

Board of Regents Special Meeting of the Committee of the Whole

June 06, 2024; 9:00 AM Scholes Hall, Roberts Room, #204

eBook



June 03, 2024

UNIVERSITY OF NEW MEXICO BOARD OF REGENTS Committee of the Whole

Special Meeting Notice & Agenda

Thursday, June 06, 2024; 9:00 AM Scholes Hall, Roberts Room

The University of New Mexico Board of Regents will convene a special meeting of the Committee of the Whole on Thursday, June 06, 2024 at 9:00 AM. Below is the agenda for the meeting.

AGENDA

- A. Call to Order and Confirmation of a Quorum, Chair Kim Sanchez Rael
- B. Adoption of the Agenda
- C. Information Item: Integrated Campus Plan
- D. Adjourn

To comply with Open Meetings Act, N.M.S.A. 1978, §10-15-1(F), this notice and agenda are made available at least 72 hours prior to the meeting and accessible on the public website, https://regents.unm.edu/.

University of New Mexico

Board of Regents Committee of the Whole June 6, 2024



Today's Agenda

ICP Work Sessions

9:00 – 9:45 am:

ICP Overview

- Introduction to the ICP
- What it includes: ICP Framework
 - What is next: ICP Initiatives
 - Feedback Received to Date
- Review and Revision Schedule

9:45 am – 12:30 pm:

Albuquerque Framework & Design Guidelines

- 9:45 10:30 Central and North Campuses
- 10:30 11:30 Design Guidelines
- 11:30 11:45 Break
- 11:45 12:30 South Campus

12:30 pm – 1:30 pm:

Lunch & Satellite Sites

- Lobo Rainforest
- Mesa del Sol
- UNM Championship Golf Course

1:30 – 3:00 pm:

Implementation and Next Steps

- Discuss what ICP initiatives are needed to implement recommendations
- Confirm changes to be made and schedule for revisions and adoption



Today's Goal

- Help clarify the intent and explain the concepts.
- Hear from you.
- Gather feedback to work towards final adoption.

Do you have additional goals?





ICP's Long-Term Vision

WHAT

A roadmap that guides decisions on all of the University's landholdings over the next decades to:

- Create a safer, more sustainable University;
- Investments in underutilized and undeveloped property in and around UNM's campuses that serve the University's academic mission;
- Provide needed supporting amenities and housing that benefit the University community and city as a whole.

HOW Framework Recommendations

- 1. Stitch to the City Grid
- Maximize Future Development Parcels
 & Prioritize Strategic Infill
- Strengthen the Core with Supportive,Safe, and Authentic Spaces
- 4. Create an Activated and Contiguous Eco-corridor
- 5. Promote Safe Streets and Micromobility Connectivity
- 6. Connect Campus Districts



What is the ICP?

A Framework or "road map", guiding new

projects to align with:

- Open Space Framework
- Ped/bike Framework
- Street Framework
- Parking Framework
- Transit Framework
- Land Use Framework



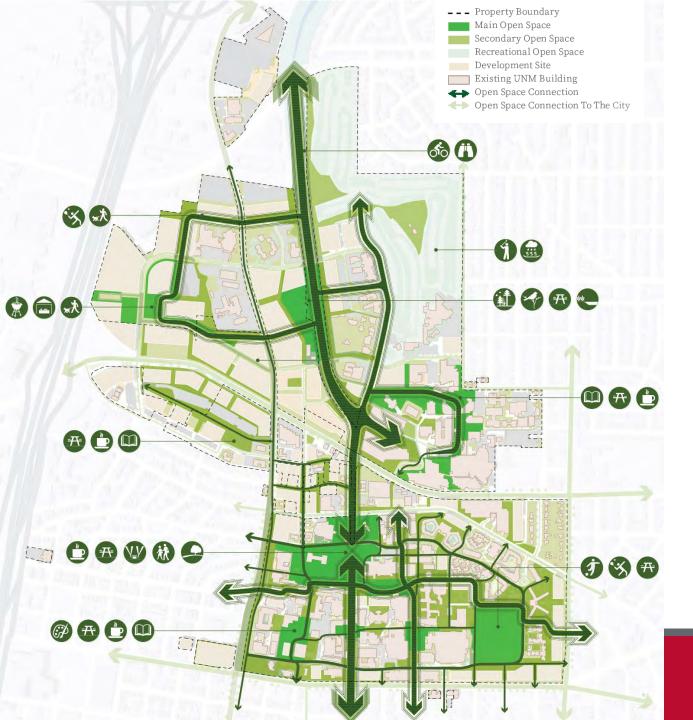












- Campus green space is important to protect and enhance:
 - Health and wellness
 - A welcoming campus environment
- ICP recognizes and protects many types of open space:
 - Recreational space, such as the North Golf Course, Johnson recreation fields
 - Informal areas for studying/gathering, such as Duck Pond
 - Landscaped corridors connecting all campuses
- Create and enhance areas:
 - AMAFCA Channel
 - North Campus spines connecting the hospital to clinics and research space
 - Central Campus spines connecting east-west & north-south

Open Space

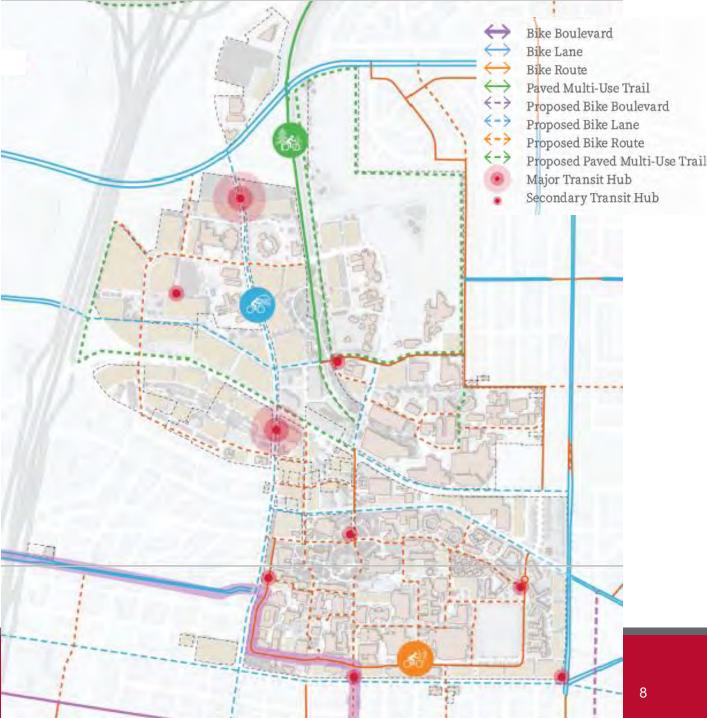


 Pedestrian pathways exist throughout the campus, especially on Central Campus

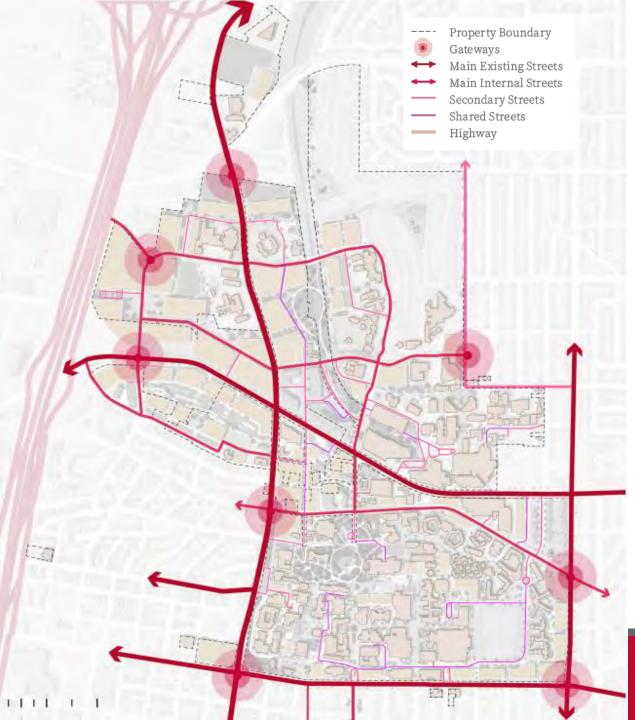
• ICP identifies:

