UNM WEST
Campus Design Charrette

School of Architecture + Planning
University of New Mexico

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UNM West Campus
Design and Planning Visioning Charrette

University of New Mexico
School of Architecture and Planning

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UNM WEST CAMPUS
MASTER PLANNING DESIGN CHARRETTE

School of Architecture + Planning, UNM
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UNM West at Rio Rancho
Campus Master Planning Design Charrette

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Introduction

The charrette enterprise, what one could describe as a visioning workshop, provides a unique setting and singular focus for addressing a complex set of questions and aspirations. This process sets the stage and puts in motion the progression of bringing together diverse stakeholders, collecting data, and exploring ideas. With respect to establishing a new, full-service campus in New Mexico, we have now formally begun that long journey.

Through the charrette effort and collaboration, in this instance extending over an intense four-day time frame, the design team is able to explore and test various options and concepts. But equally important, the efforts of many individuals that precede the charrette are critical in distilling complex issues, informing both the process and resulting design strategies.

In many instances the American campus embodies a unique sense of place – one that is a repository for the values and aspirations of a culture. The design of the campus does matter – not just in terms of accommodation and cost considerations, but with the specific capability of contributing to the education and research missions of an institution.

Dr. Perry Chapman, President of Northeastern University in Boston, remarks that “place and experience are inextricably linked in the endeavor that we call higher learning.” We seek here to conceive of a campus that also provides a setting capable of amplifying the critical relationship between environment and learning.

The well designed campus provides memorable places that promote community and collegiality. Dr. Phillip Creighton, President of Pacific University, notes that “each campus is a landscape of learning that mirrors the institution’s traditions and values.” And in the case of the university, the campus should also provide the backdrop for a collective, societal purpose that transcends the sum of the parts.

The well-conceived and executed campus can result in environments that have an enormous psychological impact on an individual’s well-being. A variety of events, experiences, formal and informal interaction, routines, and personal relationships may be sustained in a campus environment in ways that enrich societal discourse as well as contribute to intellectual inquiry and discovery. The distinction of place, the human scale, and the relationship with nature that is possible with a well-designed campus ennobles and heightens the academic experience. Moreover, studies consistently demonstrate that the design quality of a campus has a direct relationship with recruitment and retention of students, staff and faculty. Traditional values do matter in the university context. We envision UNM West as a campus for not only residents of Rio Rancho, but one that will be attractive to potential students from across the state, the region, and the world.

With Sandia Mountain serving as a stunning, almost mystical, backdrop to the campus in this extraordinary high desert setting and climate, the usually difficult task of creating a unique sense of place is made somewhat less difficult. Here, there is an unequivocal knowing of precisely where you are physically located on our planet.

With the 222 acres in Rio Rancho contiguous to that dynamic city’s envisioned new downtown center, the University has been given an enormous opportunity to “get it right,” unprecedented in public higher education in New Mexico.

Concluding presentation of charrette results, November 15, 2006
Overview

At the request of David Harris, Acting President of the University of New Mexico, the School of Architecture and Planning was asked to undertake a series of studies that will initiate the planning processes for the anticipated new campus, UNM West at Rio Rancho.

To be located immediately adjacent to the new Rio Rancho Town Center, the UNM West campus will occupy 222 acres in the far northwest quadrant of the Albuquerque metropolitan area. UNM West is expected to be a full-service campus, with student housing, and offering a wide range of academic programs. Estimates of possible future, long-term, enrollment at this campus range from 9,000 to 14,000 students.

The first phase of this effort, preceding the workshop activity, has been a preliminary assessment of academic needs and future opportunities with respect to each of the UNM Schools and Colleges. A host of other supporting needs – relating to student services, housing, recreation, and the physical plant – have also been considered. A major health care facility is expected to be part of the envisioned campus. Other meetings have addressed the possibility of a second UNM Research & Business Park located here.

The design charrette/workshop, held November 12-15, 2006, was intended to sharpen the focus of the on-going dialogue that will eventually direct the long-term development of UNM West. The results of the workshop provided key stakeholders and academic leaders an initial snapshot and collective viewpoint of a wide spectrum of specific interests and design possibilities for the new campus.

The assembled charrette design team – consisting of UNM faculty and staff, consultants, and visiting professionals and educators – were asked to consider and propose alternative visions for the campus plan. The character and special "sense of place" that will evolve over several decades was considered and debated. Preliminary discussions and investigations focused on various "visions" of the physical nature of the new campus, its relationship to the Rio Rancho City Center, other adjacent land uses, and the larger physical context. Of critical importance is the planning and site selection for the initial building to be located at UNM West, a facility expected to host a variety of needs and functions.

In moving toward a more sustainable future, specific strategies in the planning and design of buildings for the new campus are extremely critical. Policies were considered for making UNM West a repository of "best practices" and a possible designated "demonstration site" for public buildings and development in New Mexico.

Roger Schluntz, FAIA
Project Director

UNM Academic leadership forum
with the charrette team
Context and Site

UNM West Campus Need Assessment - Summary:

Along with the west side of Albuquerque, several communities in Sandoval County are witnessing rapid growth. In 1980 the population for the City of Rio Rancho stood at slightly over 10,000. That number grew to 70,000 in 2005, and projections indicate that by 2010 Rio Rancho will have over 125,000 residents and over 160,000 residents in 2015.

Located in Rio Rancho, UNM’s West Center has experienced tremendous growth over the past six years as well. During academic year 2000-2001, UNM West enrollments totaled 305 students; that figure (unduplicated with those registered on the UNM main campus) increased to over 1500 in AY 2005-2006. These students are served in a less-than-ideal situation. Education is delivered in a minimal, 6000 square foot facility that houses three classrooms, rented business locations within the community, and classrooms at Cibola High School and Rio Rancho High School.

Over 6000 students with zip codes from the west side presently attend the UNM main campus. Commuting for these students is increasingly difficult—the non-rush hour commute time from Rio Rancho to the UNM main campus averages 45 minutes one way—and the limited number of river crossings is not expected to increase with the ever-growing population. As a result, non-traditional students, in particular, find it extremely difficult to take courses at UNM and to complete their degrees in a reasonable time frame. Not unexpectedly, recent surveys conducted by Research & Polling, Inc. reveal that convenient access to a college campus is a very important consideration for students as they decide where to attend.

In 2004 Central New Mexico (CNM) Community College (then known as TVI), built a 70,000 square foot building located in Bernalillo County on the west side, adjacent to the Rio Rancho City boundary. When CNM opened on the west side in the fall of 2004, it began serving over 3000 students. However, in order to complete a bachelor’s (or master’s) degree, those students completing an associate degree at CNM will seek a four-year provider institution.

Several surveys have been conducted over the last 10 years to determine the educational needs of west side residents. A strong desire and preference for UNM programs, as well as a UNM campus on the west side, are very much evident in each survey undertaken.

In the fall of 2006, the UNM Board of Regents responded to those perceived needs and interests by acquiring 222 acres of land, adjacent to the proposed Rio Rancho City Center, for the expressed purpose of planning and developing a full service campus at this location. It is conceivable that by 2030, UNM could have an enrollment base on this campus of up to 12,000 students.

Rio Rancho Context and Campus Site

The designated site for UNM West is located immediately adjacent and to the east of the Rio Rancho City Center, geographically approximately 18 miles NNE of the main campus in Albuquerque. The envisioned campus will share one section of land (640 acres) in Sandoval County—recently held by the State Land Office—with the new Rio Rancho downtown City Center, LionsGate Studios, and other residential, commercial, and mixed use development. The second Rio Rancho High School, soon to commence construction, is sited approximately 1.5 miles to the east of the campus. CNM is also considering the development of an additional campus of approximately 40 acres in the immediate vicinity of either the new high school or the City Center.

View of Sandia Mountain from the UNM West Campus site

Much of the adjacent area to UNM West and Town Center, although currently void of development, was platted and sold for single family residential home sites several decades ago—before the incorporation of the City of Rio Rancho. Notwithstanding, various subdivisions, as well as commercial developments and public use facilities, exist or are underway to the west and south of the Town Center, as well as several miles to the northwest.

The City Center and the UNM West campus are situated adjacent to and immediately north of the proposed Paseo del Volcan, a limited access expressway that, along with Unser Boulevard, will provide convenient access to this sub-region of Rio Rancho and the greater metropolitan area. The Paseo is also expected to eventually link with I-40 and later with I-25, thus becoming a west-side relief bypass route for the greater metropolitan area. At some point, fixed rail transit may share the corridor with Paseo del Volcan, providing a direct link for the City Center and UNM West campus to the recently opened “Rail Runner” station at the town of Bernalillo.
The campus site is situated on modestly hilly terrain, sloping gradually toward the southeast and thus affording magnificent views in that direction of the Sandia Mountain range. A ridge line, running from the NE to the SE of the site, parallels this view shed, and on the north side of this ridge and campus, distant views of the Jemez Mountains mark the horizon. An arroyo defines the northern boundary of the campus site, while a major north-south arterial, 30th Street, will be adjacent to the eastern boundary of the campus. This street will provide an interchange with Paseo del Volcan, and would thus seem likely to provide the primary vehicular access and formal gateway to UNM West.

At the present time, two buildings mark the City Center development, the Santa Anna Star Arena, a major event center, and the new City Hall for Rio Rancho. Construction for a second office building, adjacent to City Hall, will commence soon. Access to the City Center is primarily from Unser Road, about ¼ mile to the west of the City Center, and the constructed two-lane, east-west highway immediately to the south of the City Center and campus that will become a frontage road for Paseo del Volcan.
Much of the City Center site drains naturally across the campus through a basin on the southern portion of the campus site. Immediately east of the new City Hall, now under construction, a relatively large retention basin has been constructed on the campus site to capture City Center rain water runoff. Except for the retention basin and the recent placement of a major sanitary sewer line that bisects the campus site from east to west (with a 60’ wide easement), the natural, high desert vegetation is relatively undisturbed. The soil in this area is primarily a sandy loam, and, when vegetation is disturbed, is prone to both wind and rain erosion.

