



CONSENSUS

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

June 16, 2025

Robert Lucero, Esq.
Development Hearing Officer
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Updated Vacation of Public Right-of-Way Request

Dear Mr. Lucero,

The purpose of this letter is to request a revised request for the Vacation of Public Right-of-Way (RoW) by the DHO for property located at the southeast corner of Central Avenue SE and Bryn Mawr Drive SE. The legal description of the site is *Lots 1 through 5 Block 41 University Heights Addition & Lot 1 Block 3 Monte Vista Addition*.

BACKGROUND

The subject property consists of approximately 1.08 acres and is zoned MX-M. The HiWay House Motel located on the property was recently demolished and is to be replaced by a proposed Marriot Tribute Hotel. The proposed site plan design was submitted for sketch plan review on September 25, 2024 (PR-2024-010846). Bryn Mawr is a two-lane road with existing head-in public parking on the eastern side of the street.



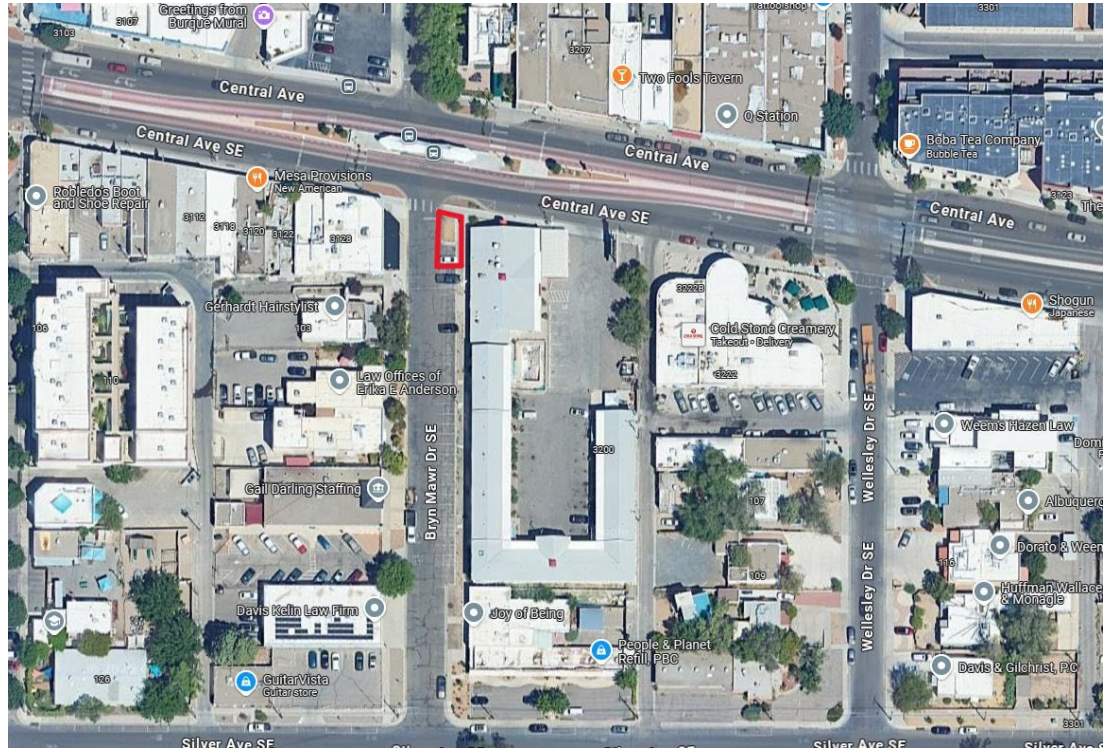
Existing Property Location and Zoning

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Margaret Ambrosino, AICP



Right-of-Way proposed to be vacated – approximately 1,496 s.f.

The original request was for a larger portion of the existing RoW (.21 acres) and was reviewed and recommended for approval by the DHO. Since the request was over 5,000 square feet, City Council approval was required. Prior to the City Council action, which was scheduled for June 16, 2025, the Department of Municipal Development (DMD) rescinded their support for the vacation. This updated request is consistent with DMD's recommended change to the vacation and has expressed support for this modification.

REQUEST

The Applicant is requesting approval for the Vacation of RoW currently used for a small portion of the public parking on Bryn Mawr Drive SE. The vacated section is proposed for a 1,496 square foot portion of the RoW adjacent to the northwest corner of the subject property. The vacation will allow for private improvements that includes a canopy that will provide for a covered hotel loading zone, accessible parking space, and landscape island from the proposed hotel to the RoW (see attached Vacation Exhibit).

6-6(M)(3) REVIEW AND DECISION CRITERIA

The following responds to the criteria for approval of Vacation of Public Right-of-Way.

Vacation of Public Right-of-Way 6-6(M)(3):

6-6(M)(3)(a) *The public welfare does not require that the easement, private way, or public right-of-way be retained.*



Applicant Response: The public welfare does not require that the RoW in question be retained, as the proposed vacation applies only to a small portion of the parking adjacent to the northwest corner of the development and will not impact the functionality of the existing two-lane roadway. The vacation will allow for private improvements in this section while ensuring that public parking remains available, preserving the current access and convenience for visitors, businesses, and residents in the area. Since the primary function of the RoW – providing parking – will not be removed except for a couple of spaces will be for the hotel, there is no compelling reason for it to remain under public ownership. Instead, its vacation will enhance the overall redevelopment project, supporting the revitalization of a long-vacant property and encouraging economic growth along Central Avenue.

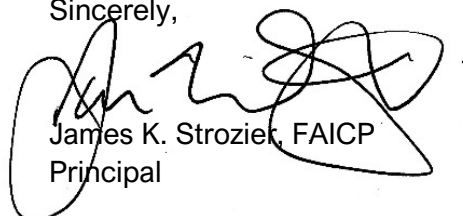
6-6-(M)(3)(b) *There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.*

Applicant Response: The proposed vacation of RoW will result in a net benefit to the public welfare by enabling the redevelopment of a long-vacant and distressed property in Nob Hill for a vibrant new hotel with a rooftop bar and restaurant. This project will transform an underutilized site that has been a source of safety concerns for the neighborhood into a vibrant, thriving business that contributes to the economic and social vitality of the Central Avenue corridor. Any minor impact from the vacation is far outweighed by these benefits, and there is no convincing evidence that any substantial property right is being abridged. The vacation will allow for a more cohesive and efficient site plan, ensuring better access, safety, and overall urban design. By facilitating this redevelopment, the vacation supports the Nob Hill neighborhood's long-term goals for revitalization, making the area a more economically sustainable and attractive place to live, work, and visit.

CONCLUSION

The proposed vacation of right-of-way supports the redevelopment of a long-vacant property into a thriving hotel and restaurant, bringing significant economic and aesthetic benefits to Nob Hill. The vacation does not impact public parking availability but instead allows for private improvements that will enhance the streetscape and contribute to the revitalization of Central Avenue. Given that the public welfare does not require retention of this right-of-way and the development offers a clear net benefit to the community, we respectfully request that the Development Hearing Officer approve this request for full approval by the City Council.

Sincerely,



James K. Stroziek, FAICP
Principal