MATCH GRAVEL MULCH
- 4" SHREDDED NATIVE BARK MULCH UNDERNEATH FRUIT TREES.

TREE SCHEDULE - ROAD E

PLANTS PER PLANT LIST  
DECIDUOUS

- CHINESE PISTACHE / *Pistachia chinensis*
- DESERT WILLOW / *Chilopsis linearis*

EVERGREEN

- PINON PINE / *Pinus edulis*

FRUIT TREE SCHEDULE - ROAD E

PLANTS PER PLANT LIST

- PLUM / *Prunus spp.*
- PEAR / *Pyrus spp.*

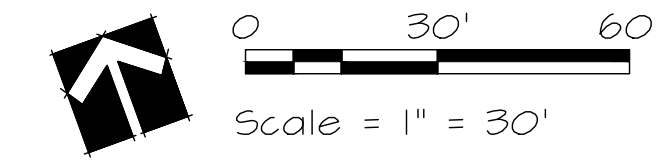
SHRUB SCHEDULE - ROAD E

PLANTS PER PLANT LIST, SEE SHEET LP-10X.

- ROSEMARY / *Rosmarinus officinalis*
- EVERGREEN SUMAC / *Rhus virens*
- TURPENTINE BUSH / *Ericameria laricifolia*
- COMPACT OREGON GRAPE / *Mahonia aquifolium 'Compacta'*
- BANANA YUCCA / *Yucca baccata*
- GARLIC CHIVES / *Allium schoenoprasum*
- INDIAN RICE GRASS / *Oryzopsis hymenoides*
- BLUE GRAMA GRASS / *Bouteloua gracilis*

NOTES:

GOODMAN REALTY GROUP HAS RECEIVED AN APPROVED DEVIATION FROM THE CITY OF ALBUQUERQUE STREET TREE ORDINANCE 6-6-2-1 FOR PARKING LOT LANDSCAPING FOR THE USE OF FRUIT TREES ON THE WINROCK TOWN CENTER PROJECT. FRUIT TREES ARE INCLUDED ON THE PLANS.



**SITES**  
SOUTHWEST

121 TIJERAS AVE. NE,  
SUITE 3100  
ALBUQUERQUE, NM 87102  
PHONE: (505) 822-8200  
MAIL: MAIL@SITES-SW.COM

REV	DATE	BY	REVISION
1			
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**MODULUS ARCHITECTS**  
100 SUN AVE. N.W. SUITE 600  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE  
**WINROCK TOWN CENTER**  
2100 LOUISIANA BLVD.  
ALBUQUERQUE, NM 87110

DATE  
04/23/2021

SCALE  
1" = 30'-0"

JOB NO.  
2021041

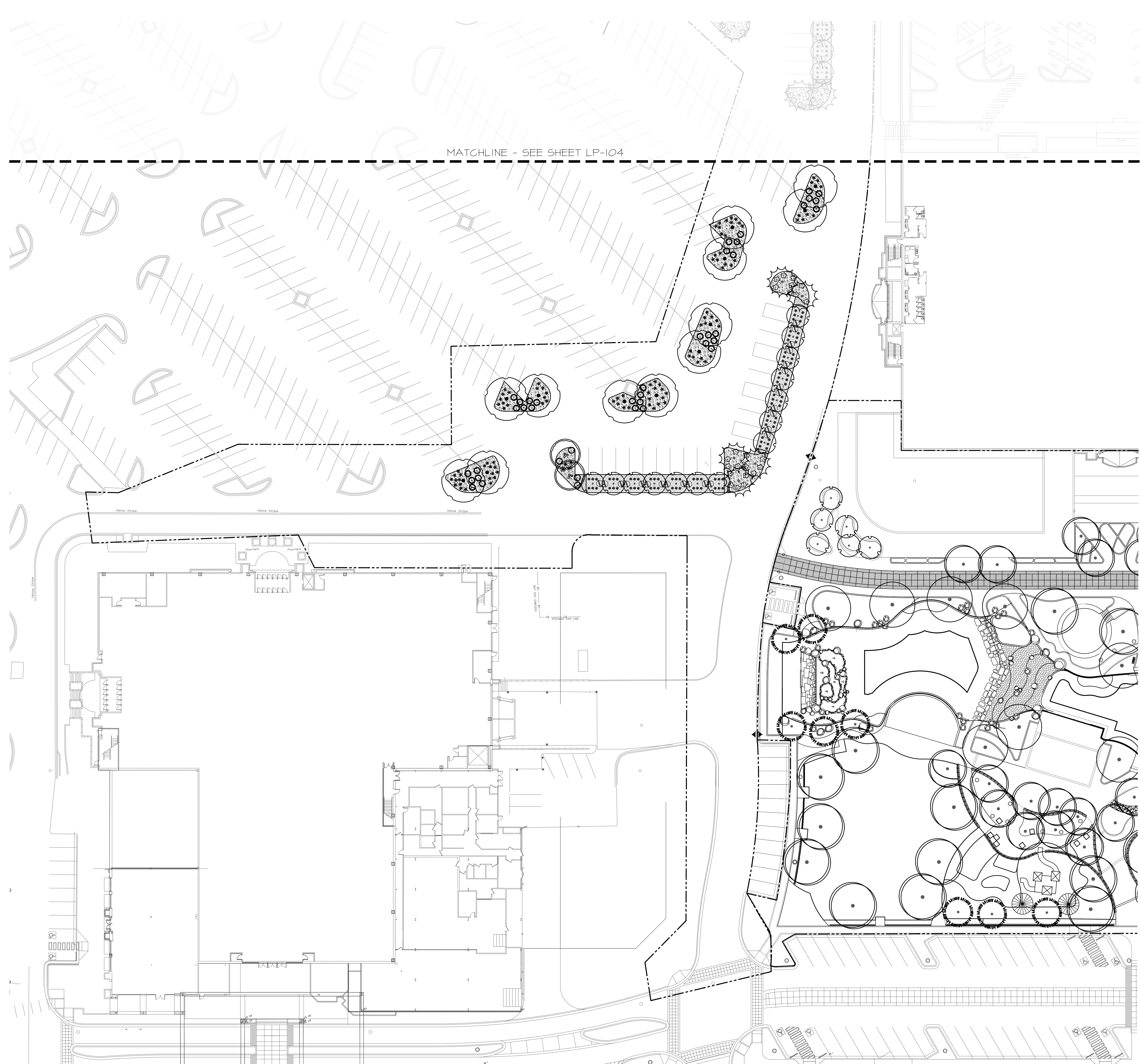
PROJECT MANAGER  
GR

DRAWN BY  
GRNO

SHEET TITLE  
LANDSCAPE SITE PLAN - ROAD E

SHEET  
LP-104

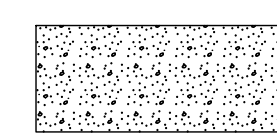
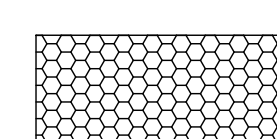





MATCHLINE - SEE SHEET LP-104

PROJECT "ROAD E" BOUNDARY

HARDSCAPE SCHEDULE - ROAD E

-  1/8" ANGULAR LANDSCAPE GRAVEL MULCH. 4" DEPTH WITH FILTER FABRIC UNDERNEATH. COLOR: WARM COLOR (AMARETTO, BROWN OR BROWNISH-RED)
-  2" - 4" ANGULAR COBBLESTONE WITH FILTER FABRIC UNDERNEATH. COLOR: WARM COLOR (AMARETTO, BROWN OR BROWNISH-RED) TO MATCH GRAVEL MULCH
-  4" SHREDDED NATIVE BARK MULCH UNDERNEATH FRUIT TREES.

