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University of New Mexico
South Campus Master Plan
August, 2007

Prepared by:
Tradition. Competition. Pride. Intercollegiate athletics has strong roots in each of these words. Athletics began to blossom as an integral component of the college experience in the 1800’s. Through athletics, colleges and universities could compete not only in the classroom, but on the field. For many institutions, rivalry and competition became as defining as the campus or its famed graduates. And whether competing on the field or in the classroom, the pursuit of bragging rights soon became an obsession, particularly as innovations in the media created regional and national exposure for these great institutions of higher education.

Today, college athletics is widespread and diverse, but it remains emblematic of great traditions, the competitive spirit, and the power of the communal pride of a university and its alumni. Athletics is often viewed as the front door to a university, inviting visitors, prospective students, student-athletes, faculty, and boosters to come into a home with many, many more offerings. A true interdependence exists between the well-being of a university and the supplementary role of athletics as a defining characteristic of the university experience.

For many people in New Mexico, Lobo athletics are a part of their daily lives. There are few programs at UNM that have the potential to reach so many people outside of the university community. The athletics teams at UNM create an opportunity to bring new people to UNM from across New Mexico and beyond. It gives people who would not otherwise have any connection a reason to come to UNM and take an interest in its traditions and competitions. Through its great accomplishments, UNM and its athletics programs have become a source of pride for all the citizens of New Mexico. The master plan presented herein represents the commitment of the University community, not just to maintain its athletics program, but to step side-by-side with Academics and Student Services to develop a 21st century university of choice.

The National Framework of Collegiate Athletics

The National Collegiate Athletics Association (NCAA) is the regulating body for the majority of college athletics programs. The NCAA oversees rules and their implementation as well as the endeavor to keep the educational experience of the student-athlete paramount by integrating athletics into higher education.

The NCAA has established a divisional framework (Divisions I, II, and III) that relates to the varying sizes of schools and each school’s commitment to their athletics program. UNM is part of Division I, competing with most major universities in all sports.

At a more regional level, UNM is a member of the Mountain West Conference which consists of the following member schools:

- Air Force Academy
- Brigham Young University
- Colorado State University
- University of Nevada—Las Vegas
- University of New Mexico
- San Diego State University
- Texas Christian University
- University of Utah
- University of Wyoming
In the 1970’s, the federal government enacted legislation that truly changed the face of college athletics. Title IX required that, to receive federal funding, a university’s sports programs should reflect the overall male/female ratio of enrollment at each institution. Furthermore, the act required that men and women should enjoy equal access and opportunity. The resulting transformation of collegiate athletics has been striking, giving rise to a multitude of women’s sports programs and seeing the demise of a handful of men’s sports programs.

The Department of Athletics at UNM

Sport program offerings are the core function of Athletics. Today, UNM offers the following sports programs:

- Baseball
- Men’s Basketball
- Women’s Basketball
- Women’s Cross Country
- Football
- Men’s Golf
- Women’s Golf
- Skiing
- Men’s Soccer
- Women’s Soccer
- Softball
- Women’s Swimming and Diving
- Men’s Tennis
- Women’s Tennis
- Men’s Track and Field
- Women’s Track and Field
- Women’s Volleyball

The total number of student-athlete participants approaches 400. It is anticipated that the sport offerings will not change.

In addition to the student-athletes, each sport has specific coaching, support, and facilities needs. Support services include:

Academic Support: Student athletes have immense time commitments, particularly when their sport is in season. The Academic Support program is designed to provide academic resources to student-athletes, allowing them to perform well in the classroom. Staff members work with student-athletes individually or in groups to keep student athletes current with their studies. Computer work stations and other resources are also provided.

Administration: The administration function for the department has several roles. In addition to the daily management for all aspects of the department, administrative duties include compliance with NCAA and conference rules and regulations, scholarship administration, marketing, corporate sponsorship, support and activities for the booster community, financial management, and facilities scheduling and coordination with other University and community stakeholders.

Coaches: Each sport varies in its coaching needs. Some sports (golf, for instance) require only a single head coach. Most sports include a head coach plus one or more assistant coaches or graduate assistants. Football is the most intensive, requiring a head coach, offensive and defensive coordinators, position coaches, and graduate assistants.

Equipment Room: The Equipment staff is charged with the laundering, maintenance, and distribution of apparel and sports equipment for the student-athletes. Student-athletes are reliant on the Equipment program on a daily basis.
Sports Medicine (Training): The safety and health for the student-athletes is paramount. The Sports Medicine program provides three critical functions: taping/preparation of student-athletes for practice or competition, the diagnosis and treatment of injuries, and oversight of the rehabilitation programs of injured student-athletes. Augmenting the specific educational and training requirements of the staff, consultation with medical professionals is a key element of the training regimen.

Strength and Conditioning (Weight Training): Training student-athletes to improve their strength, speed, and agility has become a hallmark of great athletics programs. The current emphasis is, understandably, on tailoring each student-athlete’s training regimen to improve performance in his/her particular sport or event. Therefore, traditional weight training is now augmented by cardiovascular training, plyometrics, agility training, nutrition, and other strategies to build strength, endurance, and hand-eye coordination. Strength and conditioning activities are not only limited to the sport seasons. It has become a year-round component of the student-athlete’s preparation and excellence.