"Human beings tend to segment the continua of nature. ...The earth surface presents certain sharp gradients: for instance, between land and water, mountain and plain, forest and savanna, but even where these don't exist man has the tendency to differentiate his space ethnocentrically, distinguishing between the sacred and the profane, center and periphery, the home estate and the common range."

Yi-Fu Tuan Topophilia: A Study of Environmental Perception, Attitudes and Values.
(1974)
Topography in relationship to parcels and preliminary City Center schematic circulation plan

Master Plan, Arizona State University West Campus, Phoenix (Ayers Saint Gross): one of several precedents for both academic and physical planning
Policy White Paper
Policy Principles and Design Guidelines

Priority Actions

The material in this Policy White Paper elaborates on the Policy Matrix (Appendix A) - that was developed during the planning and design charrette for the UNM Westside campus. The Matrix identifies key policy elements together with green practices and actions that should be taken to implement a long-term sustainable future for the UNM Westside campus.

The following "Keystone Policies" - those policy statements essential in developing a sustainable campus - embody the detailed policies and procedures outlined in the Policy Matrix. Each of the keystone policies is followed by key, near term actions that, when taken, will set the stage for developing a sustainable campus. These Keystone Policies should be adopted and incorporated as requirements in request-for-proposals for the campus master-planning contract.

Place: The campus will be designed to promote pleasant human and civic spaces.

Design for pedestrians: Design a campus supportive of walking and other activities of pedestrians (e.g. talking, observing, playing). Include shading and wind-protection to pedestrians, minimize vehicular traffic and crossings on campus, and place buildings close together to create a pleasant walking experience. Prioritize walking systems over other transportation modes.

- The development strategy will respond directly to the desert campus environment in the orientation arrangement and placement of buildings and structures to maximize energy efficiency.
- The buildings will be rated according to LEED platinum standard incorporating New Mexico's 2030 energy and environment goals.

Reduce Demand for Parking: Automobile parking will be priced so as to (1) make users aware of the full costs, (2) pay the full costs of the parking, and (3) provide funds to subsidize non-auto transportation. The campus will look for opportunities to share parking facilities with the City, and will actively create partnerships with Rio Rancho, Albuquerque, and the Middle Rio Grande Council of Governments (MRCOG) to build bicycle, transit systems, and all public transportation.

- Develop a trail and bikeway system that connects with the surrounding community to encourage, support and subsidize bicycle transportation to and within the campus.
- Connect to the city bus system and other future public transportation systems.

Legibly Work With the Physical Site and Existing Natural Systems: Work with the natural systems, land forms, vegetation and site conditions including the areas of water conservation, green building practices and site restoration. Make the system for water harvesting and re-use a visible, active and educational aspect of the design (e.g. courtyard oases, artwork cisterns).

- Allow no new run-off from building sites above existing natural conditions by incorporating every opportunity to conserve, capture and reuse water.
- Work with the site and building orientation to incorporate the existing natural landscape, green rooftop & buildings, and capture striking views.

Utilize Passive Energy Systems: Maximize the use of passive lighting, heating, cooling, and gravity fed water systems for buildings, and provide naturally tempered arcades for circulation and outdoor rooms for appropriate uses.

- Use solar heating for domestic hot water and solar shading to prevent over heating and insulate roofs, walls and slabs.
- Incorporate day-lighting in all of the buildings; utilize natural ventilation systems.

Process: The development will be a demonstration of sustainable practices in the state, region, and nation.

Achieve Carbon Neutrality: Develop annual targets for reducing the CO2 production from construction and building systems, aiming for zero net CO2 production in 2030.

- Engage in co-maintenance and co-management of facilities among the building users and the physical plant staff.

Design Adaptable Buildings: Design the structural system of the building for a minimum life of 120 years. Set design lifetimes for skins, party walls, utility systems, and other subsystems so that they may be readily adapted.

- Buildings will be highly flexible and adaptable for multiple uses and re-uses.
- Phase I buildings will incorporate capacity for and cost of future infrastructure.

Continually Improve Recycling: Develop targets and processes to reuse materials and systems.

- Institute a recycling center and wastewater treatment center in collaboration with Rio Rancho.
- All building materials will be reusable and recyclable, and locally manufactured (whenever possible).
Purchase Materials and Supplies Locally: Purchase as many possible building materials, supplies and daily goods from the nearby region.

- Purchase materials on a life cycle, cradle-to-cradle cost policy

People: UNM West at Rio Rancho will create a new culture of sustainable living.

Institute Active Learning Systems: Require program and educational opportunities that educate faculty, staff, students, and community members about sustainable initiatives. Allow campus to be used as a learning laboratory and demonstration site. Develop a campus motto emphasizing sustainability and community.

- Require an environmental ethics and visual literacy course that will orient students, staff and faculty to special characteristics of sustainable systems on the campus, and institute a sustainability curriculum

Establish an "Academic Village": Develop buildings and building clusters around multi-disciplinary learning-communities which include the city.

- All of the campus infrastructure will be visible and work as a pedagogical tool enabling the educational system to turn on itself looking inward and outward toward a deeper and more meaningful understanding of sustainability

Policy Principles and Design Guidelines for the UNM West Campus at Rio Rancho

Overview of the Process

During the Charrette the policy team worked with each design team as well as technical advisors and representatives of important constituency groups to discern the over-arching sustainability planning principles and driving forces that should shape the design policies for the UNM Westside campus. First, the policy team reviewed the written material about sustainability in the briefing book and began to assemble the elements of the Policy Matrix. Then, to round out the policy elements and driving forces, the team met with experts from UNM's faculty and staff, and consulted intensively with Rio Rancho City government officials, professional experts and environmental and sustainability advocates. To test the emerging principles, each design team was interviewed about how the team's design aimed to meet and express the policies emerging from this rigorous communication and consultation process. Through this iterative process, the policy team assembled all the policy elements into the "Policy Matrix." (see Appendix A)

The "Policy Matrix" not only synthesizes these elements into coherent policy principles but also integrates them with on-the-ground implementation practices. The policies and implementing actions are aimed at accomplishing short- (1 to 3 years), medium (3 to 10 years), or long-term (10 to 25 years) objectives. They address issues and conditions in the region (Rio Rancho and beyond), at the interface of the community and the campus (5-mile perimeter around the campus), the master plan scale (222 acres), or within individual buildings and clusters of buildings (Individual Building Sites).

Policy Principles

The following over-arching sustainability principles guide the design and development process.

1. Building on the natural and ecological systems;
2. Instituting built forms and building systems that are sustainable and ecologically friendly;
3. Developing a carbon neutral campus;
4. Creating a new "green culture" to complement the new campus;
5. Developing multi-use, interdisciplinary and multi-function building and spaces;
6. Using local sustainable and recyclable building materials and other materials and;
7. Achieving a sustaining built environment.
The Sustainable Planning and Design Practices

The following policies and guidelines are based on planning practices that include:

1. Building on Carbon Neutral Impacts. These include using inputs from the region such as building materials, systems components, food, and landscape elements for the region.

2. Building on the Natural and Ecological systems that enhance the Community – Campus Interface including policies about habitat conservation planning and water systems management policies.

3. Instituting Built and Building Systems that also enhance the Community-Campus Interface. These include policies about waste management practices, transportation and transit practices.

4. Developing a Carbon Neutral Campus that includes a clear policy for implementing regulatory and technological innovations.

5. Creating a New Culture that complements the caricature of the place. These include social educational practices, ecologically sound landscape practices; instituting appropriate design and planning practices; and implementing supportive land management practices.

6. Constructing Adaptable and Flexible Buildings and Spaces on campus that are multi-use; multi-function and used for a variety of disciplines; these will be developed with sustainable material and result in the creation of sustainable built forms.

Policies and Implementing Actions
Following are the policy statements that embody detailed procedures as outlined in the full policy matrix. These have been organized into three sections that correlate the policy impact with the locus of the policy practice. As such, these are organized in three key areas: The Place, the Process and the People.

Place:
The campus will be based on sustainable design practices that reduce automobiles, promote pleasant human and civic spaces, and work with the existing natural systems

A – Design for Pedestrians: Design a campus supportive of walking and other activities of pedestrians (e.g. talking, observing, playing). Include shading, and wind-protection to pedestrians, minimize vehicular traffic and crossings on campus, and place buildings close together to minimize walking distances. Prioritize walking systems over other transportation systems.

Short-Term
• The development strategy will respond directly to the desert campus environment in the orientation arrangement and placement of buildings and structures

• Buildings will use and create opportunities for courtyards, arcades and narrow streets
• The buildings will be rated platinum according to LEED standards incorporating New Mexico’s 2030 energy and environment goals
• All buildings will incorporate Environmental Building Information Management (EBID) systems into the mechanical systems

Medium-Term
• Establish a 1/4 mile edge around the campus with colonnades, sidewalks and shade structures

B – Reduce Demand for Parking: Automobile parking will be priced so as to (1) make users aware of the full costs, (2) pay the full costs of the parking, and (3) provide funds to subsidize non-auto transportation. The campus will look for opportunities to share parking facilities with the City, and will actively create partnerships with Rio Rancho, Albuquerque, and the Middle Rio Grande Council of Governments (MRGOG) to build bicycle and transit systems.

Short-Term
• Identify the campus as the “Trail and Bikeway” campus and a “Walking Campus”
• Develop a trail and bikeway system that connects with the surrounding community to encourage, support and subsidize bicycle and alternative transportation to and within the campus
• Institute a parking system in which automobile users will share parking space with the town center and users pay the full cost of parking
• All ancillary truck access and roads will be integrated in to the hillsides and natural landscape and will have low or no impacts on the arroyos
• Connect to the city bus system

Medium-Term
• Build multi-use parking lots that also function as basketball, soccer and tennis courts, fairs, etc.
• Develop a multi-use hotel, student service and library facility
  • Offer a one-credit “Bike to Campus” course

Long-Term
• Connect to the regional light rail system
• Support car pooling
• Create bike and car co-ops

C – Work With the Physical Site and Existing Natural Systems: Work with the existing natural systems, land forms, vegetation and site conditions including water conservation, green buildings and site restoration. Make the system for water harvesting and re-use a visible and engaging aspect of the design (e.g. courtyard oases, artwork cisterns).

