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Council Action and Executive Summary

Item # 21 **Ordinance/Resolution#** 2571 **Council District:** 2

For Meeting of April 5, 2010
(Adoption Date)

TITLE: AN ORDINANCE REPEALING AND REPLACING IN ITS ENTIRETY CHAPTER 38, SECTION 38-44 OF THE MUNICIPAL CODE, OTHERWISE KNOWN AS THE UNIVERSITY AVENUE CORRIDOR PLAN OVERLAY ZONE DISTRICT WITH THE UNIVERSITY DISTRICT OVERLAY. THIS REPEAL AND REPLACE INSTITUTES THE PROVISIONS THAT SUPPORT THE POLICIES OF THE UNIVERSITY DISTRICT PLAN. SUBMITTED BY THE CITY OF LAS CRUCES COMMUNITY DEVELOPMENT DEPARTMENT (ZCA-10-01).

PURPOSE(S) OF ACTION: To repeal and replace in its entirety Chapter 38, Section 38-44 of the Municipal Code, otherwise known as the University Avenue Corridor Plan Overlay Zone District with the University District Overlay to provide provisions that support the policies of the University District Plan.

Name of Drafter: Susan Lowell		**Department:** Community Development		**Phone:** 528-3079	
Department	**Signature**	**Phone**	**Department**	**Signature**	**Phone**
Community Development	Vincent M. Banegas	528-3079	Budget		541-2300
			Assistant City Manager		541-2271
Legal		541-2128	City Manager		541-2076

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

In November 2008 the City of Las Cruces initiated a public process to revise the original 1992 *University Avenue Corridor Plan* to address significant changes in the region and the public's desire for the district to be a compact, walkable and safe destination that features a mix of uses and housing located within walking or bicycling distance of services and jobs. Catalysts for the revision include a commitment by the NMSU Board of Regents to plan collaboratively with the City, development trends that challenge the current plan and an urgent concern for pedestrian and bicyclist safety. The revised plan is called the *University District Plan*. It sets the goals and policies for implementation by the *University District Overlay.*

The revision of the UAC Plan and Overlay is the result of a collaborative process of public involvement with multiple opportunities for meaningful public participation and discussion at all phases of the process. The intent was to provide for open, transparent negotiations and decision-making. The Plan revision developed over three rounds of public events designed to ensure that a range of voices were included in the process: public meetings; open houses; a walking tour and design workshop focused on University Avenue; focus groups with area businesses, residents, property owners, NMSU staff, faculty and students; and surveys, one of

(Continued on Page 2)

which was on-line for NMSU students, 545 of whom responded. The first round elicited a vision for the district and discussion of issues in general, primarily land use, transportation and safety. The second round incorporated the findings from round one and focused on ideas and policies to form a basis for creating a multi-modal pedestrian destination. A draft of the Plan and Overlay with a set of comprehensive reforms for the area was reviewed and discussed for the third round.

The purpose of the *University District Overlay* is to implement transportation, land use and urban design policies as established in the *University District Plan*. It is intended to allow greater flexibility to developers and land owners while encouraging the development of a vibrant, mixed-use University District. Specific provisions intend to promote a pedestrian-oriented urban form; establish an area with a rich mix of uses; maximize connectivity and access in a multimodal circulation network; support existing University District businesses; promote sustainable development that minimizes negative impacts on natural resources; and create a seamless destination where the City and New Mexico State University meet.

On February 3, 2010, Community Development staff brought forward requests to repeal and replace in their entirety the *University Avenue Corridor Plan* and the accompanying Overlay Zone with the *University District Plan* and the *University District Overlay* for consideration by the University Avenue Corridor Plan Citizens Design Review Committee (UAC-CDRC). Two amendments were recommended to the *University District Overlay* and then the requests for repeal/replace were approved by a vote of 4-0-0 (one member absent). The two amendments pertained to text that would: 1) discourage, not prohibit drive-through facilities and add design restrictions; and 2) replace proposed parking maximums with the ranges referred to in the 2001 Las Cruces Zoning Code, as amended, and direct parking lots to be located, whenever possible, in the rear of the buildings, not in the front setback, and not in the side setback of a façade facing a street. It should be noted that locational criteria for parking lots is well established and achieves the caveat identified.

On February 23, 2010, Community Development staff brought forward to the Planning and Zoning Commission recommendations from the University Avenue Corridor Citizen's Design Review Committee to repeal and replace in their entirety the *University Avenue Corridor Plan* and the accompanying Overlay Zone with the *University District Plan* and the *University District Overlay,* as amended. The Planning and Zoning Commission recommended approval to the City Council by a vote of 4-0-0 (two Commissioners absent).

As a means to expedite discussion, staff would advise that City Council suspend the rules and hear case PA-10-01 (under separate cover) concurrently. Following discussion, Council may un-suspend the rules and act on each case separately.

Fund Name / Account Number	Amount of Expenditure	Budget Amount
N/A	N/A	N/A

SUPPORT INFORMATION:

1. Ordinance
2. Exhibit "A": University District Overlay, Article 5, Sec. 38-44.
3. Exhibit "B": Findings and Comprehensive Plan Analysis.
4. Attachment "A": Staff Report for Case PA-10-01 and ZCA-10-01.
5. Attachment "B": Draft Minutes from the February 23, 2010, Planning and Zoning Commission.
6. Attachment "C": Draft Minutes from the February 16, 2010, Planning and Zoning Commission Work Session.
7. Attachment "D": Draft Minutes from the February 3, 2010, University Avenue Corridor Citizen's Design Review Committee.
8. Attachment "E": Public Comment received after February 8, 2010.
9. Vicinity Map.

OPTIONS / ALTERNATIVES:

1. Vote YES and approve the Ordinance. This action authorizes the amendments as stipulated which involve the repeal and replace in its entirety, Chapter 38, Section 38-44 of the Municipal Code, otherwise known as the University Avenue Corridor Plan Overlay Zone District with the University District Overlay.

2. Vote NO and deny the Ordinance. This action does not authorize the amendments as stipulated and would thus, maintain Chapter 38, Section 38-44 of the Municipal Code as it presently exists.

3. Modify the Ordinance and vote YES. Council may modify the proposed amendment in any manner deemed prudent. Depending on the extent of the modification, a substitute Ordinance/Exhibit "A" may be necessary.

4. Table and/or postpone the Ordinance and direct staff accordingly.

COUNCIL BILL NO. 10-042
ORDINANCE NO. 2571

AN ORDINANCE REPEALING AND REPLACING IN ITS ENTIRETY CHAPTER 38, SECTION 38-44 OF THE MUNICIPAL CODE, OTHERWISE KNOWN AS THE UNIVERSITY AVENUE CORRIDOR PLAN OVERLAY ZONE DISTRICT WITH THE UNIVERSITY DISTRICT OVERLAY. THIS REPEAL AND REPLACE INSTITUTES THE PROVISIONS THAT SUPPORT THE POLICIES OF THE UNIVERSITY DISTRICT PLAN. SUBMITTED BY THE CITY OF LAS CRUCES COMMUNITY DEVELOPMENT DEPARTMENT (ZCA-10-01).

The City Council is informed that:

WHEREAS, the City of Las Cruces Community Development Department has submitted a request to amend by repeal and replace in its entirety Chapter 38, Section 38-44 of the Municipal Code, otherwise known as the University Avenue Corridor Plan Overlay Zone District with the University District Overlay; and

WHEREAS, the amendment which is based on collaborative planning efforts with New Mexico State University (NMSU) and substantial public input, supports the overall desire to create a compact, walkable and safe destination that features a mix of uses and housing located within walking or bicycling distance of NMSU, services and jobs; and

WHEREAS, a public hearing held on January 13, 2010 showed substantial support and acceptance of both Plan and Ordinance drafts; and

WHEREAS, the University Avenue Corridor Citizen's Design Review Committee after a public hearing on February 3, 2010, recommended to the Planning and Zoning Commission that said amendment via repeal and replace be approved by a vote of 4-0-0 (one member absent); and

WHEREAS, the Planning and Zoning Commission after conducting a public hearing on February 23, 2010, recommended approval of said amendment to City Council by a vote of 4-0-0 (two Commissioners absent).

NOW, THEREFORE, Be it ordained by the governing body of the City of Las Cruces:

(I)

THAT Chapter 38, Section 38-44 of the Municipal Code, otherwise known as the University Avenue Corridor Plan Overlay Zone District be repealed and replaced in its entirety

with a new Chapter 38, Section 38-44 of the Municipal Code, now known as the University District Overlay as shown in Exhibit "A," attached hereto and made part of this Ordinance.

(II)

THAT approval is based on the findings contained in Exhibit "B" (Findings and Comprehensive Plan Analysis), attached hereto and made part of this Ordinance.

(III)

THAT City staff is hereby authorized to do all deeds necessary in the accomplishment of the herein above.

DONE and APPROVED this _____ day of _____, 2010.

APPROVED:

_____
Mayor

(SEAL)

ATTEST:

_____
City Clerk

VOTE:

Mayor Miyagishima: _____
Councillor Silva: _____
Councillor Connor: _____
Councillor Sorg: _____
Councillor Small: _____
Councillor Pedroza: _____
Councillor Thomas: _____

Moved by: _____

Seconded by: _____

Approved as to Form:

_____
City Attorney

Exhibit "A"

University District Overlay, Article 5, Sec. 38-44

This may change if the P&Z amend on 2/23/10

Sec. 38-44. UD - University District Overlay

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A. INTENT AND PURPOSE. The University District Overlay intends to allow greater flexibility to developers and land owners while encouraging the development of a vibrant, mixed-use University District. The purpose of this document is to implement transportation, land use and urban design policies as established in the University District Plan. Specifically, the purpose of this overlay is to stipulate provisions which will:

1. Promote a pedestrian-oriented urban form in the University District. The focus on form promotes buildings that conform to tested urban design principles, and that adapt to changing conditions over time.
2. Establish an area with a rich mix of uses: commercial, cultural resources, residential and transportation choices.
3. Maximize connectivity and access in a multimodal circulation network in which residents, workers, and visitors may conveniently walk, drive, bike, or ride public transportation to destinations within and outside of the district.
4. Support existing University District businesses;
5. Promote sustainable development that minimizes negative impacts on natural resources. A walkable, mixed-use, higher density University District supports sustainable development by providing an alternative to low-density development in peripheral areas. University District's buildings, transportation systems and public spaces should be designed to minimize negative impacts on air and water quality and promote innovation in environmental design.
6. Create a seamless destination where the City of Las Cruces and New Mexico State University meet.

B. APPLICABILITY.

1. Introduction. This Overlay applies to all properties that have been rezoned within the University District Overlay Zone. It shall be used to regulate the design of new streets, new buildings, and new public spaces.
2. Terms. The provisions of this Overlay are activated by "shall" when required; "should" when recommended; and "may" when optional. Technical terms used throughout this Code may be defined in Section F) Definitions. Those terms not defined in Article 6 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and the provisions herein stated, the Community Development Director shall have the authority pursuant to Section 38-4-B to determine which will be imposed.

C. DIAGRAMS AND ILLUSTRATIONS.

Diagrams and Illustrations are an integral part of this Overlay and are used to help explain standards and guidelines. The diagrams and illustrations are for illustrative purposes only. When in conflict, written text shall take precedence over diagrams and illustrations.

D. DELINEATION OF OVERLAY DISTRICT.

1. The University District Overlay applies to all properties within the boundaries noted on the associated map. Please refer to Figure 1.

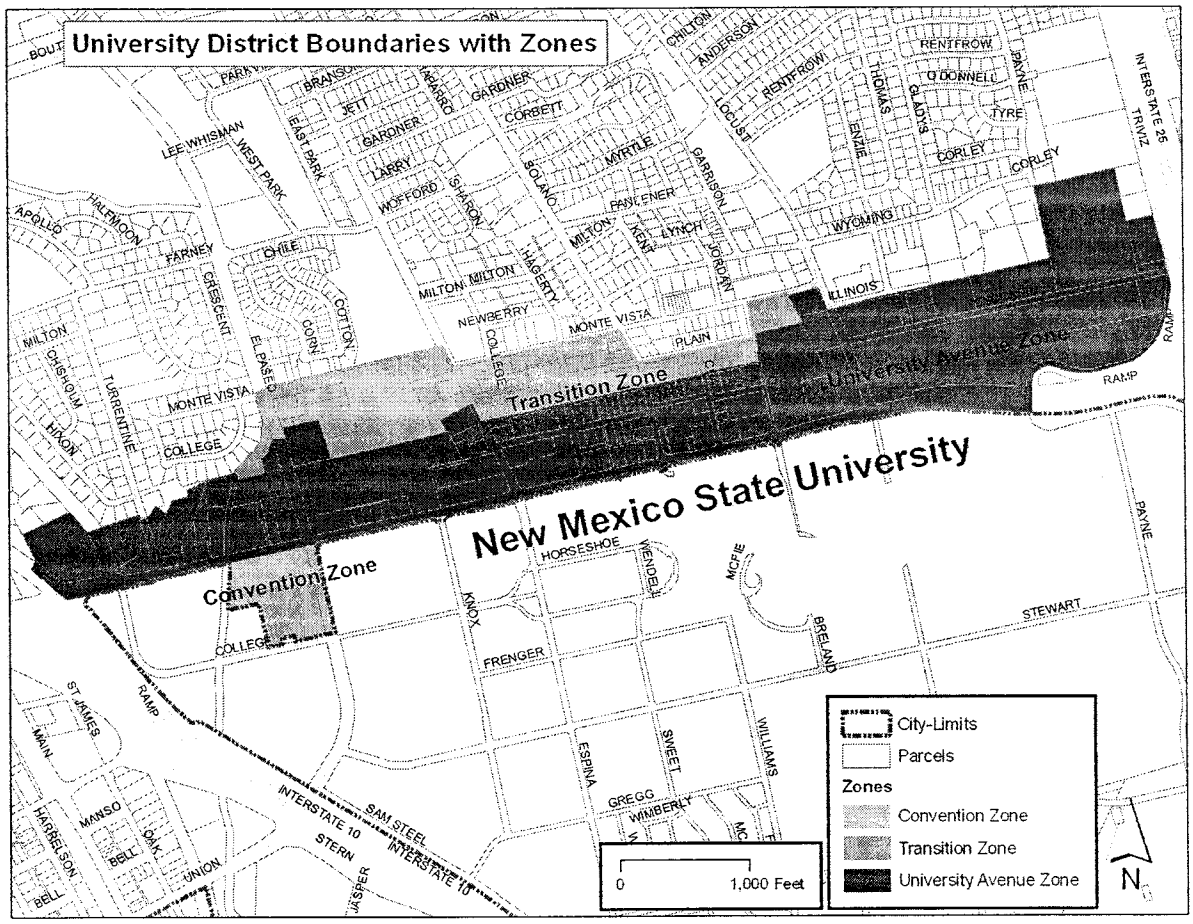


Figure 1: University District Overlay

2. Within the boundary of this Overlay, three (3) distinct Zones shall be established: University Avenue Zone (UD-UAZ), Transition Zone (UD-TZ), and Convention Zone (UD-CZ). The locations of these Zones are on the associated map.

E. THE VISION FOR THE ZONES.

1. University Avenue Zone (UD-UAZ): The UD-UAZ is assigned to land appropriate for an urban neighborhood center with a mix of building types and uses. These lands are generally occupied by attached residential houses, apartment buildings, and commercial or mixed-use buildings. Civic and religious use buildings may also be present. Lands may also be used for playgrounds, squares, and plazas. Two-to-five story buildings are encouraged. Block sizes are limited to create a walkable and well connected network of streets. Streets are designed to encourage pedestrian activity by generally including on-street parking, curbs and gutters, parkways with street trees, and wide sidewalks. University Avenue shall be the primary frontage for properties on University Avenue.
2. Transition Zone (UD-TZ): The UD-TZ is assigned to land appropriate for neighborhoods with a mix of building types and uses. These lands are generally occupied by detached and attached residential houses, small apartment buildings, and small commercial or mixed-use buildings. Civic and religious use buildings may also be present. Lands may also be used for playgrounds, passive and active neighborhood parks and squares. The buildings may be one-to-three stories high with shallow front setbacks and small or no side and rear yards. Block sizes are limited to create a walkable and well-connected network of streets. Streets are designed to encourage pedestrian activity by generally including on-street parking, curbs and gutters, parkways with street trees, and wide sidewalks.
3. Convention Zone (UD-CZ): The UD-CZ is assigned to land suitable for development that, by its intrinsic size, function, or configuration, may not conform to the descriptions and standards for one of the other zones. The development types include convention and exhibition hall, hotel, and ancillary uses such as restaurant and specialty retail.

F. DEFINITIONS. Definitions are in addition to those noted in Chapter 38, Section 38-20 of the 2001 LAS CRUCES ZONING CODE, AS AMENDED unless otherwise noted here:

Brew-Pub: A brewpub is a microbrewery which serves food or is combined with a pub. A microbrewery, or craft brewery, is a brewery which produces a limited amount of beer. The maximum amount of beer a brewery may produce and still be classed as a microbrewery in New Mexico is less than or equal to 200,000 barrels a year, according to the New Mexico Alcohol & Gaming Division.

Callecita or lane combines the space for a car with the space for the pedestrian. See also, the *Las Cruces Downtown Revitalization Final Schematic Design and Concept Report*, adopted August 2005.

Dwelling, Above Ground Floor: Dwelling unit(s) located above ground floor office or commercial uses.

Front Façade: A term that is equivalent to "Primary Front" in the Las Cruces Municipal Code. It is the elevation with the main entrance to a building that faces a public street. In the UAZ, the primary or front façade faces University Avenue.

Green Roof: As defined by the U.S. Environmental Protection Agency, green roofs, also known as

rooftop gardens, are planted over existing roof structures, and consist of a waterproof, root-safe membrane that is covered by a drainage system, lightweight growing medium, and plants. Green roofs reduce rooftop and building temperatures, filter pollution, lessen pressure on sewer systems, and reduce the heat island effect.

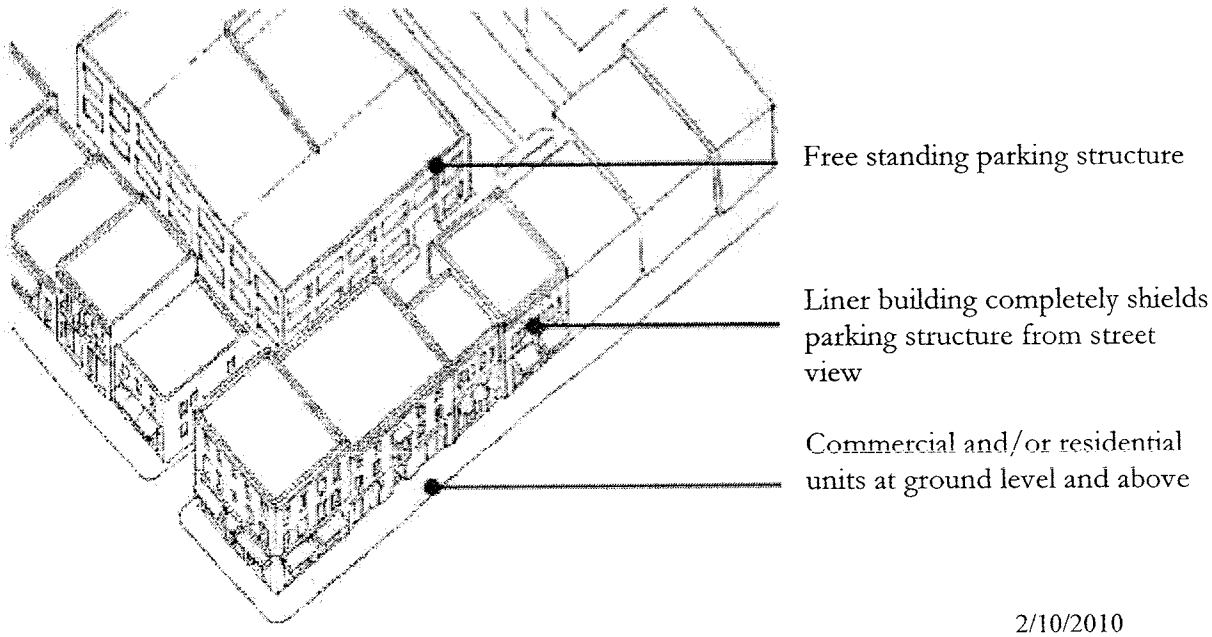
Guest Dwelling: A dwelling to be used for temporary occupancy only and is not to be rented or leased. A guest dwelling shall be no more than fifty percent (50%) of the main dwelling's heated/cooled square footage and shall not contain a kitchen. (See also Chapter 38-53 of the 2001 Las Cruces Zoning Code, as amended.)

Live/Work Unit: A building that may be used flexibly for living and working in the same building. A variety of uses in the buildings is encouraged. Dwelling units may be located above the ground floor, attached to the rear of a Shop Front, or detached and located in the rear or side yard. Work is of a commercial nature subject to business registration requirements and not a home occupation.

Mixed Use: For the purposes of this overlay, the term refers to the practice of allowing more than one type of land use category (For example, Residential, Office or Commercial, etc.) in a single building or set of buildings located on a single parcel.

Outdoor Plaza or Space: A generally open area that may be used for active or passive purposes by one or more businesses and the public visiting the location. An example may include an outdoor seating area for a café or restaurant serving as an extension of one or more business, a landscaped plaza serving as open space for patrons and visitors alike, etc.

Parking Garage with and without Liner Building: A combination of structures for parking and a mix of uses (commercial, residential, office) where parking is designed to be concealed from view and levels of parking are at-grade, above grade, or partially below grade (but not fully underground). A liner building is a specialized building that may be built as part of the parking structure or separate; it is parallel to the street and designed to conceal a parking structure from the street with active ground floor uses such as retail shops or residential stoops. A parking garage may be designed without a liner building provided that it is designed in such a way so as to incorporate active ground floor uses, architectural features and articulated elements to mitigate blank walls and screen parking.



Pedestrian Scale Lighting: Lighting that shall be a maximum of 16 feet in height and shall contribute to the overall character of the surrounding community, site architecture or other site features.

Performing Arts Center: A multi-use performance space that is intended for use by various types of the performing arts, including dance, music and theatre.

Secondary Residence: A dwelling unit that is subordinate in size and location to the main dwelling on a single property, and may be rented or leased as an independent dwelling unit. A secondary residence is different from a guest dwelling or accessory structure in that it is a distinct dwelling unit containing a kitchen. Examples include an apartment or cottage.

Single Use: For the purposes of this overlay, the term refers to either one or multiple component parts of a single land use category such as Residential, Office or Commercial. Multiple office related businesses on a single parcel or tract shall be considered a single use. For the purpose of this Overlay there shall be a limit to a concentration of single land uses in favor of a mix of uses.

G. PERMITTED USES.

1. General Provisions.
   a) Mixed Use Development is permitted throughout the University District. Mixed Use is defined as the practice of allowing more than one type of use, including residential, in a building or set of buildings.
   b) The University District Overlay is not within the Infill Overlay District; however, specific provisions of the Infill Overlay that pertain to the University District Overlay shall include streamline review, subdivision processing and waiver of permit and application fees as applicable. Use of these provisions shall be allowed regardless of a parcel's status (vacant, underutilized, etc.)
   c) There shall be no development or alteration of the lands, uses, or structures within this Overlay except as provided for by this section of the 2001 Las Cruces Zoning Code, as amended from the date of its enactment and other sections of the 2001 Las Cruces Zoning Code, as amended and other codes where applicable. For example, under no circumstances shall development violate the City's Traffic Standards for maintaining Clear Sight Triangle (Chapter 32, Article VI, Section 32-405).
   d) Commercial (retail and service) and office drive-thru windows/drive-up windows are discouraged in the University District. Drive-through uses do not support a pedestrian-oriented environment and are inconsistent with the goals for the University District. Although drive-through facilities are discouraged, the following standards shall apply to facilities approval by the UD-CDRC.
      i. **Windows and stacking lanes** – Drive-through windows and stacking lanes shall not be located within the front yard setback or along facades that face a street. Drive-through windows shall be located to the rear of buildings.
      ii. **Circulation** – The design and location of the facility shall not impede vehicular traffic flow and shall not impede pedestrian movement and safety. Shared driveways and/or driveways located off of non-arterial streets should be used, where possible.
      iii. **Screening** – Architectural elements, landscaping, and/or other screening elements shall be used to minimize the visual impacts of the drive-through facility.
   e) Developments having frontage on University Avenue greater than 400 linear feet shall be

Mixed Use.

f) Land uses that do not appear on this list shall be reviewed by the Community Development Director or designee and a determination will be made as to whether said use is consistent and/or congruous with others listed or whether or not it requires a Special Use Permit by its intended omission.

2. University Avenue Zone (UD-UAZ), Transition Zone (UD-TZ) and Convention Zone (UD-CZ). Please refer to Table 1 for Uses that are Allowed (A), Conditional (C) and Not Permitted (NP). Please refer to Section 38-33 in the 2001 Las Cruces Zoning Code, as amended, for the range of number of auto parking stalls required per land use.