Facilities Trends in Collegiate Athletics

Collegiate athletics are continually evolving. The NCAA, through new or changed rules, prompts the need for adaptability and accountability. The competitive pressures are constantly prompting new coaching and training techniques. And the importance of academics in the student-athlete’s college experience has elevated the desired caliber of student-athletes and the importance of providing the right tools for success, both on and off the field.

Today, one of the absolute requirements for successful athletics programs is the ability to competitively recruit potential student-athletes. The NCAA has adopted very strict rules and regulations for recruiting. These rules have improved the equality of recruiting throughout the nation, however, successful programs have been quick to recognize that, other than the overall reputation of the college and the student-athlete’s particular academic focus, coaches and facilities have become the two greatest factors in recruiting.

In the early 1990’s, an athletics-oriented building boom of sorts began on campuses throughout the nation. A great deal of emphasis was placed on athletic training facilities, focusing on large weight rooms, sophisticated sports medicine suites, technology-oriented academic centers, and new locker room prototypes that included larger, custom lockers, informal meeting space, and video review capabilities. Add these improvements to the already strong emphasis on improving competition venues and one can see, from a facilities standpoint, how much the landscape of campus athletics has changed in the past two decades. Within the Mountain West Conference alone, new or improved stadiums (BYU, CSU, UNLV, TCU, UU, UW), new or improved arenas (CSU, UNLV, SDSU) and improved athletic support facilities (AFA, BYU, CSU, UNLV, TCU, UU, UW) are improving the student-athlete experience at each of UNM’s direct competitors. Regionally, New Mexico State, Texas Tech, University of Colorado, University of Arizona, and Arizona State University have all made recent major improvements to their athletics facilities.

A reasonably new and increasingly common facility improvement being made by universities in all climates is a multi-purpose indoor practice facility, usually sized to accommodate football and/or soccer. With practice time limited by the NCAA, it has become imperative for every practice to be productive. The current trend for indoor practice facilities is to provide a large synthetic turf field with height clearances in excess of 50’. A facility of this size and configuration can accommodate practices and training activities for all student-athletes and also indoor intramural or other campus activities.

Athletics South Campus Master Plan

After a comprehensive and focused process, the long term planning vision for the South Campus has emerged. The new South Campus Master Plan represents an athletics- and campus community-oriented complex centered about University Stadium and The Pit. The complex will feature centralized competition, practice, and support facilities, tailoring each facility to accommodate the diverse needs of the campus and community. The following master plan outlines the South Campus Master Plan vision—a philosophy and direction for the essential improvement of facilities for the UNM campus community and for the entire State of New Mexico.
Process

The master planning process commenced in November of 2006. Three essential steps lead to the final master plan represented herein:

**Information Gathering/Needs Analysis:** The needs analysis process involved a comprehensive and concentrated series of interviews and workshops with stakeholders. The stakeholders ranged from coaches and staff of the Department of Athletics to the University Architect to neighborhood groups to City planning officials. Upon completion of the interviews, the planning team developed an overall program statement reflecting the space needs and graphically documented planning issues.

**Development of Alternative Approaches:** Based on the initial needs analysis, the planning team presented alternative planning approaches to the steering committee. The discussions offered a framework to understand the impacts of the program elements and how they could interact positively with identified planning priorities. The discussion also focused on general priorities and phasing of the improvements.

**Final Master Plan:** Based on previous discussions, the final master plan was developed. Included within this development was a broad outline of near- and long-term planning elements, an initial evaluation of probable costs for the various elements, and more detailed, specific conceptual development for improvements to The Pit and the West Pressbox of University Stadium.

**Information Gathering/Needs Analysis**

**Current Facilities**

The South Campus is a large parcel of land owned by the University of New Mexico. It currently includes three distinct areas.

The Research Park is located within the northwest portion of the South Campus, bordered by University Avenue and I-25 in the east-west direction and by Avenida Cesar Chavez and Baseheart Road in the north-south direction. This area is well-developed but does contain undeveloped parcels. Discussions have included a hotel development, parking garage development, as well as continued Research Park development.

The Athletics South Campus, the focus of this study, is located south of Avenida Cesar Chavez, straddling University Avenue. The eastern border is defined by Buena Vista Drive and the residential neighborhoods to the east. The southern border is defined by the back property line for parcels on the north side of Sunshine Terrace Avenue. The western border is undefined, blending with the third component of the South Campus, undeveloped land.

A large parcel of undeveloped land is situated west and south of The Pit, extending from Avenida Cesar Chavez to Gibson Boulevard and from University Avenue to I-25. No specific master planning exercises have been completed for this portion of the University’s land. Hence, it represents some opportunity for the expansion of the Athletics South Campus as needed. Simultaneously, it also represents challenges due to some abrupt topography, an arroyo, and small private inholdings.

Within the Athletics South Campus are the following facilities, documented in the attached diagram:
Current Facilities
University Stadium

University Stadium opened its gates Sept. 17, 1960.

Lobo fans are filling University Stadium in record numbers. In fact, nine of the top-10 crowds in the history of the stadium have occurred since 2001 and season tickets have more than tripled over the past decade. Last fall, New Mexico set another season attendance record as an average of 37,282 fans attended Lobo games. Average attendance has been above 30,000 for four straight years, a first for the UNM program.

University Stadium was expanded prior to the start of the 2001 season. Capacity increased to 37,370 as 5,700 seats were added at the north end. The east and west stands were connected by a pavilion and LoboVision, a state-of-the-art videoboard and scoreboard, was added. Prior to the start of the 2004 season the city of Albuquerque donated bleachers at the south end of the stadium, which has increased capacity to more than 38,000.