- Primary pedestrian routes in alignment with open space
- Secondary and local routes inclusive of recreational paths, such as the North Campus Golf Course 2-mile route connecting to all campus zones
- ICP recommends strengthening:
 - East-west routes that are not yet enhanced like the north-south malls
 - Crossings cross Lomas and University boulevards
 - Connections into surrounding neighborhoods

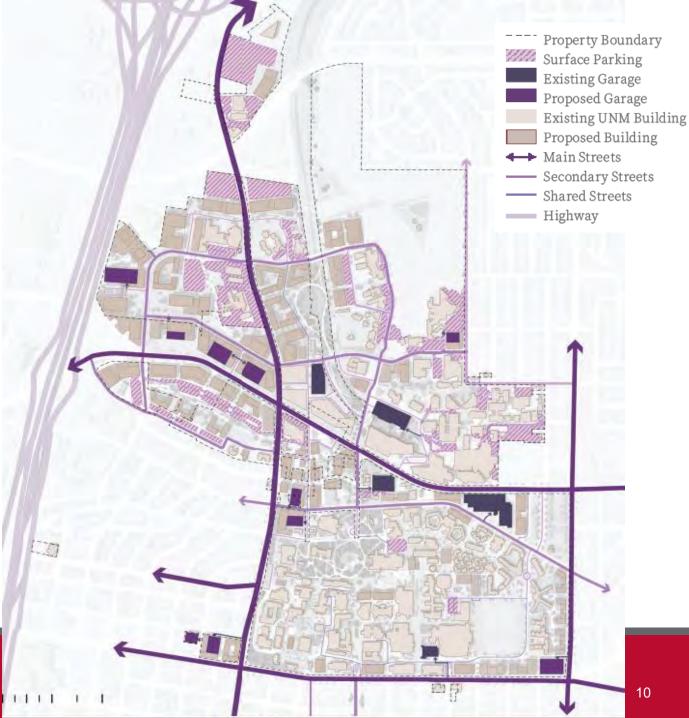
Pedestrians



- Existing bike connections (solid lines) are limited, but well-used
- Connect to the city network
- Create a bike network that separates bike and pedestrian paths with dismount zones and bike hubs (lockers and bike shares).
- Proposed bike connections (dashed) aim to connect to:
 - Neighborhoods
 - Destinations on campus
 - Transit hubs
- Encourages safe alternatives to get to campus



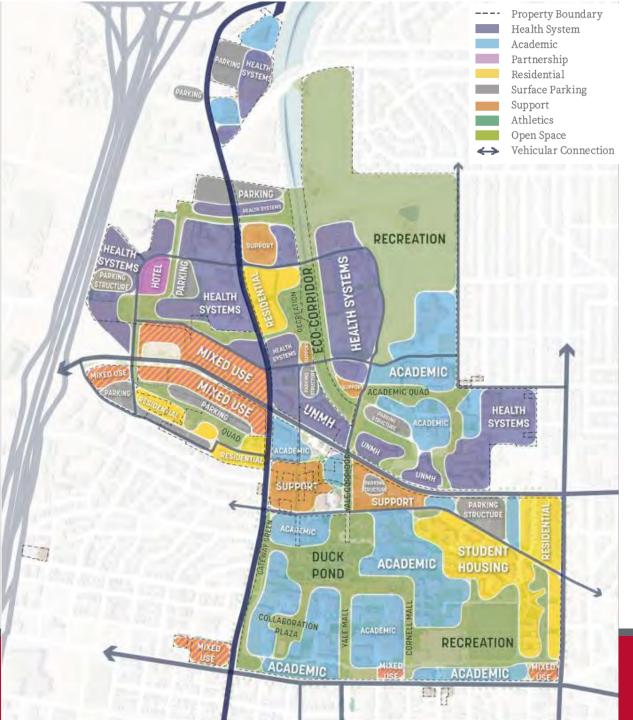
- Highlight gateways to create a welcoming, visible campus.
- Create more connections in North Campus, including a loop road connecting all clinical uses
- Limits use of internal campus roads to service and transit vehicles.



- Maintains accessible parking.
- Locates larger surface parking areas along the campus periphery corridors and in areas less densely programmed.
- Identifies parking garage locations in highest-use locations.



- Preserve and strengthen the **UNM** Albuquerque shuttle network
- Introduces transit hubs with amenities
- Recommends a system that is direct, fast, frequent, and reliable
- Creates a loop for North Campus



- Locate new development adjacent to existing uses to support them
- Infill vacant parcels on our campuses to increase campus activity and strengthen synergies
- Redevelop the Lomas corridor with mixed-use (residential, retail, etc.)

What It Isn't

The ICP is not:

- A programmatic master plan
 - We did not assess each college's enrollment forecast and strategic plan.
- An engineering or operational study
 - We did not assess all the infrastructure, utilities, and roadway needs across all of our landholdings.
- A market analysis or economic plan
 - We did not assess all of our landholdings and the areas around our landholdings.

That work is yet to come.



What It Isn't

For example:

- The ICP recognizes Johnson Field's importance to UNM and proposes changes to improve use and access.
- Proposed improvements need:
 - A traffic study
 - Programming
 - Vetting with constituents
 - Engineering and design
 - Construction





What It Isn't

For example:

- The ICP proposes many street and streetscape improvements to improve safety and connectivity to and within our campuses.
- Proposed improvements would:
 - Eliminate cut-through traffic
 - Create walkable campus served by shuttles and emergency vehicles
- Still need:
 - A traffic study
 - Vetting with constituents
 - Engineering and design