Short-Term
• Set goals for water and energy conservation
• Adopt a “watershed approach” to the natural systems planning
• Set targets for re-use of city water
• Incorporate every opportunity to conserve and reuse water on the site
• Allow no new run-off from buildings (or the site) above existing natural conditions
• Harvest water from the storm water system, rooftops and impervious systems and materials

• Establish an initial pattern of infrastructure to set the overall sustainable framework for the entire campus
• Set buildings back from the edge of the wetland on the southeast corner of the site to create a natural buffer and green space
• Work with the site and building orientation to incorporate the existing natural landscape and capture striking views and vistas
• Base the campus landscape on native desert plants

Medium-Term
• Connect the existing arroyos to the Rio Grande
• Institute a Land Bank to require land and open space preservation
• Design landscaping and land forms so there is a “memory” of the southern arroyo and extend it to the Black property
• Create a native green oasis
• Regenerate native landscape and natural systems

Long-Term
• Restore natural habitat corridors
• Engage up-stream water users in sustainable watershed management practices

D – Utilize Passive Energy Systems: Maximize the use of passive lighting, heating, cooling, and gravity fed water systems for buildings, and provide passively tempered arcades for circulation and outdoor rooms for appropriate uses.

Short-Term
• Use solar heating for domestic hot water
• Incorporate day-lighting in all of the buildings; utilize natural ventilation systems;
  • Institute a night-sky lighting ordinance
• Use solar shading to prevent over heating and insulate roofs, walls and slabs
• Incorporate green roofs into buildings
• Use Under Floor Air Distribution (UFAD) systems in all buildings
• Use LED lighting throughout the campus

Medium-Term
• Pursue development of wind generation power systems
• Create bio-mass power plant system
• Capitalize on opportunities for solar power generation
• Institute a policy of night-time ventilation for all buildings

Long-Term
• Incorporate geothermal heating and cooling systems
• Use micro-turbines where ever feasible
Process:
The campus will be a demonstration in the state, region and nation.

A – Achieve Carbon Neutrality: Develop annual targets for reducing the CO2 production from construction and building systems, aiming for zero net CO2 production in 2030.

**Short-Term**
- Engage in co-maintenance and co-management of facilities among the building users and the physical plant staff
- Measure incremental progress toward carbon neutrality

**Medium-Term**
- Adopt Title 24 from the California Building Code

**Long-Term**
- Adopt the Kyoto and Accords and Montreal standards
- Plant 100 acres of carbon reducing appropriate plant materials each year for at least four years

B – Design Adaptable Buildings: Design the structural systems of the building for a minimum life of 150 years. Set design lifetimes for skins, party walls, utility systems, and other subsystems and design them so that they may be readily adaptable.

**Short-Term**
- Buildings will be designed for a long-life (e.g. 150 year, highly flexible and adaptable)
- All parking lots will be designed to accommodate future building footprints
- Phase I buildings will incorporate costs for downstream infrastructure

**Medium-Term**
- Institute a sustainability curriculum
- Institute learning opportunities with art supported through the 1% for the arts program

C – Continually Improve Recycling: Develop targets and processes to reuse materials.

**Short-Term**
- Institute a recycling center and wastewater treatment center with Rio Rancho

**Medium-Term**
- All building materials will be reusable and recyclable

D – Purchase Materials and Supplies Locally: Purchase as many possible building materials, supplies and daily goods from the nearby region.

**Short-Term**
- Buy local building materials, systems and products from within the region

**Medium-Term**
- Purchase materials on a cradle-to-cradle pricing policy
- Utilize local and regional farms for food production

**People:**
Students, faculty and staff working at UNM West at Rio Rancho will create a new culture of sustainable living.

A – Institute Active Learning Systems: Program and educational opportunities educate faculty, staff, students, and community members about sustainable initiatives. Allow campus to be used as a learning laboratory and demonstration site. Develop a campus motto emphasizing sustainability and community.

**Short-Term**
- Require an environmental ethics and visual literacy course that will orient students, staff and faculty to the sustainability systems on the campus
- Institute a sustainability curriculum
- Institute learning opportunities with art supported through the 1% for the arts program

**Medium-Term**
- Open offices of the School of Architecture and Planning’s Design and Planning Assistance Center (DPAC) and the Resource Center for Raza Planning (RCRP)

**Long-Term**
- Engage in farming on campus
B - Establish an "Academic Village": Develop buildings and building clusters around multi-disciplinary learning-communities that include the city.

**Short-Term**
- All of the campus infrastructure will be visible and work as a pedagogical tool enabling the educational system to turn on itself looking inward and outward toward a deeper and more meaningful understanding of sustainability
- Create a learning connection between the hospital and students on campus focused on health education

**Medium-Term**
- Establish an attractive, educational multi-use central social space
Design Proposals

Four directions for the campus master plan, each expected to eventually accommodate approximately 12,000 students, were developed and actively explored by the charrette team members. These concept plans are depicted below, Paseo del Volcan, to become a limited access expressway and the southern border of both the City Center and the campus, is at the lower edge of each of the drawings. For illustrative purposes, the primary public buildings, either existing or envisioned, for the Rio Rancho City Center (the left side of these composite plans) are shown in blue. 30th Street, a proposed major north-south arterial street, defines the eastern edge of the campus and will provide primary automobile access to the campus from Paseo del Volcan. Private, mixed-use commercial development is anticipated to the east of 30th Street and the campus. Student housing, for the most part, will be located north of the academic core, and the hospital/medical functions and the Research/Business Park are located in the southern precinct of the campus site. The charrette team assumed that a joint city-university parking garage, with a roof/garden terrace, would be constructed immediately east of the City Hall, and that most other automobile parking for the campus would ultimately occur in below grade structures or decks. Each of the schemes is described in more detail on the following pages.
Sandia Vista  Charrette Scheme 1

Preserve Desert  Charrette Scheme 2

The Paseo  Charrette Scheme 3

Community Forum  Charrette Scheme 4
Sandia Vista
Charrette Scheme 1

Taking advantage of the existing landscape, topography and nearby developments, the "Sandia Vista" design concept for UNM West establishes the framework for a vibrant campus. The proposal, incorporating policies that will serve as guidelines for present and future generations, anticipates a series of phases that extend over the next 25 to 50 years. The framework for the expansion of the campus will accommodate and support university research, instruction, and public service. Through collaboration with the City of Rio Rancho, the campus development becomes an integral part of the envisioned Town Centre.

![Aerial view toward the Rio Grande River valley and Sandia Mountain, looking ESE over the envisioned campus. The Rio Rancho City Center is depicted in the right foreground, with Paseo del Volcan expressway running diagonally from the right side of the illustration.](image)

To realize these goals/objectives and to capture the "spirit of place" of this unique Rio Rancho setting, two clearly defined, dramatic open spaces provide the basic structure for the campus development.

The 'high ground' open space, of relatively undisturbed high-desert landscape, is marked by a communications tower, one that is intended to provide an iconic presence for the UNM West campus. The 'lower ground' plaza, a more formal outdoor space, captures and frames the dramatic vista of Sandia Mountain on the eastern horizon. While capitalizing on this stunning view-shed, this central gathering place also incorporates the existing arroyos and washes as a means of integrating the natural landscape, future trails, water features, and the inevitable parking. The southeast corner of this major space provides a vehicular portal to the university campus. The pedestrian gateway to the campus, located adjacent to the Town Centre, is situated on the western end of this important space.

The campus plan provides specific zones for various uses and the anticipated future growth, and existing easements on the site can remain.

The Sandia Vista Proposal incorporates policies that will serve the objectives for sustainable development. In this important regard, the campus is intended to serve as a demonstration site for "best practices" for the State of New Mexico, serving the interests of both present and future generations. These policies include providing for an environmentally and context sensitive approach to planning and design with rooftop to energy conservation and building materials. The scheme incorporates both traditional and alternative energy sources, (including solar, wind and geothermal) but with the expectation that the development must be sufficiently flexible to incorporate future new technologies. The project envisions the recycling of waste water using localized phyto-remediation strategies to cleanse contaminants, as well as the retention and re-use of all on-site rainfall.

Although expected to remain incomplete for several decades, the campus plan is underpinned by a strong organizing strategy that allows it to be perceived as 'whole' throughout its staging. At any point in its planned, phased development, the physical form of the campus is expected to be functionally and visually coherent.

The campus plan anticipates that the first structure to be erected, Founders' Hall, will be located near the Rio Rancho Town Centre nucleus. Soon after, the adjacent Library/Student Services Center, located on the central axis, will be constructed – this to represent the symbolic heart of the campus. With that, the campus core will
expand incrementally to the east until it reaches the proposed reservoir/pond at the southeastern boundary of the property.

The Health Sciences Center/Hospital complex is located along the southern edge of the campus site. Utilizing the nearby interchange with the Paseo del Volcan expressway, the scheme also provides an area for hospital related development in an appropriate location.

The Business and Research Park and the Continuing Education/Extension facility extend north from the campus core and the town centre, adjacent to the western property line of the campus, to create a vital mixed-use area with the urban framework of the city. These buildings are provided local parking zones with larger lots and activity fields immediately to the east. As the need for more buildings arises, the growth to the east can be easily directed and accommodated with the inclusion of structured and below-grade parking.

The northern portion of the site is reserved for initial and future housing needs for the campus community. Located along the picturesque arroyo and with views north to the Jemez Mountains, the housing facilities integrate with proposed regional bicycle paths, hiking, and horse trails. To the north of this arroyo and the campus proper, privately developed housing is anticipated to accommodate some elements of the university community, including faculty, staff, and married students. With that expectation, the arroyo takes on additional importance in the design of this residential precinct.

To achieve maximum benefits, a strong relationship with the City of Rio Rancho is necessary – for both the Town Centre development and the campus, in determining complementary uses and adjacencies. Collaboration with the City would include local and regional transportation systems and a transit/inter-modal hub, as well as shared parking.

