Inventory of Public Comments on the DRAFT 2009 Master Plan Update

Commercial Development

- Retail and Other Commercial Uses on Cesar Chavez & University: The Master Plan suggests retail and other commercial uses be encouraged on Cesar Chavez and University. But what kinds of commercial/retail should be promoted? Banks? Strip malls? Wal-Mart? Boutiques? Commercial uses should cater exclusively to residential needs; promoting pedestrian traffic in the neighborhood and encouraging urban densification while discouraging sprawl and increased vehicular traffic. We don’t want to see University between Central and Lomas developed for commercial for any and all commercial purposes. The area between University and Cesar Chavez near CNM might be a less problematic area for commercial development. – GPSA, Andrew Marcum, UNM Students; 9/11/2009

- University Heights Neighborhood Association (UHA) has serious concerns about the “mixed use” Central Avenue edge, because the impact on surrounding businesses and sustainability of the surrounding neighborhoods have not been considered. UHA believes that much more discussion should be held with nearby neighborhoods and businesses before the various residential and commercial “mixed use” areas are implemented. There can be serious impacts to businesses, many of which have difficulties in the best of economic times. The potential for vacant commercial space along Central Avenue would contribute to social problems, which helps neither UNM nor the neighborhoods. Also, the map on page 62 should clarify whether there could be mixed-use development on Central Ave. west of Girard. UNM’s current renovations at Central and Stanford to the “old” Architecture Building and the new Tamarind Institute Building, costing more than $6.5 million, are not mixed use. Nor is the proposed student recreation center apparently planned as mixed use. There is substantial existing off-campus mixed use zoning along Central in the UHA (and Silver Hills) areas, which serves now, and can serve in the future, to provide mixed use development. Recommendations: 1) Mixed use residential/commercial buildings should not be included in the plan along Central Avenue due to their negative impact on surrounding businesses. 2) Before mixed use residential/commercial buildings are developed in any location, there should be close collaboration with affected neighborhoods and businesses to determine the impacts of proposed mixed use activities and what commercial activities, if any, should be developed. Developments that are agreed to mutually benefit neighborhoods and University needs should be pursued. – Ben Roberts, University Heights Neighborhood Resident; 9/11/2009