Feedback Received To Date

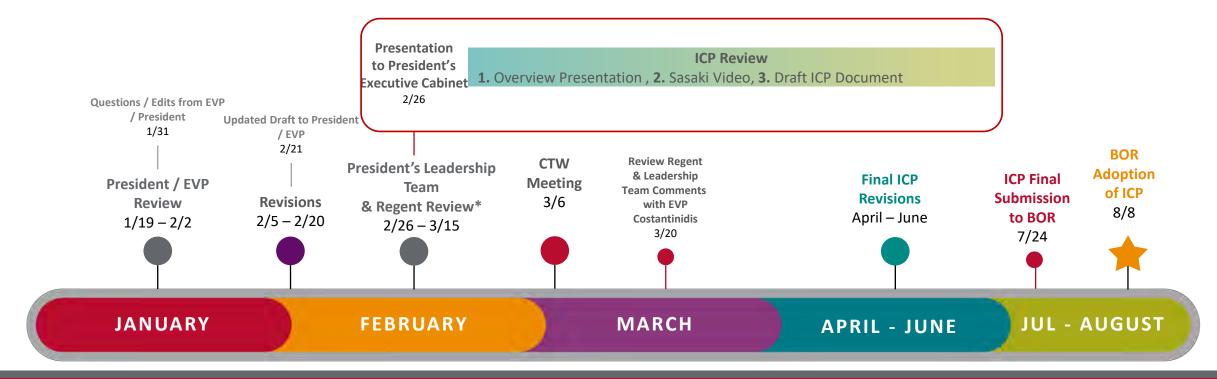
- The ICP has been reviewed by:
 - President's Cabinet
 - Provost & EVP Academic Affairs Office
 - EVP of Administration's Office
 - UNM Health and Health Sciences Executive Leadership
 - Institutional Support Services Directors
 - Lobo Development

- The feedback received includes:
 - Spelling/grammar/inconsistencies
 - Concern about what the ICP is and what it isn't
 - Concern that decisions have been made without key stakeholders' involvement
 - Concern that more details are needed
 - Concern about the loss of surface parking and the cost of building structured parking



Review and Revision Schedule

- Confirm changes
- Send Final ICP to Board of Regents by July 24
- Adopt at Board of Regents F&F Committee on August 8





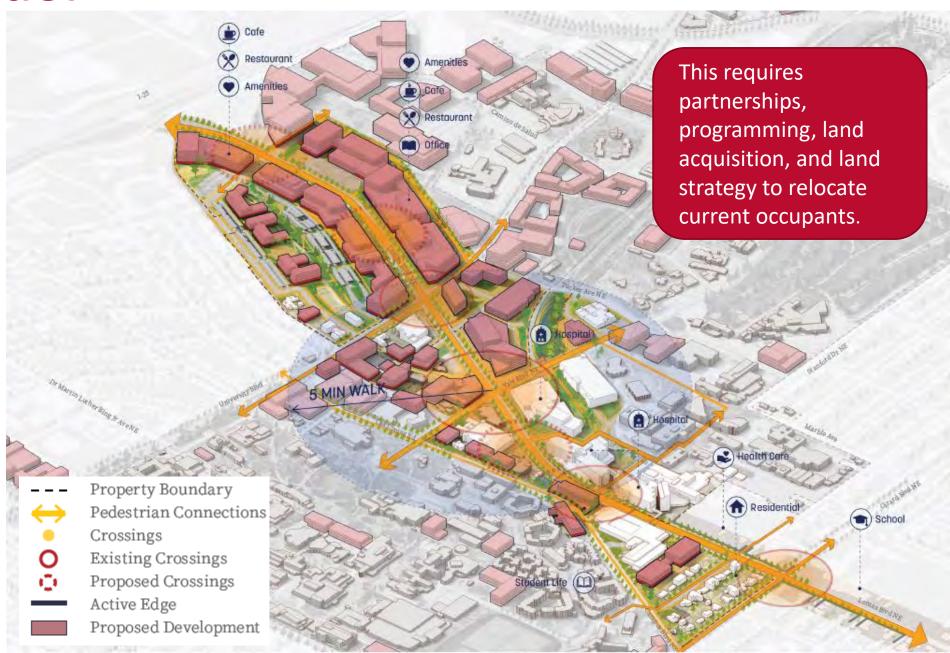


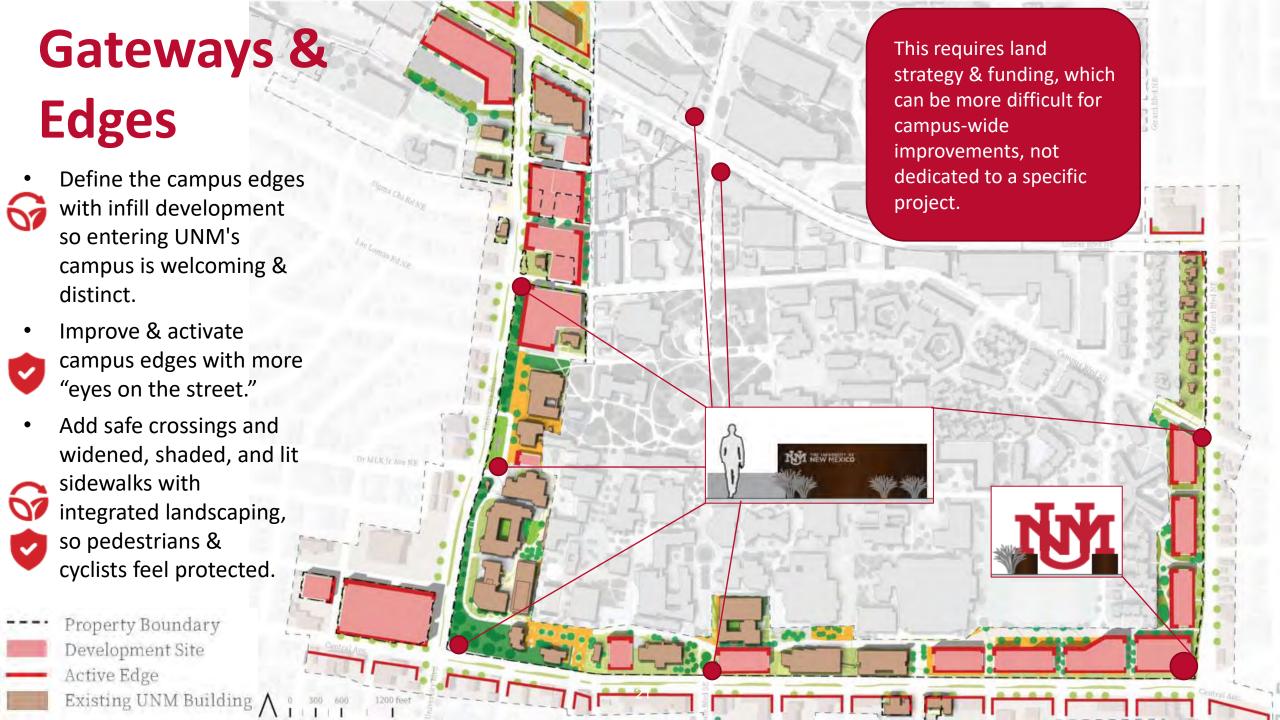




Lomas Corridor

- A welcoming gateway into Central and North Campuses.
- Ample land on both
 sides to create a vibrant,
 mixed-use corridor with
 housing & amenities.
- Safe crossings and widened, shaded, and lit sidewalks with integrated landscaping so pedestrians & cyclists can feel protected.





"Patchwork" Acquisition

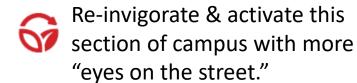
Acquire for contiguous land ownership.





"Patchwork" Acquisition

 Redevelop parcels with infill development to add to academic core.



Add safe crossings and widened, shaded, and lit sidewalks with integrated landscaping.

This requires funding for acquisition and coordination with CABQ & property owners.









