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UNM
RECOMMENDED LONG TERM LAND ACQUISITIONS
BUILDINGS RECOMMENDED FOR REMOVAL (UNM OWNERSHIP ONLY)

Plan 9 - Land Ownership Plan
The Campus Development Plan has been presented as a finished product, meeting the projected space and physical requirements of the University as it reaches a student population of 35,000 and a build-out of 4.9 million GSF in additional building area. No real time frame has been attached to implementation of the Plan, and for the most part, priorities or specific programs for different components of the Campus Development Plan are not defined. It is designed to be flexible enough to accommodate on-going needs as they are determined by future campus planners while providing a strong framework to contain and direct future building projects.

In order for the framework of the Campus Development Plan to be implemented, there are specific priorities and development strategies that need to be articulated and followed as first follow-up steps to the Campus Development Plan process.

6.1 Land Ownership Issues

As discussed throughout this Campus Development Plan Report, one of the principal constraints to comprehensive new development of the campus into Precincts F and H - the northwest corner of the Central campus and the southwest corner of the North campus is the fact that the University does not currently own all the land in these areas. The University should actively work to consolidate its land ownership within the “superblock” of the campus as it is generally defined by surrounding arterial roads, particularly in relation to land ownership in these two Precincts.

Other recommended land purchases within the University “superblock” include:

- the Federal sanitarium land, east of the University Hospital, which would be an ideal property for future Health Sciences Center expansion. Although this property would provide some important development opportunities, previous discussions with the Federal Government make acquisition seem very unlikely. This property has not been included as part of the Campus Development Plan.

- the first lots south of Marble Avenue between Girard Boulevard and Vassar Drive. Ownership of these lots will allow the University to transform Marble Avenue at Girard Avenue into a landscaped University vehicular entrance. Residential streets from the north could be turned into cul de sacs to protect the neighborhood from North campus traffic, and Marble Avenue could be widened and landscaped as an important campus entrance.
6.2 DEVELOPMENT PHASING AND PRIORITIES

Given the uncertainty concerning funding and demand for new University buildings, in addition to the uncertainty of land ownership in certain key development areas, it is not possible to attach a definitive phasing model to the build-out of the full Campus Development Plan. There are however, certain strategic developments which need to be undertaken as quickly as possible as initial steps to establish the larger framework for long-range development. These critical framework items include:

• definition of central open space edges;
• creation of critical linkages between the Central and North campuses across Lomas Boulevard;
• creation of an entry court at the Health Sciences Center which rationalizes public orientation to the Hospital and other Health Sciences Center facilities.

For the purposes of description, these strategic implementation recommendations have been broken down into three development phases.

6.2.1 Phase 1

Phase 1 developments in each of the critical areas of the campus could take place as soon as the program warrants and construction funding can be identified.

HEALTH SCIENCES CENTER

In the University Hospital and Health Sciences Center, Phase 1 would consist of construction of already approved projects, projects pending approval or proposed projects. These include a proposed University Hospital expansion (#1 on Figure 66), bridging a new entrance road to the entry courtyard, a parking garage (#2), and an additional Cancer Center building (#3). In Phase 1, the emphasis is on completing buildings which define the new entry court, and completion of the court itself.
BRIDGE BUILDING

The proposed bridge building is a major structure of a potential scale that is larger than most individual building projects undertaken by the University. Through the planning process, concern was expressed that the building would be too expensive to complete in a single phase. If necessary, the building could be constructed in two phases. The first phase (#4) should include the building program on the Central campus and complete the bridge over Lomas Boulevard, so at least the technical bridging function will have been accomplished. A temporary ramp on the north side of the building could bring bridge traffic down to Lomas Boulevard and to the entrance of the Health Sciences Center. Construction of the first phase of the bridge building would not necessarily require demolition of the old Physics Building (#5) on the North campus, allowing some additional time for relocation of the Physics Faculty before the second phase of bridge building construction begins.
If the bridge building is undertaken in phases, the planning for the all phases should be completed at the same time and everyone including the funding source should accept a schedule for completion of all phases of the project before the first phase is undertaken. On its own, the first phase of the project, while functional, will appear incomplete.

The bridge building is addressed in Phase 1 of the Campus Development Plan implementation because it is such an important element in meeting the overall objective of joining the Central and North campuses, and in defining the eastern edge of the central open space. Due to its potential size, the bridge building can absorb a great amount of program in the early years of Campus Development Plan implementation, and should be seen as a central locus of development planning for the campus.

PRECINCT F
The Phase 1 plan also shows the beginning of development on University held land in the northwest area of the Central campus. It is important that development begin immediately in this precinct as a follow-up to the completion of the Campus Development Plan to establish a long-range development pattern for the area. The important first steps are the following:

1. Establish an edge for the future central open space by pulling the eastern boundary of development in the precinct back approximately 200 feet west from the center-line of Yale Boulevard at Roma Avenue and Las Lomas Road. This will leave an open space of approximately 600 feet in width which can be continued in future phases to the north across Lomas Boulevard. The central open space edge does not have to be a hard building line all the way along its length. In Phase 1, however, it is important that the width of the central open space be established by the first development. If the first development (#6 on Figure 66) infringes too much on the open space boundaries, the impetus for future developments to maintain the setback will be lost.

2. Roma Avenue (#7), Buena Vista (#8) and Yale Boulevard (#9) south of Las Lomas Road are closed to automobile traffic and resurfaced and landscaped as pedestrian rights-of-way. Las Lomas Road would become the ring road in the north part of the Central campus. This pattern of development starts to expand the pedestrian realm of the campus and establishes a north-south pedestrian route on Buena Vista which will be developed to the north in future phases of development.
6.2.2 Phase 2

It is not essential to complete all elements of Phase 1 in all precincts of the campus in order to proceed with some elements of Phase 2. The phasing illustrates a technical order for development within each of the different precincts.