Proposed improvements to the stadium are focused on the west side pressbox structure and adding permanent seating in the south end zone.

University Arena/The Pit/Davalos Basketball Center

One of college basketball’s most famous and recognizable buildings, University Arena is the home of New Mexico men’s and women’s basketball.

The 2006-07 season is the 41st year that University Arena has served as home for Lobo hoops. UNM hosted the NCAA Championship in 1983, won by North Carolina State over Houston, the 1968, ’78, ’92 and 2000 West Regional, the 1985 and 1996 West Region First and Second Rounds, and 1988 McDonald’s High School All-American basketball game. The NCAA Men’s First and Second Rounds were here in 2002 followed by the Women’s First and Second Rounds and the Midwest Regional in 2003. UNM hosted the women’s first and second rounds again in 2004, followed by the men’s Albuquerque Regional in 2005 and the West Regional for the women’s tournament in 2006. The Pit will again host NCAA women’s tournament action in 2008 and 2009.

The Pit is built in a 37-foot hole on Albuquerque’s southeast mesa. First the roof was constructed, then the hole was dug and the Arena built. That all happened in 1966. The unique Behlen roof (338 by 300 feet) was set up by contractors and then 55,000 cubic yards of earth were removed. About 28,000 yards of concrete were poured in the initial construction, which allowed a seating capacity of 14,831. The cost - an incredibly economical $1.4 million.

Proposed improvements to The Pit will focus on spectator amenities: seating replacement, expanded concourses, restrooms, concessions, new club and meeting facilities, and new scoreboards.
Soccer/Track Complex

Originally constructed simultaneously with University Stadium in 1960, the UNM Soccer/Track Complex has a capacity of 5,000 bleacher seats, all located on the west side of the field. Spectator amenities such as concessions and restrooms are shared with University Stadium. A small track pressbox and track and field offices are part of the complex. Located 5,335 feet above sea level, the complex serves as the home for Lobo Track & Field in the spring and Lobo Soccer in the Fall.

The stadium was renovated in the summer of 1996 to include a soccer field. The venue has also been the longtime home of the elite Great Southwest Track & Field Classic, one of the nation's premier postseason high school invitational meets. The stadium includes an 8-lane 400-meter track with a steeplechase water-jump. Two long jump/triple jump runways, two pole vault runways and a high jump apron are also located within the stadium. They are located behind the goals of the soccer field, allowing competitors to compete in an east or west direction. Recent improvements to the facility also include the installation of lights, giving UNM the opportunity to host night meets. Hammer throw and shot put areas are located across the street to the south. Proposed improvements include modifications to better service the stands with concessions and restrooms, comply with ADA regulations, and add east side stands.

L.F. “Tow” Diehm Athletics Facility

Constructed in 2000?, Tow Diehm is located in the south end zone of University Stadium. Facilities include a weight room that serves all student-athletes. The sports medicine suite primarily serves the football program, as do the home team locker room, football coaches offices and meeting rooms, and the equipment room. At the top floor of Tow Diehm is a gameday club/hospitality space with interior seating and two outdoor patios, also with seating. Generally, Tow Diehm serves its users well. Proposed improvements include expansion of the weight room and increased storage areas.

Lobo Tennis Club

The Lobo Tennis Club features 13 courts, with an outdoor stadium court, six lighted outdoor courts for night play, and two tennis domes with a total of six courts for indoor play. There is a connecting clubhouse to the facility that houses coaches offices, locker rooms and a player’s lounge.

The Randy Briggs Indoor Tennis Dome covers three courts. It is 40 feet tall, 196 feet long and 128 feet wide. There is a lobby area and the bleachers that seat close to 1000 fans. The dome is connected via a tunnel to the First State Bank Tennis Dome which stands 40 feet tall and 180 feet long. The facility seats 750 spectators. Proposed improvements include, over the long-term, creating a new tennis center with twelve or more outdoor courts, six indoor courts, and a friendlier, more versatile spectator environment.
Lobo Baseball Field

Lobo Baseball Field was UNM’s home field for over 35 years, and is now the team’s primary practice facility. The field has a synthetic turf infield and a natural grass outfield. Improvements have been limited. In 1998, an indoor batting cage was constructed. The facility consists of three cages, is carpeted and is equipped with pitching machines. Proposed improvements include reconstruction of the field and improved amenities to be shared with softball.

Isotopes Park

Isotopes Park is a City-owned shared use facility. The Isotopes, a minor league baseball club, are the primary tenant and Lobo Baseball is the secondary tenant. Within the last five years, the City of Albuquerque renovated the original facility to continue as a baseball-only stadium. The new stadium seats 11,124 fans including suite seating. The new stadium has approximately 66,500 square feet of exterior seating plus 3,440 square feet of exterior suite seating, 54,300 square feet of open concourse and walkway plus 4,540 square feet of outdoor deck, 66,400 square feet enclosed space, 7,000 square feet of open outdoor picnic area and a 120,000 square foot playing field. With a minimal parking supply on-site, Isotopes Park relies heavily on South Campus to fulfill parking needs. The only proposed improvements are related to improving street crossings to more safely facilitate pedestrian movement across both University Avenue and Avenida Cesar Chavez.