A key element that is proposed that would be considerable benefit to the university and the downtown centre is an urban hotel. Located near the town center government buildings and immediately west of the university property (compositionally balancing the arena complex to the south), the hotel would support UNM West symposia and meetings, various city functions, and a variety of other travelers to the campus, Town Centre, UNM Hospital, Business and Research Park, and the Santa Ana Star Arena.
The campus at near build-out, with existing surrounding zoning and expected uses shown. Note the water retention basins at the lower right, serving both the campus and the City Center. The parcel to the right of 30th Street (the north-south arterial on the eastern edge of the campus) is zoned commercial and, as with the City Center development, is expected to complement activities and needs of the university.
These diagrams illustrate the possibility of six phases of expansion and development of the campus over an extended period of time. In diagram A, the first building, "Founder's Hall," is shown, located immediately to the east of the existing Rio Rancho City Hall. The second phase (diagram B), shows the second building on the campus, the Library & Student Center, and the first phase of the envisioned hospital. Diagram F shows the campus at nearly full build-out.
Preserve Desert
Charrette Scheme 2

This concept celebrates the extraordinary, but vanishing, New Mexican desert as an identity for the UNM Rio Rancho campus. Adjacent to the arroyo along the northern boundary of the campus, 100 acres of the site is protected as part of a regional wildlife corridor, expected to extend to the Rio Grande Bosque and River. This preserved land on the campus is large enough to contribute to the desert ecosystem and to present a glimpse into the beautiful and fragile nature of the land.

A slow speed, two-lane, east-west road connection is provided across the north half of the site, as well as meandering pedestrian and bicycle paths. These provide opportunities for access suitable for the exploration and appreciation of the natural landscape. The defining edge between the preserved and developed areas of the campus is delineated by tile capped rammed earth walls and pedestrian walkways.

To allow the dedication of land into this preserve, the expectation for development on the campus proper will be one of fairly high density. Most of the automobile parking for the campus will eventually be sub-grade or in structures at full build-out. Circulation throughout the campus site supports a mix of uses, while also slowing vehicular traffic and bringing pedestrian access to the foreground. A shuttle bus (solar-powered, battery-operated) will loop through the campus from the Arena parking structure.

The paths, roadways, and streets are also intended to contribute to an interconnected drainage system – by channelling water and using medians, planting strips, and underground storage to clean and store water associated with large rain events. In addition to harvesting rain water, the re-use of grey water is intended to support the landscaped areas.

In contrast to the preserved, high desert area, the central landscape defined by the campus loop road is a “gardened arroyo,” where stepped gardens form an open green corridor – extending from the Rio Rancho Town Centre through the campus. Dry farming, other demonstration gardens, and sports fields are included here. The natural slope is adjusted by the development of a series of terraces defined by low retaining walls, walkways, stairs, and ramps. The envisioned hospital and business/research buildings will also have direct pedestrian access to the gardens. The “green corridor” also suggests a possible link with the commercial development anticipated directly to the east; including, perhaps, a farmer’s market to be surrounded by small retail.

Immediately facing this grand garden on the west and north are classroom and administration buildings, anchored by the “Student Life Complex.” A gym, bookstore, an open-source library for the campus, food court and dining commons, and a student union share this facility, and complement the urban identity of the adjacent Rio Rancho Town Centre. The Student Life Complex is expected to provide services for both students and the larger community, and would include the initial classroom space until the campus expands.

The campus will be integrated with a proposed network of nature trails and bicycle paths that follow the natural arroyos of the region and other dedicated rights of way.
Providing the first phase of the campus construction, this "gateway" facility is intended to directly link the UNM West Campus to the Rio Rancho Town Centre.

In that most sporting events (e.g., hockey) and other events will typically take place at night or on weekends, it is anticipated that a joint use parking structure could serve both the UNM West students/staff/faculty and the Santa Ana Star Arena/Activity Center.

Initially, parking (using permeable surfacing) will be built in a series of terraces. Substructures will be sized to accommodate future vertical expansion (up to four levels) as parking needs increase with campus enrollment. The initial parking terraces are stepped into the southern slope at the highway edge. As part of the mandate that UNM West be a demonstration site embodying alternative energy opportunities, the parking areas will incorporate shade structures that are primarily supporting photovoltaic arrays. Planted edges are intended to screen parking and filter run-off water. At the lower end of the initial 2500 on-grade spaces, water retention basins will treat water to be used for irrigation.

"Preserve Desert" Master Plan; preliminary schematic. The large quadrangles identify the academic core buildings of the campus. The land designated for the "high desert preserve" is the northern third of the site, with the residential village located between the academic core and the preserved open space. The central mall, oriented toward the Sandia mountain range, includes both agricultural plots and recreation fields. The compact scheme presumes all parking will be constructed below grade.
The Paseo
Charrette Scheme 3

The basic design concept for the Paseo scheme attempts to address two important questions about the new campus and its relationship with the new Town Center:

(1) What would create a strong identity for a new campus (one that would get stronger with growth and change), and

(2) How might the campus contribute to emerging community pride in the new Town Center?

The vision for the campus plan has several components that simultaneously address these two considerations and priorities. In response to the City’s initial concept plan for the City Centre, a continuation of a broad paseo encircling City Hall has been proposed. Completion of the paseo, and making the paseo the primary circulation element for the UNM West Campus, blurs the distinction of “town and gown.”

The Paseo would be used by downtown employees, city staff, hospital workers, and shoppers. The members of the academic community who arrive by bus at the City Transit Center would be able to arrive to the campus using this important pedestrian element, as well a place to enjoy lunchtime strolling.

A park has been located within the inscribed Paseo, with an amphitheater to support events and celebrations as a major focus – available for both civic and university uses. Analogous, perhaps, to the UNM “Duck Pond,” gardens are provided for pleasure and relaxation, while also demonstrating the beauties and benefits of desert landscaping. The focus on the central park, with its perimeter Paseo of consistent landscaping and paving, will provide the initial definition of the character of this evolving place.

Perspective drawing from the southeastern quadrant of the arc ("Paseo"), looking across the town-gown commons toward the City Center and its City Hall (far right). A tree-lined walkway links the campus with the town, and marks the edge of the important civic open space.
The concept for the park includes a lawn at its center transitioning to "desert" at the edge – with sitting rocks and dappled shade. The "academic lawn" is in the tradition of American campuses and New England village squares. One of the first elements of the new campus, the park will be a destination for the greater public as well as UNM students, staff, and faculty. Harvested rain water, collected in cisterns, as well as recycled gray water, will be utilized to support the landscaping here as well as elsewhere on campus.

The western portion of the circular area includes the principal university library and the general campus commons. The sub-grade (lower) levels of this structure include a major, joint use parking structure. From the library/commons and the green roof deck of the garage, one will have the advantage of exceptional views of Sandia Mountain. The principal auditorium will also be located as a part of the central hub as well.

In addition to the library and the park, the primary buildings fronting the Paseo will provide space for a variety of academic and public uses. These activities, acting to further integrate "Town and Gown," would include municipal services, retail, and incubator research and businesses for the university.

The visual quality and legibility of the circular Paseo will increase over time as both as the fronting parcels are developed. Design guidelines will require a uniform setback treatment for the upper floors, as well as a requirement that each building provide a gently curved arcade. When these structures are fully realized, the arcade (loggia) will provide visual consistency as well as continuous shelter for the Paseo.
The first buildings of the campus will be constructed adjacent to the curve of the Paseo, with the next cycle of buildings clustered close to the first buildings. The intention here is to create a density appropriate to a campus in a high desert climate such that the physical form of the campus will promote energy conservation and sustainability. As the campus expands to the north, the development pattern radiates outward from the original core. Commuter parking areas are located between these "fingers" – with the expectation that most, or all, will be replaced by either courtyard or parking structures.

The hospital is an important element in the mix of uses that together help establish the functional basis for a vibrant downtown center. With its high intensity of users (e.g., staff, visitors) and with the campus population and activities in the Town Centre, we reach the threshold necessary for establishing a transit hub.

Given that the vision is to integrate the campus with the town, the Health Sciences Center/Hospital should be located adjacent to the Rio Rancho downtown and the transit center. The close proximity will enable pedestrian access for visitors and staff, and will also provide the "critical mass" necessary to be able to justify structured parking.

The retail and office portion of the Town Centre, focused along the diagonal Main Street, is envisioned as a pedestrian friendly street with wide sidewalks, on-street parking, and a landscaped divider. Entering the Town Centre from the west, Main Street leads down the sloping hill to the southeast – directly to City Hall, the Library, the park, the Paseo and the UNM West campus. Downtown Tempe, next to the Arizona State University Campus, is a successful precedent for a mixed use development that includes housing, offices, entertainment, retail, and restaurants that emphasizes a mix of locally owned and national businesses.

In addition to attracting retailers and businesses who are seeking denser mixed-use town center locations, the key to the success of Main Street will be the inclusion of residential units located within a short walking distance. Housing must be part of the initial phase of the downtown centre development, and can be expected to support some of the needs of UNM West staff, faculty, and students. A convenient grocery store is critical to supporting residents, as are recreational options.
Partial section drawing, showing the relationship of the central commons and landscaped terraces at the perimeter, the pedestrian Paseo, and the academic buildings along the northeast quadrant of the circular arc.

Image depicting the downtown core of the City Center, adjacent to the UNM West campus.
Community Forum
Charrette Scheme 4

Taking full advantage of the spectacular physical setting in the high desert of New Mexico, the concept of the campus plan derives from traditional design strategies and precedents for evocative and memorable place making. The primary focus of the physical plan is centered on a open-ended landscape vista, revealing a continuity and interdependence of the natural world to a highly organized built form. The design strategy also provides critical linkages with the envisioned Rio Rancho Town Centre, with resulting synergistic opportunities for future “town-gown” interaction.

The new University of New Mexico at Rio Rancho offers a tremendous opportunity to differentiate itself from other schools by becoming the campus of choice for students who, in addition to their general education, desire to examine the impact of their life styles choices on the environment and patterns that promote a sustainable future.

The plan seeks to integrate student learning with the primary context of the place and activity, providing the foundation for life-long environmental good citizenship in teaching and research. Research focused on sustainable energy, desert horticulture and advanced stewardship practices could be encouraged and made transparent at this location.

Sustainable practices would be highly integrated with architectural and place imagery to model evolved environmental practices. As the “Green Campus” for New Mexico universities, the development is intended to embody the “best practices” in planning, design, and construction – with the expectation that UNM West will be formally designated as a “demonstration site for sustainability” for the short- and long-term benefit of the State of New Mexico.