AMAFCA Eco-Corridor

- Work with AMAFCA/Army
- Corps of Engineers to naturalize or cap portions of the channel to create usable open space with adjacent development parcels.
- Incorporate pedestrian and
- cyclist amenities connecting to remote lots and destinations.
- Safe crossings and widened, shaded, and lit sidewalks with integrated landscaping.







Podium on Potential Development Parcel Tower on Potential Development Parcel Integrated Potential Parking Garage Existing Building



Health Sciences Capital Planning



YEAR ONE

- 2. Simulation & Research Equipment Request
- 3. Domenici 3T Research Center Renovation
- 4. UNMCCC CT Simulator Replacement
- 5. Outdoor Physical Therapy Equipment
- 6. Pharmacy Building Renovation Phase II
- 7. UNMCCC Phase III Radiation Oncology & GMP Laboratory Expansion- Segment 3
- 8. School of Public Health Building
- 9. UH Main Operating Suite Backfill Project

Not On Map

- 1. Health Sciences Network Upgrade (Campus Wide)
- 10. West Primary Care Clinic (Off Campus)

Central & North Campuses

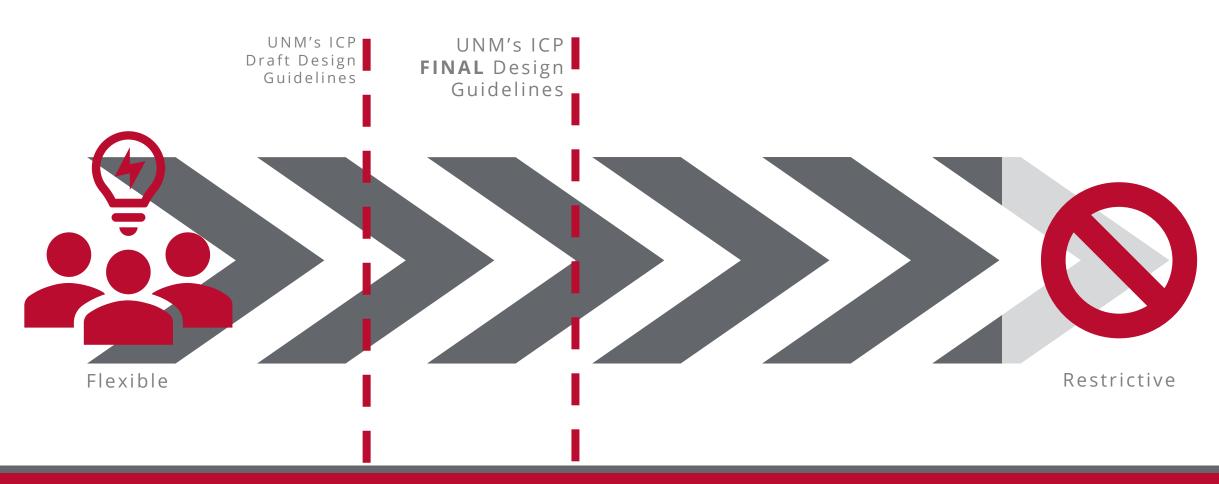
Questions or concerns?



Design Guidelines

- Overview
- Edge Conditions of the Campus
- Land Use & Organization
- Movement & Circulation
- Open Space & Landscape
- Buildings & Facilities
- Urban Design Guidelines
- Campus Zones (1-21)

Design Guidelines





Key Takeaways

ABQ Design Community

- The UNM ICP Design Guidelines should not be "one size fits all."
- So much depends on:
 - Context (campuses, heritage zones, adjacencies, etc.)
 - Building function (science labs, classrooms, commons, etc.)
 - Design review process







Revised Design Guidelines

Added two new sections

How to Use These Guidelines

- 1. Determine your project type, program, and location:
 - Project type (e.g., new building, renovation, addition)
 - Campus location and Campus Zone.
 - Determine if the project is in a Heritage Zone.
- 2. Review the Design Guidelines and Development Procedures.
- 3. Review specific Campus Zone guidelines.
- 4. Apply applicable Design Guidelines to the exterior design of the built environment.
- 5. Follow the Review Process and Procedures for design approval.

Review Process

The UNM Design Review Process upholds the goals of the Integrated Campus Plan and supports the implementation of these Design Guidelines by:

- Ensuring appropriate stakeholder input and effective engagement in the planning, designing, and reviewing of major development projects.
- Facilitating the alignment of projects with the vision of the Integrated Campus Plan.
- Promoting a transparent Design Review Process for UNM and external design teams to help uphold the UNM Integrated Campus Plan.
- Seeking external expertise and review on key architectural elements to ensure consistent design language across UNM campuses and foster sustainable design.



Architectural Character

- Design should allow the exploration of new styles, contemporary regional forms, and innovation while respecting the cultural and architectural integrity of UNM's campuses and the context of regional design.
- The design should maintain New Mexico's cultural and regional context and align with the campus' existing design language.
- Context can vary by Campus Zone, for instance, in the Heritage Zones and other Campus Zones located along campus edges.











Historic Preservation

- Continue to celebrate the rich architectural integrity of the Heritage Zone in the built environment while enhancing the "sense of place" on campus.
- Changing needs should be addressed and new technologies should be applied in a manner that identifies both the time and the place. The resulting design should be informed by the character and materials of historic structures and traditions, such that new construction contributes to the overall visual quality and "sense of place" of the campus.
- Each new building and addition to existing structures should contribute directly to the overall character and fabric of the campus.
- While some differentiation is necessary, avoid drastic contracts or imitations of a specific style. Subtle contrast in materiality can be utilized as a primary means of distinguishing between historic and new architectural elements.











Architectural Palette - Historic Context

- Many building elements define the architectural character of campuses across multiple styles and contribute to the unique sense of place, most notably adaptations of the Spanish-Pueblo Revival Style within UNM's Heritage Zones.
- New designs may pick up features such as massing, earth-tones, and openings while also exploring contemporary regional forms and innovation.

Top left: Zimmerman Library (1938), middle left: Mesa Vista Hall (1950), bottom left: Hokona Hall (1955), top right: Communications & Journalism (1949 & 1963), second row right: Student Union Building (1959 & 1970s), third row right: Natural History Science Center (1948) and Mitchell Hall (1951), and bottom right: Alumni Memorial Chapel (1962).

















Architectural Palette - Contemporary & Regional Context

 Many newer and contemporary buildings across campuses respond to regional context and reflect multiple styles across Campus Zones.

Top left: George Pearl Hall (2008), top right: The Pit (1966 & 2010), second row left two images: PAIS (2020), third row left: McKinnon Center (2018), bottom left: Taos Pathways to Careers Center (2022), middle right: Centennial Engineering Center (2008), and bottom right: College of Education & Human Sciences (2010).



















Sustainability

- The ICP helps uphold a long-term goal of sustainability — environmentally and fiscally — and enables the University to take action today and in the future to reduce its carbon footprint, as well as fiscal waste.
- The dynamic nature of climate change requires a flexible and adaptable design approach that integrates sustainability and resiliency into:
 - the built environment
 - buildings and facilities
 - o campus systems
 - o infrastructure

- Best practices in sustainability should be utilized to the maximum extent feasible for each project.
- New buildings and structures should aim for carbon neutrality and net zero energy while responding to the regions' architectural traditions and sustainable design practices.
- Sustainable design elements should respond to the regional climate and local environments unique to UNM campuses and the greater Southwest.