Lobo Softball Field

The UNM Softball Team plays home games at the Lobo Softball Field. The playing surface is natural grass and the dimensions of the field are 215-255-230. Lobo Softball Field has a seating capacity for 1,500 Lobo fans. A new fieldhouse was constructed in 2006. The facility, located directly adjacent to the playing field, includes coaches offices, a locker room, and batting practice area. Proposed improvements are primarily focused on developing better spectator amenities, some of which will be shared with Lobo Baseball Field.

Practice Fields

The practice fields are located south and east of Tow Diehm and include two football practice fields, two soccer practice fields, and one multi-purpose field area. Due to the topography, the three sets of fields are located on individual benches with a 6’ to 10’ grade separation between each bench. The practice fields are all natural grass. The football practice fields have recently been upgraded to include lights and well-draining, irrigated turf.

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Grounds Building and Yard

The Grounds Building is a pre-engineered metal building located between the Tennis Center and the football practice fields. The building houses offices, work areas, and storage for equipment. The associated fenced yard provides additional storage for materials and equipment.

Proposed improvements include the expansion of the indoor storage and maintenance functions.

Administration Building

The Administration Building houses the Department of Athletics Administrative functions as well as coaches’ offices, team locker rooms, sports medicine, storage, and meeting/class rooms. Interior renovations have improved various areas over the years, but the building’s flexibility and longevity are limited.

Proposed improvements include the building’s long-term replacement.

Parking Areas

Unfortunately, the existing parking areas dominate the character of the existing Athletics South Campus. The parking lots have a current capacity of approximately XXX cars. The predominance of parking serves the assembly facilities well, but they also serve to isolate facilities from one another, essentially eliminating any sense of the great campus environment the main campus enjoys.

Proposed improvements include improved landscaping, relocated tailgating functions, and significantly enhanced pedestrian connections.
Expressed Needs

Complementing the planning team’s initial review of the existing facilities, a series of stakeholder meetings were held with the following groups:

Department of Athletics
- Director of Athletics
- Men's Soccer
- Women's Soccer
- Men's and Women's Tennis
- Men's Basketball
- Ticketing/Concessions/Lobo Store for The Pit
- Media Relations
- Track/Cross Country
- Softball
- Women's Golf
- Men's Golf
- Lobo Club
- Football
- South Campus Operations
- Strength Training
- Corporate Development
- Training Room
- Baseball
- Women's Athletics

University of New Mexico
- President's Office
- Director of Capital Projects
- University Architect
- Physical Plant/Utilities/Infrastructure
- Physical Plant Maintenance and Utilities
- Planning & Landscape Architecture
- Campus Security
- Campus Safety and Risk Management
- Research Park
- Real Estate Office
- Information Technology
- Safety
- Business Development and Auxiliary Enterprises
- Parking and Transportation
- Faculty Senate
- ASUNM
- Planning & Landscape Architecture

Non-University
- City of Albuquerque Planning
- Isotopes Minor League Baseball Club
- Neighborhood Groups
- Streetcar Planning Team

Highlights of the discussions are summarized on the following “Summary of Expressed Needs” sheets. Full meeting minutes can be found in the Appendix.

Generally speaking, though, most stakeholders voiced specific functional needs as well as aspirations that the South Campus could undergo meaningful change in terms of aesthetics, accessibility, safety, and security. In other words, the South Campus should be a wonderful environment and a nice place to be. It should be viewed as an asset for the entire campus community, not just Athletics or Research Park uses.
The Pit
- Widen Concourses
- Add Restrooms and Concessions, Possible Food Court
- Add Suites and Improve Specialty Seating Amenities
- Add a Restaurant/Training Table
- Add Multi-purpose Rooms
- Expand Commissary and Add Storage

Davalos Center
- Add Strength Training Facility
- Add Sports Medicine Facility
- Enclose Connection to Pit Locker Rooms

Administration
- Improve Sports Medicine
- Improve Locker Rooms
- Add Functional Academic Support Spaces

University Stadium
- Increase Suite and Club Seat Offerings in both Quantity and Quality
- Upgrade Pressbox
- Enhance South Bowl to be equivalent to North Bowl: Seating, Restrooms, Concessions, Commissary
- Convert Field to Artificial Turf
- Enhance Egress/Safety

T&F/Soccer Stadium
- Pressbox Improvements
- Better Team Facilities
- Larger Soccer Field, More Intimate Seating
- Better Concessions, Restrooms, and Access

Summary of Expressed Needs 1
Summary of Expressed Needs 2
Summary of Expressed Needs 3
Planning Considerations

Understanding the context of the South Campus was instrumental in developing the final master plan.

The Campus Environment

UNM’s main campus offers a great illustration of what a campus can be. It is a pedestrian friendly environment that uses structures, landscaping, and organization to create a consistent series of experiences. In many ways, the campus is defined by what happens between the buildings as opposed to what happens inside the buildings. Within an overall circulation framework, spaces are created for socializing, for solitude, for recreation, and for contemplation. These spaces enhance the human experience.

Service spaces—streets, delivery areas, parking areas, etc.—are generally confined to the perimeter of campus, freeing the heart of the campus from the disruption (and dangers and pollution) typically associated with these vehicle intensive zones. The campus’s buildings usually provide the buffer between service and pedestrian zones, but where they do meet, they are handled strategically and carefully, emphasizing pedestrian over automobile.