TREE SCHEDULE - ROAD E

PLANTS PER PLANT LIST, SEE SHEET LP-104.  
DECIDUOUS

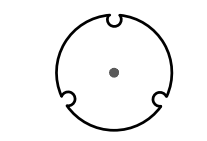
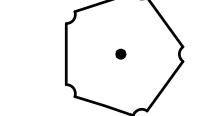
-  CHINESE PISTACHE / *Pistachie chinensis*
-  DESERT WILLOW / *Chilopsis linearis*

EVERGREEN

-  PINON PINE / *Pinus edulis*

FRUIT TREE SCHEDULE - ROAD E

PLANTS PER PLANT LIST, SEE SHEET LP-104.

-  PLUM / *Prunus spp.*
-  PEAR / *Pyrus spp.*

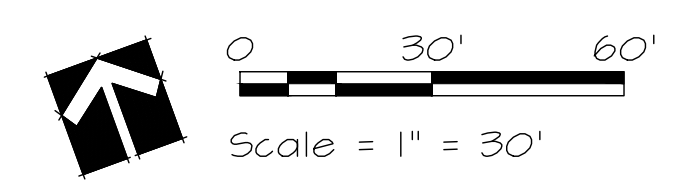
SHRUB SCHEDULE - ROAD E

PLANTS PER PLANT LIST, SEE SHEET LP-10X.

-  ROSEMARY / *Rosmarinus officinalis*
-  EVERGREEN SUMAC / *Rhus virens*
-  TURPENTINE BUSH / *Ericameria laricifolia*
-  COMPACT OREGON GRAPE / *Mahonia aquifolium 'Compacta'*
-  BANANA YUCCA / *Yucca baccata*
-  GARLIC CHIVES / *Allium schoenoprasum*
-  INDIAN RICE GRASS / *Oryzopsis hymenoides*
-  BLUE GRAMA GRASS / *Bouteloua gracilis*

NOTES:

GOODMAN REALTY GROUP HAS RECEIVED AN APPROVED DEVIATION FROM THE CITY OF ALBUQUERQUE STREET TREE ORDINANCE 6-6-2-1 FOR PARKING LOT LANDSCAPING FOR THE USE OF FRUIT TREES ON THE WINROCK TOWN CENTER PROJECT. FRUIT TREES ARE INCLUDED ON THE PLANS.


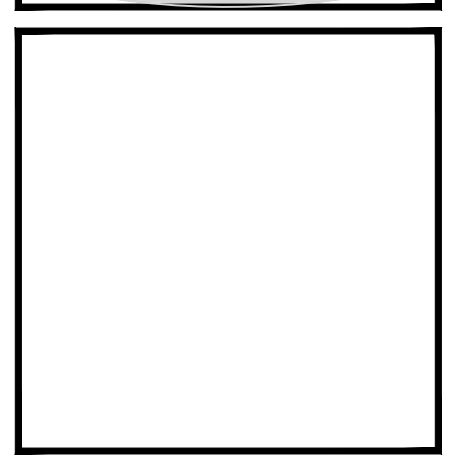


**SITES**  
SOUTHWEST

121 TLERAS AVE. NE,  
SUITE 3100  
ALBUQUERQUE, NM 87102  
PHONE: (505) 822-8200  
MAIL: MAIL@SITES-SW.COM

REV	DATE	BY	REVISION
1			
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**MODULUS ARCHITECTS**  
100 SUN AVE. N.W. SUITE 600  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE WINROCK TOWN CENTER 2000 LOUISIANA BLVD. ALBUQUERQUE, NM 87110	JOB NO. 2021041	DRAWN BY: GRNO
PROJECT MANAGER GR	SHEET TITLE LANDSCAPE SITE PLAN - ROAD E	
DATE 04/23/2021	SHEET LP-105	
SCALE: 1" = 30'-0"		





LEGEND LANDSCAPED AREA

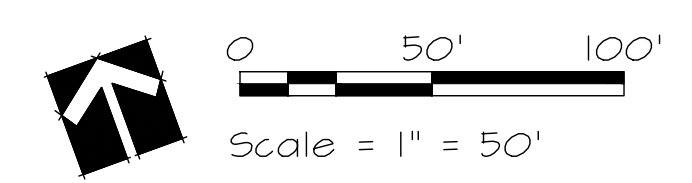
- PROJECT BOUNDARY
- PROPOSED AND IRRIGATED LANDSCAPE AREAS 38,205 SQ. FT  
16.7 % OF TOTAL LOT AREA

LANDSCAPE AREA CALCULATIONS - ROAD E		
ITEM	SQFT	ACRE
<b>Total Site Area</b>	<b>229,328.00</b>	<b>5.26</b>
Gross Covered Area	NA	NA
Pond Area	NA	NA
Net Site Area	229,328.00	5.26
Landscape Area Required (10%)	22,932.80	0.53
Landscape Buffer Area Required	0.00	0.00
<b>Total Landscape Area Required</b>	<b>22,932.80</b>	<b>0.53</b>
<b>Existing Landscape</b>	<b>0.00</b>	<b>0.00</b>
Landscape Area Provided	38,205.00	0.88
Supplement seating areas (1/3)	0.00	0.00
<b>Total Landscape Area provided</b>	<b>38,205.00</b>	<b>0.88</b>
Landscape Area Ratio to Site (Minimum of 10% required)	16.7%	
Total Required Vegetation Cover @ Maturity (75%)	28,653.75	0.66
Total Required Vegetation Cover with shrubs, groundcover, grasses (30%)	11,461.50	0.26
<b>Total Required Vegetative Cover</b>	<b>40,115.25</b>	<b>0.92</b>
<b>Total Provided Vegetative Cover</b>	<b>54,909.97</b>	<b>1.26</b>
Provided Cover Ratio to Proposed Landscape Area (Minimum of 75% required)	136.9%	

GOODMAN REALTY GROUP HAS RECEIVED AN APPROVED DEVIATION TO USE FRUIT TREES PER STREET TREE ORDINANCE 6-6-21 CITY OF ALBUQUERQUE REQUIREMENTS FOR PARKING LOT LANDSCAPING.

EDGE BUFFERING 5-6(F)(1)(b).  
EDGE BUFFERING IS NOT REQUIRED TO BE INSTALLED ALONG ANY PORTION OF THE LOT LINE COVERED BY AN ACCESS EASEMENT, BUT AN EQUIVALENT AMOUNT OF LANDSCAPING SHALL BE INSTALLED.

TURF GRASS  
THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE.

