

November 6, 2025

To: Development Facilitation Team (DFT)
City of Albuquerque Planning Department

From: Dekker

RE: Encuentro Home Healthcare Training Facility – Sketch Plan

Dear Members of the Development Facilitation Team,

Dekker, acting as agent for Encuentro, respectfully requests a Sketch Plan review to discuss an anticipated Site Plan for 909 4th St SW, UPC #101405711013331418. The parcel is approximately 0.16 acres, zoned Mixed-Use – Low Intensity (MX-L) zone district. The site is currently a gravel parking lot used for overflow parking by Encuentro at 907 4th St SW north of the subject property.

The existing Encuentro building located at 907 4th St SW (herein referred to as the primary building) is operated as a community center. The proposed development at 909 4th St SW would serve as an extension of Encuentro's existing community center, providing a home healthcare training facility within an approximately 1,000 sq. ft. new construction building. The new building will serve as a simulator for real-life home health aid (HHA) training center with educational labs and outdoor education areas.

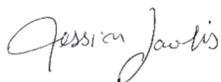
The 907 and 909 4th St SW sites will operate as a single entity, but due to the logistics of the funding mechanisms for the proposed development, 909 4th St SW will transfer ownership to a separate entity. The primary building does not require the gravel parking lot to meet IDO parking requirements. The building permit set for the primary building indicated 15 parking spaces were required to serve the community center while 24 spaces, plus 2 motorcycle spaces were provided.

The 909 4th St SW lot presents several site constraints on the front property line, including an irregular lot configuration, small size, several utility placements, and a narrow curb cut access. An exhibit is attached to this memo for context. Due to these constraints, the MX-L zone required maximum 15 foot setback presents design limitations. The IDO allows for a 10% deviation for any numerical value and thus the applicant proposes a 16.5 foot front yard setback with a shared parking agreement with the primary building parking lot, located at 907 4th St SW. At approximately 1,000 SF, the proposed vocational school would require two parking spaces and the parking lot at 907 4th St can more than accommodate the secondary use parking requirements.

The attached preliminary Sketch Plan provides project location and layout details. The Sketch Plan review will help identify applicable requirements and processes, ensuring construction proceeds in the most efficient and coordinated manner.

We look forward to discussing this project further. Please contact me with any questions or for additional information regarding this request.

Sincerely,



Jessica Lawlis, AICP
Urban Planning Studio Manager, Dekker

Attachments:
Preliminary Sketch Plan, Site Constraints Exhibit