Table 1: Permitted Uses

A = Approved by Right, **C** = Conditions apply to more than one zone unless otherwise noted, **NP** = Not Permitted

AGRICULTURE & EQUESTRIAN USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Veterinary Facility	A	C	NP	Close 10PM	1 BPS/20 employees on maximum shift

Table 1: Permitted Uses

A = Approved by Right, **C** = Conditions apply to more than one zone unless otherwise noted, **NP** = Not Permitted

INDUSTRIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Light Manufacturing (*Cabinetry and Woodworking; Cottage Industry Retail or Service, Jewelry, Silverware & Plated Ware; Musical Instrument Fabrication/Manufacture; Printing and Publishing; Signs & Advertising Fabrication/Manufacture*	C	C	NP	NEW: Light manufacturing uses permitted shall be an accessory use to a retail business in the UD. A maximum of 49 percent (same as CBD) of the square footage of the buildings may be used for light manufacturing uses. The use shall meet all requirements for the district including the intent and purpose. CONDITIONS: 1. No activity producing noise, glare or heat observable or measurable outside the building is allowed. 2. No emission of objectionable dust, fumes, odors, vapors, gases, smoke or other forms of air pollution shall be permitted. 3. No vibration shall be permitted which is discernible beyond the property lines to the human sense of feeling for three minutes or more duration in any one hour of a day. 4. No outside storage.	1 BPS/20 employees on maximum shift

A = Approved by Right, **C** = Conditions apply to more than one zone unless otherwise noted, **NP** = Not Permitted

INDUSTRIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Communication/Vertical Structures	C	C	C	See Section 38-59 and Section 38-54	
Face Mount (attached to primary use)	C	C	C	See Section 38-59 and Section 38-54	na
Laboratories (Medical/Dental/R & D	NP	NP	NP		
Manufacturing, General	NP	NP	NP		
Ministorage Units	NP	NP	NP		
Parking Lots (Private or Public)	NP	NP	NP		
Parking Garage with Liner Building, Commercial or Public)	A	C	A	CONDITIONS: Not to exceed maximum height (45 feet).	

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INDUSTRIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Storage/Display of Merchandise for Sale (exc. Manufactured buildings, mobile homes & operable cars, trucks, motorcycles & RVs)	NP	NP	NP		
Storage outside of buildings of materials, equipment and supplies not for sale	NP	NP	NP		
Storage, warehousing accessory to Office, Retail, Service or Industry	NP	NP	NP		
Recycling Centers	NP	NP	NP		
Water Purification, Commercial	NP	NP	NP		
Wholesale Trade, any product	NP	NP	NP		

Table 1: Permitted Uses

A = Approved by Right, **C** = Conditions apply to more than one zone unless otherwise noted, **NP** = Not Permitted

INSTITUTIONAL RELATED USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Child Care or Preschool (13 or more children)	C	C	NP	See Section 38-52D; Section 38-53; and Section 38-54	1 BPS/7000 GFA
Community Buildings – Uses (includes Community Recreation Facility, etc.)	A	C	C	See Section 38-53 and individual listings in this table (Museum, etc.)	1 BPS/5000 GFA
Convention Center/Exhibition Hall	NP	NP	A		1 BPS/75 Maximum occupancy
Family Child Care Home (5-6 children)	C	C	NP	See Section 38-52D; Section 38-53; and Section 38-54	1 BPS/7000 GFA
Group Child Care Home (7-12 children)	C	C	NP	See Section 38-52D; Section 38-53; and Section 38-54	1 BPS/7000 GFA
Institutional Office (i.e., Convention & Visitors Bureau, etc)	A	A	C	Accessory to Convention Center/Exhibition Hall	1 BPS/8000 GFA

A = Approved by Right, **C** = Conditions apply to more than one zone unless otherwise noted, **NP** = Not Permitted

INSTITUTIONAL RELATED USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Religious Institution w/Columbarium	C	C	NP	See Section 38-53	1 BPS/40 seats in primary assembly
Library/Museum	A	C	A	Building and site design requires pedestrian orientation and compliance with Building and Site Standards in UDOverlay [b) Placement of Primary Building; d) Frontage Elements, Primary Building]	1 BPS/1000 GFA
Performing Arts Center	A	C	A	Close 10 PM	1 BPS/50 Maximum occupancy
School (K-8) Public, Private, Parochial	C	C	NP	See Section 38-53	6 BPS/ classroom
School (9-12) Public, Private, Parochial	C	C	NP	See Section 38-53	4 BPS/ classroom

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INSTITUTIONAL RELATED USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
School, College or University	C	C	C	See Section 38-53	1 BPS/20 Employees + 1 BPS/4 Students
School, Commercial, Trade or Technical	C	C	C	See Section 38-53	1 BPS/20 Employees + 1 BPS/4 Students

Table 1: Permitted Uses

A = Approved by Right, **C** = Conditions apply to more than one zone unless otherwise noted, **NP** = Not Permitted

OFFICE & COMMERCIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Adult Amusement Establishment	NP	NP	NP		
Adult Bookstore/Video Store	NP	NP	NP		
Art or Photography Studio	A	A	NP		1 BPS/8000 GFA
Auto/Truck/Trailer Rental	NP	NP	C	Auto rental only when accessory use to Hotel, Convention Center, Exhibition Hall. Not to exceed 10 parked cars.	1 BPS/6000 GFA
Cab Stand	NP	NP	NP		
Eating & Drinking Establishments *(Bar, Pub, Tavern (Dancing & No Dancing); Café, Cafeteria, Coffee Shop, Convenience Store; Deli with eating facilities; Restaurant, etc.; Brew-Pub*	A	A	C	New use category that contains both uses in current zoning code and a new one for Brew-Pub. CONDITIONS: Ancillary to primary Hotel use, Convention Center, & Exhibition Hall.	1 BPS/1000 GFA
Equipment (Large) Repair & Service (Non-Vehicular)	NP	NP	NP		
Equipment Rental	C	C	NP	Outside storage prohibited.	1 BPS/20 employees

A = Approved by Right, **C** = Conditions apply to more than one zone unless otherwise noted, **NP** = Not Permitted

OFFICE & COMMERCIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Gas Station with Convenience Store	C	NP	NP	Prohibit mid-block locations and at intersections on University Avenue between Turrentine Drive and Locust Street. Repair facilities prohibited.	1 BPS/2000 GFA
General Commercial & Retail *(Bicycle Sales, Service & Repair; Building Material (no outdoor sales or storage); Carpet/Window Treatments; Clothing Store; ; Department Store; Furniture Store; Garden Supply; Grocery Store; Hardware Store w/out outdoor sales or storage; Specialty Store such as books, music, toys, etc.; Pawn Shop; Plant Nursery; Small Item Repair Shop; Telephone & Communication Center; Upholstery Shop, no outdoor storage; Variety Store; Video Tape/DVD/Rental/Sales; and other typical small-scale Commercial establishments)*	A	A	C	Ancillary to primary Hotel or Convention Center use.	1 BPS/2000 GFA

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OFFICE & COMMERCIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
General Office & Service *(Accounting; Auditing & Bookkeeping; Architectural; Engineering; Planning & Surveying; Bank, Bonding & Financial Institution (No Drive-Thru); Barber/Beauty/Hair Salon & Related Personal Care; Cleaning & Maid Services; Consulting Services; Counseling Services; Credit Reporting & Collection; Desktop Publishing & Graphic Design; Funeral Home; Health Care Clinic (non-hospital); Insurance; Laboratory; Legal Services; Lessons (Art, Dance, Music, etc.); Mailing & Records Management Services; Medical/Dental Office; Motion Picture Production; Pharmacy; Radio/TV Studio/Station; Real Estate; Research Organization, Noncommercial; Tax Preparation; Telemarketing/Mail Order/Call Center; and other similar Business Offices.*	A	C	C	TZ: Close 10PM. CZ: Ancillary to primary Hotel or Convention Center use.	1 BPS/8000 GFA. Medical Office add 1 BPS/2 Doctors
Health Care Clinic (Non-Hospital)	A	C	NP	Close 10PM, location on Collector or higher.	1 BPS/10000 GFA
Hospital	NP	NP	NP		

A = Approved by Right, **C** = Conditions apply to more than one zone unless otherwise noted, **NP** = Not Permitted

OFFICE & COMMERCIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Hotel/Motel	A	NP	A		1 BPS/20 employees on maximum shift. For additional onsite uses (offices, meeting rooms, ...) see req'ts in Section 38-33F.
Kennel/Cattery, Commercial	NP	NP	NP		
Newspaper Distribution	NP	NP	NP		
Petroleum/Propane Sales	C	C	NP	Ancillary to retail use	na
Private Club or Lodge	A	C	NP	Close 10PM	1 BPS/2000 GFA
Temporary (Non-seasonal)	C	C	C	See section 38-50	1 BPS/2000 GFA

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OFFICE & COMMERCIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Theater, Movie (Commercial)	A	C	NP	Building and site design requires pedestrian orientation and compliance with Building and Site Standards in UDOverlay [b) Placement of Primary Building; d) Frontage Elements of the Primary Building].	1 BPS/60 seats

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OFFICE & COMMERCIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Mobile Home, Auto, Motorcycle & Manufactured Home Sales, Service & Repair (*Auto Body Shop; Auto/Truck Parts Store; Auto/Truck Repair & Service; Auto/Truck Wash/Wax/Detailing; Self-Service/Automated or Full Service; Auto/Truck/Motorcycle Dealers; Truck/Trailer Rental (separated Auto Rental conditioned in CZ as an accessory to hotel use); Automobile, Truck and Camper Sales, Service and Repair); Tire Sales/Repair*	NP	NP	NP		

Table 1: Permitted Uses

A = Approved by Right, **C** = Conditions apply to more than one zone unless otherwise noted, **NP** = Not Permitted

RECREATIONAL USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Arcade/Game Room	A	C	NP	Hours of operation: Close 10PM	1 BPS/1000 sq.ft. GFA
Billiard/Pool hall	A	C	C	TZ: Hours of operation: Close 10PM; CZ: Ancillary to primary hotel use and subject to NMSU lease agreement.	1 BPS/4000 sq.ft. GFA
Golf Course, Miniature	A	C	NP	Hours of operation: Close 10PM	1 BPS/6 tees + 1/1500 sq.ft. GFA
Health/Exercise Club/Gymnasium/Sports Instruction	A	A	C	Ancillary to primary hotel use.	1 BPS/1500 sq.ft. GFA
Park	A	A	NP		per Director
Recreational Court, Tennis, etc., Public/Private	A	A	NP*		1 BPS/5 courts
Swimming Pool, Commercial or Public/Private	C	C	C	UAZ + TZ: if the pool is part of a MU development & meets the conditions of the code for placement, utilities, walls & fences, stormwater retention. CZ: When ancillary to primary hotel use. See Section 38-51, 38-53, 38-33E.	1 BPS/1250 sq.ft. of pool surface

A = Approved by Right, **C** = Conditions apply to more than one zone unless otherwise noted, **NP** = Not Permitted

RECREATIONAL USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Botanical Park	C	C	NP	Building and site design requires pedestrian orientation and compliance with Building and Site Standards in UDOverlay [b)Placement of Primary Building and d) Frontage Elements of Primary Building]	2 BPS/acre

Table 1: Permitted Uses

A = Approved by Right, **C** = Conditions apply to more than one zone unless otherwise noted, **NP** = Not Permitted

RESIDENTIAL USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Accessory Dwelling Unit	A	A	NP		na
Apartments (including Condominiums)	C	C	NP	Achieve minimum density: 10 DU/ac in TZ and 15 DU/ac in UAZ	1 BPS/4 DU
Assisted Living or Retirement Facility	C	C	NP	Building and site design requires pedestrian orientation and compliance with Building and Site Standards in UDOverlay (B: Placement of Primary Building; F: Frontage Elements (Primary Building)	1 BPS/20 Employees on maximum shift
Bed and Breakfast	C	C	NP	UAZ: Maximum 15 rooms; TZ: maximum 8 rooms. Consistent with design guidelines in this overlay.	1 BPS/4 rooms *our code does not req bike racks*
Boarding House	A	A	A		1 BPS/4 rooms
Detached Site Built Single Family DU	C	C	NP	Achieve minimum density: 15 DU/ac in UAZ, 10 DU/ac in TZ	na
Duplex (including Condominiums)	C	C	NP	Achieve minimum density: 15 DU/ac in UAZ, 10 DU/ac in TZ	1 BPS/Unit *our code no BPS*

A = Approved by Right, **C** = Conditions apply to more than one zone unless otherwise noted, **NP** = Not Permitted

RESIDENTIAL USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Dwelling, Live-Work	C	C	NP	Dwelling unit is attached to the rear of a shop front or detached and located in the rear or side yard or located above the ground floor and that work is of a commercial nature subject to business registration requirements and not a home occupation.	2 BPS/Unit
Dwelling, Located Above Ground Floor	C	C	NP	Achieve minimum density: 15 DU/ac UAZ and 10 DU/ac TZ	1 BPS/Unit
Fraternity/Sorority House	A	A	NP		1 BPS/2 Bdrms
Guest Dwelling	C	C	NP	See Section 38-53	1 BPS/Unit
Halfway House	A	A	NP		1 BPS/4 Bdrms
Home for Disabled	A	C	NP	See Section 38-21: Ten or fewer persons served allowed in TZ. More than 10 persons served allowed in UAZ only.	1 BPS/20 Employees on maximum shift
Manufactured Dwelling Unit	C	C	NP	Achieve minimum density: 15 DU/ac in UAZ, 10 DU/ac in TZ	na

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RESIDENTIAL USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Nursing Home	C	C	NP	Building and site design requires pedestrian orientation and compliance with Building and Site Standards in UDOverlay [b) Placement of Primary Building and d) Frontage Elements of Primary Building].	1 BPS/80 Beds
Patio Home	C	C	NP	Sec. 38-62 Setback Exceptions, Achieve minimum density: 15 DU/ac in UAZ, 10 DO/ac in TZ	1 BPS/Unit our code no BPS
Quacplex (including Condominiums)	C	C	NP	Achieve minimum density: 15 DU/ac in UAZ, 10 DU/ac in TZ	1 BPS/4 DU
Secondary Residences	C	C	NP	Achieve minimum density: 15 DU/ac in UAZ, 10 DU/ac in TZ.	1 BPS/Unit
Townhouse (Attached Single Family DU)	C	C	NP	Achieve minimum density: 15 DU/ac in UAZ, 10 DU/ac in TZ	1 BPS/Unit
Triplex (including Condos)	C	C	NP	Achieve minimum density: 15 DU/ac in UAZ, 10 DU/ac in TZ	1 BPS/Unit
Youth Hostel	A	A	NP		1 BPS/10 Beds

Table 1: Permitted Uses

A = Approved by Right, **C** = Conditions apply to more than one zone unless otherwise noted, **NP** = Not Permitted

RESIDENTIAL RELATED USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Accessory Uses & Structures	C	C	NP	Section 38-51	na
Greenhouse (Non-commercial), Garden Shed, Tool Shed	C	C	NP	Section 38-51 (Accessory Uses and Structures)	na
Home Occupation	C	C	NP	Section 38-52 (Home Occupation Business Registration)	na
Kennel/Cattery (Private Residential)	C	C	NP	In accordance with Chapter 7 of the 2001 Las Cruces Zoning Code, as amended.	na
Storage of recreational vehicles and motor vehicle appurtenances	C	C	NP	See Section 38-58D.6 and Section 38-57C	na

H. PROPERTY ALTERATION, REMODEL OR RENOVATION.

1. Purpose. Property alterations, remodels or renovation standards are established for this District to maintain consistent quality standards for all development and may be for the purpose of adaptive re-use of the structure. For the purposes of this section, exterior remodel, renovation, or alteration shall be defined as: any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders, as well as any change in roof lines, or any enlargement to or diminution of a building or structure, whether horizontally or vertically. Normal maintenance activities as verified by the City's Building Official or Designee are exempt from this provision.

2. Minor Modifications. Changes to a property may be made without requiring compliance with the University District Overlay urban design standards (architecture, landscaping, signage, and utilities). The expansion and/or modification must comply with the urban design standards of the University District Overlay unless through the determination of the Community Development Director or Designee, said compliance would substantially create an undue burden to the property owner or create a condition whereby the expansion and compliance measure, partially applied, would be substantially out of character with the existing development. In no case shall a minor modification/expansion equal or exceed a cumulative total of 15% of the Gross Floor Area, nor shall an expansion or modification equal or exceed a cumulative total of $25,000.00 in valuation. **A proposal equal to or exceeding these values or one that impacts parking and landscaping shall not be considered as a minor addition and/or modification. It shall, therefore, be subject to normal review and consideration afforded development in the overlay and may be subject to non-conforming provisions that follow.** The applicant must provide estimates for the cost of labor as a means of ensuring compliance with the valuation criteria.

   Once permission to proceed has been granted by the Community Development Director or Designee, the applicant may apply for the permit. Work shall not commence until permit approval is granted.

   Should an applicant or aggrieved party not agree with the interpretation by the Planning Director or Designee, the interpretation may be appealed to the University District Citizens Design Review Committee for their recommendation to the Planning and Zoning Commission. All other non-conforming use requirements are subject to Article XII (Non-conforming Use Provisions) of the 2001 Las Cruces Zoning Code, as amended, and the City's Design Standards.

I. NON-CONFORMING USES. Non-conforming uses within the University District Overlay shall be subject to the following provisions.

1. Permitted Uses - Nonconforming.
   a) When nonconforming site/urban design features regarding access from the right-of-way or lighting are involved, these features shall be brought into compliance with current standards when:
      i. The property remains vacant for a period of one (1) continuous year or greater; or
      ii. Any one-time or cumulative increase of 15% or greater to the gross square footage of building area occurs; or

iii. Any interior/exterior remodel, renovation, or alteration occurs to the building in the amount of $25,000.00 or greater; or
iv. A change in use occurs on the property which results in the alteration of the use intensity (For example, low volume retail to high volume retail), use orientation (For example, service to retail), or density (For example, 8 dwelling units to 15 dwelling units) or change in occupancy type from the Building Code perspective.

b) When nonconforming site/urban design features regarding signage, landscaping, walls or parking are involved, these features shall be brought into compliance with current standards when:
   i. The property remains vacant for a period of one (1) continuous year or greater; or
   ii. Any one-time or cumulative increase of 50% or greater to the gross square footage of building area occurs; or
   iii. Any interior/exterior remodel, renovation, or alteration occurs to the building in the amount of $75,000 or greater; or
   iv. A change in use occurs on the property which results in the alteration of the use intensity (For example, low volume retail to high volume retail), use orientation (For example, service to retail), or density (For example, 8 dwelling units to 15 dwelling units) or change in occupancy type from the Building Code perspective.

c) When nonconforming site/urban design features regarding architecture/building elements associated with window fenestrations/glazing requirements are involved, these features shall be brought into compliance with current standards when:
   i. The property remains vacant for a period of one (1) continuous year or greater; or
   ii. Any one-time or cumulative increase greater than 75% or greater to the gross square footage of building area occurs; or
   iii. Any interior/exterior remodel, renovation, or alteration occurs to the building in the amount of $200,000 or greater; or
   iv. A change in use occurs on the property which results in the alteration of the use intensity (For example, low volume retail to high volume retail), use orientation (For example, service to retail), or density (For example, 8 dwelling units to 15 dwelling units) or change in occupancy type from the Building Code perspective.

2. <u>Prohibited uses - nonconforming</u>.
   a) Uses that existed within the overlay prior to plan/ordinance adoption (2010) that are deemed a prohibited use may be allowed to continue to exist and expand or enlarge (either one-time or cumulative increase) provided that:
      i. The property has not remained vacant for a period of one (1) continuous year or greater; or
      ii. A change in use has not occurred on the property which results in the alteration of the use intensity (For example, low volume retail to high volume retail), or use orientation (For example, service to retail.
   b) If the above two criteria are confirmed not to have existed, the use may:
      i. Increase or expand in area (lot or building) not more than 50% in gross square footage of lot or building area; and
      ii. Any noncompliant site/urban design standards existing shall be brought into compliance with overlay standards to the extent possible. Determination of the extent of compliance shall rest with the Community Development Director or

Designee.

J. DEVELOPMENT AND URBAN DESIGN STANDARDS.

1. Building and Site Development Standards for the UD-UAZ: University District, University Avenue Zone

a) UAZ: Block, Lot and Density Standards.		
1	Maximum Block Size (For new subdivisions and/or re-subdivided parcels or tracts)	All new subdivisions shall require the construction of new streets that create blocks with a maximum perimeter of 2,000 linear feet. When a full block cannot be constructed, street stubs-outs to adjacent properties shall be provided to allow for the future connection and completion of the block by subsequent development.
2	Density	Up to 36 units per acre by right and up to 54 units per acre provided that outdoor space is appropriately designed into the project as defined herein and deemed acceptable by the City. Accessory units and Guest Dwellings are excluded from this calculation.
3	Lot Width	No minimum except as needed to meet other requirements in this section.
4	Lot Depth	No minimum except as needed to meet other requirements in this section.
5	Impervious Surfaces	No more than 90% of the site shall consist of impervious surfaces.

b) UAZ: Setbacks - Primary Building		
1	Front Setback – Arterials	A minimum five foot (5') setback is required. Within the setback, awnings, porches, window shades, bay windows among other architectural features shall be incorporated into façade design. Buildings that require a setback greater than 5' shall use that setback frontage for active or passive open space as defined herein.
2	Front Setback – Non Arterials	A minimum five foot (5') setback is required. No specific architectural features are necessary in the façade design.
3	Secondary Front Setback	Five foot (5') minimum
4	Side Setback	Ten foot (10') minimum
5	Rear Setback	Ten foot (10') minimum

c) UAZ: Building Design (Primary Building)

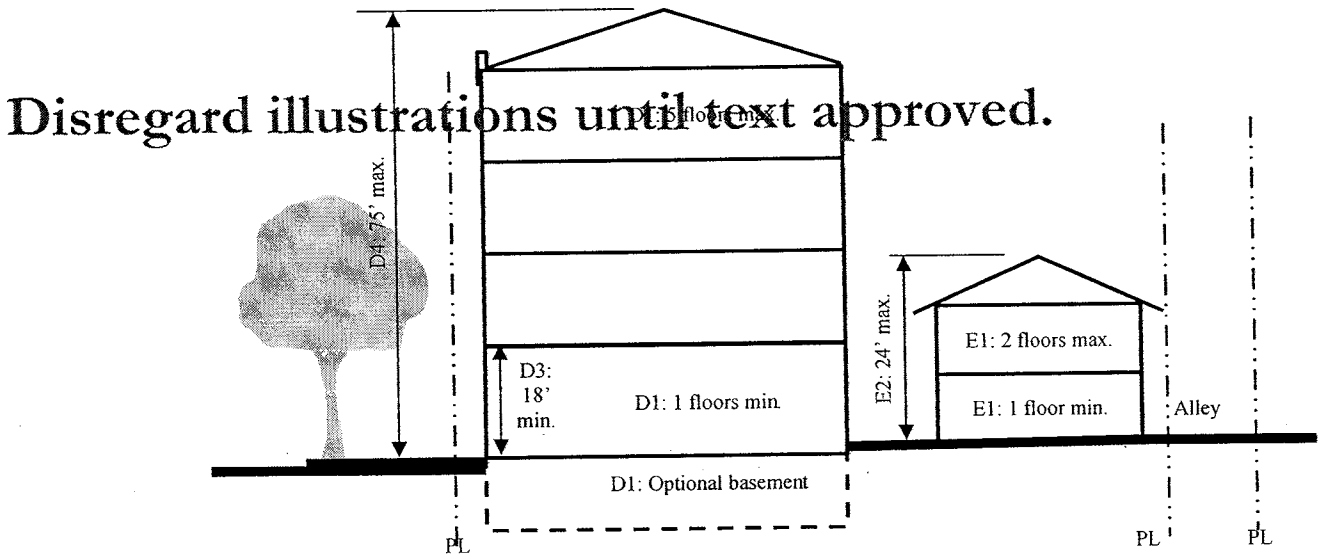
1	Number of Floors	3 floors maximum if single use plus an optional basement by right. BONUS: Up to four (4) floors maximum with **either** open space as defined herein or mixed land use considerations incorporated into the development. Up to 5 floors maximum with open space **and** mixed land use considerations incorporated into the development.
2	Architectural Definition	Buildings over two stories shall have a well-defined base, middle and top such that architectural details articulate the different uses at lower building levels.
3	Ground Floor Elevation	The elevation of the ground floor may be elevated a maximum of 5' above the average grade of the site along the front facade of the building. If it can be demonstrated that elevation above 5' is necessary due to floodplain or similar site issues, consideration of said elevation may be considered. If the ground floor is designed to accommodate non-residential uses, the elevation of the ground floor should be placed near the elevation of the sidewalk to minimize the need for stairs and ADA ramps.
4	Ground Floor Height	If the ground floor is designed to accommodate non-residential space, the height of the ceiling (as measured from floor plate to floor plate) shall be at least 12 feet for buildings less than 3 floors and at least 16 feet for buildings with 3 or more floors.
5	Maximum Height	75' maximum as measured from the average grade of the site along the front facade of the building. For buildings greater than 30' or 2 stories, the upper stories shall be stepped back from the line of the front façade to provide areas for outdoor terraces, rooftop patios, etc.
6	Maximum GFA per single use	A single use shall not exceed 15,000 square feet of GFA per building.