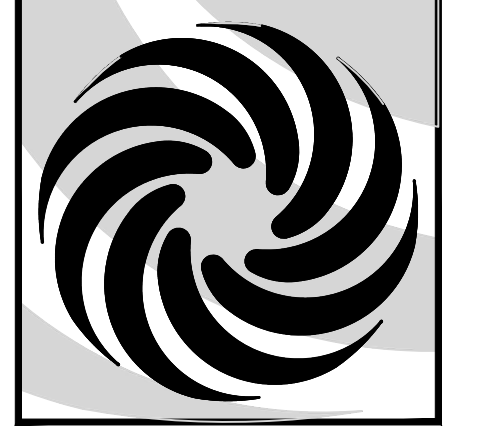



**SITES**  
SOUTHWEST

121 TILERAS AVE. NE,  
SUITE 3100  
ALBUQUERQUE, NM 87102  
PHONE: (505) 822-8200  
MAIL: MAIL@SITES-SW.COM

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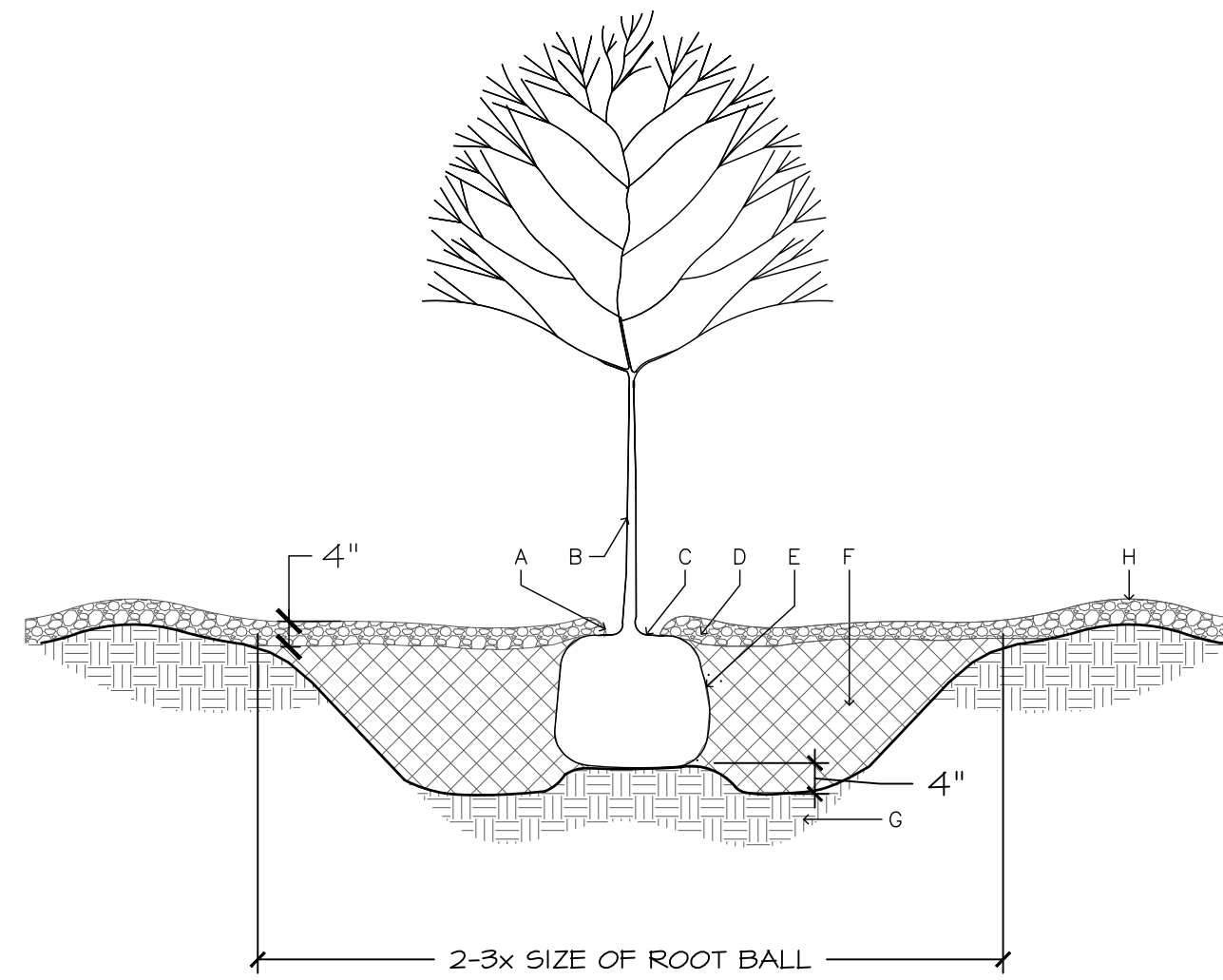
**MODULUS ARCHITECTS**  
100 SUN AVE. N.W. SUITE 600  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE	WINROCK TOWN CENTER
JOB NO.	2021041
PROJECT MANAGER	GR
DRAWN BY:	GRNO
SHEET TITLE	LANDSCAPE ROAD E CALCULATIONS

DATE	04/23/2021	SHEET	LP-106
SCALE	1" = 50'-0"	OF	

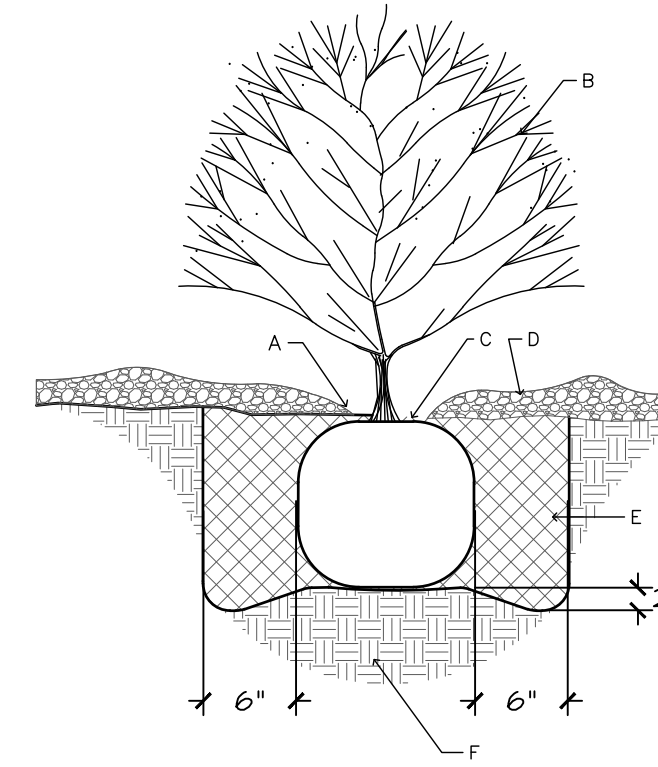




**CONSTRUCTION NOTES:**

- A. MULCH SHALL BE HELD BACK 2" FROM TREE TRUNK.
- B. TREE LOCATION AND SPECIES AS PER PLAN. A MINIMUM SETBACK OF 10" FROM THE TRUNK TO THE FACE OF CURB ALONG THE ROADWAY IS REQUIRED FOR ALL STREET TREES.
- C. REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE 2"-3" ABOVE GRADE.
- D. 4" DEPTH MULCH THROUGHOUT PLANTING BED UNLESS OTHERWISE NOTED ON PLAN.
- E. PLACE TREE IN HOLE TO STRAIGHTEN. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
- F. BACKFILL WITH 1/4 PART (BY VOLUME) PLANTING SOIL MIXTURE (FROM WESTERN ORGANICS/GRO-WELL OR APPROVED EQUAL) AND 3/4 PART (BY VOLUME) EXISTING CLEAN SOIL. THOROUGHLY MIX BACKFILL PRIOR TO INSTALLATION.
- G. UNDISTURBED NATIVE SOIL.
- H. 4" DEPTH WATER RETENTION BASIN AT EXCAVATION LIMIT.

**A** ISOLATED TREE PLANTING  
NTS



**CONSTRUCTION NOTES:**

- A. MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND SHALL BE HELD BACK 2" FROM SHRUB STEM(S).
- B. SHRUB LOCATION AND SPECIES AS PER PLAN.
- C. PLANT WITH TOP OF ROOT BALL FLUSH WITH SUB-GRADE (BOTTOM OF MULCH).
- D. 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED.
- E. BACKFILL WITH 1/4 PART (BY VOLUME) PLANTING SOIL MIXTURE (PER STANDARD COA SPECIFICATIONS) AND 3/4 PART (BY VOLUME) EXISTING SOIL. THOROUGHLY MIX BACKFILL PRIOR TO INSTALLATION.
- F. UNDISTURBED NATIVE SOIL.