Indigenous and Culturally Sensitive Design

- The Integrated Campus Plan recommends incorporating Indigenous values and interests in the design of UNM facilities to improve the recognition of campuses as places with unique siting on Indigenous land.
- Elevating Indigenous design can foster welcoming and safe spaces for all people, regardless of their background.
- These recommendations support UNM's goal of Inclusive Excellence and expand opportunities for developing campuses with an equity and inclusion lens for all future development.



Building Elements

Massing & Forms

- Organization elements, such as courtyards and portals and transitional spaces, such as building entrances, connectors should inform massing.
- Small design elements such as ornamental details should relate to the campus environment and scale.
- Consider solar orientation, southern fenestration, window orientation/recesses, sunscreens, etc..

Density & Building Height

Building heights should depend on the context of the project site and program and should respect and respond to adjacent buildings and open spaces.

Roofs

Roof styles and rooflines should positively contribute to the campus' architectural integrity and primarily should be flat.

Floor Plates

Floor plates should depend on the building program, site, functional use, and project location. Floor plates should respect the context of the Campus Zone and adjacent buildings and open spaces.

Materials

Sustainability should be a top consideration when selecting materials for building design. Materials should respond to the local climate, complement the local context, and reflect the facilities surroundings.

Colors

Earth-toned colors are reflected in much of the exterior building landscape of UNM campuses. Color palettes for new buildings, renovations, and additions should respect the campus' existing context and design language.



Functional Relationships & Considerations

Building Entries

No change

Service & Loading

No change

Connections to Open Spaces, Gathering Spaces & Landscapes

Buildings should help define usable outdoor spaces and link appropriate public interior spaces to these outdoor spaces. By creating figural, pedestrian-oriented spaces, facilities should work to link the campuses to surrounding areas.



Branch & Satellite Campuses

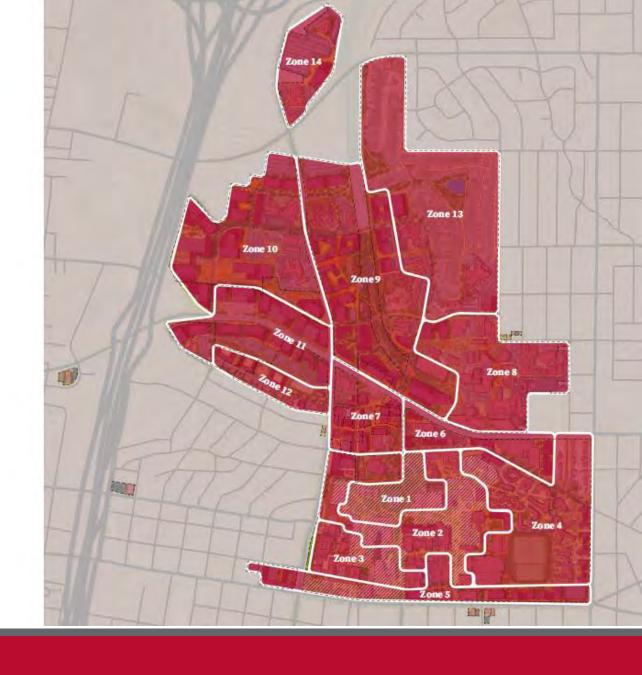
- The built environment and design should respond to local climates and address exterior elements such as wind and ice in site design, building orientation, and access.
- Branch and satellite campuses should explore the integration of multi-lingual and Indigenous language signage and wayfinding across all campuses to reflect the local populations in each location.

- Branch and satellite campuses should follow the Design Review Process outlined earlier in this chapter.
- All UNM landholdings and campuses should reflect their regional context, connect to the surrounding character, and respect the local site identity.



21 Campus Zones







Example Zone

Recommendations

- · Improve the pedestrian experience along Central Avenue and the iconic Route 66 by orienting building entrances outward towards the community, providing active uses at the ground level that serve a broader community benefit. and widening the sidewalk.
- · Celebrate the campus gateway experience at Yale Boulevard to help improve natural access control to campus.
- · Create a shared street experience along Redondo Drive allowing access for shuttles, special permit, service, and emergency vehicles only. Coordinate with PATS on special event days to accommodate alternate configurations of
- · Provide a new parking garage at the comer of Central Avenue and Girard Boulevard to support the demand for parking on Central Campus. Ensure the parking garage is activated with 24-7 community amenities.



Potential Development Sites





Connections



Open Space

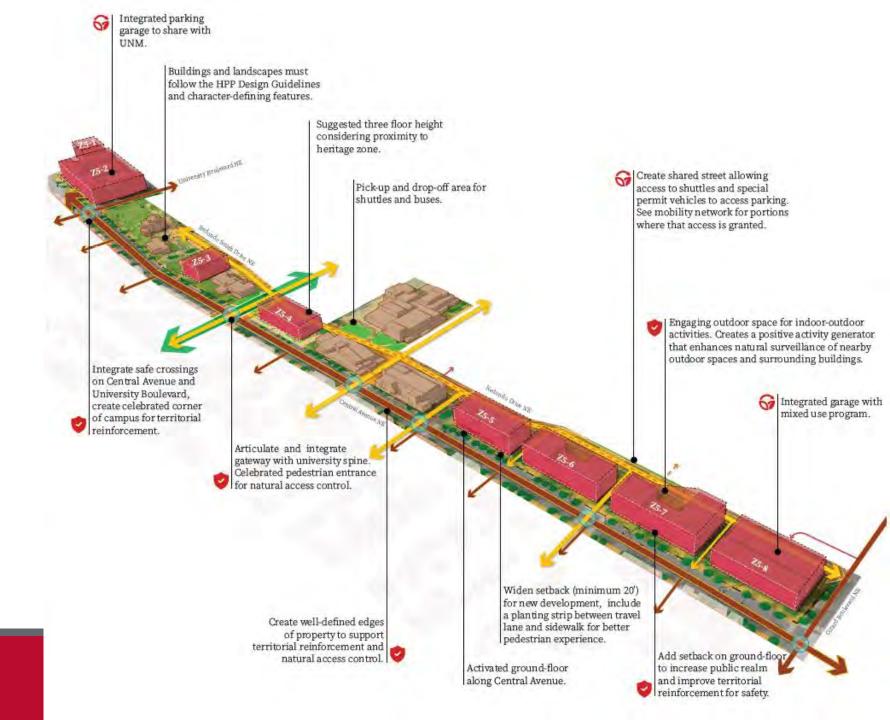




Example Zone







Design Guidelines

Questions or concerns?