The focus of the campus core is its “academic village,” a term used by Thomas Jefferson in describing his concept for the University of Virginia. Here, as with Jefferson, the principal academic buildings are organized by a longitudinal primary axis, fronting on both sides a terraced lawn. In this instance the axis is directed down the southeasterly slope directly toward Sandia Mountain. The origin of this axis, at its western end, is centered on a landscaped, semi-circular lawn that also opens to the development and streets of the Rio Rancho Town Centre. This “village green” provides an important place that visually and functionally links the city with the campus. Major community and university events, as well as informal activities, are envisioned for this ridge-top space.

View from the central “Community Forum” or civic plaza, with the Rio Rancho City Hall on the far left and a proposed hotel complex, serving town and gown, on the far right. On the horizon is the landmark campanile, and the academic buildings to the south of the campus lawn. Other campus buildings adjoin the ascending stairs/ramps gently, but impressively, linking the City Center with the academic core of the campus.
A secondary axis to the south from the academic village defines a major pedestrian spine that links the upper campus with the lower campus area, and with that the principal pedestrian gateway linking the academic campus to the Rio Rancho town centre and the intermodal transportation hub.

The academic precinct is envisioned as a series of interconnected courtyard buildings that are also linked to the principle lawn and the primary pedestrian network. Flanking down the southerly slope, the change of grade provides opportunities for terraces and multi-story academic facilities that integrate below-grade parking.

The lower campus is directly linked with the established town centre arc and street that inscribes the new City Hall. Organized around a common plaza situated above a major parking structure and located on the campus side of the plaza are the primary research, continuing education, and outreach facilities. Here also could be developed a teaching hotel and hospitality center.

Another axis is directed from the lower campus plaza toward the Sandia Mountains. At the east end of this axis is the principal and formal vehicular gateway to the campus. In between is located a large, open space that is to be used for student recreation and organized field sports. This carefully design basin also serves as a (disguised) surface water retention basin for the campus and town centre.

The primary residential zone is immediately north of the structures facing the north side of the academic lawn. The development here follows the established grid and courtyard pattern on this, the steepest sloping area of the campus. With the housing stepping down the hill, views across the arroyo open to the Jemez Mountains in the distance.

“Community Forum” Master Plan, preliminary schematic. Residential villages are located on the north facing slope of the site, the hospital/medical facilities at the southern edge adjacent to Paseo del Volcan. Campus research and administrative buildings share the central plaza with the Rio Rancho City Hall. To the west of the plaza, and at a lower elevation, are the primary recreation/athletic fields for the campus. The academic core (center of the drawing) is aligned on an axis with Sandia Mountain, focusing on a terraced lawn that steps down to the east. Additional academic buildings, to the south of the great lawn and stepping down the slope to the central plaza, replace surface parking as campus expansion occurs. The campanile is located at the highest point on the site, integrated with the “Learning Commons” at the beginning (west end) of the great lawn.
The campus housing precinct consists of a series of well-defined living/learning communities. Students in their beginning years would take a number of their classes within these compounds, and would be able to develop specific projects that complement their intended majors. These residential learning communities, as with the rest of the campus, are designed and constructed using sustainable practices and technologies, as well as providing opportunities and specific sites and for group projects (students and faculty) in applied sustainability principles and practice (e.g., alternative power generation, water conservation/re-use, intensive gardening).

Nearby faculty and married student housing, located both on-site and derived from public-private partnerships on adjacent parcels, would have similar design principles, providing incentives for relocation to this emerging university.

The arroyo at the northern edge of the campus would remain in its natural state, with setbacks defining areas of possible future erosion. Adjacent to the arroyo channel would be paths and trails that are envisioned to be a part of a regional network of open space, extending to the southeast, uninterrupted, to the Río Grande valley and bosque.

Serving local traffic, a well landscaped, divided roadway on the north edge of the residential precinct would provide needed access for the housing and open space, as well as a route adjacent to the Town Centre for area residents.

The character of all the perimeter streets are intended to convey a sense of pedestrianism and human scale. Appropriately selected drought resistant trees will line the edges of these generously appropriated circulation routes, with landscaping separating the various modes of movement (i.e., pedestrians, bicycles, vehicular).

As much as reasonable and is possible, service routes on the campus will be provided by cul-du-sacs that also serve pedestrian and bicycle circulation. To minimize the need for delivery vehicles on the campus proper, a central campus receiving/distribution facility is contemplated.

Schematic landscape plan for the "Community Forum" concept. Two axis focus on Sandia Mountain to the east, with development occurring on a series of courtyards that step down the slope from the highpoint on the site (left center) and axial ridge. The primary vehicular entrance is indicated with the arrival point off of 30th Street, just north of Paseo del Volcan interchange.
Concept diagrams illustrating the basic organizing grid and circulation patterns of the campus plan, and stages for future development.
The southern precinct of UNM West is reserved for the Health Sciences Center and proposed community hospital. Here easy emergency access is afforded by the 30th Street access ramps from the Paseo del Volcan expressway. But with direct pedestrian access to the adjacent town center and its inter-modal transit hub, staff and visitors to the HSC will not be dependent upon the automobile.

The physical development of the campus facilities will originate along its western periphery and in close proximity to the envisioned Town Centre. Expansion of the campus, in general, follows the established grid pattern linearly from west to east. All of the initially designated surface parking areas on the sloping, south-facing hillside are, in fact, future building sites. When completed, each new facility will encompass and integrate structured parking, thus providing maximum pedestrian efficiency while minimizing the visual negative impact so typical of surface parking on our nation's campuses.
East-West Cross Section, view to the North. The Rio Rancho City Center and its City Hall are shown on the right, and the university "campanile" on the horizon beyond the envisioned hotel complex (center). Shown in elevation on the right are academic facilities that step down the natural slope. In the foreground is a section through the central parking facility, with a public plaza at the garden level and water retention (or off-peak chilled water storage) below.

Campus Cross Section, perpendicular to primary Sandia Mountain axis (with framed opening, right center of drawing, flanked by primary academic buildings). As the campus development progresses, sub-grade parking structures become the base for new facilities and open courtyards. To the right the residential villages are depicted stepping down the slope on the north side of the campus.
The Next Steps

Funding for higher education facilities in New Mexico tends to occur with relatively small, incremental measures over a succession of years, typically in specific capital outlay appropriations from the state legislature that are introduced and approved annually. To embark on a new campus, the Board of Regents will have to consider possible alternatives that include major start-up costs for basic infrastructure – to be secured prior to construction of facilities on the new campus site.

Toward that end, the charrette team envisions various “town-gown” partnerships with the City of Rio Rancho. Legislation has been introduced this session (Rep. Swisstack) that would allow the City to conduct a referendum of city residents that, if passed, dedicates a small increment of collected gross-receipts tax specifically for UNM West construction. This measure would provide a predictable funding stream in years to come, and of a sufficient amount (conservatively estimated at $2.5 million per year) that could support a fairly sizeable bond issue for initial campus infrastructure (e.g., utilities, streets and other basic site improvements).

Campus Master Plan

The charrette team would also ask the Regents to consider and undertake the following ten measures as the necessary “next steps” for the UNM West campus development.

1. Of critical importance in moving forward is securing professional consulting services from firms with experience in campus master planning. If approved by the Board of Regents, a Request for Proposals/Qualifications will be issued in the coming month. After the award of contract, the consulting work effort is expected to take approximately 12 to 16 months.

2. We urge the Regents to evaluate and adopt specific principles, policies, and standards that will insure that UNM West will indeed be a demonstration of best sustainable development practices and construction, for the benefit of not only UNM but for all of the people of New Mexico and the region. The charrette effort included policies that are in draft form, and these can be presented to the Regents.

3. Relationships with other institutions of higher education in New Mexico should be carefully considered and encouraged. These would include the other major research institutions (i.e., New Mexico State University and New Mexico Tech) as well as Highlands University, Southwest Indian Polytechnic Institute (SIPI), San Juan College, the various community colleges in the region (specifically, CNM and Santa Fe Community Colleges), as well as the existing UNM branch campuses.

4. Of paramount importance is continued progress on developing the academic program that will underpin the size and disposition of the campus facilities. The academic program must address what will be taught immediately, in the near future, and in the long-term. Considerations of possible unique opportunities that would complement offerings at UNM have been initiated, as well as specific research partnerships that might be formed with the private sector or other governmental entities.

The Executive Vice-President for Academic Affairs/Provost should continue in this critical leadership effort – along with the deans, chairs, and directors – in further development and eventual refinement of an academic program for the campus. These on-going efforts will be expected to merge with the future work of the consultants for the campus master plan.

5. Based on a number of considerations, a specific program for the physical plant that will serve as a roadmap for future construction must be developed and approved. The facility program and site program should be commenced immediately, addressing the short- term needs and future phases that may extend over the next 80 years. These projections will include predictions of student...
enrollment for each phase, as well the expected number of students on this campus at full build-out, i.e., its ultimate "carrying capacity."

As with most campuses, it is anticipated that automobile parking will be the largest single user of the campus site. Thus the amount of surface parking anticipated, coupled with the possible deployment of parking structures or shared parking with the City of Rio Rancho, will greatly impact the site program.

Other important factors to be considered are the numbers of students that will be housed on campus, as well as the number of acres needed to accommodate this housing, related recreation and playing fields.

Assumptions, including needed acreage, for a possible Business & Research Park should be addressed – along with the space needs for a possible UNM Health Services Center/ community hospital and related services.

In concert with the UNM administration and, as with the academic program, the campus planning consultants will further develop and refine this essential component of the campus master plan.

It should be clearly understood, however, that the academic, facility, and site programs will, of necessity, be speculative and based on a number of projections and uncertainties. Following the adoption of the campus master plan, each of the program elements will be subject to annual monitoring, revision, and updating.

6. All levels of leadership within UNM must be involved in serious discussions regarding possible scenarios and alternatives for the governance and administration of UNM West, including fundamental relationships with the main campus and UNM branches.

