



**TITAN DEVELOPMENT HOTEL DEVELOPMENT PLAN  
EARLY NEIGHBORHOOD NOTIFICATION MEETING NOTES**

Date: September 30, 2025  
Time: 5:30 – 6:45 p.m.  
Location: Virtual Meeting held via Zoom  
Attendees: City and Land Use Department Representative (Rachel Hamilton)  
JenkinsGavin, Inc (Jennifer Jenkins, Margaret Ambrosino)  
Titan Development (Ian Robertson,  
Thirty total members of the public including New Mexico School for the Deaf (NMSD) and local residents.

This ENN meeting addressed the Development Plan to construct a new 150-room hotel at 1000,1101, and 1103 Cerrillos Road. A presentation was given by Jennifer Jenkins of JenkinsGavin, Inc, and Ian Robertson of Titan Development, regarding an upcoming Development Plan application to the City of Santa Fe. Following the presentation, a Question & Answer session was held. The following notes capture the questions and concerns raised and the responses by the Project Team.

<b>Questions/Comments</b>	<b>Responses</b>
Additional traffic is of great concern to one of the busiest intersections in the city.	A Traffic Impact Analysis (TIA) is in progress with a report to be submitted with the Development Plan Application to the city. This will address existing traffic conditions and future traffic counts with the proposed development. The Development Team is in close coordination with NMDOT on the Cerrillos Road improvements already planned between St. Francis and St. Michaels Drive.
Architecture is too contemporary and does not evoke the style and local vernacular; looks like a municipal building.	Elevations shown are conceptual and under further development. The development team is receptive to any constructive feedback to enhance the style at this important gateway/corridor to the city. The color palette as shown here addresses a typical Santa Fe style.
How is the development going to address the existing large prairie dog colony? Thought though the colony is adjacent to the development at ground level they are subterranean and can cross into the development site, thus the fence line delineating the development on the surface does not prevent them from crossing into the site.	Excavation for the development will not touch the colony. Prairie dog relocation as needed will be conducted through strict adherence to the development code and it was noted that the colony will still continue to proliferate and move back in post relocation.

Shade on to Cerrillos Road will be caused by a four-story building will have negative impacts for properties to the west.	This is pending further study, with the architect preparing a shade modeling analysis that will evaluate impacts to neighboring properties as well as shade cast onto Cerrillos Road.
Stormwater flows are creating problems for NMSD, and it is believed that the drop inlet on Cerrillos Road adjacent to the property is overwhelmed. Water is overtopping the roadway, curb, and gutter, flooding the NMSD site and one building is unusable as a result. The acequia adjacent to the NMSD property is already overwhelmed during storm events and cannot accommodate the overflow.	The Development Team is in the process of assessing the drop inlet with NMDOT to evaluate if it is clogged or undersized both for current and future development conditions; the existing condition of the development site is largely impervious paved surface, contributing to the problem. The Team is further evaluating increase of pond capacity to decrease stormwater runoff along with this and other inlets; the new development will contain an adequate volume of new landscape to absorb stormwater flows as well. Furthermore, the Team will be meeting with NMSD on site to evaluate the flood situation.
Noise to the site is problematic, including vehicles, trains	None/noted for record.
The NMSD is a special education environment serving students from 18-months to 22 years of age, with eighty kids on campus during school session. The hotel would be built directly across from our school's elementary student building. This is not safe for children, particularly during nighttime hours.	None/noted for record.
Portions of the site were previously used for underground gas tank storage posing environmental concerns.	The site has been remediated with an environmental report generated confirming that the site is clean of contaminants and ready for the proposed development.
Safety and security of school staff and students with traffic and turning movements for students and staff accessing the NMSD	Addressed in the forthcoming TIA final report.
Can a hotel with a bar be located in proximity to a school?	The development team is reviewing state regulations for restaurant/bars located in proximity to schools and will follow regulations accordingly.
What is the need for another hotel and what happens if Marriot pulls out? Outside Magazine was converted to a hotel recently and we have too many already. With the existing volume of hotels and when there is low occupancy, this would be a wasted utilization of this site.	The market research conducted by the Development Team indicates that an additional hotel is viable and needed to serve the community and future market conditions remain to be seen.
A four-story building's north orientation will be full of ice in the winter	None/noted for record.

<p>The building is too tall for Santa Fe and two or even three stories would work much better.</p>	<p>The economics of the site and the number of rooms mandate that we build to the allowable height; building meets the height limits for the zone district and matches that of other four-story buildings in the corridor and closer to St. Francis.</p>
<p>In support of the hotel for economic reasons; it will provide additional lodging for the tourist season</p>	<p>None/noted for record.</p>

**Concerns**

- Increase Traffic \*\*\*\*\*
- Concept design\*\*\*\*\*
- Four stories \*\*\*\*
- The effect on drainage \*\*\*
- Impacts to existing prairie dog colony\*\*\*
- Bar or bar/restaurant in close proximity to a school\*\*
- Increase in noise \*\*
- Lighting \*\*
- Environmental remediation of site

**Comments**

- New development will improve the site
- Good for Santa Fe’s economy and tourism
- Important “gateway” and corridor to Santa Fe

**Recommendations**

- Address drainage and stormwater retention

\*Restated items