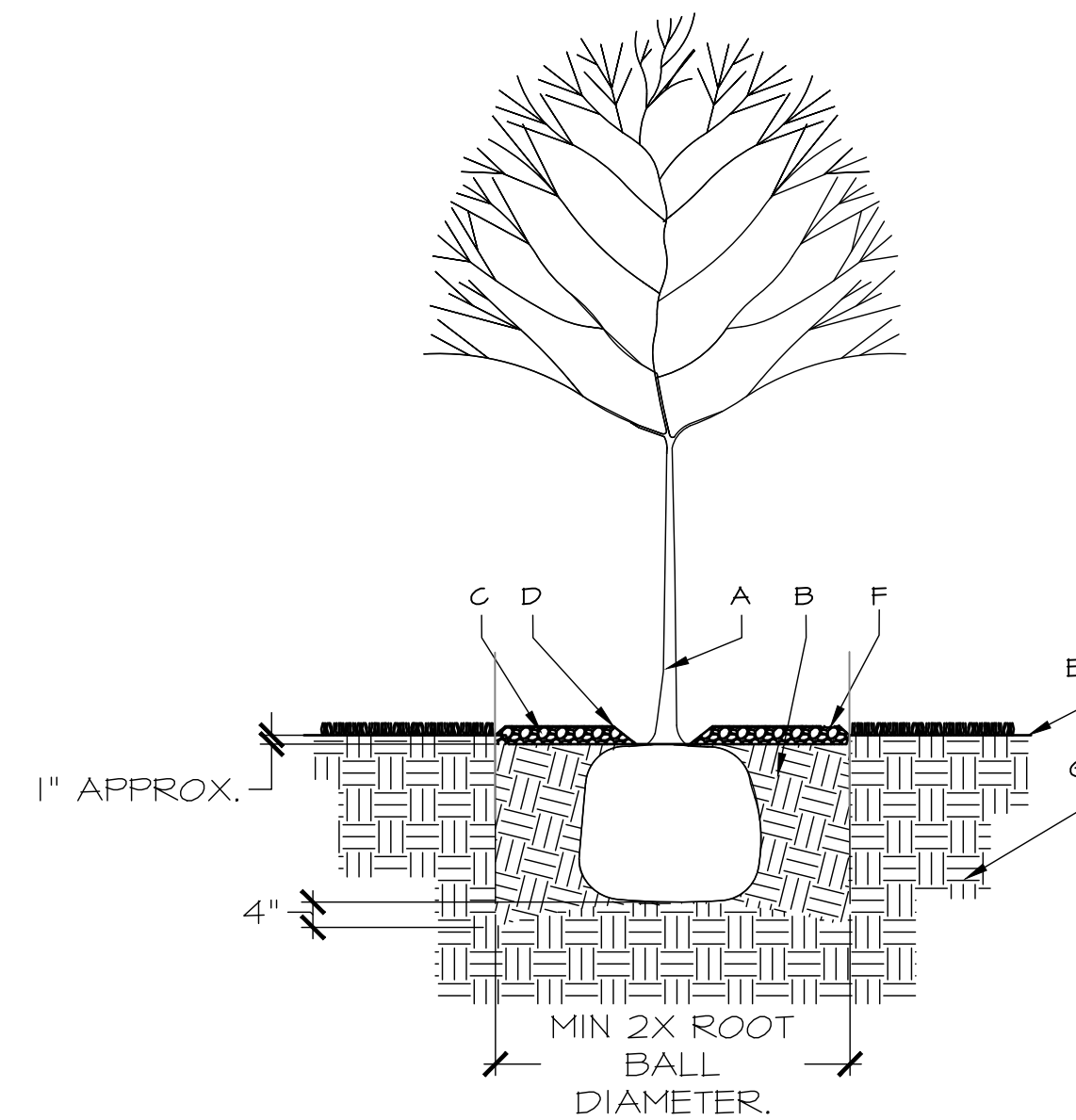
**B** ISOLATED SHRUB PLANTING  
NTS

**CONSTRUCTION NOTES:**

- A. TREE.
- B. BACKFILL WITH EXISTING SOIL.
- C. 3" DEPTH NATIVE SHREDDED BARK MULCH.
- D. 4" GAP BETWEEN MULCH AND TREE.
- E. EXISTING GRADE.
- F. REMOVE SOD TO CLEAN EDGE; REPLACE AS NECESSARY IF DAMAGED DURING PLANT INSTALLATION.
- G. UNDISTURBED SOIL.

**GENERAL NOTES:**

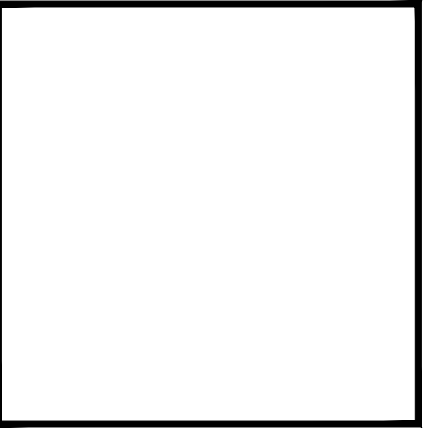
- 1. DO NOT LOOSEN SOIL BELOW ROOT BALL TO PREVENT TREE FROM SETTLING.
- 2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOTBALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE SLIGHTLY LOWER THAN ADJACENT EXISTING GRADE TO CREATE WATER BASIN AND ALLOW FOR MULCH PLACEMENT.
- 3. TAMP SOIL FIRMLY AROUND BASE OF ROOTBALL WITH FOOT PRESSURE.
- 4. PRIOR TO BACKFILLING, REMOVE ALL EXPOSED BURLAP, ROPE, TWINE, AND WIRE FROM ROOTBALL AND PLANTING HOLE.
- 5. TREES WITH CO-DOMINANT LEADERS WILL NOT BE ACCEPTED.
- 6. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- 7. DO NOT PLACE MULCH IN CONTACT WITH TREE, KEEP AT LEAST 4" AWAY FROM TRUNK.
- 8. AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS AND BACKFILL WITH ADDITIONAL SOIL TO FILL ANY VOIDS.



**C** TREE PLANTING IN TURF  
NOT TO SCALE

REV	DATE	BY	REVISION
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**MODULUS ARCHITECTS**  
 100 SUN AVE. N.W. SUITE 600  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE: WINROCK TOWN CENTER  
 2100 LOUISIANA BLVD.  
 ALBUQUERQUE, NM 87110

JOB NO.: 2021041  
 PROJECT MANAGER: GR

DRAWN BY: GRNO

SHEET TITLE: LANDSCAPE DETAILS

DATE: 04/23/2021  
 SCALE: 1" = 20'-0"  
 SHEET: LP-501



**SITES**  
SOUTHWEST

121 TIJERAS AVE. NE,  
 SUITE 3100  
 ALBUQUERQUE, NM 87102  
 PHONE: (505) 822-8200  
 MAIL: MAIL@SITES-SW.COM







**INFRASTRUCTURE LIST**

Date Preliminary Plat Approved: **NA**

**EXHIBIT "B"**

Date Preliminary Plat Expires: **NA**

DRB Project No.:

DRB Application No.:

**Winrock Town Center Park  
PROPOSED NAME OF SITE DEVELOPMENT PLAN**

**Winrock Center Addition Parcel Z-1  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA BLDG PERMIT #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			<b>*****ROADWAY*****</b>						
		Varies	Asphalt Pavement: (On Street Parking, (2) 14' Drive Lane); Standard Curb and Gutter; 6' Sidewalk East Side Only)	Road E	Road B	Parcel C-2A	/	/	/
			Retaining Wall and Barrier	Road E	Northwest Park Edge	100-Foot North	/	/	/
			Roadway Lighting & Sound, CIP	Road E	Road B	Parcel C-2A	/	/	/
			Street Furniture	Road E	Road B	Parcel C-2A	/	/	/
			<b>*****WATER*****</b>						
		8"	Waterline w/Appertunances	Road E	Road B	Parcel C-2A	/	/	/
			<b>*****SANITARY*****</b>						
		8"	Sanitary Sewer Line and Manholes	Road E	Road B	Parcel C-2A	/	/	/
			<b>*****REUSE WATER*****</b>						
		8"	Reuse Waterline w/Appertunances	East Side of Park	Road B (East of Park)	North Side of Park	/	/	/
		8"	Reuse Waterline w/Appertunances	North Side of Park	East Side of Park	West Side of Park	/	/	/
		8"	Reuse Waterline w/Appertunances	Road E	West Side of Park	Parcel C-2A	/	/	/
			<b>*****STORM*****</b>						
		30"	Storm Drain, Inlets and Manhole	Road E	North Side of Park	Parcel C-2A	/	/	/



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

\* Letter Mailed to all Neighborhood Associations. All associated plans and zone atlas map was attached to letters.