The nature of the Athletics South Campus is different than the main campus. Predominantly, it features large assembly facilities that rely heavily on vehicle access for their success and functionality. However, it became clear during the stakeholder discussions that the South Campus can be much more than it currently is. It should share, where appropriate, similarities with the main campus. It should be functional. It should be cohesive. And it should be a nice place—for spectators, for student-athletes, for students, for faculty, and for the community as a whole.

The creation of such a place begins with an analysis of the campus as it exists today, its strengths, its weaknesses, and its possibilities.

Development Patterns

South Campus, as currently constructed, has three distinct development zones (please refer to the following illustration).

The most predominant zone is the Competition/Events zone which includes University Stadium, The Pit, and their associated parking areas. Isotopes Stadium, although not specifically on the South Campus, must certainly be viewed as a strong component of this zone. This zone occurs on the northern half of the South Campus, adjacent to Avenida Cesar Chavez. The character of this zone is one of isolated facilities surrounded by parking, with one exception. The area between University Stadium and Isotopes Park has a nice landscape presence that visually connects the facilities, even though Avenida Cesar Chavez bisects them.

The Practice/Competition Facility zone is the second largest, but this zone is characterized by green space and landscaping. It includes the practice fields to the east, the Soccer/Track stadium, the Tennis Center, Lobo Baseball Field, and Lobo Softball Field. Smaller parking lots are located between the football practice fields and the Tennis Center, between Lobo Baseball Field and University Avenue, and between Lobo Baseball Field and Lobo Softball Field.

The third development zone is the Support Services zone, which is separated into two concentrated areas—one associated with The Pit, and a larger one associated with University Stadium and Athletics Administration functions, including the grounds/maintenance building.

Linking these development zones is an informal series of pedestrian and vehicular circulation ways that are separate from, but interact with, University Avenue and Avenida Cesar Chavez.
Development Patterns
Circulation Concepts

An absolute goal for developing a greater sense of campus is to make the experience more user friendly, particularly for pedestrians. During the stakeholder meetings, the disruptive quality of Kathryn Avenue, which currently runs through the site between Tow Diehm and the football fields was consistently recognized. In response, the planning team suggested eliminating the vehicular circulation (with the exception of emergency vehicles) in this area, taking advantage of the most used area on campus as a friendly, landscaped pedestrian environment.

The remainder of the vehicular access patterns is logical and appropriate given the perimeter-focused orientation of the parking lots.

For pedestrian circulation, a goal established early in the process was to develop appropriate landmarks, specifically associated with primary entry points to the spectator venues, and then enhance the pedestrian environment to facilitate easy and safe access from parking areas to building entries.

Street crossings were also recognized for their pivotal role in the success of the South Campus as a pedestrian environment. The established goal was to limit and locate pedestrian crossings where they should logically occur and then reinforcing them by traffic calming devices, changes in paving, enhanced landscape, and/or landmark elements.

The intersection of University Avenue and Cesar Chavez is critical to the success of the Events/Competition development zone. The intersection is already signalized, but needs additional pedestrian-friendly treatments to accommodate the large crossing volumes and relatively high rates of speed on both roads. The intersection is a logical candidate for all of the treatments noted above as well as a logical location for signage or monumentation that identifies the South Campus.

Finally, preliminary discussions indicate that the City’s proposed streetcar system may serve the South Campus and, if so, will likely be located on Avenida Cesar Chavez, adding to the need to simplify, soften, and support a relatively complex streetscape.
Circulation Concepts

Vehicular Circulation
Restrict public vehicles to perimeter of site, but with good proximity to venue entry points

Pedestrian Circulation
Develop comfortable connections between parking and facilities.
Facilitate easier and more controlled street crossings

Service Circulation
Combine pedestrian and service functions where appropriate.

Wayfinding
Provide clear signals/landmarks that invite and direct public interaction
Landscape Concepts

Landscape is critical to the establishment of the South Campus as a “campus environment.” The adopted master planning strategy is closely tied to the Circulation Concept described above. The first strategy is to maintain and enhance the green zone created by the practice facilities that stretch from Lobo Softball Field to the west across University Avenue to Buena Vista Drive to the east. This strategy is particularly effective in combination with the desire to develop a pedestrian-only connection south of Tow Diehm.

The second tenet of the landscape concept is to meaningfully but appropriately address the perimeter/street edges of the campus, making them visually more attractive and more pedestrian friendly.

Lastly, landscape treatments should enhance the campus’s internal pedestrian circulation system. By doing so, the landscaping will also break down the vast expanses of asphalt and create a much friendlier scale to the entire campus.

It is recognized that Albuquerque’s climate dictates careful consideration of plant materials and landscaping concepts. The goal of the master plan is to develop a framework in which landscaping can become an integral long-term part of the South Campus experience by emphasizing the vertical impact of landscaping over the horizontal impact. In other words, large lawns are inappropriate whereas taller shade trees with xeric plantings below are appropriate.
Sustainable Landscape Concepts

Key elements of sustainable landscape design are addressed and suggested in this section.

Stormwater management design should be considered for reduction of generating rainstorm runoff. When possible integrate natural systems such as irrigation and bio-retention/water catches throughout design concepts to control surface runoff. Design elements should take into consideration stormwater flow and design from upper stage basins to lower stage basins (with under-drain and spillways integration). Landscape areas utilizing harvested water should group plants with similar water requirements appropriate for the specific location.