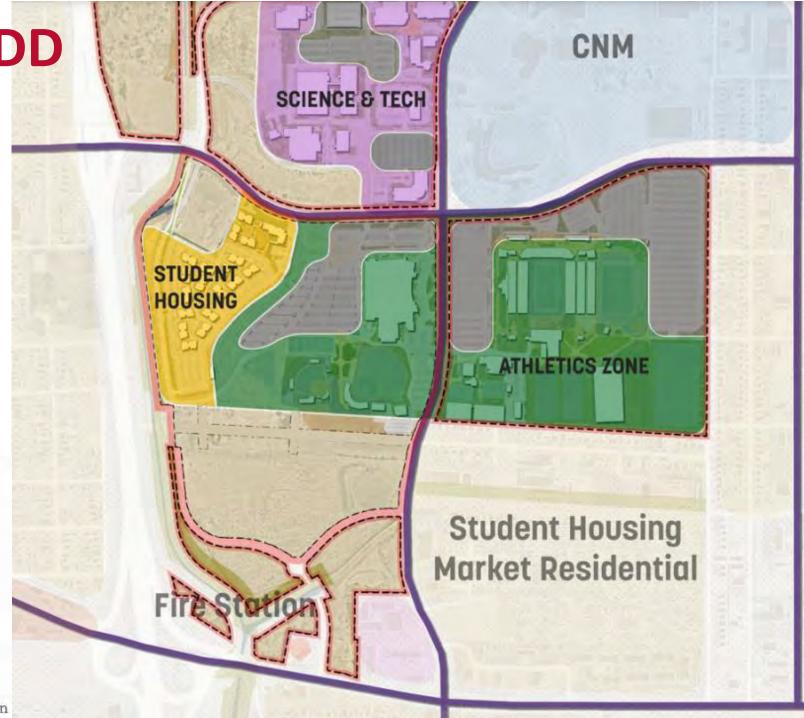




 Today, this area has four land uses:

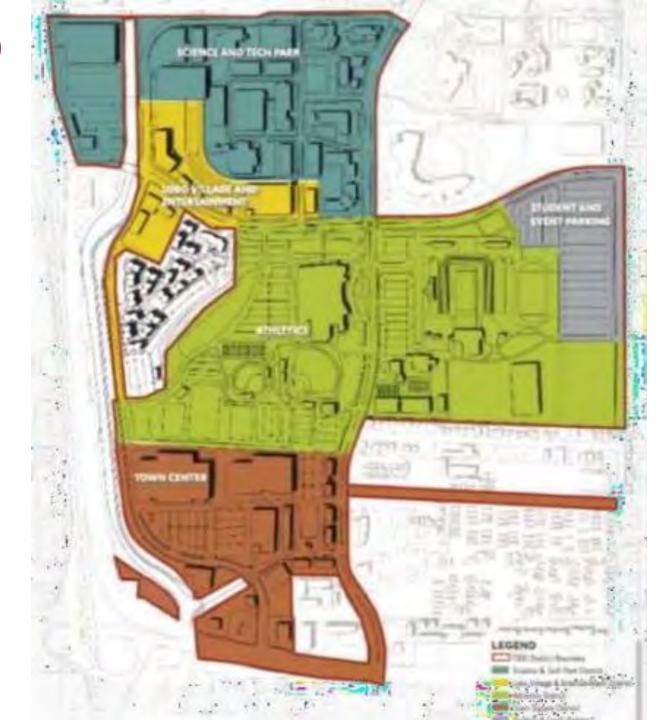
- R&D Partnership
- Student Housing
- Athletics
- Parking
- Plus vacant land





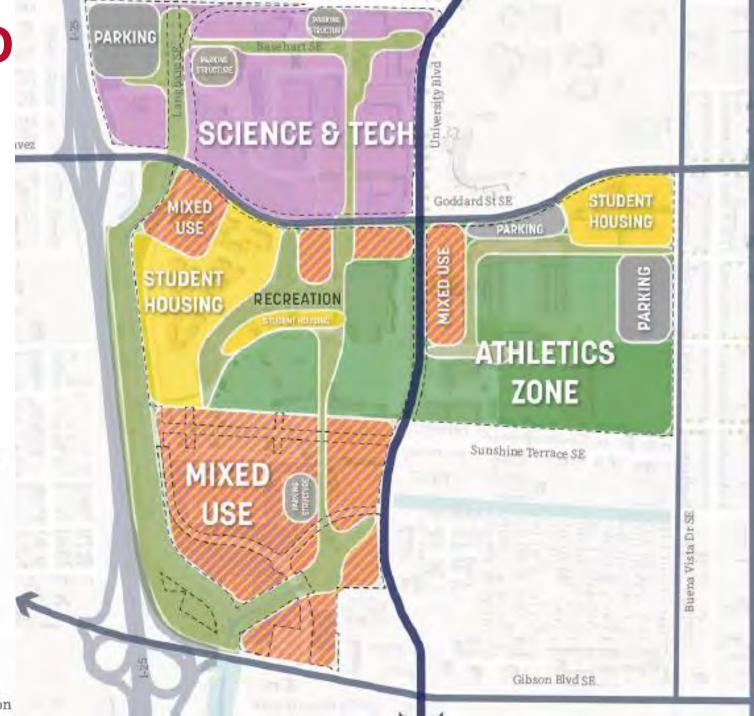
TIDD envisions four districts:

- Science and Technology Park Expansion
 - 360,000 sf R&D w/ 900 parking spaces
 - 144,300 sf retail
- Lobo Village Retail & Entertainment
 - 56,000 sf retail & restaurants
 - 105,000 sf hotel w/ 900 parking spaces
- Gibson Town Center
 - 439,000 sf retail & restaurants
 - 50,000 sf residential
- Athletics (unchanged)

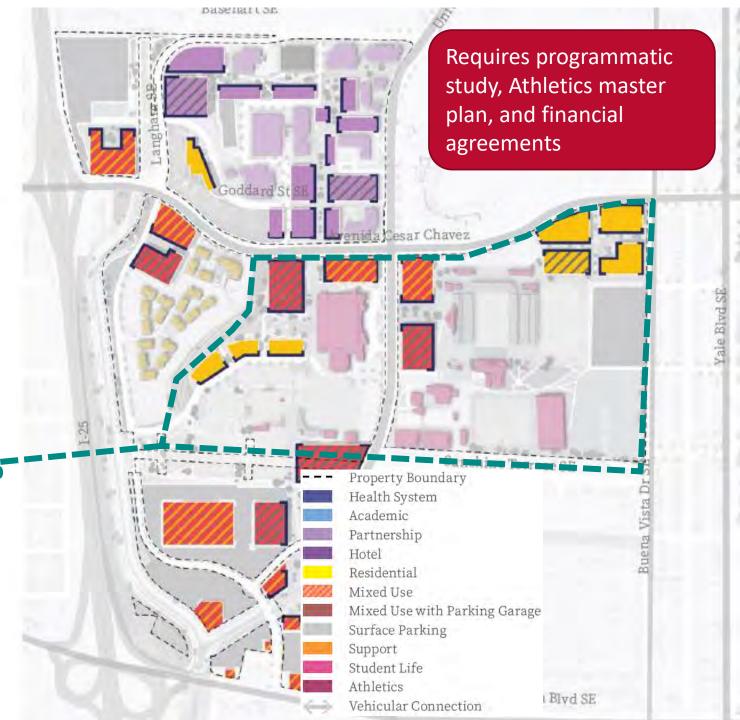


- The ICP envisions this area with a mix of land uses:
 - R&D Partnership
 - Open space
 - Student Housing
 - Athletics
 - Parking
 - Mixed-use

