



- ① **Developing Commercial Lands (north of Lomas and west of University)**
 This 25-acre site currently serves as interim parking, with some land still under lease to an auto dealership. Proposed development will be led by a private developer selected by UNM. It is envisioned as a mixed-use zone that will provide a range of retail, office, and housing. The primary objective is to generate revenue for UNM while providing services and land uses that are in line with the University's overall mission. The development will also serve to define the Lomas gateway to UNM.
- ② **Lomas Boulevard (east of University and west of Yale)**
 Although this stretch is currently populated with fragmented, small commercial development, the redevelopment of this area is critical to the redefinition of Lomas Boulevard. Development will need to support both programmatic and overall campus circulation.
- ③ **Central Avenue (east of University and west of Girard)**
 The main focus of this segment is Central from east of Stanford. New development along Central should provide a comfortable pedestrian zone and multiple access points to Johnson Field. This area also needs to provide centralized parking.
- ④ **Cesar Chavez (east of I-25 and west of University)**
 This street is a prime area to encourage commercial development. Development could both service existing and future growth of the Science and Technology Park and supplement athletic events. A range of development from anchor pieces (hotels near the interstate) to mixed-use would be appropriate. The challenges of this corridor include topography access, and lack of amenities.

LEGEND

- MIXED-USE COMMERCIAL
- UNM BUILDINGS

Commercial Development

The 2009 Update proposes that mixed-use and commercial uses become an integral part of each campus. Commercial corridors currently exist adjacent to or within all three of the campuses. In some cases, commercial uses create a campus edge, providing definition along major roads and separating the campus from adjacent neighborhoods (University Boulevard north of Lomas Boulevard and Central Avenue between Girard Avenue and University Boulevard). In other cases commercial zones act as a gateway- (Cesar Chavez Boulevard from I-25 to Buena Vista and Lomas Boulevard from Yale Boulevard to University Boulevard) on the way through or to the campus.

In all cases, increasing the diversity of campus uses, accompanied by complementary programming and integrated academic expansion, creates an enriching, multi-layered student experience.

Placement of commercial uses along arterial streets is a smart approach that is aligned with the requirements of retailers and serves the needs of the University. Introduction of this use onto each campus contributes to the student experience, provides jobs, generates revenue, and reduces vehicle miles traveled.

Specific mixed-use development opportunities exist both on and adjacent to campus. Ideally, development will enable availability of a wider range of products and services to the campus and the neighborhoods, and facilities will be designed with the flexibility to respond to changing market and academic conditions. Specific site plans and development standards will be developed on the individual parcels. Parcels that are located off-campus will go through the City of Albuquerque development review process.

Section

Conceptual cross-section of South Campus. Development thru Cesar Chavez Boulevard.