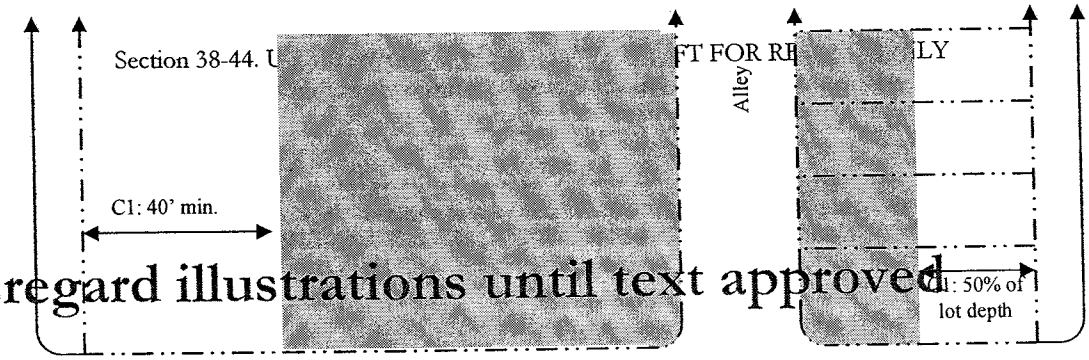
d) UAZ: Frontage Elements (Primary Building).		
1	Entrance and Frontage	The primary entrance shall be located on the façade along the primary front setback. The entrance shall be located within a stoop, storefront, terrace/lightwell, gallery, or forecourt frontage.
2	Rear Access	The appearance of rear entrances should orient customers and provide a safe and convenient access to the building without sacrificing the primary entrance purpose.
3	Windows, All Floors	At least 50% of the surface area of ground floor primary front and secondary front setback facades with storefronts shall be occupied by windows with glazing of no less than 60% transparency. At least 20% of the surface area of all other facades shall be occupied by windows. Numerous smaller openings rather than a few large ones shall be provided along these facades in the accomplishment of this provision. Reflective, translucent or opaque glass is prohibited.

e) UAZ: Placement of Surface Parking and Accessory Buildings.		
1	Front Setback	No closer than the rear façade of the primary building(s), 40', or at least 50% of the lot depth, whichever is less.
2	Secondary Front Setback	8' minimum– parking lot 10' minimum – accessory building
3	Side Setback	A setback is not required. No encroachment into ROW permitted. Storm water required to be contained on subject parcel.
4	Rear Setback	A setback is not required. No encroachment into ROW permitted. Storm water required to be contained on subject parcel.

f) UAZ: Placement of Parking Structures.		
1	Front Setback	A setback is not required if liner building is designed **into** and a component part of the parking structure (Please refer to Definitions – Parking Garage with Liner Building). If the design involves a separate parking structure from a liner building, the structure may be placed no closer than the depth of the liner building across the entire lot. Building Code separation shall be required when applicable.
2	Secondary Front Setback	5' minimum
3	Side Setback	10' minimum.
4	Rear Setback	10' minimum.

g) UAZ: Building Design (Accessory Buildings).		
1	Number of Floors	1 to 2 floors, not to exceed number of floors of the primary building.
2	Maximum Height	24' maximum as measured from the average grade of the site along the rear facade of the building.





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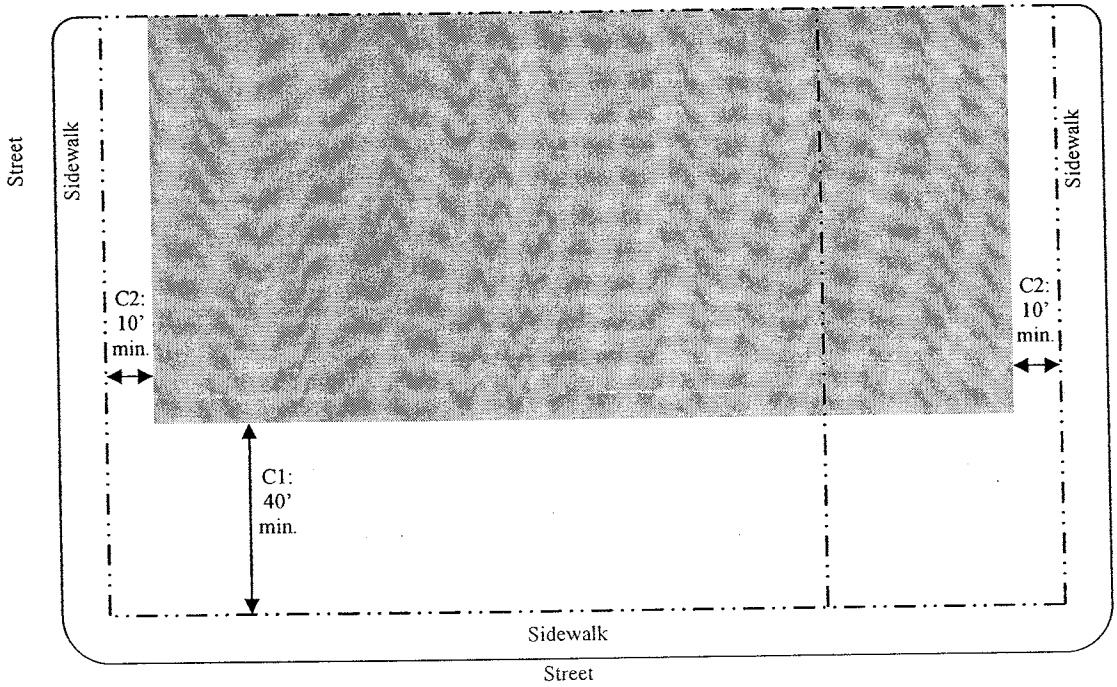
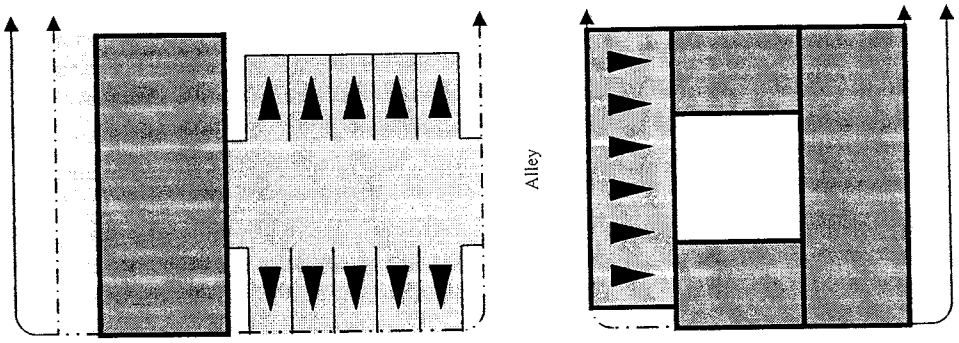
Alley



Zone where surface parking, attached/detached garages, above-ground parking structures, and outbuildings may be located



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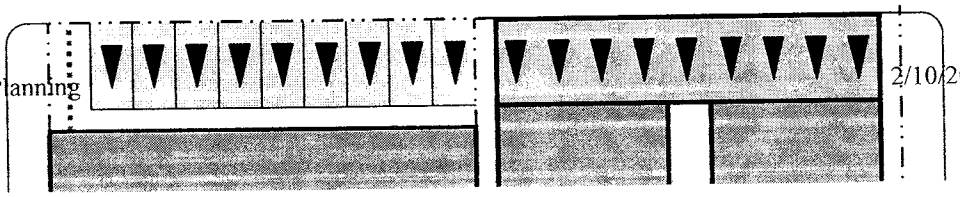


h) UAZ: Outdoor Lighting.		
1	Yard or Outdoor Lighting	• Ensure that any outdoor lighting follows Chapter 39 - Outdoor Lighting of the Las Cruces Municipal Code. • For non-residential uses, it is recommended that the UAZ should have a lighting curfew of 12:00 AM or close of business, whichever is later. Appropriate security lighting is hereby authorized.
2	Public Spaces	Pedestrian scale lighting shall be installed throughout the University District. *Please refer to Definitions in this Overlay.*

i) UAZ: Garbage, Recycle, Mechanical Equipment, Loading Areas and Compost Storage.		
1	Allowed Locations	Garbage, recycle, and compost receptacles shall be stored within a garage, an outbuilding, or a rear or side yard that is enclosed by a wall or fence that meets Section 38-61 of the 2001 Zoning Code. Mechanical equipment and loading areas shall be located away from the street edge and screened from any right-of-way vantage point as applicable.

2. Building and Site Development Standards for the UD-TZ: University District Transition Zone

a) TZ: Block, Lot and Density Standards.		
1	Maximum Block Size (For new subdivisions and/or re-subdivided parcels or tracts)	All new subdivisions shall require the construction of new streets that create blocks with a maximum perimeter of 2,000 linear feet. When a full block cannot be constructed, street stubs-outs to adjacent properties shall be provided to allow for the future connection and completion of the block by subsequent development.
2	Density	10 minimum to 24 maximum units per acre by right. Accessory units and Guest Dwellings are excluded from this calculation.
3	Maximum Lot Width	100' maximum (as measured along the front property line)
4	Lot Depth	No minimum except as needed to meet other requirements in this section.
5	Impervious Surfaces	No more than 80% of the site shall consist of impervious surfaces.

b) TZ: Setbacks - Primary Building.		
1	Front Setback – Arterials	A minimum five foot (5') setback is required. Within the setback, awnings, porches, window shades, bay windows among other architectural features shall be incorporated into façade design. Buildings that require a setback greater than 5' shall use that setback frontage for active or passive open space as defined herein.
2	Front Setback – Non Arterials	A minimum five foot (5') setback is required. No specific architectural features are necessary in the façade design.
3	Secondary Front Setback	Five foot (5') minimum
4	Side Setback	Ten foot (10') minimum
5	Rear Setback	Ten foot (10') minimum

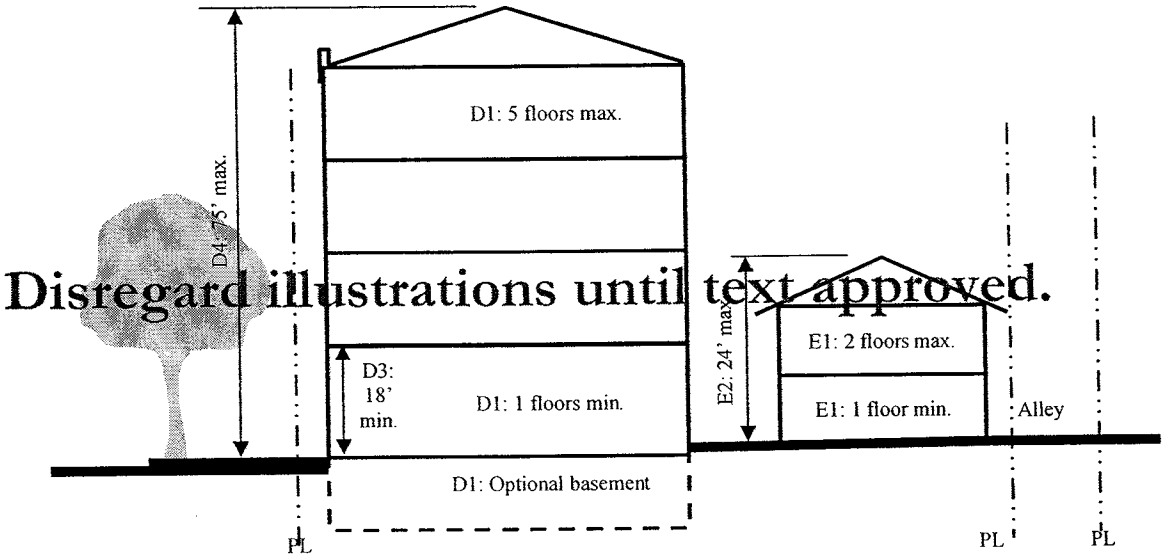
c) TZ: Building Design (Primary Building).		
1	Number of Floors	3 floors maximum if single use plus an optional basement by right. BONUS: Up to four (4) floors maximum with **either** open space as defined herein or mixed land use considerations incorporated into the development.
2	Architectural Definition	Buildings over two stories shall have a well-defined base, middle and top such that architectural details articulate the different uses at lower building levels.
3	Ground Floor Elevation	The elevation of the ground floor may be elevated a maximum of 5' above the average grade of the site along the front facade of the building. If it can be demonstrated that elevation above 5' is necessary due to floodplain or similar site issues, consideration of said elevation may be considered. If the ground floor is designed to accommodate non-residential uses, the elevation of the ground floor should be placed near the elevation of the sidewalk to minimize the need for stairs and ADA ramps.
4	Ground Floor Height	If the ground floor is designed to accommodate non-residential space, the height of the ceiling (as measured from floor plate to floor plate) shall be at least 12 feet for buildings less than 3 floors and at least 16 feet for buildings with 3 or more floors.
5	Maximum Height	35' maximum as measured from the average grade of the site along the front facade of the building. For buildings greater than 30' or 2 stories, the upper stories shall be stepped back from the line of the front façade to provide areas for outdoor terraces, rooftop patios, etc.
6	Maximum GFA per single use	A single use shall not exceed 10,000 square feet of GFA.

d) TZ: Frontage Elements (Primary Building).		
1	Entrance and Frontage	The primary entrance shall be located on the façade along the primary front setback. The entrance shall be located within a stoop, storefront, terrace/lightwell, gallery, or forecourt frontage. (Buildings on corner lots: primary frontage is the façade that faces the street that corresponds to the property address.)
2	Windows, All Floors	At least 50% of the surface area of ground floor front and external side facades with storefronts shall be occupied by windows. At least 20% of the surface area of all other facades shall be occupied by windows. Numerous smaller openings rather than a few large ones shall be provided along these facades in the accomplishment of this provision. Reflective, translucent or opaque glass is prohibited.

e) TZ: Placement of Surface Parking and Accessory Buildings.		
1	Front Setback	No closer than the rear façade of the primary building(s), 40', or at least 50% of the lot depth, whichever is less.
2	Secondary Front Setback	8' minimum– parking lot 10' minimum – accessory building
3	Side Setback	A setback is not required. No encroachment into ROW permitted. Storm water required to be contained on subject parcel. One hour fire rated wall required pursuant to the Building Code.
4	Rear Setback	A setback is not required. No encroachment into ROW permitted. Storm water required to be contained on subject parcel. One hour fire rated wall required pursuant to the Building Code.

f) TZ: Placement of Parking Structures.		
1	Front Setback	A setback is not required if liner building is designed **into** and a component part of the parking structure (Please refer to Definitions – Parking Garage with Liner Building). If the design involves a separate parking structure from a liner building, the structure may be placed no closer than the depth of the liner building across the entire lot. Building Code separation shall be required when applicable.
2	Secondary Front Setback	5' minimum
3	Side Setback	10' minimum.
4	Rear Setback	10' minimum.
5	Exceptions	Setbacks for podium and underground parking levels may have the same setbacks as the building. Section 38-32D 9(buffer requirements) applies to structures proposed in the Transition Zone (TZ) adjacent to single-family residential uses located outside the UD Overlay. For purposes of buffer requirements, the use on parcels shall be the primary determining factor in buffer requirements.

g) TZ: Building Design (Accessory Buildings).		
1	Number of Floors	1 to 2 floors, not to exceed number of floors of the primary building.
2	Maximum Height	24' maximum as measured from the average grade of the site along the rear facade of the building.



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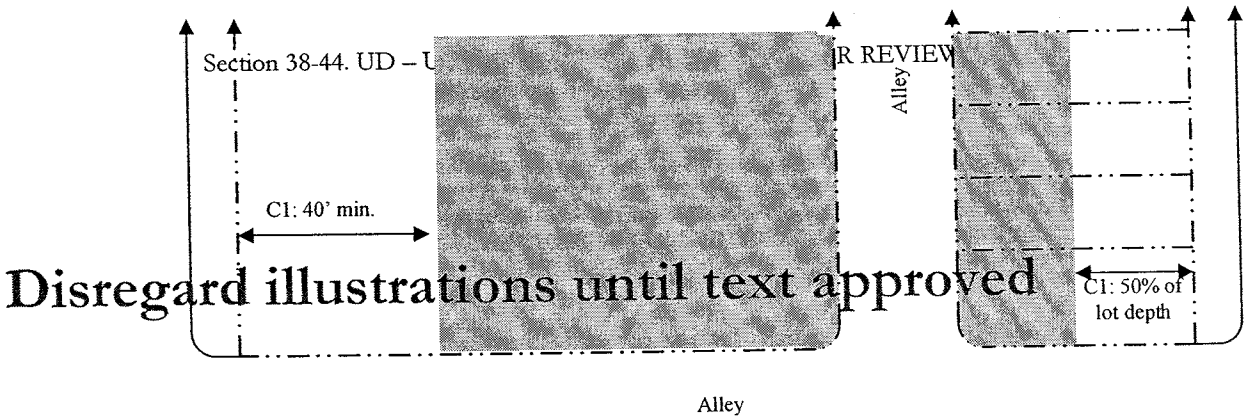
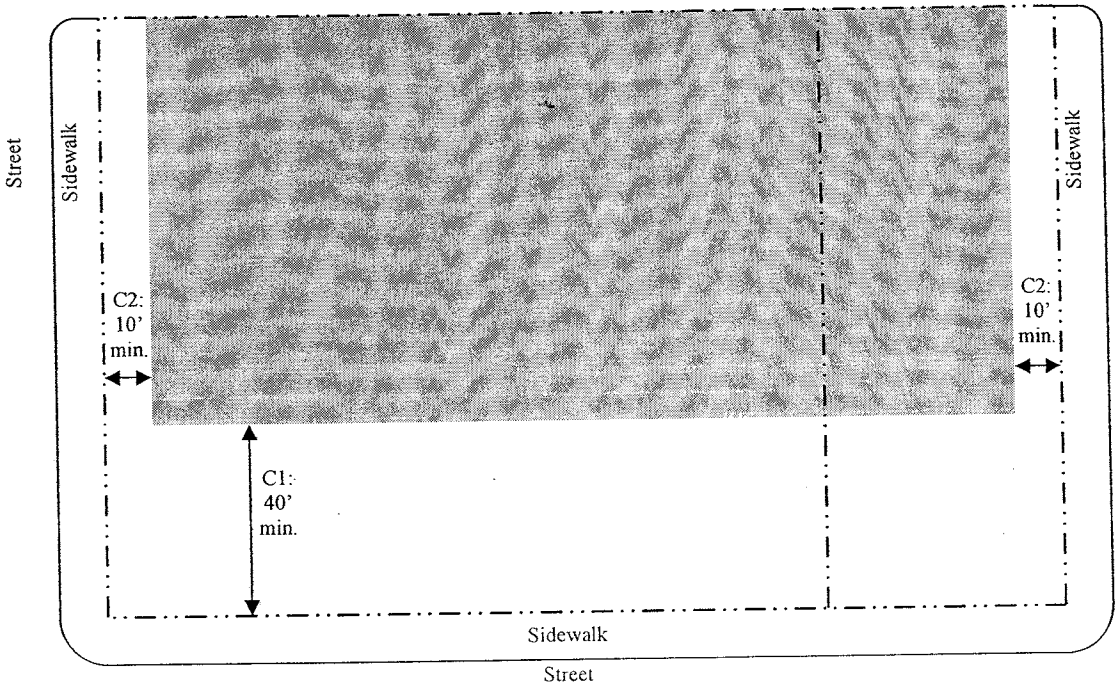
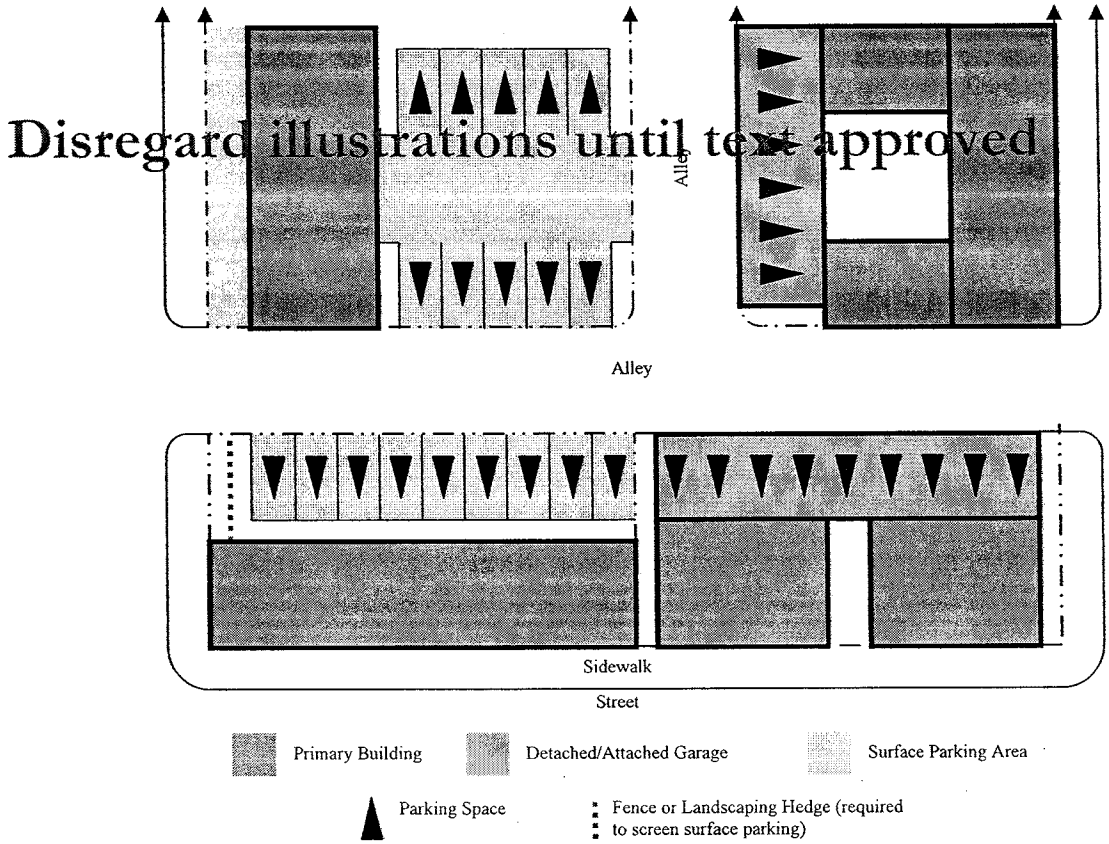




Zone where surface parking, attached/detached garages, above-ground parking structures, and outbuildings may be located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Alley
Alley
Sidewalk
Street
Primary Building
Detached/Attached Garage
Surface Parking Area
Parking Space
Fence or Landscaping Hedge (required to screen surface parking)

h) TZ: Outdoor Lighting.		
1	Yard or Outdoor Lighting	• Ensure that any outdoor lighting follows Chapter 39 - Outdoor Lighting of the Las Cruces Municipal Code. • For non-residential uses, it is recommended that the TZ should have a lighting curfew of 10:00 PM or close of business, whichever is later. Appropriate security lighting is hereby authorized.
2	Public Spaces	Pedestrian scale lighting shall be installed throughout the University District.

i) TZ: Garbage, Recycle, Mechanical Equipment, Loading Areas and Compost Storage.		
1	Allowed Locations	Garbage, recycle, and compost receptacles shall be stored within a garage, an outbuilding, or a rear or side yard that is enclosed by a wall or fence that meets Section 38-61 of the 2001 Zoning Code as amended. Mechanical equipment and loading areas shall be located away from the street edge and screened from any right-of-way vantage point as applicable.

3. Building and Site Design Standards for the UD-CZ: University District Convention Zone
   a) Civic Standards
      i. Introduction
         Civic buildings are buildings operated by not-for-profit organizations (including governmental organizations) that are dedicated to arts, culture, education, recreation, government, transit, and or for use approved by the legislative body. The above uses with a religious foundation are not considered civic buildings.
   b) Standards
      The following standards apply to civic buildings:
      i. Civic buildings should be architecturally distinctive, designed appropriately for their function, and designed with an outdoor gathering spaces
      ii. Civic buildings may be located within civic spaces.
      iii. Civic buildings shall not be subject to the standards of this article (Building Standards). The particulars of their design shall be determined by the University District Citizens Design Review Committee (UD-CDRC) and as required by the Director.
   c) Historic Building Standards
      i. Introduction: Historic buildings are structures that are listed on the National and/or New Mexico Registers of Historic Places.
      ii. Standards: The following standards apply to historic buildings:
         1) Uses for historic buildings and properties shall comply with Table 1, Permitted Land Uses.
         2) Alterations and additions to historic buildings shall comply with the Secretary of the Interior's Standards for Rehabilitation.

4. Landscaping – All Zones. All landscape planting should serve to enhance the architectural value of the building, ground the building in the site, create a pleasant and attractive environment for pedestrians, and mitigate environmental conditions such as excess heat, strong winds and air pollution.
   a) Purpose. Landscaping standards are established for this District to create a more comfortable environment for pedestrians and transit users; to achieve the intended character of a walkable district that meets the desires of the community; and provide storm water management by reducing runoff and improving water quality by filtering runoff before it enters the collection system. Where City uses of easement area or right-of-way requires displacement of landscaping or damage to drainage ponds, the City shall replace or repair those pond and landscaping elements to the extent possible as determined by the City.
   b) Applicability. The provisions of this section shall supersede other landscaping requirements within the municipal code, where conflict in regulation exists, as it applies to the landscaping of the University District only.
   c) Landscaping standards apply to all development in the University District with the exception of properties that are occupied by single family residences. Landscape consists of native or drought-tolerant species of both overstory (shade and coniferous trees) and understory plantings of ornamental trees, shrubs, cacti and perennial grasses, ground covers, and flowers, the standards for which apply to the entire site and parking lot area, excluding building area.