## 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\*: 4/23/2021

This notice of an application for a proposed project is provided as required by Integrated Development

Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: District 7 Coalition of Neighborhood Associations, ABQ Park NA, Snow Heights NA, Alvarado Park NA, Winrock South NA, Classic Uptown NA, Winrock Villas Condo Association, Inez NA, Jerry Cline Park NA, Mark Twain NA, Quigley Park NA

Name of NA Representative\*: David Haughawout, Lynne Martin, Shirley Lockyer, Steve Randall, Robert Habiger, Darcy Bushnell, Robert Lah, Donna Yetter, Maya Sutton, Ron Goldsmith, Eric Shirley, Barbara Lohbeck, Joel Wooldridge, Lisa Whalen, Eric Olivas, Laura Garcia, Julie Nielsen, Virginia Kinney, John Kinney, Diane Rossignol

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: davidh.d7@comcast.net, lmartin900@aol.com, shirleylockyer@gmail.com, srandall52@comcast.net, apna87110@gmail.com, dmc793@gmail.com, robtlah@yahoo.com, donna.yetter3@gmail.com, yemaya@swcp.com, rongoldsmith@yahoo.com, ericshirley@comcast.net, bardean12@comcast.net, joel.c.wooldridge@gmail.com, lisa.whelen@gmail.com, eoman505@gmail.com, laurasmigi@aol.com, wvcondos@comcast.net, bjdniels@msn.com

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

1. Subject Property Address\* 2100 Louisiana Blvd. NE, Albuquerque NM 87110  
Location Description Winrock Town Center on the SEC of Louisiana Blvd and Indian School Rd
2. Property Owner\* Winrock Partner LLC
3. Agent/Applicant\* [if applicable] Modulus Architects/Winrock Partner LLC
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 Plat (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:

The new DRB application being proposed is for an exciting new park concept that will include water features, a kid playing area, and beautiful paths and bridges. Abutting the park we are proposing a new roadway (Roadway "E") that will run from north to south for complete connectivity of the site to the rest of the center development. This request will also include a Plat for the proposed park and roadway. These actions will go through the DRB for approval.

<sup>1</sup> 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.

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



[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 Map<sup>6</sup>:

1. Area of Property [typically in acres] +/- 83 acres
  2. IDO Zone District MX-H
  3. Overlay Zone(s) [if applicable] N/A
  4. Center or Corridor Area [if applicable] Major Transit Corridor(Louisiana), Uptown Center
- Current Land Use(s) [vacant, if none] Commercial Retail/Restaurants (Winrock Town Center)

**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](mailto: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, [Other Neighborhood Associations, if any] Snow Heights NA, Alvarado Park NA, Winrock South NA, Classic Uptown NA, Winrock Villas Condo Association, Inez NA, Jerry Cline Park NA, Mark Twain NA, Quigley Park NA

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

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 4/23/2021

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

Property Owner within 100 feet\*: \_\_\_\_\_

Mailing Address\*: \_\_\_\_\_

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

1. Subject Property Address\* 2100 Louisiana Blvd. NE, Albuquerque NM 87110  
Location Description Winrock Town Center on the SEC of Louisiana Blvd and Indian School Rd
2. Property Owner\* Winrock Partner LLC
3. Agent/Applicant\* [if applicable] Modulus Architects/Winrock Partner LLC
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 Plat (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:  
The new DRB application being proposed is for an exciting new park concept that will include water features, a kid playing area, and beautiful paths and bridges. Abutting the park we are proposing a new roadway (Roadway "E") that will run from north to south for complete connectivity of the site to the rest of the center development. This request will also include a Plat for the proposed park and roadway. These actions will go through the DRB for approval.

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)

<sup>1</sup> Attach additional information, as needed to explain the project/request.



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

Date/Time\*: April 28th,2021/9:00 am

Location\*<sup>2</sup>: Via Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:

For questions, contact the Development Review Board staff at (505) 924-3880 or (505) 924-3994

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

1. Zone Atlas Page(s)\*<sup>4</sup> J-19-Z

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)      N/A

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:

District 7 Coalition of Neighborhood Associations, ABQ Park NA, Snow Heights NA, Alvarado Park NA, Winrock South NA, Classic Uptown NA, Winrock Villas Condo Association, Inez NA, Jerry Cline Park NA, Mark Twain NA, and Quigley Park NA were notified of this request. There were no requests for a neighborhood meeting on behalf of the neighborhood associations. There were comments received that were in support of our request.

\_\_\_\_\_  
\_\_\_\_\_

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.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- d. For residential development\*: Maximum number of proposed dwelling units.
- e. For non-residential development\*:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] +/- 83 acres
2. IDO Zone District MX-H
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] Major Transit Corridor(Louisiana), Uptown Center  
Current Land Use(s) [vacant, if none] Commercial Retail/Restaurants (Winrock Town Center)

**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](mailto: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>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>





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



<b>PART I - PROCESS</b>
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Site Plans and Plat
Decision-making Body: Development Review Board (DRB)
Pre-Application meeting required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>
Address of property listed in application: 2100 Louisiana Blvd. NE, Albuquerque NM 87110
Name of property owner: Goodman Realty Group
Name of applicant: Goodman Realty Group
Date, time, and place of public meeting or hearing, if applicable:
4/28/21, 9:00AM, VIA Zoom
Address, phone number, or website for additional information:
For questions, contact the Development Review Board staff at (505) 924-3880 or (505) 924-3994
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable. N/A No meeting was requested
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>

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.

Rogina Okaya (Applicant signature) 4/23/21 (Date)

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



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



<b>PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY</b>
Provide a site plan that shows, at a minimum, the following:
<input checked="" type="checkbox"/> a. Location of proposed buildings and landscape areas.
<input checked="" type="checkbox"/> b. Access and circulation for vehicles and pedestrians.
<input type="checkbox"/> c. Maximum height of any proposed structures, with building elevations.
<input type="checkbox"/> d. For residential development: Maximum number of proposed dwelling units.
<input checked="" type="checkbox"/> e. For non-residential development: <input checked="" type="checkbox"/> Total gross floor area of proposed project. <input checked="" type="checkbox"/> Gross floor area for each proposed use.

**Regina Okoye**

**From:** Regina Okoye  
**Sent:** Thursday, April 22, 2021 3:24 PM  
**To:** 'davidh.d7@comcast.net'; 'shirleylockyer@gmail.com'; 'lmartin900@aol.com'; 'srandall52@comcast.net'; apna87110@gmail.com; dmc793@gmail.com; 'robtlah@yahoo.com'; 'donna.yetter3@gmail.com'; 'yemaya@swcp.com'; rongoldsmith@yahoo.com; ericshirley@comcast.net; bardean12@comcast.net; joel.c.wooldridge@gmail.com; lisa.whalen@gmail.com; eoman505@gmail.com; laurasmigi@aol.com; bjdniels@msn.com; wvcondos@comcast.net  
**Cc:** Angela Williamson  
**Subject:** UPDATED NOTICES: Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association  
**Attachments:** Zone Atlas\_marked.pdf; OVERALL MASTER MARKEDUP.PDF; ENLARGED PARK PLAN 20210102-PARK SCOPE AREA.PDF; Colored Park rendering.png.pdf; Public Notice Form.pdf

**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: 4/22/2021

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

Neighborhood Association (NA): District 7 Coalition of Neighborhood Associations, ABQ Park NA, Snow Heights NA, Alvarado Park NA, Winrock South NA, Classic Uptown NA, Winrock Villas Condo Association, Inez NA, Jerry Cline Park NA, Mark Twain NA, Quigley Park NA

