



JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

October 13, 2025
Revised October 14, 2025
Revised December 3, 2025

Claudia Kath, Senior Planner
Current Planning Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

**RE: Santa Fe AC Marriott Hotel
Development Plan Application**

Dear Claudia:

This letter is respectfully submitted on behalf of Titan Development in application for Development Plan approval for a 150-room AC Marriott hotel (the “Project”), for consideration by the Planning Commission at their meeting of January 15, 2026. The 3.40-acre subject property comprises two parcels located at 1000, 1101, and 1103 Cerrillos Road, is zoned C-2 (General Commercial), and located in Zone 1 of the Cerrillos Road Highway Corridor Protection District. This request also includes a Lot Consolidation Plat Application to consolidate the existing lots into one tract.

Project Summary

The subject property is located southwest of the Cerrillos Road/St. Francis Dr. intersection, bordered by Cerrillos Road to the northwest, Railroad ROW/Pen Road to the southeast, and two existing commercial businesses to the south. The site is currently improved with warehouse-type commercial structures, which will be demolished at the time of development. The proposed 150-room hotel is a permissible use in the C-2 district and will comprise approximately 79,491 square feet in four stories.

The building design draws inspiration from the vernacular Santa Fe style. The layered façade treatment recalls traditional pueblo architecture, establishing a clear massing hierarchy while visually reducing the scale of the multi-story structure. Exterior materials feature an earthtone color palette, and the overall design reflects the region’s aesthetic character. Furthermore, significant landscaping improvements will significantly enhance and beautify this segment of the Cerrillos Road corridor. 205 architectural points are achieved as required in the C-2 district. Please refer to the attached Architectural Points Checklist for further information.

Compliance with the applicable dimensional standards is summarized below:

	<i>Required/Maximum</i>	<i>Provided</i>
Building Height to Roof Deck	45 feet	45 feet
Lot Coverage	60%	13.4%
Open Space	20%	25.3%
Setbacks:		
Street	15 feet	67 feet
Side	0 feet	51.5 feet
Rear	10 feet	10.6 feet

Development Plan Approval Criteria

The Development Plan Approval Criteria in SFCC §14-3.8(D)(1) are addressed below.

To approve a Development Plan, the Planning Commission must make the following findings:

- (a) *that it is empowered to approve the plan under the section of Chapter 14 described in the application;*

SFCC 14-2.3(C)(1) states, “Unless otherwise provided in Chapter 14, the planning commission shall review and approve or disapprove various specific plans, requests and subdivision plats.”

- (b) *that approving the Development Plan will not adversely affect the public interest;*

Approving the Development Plan will not adversely affect the public interest. The site houses older commercial structures with significant outdoor storage areas. Redevelopment of the property will greatly enhance and improve this gateway to downtown. The property is centrally located within walking distance to bus service, the Rail Runner Station, and area amenities such as restaurants, the Santa Fe Railyard Park, retail services, the Santa Fe Rail Trail, and the Acequia Trail, supporting multi-modal transportation and reducing automobile dependency. Furthermore, the proposed hotel provides economic benefits through employment opportunities, tourism revenue, lodgers tax revenue, and the multiplier effect of increased visitor spending.

- (c) *that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.*

The proposed hotel is compatible with surrounding structures and uses, which include Capital Flats, a four-story multi-family housing development, the New Mexico

School for the Deaf (NMSD), and the South Capitol complex of large, multi-story state government buildings. Inspired by the Pueblo Revival architecture of the NMSD campus, the building design is adaptable to area structures. In addition, development of a quality hotel at the heart of this lively commercial and recreational area aligns with the General Plan policy supporting a diverse mix of land uses in all areas of the City, as well as with the policy encouraging infill development.

Access & Traffic

The subject property is currently served by nine curb cuts on Cerrillos Road, which will be reduced to two access drives for the hotel. The north main driveway will be full access, and the south driveway will be limited to right-in, right-out, and left-in turning movements. A new six-foot sidewalk will be constructed along the Cerrillos frontage behind a 5-foot planter strip with street trees, greatly improving pedestrian connectivity, safety, and user experience. Access improvements include the following:

1. Construct new 6-foot sidewalk along the Cerrillos frontage
2. Construct a right-turn decel lane at main entrance
3. Lengthen existing southbound left-turn lane serving the main entrance
4. Construct a new southbound left-turn lane serving the south entrance

A revised Traffic Impact Analysis (“TIA”) was performed by Tierra West, LLC and is submitted with this application. The scope of the analysis was established through collaboration with the City Public Works Department and the New Mexico Department of Transportation (NMDOT), with peak hour traffic counts conducted at the following intersections: Cerrillos Road/St. Francis Drive; Cerrillos Road/Cordova Road, both NMSD driveways, and the site access. All intersections continue to operate at acceptable levels of service in the Build and Horizon Year conditions, per the summary chart below:

Executive Summary Results Table

Intersection No. / Name	Intersection Operation	Case Evaluation	Implementation Year (2027) Conditions		Horizon Year (2037) Conditions	
			AM Peak LOS - Delay (s)	PM Peak LOS - Delay (s)	AM Peak LOS - Delay (s)	PM Peak LOS - Delay (s)
1 Cerrillos Rd. / St Francis Dr.	Signalized	No Build (Exist. Geo.)	C - 28.4	D - 35.2	C - 30.8	C - 38.0
		Build (Pro. Geo.)	C - 28.6	D - 35.5	C - 31.0	D - 38.3
2 Cerrillos Rd. / Cordova Rd.	Signalized	No Build (Exist. Geo.)	B - 13.5	B - 15.7	B - 14.5	B - 16.7
		Build (Pro. Geo.)	B - 13.8	B - 16.1	B - 14.9	B - 17.1
3 Cerrillos Rd. / NM School for the Deaf Northeast Driveway	Unsignalized	No Build (Exist. Geo.)	B - 11.8	C - 15.9	B - 12.3	C - 17.0
		Build (Pro. Geo.)	B - 11.8	C - 16.1	B - 12.4	C - 17.2
4 Cerrillos Rd. / NM School for the Deaf Southwest Driveway / Driveway "A"	Unsignalized	No Build (Exist. Geo.)	B - 12.7	C - 16.8	B - 13.3	C - 18.7
		Build (Pro. Geo.)	C - 22.8	C - 21.8	D - 25.9	C - 24.5
5 Cerrillos Rd. / Driveway "B"	Unsignalized	No Build (Exist. Geo.)	N/A	N/A	N/A	N/A
		Build (Pro. Geo.)	B - 12.1	B - 11.7	B - 12.6	B - 12.2

NMDOT is finalizing the design for the reconstruction of Cerrillos Road between St. Francis Drive and St. Michael’s Drive. Our engineering team is coordinating closely with NMDOT staff

regarding the project access design and will continue to do so during the review process. Please refer to the Traffic Impact Analysis for further information.

Parking

Per SFCC Table 14-8.6-1, one parking space is required per hotel room totaling 150 spaces and 151 spaces are provided, inclusive of eight accessible parking spaces. In accordance with SFCC Table 14-8.6-4, 6 bicycle spaces are required and 6 are provided.

Open Space & Landscaping

Per SFCC §14-7.5(D)(6)(A), passive water harvesting is incorporated into the design and, therefore, 20% open space is required (0.68 acres). The Project includes 0.86 acres of open space comprising 25.3% of the site. Plantings are provided in accordance with Code requirements and include a combination of deciduous and evergreen trees, shrubs, and ornamental grasses, all served with drip irrigation. Street trees will be planted along Cerrillos Road in a 5-foot planter strip between the sidewalk and the roadway. Furthermore, in compliance with the provisions of the Cerrillos Road Highway Corridor Protection District, a 10-foot landscaped area is provided behind the sidewalk. Please refer to the attached Landscape Plans for further details.

Terrain Management

The site slopes gently from east to west and there are no drainageways or 30% slopes present. The property is improved and the current impervious area is approximately 85,000 square feet. With the redevelopment, impervious area will increase to 99,316 square feet. However, under current conditions, 8.86 CFS of stormwater runoff exits the site, which will be reduced by approximately 20% to 7.0 CFS with the new development. A stormwater retention pond will be constructed at the north end of the site, which will overflow to an existing storm drain in Cerrillos Road. Furthermore, stormwater flowing to the southwest corner of the site will overflow to Cerrillos Road via a sidewalk culvert. Stormwater will be passively harvested throughout the landscaping areas per Code requirements. Please refer to the Terrain Management Plans for further details.

Water & Sewer

The Project will be served by a new 4-inch service line that will connect to the existing 6-inch water main in Cerrillos Road. A 4-inch meter and vault are provided on-site. In addition, a 6-inch fire line will connect to the same water main and extend to the building through a backflow preventer and hot box.

An Alternative Water Budget is proposed in accordance with SFCC 14-8.13(B)(2)(b), which is based on water use data for El Rey Hotel and Springhill Suites. In addition, per SFCC 14-8.13(B)(3), since the hotel is replacing existing structures, the water budget will be reduced by an amount equal to the average annual consumption in the twenty-four months that the highest water use was active during the preceding ten years. An IPRA request has been submitted to the

City of Santa Fe requesting the last ten years of data for the existing uses and the water budget will be amended once the information is provided.

An existing 10-inch sewer main crosses the north side of the site from east to west. A new 8-inch sewer service line will connect to this main at a new manhole. Please refer to the attached Utility Plans for more information.

Fire Protection and Emergency Access

In accordance with IFC requirements, two 26-foot aerial apparatus access drives are provided on the west and north sides of the building with the requisite 28-foot turning radii. The building will be equipped with automatic fire suppression in accordance with IFC requirements. Lastly, there are two existing fire hydrants on the west side of Cerrillos Road across from the site.

Archaeology

The Project is located within the Suburban Archaeological District. As the Project is less than 10 acres in size, archaeological clearance is not required.

Early Neighborhood Notification

An Early Neighborhood Notification Meeting was held on September 30, 2025. Discussion included the following topics: access/traffic, building design/height, and the need for a new hotel. Please refer to the ENN Meeting Notes for further information.

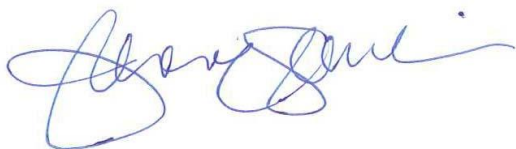
In support of this request, the following documentation is submitted herewith for your reference:

1. Development Plan Application
2. Lot Consolidation Plat Application
3. Letters of Owner and Applicant Authorization
4. Warranty Deeds
5. Architectural Points Checklist & Color Building Elevations
6. Utility Service Application
7. Preliminary Water Budget
8. Traffic Impact Analysis
9. ENN Meeting Notes
10. Development Plans

The Application Fees are calculated as follows: Development Plan (Construction Valuation \$22.5 million) = \$20,000.00; Lot Consolidation Plat = \$200.00; **Total = \$20,200.00.**

Please contact me should you have any questions or require additional information. Thank you.

Sincerely,



Jennifer Jenkins, Principal