Rainwater harvesting design considerations should manage on site source pollutants, and should be treated through natural treatment systems such as bio-retention areas, with an eco layer (composting) to facilitate pollution removal. If harvesting roof water, roof materials should not contaminate stormwater (i.e. avoid large expanses of asphalt membranes).

Porous hard surfaces such as concrete and pavers should be specified where ever appropriate. Use of recharge beds with porous materials can harvest stormwater into vegetated bio-swales/basins. Current porous materials have as sturdy if not sturdier life, hold up under extreme weather, and run about the same cost as impervious pavements. Incorporation of recycled materials into concrete (fly-ash) and asphalt (rubberized: recycled tires) not only make use of reuse but have high performance capabilities. To avoid solar heat sinks use high reflectance in materials (with glare considerations), as well as shade islands using plants or shade structures.

Light pollution can disrupt biological cycles in plants, waste energy, and generate its own heat sink. Design considerations should be taken to light the minimum area for the minimum time. Simple timers and photocells can turn lights on and off at seasonally appropriate times. Design concepts should clearly identify lighting purposes to determine minimum acceptable levels of lighting. Use of full cut-off fixtures, shades, or highly focused lamps to avoid spill over (tube lights, fiber optics, and electro-luminescent fixtures can light the way for pedestrians without over illuminating much area). Use of energy efficient lamps and ballasts, or use of solar lights where applicable (they are self contained, stand alone systems).

Design plant vegetation outside and around buildings to reduce indoor heating and cooling. Xerscaping principles should be implemented with use of native plants (which have natural controls, so they will not become invasive, as many non-native plants have become). This also reduces the need for chemical fertilizers and pesticides. Compost as a soil amendment helps to reduce need for chemicals, and compost also provides a superior filtration system. There should be a balance between xerscaping and shading in landscaping design. Shade tree planting should be planned and carefully implemented so as to balance water consumption of the trees with the environmental benefits of the shaded areas. Shaded areas should work hard to improve the livability of the South Campus.

Drip Irrigation should be used where practical for ultra low volume water distribution.

Hydrozoning (plants that require same level of water grouped together in the same irrigation zone) should be implemented in all planted areas.

Planted areas other than real turf should be mulched heavily with organic mulch materials to minimize evapo-transpiration of irrigation water. Mulch materials should be recycled wherever possible.

Turf areas are an integral and necessary part of the south athletic campus. Artificial turf should be used wherever practical on playing fields requiring turf. Real turf, when used should be of a variety proven to be less water consumptive, durable and consistent in maintenance regimes with currently installed successful real turf on the south campus. Turf areas should be planned carefully to maximize irrigation efficiency. Irrigation systems for real turf should be designed to allow for precise watering schedules, easy seasonal changes, rain overrides, and should be carefully targeted to water only turf and not surrounding areas.

Recycled products are often more durable than those made with virgin materials and should be implemented wherever feasible such as in outdoor structures and furniture (select plastic lumber made from recycled bottles and bags). Reuse of soil within worksite along with recycling of existing hardscapes and structures (i.e. wood waste from site into chipped wood or mulch) will help alleviate landfill use. Provide recycling receptacles next to or part of trash receptacles.
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Landscape Concepts

Major Frontages
Develop a campus-like identity via significant landscape zones along the major frontages, including medians

Secondary Frontages
Reinforce image of campus
Include fencing/security where required

Pedestrian Circulation
Emphasize and complement pedestrian circulation

Green Belt
Enhance the existing green areas and expand
The Master Plan

The Athletics South Campus Master Plan provides a conceptual framework for the achievement of the needs and goals outlined through the needs analysis process. Essential to this framework is the overall understanding and attention to the functional needs of each stakeholder. These are outlined on the following pages within the description of each individual project.

Prior to examining the individual projects, though, it is important to understand the master planning strategies that have been adopted and are represented within the following master plan.

Master Planning Strategies

Developing an Identity/Relationship to Main Campus

South Campus currently has a disjointed identity. And what little identity it has does not reflect the main campus at all. As outlined above, modifying circulation systems and landscaping will make great strides in tying the campus together as a whole. However, additional strong visual opportunities exist. Significant architectural improvements are planned to The Pit and the stadium’s west pressbox. These are the two most prominent visual elements on the entire campus. Each project represents a great opportunity to recreate the identity of the South Campus through architectural design that is clearly associated with the main campus but simultaneously reflects the unusual nature of these structures.

One element that distinguishes an athletics campus from an academic campus is the appropriateness of large scale graphics as a part of the campus experience. School colors, logos, and all the fanfare of large events provide a secondary opportunity to reinforce the campus’s identity and cohesiveness. In some ways, the recent additions on the north end of University stadium have addressed both architectural and graphic opportunities. The elements are large, effectively acting as landmarks. They are traditional in material (stucco) but modern in form. And they effectively use red, UNM’s most dominant school color to reinforce their visual communication as entries to the stadium.

As the master plan becomes reality, it will be important for each project to evaluate the opportunities and possibilities with creativity and discretion, focusing first and foremost on reinforcing an overall sense of campus rather than forced individual expression.

Impacts of Assembly Venues

The South Campus is dominated by large assembly venues. They represent a positive impact in that they regularly bring tens of thousands of fans and spectators to the campus to be part of the University community. But their impacts are great. Large parking areas, pedestrian/vehicle conflicts, lights, noise, and their emptiness at non-event times can be viewed as negatives.

The master plan recognizes the challenges associated with large assembly venues, emphasizing the positive and mitigating the negatives.