Landscaping for new development within the University District shall comply with principles of water conservation that address *1. Planning & Design; 2. Soil Improvements; 3. Efficient irrigation; 4. Zoning of Plants; 5. Mulches; 6. Turf Alternatives; and 7. Appropriate Maintenance. (Please refer to: Curtis Smith's article, Principles of Xeriscape.*

   d) Area to be Landscaped. The required area to be landscaped is equal to a minimum of twenty percent (20%) of the total parking area. For the purposes of this article, the parking area shall be defined as the surface area of the entire tract of land excluding the building pad.
      i. Parking bays in excess of 10 spaces in length should be divided by intermittent landscape islands. Landscape islands shall be no less than six feet by six feet (6'x6') for each tree and accompanying groundcovers.
      ii. One tree shall be planted in the parking lot area for every five (5) parking spaces. Each tree shall be planted in an area that is no less than six feet by six feet (6'x6').
      iii. A landscape buffer no less than eight feet (8') wide should be provided between all parking areas and the sidewalk or street, the purpose of which is to screen parked vehicles from view from the street. The buffer strip should contain a mix of shade trees, low shrubs or perennial flowers, boulders and may include a decorative fence that ensures visibility. (Please refer to Fencing in Section J. Development and Urban Design Standards.) If a solid wall or dense hedge is used it should be no less than eighteen inches (18") and no more than four feet (48") in height to allow views into and out of parking areas. If a berm is used, the slope should not exceed 20% (5:1).
      iv. In parking lots larger than one acre or 200 feet or more wide, walkways are required that link perimeter sidewalks to primary building entrances.
      v. Green roofs (Please refer to Section E. Definitions) may be used to meet minimum landscape requirements at a 1:1 ratio excluding the above listed requirements for

landscaping parking lots.

e) Installation. The irrigation system and landscaping shall be installed before the completion of building construction and prior to the issuance of a certificate of occupancy unless a temporary Certificate of Occupancy or other written agreement has been arranged with the city. Such agreements extending the time of installation will be for a maximum period of nine months. (Ord. No. 978, § 4.6, 6-20-88)

f) The total required landscape area shall be evenly distributed throughout the site. Businesses offering outdoor seating within their front setbacks may reduce the required landscaping, subject to review by the City and the Citizen's Design Review Committee (to be discussed later in this Ordinance).

g) Plants at the time of installation shall be sized and quantities shall be defined according to the following: 2 - 2¼" caliper tree, 5 - 15 gallon shrubs, and a choice of either 5 - 1 gallon shrubs or 50 square feet of ground cover, for every 500 square feet of lot area excluding building area and parking lot area.

h) Trees shall include shade producing trees which achieve a mature size of at least 25' high and 25' spread and ornamental trees which have particular features such as spring blooms, fall foliage color or bark characteristics. Evergreen trees such as pines, junipers, and cypress are also allowed. Shrubs shall include a mix of deciduous and evergreen plants including plants native to the Chihuahuan Desert and others adapted to our climate. Groundcovers shall serve to prevent soil erosion, provide color, and create an oasis feeling.

5. Fencing, Walls and Retaining Walls – General All Zones.

a) Existing noncompliant fences and walls within the District may remain in place so long as they conform to existing City ordinances regarding permitting, height and placement. Increases in structure height or length shall require full compliance with fencing/wall requirements.

b) New fences/walls shall be of a generally "open" design to maintain visibility from the street. As an example, an open fence including gates has for each 1 foot wide segment 60% of the surface area in open spaces which afford a direct view through the fence. Picket, post and rail, tubular steel and wrought iron are examples of acceptable open fencing. A base not greater than three feet (3') in height may be used in combination with the "open" design. Chain link fencing is prohibited. All fences/walls in front yards must be "open" by design. A "closed" fence/wall is defined as a structure, including gates, which conceals from view from adjoining properties, streets, or alleys, activities conducted behind it. "Closed" fences/walls may only be constructed in side- and rear-yards. They are not allowed in front yards.

c) Fences, walls and hedges within the primary front yard (where primary front yard setback is determined) shall be limited to a height of four feet (4'). The design of man-made structures shall conform to the provisions found in section (2) above.

d) Fences, walls and hedges that are within five feet (5') of the secondary front property line (side where secondary front yard setback is determined) shall be limited to a height of four feet (4'). If the fence, wall or hedge is setback at least eight feet (8') from the property line, the maximum height shall be limited to height of eight feet (8'). The design of man-made structures shall conform to the provisions found in section (2) above.

e) Fences, walls and hedges that are within the rear and side yards shall be limited to a height of eight feet (8').
f) Retaining walls used within the various districts shall be designed in a manner limiting their height to what is absolutely necessary for the retaining purpose intended.

6. Signage - All Zones.
   a) Purpose. The University District Overlay Sign Code shall be established for aesthetics, height, overall size, type, and lighting considerations for signage consistent with District urban design standards.
   b) Attached Signage. Only window, wall, awning signs and Multi-Use Development Directory signs are allowed. Awnings and the attached signs are subject to the design standards of all applicable codes.

Wall Signs: Flush Mount

1. Commercial/Non-Residential Development
   a) No wall sign shall project beyond the ends of the wall or beyond the top of the building to which it is affixed.
   b) Walls signs shall be affixed flat against the building wall. Any necessary frame mounting shall not extend more than six inches from the wall.
   c) Wall signs shall be placed on the ground floor of the structure in which the use takes place.
   d) No more than three wall signs shall be allowed per building façade in buildings with more than one business or use.
   e) No more than one wall sign shall be allowed per business or use per building façade. When there are more than three business occupants per building refer to Section __ in this ordinance for Multi-Use Development Directory Sign standards.
   f) One (1) square foot of signage for each linear foot of exterior wall space, not to exceed fifty (50) square feet per wall. The sign(s) shall be placed on the side of the building used to calculate the square footage of the sign. For buildings that are set back 100 or more feet from the sidewalk, signage may exceed the fifty (50) foot maximum as determined by the Community Development Director or designee.
2. Multi-Family Residential Development
   a) Up to two wall signs, not to exceed thirty-two (32) square feet each, with the name, logo, and associated graphics on a building containing eight (8) or more residential units.
   b) Only one (1) sign is allowed per wall. These attached signs are subject to the design standards of all applicable codes.

Wall Signs: Projecting

1. Projecting signs shall be considered double-faced signs with each sign face of equal size.
2. Projecting signs shall not exceed 12 square feet in sign face area (six square feet per sign face).
3. Only one projecting sign shall be allowed per business per street frontage.

4. Only ground floor commercial businesses shall be permitted to utilize projecting signs.
5. Projecting signs must maintain at least eight (8) feet of clearance as measured from the bottom of the sign to grade and may project no more than four (4) feet from the building or closer than two (2) feet to the edge of the sidewalk, whichever is less.
6. Projecting signs shall be installed at right angles to a building front.

Window Signs

1. There shall be no more than one permanent window sign per window.
2. Neon signs displayed indoors constitute permanent window signs. Only one neon sign shall be permitted per business façade.
3. The total coverage of all permanent, neon and temporary window signs shall not exceed 25 percent of the total glass area of the window.

Awnings and Canopies

1. Awnings and canopies shall be supported solely by the building to which they are attached and no columns or posts shall be permitted as supports.
2. No portion of an awning or canopy shall be less than eight (8) feet above grade. However, if the awning and canopy extends beyond four (4) feet between the building and curb, it must be 12 feet above grade.
3. The roofs of all awnings and canopies shall be used for no other purpose than to form and constitute a roof. The roofs of all awnings and canopies shall not drain directly or into the public right-of-way. The roofs of all awnings and canopies shall be constructed in accordance with the Building Code.
4. Awnings and canopies shall be designed to withstand a wind speed of not less than 90 miles per hour.
5. Awnings and canopies shall not interfere with street trees or traffic signs.
6. No advertising shall be placed on the awning or canopy except the name or logo of the owner, business or industry conducted within the premises, address of the building, or the building name.
7. Lettering or logos shall be painted or otherwise permanently affixed in letters not exceeding 20 inches in height on the front and side portions thereof.
8. Translucent awnings and canopies are not permitted.
9. Any awning or canopy that encroaches into the public right-of-way shall obtain an approved Encroachment Agreement from the City's Land Management Department prior to placement and use of the awning or canopy and comply with Chapter 32 of the International Building Code.

Multi-Use Development Directory Sign. Exterior Directory Signs, with the name and location of all businesses within a multi-use development, shall be wall mounted as specified above. One (1) square foot of signage is allowed for each linear foot of exterior wall space, not to exceed fifty (50) square feet per wall. The sign(s) shall be placed on the side of the building used to calculate the square footage of the sign.

c) Freestanding Ground Signage: All Development.
   i. Ground signs shall be the only freestanding signage permitted within the District.
   ii. One (1) ground sign is allowed per lot. The ground sign shall identify the primary tenant, the name of the business center or the name of the residential units.
   iii. Individual ground signs shall be limited to properties which own direct, unobstructed (on-site) access to a public street.
   iv. Ground signs shall not exceed twenty-four (24) square feet in area, and shall not exceed three (3) feet in height. Signs shall be placed at least five (5) feet from the outside edge of the right-of-way, and at least five (5) feet from adjacent property lines and not within the clear sight triangle as defined by the City of Las Cruces Design Standards. Please refer to Section 32-405.

d) Design Standards.
   i. The silhouette, shape, and materials of signs in the University District Overlay shall be simple and compatible with the building or facade to which they relate.
   ii. Freestanding signs shall not be placed so they obscure important architectural features such as entrances, display windows, or decorative cornices when viewed from the right-of-way.
   iii. Attached signs shall not disrupt the architectural composition of the building facade. No part of any attached sign shall overlap or cover architectural features of the building such as cornices, eaves, window and door frames, columns, vigas and other decorative elements.
   iv. Signs within a business center shall be compatible with the architectural character of the center.
   v. The number of different lettering styles or fonts on a sign shall be kept to a minimum, and shall relate to the architectural character of the property. Lettering and copy shall not be crowded onto a sign and shall leave ample space around the copy to preserve legibility.
   vi. The visual appearance of signs shall reinforce the architectural character of the site.
   vii. Illumination:
      a) Signs that are illuminated shall have concealed lighting fixtures with the exception of LED and neon.
      b) No reflectors, arms, fixtures or wires shall be visible from the street.
      c) Internally illuminated signs shall not be permitted.
      d) No sign shall be illuminated to create a nuisance, traffic hazard or excessive glare to adjacent property and shall comply with the City of Las Cruces Street Lighting Ordinance to prevent illumination of the night sky so as to lessen light pollution. Please refer to Section 32-409 (Street Lighting) and Chapter 39, Outdoor Lighting.
      e) Freestanding signs shall be landscaped at their base in a manner that is compatible with the character of the site. Landscaping shall form an attractive cluster at the base of the sign.
      f) The top of any sign shall not exceed 20 feet above grade.

e) Temporary Promotional Banners and Pole Banners.

i. Building mounted banner displays:

a) In addition to permitted permanent signage, businesses and organizations in the University District Overlay are allowed temporary, promotional displays in the form of a banner for promotional purposes that are subject to the following conditions:

b) Each business and organization, with the exception of those within the Convention Zone, shall be permitted one (1) banner three (3) times during each calendar year for a maximum of 10 consecutive days each or for a maximum of 30 consecutive days. Due to the nature of the Convention Zone and the number of special events, banners are expected to change more frequently than three times during each calendar year.

c) Only one banner per business or organization may be displayed at a time.

d) Banners shall be made of a durable material that may include 12 to 16-ounce weight materials, such as, nylon or vinyl reinforced canvas. Banners must have hemmed and reinforced edges. Grommets should be located on the banner's edge to allow it to be securely fastened to its supporting structure. If grommets are not used, some other mechanism such as rope shall be placed within the hem to allow for its attachment.

e) Banners may not exceed 25 square feet in area.

f) Banners shall be securely attached to a permanent building.

g) The applicant shall provide to the Sign Administrator the name and address of the business/organization where the banner is to be placed, the first day the banner is to be displayed, the date it is to be removed, the size of the proposed banner, and its design.

h) Banners may be erected only when a sign permit has been issued. All banners shall be removed not later than the permissible time limit stated above. Failure to do so may forfeit the ability to use these provisions in the future. A permit will be issued to the applicant and will remain in effect for the duration of that event.

ii. Pole Banners:

Banners may be placed on City-owned utility and light poles promoting City-sponsored events and/or messages with approval by the City Manager or his/her designee. (For the purposes of pole banners, a City-sponsored event shall be defined as an event for which the City of Las Cruces donates money and/or services/personnel.) Examples of these types of messages include: "Las Cruces Sparkles on the 4th of July" and "Happy Holidays". Other governmental entities, such as New Mexico State University, may also place banners on City-owned utility and light poles that display a community-wide message and are approved by the City Manager or his/her designee. Examples of these types of messages include: "Go Aggies!" and "Welcome Back to School!" Approval with New Mexico State Highway Department will also be required when appropriate. To place banners on City-owned utility and light poles, arrangements shall be made through the Traffic Engineering section of the Public Works Department. Fees may be imposed to offset expenses.

f) Prohibited Signs: The following signs are prohibited in the University District Overlay:
   i. Portable and pole signs, whether temporary or permanent.
   ii. Permanent banners.
   iii. Pennants, streamers, and other fluttering devices, whether temporary or permanent.
   iv. Real estate, construction, contractor and "coming soon" signs over twelve (12) square feet in area or over five feet (5') tall.
   v. Political signs over twelve (12) square feet in area or over five (5) feet tall.
   vi. Billboards and all other off-premise signs.
   vii. All other signs as prohibited in Section H of the Las Cruces Sign Code.

g) Applicability: Where there are areas concerning signage not addressed by the University District Sign Code, Chapter 36 of the Municipal Code, Signs, shall apply.

K. TRANSPORTATION (STREETS AND PUBLIC SPACES).

1. Right-of-way improvements (traveled way, roadside and intersections) throughout the district shall be in accordance with the City's Complete Streets policy. (Please refer to City Council Resolution 09-301, June 15, 2009).
2. Project initiation and preliminary engineering shall be initiated at the earliest opportunity for right-of-way improvements to the traveled way, roadside and intersections of University Avenue between Interstate 25 and Interstate 10.
3. Future amendments to this section are anticipated and shall convey design parameters for University Avenue as a Walkable Thoroughfare.
4. Callecitas shall be considered and alleys shall be preserved, whenever possible for improving pedestrian connectivity and providing vehicular access to properties. (Please refer to Section F. Definitions.)

L. PARKING, GENERAL – ALL ZONES.

1. Parking Requirements.	
Requirements	1. Parking ranges are set for land uses in each zone, as noted in Article IV, Section 38-33 of the 2001 Zoning Code, as amended. Requests to reduce parking requirements shall be evaluated on a case-by-case basis by the Community Development Director or Designee. Requests to exceed maximum parking requirements shall be granted for parking structures that meet the development and urban design standards set forth in this Ordinance. 2. Shared parking and access agreements among neighboring properties are encouraged and will count toward off-street parking requirements. Section 38-58 (Off-street Parking) dictates the requirements for this application. 3. Off-street parking requirements can be met by entering into a shared parking agreement within ¼ mile, as measured along the street network and pedestrian right-of-way, that shall be used to identify how parking demand will be met and which properties are involved. 4. All standards for parking dimensional and ADA requirements for all development within the District shall be consistent with Section 38-58, Off-Street Parking, of the City Zoning Code. 5. All vehicles are to be parked along designated streets, in designated driveway or parking areas only. Parking on front lawns and/or landscaped areas shall be prohibited.

2. Parking Options.	
Parking Options *(Please refer to Section G. Permitted Uses for allowed parking locations)*	To reduce development costs, parking garages are not required. Parking may be provided within an attached garage, detached garage, parking structure with or without liner building, or surface parking lot. Parking for non-residential uses may also be provided off-site in a public parking lot or structure if a parking management district is formed for the area. Dedicated surface parking areas shall meet the landscape requirements of Section J. Development and Urban Design Standards of this Overlay.
3. Parking Access	
Alleys	Alleys are required for projects that create new blocks to provide access to parking areas and to minimize driveway curb cuts along streets. Alleys are encouraged (but not required) for projects on existing blocks to provide access to parking areas. Driveway access from the street is only allowed on lots where an alley cannot be provided.
Driveways	Driveway width shall comply with City Design Standards.
Pedestrian Connectivity	In parking lots larger than 1 acre or equal to or greater than 200 feet wide, walkways shall link perimeter sidewalks to primary building entrances.
Parking Prohibition	A Parking Management Plan would improve mobility and access to shops and business centers as well as controlling the amount of land dedicated to surface parking lots and parking structures. Until a Parking Management Plan is adopted, parking shall be prohibited from 8:00 a.m. to 5:00 p.m., Monday through Friday, on the following streets: Chaparral St. between University Ave. and Plain St. (east side only) Hagarty Ave. between University Ave. and Plain St. (west side only) Mesa St. between Jordan St. and Espina St. (south side only)

M. DEMOLITION. To preserve any contributing structure listed on the historic register (state or national) in the University District Overlay; this Ordinance creates a sixty (60) day demolition permit review process that allows time for interested parties to explore alternatives to the demolition of historic structures. Demolition for all other structures shall follow Chapters 30-491 and 38-63 of the 2001 Las Cruces Zoning Code, as amended.

1. Demolition permit - Demolition permit applications shall be submitted to the Community Development Department prior to any demolition activity taking place. Community Development Department staff will review the application for compliance with the 2001 Las Cruces Zoning Code, as amended. A proposal for redevelopment of the property must accompany the permit application.

2. Posting – At the beginning of the 60-day demolition permit review process, the Community Development Department will issue a sign that is to be posted in a conspicuous place on the property. The applicant is responsible for posting the sign and ensuring that it is in place for the entire 60-day period.

3. At the beginning of the 60-day demolition permit review process, the Community Development Department will inform the neighborhood associations, the New Mexico

Historic Preservation Division and the Doña Ana Historical Society that a demolition permit has been applied for.

4. A demolition permit shall be issued upon the completion of the following items: 1) The completion of the 60-day period; and 2) The application meets all City Code requirements and has been approved by the Community Development Department Staff. (The applicant may use the 60-day time period to resolve any necessary Code compliance comments.) The permit application may be withdrawn by the applicant at anytime without charge.

5. Prior to the demolition of a historic structure, the applicant shall be responsible for fully documenting the structure, both interior and exterior, to provide a permanent record, in accordance with documentation procedures as follows. The demolition permit will not be approved without submittal and approval of this documentation by Community Development staff.
   a) Complete the Historic Cultural Property Inventory (HCPI) forms 1 & 2
   b) Photograph the property:
      i. Photo processing, printing and labeling shall follow the protocol established by the National Parks Service; please refer to NPS Bulletin #23 at How to Improve the Quality of Photographs for National Register Nominations.
      ii. Using a 35 mm camera with black-and-white print film (or digital camera described in Photo Documentation Policy), take several exterior photos of the primary structure (front, rear, sides, close-up views, details, setting, etc.) and exterior photos of each historic secondary structure, such as a garage, sheds, etc. (Accessory buildings that are not listed on the historic register should not be included.) For assistance in taking quality photographs, please refer to NPS Bulletin #23 at the link listed above.
      iii. Include several interior photos of the primary structure, with attention to any distinctive architectural or historic features (vigas, carvings, coping, special flooring, bullet holes, etc.)
      iv. Staff strongly suggests that wide-angle camera lenses not be used for exterior photographs since these lenses tend to distort vertical dimensions of buildings. A perspective-correction lens is highly recommended for best results.
      v. The submitted photo packet must include one set of black and white (B&W) photographs, the negative strips, and a photo CD-R or DVD-R from the developer. **Photographs, whether 35mm or digital, must be printed in B&W.** Printed size may be 3½ x 5, 4 x 6, or 5 x 7.
      vi. Include a continuation sheet that provides information common to all photographs, followed by a list providing information pertinent to each photograph.
      vii. Digital images: When using digital images, the file name for each electronic image on the CD-R or DVD-R must correspond with the photo log included on the continuation sheet and the information labeled on the back of each photograph, and it should reference the county and state in which the property is located.
      viii. All photographs and negatives must be put into archival photo or negative sleeves. Label the top of each protective negative sheet with: the property name, location, and the date the photographs were taken.

c) If measured drawings done by the Historic American Building Survey exist, the owner should annotate the drawings, showing changes to the property, interior and exterior, that have occurred up to the current date.

d) If known, a short history of the property should be included, in order to document how that property fits within the historic district or community.

e) The demolition permit will not be approved without submittal and approval of this documentation by Community Development staff.

6. Compliance with the procedure set out in this Section is not required if it is determined by the City of Las Cruces that the immediate demolition of a historic structure is in the best interest of public health, safety, and welfare. The applicant shall be responsible for documenting the structure in accordance with the procedure above to fully demonstrate the need for demolition and to provide a record of the structure. In the event that entering the structure would pose a threat to the health, safety and welfare of the documenter, interior photos are not required. This documentation must accompany the memo of determination for demolition by the Building Official prior to the issuance of a demolition permit.

N. ADMINISTRATION.

Submittal and Review Process

1. Purpose. Submittal and review procedures are established for all new development to protect persons and property in the University District Overlay as directed in the University District Plan.

2. Subject to Review by the Citizens' Design Review Committee (UD-CDRC)

a) **Subdivisions**. For submittal and review of subdivisions within the District, refer to Article V, of Chapter 37 pertaining to infill subdivision procedure.

b) **Buildings.**

i. Pre-Application Conference: Prior to filing an application for development of new buildings in the District, the applicant is encouraged to meet with staff of the City Community Development Department to review the proposed project. At this conference, staff shall review the development proposal and advise the applicant concerning the compatibility of the proposal with the intent and standards of the University District Plan and all other applicable City codes.

ii. Application Procedure: Upon completion of the Pre-Application Conference, the applicant shall submit at minimum, one copy of all application materials for new development to the Community Development Department for review. Upon submittal, staff shall review the submittal for completeness. If all the required items have been submitted, the Community Development Department shall issue a receipt for submittal.

iii. University District Citizens' Design Review Committee (UD-CDRC): Applicants shall meet with the UD-CDRC and City Staff at a public hearing for a formal recommendation by the UD-CDRC regarding the proposed project.

iv. Final Approval: An application shall be effective for no more than one (1) year from the date of approval. If development proposed by the application has not been initiated within the one (1) year stipulated, the application must be resubmitted for

approval as established in this Section. The applicant may submit a request for extension of approval prior to the expiration date, if desired. The request will be reviewed by the Community Development Department.

c) **Variances.** Variances in the numerical requirements for development within the District will be considered in accordance to fulfilling the policies of the University District Plan and not contradictory to the policies therein. Variances may be granted by the Planning and Zoning Commission at a Public Hearing in accordance with Section 38-10.

   i. An application for a numerical variance will be processed to applicable City departments and the Citizen's Design Review Committee.

   ii. Applicants must present their request to the Citizen's Design Review Committee for their recommendation to the Planning and Zoning Commission. Recommendations from the UD-CDRC shall be delivered to the Planning and Zoning Commission prior to the public hearing.

   iii. Decisions of the Planning and Zoning Commission may be appealed to City Council, in accordance with provisions of Section 38-13.

d) **Special Use Permit (SUP).** The Community Development Director or Designee determines SUP needed for uses not listed in this overlay.

e) **Zone Change**. Applicants must present requests for zone change to the Citizen's Design Review Committee for the Committee's recommendation to the Planning and Zoning Commission. Recommendations from the Design Review Committee shall be delivered to the Planning and Zoning Commission prior to the public hearing. Decisions of the Planning and Zoning Commission may be appealed to City Council in accordance with section 38-13.

f) **Plan amendments, code amendments.** Applicants must present requests for plan amendments and code amendments to the University District Citizen's Design Review Committee (UD-CDRC) for the Committee's recommendation to the Planning and Zoning Commission. Such requests will be considered once a year at the January meeting of the UD-CDRC. An exception to the once-a-year rule and expedited review applies to cases deemed necessary by the City in order to ensure successful implementation of the goals and objectives of the Plan and Ordinance where there is direct conflict between the Plan and Overlay. The UD-CDRC will determine which amendments may be processed gratis; all others incur a fee established by Resolution #00-360, July 3, 2000, Recommendations from the UD-CDRC shall be delivered to the Planning and Zoning Commission prior to the public hearing. Recommendation of the Planning and Zoning Commission are made to City Council which makes the final decision.

g) **Property Alteration, Remodel or Renovation**. Any related activities to existing buildings within the District shall require review by the Community Development Department and the Citizen's Design Review Committee to insure that the building and the property of the site will be brought into conformance with all applicable urban design standards of the University District Plan and this Section.

   A portion of the submittal requirements may not be required in all renovation cases. Upon receipt of a written request justifying the deletion of required information, the Community Development Department may waive any submittal requirement.

3. <u>Courtesy Review of NMSU projects.</u> Although NMSU is neither within the City limits nor

subject to its jurisdiction, the campus and City share a stake in development along University Avenue and in the region as a whole. As such, the UD-CDRC respectfully requests 'courtesy design review' of the University's projects, particularly those planned for and close to University Avenue.

4. Subject to Administrative Review by Community Development Department staff.
   a) **Request to vacate alley**
   b) **Signs**
   c) **Minor Modifications.** A modification or change to a property that is less than a cumulative total of 15% of Gross Floor Area nor exceeds a cumulative total of $25,000.00 in valuation.

