

April 13, 2026

Development Facilitation Team  
City of Albuquerque  
600 2nd St NW, Albuquerque, NM 87102

**RE: Encuentro Home Healthcare Training Facility – Site Plan Administrative - DFT  
909 4<sup>th</sup> St, Albuquerque, NM  
UPC: 101405711013331418  
Legal Description: LT B PLAT OF LOTS A & B ATLANTIC & PACIFIC ADDITIONCONT  
.1598AC**

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 4<sup>th</sup> 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 4<sup>th</sup> St SW north of the subject property.

### **Background**

The existing Encuentro building located at 907 4<sup>th</sup> St SW (herein referred to as the primary building) is operated as a community center. The subject property at 909 4<sup>th</sup> St adjoins 907 4<sup>th</sup> St on the northern property line and historically has served as a gravel overflow parking lot for the primary building. The proposed development at 909 4<sup>th</sup> St SW would serve as an extension of Encuentro's existing community center, providing a vocational school teaching home healthcare. The new construction would be approximately 1,000 SF and function as a simulator for a home healthcare training center with educational labs simulated to look and feel like a home along with outdoor education and gathering areas.

### **Request**

The Applicant requests Site Plan Administrative Approval – DFT for 909 4<sup>th</sup> Street. The site plan is compliant with the criteria of the Integrated Development Ordinance (IDO) § 6-5(G) as described below.

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### **Compliance with Site Plan Approval Criteria (6-5(G)(3))**

**Criterion 6-5(G)(3)(a):** *"The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property."*

**Applicant Response:** The Site Plan complies with all IDO requirements, effective April 2025, for vocational uses in the MX-L zone, DPM, and other City regulations. The Applicant has a notarized Shared Parking Agreement pursuant of IDO §5-5(C)(5) and a Shared Refuse

Agreement in place with 907 4<sup>th</sup> St where the primary building is located. In addition, a deviation is requested as part of this Application and under a separately submitted justification letter, in compliance with IDO §6-4(N) for additional front yard setback.

Shared Parking

The 907 and 909 4<sup>th</sup> St SW sites are owned and operated as a single 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 new home healthcare facility requires three parking spaces and through a shared parking agreement, all parking spaces will be provided on 907 4<sup>th</sup> St for 909 4<sup>th</sup> St. The following table breaks down the IDO parking spaces required and provided for both addresses which will be recorded under a Shared Parking Agreement.

Use	Parking Required	Parking Provided
<b>Civic Center (907 4<sup>th</sup> St)</b>	2 space per 1,000 = 7,200 SF / 1,000 = 15 spaces	24 spaces
<b>Vocation School (909 4<sup>th</sup> St)</b>	2 space per 1,000 SF 1,000 SF / 1,000 = 2 spaces	0 spaces on site
<b>Total</b>	<b>17 required spaces</b>	<b>24 shared spaces</b>

Development Requirements & Deviation

The subject parcel 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. Along with these constraints, the MX-L zone requires a maximum 15 foot setback, which presents site 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. Below are the IDO development standards MX-L zoned properties within UC-MS-PT areas that apply to the subject property and the proposed conditions which satisfy those conditions. All other development requirements and edge buffer standards have been met.

Development Standard	Required	Provided
<b>Front Setback</b>	Minimum: None Maximum: 15 FT	16.5 FT*
<b>Side Setback</b>	Minimum: None Maximum: None for interior side	~5 FT
<b>Rear Setback</b>	Minimum: 15 FT Maximum: None	15 FT
<b>Height</b>	55 FT	16.1 FT
<b>Edge Buffer</b>	6 FT	6 FT
<b>Deviation*</b>	10% of any numerical standard	10% of the 15 FT maximum front setback: 1.5 FT*

## Façade Requirements

The proposed front façade is approximately 29 FT. The proposed building has limited space close to the front yard property line. Acceptable pedestrian site access must be maintained in this already constrained space, to then incorporate three (3) façade features creates design challenges when building an aesthetically appealing and desirable building. The intent of the Façade Design standards is largely for multi-story, neighborhood-facing, larger-scale development, in which this lot size and proposed development do not fit that description. The IDO Street Facing Façade Design standards of IDO §14-16-5-11(E)(2)(b), effective April 2025, require that the façade must:

- Contain a minimum of 30 percent of its surfaces in transparent windows and/or doors.
- Contain at least three (3) façade features along at least 30% of the length of the façade. The following features are incorporated into the design:
  - o 5-11(E)(2)(b)3.d: awnings over windows or other elements that provide shade or protection from the weather
  - o 5-11(E)(2)(b)3.e: Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting
  - o 5-11(E)(2)(b)3.f: Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.

The front property line is the only street facing side and incorporates a window awning across the proposed 9 foot window, a covered entry, and a permanent concrete raised planter 24 inches by 114 inches with approximately 30 SF of planting area intended for shrubs that will reach 75 percent vegetative coverage at maturity.

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### **Criterion 6-5(G)(3)(b):**

*"The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Sub§. Sub§ 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Sub§ 14-16-5-4(O) to add adequate capacity."*

**Applicant Response:** The subject property is located in a Main Street Area which is a well-established area focused on urban downtown design utilizing existing City infrastructure and public improvements including bus transportation systems, public bicycle racks, benches, and trash receptacles. There is adequate capacity to serve the proposed development.

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### **Criterion 6-5(G)(3)(c):**

*"If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in."*

**Applicant Response:** The subject property is not within a Master Development Plan.

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**Criterion 6-5(G)(3)(d):**

*"If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development."*

**Applicant Response:** The subject property is not within an approved Framework Plan.

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Based on the information and responses provided in this letter, we respectfully request approval of the proposed Encuentro Home Healthcare Facility Site Plan. The project has been thoughtfully designed to align with all applicable IDO standards, the Development Process Manual, and other adopted City regulations, while advancing the City's objectives and supporting a community based nonprofit organization. The Encuentro Home Healthcare Facility is carefully planned to provide meaningful public benefits, access, opportunities, and community spaces, in a welcoming, well-activated pedestrian friendly building at a human scale. The development team has worked diligently to ensure that the project integrates seamlessly with existing infrastructure. We look forward to the Development Facilitation Team's favorable consideration. Please feel free to contact me directly at 505.761.9700 or at [rebeccas@dekkerdesign.org](mailto:rebeccas@dekkerdesign.org) for additional information or clarification to support the review process.

Sincerely,



Rebecca Shank, Urban Planner  
Dekker, Agent for Encuentro