In The Pit, a real opportunity exists to enliven the campus with exterior imagery that is friendly and open, displaying the people and activities as they occur. Also included within the concept for The Pit improvements is the incorporation of a restaurant, additional meeting spaces, and hospitality areas that can be used daily rather than being associated solely with events.

For University Stadium, similar opportunities exist. Converting the west face of the stadium from a barrier to an invitation is essential. By reconstructing the west pressbox and adding a new entry and concourse on the west side, the open areas between The Pit and the stadium can become the heart of tailgating and facilitate safe, controlled pedestrian movement across University Avenue.

Great opportunities exist at both The Pit and University Stadium to maximize views, both from inside the venues looking either at the Sandia Mountains or downtown and from outside the venues, seeing facilities, whether active or not, that reflect the passion and excitement that is college athletics.
Neighborhood Issues & Opportunities

The University and the Department of Athletics is continually working with the neighbors of South Campus to mitigate impacts, particularly during events. Event management is essential to addressing these issues and has been relatively successful. During the master planning process, the neighborhood groups specifically asked the planning team to seek opportunities, through the long range development of the master plan, to make their neighborhoods more livable. And to do so, not by removing the venues or reducing the number of events, but by seeking opportunities to integrate development opportunities that can provide quality of life opportunities for neighbors.

In the long-term, the master plan identifies the corner property that fronts on Buena Vista and Avenida Cesar Chavez as a great opportunity for development that can both serve the neighborhood and the thousands of students who use the shuttle service from the east parking lot to the main campus.

Similarly, the proposed restaurant at The Pit will provide a more immediate neighborhood amenity, central to residents, the Research Park, the community college, and the South Campus itself.

Safety and Security

The safety and security of the South Campus is incredibly important. First and foremost is the elimination of vehicle/pedestrian conflicts by carefully defining the vehicular and pedestrian environments. By creating three distinct pedestrian crossing zones on University Avenue, the master plan seeks to slow traffic and consolidate pedestrian movement, enhancing control of both cars and people, especially during events. Other traffic control devices that can be integrated include traffic signals, paving transitions, grade transitions (bumps), impassable landscaped medians, and fencing/gating that limits access points.

Assembly venues require control. The objective of the master plan is to define where control takes place. For The Pit, control occurs at the doorways, whether interior or exterior. For stadium venues, fencing plays a large part in establishing controlled versus non-controlled areas. Currently, chain link fencing with wind screens dominate the South Campus landscape around the stadiums. The placement and opacity of this approach yields a very unfriendly campus environment.

Fencing should be considered an integral part of the landscape. It must be effective and consistent. Transparent fencing such as chain link fencing or steel picket fencing can be very effective if painted a darker color. Augmenting the fencing with consistent, expressed posts or piers will add to its role as a campus identifier. And providing buffer zones so that landscaping and space can help soften the fencing is essential. Walking down a sidewalk adjacent to an 8’ tall fence is simply not a comfortable experience.

User Friendliness

The main campus is user friendly. Through graphics, signage, landscaping, and visual clues such as landmarks, one can easily move through the campus. Those same elements should be employed to enhance the experience of the South Campus.

Phasing

The following drawings delineate the master plan in a series of three phases. Immediate Master Planning Projects identify those projects that are currently funded or represent the highest priority. Near Term Master Planning Projects include projects of high priority, but whose implementation is likely in a three to eight year time frame. Long Term Master Planning Projects are desirable, but fall below the other categories in terms of priority.

Master Planning Projects

The following drawings illustrate the master planning strategies identified previously, with highlighted, specific information for each component project of the master plan.
Immediate Master Planning Projects

Several projects have been funded or are high priorities to be funded as the initial steps in the transformation of the South Campus into an environment friendly to all University users and constituents. These projects include:

A. Indoor Practice Facility
   - Full-size indoor synthetic turf football field
   - 40’ to 70’ high interior clearances
   - Reconfiguration of one set of practice fields

B. Additions and Improvements to the Pit
   - New Major Entries with Expanded Concourses
   - New/relocated restrooms and concessions
   - New ticket office
   - New Lobos Store
   - Private Suites
   - Mezzanine Club and Club seating
   - Multi-purpose meeting rooms
   - Potential restaurant
   - Concessions commissary
   - Expanded storage
   - New team locker rooms
   - Direct connection to DeVito Center
   - New scoreboards
   - Parking/landscaping enhancements
   - Strong visual/pedestrian connection to the intersection of Avenida Cesar Chavez and University Avenue

C. Pedestrian Connection and Piazzas
   - Pedestrian and Service Access from NE Parking
to all current and future Athletic facilities, connecting
to the Pit
   - Landscaped walkway with sitting and viewing areas

D. Improved Pit Parking
   - Creation of a new drop-off area
   - Re-configured parking and curvic landscaping along Avenida Cesar Chavez
   - Expansion and paving of west parking areas
   - Perimeter aesthetic fencing

E. Identification of South Campus/Consistent Graphics
   - Develop monumentation at Avenida Cesar Chavez/University intersection
   - Develop gateways/graphics on University Avenue south of Kathryn Street
   - Incorporate consistent graphics/visual treatment for perimeter areas of campus to establish its boundaries and identity
   - Include wayfinding graphics within the campus that are consistent with the perimeter graphics
Stadium-related Projects

Multiple projects are required to upgrade the stadium elements and prepare the South Campus for future improvement and potential expansion. These projects include:

A. Tow Diehm Improvements and Additions
- Enclosure and renovation of the Tow Diehm Club to provide better seating and amenities
- Expansion of the existing weight room to better serve student-athletes participating in Olympic sports
- Second level addition of restrooms and concessions to serve the south stadium seating areas
- Second level offices for maintenance staff
- Baseline addition to house Athletics maintenance vehicles and shops

B. Track & Field and Maintenance
- New locker rooms for the Track & Field and Soccer programs
- Upper level coaches’ offices for the Olympic sports programs
- New storage and maintenance areas with direct access to the Track & Field/Soccer Stadium
- Restrooms and concessions to serve the football and track & field stadiums

C. South Stadium Seating and Support
- Construction of south stadium stands to reflect the existing north stands
- Maintain existing service access to playing field and player access to playing field
- Bleacher seating with concourse
- Storage below new stands
- Improved entry points at the southeast and southwest corners of the stadium

D. Track & Field Stands Revisions
- Expanded press box to better accommodate soccer events
- Development of a new west concourse to provide better access and services
- New west seating to replace reduced west seating and to create a better soccer venue
- New east entry plaza
- Demolition of existing Track & Field office pavilion

E. West Pressbox Improvements
- Option 1: Improve existing pressbox
  - Replace top level suites with press/teamm University functions
  - Enhance concession amenities for 2nd Club seating
  - Develop 10-12 new suites at the top of the existing bleacher seating sections (reduces existing upper concourse)
- Option 2: Adapt the upper concourse to the north and south, including additional restrooms and concessions
- Develop a new west side concourse at the cross side level and create a central portal for access to the stadium seating
- Add restrooms and concessions to the new concourse

F. Relocate Baseball Field
- Relocate baseball field to improve space between drive and Daukasis Center
- Include moderate spectator facilities for community-based events
- Replace existing team facilities
- Eliminate parking between baseball and University Avenue
- Develop new parking between baseball field and softball field
- Develop new parking and access drive to University Avenue south of baseball

G. Shared Softball and Baseball Support Facility
- Construct/converted concessions/tickets/rehearsal/storage facility to serve baseball, softball, and potentially future tennis courts
- Construct a new practice infield to serve both programs

Near Term Master Planning Projects
Long Term Master Planning Projects

Long term projects are those that are not essential in the near term, but that will absolutely play a contributing role in the realization of the South Campus’s full potential.

A Administration Building
- Construct new multi-level building at the southeast corner of University Stadium
- Facility to house administrative offices, meeting rooms, academic support functions
- Lower level to house stadium commissary space and general storage
- Demolish existing administration building

B Relocated Tennis Complex
- New tennis complex to include 12 outdoor and 6 indoor courts
- Spectator seating for 6 outdoor courts
- Courts to step down the hill in response to the existing topography and to create good spectator sightlines
- Share previously constructed Softball/Baseball support facility
- Demolish existing tennis complex

C Soccer Stadium
- A new 3,000 seat soccer stadium with a full 300 x 200 foot field
- Project to also include large entry plaza, concessions, restrooms and field storage
- New soccer practice field to the east of the stadium

D Soccer Practice Field
- New soccer practice field to the east of the stadium

E Improved NE Parking Lot and Access
- Reconfigure northern portion of lot to improve access/ circulation during events and for the shuttle bus
- Enhanced landscaping

F Potential Buildings Sites
- Maintain northeast corner as potential for future mixed use development to service both the South Campus and adjacent neighborhoods
- Create architectural gateway to South Campus

G Natatorium
- New natatorium to replace Johnson Gymnasium 50-meter pool
- Locker rooms and offices for swimming program
Project Concepts

The following drawings reflect two key components of the illustrated master plan: Improvements to The Pit, and the West Stadium Pressbox reconstruction. These plans have been developed to better reflect the intricacies involved with each project and to help evaluate the proposed improvements for their response to the stakeholder goals expressed early in the process.

Improvements to The Pit

The general concept for improvements to The Pit is to retain the seating bowl and roof structure, focusing on improvements around the perimeter of the building. These improvements include increasing concourse widths, adding restrooms and concessions, expanding ticketing and the Lobo Store, adding a large concessions commissary, creating new home team locker rooms, creating private suites and a club seating environment at the Mezzanine Level, and introducing a restaurant and multi-purpose meeting room at a third level.

The concepts illustrate the outward expansion of the original building on all sides to create the additional space. A main entry is created and strongly expressed on the northeast corner of the building in response to the University Avenue/Avenida Cesar Chavez intersection. The north and east sides of the building exhibit a strong transparency, allowing the people inside the building to be displayed, particularly at night. The third level restaurant, also located on the north side of the building, features a balcony and window wall to enhance the visual connection between outside and inside. The restaurant will enjoy views of the Sandia Mountains and downtown. Site development on the east and north side enhances the outward, public focus of The Pit towards the remainder of South Campus.

The west elevation, sitting high on the mesa, is less transparent, reflecting the desire to shade the harsh west sun. At the northwest corner, however, the building is again animated by a large projection screen element, visible from Avenida Cesar Chavez and I-25, reinforcing the fun, dynamic nature of the building’s uses, particularly UNM athletics.
Improvements to The Pit
Overall Site Master Plan
Improvements to The Pit
Ground Level/Seating Bowl
Improvements to The Pit
Mezzanine Level Conception