5. Application Materials and Fees. Applications for development in the University District Overlay shall be obtained from the Community Development Department. All applicants with submittals requiring public notice, such as new development and/or property renovation, shall be required to submit a Development Statement with their application. Development Statement forms may be obtained from the Community Development Department. Application and permitting fees are waived for development in the University District. Requirements for applications for all types of development shall include the following:
   a) **A letter of intent** stating the following:
      i. A statement of the purpose and use of the property.
      ii. All property improvements to be made.
      iii. A statement of the sustainable building practices to be employed.
      iv. A development schedule indicating the approximate dates at which construction or phases of construction will begin and end.
   b) **A boundary survey** as prepared by the appropriate licensed professional that is accurate and complete shall be made of the land to be developed. Property lines shall be shown giving the bearings in degrees, minutes and seconds. Distances shall be shown in feet and hundredths. Curved boundaries or lines on the survey shall provide sufficient data to enable the re-establishment of curves on the property. The location and description of all monuments set or found shall be included when applicable.
   c) **Site Plan**. The site plan shall be at a scale that adequately represents the information. Copies provided shall be legible and of a good quality, with no limit to the number of sheets used. The plans shall indicate the following:
      i. Title of site plan.
      ii. Total acreage of site.
      iii. Date of preparation, north arrow, written and graphic scale.
      iv. Identification of District Planning Area.
      v. Identification of site by lot, block, subdivision, if applicable.
      vi. A statement of ownership, signed by the property owner.
      vii. Name and address of property owner.
      viii. Name and address of applicant, if applicable.
      ix. Name and address of consulting firm or representative, if applicable.
      x. Location and type of all land uses.
      xi. All site improvements with all setbacks indicated.

xii. Dimensions of all buildings.

xiii. Existing and proposed vehicular circulation systems, including parking areas, storage areas, service areas, loading areas, and major points of access, including street pavement width and right-of-way.

xiv. A landscaping plan, to include the location, size, common name, and biological name of all landscaping materials.

xv. Where applicable, pedestrian and bicycle circulation system, and its relation to surrounding circulation.

xvi. Where applicable, location and arrangement of all open space, common recreational space, and private open space.

xvii. Architectural renderings or artistic drawings. Copies provided shall be legible and of a good quality, with no limit to the number of sheets used. The drawings shall illustrate the following:

a) All new development illustrating all exterior building design, materials and colors.

b) All new development illustrating relationships to neighboring uses, including site lighting.

c) Sign location, materials, color, size, shape, and lighting.

d) Quality of materials: Application materials which are illegible and/or otherwise of a low quality will not be accepted.

d) **3-Dimensional Model.** For projects proposed in the Convention Zone (CZ), provide computer-generated or physical modeling to enhance public understanding and review of the buildings within the context of the district as a whole.

e) **Waivers.** A portion of the submittal requirements may not be required in all development cases. Upon receipt of a written request justifying the deletion of required information, the Community Development Department may waive any submittal requirement.

O. ENFORCEMENT OF OVERLAY ZONE DISTRICT. Provisions to enforce this Section shall be consistent with the Enforcement Provisions of Article II of the Municipal Code.

Exhibit "B"

Findings and Comprehensive Plan Analysis

FINDINGS AND COMPREHENSIVE PLAN ANALYSIS:

1. The Community Development Department submitted a request to recommend approval of the amendments to the Planning and Zoning Commission thus repealing the following:
   - *UAC Plan (approved October 21, 1991)*
   - Section 38-44 *UAC Overlay* (as presently provided for in the 2001 Zoning Code, as amended)

   and replacing said sections in their entirety with the *University District Plan* and the *University District Overlay* respectively.

2. The University Avenue Corridor Plan and corresponding Ordinance were established in 1992 to provide a guide for future decisions as they relate to zoning and land use, urban design, transportation, and enforcement of related standards for the area. The Plan focused on establishing a selected variety of land uses designed to create an environment that is attractive and useful to pedestrian activity generated by the New Mexico State University (NMSU) area. While concerned primarily with future development, the Plan also provides guidelines for the preservation and maintenance of residential areas adjacent to NMSU.

3. On November 5, 2008 a public planning process was initiated by Community Development staff to revise the UAC Plan and Overlay. Review and revision of the documents took place in three rounds held in various venues within the University District with over 1,000 participants who represent property owners, business owners, residents, and NMSU students, faculty and staff.

4. The 1999 Comprehensive Plan, Land Use Element, Goal 1, Policy 3.4 states "High density uses shall be encouraged to concentrate in and around transportation and communication corridors, thereby supporting a mixed distribution of uses. Lower and rural density residential uses shall be located away from such corridors." The proposed amendments support this policy.

5. The 1999 Comprehensive Plan, Land Use Element, Goal 1, Policy 3.8 states "Development or redevelopment of major dedicated right-of-way near neighborhoods shall be designed or redesigned to mitigate daily impacts on the neighborhoods." The proposed amendments support this policy.

6. The 1999 Comprehensive Plan, Land Use Element, Goal 3, Policy 3.9 states "Low density housing shall not front on, or have direct access to, major collector or arterial streets." University Avenue is a Principal Arterial as classified by the Las Cruces Metropolitan Planning Organization. The proposed amendments support this policy by encouraging greater density

and a wide range of uses for the University Avenue Zone. Opportunities to eventually convert existing low density residential properties to those desired via the plan and ordinance are in place.

7. The 1999 Comprehensive Plan, Land Use Element, Goal 1, Policy 3.10 states "High density residential uses shall be located and designed to minimize traffic flow through adjacent neighborhoods, and should locate on or near existing or future planned transit routes." The proposed amendments support this policy.

8. The 1999 Comprehensive Plan, Land Use Element, Goal 1, Policy 5.5 states "Special Districts, such as the Central Business District, University Avenue Corridor, Historic and any future overlay zone shall be evaluated for appropriate uses in accordance with low, medium, high, and regional commercial land use policy." The proposed amendments support this policy.

9. The 1999 Comprehensive Plan, Land Use Element, Goal 4, states "Achieve desirable urban form conducive to achieving a greater quality of life." The proposed amendments support this policy.

10. The 1999 Comprehensive Plan, Community Facilities Element, Policy 1.6 states "The design, creation, use and maintenance of parks, facilities and open space should be the result of cooperative efforts between the City, local schools, New Mexico State University, clubs, neighborhood groups and other similar organizations. The mechanism to establish cooperative efforts between these groups may consist of a task force or an ad hoc committee consisting of members from said groups." The proposed amendments support this policy.

11. The 1999 Comprehensive Plan, Community Facilities Element, Goal 2, Objective 3 states "Support economic development in Las Cruces through the creation of a civic/convention center." The proposed amendments support this policy.

12. The 1999 Comprehensive Plan, Urban Design Element, Policy 1.1 states "Major and minor entrances (gateways) to the City should be emphasized to relay a sense of arrival to those traveling to and through Las Cruces. Gateways should include: Avenida de Mesilla, Interstate 10, Interstate 25, Lohman/Amador, Picacho Avenue, South Main to I-10, University Avenue, U.S. 70/North Main." The policy includes a list of elements of the streetscape that should be included in gateways including architectural elements, landscaping, textured paving at major intersections, uniform lighting. The proposed amendments support this policy.

13. The 1999 Comprehensive Plan, Urban Design Element, Objective 4 states "Create a pleasant and attractive atmosphere in and around the City of Las Cruces." Policies 4.1 through 4.9 consider standards and design elements relevant to the University District.

14. The 1999 Comprehensive Plan, Urban Design Element, Policy 5.8 states "Views and vistas should be protected for the community as a whole through reasonable limitations to building heights." The proposed amendments support this policy.

15. The 1999 Comprehensive Plan, Urban Design Element, Goal 3, Objective 9 states "Enhance our community's natural environment, physical environment, and character through quality design." The proposed amendments support this policy.

16. The 1999 Comprehensive Plan, Urban Design Element, Policy 10.5 states "Support a policy of mixed land uses as discussed in the Land Use Element. Land uses which are not traditionally considered compatible may be located next to one another depending upon design features and compatibility with the adjacent area as a result of a mixed land use policy. Those uses with lower intensities must be protected from any negative impacts from adjacent uses with higher intensities in order to protect a desirable quality of life within the City." The proposed amendments support this policy.

17. The 1999 Comprehensive Plan, Utilities Element, Policy 1.6 states "The City should investigate and support measures to encourage the City's residents and businesses to utilize water conservation techniques. C.) The City should encourage the use of drought-tolerant plants (xeriscaping) and timed and drip irrigation systems." The proposed amendments support this policy.

18. The 1999 Comprehensive Plan, Economic Development Element, Policy 2.6 states "Implement the goals, objectives, and policies of the other Elements to the Comprehensive Plan that will specifically aid in economic development, including such things as: c. Developing, updating and implementing the Infill Policy Plan, the Avenida de Mesilla Gateway Plan, the University Avenue Corridor Plan, and the Stormwater Management Policy Plan." The proposed amendments support this policy.

19. The 1999 Comprehensive Plan, Housing Element, Goal 1 states "Provide a variety of housing opportunities that will satisfy the needs of existing and future households at all socioeconomic levels." The proposed amendments support this policy.

20. The 1999 Comprehensive Plan, Transportation Element, Objective 1 states "Establish policies that conform to the Las Cruces Metropolitan Planning Organization's Transportation Plan." Not only has the MPO been a stalwart planning partner with the City for the University District, the now inseparable policy of land use and transportation planning is the basis for the proposed revisions.

21. The 1999 Comprehensive Plan, Transportation Element, Goal 1, Objective 4 states "Build attractive and functional roadways." And Goal 2 states "Develop safe and convenient pedestrian access throughout the City." Design elements and policies proposed for University Avenue in the *University District Plan* encompass provisions for improvements to the traveled way, roadside or streetscape and intersections with landscaping, medians, wider sidewalks, access management, in-road bicycle lanes, off-peak on-street parking, signage, and safety devices.

22. The 1999 Comprehensive Plan, Transportation Element, Goal 3, Policy 3.1 states "Development shall be encouraged using the mixed use concept of the Land Use Element of the Comprehensive Plan. Compatible non-residential uses would be developed within walking distance of existing residential areas; thereby, increasing pedestrian activity for work, school, shopping, and recreation." The proposed amendments support this policy.

23. The 1999 Comprehensive Plan, Transportation Element, Goal 3, Objective 3 states "Unite all methods of personal travel and the transport of goods and services under the concept of Intermodalism." The proposed amendments support this policy.

24. The 1999 Comprehensive Plan, Transportation Element, Goal 3, Objective 4 states "Use public transportation for economic development." Goal 6 states "Enhance rail transportation as a viable alternative mode for goods and a potential mode for people." The University District is a regional destination where transportation is linked to the tourist industry. The *University District Plan* supports coordination and enhancing services among transit providers that converge in the area: City, State Department of Transportation, and NMSU bus lines as well as potential passenger rail connection.

25. The 1999 Comprehensive Plan, Transportation Element, Goal 4 states "Advance the use of bicycles as a viable mode of transportation within the City of Las Cruces and MPO area." Improvements to the bicycle network and overall connectivity throughout the entire district are a priority in the *University District Plan*.

26. The 1999 Comprehensive Plan, Environment Element Goal 1, Objective 2, Policy 2.4 states "The City should encourage the facilitation of alternative modes of transportation on all future transportation projects, including bicycle and public transportation lanes, in addition to pedestrian walkways." The proposed amendments support this policy.

27. The 1999 Comprehensive Plan, Environment Element, Goal 3, Objective 6 states "Address storm water management and run-off and reduce the amount of soil erosion that is associated with storm water run-off and other environmental aspects." The *University District Plan* proposes policies (7.8) to manage stormwater by implementing EPA Green Infrastructure design standards.

28. Major recommendations of NMSU's Master Plan for 2006-2016 describe a vision to work with the City "to revise the zoning in the overlay district to create a mixed-use district providing a suitable and desirable urban town/gown condition along University Avenue."

29. Adjacent zoning and land uses include:

	Zoning	**Land Use**
North	R-1a, R-2, R-3, R-4, PUD/R-3, C-2	Residential
South	NMSU Lands	Institutional, educational
East	PUD, C-3	Highway (I-25), commercial, hospital
	.....	
West	C-2, C3	Commercial

Attachment "A"

Staff Report for Case PA-10-10 and ZCA-10-01

Attachment "A"

City of Las Cruces®

TO: Planning and Zoning Commission

FROM: Susan Lowell, Planner

DATE: February 23, 2010

SUBJECT: PA-10-01 and ZCA-10-01

RECOMMENDATION: **Approval**

This is a request to amend both plan and ordinance regarding the University Avenue Corridor/Overlay via repeal and replacement action.

Case No. PA-10-01: A request to repeal and replace in its entirety the University Avenue Corridor Plan with the University District Plan for the purpose of instituting planning policies that reflect public input and best practices for planning a lively and walkable destination. Submitted by the City of Las Cruces Community Development Department.

Case No. ZCA-10-01: A request to repeal and replace in its entirety Chapter 38, Section 38-44 of the Municipal Code (University Avenue Corridor Plan Overlay Zone District) with the University District Overlay for the purpose of instituting provisions that support the policies of the University District Plan. Submitted by the City of Las Cruces Community Development Department.

In addition to the first two listed cases, the following item regarding the University District pertains to changes to a non-development/land use matter within the Municipal Code regarding the University District Citizen's Design Review Committee, formerly known as the University Avenue Corridor Citizen's Design Review Committee. This item is not under the purview of the Planning and Zoning Commission and thus, is not an actionable item for your consideration. The proposed amendment is being brought to your attention in order to show its relationship to the broader changes proposed. It will move forward along with the other amendments as applicable.

A request to repeal and replace in its entirety **Chapter 2, Sections 2-1012 through 2-1020 of the Las Cruces Municipal Code for the purpose of instituting provisions pertaining to the University District Citizen's Design Review Committee, formerly the University Avenue Corridor Citizen's Design Review Committee that support the policies of the University District Plan in context to committee representation and enhancement. Submitted by the City of Las Cruces Community Development Department.**

BACKGROUND

In November 2008, the City of Las Cruces initiated a public process to revise the original 1992 *University Avenue Corridor Plan* to address significant changes in the region and the public's desire for the district to be a compact, walkable and safe destination that features a mix of uses and housing located within walking or bicycling distance of services and jobs. Catalysts for the revision include a commitment by the NMSU Board of Regents to plan collaboratively with the City, development trends that challenge the current plan and an urgent concern for pedestrian and bicyclist safety. The revised plan is called the *University District Plan*. It sets the goals and policies for implementation by the *University District Overlay*.

The revision of the UAC Plan and Overlay is the result of a collaborative process of public involvement in planning with multiple opportunities for meaningful public participation and discussion throughout the process. The intent was to provide for open, transparent negotiations and decision-making. The Plan revision developed over three rounds of public events designed to ensure that a range of voices were included in the process: public meetings; open houses; a walking tour and design workshop focused on University Avenue; focus groups with area businesses, residents, property owners, NMSU staff, faculty and students; and surveys, one of which was on-line for NMSU students, 545 of whom responded. The first round elicited a vision for the district and discussion of issues in general, primarily land use, transportation and safety. The second round incorporated the findings from round one and focused on ideas and policies to form a basis for creating a multi-modal pedestrian destination. A draft of the Plan and Overlay with a set of comprehensive reforms for the area was reviewed and discussed for the third round.

The purpose of the *University District Overlay* is to implement transportation, land use and urban design policies as established in the *University District Plan*. It is intended to allow greater flexibility to developers and land owners while encouraging the development of a vibrant, mixed-use University District. Specific provisions intend to promote a pedestrian-oriented urban form; establish an area with a rich mix of uses; maximize connectivity and access in a multimodal circulation network; support existing University District businesses; promote sustainable development that minimizes negative impacts on natural resources; and create a seamless destination where the City and New Mexico State University meet.

On February 3, 2010, Community Development staff brought forward requests to repeal and replace in their entirety the *University Avenue Corridor Plan* and the accompanying Overlay Zone with the *University District Plan* and the *University District Overlay* for consideration by the University Avenue Corridor Plan Citizens Design Review Committee (UAC-CDRC). The Committee first amended the *University District Overlay* and then approved by a vote of 4-0-0 (one member absent) the requests for repeal/replace. The two amendments pertained to text that would: 1) discourage, not prohibit drive-through facilities and add design restrictions; and 2) replace proposed parking maximums with the ranges referred to in the 2001 Las Cruces Zoning Code, as amended, and direct parking lots to be located, whenever possible, in the rear of the buildings, not in the front setback, and not in the side setback of a façade facing a street.

Affirmative action by the Planning and Zoning Commission on Case PA-10-01 will recommend City Council action to repeal and replace in its entirety the *University Avenue Corridor Plan* with the *University District Plan*. (For a map of the current planning boundaries please see Exhibit A. For a map of the proposed planning boundaries, please see Exhibit C.)

Affirmative action by the Planning and Zoning Commission on Case ZCA-10-01 will recommend City Council action to repeal and replace in its entirety the *University Avenue Corridor Plan Overlay Zone District*, Chapter 38, Section 38-44 of the Municipal Code with the *University District Overlay*, Chapter 38, Section 38-44 of the Municipal Code. (For a map of the current UAC overlay please see Exhibit B. For a map of the proposed UD overlay please see Exhibit D.)

Although not an action item for either the UAC-CDRC or the Planning and Zoning Commission, the Community Development Department will request for City Council action to repeal and replace in its entirety Chapter 2, Sections 2-1012 thru 2-1020 of the Municipal Code pertaining to the *University Avenue Corridor Citizen's Design Review Committee* (UAC-CDRC) with the *University District Citizen's Design Review Committee* (UD-CDRC). The request institutes the provisions that support the policies of the *University District Plan.*

Action to repeal the UAC Plan and Overlay adjusts the boundaries of the whole district as well as the name and form of the zones within it. UAC Areas 1-7 would be repealed and replaced by a configuration of three development zones that are parallel to University Avenue: University Avenue Zone (UD-UAZ), Transition Zone (UD-TZ) and the Convention Zone (UD-CZ). Parcels comprising the entire district are subject to a set of regulations for Property Alteration, Remodel or Renovation; Landscaping; Fencing; Signage; Transportation and Circulation; Parking; Demolition; and Administration. In addition, each zone subjects the parcels within it to a set of development regulations for urban design standards for buildings and sites; permitted land uses and parking maximums for permitted land uses.

FINDINGS:

1. The Community Development Department submitted a request to recommend approval of the amendments to the Planning and Zoning Commission thus repealing the following:
   - *UAC Plan (approved October 21, 1991)*
   - Section 38-44 *UAC Overlay* (as presently provided for in the 2001 Zoning Code, as amended)

   and replacing said sections in their entirety with the *University District Plan* and the *University District Overlay* respectively.

2. The University Avenue Corridor Plan and corresponding Ordinance were established in 1992 to provide a guide for future decisions as they relate to

zoning and land use, urban design, transportation, and enforcement of related standards for the area. The Plan focused on establishing a selected variety of land uses designed to create an environment that is attractive and useful to pedestrian activity generated by the New Mexico State University (NMSU) area. While concerned primarily with future development, the Plan also provides guidelines for the preservation and maintenance of residential areas adjacent to NMSU.

3. On November 5, 2008 a public planning process was initiated by Community Development staff to revise the UAC Plan and Overlay. Review and revision of the documents took place in three rounds held in various venues within the University District with over 1,000 participants who represent property owners, business owners, residents, and NMSU students, faculty and staff.

4. The 1999 Comprehensive Plan, Land Use Element, Goal 1, Policy 3.4 states "High density uses shall be encouraged to concentrate in and around transportation and communication corridors, thereby supporting a mixed distribution of uses. Lower and rural density residential uses shall be located away from such corridors." The proposed amendments support this policy.

5. The 1999 Comprehensive Plan, Land Use Element, Goal 1, Policy 3.8 states "Development or redevelopment of major dedicated right-of-way near neighborhoods shall be designed or redesigned to mitigate daily impacts on the neighborhoods." The proposed amendments support this policy.

6. The 1999 Comprehensive Plan, Land Use Element, Goal 3, Policy 3.9 states "Low density housing shall not front on, or have direct access to, major collector or arterial streets." University Avenue is a Principal Arterial as classified by the Las Cruces Metropolitan Planning Organization. The proposed amendments support this policy by encouraging greater density and a wide range of uses for the University Avenue Zone. Opportunities to eventually convert existing low density residential properties to those desired via the plan and ordinance are in place.

7. The 1999 Comprehensive Plan, Land Use Element, Goal 1, Policy 3.10 states "High density residential uses shall be located and designed to minimize traffic flow through adjacent neighborhoods, and should locate on or near existing or future planned transit routes." The proposed amendments support this policy.

8. The 1999 Comprehensive Plan, Land Use Element, Goal 1, Policy 5.5 states "Special Districts, such as the Central Business District, University Avenue Corridor, Historic and any future overlay zone shall be evaluated for appropriate uses in accordance with low, medium, high, and regional commercial land use policy." The proposed amendments support this policy.

9. The 1999 Comprehensive Plan, Land Use Element, Goal 4, states "Achieve desirable urban form conducive to achieving a greater quality of life." The proposed amendments support this policy.

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16. The 1999 Comprehensive Plan, Urban Design Element, Policy 10.5 states "Support a policy of mixed land uses as discussed in the Land Use Element. Land uses which are not traditionally considered compatible may be located next to one another depending upon design features and compatibility with the adjacent area as a result of a mixed land use policy. Those uses with lower intensities must be protected from any negative impacts from adjacent uses with

higher intensities in order to protect a desirable quality of life within the City." The proposed amendments support this policy.

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19. The 1999 Comprehensive Plan, Housing Element, Goal 1 states "Provide a variety of housing opportunities that will satisfy the needs of existing and future households at all socioeconomic levels." The proposed amendments support this policy.

20. The 1999 Comprehensive Plan, Transportation Element, Objective 1 states "Establish policies that conform to the Las Cruces Metropolitan Planning Organization's Transportation Plan." Not only has the MPO been a stalwart planning partner with the City for the University District, the now inseparable policy of land use and transportation planning is the basis for the proposed revisions.

21. The 1999 Comprehensive Plan, Transportation Element, Goal 1, Objective 4 states "Build attractive and functional roadways." And Goal 2 states "Develop safe and convenient pedestrian access throughout the City." Design elements and policies proposed for University Avenue in the *University District Plan* encompass provisions for improvements to the traveled way, roadside or streetscape and intersections with landscaping, medians, wider sidewalks, access management, in-road bicycle lanes, off-peak on-street parking, signage, and safety devices.

22. The 1999 Comprehensive Plan, Transportation Element, Goal 3, Policy 3.1 states "Development shall be encouraged using the mixed use concept of the Land Use Element of the Comprehensive Plan. Compatible non-residential uses would be developed within walking distance of existing residential areas; thereby, increasing pedestrian activity for work, school, shopping, and recreation." The proposed amendments support this policy.

23. The 1999 Comprehensive Plan, Transportation Element, Goal 3, Objective 3 states "Unite all methods of personal travel and the transport of goods and services under the concept of Intermodalism." The proposed amendments support this policy.

24. The 1999 Comprehensive Plan, Transportation Element, Goal 3, Objective 4 states "Use public transportation for economic development." Goal 6 states "Enhance rail transportation as a viable alternative mode for goods and a potential mode for people." The University District is a regional destination where transportation is linked to the tourist industry. The *University District Plan* supports coordination and enhancing services among transit providers that converge in the area: City, State Department of Transportation, and NMSU bus lines as well as potential passenger rail connection.

25. The 1999 Comprehensive Plan, Transportation Element, Goal 4 states "Advance the use of bicycles as a viable mode of transportation within the City of Las Cruces and MPO area." Improvements to the bicycle network and overall connectivity throughout the entire district are a priority in the *University District Plan*.

26. The 1999 Comprehensive Plan, Environment Element Goal 1, Objective 2, Policy 2.4 states "The City should encourage the facilitation of alternative modes of transportation on all future transportation projects, including bicycle and public transportation lanes, in addition to pedestrian walkways." The proposed amendments support this policy.

27. The 1999 Comprehensive Plan, Environment Element, Goal 3, Objective 6 states "Address storm water management and run-off and reduce the amount of soil erosion that is associated with storm water run-off and other environmental aspects." The *University District Plan* proposes policies (7.8) to manage stormwater by implementing EPA Green Infrastructure design standards.

28. Major recommendations of NMSU's Master Plan for 2006-2016 describe a vision to work with the City "to revise the zoning in the overlay district to create a mixed-use district providing a suitable and desirable urban town/gown condition along University Avenue."

29. Adjacent zoning and land uses include:

	Zoning	Land Use
North	R-1a, R-2, R-3, R-4, PUD/R-3, C-2	Residential
South	NMSU Lands	Institutional, educational
East	PUD, C-3	Highway (I-25), commercial, hospital
West	C-2, C3 Commercial	

RECOMMENDATION *(REQUIRES SEPARATE ACTION FOR EACH CASE ITEM)*

Staff has reviewed this request to repeal/replace the Plan and Overlay and finds it to be in keeping both with the general intent to promote and enhance pedestrian activity with a greater variety of commercial uses as well as direction received from stakeholders and the public throughout the planning process for the University District, and recommends approval.