7. The development of a Financial and Implementation Plan for both the academic operations and the campus construction is critical. Elements that must be considered are funding for basic infrastructure and facility construction, instruction and operations. Alignment of operating expenses and capital outlay projections with future student enrollment and tuition revenue is, at best, more of an art than a science.

8. The City of Rio Rancho, with its envisioned new downtown City Center immediately adjacent to the UNM Campus, has indicated a strong desire to work cooperatively with UNM on a number of topics that could be mutually beneficial. Potential joint "town-gown" efforts would include public transportation, utilities, performance venues, medical facilities, recreation, and student housing.

9. As noted earlier, the space needed for the parking of automobiles will undoubtedly occupy far more of the UNM campus site than any other use. Decisions regarding surface parking and structured parking will impact both the city and the university. Joint-use parking facilities with the City of Rio Rancho would be economically desirable. Moreover, such cooperation could dramatically reduce the program allocation and acreage needed for vehicular parking on the 222-acre campus.

10. Discussions must ensue regarding the overall character, structure, and physical form of the campus. Ideally, the campus should have a distinctive image, appropriate to its context and purpose. Determinations must be made regarding the desired density/ intensity of use, the type and amount of open space, landscaping, as well as the architectural style of buildings. The UNM West campus design guidelines should also address desired "edge" conditions – with adjoining public streets and adjacent developments – as well as physical linkages with the Rio Rancho City Center.

11. Given the preliminary analysis of anticipated space needs for this campus, it is conceivable that, in several decades if not in the near future, additional land will be needed to accommodate the various functions and activities contemplated at UNM West. To maintain future options and flexibility for the campus development, as well as to protect its investment from adverse adjoining land uses, the Regents should examine various strategies that would permit UNM to expand beyond the present 222-acre site.

This "land-bank" program could be accomplished by acquiring additional land or development rights on adjoining parcels – before land values increase as a result of the investment by UNM on the campus. Alternatively, joint-use ventures could be explored with adjacent owners (specifically to the east and west) for certain facilities and uses (e.g., some of the future student housing, the UNM West Business & Research Park and/or the anticipated HSC Medical Facilities).
Initial Facility Construction

Now that UNM has acquired title to the 222 acres that will comprise the campus of UNM West, the Regents must determine when (and how) classes will be conducted here. Initially, we anticipate that a single, multi-purpose building would be able to accommodate all instructional and support needs for the students and faculty, while consolidating other current west side instruction and operations. Ideally, construction for this structure would commence before the Campus Master Plan is complete.

In that sense, this first building would be designed as a transitional facility, i.e., one that serves the immediate needs of UNM (mostly classroom, administrative, and faculty office space) and could later be used by UNM West as an anchor or tenant building for its Business & Research Park, or to later function as part of the HSC (and possibly UNM West) administrative service center.

A facility of approximately 84,000 to 90,000 SF is suggested. (In the earliest months of occupation, while the needs are fewest, some of this space might be leased to other entities.) The location of the facility would be located somewhere on the perimeter of the campus, where immediate utility connections would not pose serious difficulty, and where the building siting would not conflict with the anticipated future campus development.

If funding were available for this purpose, the standard bid-design-build process would probably require 24 to 30 months for completion. Given that time is of the essence for constructing this initial building, there are two distinct possibilities that could be considered for “fast-tracking” this structure, both with a possible 14 to 18 month completion time-frame.

One possibility for the Regents to consider is constructing the “incubator” facility on a lease-purchase basis from an interested private sector developer or by a supportive non-profit Foundation. As noted above, this building would be designed to accommodate all of the initial UNM needs; as the campus is developed in the future these functions would be relocated incrementally to new buildings on the campus proper.

A second option for a fast track, “design-build” method of construction would seek a private developer who would consider designing and constructing this initial building. This could be accomplished with either a guaranteed lease to UNM for a certain number of years, or constructed through a lease-purchase agreement. In this scenario, it is possible that the building could be located either on the campus or on private land immediately adjacent to the campus.
PARTICIPANTS: DESIGN TEAM

Biographies

Susannah Abbey
Susannah Abbey, a graduate student in the UNM Landscape Architecture Program, received a B.A. in English from Sarah Lawrence College and an M.A. in Writing from University of Texas at Austin. She worked as a writer, editor and web designer before coming to New Mexico to study for her professional degree. Her specific interests are land art, sustainable design and cultural landscape.

Steve Borbas
Steve Borbas has been campus planning and teaching at UNM for more than 16 years. He has worked on the master plans for the UNM Main Campus, West of University Campus, North Campus, South Campus, UNM Tacos, UNM Gallup, UNM Valencia and many others before. He has taught Graphics, Urban Design, Design Studio, Environmental Design, and History; participated on the City's Goals Commission, Arts Board, and leads the Urban Design Forum. He has been a "charretter" for dozens of city and university projects.

He has earned a Bachelor of Architecture and a Master of City Planning (with Urban Design Emphasis) from the Pratt Institute in Brooklyn, studied at the Central London Polytechnic and the Architectural Association in London, and continues work on his PhD dissertation in American Studies, "The Urban Design of Town and Gown". He has practiced architecture, planning and urban design in Europe, Oman, Qatar, Bahrain, and Iran with the Llewellyn Davis Weeks Partnership, as well as in Hong Kong and South Africa.

Tim Castillo
Tim Castillo is an Assistant Professor at the School of Architecture and Planning at the University of New Mexico where he is also the Coordinator of Undergraduate Design. He has previously taught at several institutions, notably Columbia University, New Jersey Institute of Technology, University of Arizona and University of Colorado. His primary research engages the emergence of new hybrid typology systems formulated by digital information, infrastructure, and the American landscape.

Castillo's work has been published and exhibited nationally and internationally in various locations, including the Institute for Advanced Architecture of Catalonia (Spain), Ecole Polytechnique Fédérale de Lausanne (Switzerland), Pavillon de l'Arsenal (France), Bienal de Sao Paulo (Brazil), University of Waterloo (Canada), University of Utah, University of Colorado, and the University of Texas-Arlington.

Tim received a B.A. in Architecture from the University of New Mexico and a Master of Architecture from Columbia University. He has worked and consulted for many offices world wide including Skidmore, Owings and Merrill in New York and Design Development International in Toronto. He is also the founder of Hybrid Environments, a critical design office established to explore new architectural systems related to information practice.

Mark Childs
Mark Childs, Associate Professor of Architecture at UNM, holds a Master of Public Administration degree from the University of Washington, a Master of Architecture degree from the University of Oregon, and a B.S. in Architecture from MIT. From 2002 through 2006 Mark Childs served as the Director of the Design and Planning Assistance Center (DPAC) at the University of New Mexico. He continues to teach multi-disciplinary DPAC studios. The studio work received a national 2006 NCARB Prize for its successful efforts in assisting small towns in New Mexico in changing zoning regulations, developing community plans, applying for grant monies, and, perhaps most importantly, building the organizational capacity and vision of the local not-for-profit sector. In 2006 DPAC, with the New Mexico Main Street Program, co-hosted with the New Mexico Municipal League a town design conference for 150 small-town elected officials and administrators.

Prof. Childs established and continues to serve as the Director of the Graduate Certificate in Town Design at the University of New Mexico. Student projects in various Town Design courses have received New Mexico APA awards, while also supporting the missions of various local non-profit organizations. Childs is the author of Squares: A Public Place Design Guide for Urbanists (UNM Press 2004), Parking Spaces (McGraw Hill 1999), and numerous book chapters, articles, and photographs. Childs has lectured in England, Cyprus, Greece, and the U.S. In 2005 Prof. Childs was a Senior Fulbright Scholar and consulted with the University of Cyprus on the formation of a new architecture program.

Jerónimo C. Domínguez
Jerónimo Domínguez, PhD, currently serves as Vice Provost of Extended University. The mission of Extended University is to provide access to UNM for students who cannot or choose not to come to main campus. Dr. Domínguez' primary responsibility is for the development, design, and delivery of courses and programs, whether online, via instructional television, or face-to-face at any one of nine centers throughout the state. In this capacity, he has provided the initial planning for the University for developing and envisioning the UNM West campus.

Dr. Domínguez formerly served as Dean of Continuing Education at UNM, where he was responsible for creating opportunities for lifelong learners. His areas of professional interest have centered on the development of outreach models to provide learning opportunities for citizens and communities throughout New Mexico. He has been active at the state, regional, and national levels in areas related to outreach efforts and the policy development, initiation, and design of distance education delivery systems.

Richard A. Eribes, AIA
Richard A. Eribes, PhD, is a Professor of Architecture and former Dean of the College of Architecture and Landscape Architecture, University of Arizona. He holds the position of Research Professor in the Drachman Institute, the research and community outreach arm of the college. Over the last nine years, he served as a member of the University of Arizona's Planning and Design Review Advisory Committee, and was chair of the Comprehensive Campus Plan Update Steering Committee. Dr. Eribes came to the University of Arizona from the University of New Mexico where he was Dean of the School of Architecture and Planning.

Previously, Dr. Eribes was both a Professor of Architecture and a Professor of Planning at Arizona State University, where he also served as the Director of the Herberger Center for Design Excellence and Associate Dean for the College of Architecture and Environmental Design. Eribes was appointed the Assistant Vice President for Planning and Facilities Development for ASU West Campus, where he directed the institutional strategic planning effort and capital improvement process for the new university campus.

He also served as Assistant Dean for Research at ASU's College of Architecture and Environmental Design, as well as the Director of Research and
Publications for ASU’s School of Public Affairs, and was the first Director of the Center for Urban Studies. Eribes has done extensive research on the pedagogy of architecture, urban design and environmental perception, affordable housing, the California Modernist Movement, and public policy. His design work has been recognized by both the Albuquerque Chapter and the Southern Arizona Chapter of the American Institute of Architects.

Before joining academia, Eribes was a practicing architect and planning consultant in the Los Angeles area. He earned his doctorate in Urban Studies in 1977 from the University of Southern California, and also holds both a Bachelor of Architecture and Master of Architecture from USC.

Catherine Page Harris
Catherine P. Harris is a licensed Landscape Architect in California, and has worked in landscape architecture and planning in the San Francisco Bay area for Wallace, Roberts & Todd and Patricia O'Brien Landscape Architecture. Her planning projects include the Northeast Precinct Campus Master Plan for UC Berkeley, a Master Plan for St. Francis Woods in San Francisco, and a Sustainability Master Plan for the Vermont Studio Center.

