

Summary Report – December 5, 2016 Meeting (Sent to members via e-mail) NMSU Campus Planning Committee

Members voted 12/2/16-12/07/16 for approval of project

Present: members + F&S resource staff (list at end of report)

Report by Heather Zack Watenpaugh
Chair, Campus Planning Committee

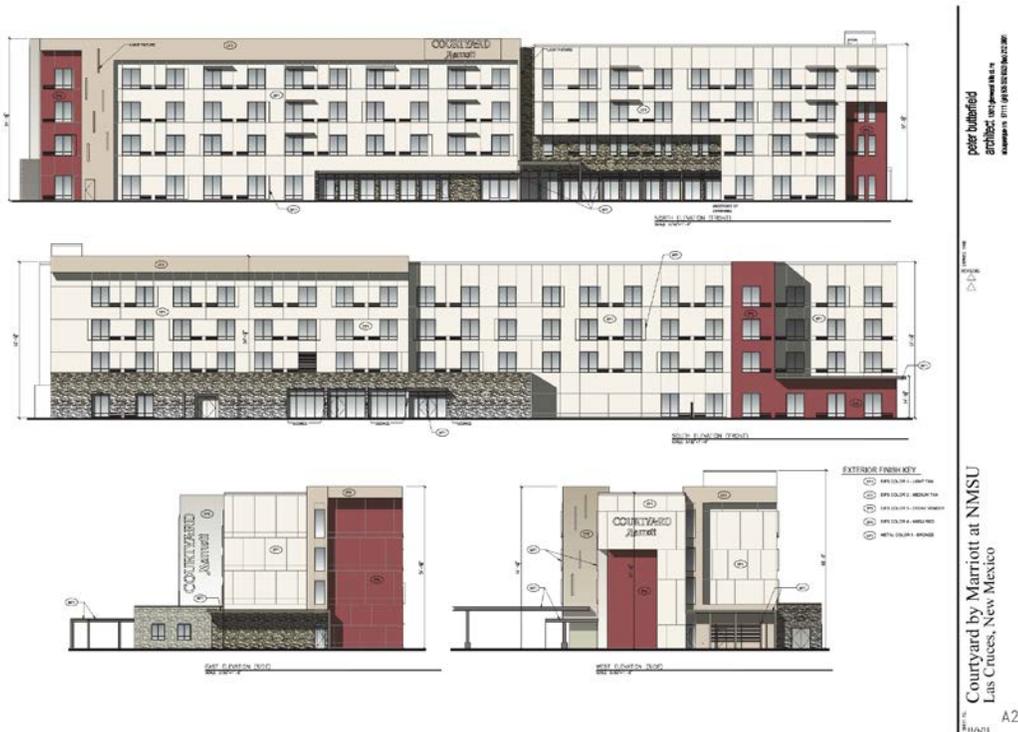
See attached presentation for agenda and individual items.

Recommendations of the committee:

1. Action Item: NMSU Hotel Project- Courtyard by Marriott Hotel on University Avenue

The hotel project proposed elevations were presented to the Campus Planning Committee via e-mail, in lieu of an in-person meeting.

Image of Proposed Building Elevations



Materials and color selections for the exterior were proposed to the Hotel Developer. NMSU recommends neutral southwestern colored stucco, rubble stone for site walls, slate for stone at building base and exterior, and xeriscaping for landscaping at the new hotel.



Recommend approval, for NMSU Hotel Project- Courtyard by Marriott Hotel on University Ave.
(Received 18 in favor, 3 comments and 0 opposed)

Questions:

1. Plaza- Hotel Site Plan slide (page 5) does not indicate any Plaza or cross-over of the city trail (and arroyo/waterway?) that lies between the Convention Center and the proposed hotel site.
Answer: The Hotel Developer has asked his architect to show "temporary parking" that will exist until the plaza is constructed. NMSU is working with the City, as there are plans to expand the Las Cruces Convention Center. Both the City and the Hotel Developer support the plaza. However, there is currently no design or funding for the plaza. In the next few months I will be communicating with the Architect for the City and City Planners to move the design and funding determinations forward.
2. "Students are strongly in favor, the educational tie in for our HRTM students goes hand in hand with the university's mission to provide hands on training while working towards a degree."
3. Hotel Massing- A little concerned about the 4 stories. Is that something that is negotiable?
Answer: The property for the hotel was annexed to the city, and then went through a re-zoning process. The four story building complies with current zoning and guidelines for the development for the University District-Convention Zone. The hotel building will be the new prototype for the Courtyard by Marriott brand. In yesterday's University District- Citizen's Design Review Committee meeting the group agreed with staff recommendations to support the new development.

If we had discussed and question the 4 story design early in the process it is possible the building height could have been reduced. The city and the university are encouraging greater density along University Avenue. In order for this project to be economically viable for the hotel developer, they were looking for the smallest parcel for the new prototype (4 stories) that provided one parking space per room to ground lease. This current plan fits within the developer's goals. The university supports this project, as it strengthens the efforts for the rest of the Heritage Farm site.