Name of NA Representative: David Haughawout, Lynne Martin, Shirley Lockyer, Steve Randall, Robert Habiger, Darcy Bushnell, Robert Lah, Donna Yetter, Maya Sutton, Ron Goldsmith, Eric Shirley, Barbara Lohbeck, Joel Wooldridge, Lisa Whalen, Eric Olivas, Laura Garcia, Julie Nielsen, Virginia Kinney, John Kinney, Diane Rossignol

Email Address or Mailing Address of NA Representative: [davidh.d7@comcast.net](mailto:davidh.d7@comcast.net), [lmartin900@aol.com](mailto:lmartin900@aol.com), [shirleylockyer@gmail.com](mailto:shirleylockyer@gmail.com), [srandall52@comcast.net](mailto:srandall52@comcast.net), [apna87110@gmail.com](mailto:apna87110@gmail.com), [dmc793@gmail.com](mailto:dmc793@gmail.com), [robtlah@yahoo.com](mailto:robtlah@yahoo.com), [donna.yetter3@gmail.com](mailto:donna.yetter3@gmail.com), [yemaya@swcp.com](mailto:yemaya@swcp.com), [rongoldsmith@yahoo.com](mailto:rongoldsmith@yahoo.com), [ericshirley@comcast.net](mailto:ericshirley@comcast.net), [bardean12@comcast.net](mailto:bardean12@comcast.net), [joel.c.wooldridge@gmail.com](mailto:joel.c.wooldridge@gmail.com), [lisa.whalen@gmail.com](mailto:lisa.whalen@gmail.com), [eoman505@gmail.com](mailto:eoman505@gmail.com), [laurasmigi@aol.com](mailto:laurasmigi@aol.com), [wvcondos@comcast.net](mailto:wvcondos@comcast.net), [bjdniels@msn.com](mailto:bjdniels@msn.com)

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

- 1. Subject Property Address: 2100 Louisiana Blvd. NE, Albuquerque, NM 87110  
 Location Description: Winrock Town Center on the SEC of Louisiana Blvd. and Indian School Rd.
- 2. Property Owner: Winrock Partners LLC
- 3. Agent/Applicant [if applicable]: Modulus Architects, Inc./Winrock Partners LLC
- 4. Application(s) Type per IDO Table 6-1-1 [mark all that apply]:

- Conditional Use Approval
- Permit \_\_\_\_\_ (Carport or Wall/Fence - Major)
- X** **Site Plan**
- X** **Subdivision: Minor Plat (Minor or Major)**
- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_
- Summary of project/request:

The new DRB application being proposed is for an exciting new park concept that will include water features, a kid playing area, and beautiful paths and bridges. Abutting the park we are proposing a new roadway (Roadway "E") that will run from north to south for complete connectivity of the site to the rest of the center development. This request will also include a Plat for the proposed park and roadway. These actions will go through the DRB for approval.



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

Zoning Hearing Examiner (ZHE)

**X** Development Review Board (DRB)

Landmarks Commission (LC)

Environmental Planning Commission (EPC)

City Council

**Date/Time: April 28<sup>th</sup>, 2021 @ 9:00 am**

**Location: Via Zoom**

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at (505) 924-3860

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

For questions, contact the Development Review Board staff at (505) 924-3880 or (505) 924-3994

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

1. Zone Atlas Page(s): J-19-Z

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: N/A

Deviation(s)

Variance(s)

Waiver(s)

Explanation: \_\_\_\_\_

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO

Summary: District 7 Coalition of Neighborhood Associations, ABQ Park NA, Snow Heights NA, Alvarado Park NA, Winrock South NA, Classic Uptown NA, Winrock Villas Condo Association, Inez NA, Jerry Cline Park NA, Mark Twain NA, and Quigley Park NA were notified of this request. There were no requests for a neighborhood meeting on behalf of the neighborhood associations. There were comments received that supported of our request.

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 Map:

a. Area of Property [typically in acres]: +/- 83 acres

b. IDO Zone District Planned development: MX-H

c. Overlay Zone(s): NA

d. Center or Corridor Area: Major Transit Corridor (Louisiana), Uptown Center

2. Current Land Use(s) [vacant, if none]: Commercial Retail/Restaurants (Winrock Town Center)

**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](mailto: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  
Snow Heights NA  
Alvarado Park NA  
Winrock South NA  
Classic Uptown NA  
Winrock Villas Condo Association  
Inez NA  
Jerry Cline Park NA  
Mark Twain NA  
Quigley Park NA

1 Pursuant to IDO Subsection 14-16-6-4(K)(1)(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.

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 or discussion of concerns and opportunities.

**A Message to our Clients and Colleagues:** *"During the New Mexico Public Health Order restrictions, Modulus Architects will continue to provide exemplary service & design uninterrupted. Our office will remain open as we are considered an essential business but we will be following all CDC guidelines to protect our employees, clients and colleagues."*

---

**From:** Regina Okoye

**Sent:** Thursday, March 4, 2021 1:13 PM

**To:** 'davidh.d7@comcast.net' <davidh.d7@comcast.net>; 'shirleylockyer@gmail.com' <shirleylockyer@gmail.com>; 'lmartin900@aol.com' <lmartin900@aol.com>; 'srandall52@comcast.net' <srandall52@comcast.net>; 'apna87110@gmail.com' <apna87110@gmail.com>; 'dmc793@gmail.com' <dmc793@gmail.com>; 'robtlah@yahoo.com' <robtlah@yahoo.com>; 'donna.yetter3@gmail.com' <donna.yetter3@gmail.com>; 'yemaya@swcp.com' <yemaya@swcp.com>; 'rongoldsmith@yahoo.com' <rongoldsmith@yahoo.com>; 'ericshirley@comcast.net' <ericshirley@comcast.net>; 'bardean12@comcast.net' <bardean12@comcast.net>; 'joel.c.wooldridge@gmail.com' <joel.c.wooldridge@gmail.com>; 'lisa.whalen@gmail.com' <lisa.whalen@gmail.com>; 'eoman505@gmail.com' <eoman505@gmail.com>; 'laurasmigi@aol.com' <laurasmigi@aol.com>; 'bjdniels@msn.com' <bjdniels@msn.com>; 'wvcondos@comcast.net' <wvcondos@comcast.net>

**Cc:** Angela Williamson <awilliamson@modulusarchitects.com>

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

#### **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: 3/4/2021

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

Neighborhood Association (NA):

District 7 Coalition of Neighborhood Associations, ABQ Park NA, Snow Heights NA, Alvarado Park NA, Winrock South NA, Classic Uptown NA, Winrock Villas Condo Association, Inez NA, Jerry Cline Park NA,

Mark Twain NA, Quigley Park NA

Name of NA Representative:

David Haughawout, Lynne Martin, Shirley Lockyer, Steve Randall, Robert Habiger, Darcy Bushnell, Robert Lah, Donna Yetter, Maya Sutton, Ron Goldsmith, Eric Shirley, Barbara Lohbeck, Joel Wooldridge, Lisa Whalen, Eric Olivas, Laura Garcia, Julie Nielsen, Virginia Kinney, John Kinney, Diane Rossignol

Email Address or Mailing Address of NA Representative:

