Meeting Minutes

Project No.: 08-0045
Project: UNM Master Plan
Date: March 15, 2009
Place: UNM Law School

Attending: Neighborhood Associations: North Campus, Summit Park, Santa Barbara/Martineztown, Spruce Park, University Heights, various representatives from UNM and the D/P/S consultant team.

Discussion Items: UNM North Campus Master Plan and impacts on surrounding areas

The meeting was moderated by City Councilor Isaac Benton. Councilor Benton proposed that UNM make a short presentation followed by comments from neighborhood representatives, with time at the end of the meeting for general questions and answers. Approximately 60 people attended the meeting. Ray Powell, the former Land Commissioner, also contributed to the discussion.

Dale Dekker and Tobias Flatow made a short presentation on the status of the master plan and outlined proposed growth on the North Campus to accommodate a new hospital wing, clinics, and academic expansion.

Listed below are consolidated notes from neighborhood association remarks.

General Comments:
Martineztown/St. Barbara: Mountain Blvd. dangerous. Speeding, dangerous for kids
- No way you can control traffic
- Dale: we will study and show you how we can reconfigure Mountain
- Phillip Hearn: Prez. Santa Barbara NA; design of Interstate 25 has impacted Martineztown. Numerous accidents on Mountain. Against connecting the new extension to the east to Mountain. Will new hospital require Martineztown to go to parking permits?
- Isaac Benton: this may be an opportunity to look at redesigning Mountain Blvd.

Martineztown NA formal presentation:

Courtney Lott from Martineztown NA:
- already dealing w/ impact of commuter traffic to Lands West. Stormwater runoff impact from new development in Lands West.
• New Martineztown Sector plan focused on making zoning reflect intent. Wider sidewalks, medians, and traffic circle at Woodward.

• **David Friedlander: North Campus NA**: Presented his interpretation of the development proposed in the master plan:
  - 10 -13 acres of new paving for roads
  - Parking: 26 acres of new parking
  - 2 -3.5 million sq. ft. of new buildings over next 20 years
  - 17-20,000 people added
  - 20-36 acres of rooftop area
  - 60 acres of hard surface
  - Heat island effect. Changing local climate
  - Water demand: want to understand that better
  - Air quality and traffic impacts: City has to support these changes — as they will have an impact on both streets and sewer infrastructure
  - Impacts both neighbors and City overall
  - Adaptive re-use: making best use of adjacencies: suggests that childcare facility along University Blvd. use the Barren Fairways
  - Healthy living vs. health facilities
  - Adjacency to golf course: open space makes adjoining properties more valuable

**Netherwood Park NA: David Brody**
- Need to look at development as part of the solution. Figure out ways to extend the open space and make it part of the overall development.
- Shouldn’t have to come back here every three months. Need a different process
- Need comfortable, accessible space. Include health perspective in planning the environment.

**Ray Powell:**
- Every land issue can become a circular firing squad.
- MdS: largest infill project in N.A.
- Is there another place at MdS that might accommodate growth proposed for the Barren Fairways?
- Sustainable program at UNM – Bruce Milne. Enormous intellectual capital.
- This site can bring those silos together to formulate sustainable programs
- Current administration has neglected to fund the sustainability program for the next year.
- So how do we use this space out here? Demonstration projects – invite children in. Community gardens. Local foodshed
- Native habitat. Migrating and endemic species.
- Value the potential to just be outside and be safe
- Integrate the Barren Fairways w/ other public lands.

**Summit Park NA**: make open space the priority. In agreement with many of the issues raised by NC NA.

**University Heights NA**: who is going to be using these facilities? Are there better ways to get people here?

**Spruce Park NA**: Isaac Benton: back up on MLK. Much more load on it.
- Parking structure near Scholes Hall.

**Q&A:**
- 90% admissions to acute admissions are psyche?
• Indian School and Edith: a pedestrian death occurred at this intersection – need to look at how to change the speeds in this area.
• Randy Hicks: process: level of development larger than Abq. Uptown. For a corporate development, there is a City development review process. For the commercial lands, they will go through a City process. What is the process here? How can we create a process that is mandatory rather than voluntary?
• Councilor Benton: need to work together on transit, traffic, curbcuts, sewer, and stormwater (we need to show how Martineztown will not be impacted by stormwater/development on Lands West). Emphasis on 21st century transportation
• Joel Goldberg: was not aware of meetings w/ NA’s before critical decisions were made. If you are going to have a planning process, need upfront input. Have there been any traffic studies done? The process is broken.
• Why is UNMH moving psyche? Not one good reason.
• What is the follow up to the last meeting concerns about moving mental health center? How about safety issues?
• Steve McKernan: 1966 vintage building. Not safe for patients. Under requirement to upgrade. $200/sq. ft. to renovate. Not cost effective. Outside accrediting agencies have confirmed this. Do we take an adult psyche center and embed in an acute care facility? Or focus them in a single story structure?
• Norde (from NC NA): process. Planning process – B&B Pavillion not large enough at the outset. Planning w/ models not reflective. UNM is not here to get input….always responsive.
• Jennifer: questions wisdom of building new 400 bed facility. Customer awareness: appropriateness of situating hospital here vs. where population center is growing. Part of mission of serving entire state – think more creatively about how best to serve the patients.
• Introduce legislation at the state so that UNM does not have a sovereign state right.
• Les Field – Anthropology: Maintain holistic picture of UNM. UNM moving towards corporate structure as reflected in the use of land and use of faculty.
• What will be the follow up process? How will neighbors get input to the master plan?
• Need schedule that works w/ progression of the plan
• Run risk of losing credibility by imposing “artificial” deadline.

Summary: Meeting ended with commitments from UNM to keep neighborhoods informed, to post information on the UNM website, and to not present the master plant to the Board of Regents in April.