Long Term Planning for UNM Greek Housing and Update
Sandia Room, Student Union Building
Minutes of Meeting: April 8, 2009, 6-8 PM

Present: Walt Miller, Associate Vice President of Student Life, Mary Kenney, University Planning Officer, Michael Polikoff, University Planner, Will Gleason and Maia Mullen, DPS Planning Consultants for the UNM Master Plan Update, about 15 Greek Community Representatives.

Mary Kenney: Introductions. Promised housing options from last community meeting. The Master Plan Update is a framework for future projects which must be justified on their own merit based on space needs, cost, etc. We will discuss Mesa Vista, Sigma Chi, Greek life, public partnerships coming on line with ACC. Planning and Campus Development will be responsive to the neighborhoods surrounding and the internal communities within UNM through input from our meetings.

Will Gleason: Introduction to the MP Update. Strategy unfolding over the next 10-15 years with major changes from the 94 Barton Myers MP. which showed housing exclusively on the east side of Johnson Field. Discussion: New development at Lands West with a Hospital addition, mixed use along Lomas, Mountain Road proposed extension to the hospital expansion, people-mover non-car future bridge over University from Tucker to the new hospital expansion, clinics; new development in north campus with a healing garden Marble to Yale, Psychiatric clinics moved to along Camino de Salud barren fairways at Tucker; Mixed use development along Central south of Johnson Field with a proposed Recreation Center south of Johnson Recreation Center; phased reductions to autos and parking on Redondo.

Question: Time frame?
Answer: Full build out around 2018. The Mountain Road extension will happen earlier to provide an access to remote parking east of I-25. This will be used to bus commuters to campus. The road will not continue through to University. A very minor increase in traffic along Mountain Road west of I-25 will be associated with this extension according to traffic studies.

Q- What type of housing will be provided at the mixed use development south of Lomas?
A- Faculty, market rate, upscale older students and families, etc.

WG- Discussion of the City Streetcar loop route from Central down town, down University to C. Chavez, down Yale to the airport and back. The Master Plan may provide the idea of a smaller, scaled down people-mover system which continues north through the center of campus along the Yale Mall to Yale and Lomas. A gateway to campus from Lomas to Yale will be developed eventually which will coincide with a cul-de-sac at Mesa Vista to create a neighborhood for the
Greeks. C. Chavez on south campus will become more urban with infill, commercial developments.

Maia Mullen: The idea for this area is that C. Chavez will be fully connected to Gibson through UNM land taking advantage of the athletic venues with bike and pedestrian routes and a full campus life development.

Q- What will happen with Rio Rancho West and Mesa del Sol?
A- UNM is establishing new campus extensions in these areas partly because our main campus will be at capacity at about 30K students. We have 440 acres at Mesa del Sol with the new film school. UNM West at RR will start with their first 40K sf building and the Hospital of about 75-100 beds which will support nursing programs and the community as well as a 2+2 program with CNM soon to be built north of UNM RR. Meanwhile, UNM main campus will continue to infill and consolidate while preserving the historic flavor of the campus.

MM- The general residential student life goals are to create a campus life and culture which promotes a 24/7 lifestyle with different models to support this such as recreation, transportation amenities, food choices near dorms and Greek areas and a community, village feel.

WG- We now know that the sororities don’t want to move so we need to look at how we can consolidate the ownership of land to create a cohesive neighborhood.

Q- How can a community core be created?
A- MK- We can share some academic spaces with the Greek community like very nice dining areas which would become a central core amenity where meetings and community gatherings can take place and perhaps a coffee house to hang out and create the identity of place.

Walt Miller- Two weeks ago UNM selected 34 acres east of Johnson Field to build new student housing by removing older dorms and replacing with new. We will create a village rather than just build new buildings. Johnson Field will remain as a central lifestyle amenity. The new buildings will stop just short of Central. We will go from 2400 to about 4800 beds. They will be geared especially for freshman and sophomores using a progressive model to create incentives which will keep students at the campus longer. Each year the students will be eligible for more desirable housing options. The expert national company is America Campus Community Properties which brings their own equity to the table for a joint partnership with UNM.

Q- I a specific model of campus housing being used?
A- All models are being considered.

Q- Have they done any Greek communities?
A- Its unknown but they are experts in developing campus communities and all options are wide open.

Q- What is the 1st phase?
A- About 1000 beds. All rents will be equitable with what is currently there. Options for student transportation must be provided to students in order for them to give up their cars to be on campus.

MK- We are studying and developing alternative transportation options on campus.

Q- How many students will be pulled away from main campus to Mesa del Sol and RR?
A- Mesa del Sol is developing opposite the standard development model of first having roof tops and then second with support developments. UNM is looking to develop commercial enterprises in this area in order to create much needed revenue not always provided by the State.

Q- Time frame for Mesa Vista cul-de-sac?
A- First we need to check for your impetus to develop there then take action. Some existing houses may be removed and replaced.
WG- This will not likely happen the first 3 years of the master plan. It will happen in tandem with the Yale/Lomas gateway development and consolidated ownership of the land.

MK- Another development to happen in that area is the BBER lot parking structure.

Q- If the Greeks decide to not do anything can UNM give them the assurance that their ground leases can be extended? This would help make the decision to invest money in their properties. Could a memo of understanding regarding this occur?
A- MK- We can look into this as a possibility. What we would like to be able to do is come to the table in the next two weeks. The mixed use project south of Lomas may provide some more options as well. Let’s set up a meeting soon.

Q- When will the MP go to the Regents?
A- May was originally our date but we have been asked to create a process with the neighbors first so that their issues are heard.

MK- If we were to create the space would you want to move in? We want to create a neighborhood village.
A- Greek representatives: We are open to moving across the street (University east side) but it must be fiscally responsible. Sigma Chi will always be connected to UNM. It will be part of the gateway from Lomas. We want the Greek community to draw students from all states as a great community to belong to. Mesa Vista wants development and improvements in their area. Parking
is an issue which must accompany improvements. Any commercial development along Yale and Lomas could possibly be utilized as a dept service to new improvements in the neighborhood. We would like a rendering of the village you are conceiving and how the visitor center, cul-de-sac and parking areas might be configured.