[davidh.d7@comcast.net](mailto:davidh.d7@comcast.net), [lmartin900@aol.com](mailto:lmartin900@aol.com), [shirleylockyer@gmail.com](mailto:shirleylockyer@gmail.com), [srandall52@comcast.net](mailto:srandall52@comcast.net), [apna87110@gmail.com](mailto:apna87110@gmail.com), [dmc793@gmail.com](mailto:dmc793@gmail.com), [robtlah@yahoo.com](mailto:robtlah@yahoo.com), [donna.yetter3@gmail.com](mailto:donna.yetter3@gmail.com), [yemaya@swcp.com](mailto:yemaya@swcp.com), [rorgoldsmith@yahoo.com](mailto:rorgoldsmith@yahoo.com), [ericshirley@comcast.net](mailto:ericshirley@comcast.net), [bardean12@comcast.net](mailto:bardean12@comcast.net), [joel.c.wooldridge@gmail.com](mailto:joel.c.wooldridge@gmail.com), [lisa.whalen@gmail.com](mailto:lisa.whalen@gmail.com), [eoman505@gmail.com](mailto:eoman505@gmail.com), [laurasmigi@aol.com](mailto:laurasmigi@aol.com), [wvcondos@comcast.net](mailto:wvcondos@comcast.net), [bjdniels@msn.com](mailto:bjdniels@msn.com)

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

- 1. Subject Property Address: 2100 Louisiana Blvd. NE, Albuquerque, NM 87110
- Location Description: Winrock Town Center on the SEC of Louisiana Blvd. and Indian School Rd.
- 2. Property Owner: Winrock Partners LLC
- 3. Agent/Applicant [if applicable]: Modulus Architects, Inc./Winrock Partners LLC
- 4. Application(s) Type per IDO Table 6-1-1 [mark all that apply]:

Conditional Use Approval

Permit \_\_\_\_\_ (Carport or Wall/Fence - Major)

**X** **Site Plan**

**X** **Subdivision: Sketch Plat** Major: Preliminary Plat (Minor or Major)

Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)

Variance

Waiver

Zoning Map Amendment

Other: \_\_\_\_\_

Summary of project/request:

The new DRB application being proposed is for an exciting new park concept that will include water features, a kid playing area, and beautiful paths and bridges. This Site Plan that will go through the DRB for approval. This request will also include a Plat for the proposed park.

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

Zoning Hearing Examiner (ZHE)

**X** **Development Review Board (DRB)**

Landmarks Commission (LC)

Environmental Planning Commission (EPC)

City Council

**Date/Time: 3/31/21 at 9:00 am**

**Location: Via Zoom see attached "DRB Zoom Information"**

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at (505) 924-3860

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

For questions, contact the Development Review Board staff at (505) 924-3880 or (505) 924-3994

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

- 1. Zone Atlas Page(s): J-19-Z



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: N/A  
 Deviation(s)  
 Variance(s)  
 Waiver(s)  
 Explanation: \_\_\_\_\_
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO

Summary: District 7 Coalition of Neighborhood Associations, ABQ Park NA, Snow Heights NA, Alvarado Park NA, Winrock South NA, Classic Uptown NA, Winrock Villas Condo Association, Inez NA, Jerry Cline Park NA, Mark Twain NA, and Quigley Park NA were notified of this request. There were no requests for a neighborhood meeting on behalf of the neighborhood associations. There were comments received that supported our request.

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 Map:
  - a. Area of Property [typically in acres]: +/- 2 acres
  - b. IDO Zone District Planned development: MX-H
  - c. Overlay Zone(s): NA
  - d. Center or Corridor Area: Major Transit Corridor (Louisiana), Uptown Center
2. Current Land Use(s) [vacant, if none]: Commercial Retail/Restaurants (Winrock Town Center)

**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](mailto: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  
 Snow Heights NA  
 Alvarado Park NA  
 Winrock South NA  
 Classic Uptown NA  
 Winrock Villas Condo Association  
 Inez NA  
 Jerry Cline Park NA  
 Mark Twain NA  
 Quigley Park NA

1 Pursuant to IDO Subsection 14-16-6-4{K}{1}{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.

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 or discussion of concerns and opportunities.

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

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

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

**REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER**

**MODULUS ARCHITECTS & LAND USE PLANNING, INC.**

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686



**\*\*\*PLEASE NOTE THAT WE HAVE MOVED! OUR NEW ADDRESS IS: 100 SUN AVE. NE SUITE 600, ALB. NM, 87109\*\*\***

MODULUS ARCHITECTS INC.  
330 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87108



2021 CLINE PARK SA  
NEW GARDENHUT  
3204 ALABAMA STREET NE  
ALBUQUERQUE, NM 87110

MODULUS ARCHITECTS INC.  
330 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87108



DISTRICT 7 CONSTITUTION OF NM  
DAVID A. HARRINGTON  
3204 ALABAMA STREET NE  
ALBUQUERQUE, NM 87110

MODULUS ARCHITECTS INC.  
330 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87108



CLARKS UPTOWN SA  
DAVID HARRINGTON  
3204 ALABAMA STREET NE  
ALBUQUERQUE, NM 87110

MODULUS ARCHITECTS INC.  
330 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87108



ARLTON SA  
STEVE BARNELL  
7024 ARIZONA NE  
ALBUQUERQUE, NM 87110

MODULUS ARCHITECTS INC.  
330 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87108



WARRIOR TRAILS SA  
JOHN WESTLINGER  
1300 HERRING STREET NE  
ALBUQUERQUE, NM 87110

MODULUS ARCHITECTS INC.  
330 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87108



ALVARADO PARK SA  
DAVEY BISHOP  
7024 ARIZONA NE  
ALBUQUERQUE, NM 87110

MODULUS ARCHITECTS INC.  
330 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87108



WARRIOR TRAILS SA  
BARBARA COHEN  
1402 CALIFORNIA STREET NE  
ALBUQUERQUE, NM 87110

MODULUS ARCHITECTS INC.  
330 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87108



DISTRICT 7 CONSTITUTION OF NM  
LINDA MARTIN  
3204 ALABAMA NE  
ALBUQUERQUE, NM 87110

MODULUS ARCHITECTS INC.  
330 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87108



SUNNY HEIGHTS SA  
ALIE NELSON  
4000 WILLABAY AVE NE  
ALBUQUERQUE, NM 87110

MODULUS ARCHITECTS INC.  
330 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87108



3RD SA  
DORNA ELLER  
2102 HOFFMAN DR NE  
ALBUQUERQUE, NM 87110

MODULUS ARCHITECTS INC.  
330 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87108



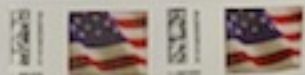
WINDY HILLS CONDO HOME  
DANNE ROYCE  
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ALBUQUERQUE, NM 87110

MODULUS ARCHITECTS INC.  
330 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87108



WINDY HILLS SA  
VIRGINIA BERRY  
7024 ALABAMA STREET NE  
ALBUQUERQUE, NM 87110

MODULUS ARCHITECTS INC.  
330 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87108



CLARKS UPTOWN SA  
DAVID HARRINGTON  
3204 ALABAMA STREET NE  
ALBUQUERQUE, NM 87110



MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



BAUMAN DOW & LEON PC  
7309 INDIAN SCHOOL RD NE  
ALBUQUERQUE NM 87110

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



CURL OLEN JAMES & ROBIN HELENE  
TRUSTEES-CURL LVT  
2929 SANTA CRUZ SE  
ALBUQUERQUE NM 87106

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



BENYAK DAVID  
7402 MORROW RD NE  
ALBUQUERQUE NM 87110

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



ALB PINEWOOD LLC  
3234 RIVERVIEW LN  
DAYTONA BEACH FL 32118-6218

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



GLERUP RITA  
1617 UTAH NE  
ALBUQUERQUE NM 87110

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



FRANKEN INVESTMENT LLC  
3025 DOUGLAS AVE  
LAS VEGAS NV 89101-0000

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



OPS OFFICE INVESTMENT LLC  
201 THIRD ST NW SUITE 1150  
ALBUQUERQUE NM 87102-4493

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



TARGET CORPORATION T-2813 C/O  
PROPERTY TAX DEPARTMENT  
PO BOX 9456  
MINNEAPOLIS MN 55440-9456

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



PADILLA MARK K  
PO BOX 20844  
ALBUQUERQUE NM 87114

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



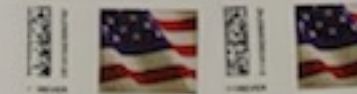
HIGH RIDGE DEVELOPMENT LLC  
4700 MONTGOMERY BLVD NE SUITE 200  
ALBUQUERQUE NM 87109-2000

