

CITY OF ALBUQUERQUE

AMENDMENT to Land Use Facilitated Meeting Report

Project: Hiway House Redevelopment
Meeting Date and Time: 12 December 2024; 5:30-7:00 pm
Date Submitted: 14 December 2024
Original Submission: 13 December 2024
Submitted By: Philip Crump
Facilitator: Philip Crump

*Corrections/changes/additions are shown in **BOLD**.*

Background/Meeting Summary:

This pre-application meeting was held to review the current draft site plan and design for the proposed 112-room Marriott Tribute boutique hotel to replace the recently-demolished Hiway House motel at the ~~northwest~~ **Southeast** corner of Central and Bryn Mawr SE.

Following a review of the site plan, elevations and floor plans, attendees talked about the building, how it will enliven Nob Hill but at the same time does not seem to fit the character of the area. Titan representatives said they ~~are committed to honoring the character of the area~~ **understood the concerns of the neighborhood and would look into seeing what aspects of the Nob Hill architecture and character could be brought into the project.**

Outcome:

Several attendees expressed strong support for the hotel project, and Titan's continuing communication with and responsiveness to neighbors, along with ~~concern that the~~ desire that the building express more of the **historic** local Nob Hill ~~context~~ **architectural style** than was depicted in the ~~presentation~~ **rendering.**

1. The proposed Marriott Tribute hotel

- d. Tribute is a high-end special brand of Marriott hotels—each is unique to its location.
 - i) Tribute hotels are designed to give a sense of place.
 - (1) Titan intends the hotel to reflect and support the character of the area, **while offering a unique value proposition.**

2. Regulatory details

- a. The area is zoned MX-M (Mixed Use—Medium intensity), in which hotels are permissive uses.
 - i) **MX-M + NH CPO w/ parking garage bonus** designates a maximum height of 42 feet, which allows a three-story building.
- b. Titan will adhere to the Nob Hill Character Protection Overlay (CPO) specific terms.
 - i) They are not asking for any variances from the CPO **at this current time.**

3. Exterior design

- a. Neighbors expressed concern that **the architectural style of** the building depicted in the presentation does not reflect Nob Hill's or New Mexico's historic character.
 - i) "It could be anywhere in the US."
 - (1) Another neighbor remarked that Nob Hill is pretty eclectic and does not have just one identity **and communicated support for a the contemporary architectural style.**
 - (a) Just because this building does not look like Art Deco does not mean it does not reflect Nob Hill character.

- b. A team member said that while they want the building to fit in with the area, they do not want a pastiche of ~~design elements~~ **historic buildings**, ~~a mere~~ **an** assemblage of **historic design elements**, or try to recreate what has already been done.
4. **Design details—Parking and traffic**
 - a. 2. ii. (3) These spaces will not be used to meet the IDO-mandated parking requirement, **and were not included in the calculations presented to neighbors.**
5. **Design details—Amenities and interior layout**
 - a. The 4000 square foot lobby bar and the restaurant will be operated by a local restaurateur.
 - b. The rooftop cocktail lounge overlooking Central will be operated by ~~another~~ **a** local bar ~~and restaurant owner.~~
 - i) Responding to an expressed concern, the applicant said the rooftop bar will be high-end, with no loud music—not a nightclub.
 - (1) ~~Vendors~~ **The consultants including interior design and branding** for the hotel will be chosen from a trusted list provided by Marriott.
 - c. Adjacent to the cocktail lounge will be an event space.
 - d. Two elevators will service the garage, rooms, and third floor facilities.
 - e. The team is discussing ways to display the neon Hiway House sign, which they are **planning on** keeping.
6. **DFT Application process**

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 - b) i) (1) After all those approvals have be provided, the team makes full application to the ~~DFT~~.