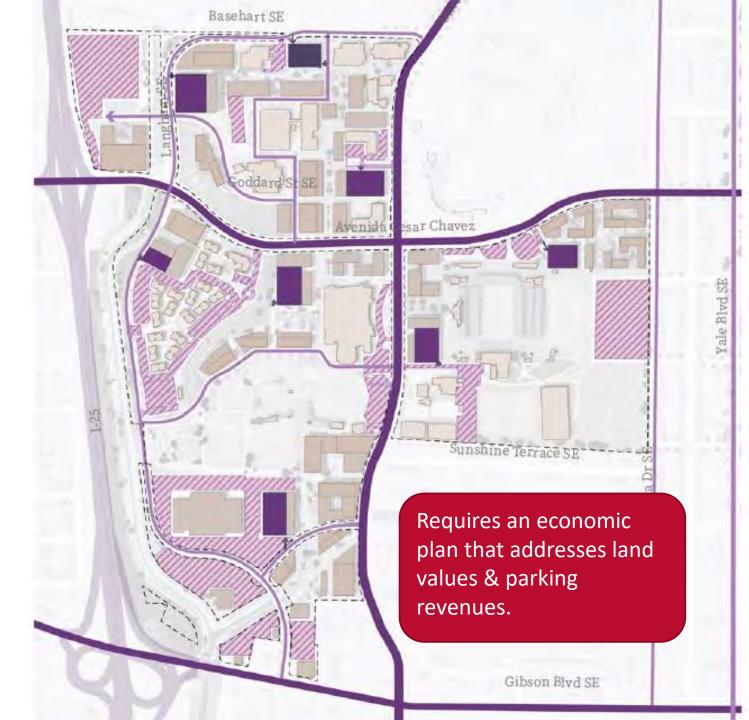




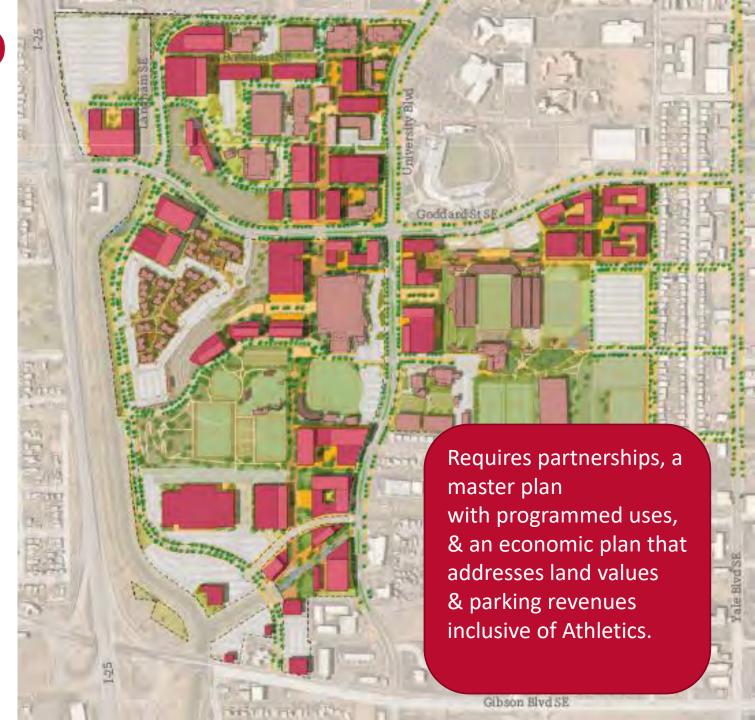
- ICP identifies potential additional development parcels to support the active districts:
 - Science and Technology Park
 - Athletics
 - Residential
- And create new active mixed-use areas
- The buildings within athletics zone is capacity only.
- An athletics master and financial feasibility plan is an important next step towards any additional development, specifically within the Athletic zone identified in the TIDD. This may update whether mixed use and buildings could be in this area.



- If after Athletics master plan and feasibility study shows that mixed use development can be supported, the ICP recognizes the need of parking structures to replace surface lots.
- Surface (dashed purple)
- Structured (solid purple)



- All linked by ped/bike paths and streets
- A north-south spine will help create a campus environment & connect STP to Athletics.
- Anchored by residential hubs linked with ped paths, it can create a safe accessible home base for students.
- Transform the area with land uses and amenities to support active use 24/7 and revenue streams.



South Campus

Questions or concerns?



Satellite Sites

- Health Sciences Rio Rancho
- Mesa del Sol
- Sevilleta
- Lobo Rainforest
- DH Lawrence Ranch
- Championship Golf Course

Land Strategy

- To develop and provide clear guidance and process for development that is consistent with the ICP, UNM 2040 Plan, and maximizes the longterm benefit of the real property assets controlled by the Regents.
- Goal is to understand constraints, work through them proactively to support ability for project movement forward
- Prioritize land approach. Examples:
 - Academic/Research
 - Land Bank
 - Revenue Generation
 - Recreational
- Develop programmatic use direction
- Develop detailed financial analysis process for ROI, risk and opportunity costs