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



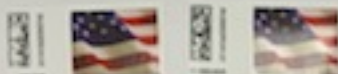
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MELISSA BRESDEN  
225 W WASHINGTON ST  
INDIANAPOLIS IN 46204-3435

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



WINROCK PARTNERS LLC  
100 SUN AVE NE SUITE 100  
ALBUQUERQUE NM 87109-4659

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



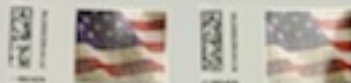
WINROCK ENTERPRISES INC  
200 3RD ST NW SUITE 300  
ALBUQUERQUE NM 87102

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



WINROCK PARTNERS LLC C/O DELAWARE  
PROPERTY TAX DEPT  
100 SUN AVE SUITE 200  
ALBUQUERQUE NM 87109-4675

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



BRONSTEIN LLC  
4055 E CAMELBACK RD SUITE E-180  
PHOENIX AZ 85018-2843

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



FRONLA MARK R & BRUCE MAHAY  
PO BOX 23844  
ALBUQUERQUE NM 87124

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



JARAMILLO PHILIP & CHARLOTTE  
PO BOX 30053  
ALBUQUERQUE NM 87190

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



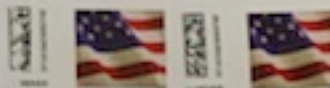
COLUMBA PROPERTIES ALBUQUERQUE  
LLC  
740 CENTRE VIEW BLVD  
CONVENTON ET 43217 5434

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



FERNANDEZ PELAYO H & WINFRED  
TRUSTEE FERNANDEZ REVOCABLE TRUST  
PO BOX 37394  
ALBUQUERQUE NM 87176-7394

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



CITY OF ALBUQUERQUE  
PO BOX 1291  
ALBUQUERQUE NM 87103-2148

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



CARSON BARBARA  
1430 PENNSYLVANIA ST NE  
ALBUQUERQUE NM 87130

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



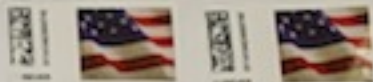
WINROCK VILLAS CONDOS ASSOC  
1801 PENNSYLVANIA ST NE  
ALBUQUERQUE NM 87130-5546

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



SNOW HEIGHTS NA  
LAURA GARCIA  
1404 KATIE STREET NE  
ALBUQUERQUE, NM 87110

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



ABQ PARK NA  
SHIRLEY LOCKER  
7521 SKY COURT CIRCLE NE  
ALBUQUERQUE, NM 87110

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



CHURCHY PARK NA  
LISA WHALEN  
2713 CARDENAS DR NE  
ALBUQUERQUE, NM 87110

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



JERRY CLINE PARK NA  
ERIC SHIRLEY  
900 GROVE STREET NE  
ALBUQUERQUE, NM 87110

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



ABQ UPTOWN PERIPHERAL LLC SIMON  
PROPERTY TAX DEPT  
PO BOX 6120  
INDIANAPOLIS IN 46206

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



WINROCK SOUTH NA  
JOHN KINNEY  
7133 CONSTITUTION AVE NE  
ALBUQUERQUE, NM 87110

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



ISR LLC  
6871 MOSSMAN PL NE  
ALBUQUERQUE NM 87110

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



GLACIER ALBUQUERQUE CORP C/O  
SENTINEL REAL ESTATE CORP  
1251 AVENUE OF THE AMERICAS  
NEW YORK NY 10020-1104

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



BOMERO CARLOS J  
7408 EUCLID AVE NE  
ALBUQUERQUE NM 87110-4519

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



ALVARADO PARK NA  
ROBERT HANIGER  
PO BOX 83704  
ALBUQUERQUE, NM 87110



MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



WINROCK PADS LLC CO SIX GLOBAL  
SOLUTIONS AMERICA  
2717 LN FWY SUITE 806  
DALLAS TX 75234-7334

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



FERNANDEZ ALFREDO G & SARLA S  
5801 E PARADISE LN  
SCOTTSDALE AZ 85254-1887

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



LYNAM MARK EDWARD & JOSEPHINE  
ALICE TRUSTEES LYNAM EYT  
5528 VIA CONEJO NE  
ALBUQUERQUE NM 87111-6705

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



ABQ UPTOWN PAD LLC  
4451 E CAMELBACK RD SUITE E-180  
PHOENIX AZ 85018-2801

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



100% 4 US INC CO SIX GLOBAL SOLUTIONS  
AMERICA  
2717 LN FWY SUITE 806  
DALLAS TX 75234-7334

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



CLASSIC UPTOWN NA  
ROBERT LAW  
2901 MESILLA STREET NE  
ALBUQUERQUE, NM 87110

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



INRE NA  
MARA SUTTON  
7718 CUPLER AVE NE  
ALBUQUERQUE, NM 87110

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



ALS WINROCK LLC  
3234 RIVERVIEW LN  
DAYTONA BEACH FL 32118-6218

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



GLEKUP KIRK & NITA  
7116 DELLWOOD RD NE  
ALBUQUERQUE NM 87110-2205

MODULUS ARCHITECTS INC.  
100 SUN AVENUE NE, SUITE 600  
ALBUQUERQUE, NM 87109



LONG GERALD & JANICE LONG TRUST  
9 EL SERENO DR  
COLORADO SPRINGS CO 80906-1456



ACADEMY  
6255 SAN ANTONIO DR NE  
ALBUQUERQUE, NM 87109-9998  
(800)275-8777



ACADEMY  
6255 SAN ANTONIO DR NE  
ALBUQUERQUE, NM 87109-9998  
(800)275-8777

04/23/2021

09:40 AM

04/23/2021

09:39 AM

Product	Qty	Unit Price	Price
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Forever® Postage Stamp	10	\$0.55	\$5.50
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Grand Total: \$5.50

Credit Card Remitted \$5.50

Card Name: VISA  
Account #: XXXXXXXXXXXX1521  
Approval #: 00290G  
Transaction #: 274  
Receipt #: 000274  
AID: A000000031010 Chip  
AL: VISA CREDIT  
PIN: Not Required CAPITAL ONE VISA

Product	Qty	Unit Price	Price
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Forever® Postage Stamp	100	\$0.55	\$55.00
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Grand Total: \$55.00

Credit Card Remitted \$55.00

Card Name: VISA  
Account #: XXXXXXXXXXXX1521  
Approval #: 02413G  
Transaction #: 273  
Receipt #: 000273  
AID: A000000031010 Chip  
AL: VISA CREDIT  
PIN: Not Required CAPITAL ONE VISA

\*\*\*\*\*  
USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.  
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Preview your Mail  
Track your Packages  
Sign up for FREE @  
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Preview your Mail  
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Earn rewards on your business account purchases of Priority Mail labels with the USPS Loyalty program by using Click and Ship. Visit [www.usps.com/smallbizloyalty](http://www.usps.com/smallbizloyalty) for more info.

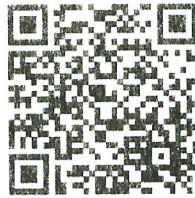
Earn rewards on your business account purchases of Priority Mail labels with the USPS Loyalty program by using Click and Ship. Visit [www.usps.com/smallbizloyalty](http://www.usps.com/smallbizloyalty) for more info.

All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

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Tell us about your experience. Go to: <https://postalexperience.com/ssk> or scan this code with your mobile device,

Tell us about your experience. Go to: <https://postalexperience.com/ssk> or scan this code with your mobile device,



UFN: 340128-9553  
Receipt #: 840-18520505-1-2322896-1  
Clerk: 00

UFN: 340128-9553  
Receipt #: 840-18520505-1-2322827-1  
Clerk: 00