Ms. Harris holds a Master of Fine Arts from Stanford University and graduated from UC Berkeley in 1997 with a Master of Landscape Architecture degree. She was awarded the Leland Vaughn Award for “Leadership and Constructive Advances in the Profession” upon graduation from UC Berkeley, as well as the Barlow Award for Design Excellence.

Harris received a Murphy-Cadogan Award from the San Francisco Arts Commission for her MFA work at Stanford. Harris has taught landscape architecture and land art at UC Berkeley and at Deep Springs College. She has completed funded residencies and installations at the Center for Land Use Interpretation and the Vermont Studio Center.

Kevin Hinders, Architect
Kevin Hinders has been a practicing architect for the past seventeen years and from 1987 has been a university professor. Since 1990 he has been teaching at the University of Illinois at Urbana-Champaign.

His office, Kevin Hinders, Architect, has produced master plans for the UIUC campus and the surrounding areas, including the North and South Research Parks and Campustown 2000. Kevin has designed numerous buildings and facilities while also participating on national and international award winning competitions. Mr. Hinders’ practice includes master planning, urban design and architecture design.

Kevin Hinders, Associate Professor, has taught at all levels of the University curriculum and is a member of the UIUC Graduate College. He directs the Rome Study Abroad Summer Program in Architecture. He is a 2006-2007 National Center for Supercomputing Applications Fellow, working on a Comparative Urban Design and Policy Project. He actively integrates his teaching and research into his creative work and practice.

In 2005, following up on an integrated studio co-taught with Distinguished Hilfinger Professor Marc Mitalski, Mr. Hinders entered into a partnership with Mr. Mitalski to offer architecture, engineering, education and planning services (PREPARE).

Kevin Kellogg, AIA
Kevin Kellogg is an architect and urban designer and a principal of Kellogg + Associates based in Santa Rosa, California. He holds a Bachelor of Architecture degree from Arizona State University and a Master’s degree in Urban Design from Harvard. Kellogg serves on the Sebastopol Planning Commission (California).

Current projects of Kellogg + Associates include planning and design of schools, multi-family housing, urban infill and mixed-use projects. His work over the past 20 years has been environmentally sensitive, socially relevant and innovative in the design of the urban environment. Affordable housing projects designed by Kellogg have been endorsed by Greenbelt Alliance and are some of the first to be approved under new green building codes in place in northern California. The firm was recognized in 2006 by an AIA award for 433 Riley, a mixed-use infill project.

Policy work includes consulting on Urban Growth Boundaries and Inclusionary Housing policies. Urban design projects with academic institutions have included the SoLo area campus study for the University of New Mexico, a series of community charrettes with Arizona State University and the City of Phoenix (Reinventing Neighborhoods), and “Shaping the Public Realm,” a downtown planning collaboration with the University of California - Berkeley.

Kevin worked with Antoine Predock FAIA in Albuquerque in 1985-86 on the Nelson Fine Arts Center at ASU. He has been a speaker at the American Planning Association’s National Convention in 2005 and 1999, and was a faculty and research associate at the Joint Urban Design Program at ASU from 1991 to 1996.

Brian Kelly, AIA
Brian Kelly is an Associate Professor and Director of the Architecture Program at the University of Maryland, School of Architecture, Planning, and Preservation. He received his professional degree from the University of Notre Dame and a post-professional degree in urban design from Cornell University. At the University of Maryland he teaches introductory design studios, site design and analysis, as well as graduate studios that focus on campus planning and academic architecture.

He has practiced with Skidmore Owings and Merrill, in Chicago, and Peterson-Littenberg, in New York. Since 1996 he has collaborated with Ayers Saint Gross, Architects and Planners, in Baltimore. He lead the team that completed a new campus plan for his alma mater, Notre Dame, in 2002, and has collaborated on campus plans for the University of Virginia, University of Chicago, University of Georgia, Emory University, University of North Carolina at Chapel Hill, as well as his home campus, University of Maryland.

Connections between institutional history and broader campus planning traditions are central to Kelly’s interest in this field. He works with clients to establish connections between their strategic visions for institutions and the physical characteristics of campuses that support aspirations of excellence. He maintains a deep interest in the relationship between the built and natural characteristics of campuses, the land upon which they rest, and the regions in which they are situated, by advocating the means to create sustainable environments. Finally, as an academic insider, he is acutely aware of the cultural characteristics that distinguish institutions and make every collegiate client a unique partner in design.

Thomas S. Laging, FAIA
Tom Laging is currently the Killinger Distinguished Professor of Urban Design and Architecture at the University of Nebraska. He holds a Master’s degree from Harvard University. As a consulting architect, he has recently been involved with a series of mixed-use urban retail projects in Chicago, Washington DC, Minneapolis, and St. Louis, as well as a series of town
center planning efforts in Phoenix and Anchorage. He is nationally noted for his leadership and participation on numerous AIA Regional & Urban Design Assistance Teams (RUDAT’S). Other design charrette activities include urban design projects in Arizona, New Mexico, and Florida.

Laging has contributed to numerous campus-planning efforts. These include projects at DePauw University, the University of West Virginia, Nebraska Wesleyan University and the University of Nebraska Medical Campus in Omaha. He served for ten years on the Regents Design Review Board for the University of Nebraska System. Professor Laging’s work with Nebraska communities has been widely based and includes urban streetscape for Lincoln’s “P” Street Market Place and The Antelope Valley Project. He is the founder of an interdisciplinary program for architecture and planning students, combining teaching with urban design assistance to twenty Nebraska communities and neighborhoods.

Laging is a charter member of the Nebraska Capitol Environ Commission and currently serves as the Chairman of the Nebraska State Board of Engineers and Architects. Mr. Laging was elected to Fellow in the American Institute of Architects for his service to communities.

Tim McGinty, AIA
Tim McGinty is an architect and Vice President of McGINTY Inc., a twelve-person architectural design, urban design and retail design firm located in Boulder, Colorado. He is a registered architect and holds a Bachelor of Architecture degree from the University of Kansas and a Master’s degree in Architecture from the University of Pennsylvania.

Tim has recently completed comprehensive store design, store planning, interiors, signage and graphics for Barnes & Noble College Bookstores for Johns Hopkins University, Texas Tech University, and a joint run bookstore for Wilkes University and King’s College in Wilkes-Barre Pennsylvania. He also directed college bookstore graphics and signage projects for the Harvard Coop, and bookstores at Florida International University, Penn, Yale and Columbia. Over twenty Barnes & Noble Magazine departments have large murals designed by McGINTY.

Tim also has provided urban design consulting through the American Institute of Architects community design assistance programs and the Colorado Main Street program as well as the Main Street program in Farmington New Mexico. He has served as a team member on design charrettes at the University of Miami and the University of New Mexico. Campus sign and wayfinding consulting projects include the University of Kansas, San Juan College in Farmington, NM, Washington University Medical Center, and DePaul University. Recent retail store design work includes Colorado stores for Amante Coffee, The Brewing Market, the JJ Wells & Besos clothing stores, and a restaurant – Radda.

Prior to founding McGINTY with Idie McGinty in 1997, Tim was a principal and senior designer at Kiku Obata & Company. Tim previously taught at the University of Nebraska - Lincoln, Wisconsin-Milwaukee, and Arizona State where he also served as Assistant Dean. Tim has also been a visiting professor at the University of California-Berkeley, Temple, and Washington University. At Arizona State University Tim served two terms on the Design Review Board for both the main campus and the ASU-West campus.

Carolina Mead
Carolina Mead is a graduate student at the UNM School of Architecture and Planning. Before entering the master’s program in architecture, she practiced as a Registered Nurse in Neonatal Intensive Care and was a small-scale Design/BUILDER. These professions have given her an appreciation for issues in architecture as they pertain to the human community and the built environment. She has received academic scholarship awards in the fields of sustainability, historic preservation, and regionalism.

Her recent statement of academic intent best expresses her goals - “I want to articulate structures that make sustainability a visible architectural experience. As it is my intent that the built environment can and should respond to the issues of resource depletion, density, and land stewardship. This is possible.”

Ms. Mead intends to pursue studies related to Historic Preservation, as well as graduate work that integrates the disciplines of Architecture and Landscape Architecture.

Suzanne Mortier, ASLA
Suzanne Mortier, Landscape Architect, received her B.S. in Architectural Studies from the University of Wisconsin-Milwaukee, and a Master of Architecture degree from UNM. She is currently the Campus Landscape Architect for the University of New Mexico.

Ms. Mortier has worked in landscape architecture on numerous commercial, institutional, and residential projects at Morrow and Company, Consensus Planning, and Westwind Landscape. She is a former Executive Committee Member of the New Mexico Chapter of ASLA and has served as Jury Member for NMASLA Design Awards.

She has also served as a Licensing Examination Grader for the Council of Landscape Architectural Registration Boards, (CLARB). She is an active member of the New Mexico Biopark Society and a past Awards Committee Member for The Albuquerque Conservation Association (TACA).

Ric Richardson
Ric Richardson is Professor and Acting Dean of the School of Architecture and Planning. Prior to joining the faculty, Ric was the Commissioner of Planning for the State of South Dakota and served as the Assistant Director of Planning for the Rosebud Sioux Tribe in south central South Dakota.

In addition to his UNM teaching and administrative responsibilities, Ric has Master’s degrees in both City Planning and Advanced Studies in Architecture from the Massachusetts Institute of Technology. At the University of New Mexico Prof. Richardson teaches Negotiation and Public Dispute Resolution; Community Growth and Land Use Planning; Planning Theory and Process; and the Advanced Planning Studio.

Ric specializes in collaborative planning strategies for natural resource and sustainable environmental planning. He works as a mediator to resolve environmental and community disputes and is a senior associate with the Consensus Building Institute in Cambridge, Massachusetts. Ric is an affiliated faculty with the MIT-USGS Science Impact Collaborative (MUSIC) and a senior associate for the Public Disputes Program at the Harvard Law School.