It is further anticipated that levels of activity within the University District will continue to increase as public and private projects are built such as the Las Cruces Center at El Paseo/Union Avenue and University and the Cervantes Center at University and Espina.

The impact of NMSU's Master Plan and capital investment in projects fronting University Avenue over the next 10 years will stimulate increased activity as well. The NMSU Master Plan envisions University Avenue as a rich pedestrian environment, transformed by the university's significant investment in multiple capital projects fronting the length of the Corridor. A new Performing Arts Complex is underway at the southeast corner of University Avenue and Espina Street. The University is proposing to reconfigure Jordan Street as their primary entrance to the main campus. A complex of new mixed use buildings of ground floor retail with residential options above is planned for both sides of Jordan Street at University. The Phase One Barnes & Noble Campus Bookstore is slated for construction in 2010 on the southwest corner.

The University Avenue Corridor CDRC has reviewed the request to repeal and replace the *University Avenue Corridor Plan* and *Overlay* with the *University District Plan* and *Overlay*, respectively and recommended **APPROVAL with two amendments regarding drive-thrus and parking incorporated herein**.

As with other zoning cases, the Planning and Zoning Commission is charged with providing a recommendation on these matters to the City Council. The same options that are typically available are provided below. The City Council will ultimately have final authority regarding all three amendment proposals.

OPTIONS

1. Recommend approval of the amendments to the City Council thus repealing the following:
    - UAC Plan (Resolution 92-084)
    - Section 38-44 UAC Overlay (as presently provided for in the 2001 Zoning Code, as amended)

    and replacing said sections with the University District Plan and the University District Overlay respectively.
2. Recommend denial of the amendments to the City Council thus maintaining the plan and overlay as they presently exist.

3. Modify the amendments in any manner deemed appropriate and recommend approval (repeal and replace).
4. Table/postpone the amendments and direct staff accordingly.

PLEASE NOTE: A denial would need to be based upon findings other than those identified by staff or the UAC-CDRC.

ATTACHMENTS

1. Exhibit A: Map of the Current University Avenue Corridor Planning District
2. Exhibit B: Map of the Current University Avenue Corridor Overlay
3. Exhibit C: Map of the Proposed University District Plan Boundaries
4. Exhibit D: Map of the Proposed University District Overlay
5. Exhibit E: Draft University District Plan
6. Exhibit F: Draft University District Overlay as recommended by the UAC-CDRC
7. Exhibit G: Draft Chapter 2, Sections 2-1012 through 2-1020 of the Municipal Code pertaining to the University District Citizen's Design Review Committee, formerly the University Avenue Corridor Citizen's Design Review Committee for reference only
3. Minutes from UAC-CDRC meeting of February 3, 2010
4. Public Comment on all documents received from January 27, 2010 through February 8, 2010
5. Agenda packet for UAC-CDRC meeting of February 3, 2010

Exhibit A

Figure 3 (Revised)
University Avenue Corridor
Planning District

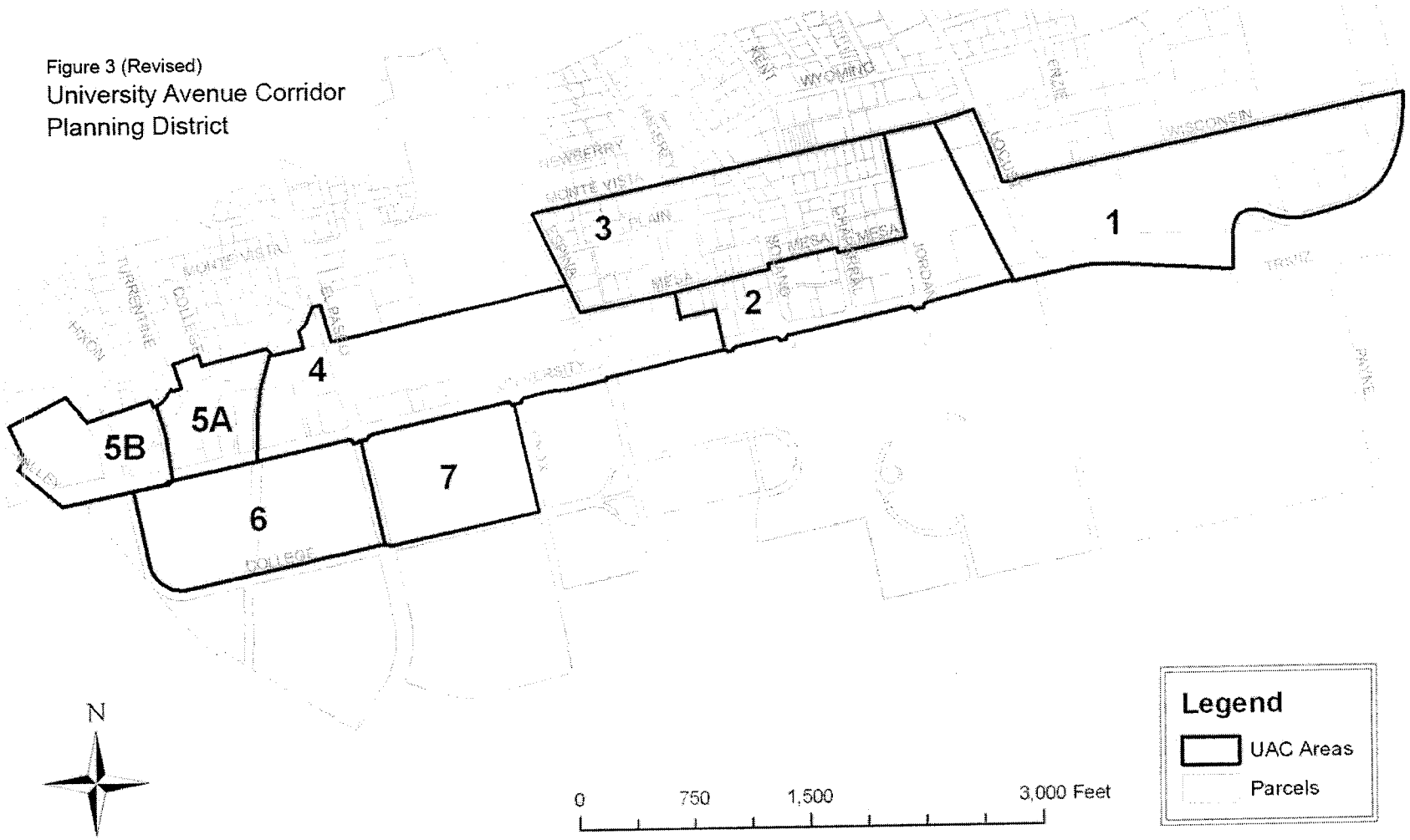


Exhibit B

University Avenue Corridor Overlay

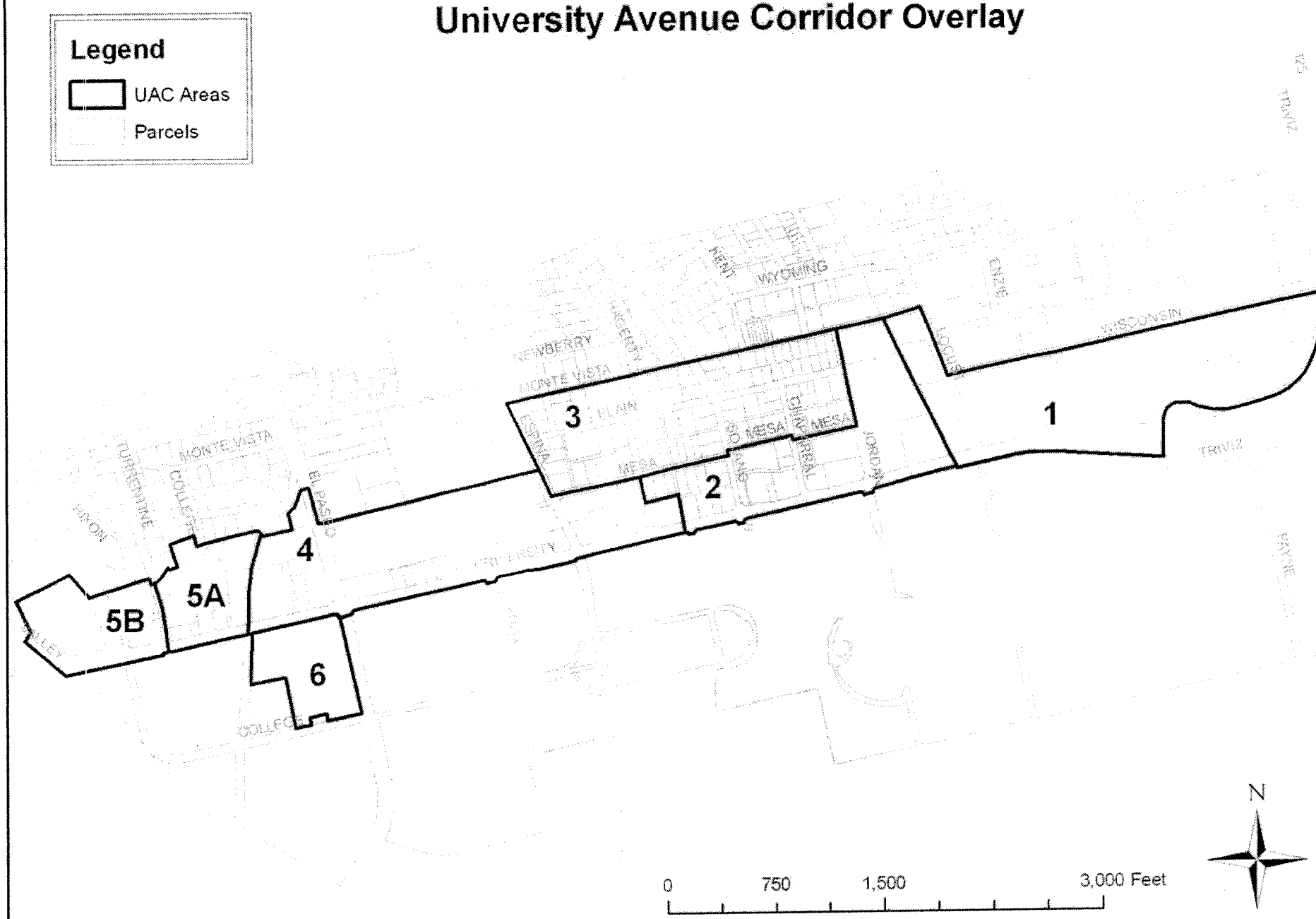
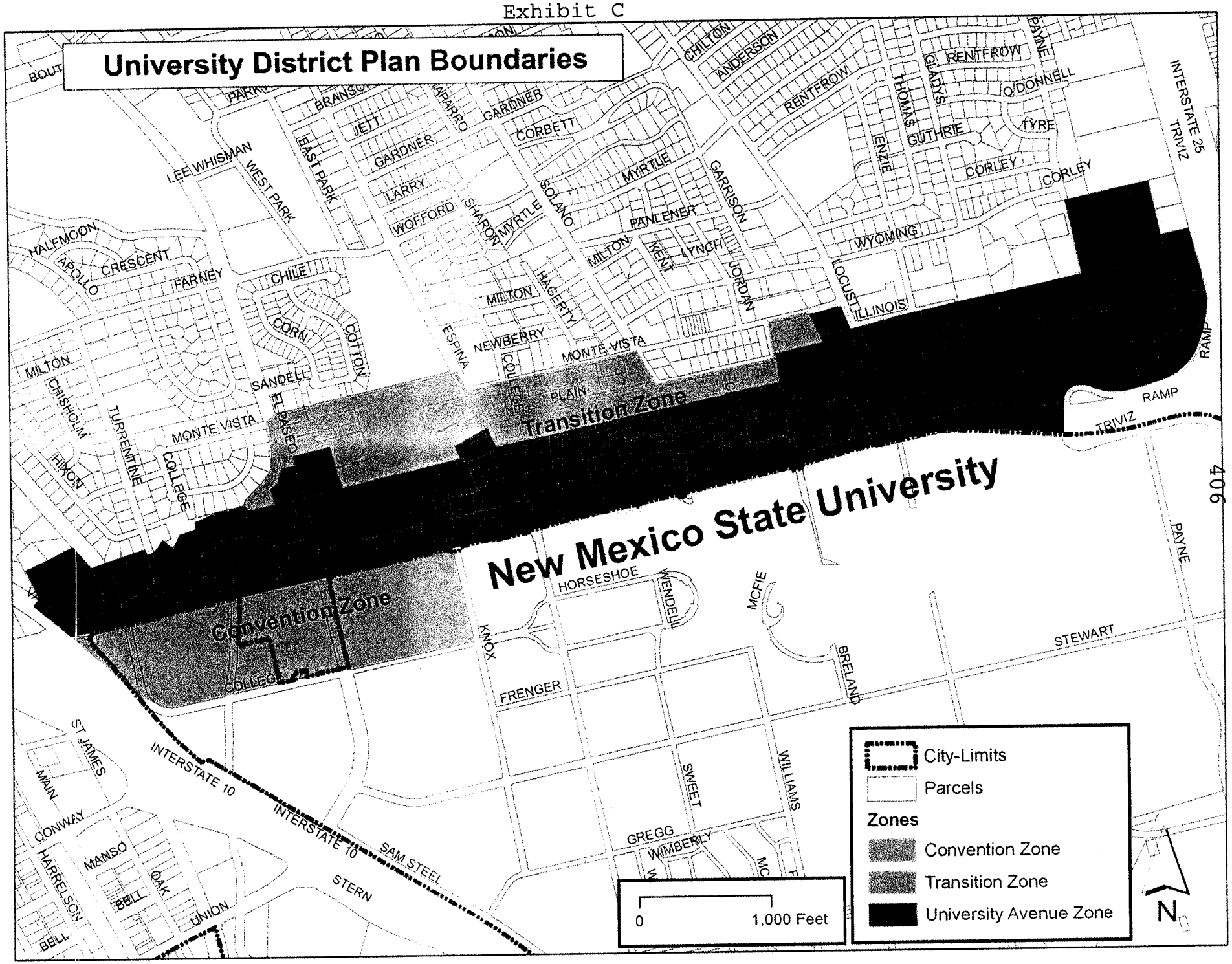


Exhibit C


University District Plan Boundaries
New Mexico State University
Transition Zone
Convention Zone
City-Limits
Parcels
Zones
Convention Zone
Transition Zone
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SWEET
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ST JAMES
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APOLLO
HALFMOON
LEE WHISMAN
WEST PARK
EAST PARK
JETT
GARDNER
LARRY
WOFFORD
SHARON
MYRTLE
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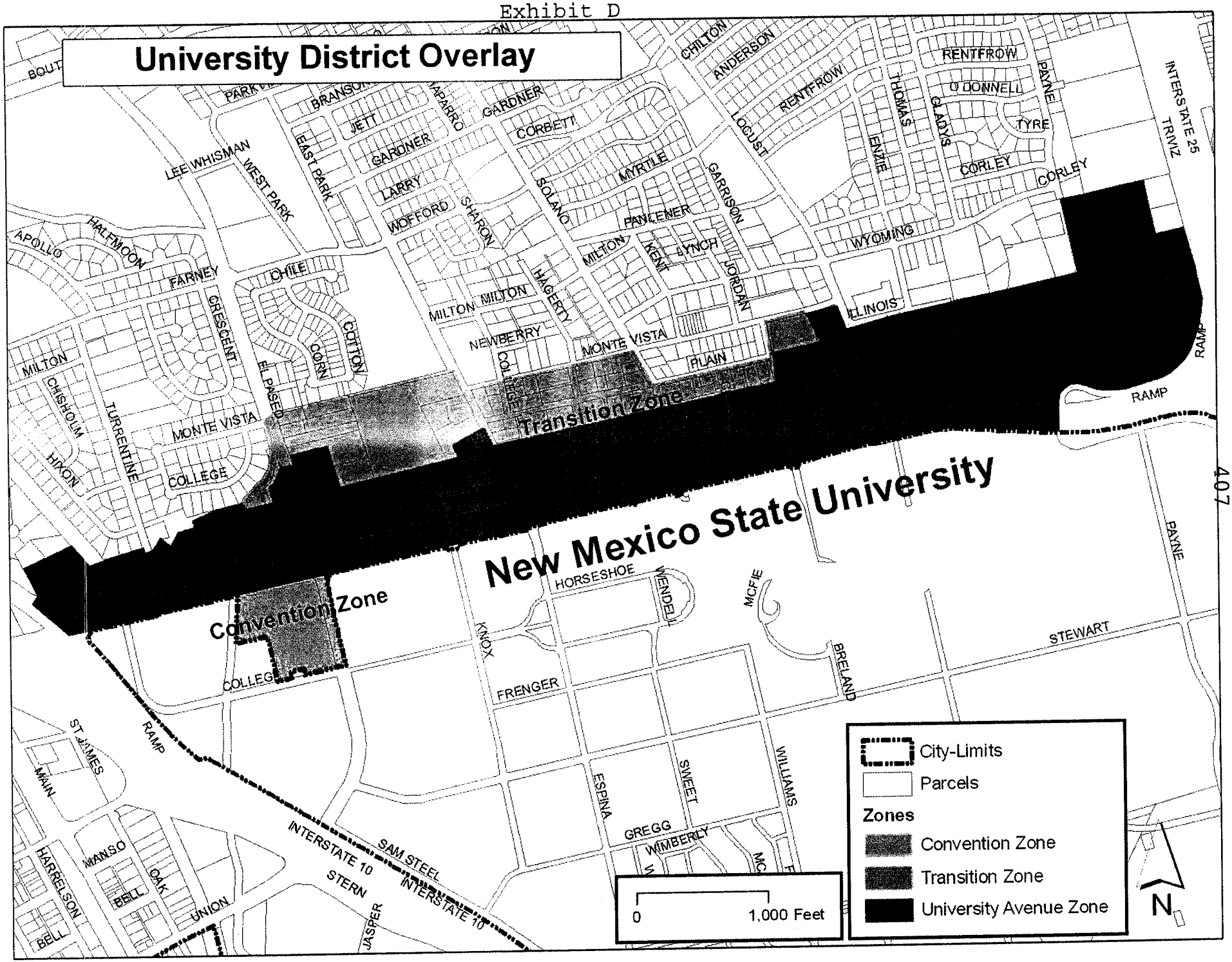
Exhibit D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University District Plan **draft**
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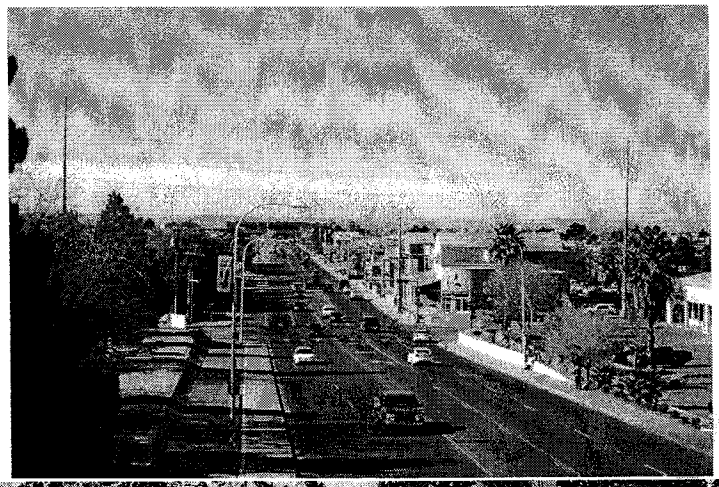

University District Plan 2010

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Photos: (TOP) Dan Soriano, City and (LOWER) Urban Advantage, Fayetteville, Arkansas

ACKNOWLEDGEMENTS

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Councilor Nathan Small, District 4
Councilor Gill Sorg, District 5
Councilor Sharon Thomas, District 6 and Mayor Pro-Tem

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EXECUTIVE SUMMARY

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1. USER GUIDE

How the Plan is Organized

The *University District Plan* is a revision of the original 1992 *University Avenue Corridor Plan.* The heart of the plan, Section 4, Vision, Goals and Policies, is organized into sections that address the University District (UD) as a whole and the three zones within it: University Avenue Zone (UD-UAZ), Transition Zone (UD-TZ), and Convention Zone (UD-CZ). The data about existing conditions and a compilation of the public comments upon which this plan is built are in the Appendices.

Building Blocks of the Plan

The Plan includes background information and key trends, as well as goals, policies and maps. These components represent the development policies called for in the City's Comprehensive Plan and the Regional Vision 2040.

Goal: Expresses community values and desired outcomes for the University District.

Policy: A statement derived from a goal to guide action by decision-making bodies.

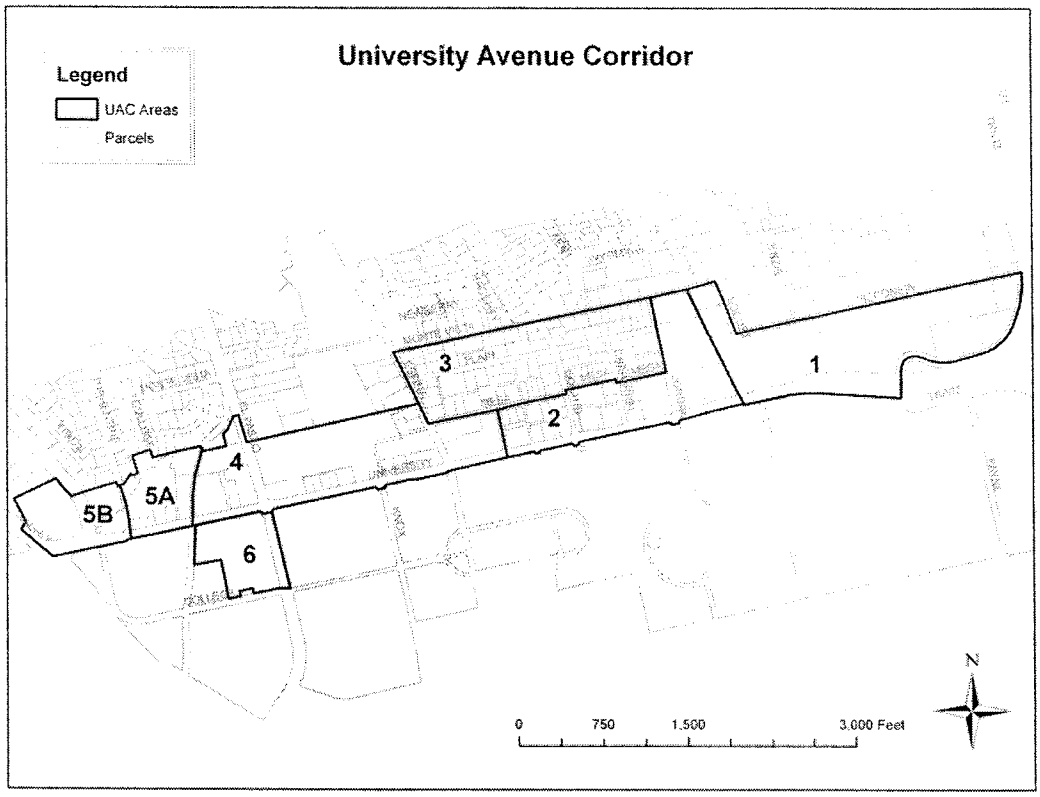
Sidebars: Sidebars have been included throughout the Plan to highlight related information.

2. BACKGROUND AND PLANNING PROCESS

The heart of the University District in Las Cruces, New Mexico is University Avenue. Almost two miles long, it connects Interstates 10 and 25, two of the most important highways in the southwestern United States. University Avenue is the southernmost and one of the city's five east-west connections, linking residents and visitors east of Interstate 25 to New Mexico State University (NMSU), the southwestern portion of the city and nearby destinations west of the city including the historic town of Mesilla and the Rio Grande.

Background and History

University Avenue joins the city with New Mexico State University (NMSU) and is the center of the University District. Once a dirt two lane road, it is five lanes and part of the city's southern boundary. Until 2002, when the State conveyed it to the City, University Avenue was a state highway. It has been the principle conduit to NMSU, and an important east-west connector. Commercial activities have concentrated at the east and west ends. Interspersed with single family residences and religious institutions, the corridor is mostly a low density pattern of modest commercial and ancillary services. Land uses in the district north of University Avenue reflect a similar low density pattern of residential uses, most of which are multi-family.



Current University Avenue Corridor Plan Overlay Zone District

Project Origins

In 2008, the City of Las Cruces initiated a public process to revise the original 1992 *University Avenue Corridor (UAC) Plan* to address significant changes in the region and the public's desire for the district to be a compact, walkable and safe destination that features a mix of uses and housing located within walking or biking distance of services and jobs. Catalysts for the revision include a commitment by the NMSU Board of Regents to plan collaboratively with the City, development trends that challenge the current plan and an urgent concern for pedestrian and bicyclist safety.

Study Area

A study area is typically bound by a combination of geographic elements such as roadways, rail lines or natural features and is the geography for which data are analyzed in a plan or map. For the purposes of this plan revision, the study area is more than the streets that define the district and form its boundaries. Instead, since the University District is a regional destination, a wider lens has been used to inform this revision. These elements broaden its scope:

- *Thoroughfare Plan for the Las Cruces Metropolitan Planning Organization* (MPO)
- Regional Vision 2040
- Las Cruces Comprehensive Plan 2040

- *Transport 2040*, the Metropolitan Planning Organization's (MPO) Comprehensive Plan

Planning and Public Involvement Process

The revision of the UAC Plan and Overlay is the result of a collaborative process of public participation, calling for multiple opportunities for meaningful public participation and discussion at all phases of the process. The intent is to provide for open, transparent negotiations and decision-making.