Map Layers

Strategic Land Development - UNM Parcels



Active UNM Parcel



Vacant Land



Redevelopment



Ground Lease

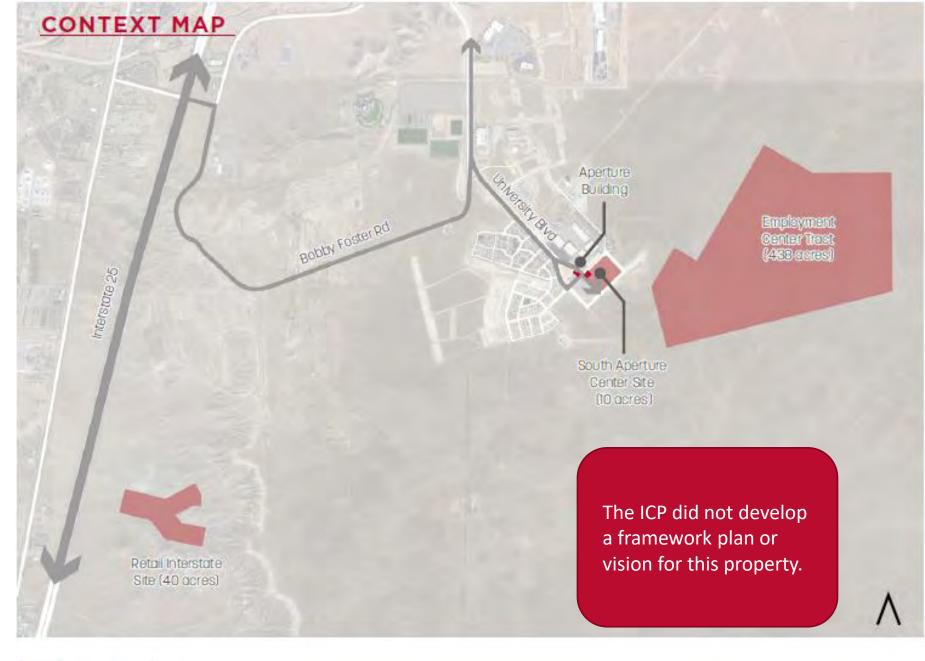


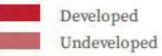
Targeted Acquisition



Mesa del Sol

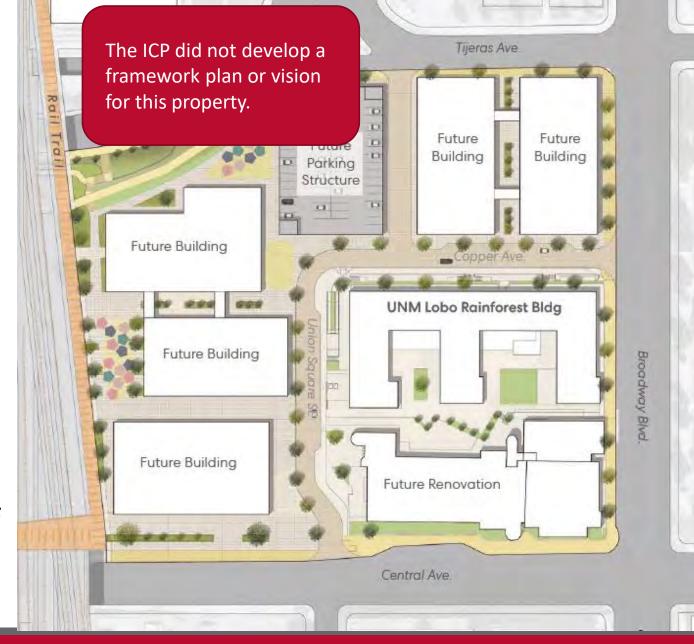
- Only 0.5-acre of UNM land is currently developed.
- There is no defined program or facility vision for the rest.
- Need real estate portfolio analysis, strategic plan & framework plan.
- Opportunities for collaboration with industry and partners





Lobo Rainforest

- Innovate ABQ Master Plan Update (2021) proposes:
 - A public-private partnership to develop a 7-acre innovation district
 - Foster economic development and job creation in New Mexico.
- The site integrates:
 - The vacant historic First Baptist Church
 - The planned Rail Trail
 - Downtown
- The ICP recommends an assessment of Innovate ABQ and Church to complete a land use strategy.





Championship Golf Course

ICP Recommendations

- The golf course needs irrigation and infrastructure improvements as identified in a recent planning study.
- Excess UNM-owned land along the course's University Boulevard frontage has the potential to be developed into a mixed-use residential development.
- Implement recommendations of UNM Championship Golf Course Necessary Repairs and Recommended Improvements Report.

Championship Golf Course Follow-up Initiative:

- In reviewing the golf course financials, operations, and land development opportunities, we plan to ensure that management, structure, and development meets needs for quality, condition and financial approach.
- In partnership with Athletics, we are reviewing all needs, other university golf course structures and exploring innovative and financial ways to move forward.



Satellite Sites

Questions or concerns?



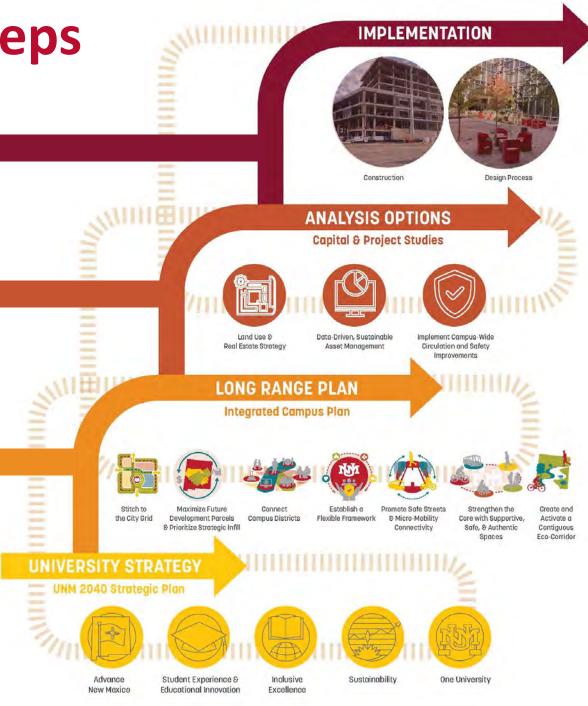


Implementation & Next Steps

Then retain funding & implement with design and construction.

Further analysis is needed to complete **ICP Initiatives** and implement recommendations.

ICP Framework and recommendations realize the UNM 2040 vision.



ICP Initiatives

- Safety Approach
- Real Estate (Land Strategy)
- Parking and Transportation
- Space Utilization
- Learning Space Approach
- Research Environments
- Clinical Delivery and Public Health
- Public-Private Partnerships

Understanding programmatic direction to inform university priorities and project approaches



ICP Initiative

Initiate a University-wide space utilization system:

Provide a comprehensive utilization system to provide transparency, reporting, and utilization data across the system to comprehensively manage space to highest and best use.

Space Optimization Goals

Highest and Best Use

Unify mgmt. of space

Flexible system

Increase transparency and utilization

Right size campus footprint

Prioritize investments-optimization

Space by Function

Spaces are classified more broadly into fewer functions to allow for dual uses of space and greater utilization.

Schedulable

Informal

Individual Workspace

Specialized



ICP Initiative

Implement a parking permit and transportation strategic business plan:

- Review rates, capacity, and permit structures.
- Confirm locations and type (structured vs. surface).
- Will optimize existing and planned parking resources.





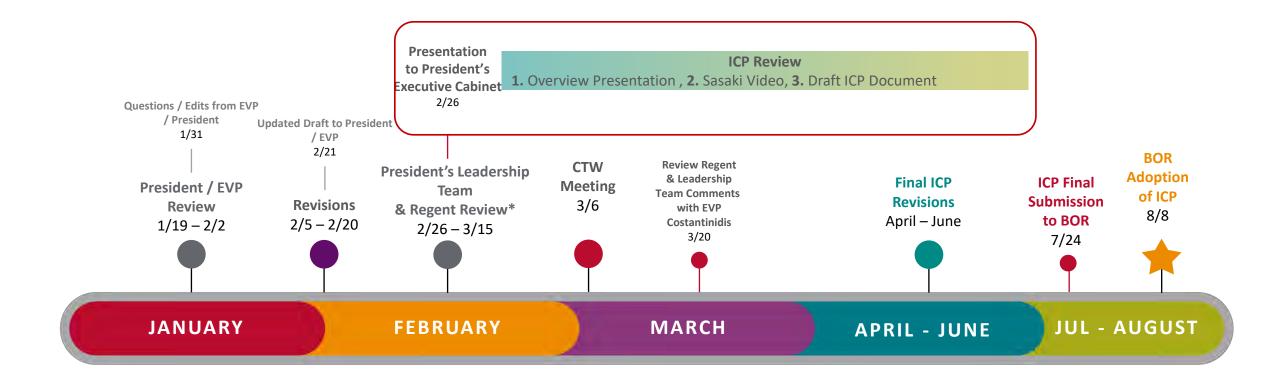
Moving Forward

- 1. ICP sets the framework and long-term vision.
- 2. University will review recommendations in ICP as projects are prioritized.
- 3. Additional studies will aid in prioritizing needs to move projects forward.
- 4. Adoption is needed to achieve:
 - Sustainable and cohesive growth and development
 - One University focus for efficient use of assets and resources
 - Strategic development for positive economic impact for a thriving and vibrant campus.





ICP Review & Adoption Schedule





Implementation & Next Steps

Questions or concerns?