Concurrent with his faculty position, Ric was a founder of New Mexico’s Community Zoning Institute and the US West Rural Economic Assistance Link (REAL). Ric’s recent community clients include the Albuquerque Civic Trust and the City of Rio Rancho Public Utilities and Planning Departments. International efforts include the Urban Environmental Design charrette in Guangzhou, China, for the South China Institute of Technology and the Chinese University of Hong Kong.
Roger Schluntz, FAIA
Roger Schluntz has been the dean of the School of Architecture and Planning since 1999. He moved to Albuquerque from Florida, where he served as dean and professor at the University of Miami. Previously Professor Schluntz was the director of the architecture program at Arizona State University (1980-89), where he also established and directed the Joint ASU/City of Phoenix Urban Design Program.

As a faculty member at the University of Nebraska from 1969 to 1977, he was actively involved in a number of planning and transportation issues affecting the City of Lincoln. The co-authorship of "The Nebraska Capitol and Environ Plan" (with Professor Tom Laging) resulted in a First Honor Award from Progressive Architecture. From 1977-1980 Schluntz was the Executive Director of the Association of Collegiate Schools of Architecture in Washington, DC.

Schluntz has served as Professional Adviser for over twenty-five major design competitions. An appointed member of the National Register of Peer Professionals for the U.S. General Services Administration, Schluntz has also undertaken several studies on design quality, design review processes, and urban design guidelines. Schluntz received his Bachelor of Architecture degree from the University of Nebraska and a Master of Architecture degree from the University of California, Berkeley. He is active with various committees of the AIA and served as a director of the National Architectural Accrediting Board (2001-2004 term).

Alf Simon, FCSLA, ASLA
Alf Simon is the Director of the graduate program in Landscape Architecture and the Associate Dean for Outreach and Research in the School of Architecture and Planning at the University of New Mexico. He holds a Master of Landscape Architecture degree from the University of Manitoba in Canada, and a Ph.D. in Geography from Arizona State University. He was a faculty member at the University of Manitoba (Canada) from 1990 to 2000, and came to the University of New Mexico in August 2000 to start a new graduate Landscape Architecture program.

Dr. Simon was a principal of Llewellyn Simon Associates, a Landscape Architecture and Architecture office. He is a Fellow of the Canadian Society of Landscape Architects and has served on the CSLA Board of Governors as well as the Landscapes / Paysages Editorial Board.

His primary interests are in landscape and infrastructure, cultural landscape studies, urban design and environmental art. Simon is currently the Past President of the Council of Educators in Landscape Architecture (CELA) and is a member of the American Society of Landscape Architects.

David W. Vaughan, CSI
David Vaughan received formal training in Architecture and Urban Design at the University of Nebraska and at MIT. Studies in the UK and Italy, workshops at Arcosanti, and teaching in San Francisco round out his schooling. Twelve years in Japan and travels in East Asia stimulated his creative thinking and a commitment to the landscape of the local context and the history of place. He currently teaches and coordinates the Introductory Architecture Drawing courses at UNM.

Prior to moving to New Mexico, Mr. Vaughan has served on the faculties of the School of Architecture at Arizona State University; at The San Francisco Center for Architecture and Urban Studies; and for four years at Massachusetts College of Art.

For 25 years he has worked in independent practice and in collaboration with firms in the United States and abroad. While working with Kenda Associates Architects and Benjamin Thompson Associates in Cambridge, Massachusetts he represented both firms' interests in Tokyo (1980-1992).

From 1994 to 2002 Vaughan was a Senior Design Associate with Nikken Sekkei, in Tokyo, and worked on urban design projects in Japan, Korea, China, Germany and Vietnam. During his final two years in Japan he was a member of the team that developed the Master Plan for a new remote campus for Aoyama Gakuin University.

Antonio Vigil
Antonio Vigil is currently an undergraduate architecture student at the University of New Mexico where he is scheduled for completion of the Bachelor of Arts in Architecture degree in December of 2006. He will pursue a Master of Architecture degree the following year. During his undergraduate studies, Antonio has been awarded first place in the Rinker Materials competition as well as a finalist for a traveling summer scholarship.

He has worked for the Site Planning and Project Initiation department at Los Alamos National Laboratory. Antonio has also been a consultant for several architects, having completed digital renderings for four different projects. Antonio expects to be a practicing architect in the Southwest, where he will explore ideas of culture, climate and new methods of building fabrication.
Charrette Schedule

Campus Master Planning Design Charrette
November 12-15, 2006
2720 Central SE, Suites B,C, & D

November 12 (Sunday)
[Meeting: Visiting Team Members arrive]
11:30 AM  Informal briefing and Team Meeting, introductions
12:30  Depart UNM for visit to Rio Rancho site (for Charrette
   Design Team Members who have not previously done so.)
4:00  Opening Session: Introductions and Overview
   • Welcome: Timeline and Funding Mechanisms
     for the Campus Development (Pres. David Harris)
   • Rio Rancho Town Centre (Rob Anderson, et al.)
   • Overview of City Master Plan and Transportation
     (Rob Anderson/John Barney)
   • UNM West academic/research objectives
     (Reed Dassenbrock, J. Dominguez, Terry Yates,
     and HSC representative)
   • Sustainability Directions (Fleming, Iyengar, et al.)
   • New Campus Infrastructure/Utilities Considerations
5:00  Forum with UNM Deans/Key Stakeholders
7:00  Team Dinner (Vivace)
8:30  Team Meeting: Discussion/Needs Assessment

November 13 (Monday)
8:30 AM  Team Meeting
   Tasks and Assignments
9:30  Work Session I -- Alternative concepts
12:00 Noon  Lunch
1:00  Work Session II -- Alternative concepts development
4:00  Team Meeting: Review of concepts (pin-up)
5:30 PM  Dinner
7:00  Work Session III

November 14 (Tuesday)
8:30 AM  Team Meeting
9:00  Work Session IV
11:30  Stakeholder Informal Review (at desks) – “Open House”
12:30 PM  Lunch
1:30  Team Meeting
2:30  Work Session IV – Plan Development
5:30  Dinner
7:00  Work Session - Production

November 15 (Wednesday)
8:30 AM  Team Meeting – Organize for Final Presentation
9:30  Work Session – Production
11:30  Rehearsal (buffet lunch catered)
1:00 PM  Presentation to Key Stakeholders
2:30  Adjournment/Reception
3:30  Team Meeting – Wrap Up; Outline of Work Program for final documentation/publication(s)
<table>
<thead>
<tr>
<th>Space</th>
<th>Phase I (Sq Ft)</th>
<th>Phase II (Sq Ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5,000 Students</td>
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<tr>
<td>Classrooms</td>
<td>78,000</td>
<td>78,000</td>
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<td>Class Laboratories</td>
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<td>58,000</td>
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<td>Research Laboratories</td>
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<td>1800 cars</td>
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<tr>
<td>Research Park</td>
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<tr>
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<td>1400 cars</td>
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## CAMPUS LAND USE AREAS
### UNM WEST
*(December 2006)*

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<th>Program</th>
<th>Phase I 5,000 Students</th>
<th>Phase II 10,000 Students</th>
<th>Actual 5,000 Students</th>
<th>Phase II 10,000 Students</th>
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<td>Area (Acres)</td>
<td>% of Site</td>
<td>Area (Acres)</td>
<td>% of Site</td>
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<td>Academic</td>
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<td>3.4</td>
<td>15</td>
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<td>27</td>
<td>6.2</td>
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<td>32.1</td>
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<td><strong>114.5</strong></td>
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<td>open space</td>
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<td><strong>114.5</strong></td>
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# Parking Calculations

**UNM West (December 2006)**

**Phase I**

5,000 Student Campus

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<th>Function</th>
<th># Cars</th>
<th>$ Surface Park</th>
<th>$ Structured Park</th>
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<td>Academic Related</td>
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<td>$50,000,000</td>
<td>$125,000,000</td>
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<td>Medical Facilities</td>
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<tr>
<td>Research Park</td>
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<tr>
<td><strong>UNM Parking Subtotal</strong></td>
<td>5,000</td>
<td>$50,000,000</td>
<td>$125,000,000</td>
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<tr>
<td>Community College</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>5,000</td>
<td>$50,000,000</td>
<td>$125,000,000</td>
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**Phase II**

10,000 Student Campus

<table>
<thead>
<tr>
<th>Function</th>
<th># Cars</th>
<th>$ Surface Park</th>
<th>$ Structured Park</th>
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<tbody>
<tr>
<td></td>
<td>8,200</td>
<td>$82,000,000</td>
<td>$205,000,000</td>
</tr>
<tr>
<td>Medical Facilities</td>
<td>1,800</td>
<td>$18,000,000</td>
<td>$45,000,000</td>
</tr>
<tr>
<td>Research Park</td>
<td>1,400</td>
<td>$14,000,000</td>
<td>$35,000,000</td>
</tr>
<tr>
<td><strong>UNM Parking Subtotal</strong></td>
<td>11,400</td>
<td></td>
<td>$285,000,000</td>
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<tr>
<td>Community College</td>
<td>7,100</td>
<td>$71,000,000</td>
<td>$177,500,000</td>
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<tr>
<td><strong>Total</strong></td>
<td>18,500</td>
<td>$18,500,000</td>
<td>$462,500,000</td>
</tr>
</tbody>
</table>

**Estimated Daily Trips**

13,360

47,880

**Note:** Parking dominates the capacity of the site for development in several ways. First, since all new educational institutions should be recognized as "commuter colleges in the first two decades of their existence. This places tremendous demands on the provision of adequate parking spaces, and on the local street infrastructure to accommodate the increased traffic flow. Because the campus is a limited access site, management of vehicular traffic will be a challenge. It is estimated that at build-out, the site will generate nearly 48,000 daily trips into the local street system. Secondly, the cost of parking is not insignificant. Phase I is anticipated to accommodate all cars on surface lots. This is still a $50 million investment. Phase II presents other choices. In order to accommodate more programmatic uses such as Medical, Research, and Community College facilities, it will be necessary to plan for structured parking. The estimated cost for this strategy is $285 million to UNM. This is approximately half the total building cost of all University related uses ($172 million Academic, $225 million Medical, $53 million Research Park). It is not known at this time the magnitude of Community College investment.
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