HEALTH SCIENCES CENTER / BRIDGE BUILDING

The essential step in the development of Phase 2 in this area is completion of the second phase of the bridge building (#1 on Figure 67). Completion of the bridge building creates a western edge to the Health Sciences Center development, and an eastern edge to the central open space in the North campus area. In order to complete the second phase of the bridge building a number of preliminary steps are required.

Figure 67: Phase 2 Implementation Plan
• The Physics Department needs to be relocated and the old building demolished.
• Camino de Salud needs to be closed from Yale Boulevard to the Health Sciences Center Entry Court.
• A new exit road (#2) from the Health Sciences Center Entry Court to Lomas Boulevard needs to be opened.

The second phase of the bridge building will help to open up the northern part of the Health Sciences Center campus for development.

Within the Health Sciences Center itself, there are several other important Phase 2 developments. With the completion of the bridge building, an additional building site (#3) is created west of the new Cancer Center to round out the Health Sciences Center Entry Court (#4). This site should be programmed for a facility which needs a high level of public accessibility.

MARBLE AVENUE ENTRANCE

Phase 2 should also include the improvements to the Marble Avenue entrance (#5) to the Health Sciences Center, and a realignment of Tucker Road and Marble Avenue to create the northern alignment for the new North campus ring road. As part of the Marble Avenue improvements and realignment, temporary portable structures currently occupying the area west of the Stanford Drive and Marble Avenue intersection will be removed. This would allow for construction of the third side of the Medical Library / Health Sciences Center administration complex (#6) at the campus entrance.

Another Phase 2 development in the Health Sciences Center precinct is construction of a parking structure (#7) on the site of a current surface parking lot east of the University Hospital, north of the Federal sanitarium. This structure will help to compensate for the loss of surface parking lots associated with the construction of the second phase of the bridge building, the relocation of the Marble Avenue / Tucker Road alignment and the creation of the central open space (unless the bridge building also contains a parking structure on its lower levels).

NORTH CAMPUS - CENTRAL OPEN SPACE

The opening of the second phase of the bridge building in effect defines the east side of the central open space and provides a good opportunity to establish and landscape the open space area.
Creating the central open space on the North campus also requires some relocation of roadways. Yale Boulevard (#8) eventually should be moved to the west side of the open space, both north and south of Lomas Boulevard, defining the development edge. Instead of crossing the drainage channel and moving up the slope to intersect with Tucker Road, Yale will follow the south side of the drainage channel, along the route of the current Camino del Servicio, and intersect with Tucker Road on the west side of the drainage channel. This leaves the central open space on the North campus clear of roads except for Tucker Road (#9) crossing at the crest of the slope.

The central open space on the North campus and the various physical changes associated with it could also be phased into place through Phase 2. Elimination of surface parking, relocation of Yale Boulevard and demolition of certain small buildings along Lomas Boulevard could all be undertaken as distinct and separate steps in the creation of the central open space.

**Precincts F and H / Central Campus - Central Open Space**

The Phase 2 plan also illustrates important steps in the development of Precinct F - the northwest area of the Central campus, and extension into Precinct H - the southwest area of the North campus.

Development in these precincts is predicated on additional land acquisition by the University, and implementation of Phase 2 will be dependent on the land acquisition schedule. Phase 2 developments in this area include:

- Phase 1 development north to Las Lomas Road is extended north to Sigma Chi Road (#10) which becomes the ring road in the north part of the Central campus.
- The pedestrian axis started along Buena Vista is extended north across Lomas Boulevard as a focal point for development in Precinct H.
- The development boundary along the west side of the open space established between Roma Avenue and Las Lomas Road in Phase 1 is extended north to Lomas Boulevard.
- When Yale Avenue is relocated west to the edge of the central open space in the North campus, it should be relocated west to the development boundary alignment south of Lomas Boulevard in the Central campus as well.
- The Mixed-use Gateway / Square (#11) at the intersection of Lomas and University Boulevards, particularly on the east side of University Boulevard could also be built as part of the Phase 2 definition of the pedestrian spine from Precinct F to Precinct H. The connection of the two buildings, over Lomas Boulevard, could act as a bridge for the pedestrian spine.
Continued development of the western edge of the central open space provides an opportunity to extend the central open space north to Lomas Boulevard. As in the North campus, the different physical changes associated with development of the central open space can also be phased into place. Removal of buildings in this zone can be undertaken on an availability basis and roadway relocations could be made before, during or after the land is developed for use as open space.

In conclusion, there are many different steps to achieving the campus development illustrated in the Phase 2 Plan, which represents the campus set up with a framework to accommodate the full development illustrated in the Phase 3 Plan.
6.2.3 Phase 3

The Phase 3 Plan shows the same North and Central campus area focused on Lomas Boulevard fully developed. New development and infill developments on the rest of the campus may be undertaken concurrent with the illustrated Phases 1 and 2. The framework for those developments in other parts of the campus does not have the same complexity in phasing as that around the central open space and the Health Sciences Center.

The illustrated Phase 3 developments include a new building (#1 on Figure 68) completing the Health Sciences Center Entry Court. New buildings (#2) extending the pedestrian spine north from the bridge building to the Law School. A new building (#3) in Precinct D - Schools of Administration and Management Zone near the south end of the bridge building. The Phase 3 plan also shows completion of buildings along the west side of the campus in Precinct F between Sigma Chi Road and Lomas Boulevard and north of Lomas Boulevard in Precinct H. It also shows the Mixed use development at the intersection of University and Lomas Boulevards completed on all four corners (#4).

Figure 68: Phase 3 Implementation Plan