Led by the City planning staff, the revision involves members of the UAC Citizen's Design Review Committee, residents of the district as well as city-wide, district business and property owners, the University Architect, and NMSU students, faculty and staff. Inspired by the synergy of multiple factors, this revision articulates their vision, their ideas and their plan to change the University Avenue Corridor into a complete and unique University District.

The Plan revision developed over three rounds of public events designed to ensure that a range of voices were included in the process: public meetings; open houses; a walking tour; and design workshop for University Avenue, focus groups and community surveys. The first round of workshops and open houses elicited a vision for the district and discussions of issues in general, primarily land use, transportation and safety. The second round incorporated the findings from round one and focused on ideas and policies to form a basis for creating a multi-modal pedestrian destination. A draft of the Plan and Overlay with a set of comprehensive reforms for the area was reviewed and discussed for the third round.

3. SUMMARY OF EXISTING CONDITIONS

The existing land use framework, transportation network, environmental features, and social characteristics of the University District were considered during the development of this revision. Examining these elements has established a foundation for determining critical improvements in the context of current growth and development patterns within the city and university. Please refer to the Appendices for data and a more in-depth analysis.

Plan and Overlay Amendments

The *University Avenue Corridor Plan* was adopted in 1992. It is a general document for a specific area that incorporates the policies of the City's Comprehensive Plan and guides decisions for capital improvements and development. It is based on the community's goals for the district and although it is not legally binding by itself, it does inform the Overlay. The Overlay or Special Zoning District, known as the *University Avenue Corridor Plan Overlay Zone District*, is a law that incorporates the policies of the Plan in the form of regulations of land use, transportation and development within the district's boundaries. (See Section 38-44 of the 2001 Las Cruces Zoning Code, as amended.)

Since 1992, there have been many amendments to both the Plan (16 Resolutions) and Overlay (15 Ordinances). Early amendments expanded architectural styles, revised maximum

building height, altered Area boundaries, expanded allowable land uses, clarified 'Minor Modifications' as well as the sign code as it applies to properties within the district.

Since 2006, the nature of the amendments has changed. In 2008 and 2009 there were several amendments to the Plan and Overlay including the City's annexation of lands owned by the Regents of NMSU for the purpose of developing the Las Cruces Center, the convention and exhibition hall. These amendments shifted boundaries, annexed land, and added new land uses.

NMSU Master Plan

Growth and expansion of New Mexico State University as well as the 2005 Campus Master Plan focus attention and significant capital investment on University Avenue, which is the northern boundary of the campus. In addition, the Master Plan commits to collaborative planning with the City to create a district with multiple uses and a pedestrian environment.

To reinforce campus identity along University Avenue and reinforce a new urban edge, the Master Plan envisions a parkway with plantings and shade trees along the entire frontage. It encourages the same for the north side of the avenue as well as landscaped medians and slower traffic to create a rich and vibrant destination for pedestrians.

Some of the capital improvement projects to be developed on or near University Avenue: the Las Cruces Center and Hotel at El Paseo/Union Avenue; Phases 1-3 of the Arts Complex at Espina Street; and the Jordan Street Gateway which is envisioned to be a mixed-use commercial development with residences above the ground floor.

Land Use

The UAC Overlay area comprises approximately 135 acres*. The predominant land uses are residential (40%) and commercial (39%). Of the residential uses, 68% are multi-family. Compared with the land use pattern within one mile of the UAC, single family residential dominates at 77%.

** If the City annexes NMSU lands for the purpose of developing the NMSU hotel and to expand the Las Cruces Center (identified as Plan Areas 6 and 7), the district would be approximately 165 acres.*

Zoning

Permitted uses and development standards, especially building height, vary among the six areas. For nonresidential uses, Area 2 and 3 are the most restrictive. Please see the Appendices for a complete summary of allowed land uses and development standards.

Transportation

Extensive data pertaining to the existing transportation network were considered during the development of this Plan revision and formed the foundation for determining critical improvements in the context of current growth and development patterns. (Please see data in Appendix 1-vi.)

Salient facts about University Avenue:

- The corridor is approximately1.8 miles between I-25 and I-10.
- It is a Principal Arterial, one of five east/west thoroughfares in Las Cruces.
- It is 5-lanes carrying approximately 18,647 cars per day at 35 mph (2007).
- 7 of the 12 intersections have traffic signals.
- 36 points of access plus10 intersecting streets on the north, and 8 points of access plus 9 intersecting streets on the south (NMSU campus).
- Between 2003 and 2006 there were a total of 477 accidents along University Avenue between Valley Drive and Triviz Road.
- Although 94% of the crashes involved motor vehicles, 3% involved motorcyclists, 2% involved pedestrians and 1% involved bicyclists, making University Avenue one of the most dangerous areas for pedestrians and cyclists in the city.
- Levels of Service (LOS) is a measure of capacity and operating conditions for intersections along University Avenue and range from A (Locust Street) to C (Valley Drive, El Paseo Road, Espina Street and Triviz Road). A LOS of "D" is acceptable to the NM Department of Transportation (NMDOT) and the MPO; however, the City's Design Standards call for LOS "C".
- Transit movement along University Avenue accounts for less than 10% of the traffic activity.

Census and Demographics

Census data for the blocks comprising the UAC are only available from the 2000 census; 1990 data at that level are not available. Highlights of the data suggest that of the 775 housing units in the district, 100 or 14% were owner-occupied. There was an 8% vacancy rate. Population data from NMSU indicate growth over the eighteen years for which we have data. The number of faculty and staff increased by nearly 55% from 1990 to 2008 while student enrollment increased by 16%.

Anticipated Changes: New Development and Capital Improvements

The City anticipates new development and road improvements that will impact the University District over the coming decade. Funded projects include reconstruction of the I-25 & I-10 Interchange; improvements to University Avenue/I-25 Interchange; the Las Cruces Center at El Paseo Road and University Avenue; NMSU's Arts Complex at Espina Street and University; and the Jordan Gateway with the Barnes & Noble campus bookstore at Jordan Street and University Avenue.

4. VISION, GOALS AND POLICIES

The **Vision** statement is a product of the extensive public dialog that defines community planning.

> *The University District is a thriving, walkable destination characterized by well integrated transportation modes and land uses. It is a safe, attractive and comfortable place to walk and bicycle, where transit is accessible and automobile traffic moves at a gentle pace. The district is a rich blend of vibrant commercial uses, the University, cultural resources and a mix of residential choices expressed in a bold urban design, landscaping, architecture and well-functioning connections to open space, transportation, campus, residences and businesses.*

The goals and policies apply to geographic areas including: the Whole District, the University Avenue Zone (UD-UAZ), the Transition Zone (UD-TZ), and the Convention Zone (UD-CZ). There are twenty-six (26) Goals to support the Vision for the University District. Policies describe methods to accomplish the goals.

Henceforth, the *University Avenue Corridor* (UAC) shall be known as the *University District* (UD).

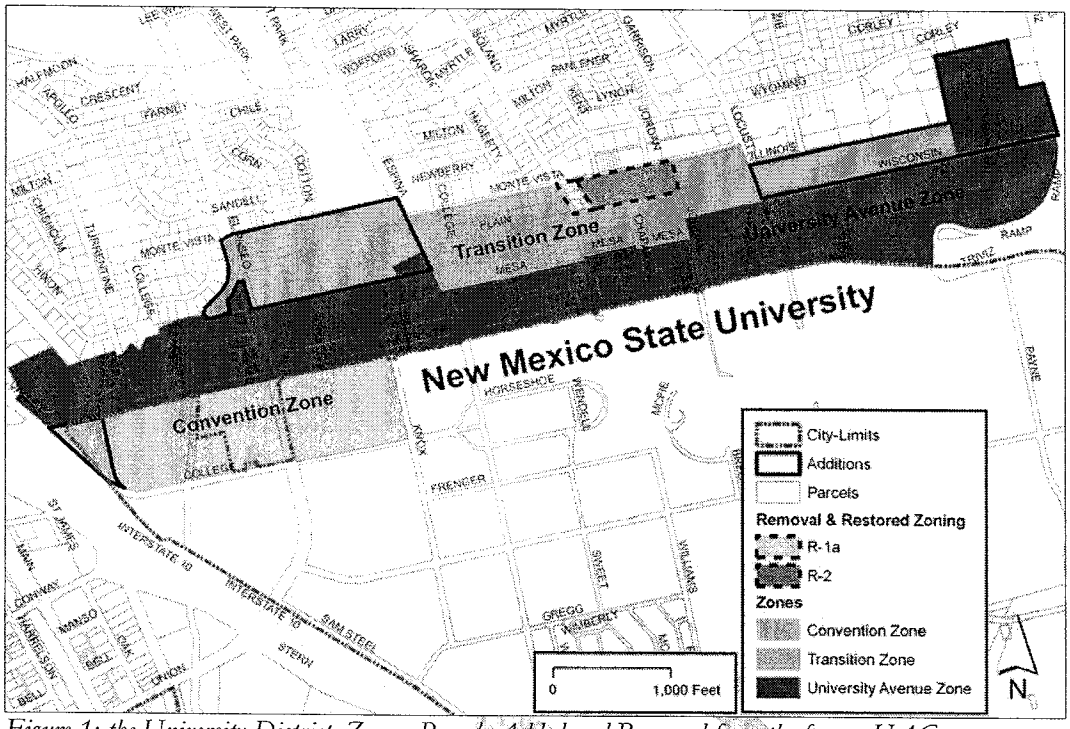


Figure 1: the University District, Zones, Parcels Added and Removed from the former UAC

Whole District: General Goals & Policies

Goal 1: Cultivate collaborative relationships with New Mexico State University (NMSU), the Las Cruces Metropolitan Planning Organization (MPO), the New Mexico Department of Transportation (NMDOT) and other public/private partners for planning and implementing the goals of the University District.

Policy 1.1. Form a Community Liaison Program with NMSU and the City of Las Cruces to promote positive relationships between students living off campus and non-student residents city-wide.

Policy 1.2. Transportation and Land Use planning should be a collaborative process with the Las Cruces MPO, NMDOT and appropriate City Departments including, but not limited to, Public Works, Facilities, and Utilities.

Goal 2: Establish general policies pertaining to the Whole District.

Policy 2.1. Encourage minimum maintenance standards for facilities, conditions and physical components essential to insure that properties and premises are fit for human occupancy and use.

Policy 2.2. Prioritize infrastructure investment in the University District, including sewer, utilities including the telecommunications network, and road improvement projects.

Policy 2.3. Consider forming a business improvement district and other partnerships to shape economic policy for the district that is consistent with the city's Economic Strategic Plan.

Policy 2.4. Renew planning efforts every five (5) years. *SIDE BAR: Design guidelines are inherently a product of the period in which they are written and some guidelines might not be relevant to Las Cruces' needs at a future time. Additionally, guidelines are by nature experimental and must be tested through actual use. Initial implementation may indicate the need to abandon or amend some guidelines. Therefore, the development of an effective maintenance system is essential to the continued health of the guidelines.*

An effective guideline maintenance system should be anchored in a systematic process for periodic feedback, renew & revision. An initial feedback process in which comments are solicited from City Council and other private and public groups should, once the guidelines are implemented, generate a system for sustained periodic feedback efforts. A sustained system for periodic feedback will generate the information required to evaluate the effectiveness of individual guidelines, the need to abandon or revise some guidelines, and the need for new guidelines. This would be the responsibility of the City's Planning staff.

Whole District: Boundaries

Goal 3: Modify the Plan Area boundaries of the University District (UD).

Policy 3.1. Incorporate properties that would be new to the UD including parcels north of Pan American Shopping Plaza, parcels north of Casa Bandera Apartment Homes between El Paseo Road and Espina Street and west of College Avenue. (see Figure 1)

Policy 3.2. Remove from the UD a block of 25 properties from existing UAC Area 3 that are north of Plain Street, east of Solano Drive and west of Jordan Street. Restore the zoning that is equivalent to the zones that existed prior to 1992 when the University Avenue Corridor Zone Overlay District was adopted. (See Figures 1 and 2) *SIDE BAR/Rationale: The residential character of these parcels and the concentration of owner occupancy more closely resemble the adjoining neighborhood to the north. It is not likely that these parcels will develop as the higher intensity uses that are envisioned in the University District. The policies of the Transition Zone will preserve the character of this block and the adjoining neighborhoods and buffer it from the activities and extended hours in the University Avenue Zone.*

UNDERLYING ZONES FOR UAC - AREA 3

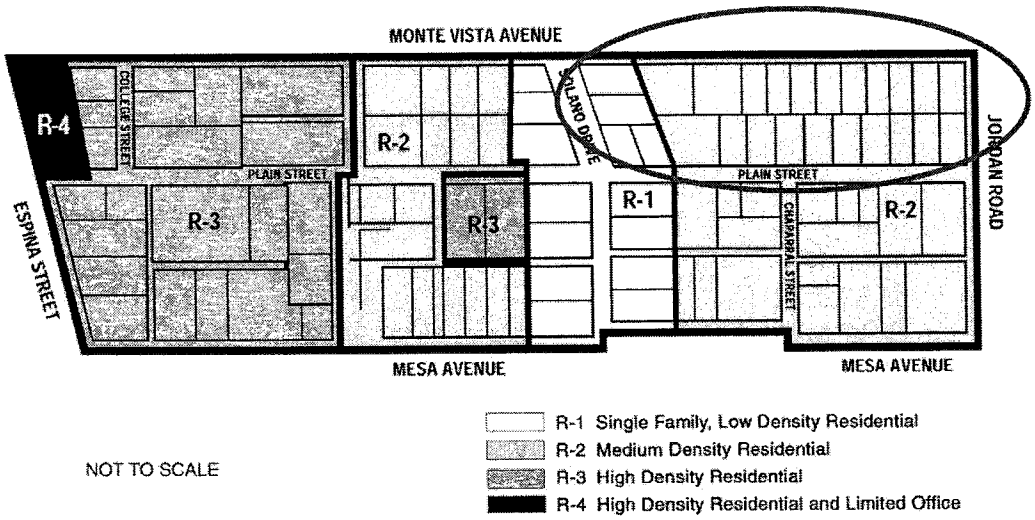


Figure 2: Underlying Zones for UAC Area 3, from the 1992 UAC Plan

Goal 4: Create Zones within the University District, each with its own unique character.

Policy 4.1. **University Avenue Zone (UD-UAZ)**: Envisioned as the area of greatest activity, density and variety of uses. Contains properties within a block of the north side of University Avenue and Triviz Road between Interstates 25 and 10. (see Figures 1 and 3)

Policy 4.2. **Transition Zone (UD-TZ)**: Envisioned as a buffer between the dense, mixed use University Avenue Zone and the established residential neighborhoods outside the University District. Contains parcels with lower density, traffic and height that are more residential than commercial in nature. (see Figures 1 and 3)

Policy 4.3. **Convention Zone (UD-CZ):** Envisioned as a regional destination for special events and contains property south of University Avenue, west of Knox Street, north and east of College Avenue that is subject to a long term lease with NMSU for the development and future expansion of the Las Cruces Center and the NMSU Hotel.

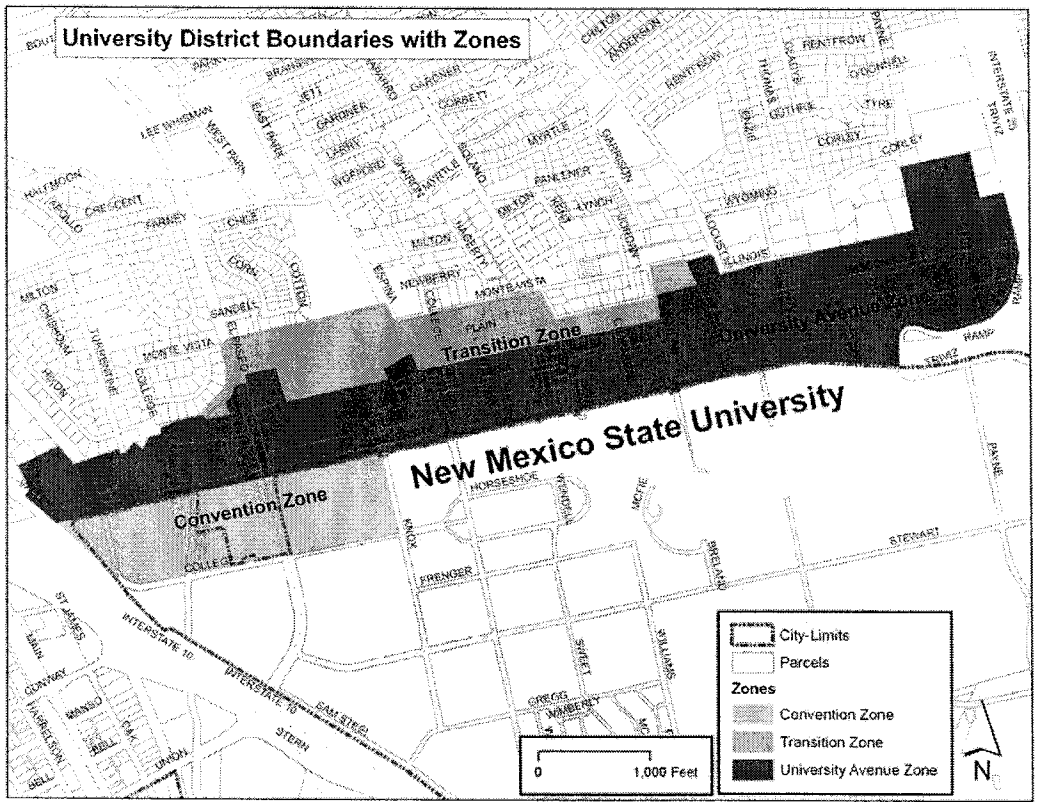


Figure 3: Planning Boundaries of the University District and the Zones within it

Whole District: Transportation

Goal 5: Create a pedestrian-friendly district that integrates all modes of transportation.

Policy 5.1. Design conflicts between vehicular and pedestrian movement generally should be resolved in favor of the pedestrian.

Policy 5.2. Where possible, parking, loading and other vehicular access should occur at alley or side street.

Policy 5.3. When passenger rail serves Las Cruces, include a rail stop close to the University District and campus or transport from the nearest stop to the district and campus.

Goal 6: Increase public safety for residents, visitors, merchants and customers.

Policy 6.1. Prioritize the University District for ADA compliance.

Policy 6.2. Coordinate with the Public Works Department to prioritize sidewalk maintenance and repair.

Policy 6.3. Improve pedestrian access and safety at controlled crossings and intersections with countdown signals and other safety improvements.

Policy 6.4. Improve pedestrian access and safety at uncontrolled crossings and intersections by providing crosswalks and median refuges at strategic locations.

Policy 6.5. Improve pedestrian access and safety at bus stops while maximizing

transit efficiency. For example, install far side transit stops to encourage pedestrians to cross behind the bus which improves visibility to other motorists.

Policy 6.6. Prioritize the enforcement of traffic laws within the University District.

Policy 6.7. Provide additional lighting along pedestrian routes. (See also Design policies for Whole District.)

Goal 7: Design traveled way, roadside and intersection cross-sections that meet the City, MPO, NMSU, NMDOT and public goals for the University Avenue right-of-way to function as a pedestrian-friendly, multi-modal principal arterial between Interstate 25 and Interstate 10.

SIDEBAR: The right-of-way is divided into three elements: the ***traveled way****, the* ***roadside****, and* ***intersections****. Definitions:* ***Traveled Way*** *includes the elements between the curbs such as vehicle, parking and bicycle lanes, and medians.* ***Roadside*** *includes elements that accommodate business and social activities; it extends from the face of the buildings or edge of the private property to the face of the curb. It functions as "public space."* ***Intersections*** *"have the unique characteristic of accommodating the almost constant occurrence of conflicts between all modes, and most collisions on major thoroughfares take place at intersections." Reference: Institute of Transportation Engineers. See Table 1.*

Table 1: Cross Section Design Parameters for Walkable Urban Thoroughfares

Context Zone (Built Environment)	Description	Building Placement	Typical Building Height	Types of Public Open Space
Urban Center	Attached housing types such as townhouses and apartments mixed with retail, workplace, and civic activities at the community or sub-regional scale.	Small or no setbacks, building oriented to street with placement and character defining a street wall.	3 to 5 stories.	Parks, plazas, and squares, median landscaping.

Street Type	Context	Roadside	Target Speed/Design Speed	Number of Through Lanes
Commercial Boulevard or Avenue	Front orientation for buildings with 0ft to 5ft setback and access and parking available in the rear and side streets.	6 ft minimum tree wells and minimum 10ft sidewalk for pedestrians is considered an acceptable Pedestrian Level of Service.	25 to 30mph/5mph over target.	2 to 6. Evaluate Level of Service of sections between signals for all modes. Recommend Level of Service D or lower as acceptable for automobile traffic in this area.

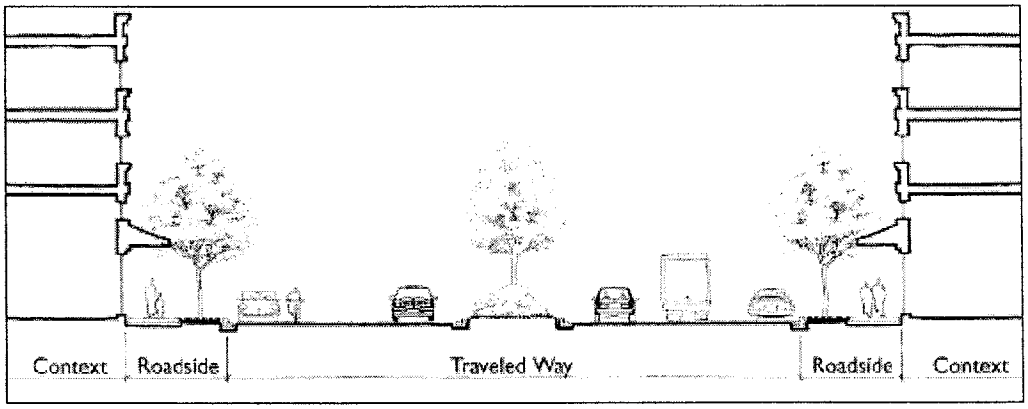
Auto Lane Width	Parallel Parking Width	Horizontal Radius	Vertical Alignment	Medians
10 to 11ft. Recommend providing 11ft lanes on outside and 10ft on inside in order to accommodate bus and truck traffic.	8ft. Consider parallel parking for certain sections of roadway or parking at non-peak hours.	see AASHTO	see AASHTO	Minimum 10ft. Consider decreasing median size on traveled way to add for additional sidewalk width, and adding left turn lanes at intersections only.

Bike Lane Width	Access Management	Typical Traffic Volume Range	Roundabouts	Curb Return Radii
Minimum 5ft recommended, 4ft may be acceptable in constrained areas.	Encourage use of alleys and side streets for access, medians that restrict mid-block turns, and consolidation of driveways whenever possible.	5,000 to 30,000 (2-4 lane), 15,000 to 40,000 (4-6 lane)	Volumes less than 20,000 consider single lane Roundabout and double lane for volumes less than 40,000	5ft to 25ft. Consider decreasing curb radii for intersections with heavier pedestrian traffic. Ensure line of site for vehicles. Bike lane allows for additional space for turning movements.
**these parameters are based on the Institute of Transportation Engineers recommended practice for Context Sensitive Solutions in Designing Major Urban Thoroughfares for Walkable Communities.*				

Other Issues:				
Transit facilities, such as bus pull outs				
Intersection issues, such as turning movements				

Reference: Institute of Transportation Engineers (ITE): Context Sensitive Solutions *in Designing Major Urban Thoroughfares for Walkable Communities*

Figure 4: Components of a cross section.



Policy 7.1. **TRAVELED WAY**: Establish design parameters for University Avenue **traveled way** including, but are not limited to:

a. It is acceptable for automobile traffic to move at 25 mph on University Avenue. *SIDEBAR: On the basis of literature reviewed, a summary of the most important conclusions in relation to the potential impact of lowered speed limits in urban and metropolitan areas:*

- *Lowered average travel speeds brought about by a reduction in speed limits in urban and metropolitan areas will bring about considerable reductions in road trauma.*
- *A relatively minor impact on average travel times (mobility) is likely to occur at the individual level; at the societal level there are likely to be overall benefits depending on how values are assigned to travel time increases.*
- *Achieving community acceptance and support for speed limit reductions is critical as is the need to encourage better safety awareness by changing attitudes toward speeding and giving greater consideration to the needs of less prioritized road users*
- *Vulnerable road users (pedestrians and cyclists) are likely to benefit most from reductions in average travel speeds*
- *Lowered speed limits encourage better and safer forms of interaction between different types of road users which in turn should lead to a more attractive and livable environment*
- *Lowered average travel speeds should bring about an increase in energy efficiency with a corresponding reduction in fuel consumption and vehicle running costs, and a reduction in vehicle emissions (Greenhouse gases) and noise, for this to be achieved it is important to maintain road transport system efficiency, e.g., through the better use of coordinated or self-optimized signaling and other infrastructure and vehicle-based ITS*
- *Lowering speed limits, where circumstances permit, can prove to be highly effective way of achieving and sustaining the long-term goals and intermediate targets proposed in traffic safety strategies and action plans*

(RESOURCE: Archer, J., Fotheringham, N., Symmons, M. and Corben, B.: The Impact of Lowered Speed Limits in Urban/Metropolitan Areas, Monash University Accident Research Centre, Version 5, January 2008.)

b. It is acceptable for the Level of Service on University Avenue to be "D" or below to achieve walkability as measured by ITE standards for walkable urban thoroughfares.

c. It is acceptable for auto lane width to be 10 feet on inside lanes and 11 feet on outside lanes to accommodate bus and truck traffic.

d. The number of vehicle lanes should not exceed 4 lanes plus left turn lanes where needed.

e. Consider outside lanes for parallel parking during off-peak hours. Signage for the floating in-road bicycle lane is critical.

f. Where rights-of-way are sufficient, construct medians with strategic mid-block pedestrian crossings, and with landscaping and other barriers that prevent crossing elsewhere.

g. One or more bus pullouts should be located on each side of the street with enhanced bus stop amenities, including shelters, maps, and schedules. These should be located on the far side of an intersection, to be determined, to serve as present or future transfer points.

h. In-road bicycle lanes that are a minimum of 5 feet wide should be located on each side of the street and connected to the bicycle network described in the MPO's *Bicycle Facility Plan.* In areas of constrained right-of-way, bicycle lanes no less than 4 feet may be acceptable.

