Agenda

1. Process
2. Analysis
3. Application
4. Concepts
5. Schedule
1. Identify program strategies for productive land use.

2. Test the responsible capacity of the campus boundaries.

3. Develop conceptual plan for long term growth of campus.

4. Engage the community and city of Rio Rancho as partners in the planning process.
Process

- Analysis
  - Trends
  - Natural Systems
  - Built Systems

- Programs

- Guidelines

- Principles/Concept

- Precinct Plans

- Final Plan

- Implementation

UNM West

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Campus Planning Trends

- Growth, qualitative and quantitative, is constant
- Long term horizons for planning – 15, 25, 50 years
- Recognition of strategic value of land holdings – density, parking
- Quality of life for students, faculty and staff is increasingly important
- Partnerships – colleges, towns, housing
Elderly Enrollment is fast growing sector
34 million over 65 in 1960 ......70 million in 2020
Campus Planning Trends

Students today are sophisticated consumers
Campus Planning Trends

The entire college experience is being branded
Today’s students have grown up with the internet.
Site Analysis

ASG

• Natural Systems
  1. Landscape features
  2. Landscape Types – (desert, riparian…)
  3. Topography – see UTEP
  4. Hydrology
  5. Sun/shade/wind chart
  6. Views
summary
Natural Systems

Region

Cities within Rio Grande Watershed
Natural Systems

Rio Rancho City Center
Central New Mexico Ecosystems

The Southwest Mountains
• Trees Predominate
• Highly Organic Soils
Central New Mexico Ecosystems

The Desert Southwest
Pinon Juniper Zone
- Tree densities based on location of water
- Grassland savannah is historically the natural condition
Central New Mexico Ecosystems

The Desert Southwest
High Desert
Few Trees
Dryland Forbs and Grasses Prevail
Erosion Potential
Central New Mexico Ecosystems

The Desert Southwest
Rivers/Valleys

- Riparian Softwood Forests
- Sedimentary/Clayey Soils
Site Sustainability

- Site Planning Linkages
- Hydrology/Landscape Connection
- Year-Round Use of Outdoors
Site Sustainability

- Water Collection
Site Sustainability

- Temperatures
- Annual Precipitation
Site Sustainability

Wind Patterns

January | April | July | October
Site Sustainability

- Sun/Shade
- Wind Sheltering
Site Sustainability

Land / Site Planning Linkages
- Physiography and its effect on site layout
- Orientation and views
- Micro-climate
Understanding Patterns

- Linkages
- Dendritic Patterns
- Energy Flow
Existing Conditions

1. Regional Location
2. Land use plan
3. Prop Boundaries with adjacent properties identified – with setbacks
4. Axis, connectors, centers, edges
5. 5 minute walk – from town center and on campus land
6. Current Rio Rancho urbanization
7. Projected Rio Rancho urbanization
8. Cultural History
Site Analysis

Central Region of New Mexico

Northwest Quadrant of Albuquerque Metro Area
- 15 min. to I-25
- 25 min. to I-25/I-40 Interchange

International Airport
- 30 minutes away
- 8 Major Carriers
- 5 Regional Carriers
- 2 Commuter Carriers
- Nonstop to 39 Cities
Site Analysis

Proposed Streets
Site Analysis

Land Use

Entertainment Residential
Motion Picture Studio
City Center
CNM
Residential
UNM
Entertainment Residential
Site Analysis

Site Access

Progress Blvd

Unser Blvd

Paseo del Volcan

Existing Roads
Future Roads

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Site Analysis

Site Access

Progress Blvd

Unser Blvd

30th Street

Existing Roads
Future Roads

Paseo del Volcan
Site Analysis

5 minute walk
Site Analysis

Utility Exhibit
City Center Drainage Development and Implementation Plan

Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA)
City Center Drainage Development and Implementation Plan

Roskos Field Pond: Flood Control, Education, and Recreation

Southern Sandoval County Arroyo Flood Control Authority (SSCAECA)

An Existing Arroyo

A Stabilized Arroyo

2008 Campus Master
City Center Drainage Development and Implementation Plan

Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA)
City Center Drainage Development and Implementation Plan

Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA)
Working Concepts

- Biomimetics, Understanding Patterns and Layering Plants
- Native Plant Associations
- Work with existing natural systems
  - Drainage, Grading, Native vegetation
Site Sustainability Methodologies

- Protecting The Land
- Saving the Crust of the Desert
Site Sustainability Methodologies

- Reduce Site Disturbance
- Minimize Wind Erosion
Site Sustainability Methodologies

Drainage/Water Harvesting

- Soil Imprinting
- Swales
Site Sustainability Methodologies

Drainage/Water Harvesting
- Slotted Drains and other Streetscape Devices
- Collection Ponds
Site Sustainability Methodologies

Drainage/Water Harvesting
- Slotted Drains and other Streetscape Devices
- Collection Ponds
Site Sustainability Methodologies

Drainage/Water Harvesting
- Urban Hydrology
- Cisterns
Site Sustainability Methodologies

Drainage/Water Harvesting
- Urban Hydrology
- Cisterns
Site Sustainability Methodologies

Use of Local Materials
Site Sustainability Methodologies

Energy & Other Resources
Recycling, Renewable
Site Sustainability Methodologies

Energy Savings

- Solar/Photovoltaics
- Geothermal
- Green Roofs
Performance Standards

Landscape
1. Hydrology / storm-water retention, storage, reclaimed, bio-swales, rain gardens
2. Wetlands
3. Plant Material
4. Green roofs
5. Wind erosion (good example Mariposa, bad Rio Rancho)
6. Geothermal
7. Open space criteria (proportions, orientation, typologies)
Performance Standards

Energy
1. Wind
2. Geothermal
3. Solar
4. CoGen

Utilities
1. Graywater

Transportation
1. Street improvements
2. Parking
3. Transit
Performance Standards

Energy
- Wind
Geothermal Resources
Performance Standards

- Architectural
  1. Materials
  2. Character
  3. Height
  4. Massing
  5. Density
Performance Standards

• Architectural
  1. Orientation
  2. Daylighting
  3. Energy
  4. Water Harvesting
  5. Shade
Content from UNM West (Rio Rancho) Charette

ASG
City of Rio Rancho Concept

PROGRAM INFO
- 36 "BLOCKS"
- 14 RES
- 22 COM/MIXED
- APPROX 70 ACRES
- NOT DEVELOPABLE
- PARK = 7 ACRES
- SURFACE PARKING
- ROOM FOR FUTURE STRUCTURES

A. 1.8 ML SF @ 2-6 STORY
B. 2.5 ML SF @ 3.10 STORY
C. CORE MOSTLY 3 STORY
   + 2 STORY @ EDGE
   + MID RISE @ Fwy
D. CORE 3-5 STORY
   + 2 STORY @ EDGE
   + 6-10 @ Fwy

RESIDENTIAL 500 UNITS
- 215 MED DEN SF, 2 STORY
- 135 MED DEN MF TOWNHOMES
- 150 APARTMENTS OVER RETAIL

CRITICAL CORRIDORS
- 16 MI Radius
- TOWN + COUNTRY, LARGE GATEWAY, SHOPPING, DINING, LIVING
- *SOME PATHS ARE PED. ONLY

PARKFRONT RETAIL
- MALL OFFICE ABOVE
- MALL AREA FOR EVENTS
- OFFICE BY DAY, NT SHOPS, SERVICE, RESTAURANTS
- FOR OFFICE WORKERS + NIGHTLIFE FUNCTION
- POSSIBLE 15-20 SCREEN MULTI-CINEMA
- PEDESTRIAN ORIENTED

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City of Rio Rancho Concept
City of Rio Rancho Concept
City of Rio Rancho Concept with CNM Concept
Concept 1 – Land Use
Schedule

**Wkshp 1** – June 5 + 6 or June 23 + 24  
Focus on Academic and Student Life programming  
Site Analysis, Principles, Preliminary Concepts

**Wkshp 2** – July 14 + 15  
Focus on Sustainability and Hospital/MOB Partners  
Concept Development, Preliminary Guidelines

**Wkshp 3** – September 9 + 10  
Refined Schemes, Guidelines Development

**Wkshp 4** – October 7 + 8  
One Scheme, Final report mock-up

**Wkshp 5** – October 28 + 29  
Draft Final Plan, Draft Guidelines

**Wkshp 6** – November 26 +27  
Draft Final Report

**Wkshp 7** – tbd  
Board Presentation
Rio Rancho Central Business District

Designed by Huitz-Zollars

CONNECTING BUSINESS TO THE FUTURE

2008 Campus Master
North Central Area Plan

CONNECTIONG BUSINESS TO THE FUTURE

UNM West

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Cultural Context – Native American Influences
Cultural Context – Colonial Influences
Spaceport - views
Spaceport - elevations

East Elevation to Runway

West Entrance Elevation

South Elevation