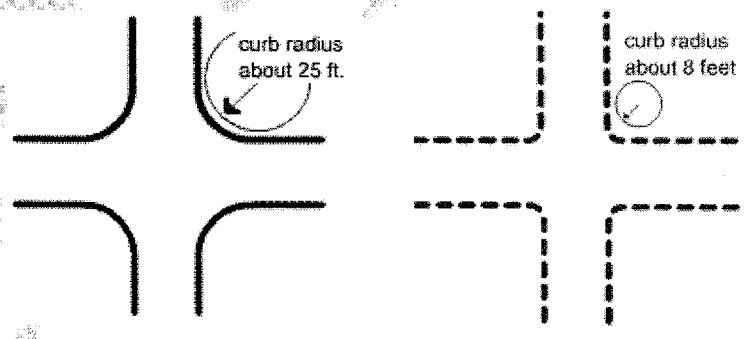
Policy 7.2. **ROADSIDE:** Establish design parameters for University Avenue roadside including, but not limited to:

a. Wherever possible, the roadside on both sides of University Avenue should be a minimum of 10 feet in width for sidewalk. Additional six foot minimum width is desirable for street trees and furniture.
b. Provide street trees on both sides of University Avenue planted at an interval such that there is a continuous canopy of shade.
c. Provide protection from cars using buffers along the roadside edge such as landscaping, curbside parking, bollards.

Policy 7.3. **INTERSECTIONS:** Establish design parameters for intersections on University Avenue according to ITE standards for walkable communities with considerations including, but not limited to:

a. Minimize the curb return radius and intersection pavement width to the greatest extent possible to comfortably accommodate pedestrians.

SIDEBAR: (see The Smart Transportation Guidebook, Executive Summary which recommends a curb radius of 10 to 15 ft. where there is intense pedestrian activity to reduce the length of pedestrian crossings and ensure safety/convenience. Larger curb radii of 25 to 30 ft. will accommodate most turns on collector roadways.



b. Minimize conflicts between modes according to general principles and considerations recommended by ITE for walkable communities.
c. Consider roundabouts for their ability to improve traffic flow at signalized intersections along University.

Policy 7.4. Pursue funding and work jointly with NMSU, the MPO, and NMDOT to reconstruct University Avenue and associated intersections, including, but not limited to Triviz/University, to integrate all modes of transportation and create a comfortable pedestrian environment.

Policy 7.5. Explore with the Regents of NMSU the possibility of incorporating the 10 foot multi-use path that is on the south side of University Avenue and within the lands owned by NMSU into the City's right-of-way. This would facilitate some flexibility in design and construction of the University Avenue cross section without the need and expense for the City to acquire additional right-of-way from property owners on the north

side of University Avenue. *SIDE BAR: Subdivision of properties on the north side of University would be required to dedicate additional right-of-way. The estimated cost for the City to acquire additional ROW in 2009 dollars is in Table 2.*

Table 2: **Estimated Cost in 2008 Dollars to Acquire Additional Right-of-Way, North Side of University Avenue, I-25 to I-10**
University Avenue is approximately 7740 linear feet.)

Estimated cost/square foot	**3' depth**	**6' depth**	**9' depth**	**12' depth**	**15' depth**
@ $10.00/sq. ft.	$ 232,200	$ 464,400	$ 696,600	$ 928,800	$ 1,161,000
@ $15.00/sq. ft.	$ 348,300	$ 696,600	$ 1,044,900	$1,393,200	$ 1,741,500
@ $20.00/sq. ft.	$ 464,400	$ 928,800	$ 1,393,200	$ 1,857,600	$ 2,322,000

Policy 7.6. Install landscape features, trees and furniture to create a more inviting and comfortable pedestrian environment. Street furniture may include benches, trash receptacles, water fountains and clocks where appropriate. Street trees provide scale, visual interest, texture and shade to roadways. *SIDE BAR: Landscaping is an important tool: to correct inadequacies of spatial definition, particularly when existing buildings along a corridor do not meet the spirit and intent of a community's vision for its future; to moderate the climate by providing shade and partial shelter, creating a more comfortable environment for pedestrians and transit users; to shield pedestrians and cyclists from moving traffic allowing all to safely interact within the public right-of-way; and to achieve the intended character desired by the community. Landscaping also provides an important storm water management function by reducing runoff, and improving water quality by filtering runoff before it enters the collection system. Street furniture refers to sidewalk amenities that accommodate pedestrians, transit users and bicyclists, such as benches or trash receptacles. They should be placed where they can accommodate the greatest number of people, and where activity nodes are most desired. Specifications that will be written during the design phase of the roadway project should reflect best practices including dimensions for minimum tree well size or continuous trench for maximum soil area, room for canopies to grow & develop without conflicting with building elements, irrigation systems, tree guards & grates, and species adapted to harsh conditions of a dense urban environment and drought tolerance.*

Policy 7.7. Mechanical equipment, vehicle storage, garbage should be screened from impeding upon the pedestrian experience, in a way appropriate to the streetscape, and located away from the street edge.

Policy 7.8. Manage storm water by implementing EPA Green Infrastructure design standards by incorporating techniques such as swales that infiltrate and store storm water runoff; lowered planter strips; permeable surfaces such as porous pavers, pervious asphalt; and street trees. *SIDE BAR:* ***Green Infrastructure*** *- An adaptable term used to describe an array of products, technologies, and practices that use natural systems – or engineered systems that mimic natural processes – to enhance overall environmental quality and provide utility services. As a general principal, Green Infrastructure techniques use soils and vegetation to infiltrate, evapotranspirate, and/or recycle storm water runoff. When used as components of a storm water management system, Green Infrastructure practices such as green roofs, porous pavement, rain gardens, and vegetated swales can produce a variety of environmental benefits. In addition to effectively retaining and infiltrating rainfall, these technologies*

can simultaneously help filter air pollutants, reduce energy demands, mitigate urban heat islands, and sequester carbon while also providing communities with aesthetic and natural resource benefits. Resources: EPA Action Strategy for Green Infrastructure, EPA Green Infrastructure, Seattle Green Street Design Guidelines

Policy 7.9. Discourage pedestrian bridges across University Avenue; however, catwalks that connect buildings may be considered as part of private development so long as they are not the only alternative to street level crossing. *SIDE BAR: Pedestrian overpasses and underpasses are a frequent topic of discussion for ensuring the public's safety when crossing University Avenue. These facilities allow for the uninterrupted flow of pedestrian movement separate from the vehicle traffic. However, according to walkinginfo.org and the National Department of Transportation, they should be a measure of last resort, as it is usually more appropriate to install safe crossings that are accessible to all pedestrians. Grade separated facilities are extremely high-cost, and overpasses in particular are a visually intrusive measure.*

Purpose

- *Provide complete separation of pedestrians from motor vehicle traffic*
- *Provide crossings where no other pedestrian facility is available*
- *Connect off-road trails and paths across major barriers*

Considerations

- *Use sparingly and as a measure of last resort. Most appropriate over busy, high-speed highways, railroad tracks, or natural barriers.*
- *Pedestrians will not use if a more direct route is available*
- *Lighting, drainage, graffiti removal, and security are also major concerns with underpasses.*
- *Must be wheelchair accessible, which generally results in long ramps on either end of the overpass.*

Estimated cost (2008 dollars)

$750,000 to $4 million, depending on site characteristics.

Due to the above listed factors, the City does not recommend public funds be expended to build pedestrian bridges or pedestrian underpasses on University Avenue.

Goal 8. Improve vehicle circulation within and around the District.

Policy 8.1. Right-of-way improvements (traveled way, roadside and intersections) throughout the district shall be in accordance with the City's Complete Streets policy. (Please see City Council Resolution 09-301, June 15, 2009.)

Policy 8.2. Complete Wisconsin Avenue between Locust Street and Triviz Road in accordance with the city's Complete Streets Policy.

Policy 8.3. Support the funding, design and construction of an alternate route for motor vehicles through campus as well as highway Capital Improvement Projects, including but not limited to the Arrowhead Interchange as an additional access point to the NMSU campus, the I-10/I-25 Interchange Improvements, and the I-25/Triviz Road/University Avenue Interchange.

Policy 8.4. Devise an Access Management Program for properties on both sides of University Avenue with the goal of reducing the number of vehicle entrance and exit points to improve traffic flow and limit the number of conflicts with pedestrians.

Policy 8.5. Encourage the use of alleys for property access, pedestrian connections, deliveries and shipment activities and green space as parking will be encouraged

to locate toward the back of properties. Figure 5 illustrates alleys and callecitas proposed for the University District.

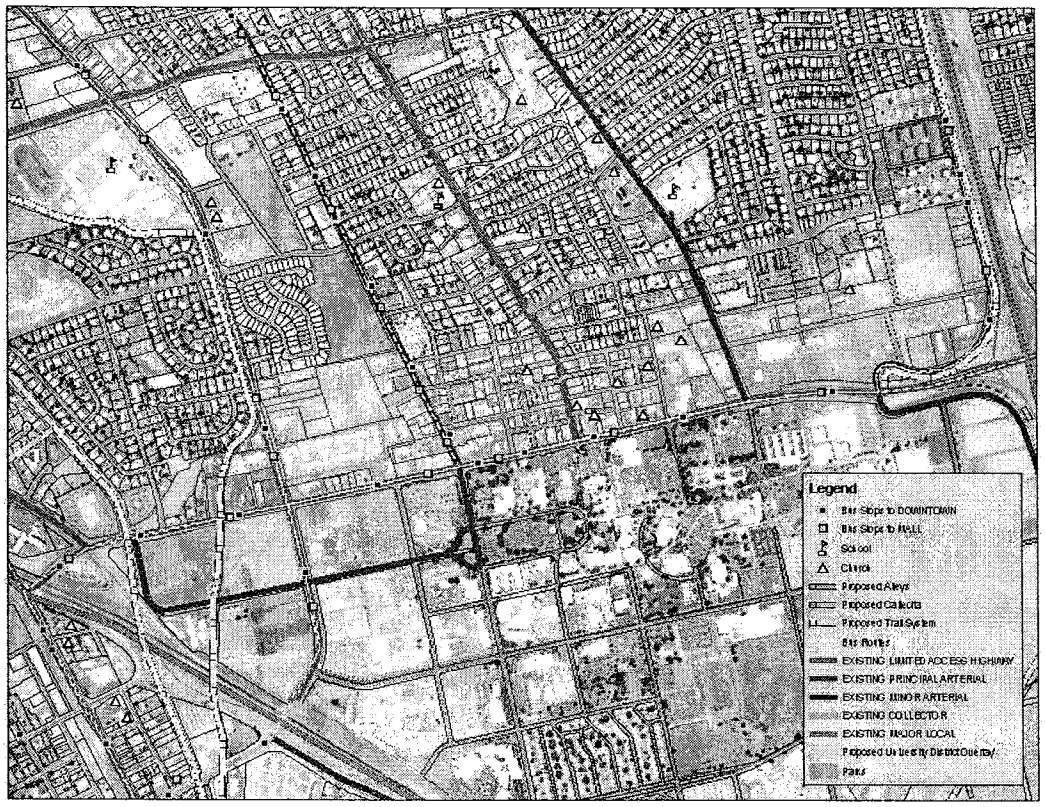


Figure 5: Proposed Alleys, Callecitas and Trails. Map created by Caeri Thomas, Las Cruces MPO.

SIDE BAR: Alleys are more than a place for old sofas, crime and garbage trucks. Green Alleys projects all across the country recognize and value alleys for their human scale, pedestrian connectivity, and potential green space and business development. For example, business owners in the Hollywood Business Improvement District are funding an alley improvement program. Starting with clean up and maintenance, businesses eventually hope to develop alleys as more active spaces for retail entries, outdoor dining and more. In 2006, the city of Chicago announced a pilot plan to begin converting the city's alleyways into green, permeable areas that would absorb storm water and improve local water quality. Now, alley conversion funding is included as line item in the city budget, and more than 80 green alleys have been installed. References: Planetizen Greening LA Alleys; Chicago Green Alleys; San Francisco Alleys

Policy 8.6. Review requests for vacation of alleys, some of which should be preserved for improving pedestrian connectivity and providing vehicular access to properties throughout the district.

Policy 8.7. Utilize Intelligent Transportation Systems (ITS) enhancements when applicable to refine traffic and signal coordination to relieve congestion without adding turn lanes. *SIDE BAR: For more about ITS as it applies to Las Cruces and the region, see the Las Cruces MPO website. The MPO has adopted a plan to meet the region's overall goals and objectives with recommendations to solve some of the existing transportation system's deficiencies.*

Policy 8.8. Prohibit any street abandonment or closure that would reduce the connectivity of the street network.

Policy 8.9. Encourage restoration of the urban block structure of the Pan Am Shopping Plaza by platting additional local roadways, similar to the formerly vacated 2nd and 3rd Streets, between University Avenue/Triviz Road and Wisconsin Avenue.

Goal 9. Improve public transit service and connectivity between systems.

Policy 9.1. Incorporate into the Long Range Transit Plan the need to expand transit on University Avenue and evaluate adding a transfer point on University Avenue for campus and city routes near Jordan Street.

Policy 9.2. Develop with NMSU an unlimited ride program for students, faculty, and staff, in exchange for a flat annual fee.

Policy 9.3. Support development of multimodal transportation between Las Cruces and El Paso.

Policy 9.4. Examine the feasibility of modern street car service connecting campus destinations, University Avenue and Downtown via El Paseo Road.

Goal 10. Improve the connectivity of the pedestrian and bicycle network.

Policy 10.1. Coordinate and enhance pedestrian access, bicycle circulation and public transit systems that link destination points as mentioned in the City's Comprehensive Plan and the MPO Transport 2040 Plan to nearby residential areas and the natural environment.

Policy 10.2. Establish pedestrian Level of Service and minimum Pedestrian Connectivity Index.

Policy 10.3. Collaborate with Elephant Butte Irrigation District (EBID) to develop a multiuse trail along the Las Cruces Lateral, especially from El Paseo Road to College Avenue, and its connections to the regional trails network.

Policy 10.4 Utilize some alleys as additional pedestrian connections especially north-south alleys connecting residential areas with University Avenue. (Please see additional policies regarding alleys in Transportation, *Improve vehicle circulation* above).

Policy 10.5. Require walkways in parking lots larger than 1 acre or 200 feet wide, linking perimeter sidewalks to primary building entrances.

Policy 10.6. Extend the existing bicycle lanes (road diet) on Solano Drive south to University Avenue; explore lane diets for Espina Street, El Paseo Road and coordinate with NMSU to continue lane diets into the campus. *SIDE BAR: A* ***road diet*** *is a technique in transportation planning whereby a road is reduced in number of travel lanes and/or effective width in order to achieve systemic improvements. Techniques for two-way streets with 4-lane sections include converting them into a 3-lane section with one travel lane in each direction, optional bicycle lanes and a two-way turn lane in the middle. In a* ***lane diet****, the width of a lane is decreased in order to achieve reduced overall roadway width or other goals. Resources: Dan Burden's article on Road Diets (1999) and US DOT evaluates road diets on crashes and injuries.*

Goal 11. Avoid conflicts between pedestrians and utility equipment.

Policy 11.1. Utility connections and support should be located to avoid conflict with pedestrian movement in the right-of-way. Where utility poles cannot be moved, additional sidewalk width should be added.

Policy 11.2. Utility lines in the public right-of-way should be placed underground wherever possible.

Goal 12. Create flexible parking standards for the District.

Policy 12.1. For the long term, develop a parking management plan and adopt parking regulations which best support it.

Policy 12.2. In the interim, establish criteria for potential reduction of parking requirements and review requests to reduce parking on a case by case basis in light of the multi-modal nature of the University District, its proximity to NMSU and a higher volume of pedestrian and bicycle traffic.

Policy 12.3. Deny administrative allowances for parking that exceeds the maximum allowed.

Policy 12.4. Off-street parking requirements can be met within ¼ mile of the site.

Policy 12.5. Minimize the amount of land devoted to parking.

Policy 12.6. Encourage parking structures with liner buildings to be distributed throughout the District. 'Liner building' is defined as: A specialized building, parallel to the street, designed to conceal a parking structure from the street with habitable spaces at the ground-level and above. Spaces can be used for commercial or residential uses. Liner buildings may be built as part of the parking structure or as separate buildings, wrapped around a free-standing parking structure, and should be as tall as is required to serve their purpose of screening.

Policy 12.7. Shared parking and access agreements among neighboring properties are encouraged and will count toward off-street parking requirements consistent with the 2001 Zoning Code provisions.

Policy 12.8. Provide options to developers that would allow them to reduce parking requirements in exchange for funding transit passes, car-sharing programs, and bicycle or transit facilities within the University District.

Policy 12.9. Create a Resident-Only parking permit system to mitigate potential parking overflow issues.

Policy 12.10. Create 2-hour parking limit for non-residents from 7:00 am to 7:00 pm using metered parking.

Whole District: Land Use

Goal 13. Create Land Use policies that pertain to the whole district.

Policy 13.1. No more than 25% of any street frontage should be occupied by uses which have no need for, or discourage, walk-in traffic.

Policy 13.2. Prohibit additional drive-through uses.

Policy 13.3. Prohibit uses that require large land area in relation to the number of customers served or in relation to the amount of traffic generated; for instance, storage facilities, animal boarding, motor vehicle sales.

Policy 13.4. Prohibit adult entertainment and adult retail establishments throughout the District.

Policy 13.5. Existing uses that conform to the zoning code in place at the time of construction but do not conform to the current code shall be rendered Legally Non-Conforming with this update. Legal Non-Conforming status should be retained so long as no changes are made to land uses or structures.

Whole District: Design

Goal 14. Foster arrangement, appearance and function of forms and spaces in the University District that are unique and varied, attractive, and at a human scale. (see Section 6, Definitions.)

Policy 14.1. Provide a sense of diversity and architectural variety through the use of varied site design layouts and building types and varied densities, sizes, styles, and materials.

Policy 14.2. Encourage green building practices throughout the district with incentives such as, but not limited to tax incentives, bonus density, expedited permitting, net metering, grants, loans, technical assistance, permit/zone fee reduction, rebates, and leasing assistance. *SIDE BAR resources: AIA Green Incentives (American Institute of Architects), NAIOP Green Building Incentives (National Association of Industrial and Office Properties).*

Policy14.3. Encourage development and building designs that promote Crime Prevention through Environmental Design (CPTED) principles to foster safety. For example, provide good lighting and clear lines of sight in public spaces and developments to promote pedestrian activity and "eyes on the street."

Policy 14.4. When considering walls or fencing, utilize CPTED principles for an open, decorative design to maintain visibility from the street as opposed to solid forms. (photos) *SIDE BAR: CPTED Principles: Crime Prevention Through Environmental Design (CPTED) theories contend that law enforcement officers, architects, city planners, landscape and interior designers and resident volunteers can create a climate of safety in a community, right from the start. CPTED's goal is to prevent crime through designing a physical environment that positively influences human behavior – people who use the area regularly perceive it as safe, and would-be criminals see the area as a highly risky place to commit crime.*

CPTED is based on four principles:

1. ***Natural Surveillance*** *– A design concept directed primarily at keeping intruders easily observable. Promoted by features that maximize visibility of people, parking areas and building entrances: doors and windows that look out on to streets and parking areas; pedestrian-friendly sidewalks and streets; front porches; adequate nighttime lighting.*

2. ***Territorial Reinforcement*** *– Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. Promoted by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and "CPTED" fences.*

3. ***Natural Access Control*** *– A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating in offenders a perception of risk. Gained by designing streets, sidewalks, building entrances and neighborhood gateways to clearly indicate public routes and discouraging access to private areas with structural elements.*

4. ***Target Hardening*** *– Accomplished by features that prohibit entry or access: window locks, dead bolts for doors, interior door hinges.*

Goal 15. Establish minimum standards for landscaping.

Policy 15.1. Minimum landscaping is required for all new development within the

University District. Landscape consists of an overstory of shade trees, coniferous trees, and an understory plantings of shrubs and perennial grasses, ground covers, and flowers, the standards for which apply to the site and parking lot area, excluding building area.

Policy 15.2. Green roof space may be counted as landscaping/open space in return for achieving levels of green building ratings.

Policy 15.3. Landscaping for new development within the University District should comply with principles of water conservation that address *1. Planning & Design; 2. Soil Improvements; 3. Efficient irrigation; 4. Zoning of Plants; 5. Mulches; 6. Turf Alternatives; and 7. Appropriate Maintenance. SIDE BAR resource: Link to Curtis Smith's article, Principles of Xeriscape*

Policy 15.4. Encourage landscape design that creates overall continuity, coordination, and connectivity of features and plant materials throughout the district.

Policy 15.5. Where surface parking lots are provided, reduce their visual impact with elements such as screening suitable for CPTED principles, interior and perimeter landscaping of at least 20% of the area.

Policy 15.6. All construction projects should include landscaping that restores all disturbed ground surfaces with a combination of suitable permanent vegetation and mulch to prevent erosion, enhance visual character, and conserve water.

Policy 15.7. For buildings on the edge of the public right-of-way, the use of window boxes, hanging flower baskets, and other seasonal landscaping is encouraged around entries, while vines and vertical landscapes may be used to cover blank walls or other surfaces.

Policy 15.8. Encourage owners of previously developed properties to landscape their properties to blend with required District landscaping.

Policy 15.9. Where City uses of easement area requires displacement of easement landscaping or damage to drainage ponds, the City should replace or repair those easement elements.

Policy 15.10. Retain existing trees on site whenever possible. A tree replacement ratio should be established to ensure new trees are installed to maintain the character of the district.

Goal 16. Establish site lighting, public art and parking lots for new development to improve the visual quality and function of the outdoor experience in the University District.

Policy 16.1. Use a variety of lighting types, mid-level pedestrian lighting and low-level lighting in localized areas such as parks, plazas, stairways, paths and seating nodes. Lighting on buildings should be designed in a manner that contributes to, but does not overpower, the light levels of nearby public open spaces and complies with Chapter 39 *Outdoor Lighting* of the Municipal Code and the principles of the International Dark Skies Association.

Policy 16.2. Provide pedestrian-scaled lighting throughout the district.

Policy 16.3. Include civic art. Consider any built element to be an opportunity for art such as manhole covers, paving, railings, fencing, overhead structures, signage, furniture, etc.

Goal 17. Provide for tasteful yet functional signage throughout the district.

Policy 17.1. Add a wayfinding system to the University District with such elements as signage, specialty paving, and graphics to facilitate pedestrian movement.

Policy 17.2. Integrate building identification signage and other private signage with the building. Signs should complement the overall architectural design of buildings.

Policy 17.3. Promote signage that is perpendicular to the storefront and is easily read by pedestrians.

Policy 17.4. Prohibit pole or pylon signs.

Policy 17.5. Allow larger signs on existing buildings that are set back more than 100 feet from the sidewalk.

Whole District: Character

Goal 18. Those structures that have historic character should be preserved in some manner or their elements incorporated in the redevelopment of their site. Design of new structures should avoid historical misrepresentation and respect adjacent historic buildings.

Policy 18.1. The City should establish a 60-day review on demolition of designated "Contributing" historic structures on the State or Federal Registers to begin the day that a demolition permit is applied for. The review should include a process to notify the public when the demolition permit has been sought. The review allows time for the neighborhood and concerned parties to discuss alternatives to demolition with the property owner.

Policy 18.2. Mimicry of past architectural styles is discouraged as it confuses the historic record of the built environment. Compatible designs need not be created through historic replication, but should reflect a consideration of the area.

Goal 19. Establish standards for property renovation, and encourage property maintenance throughout the District.

Policy 19.1. Any additions or structural modifications to existing buildings within the District should require the building and the property of the site to conform to all applicable design standards of this Plan.

Policy 19.2. Encourage property owners to maintain property landscaping and buildings within the District in good repair and structurally sound condition, free of litter, free of furniture that is not designed for outdoor use, free of dead plant material and uncultivated vegetation 12 inches or more in height or diameter.

Policy 19.3. Existing fences that do not comply with the guidelines of this plan revision within the District may remain in place so long as they conform to the provisions of the city's 2001 Zoning Code.

University Avenue Zone (UAZ)

Envisioned to be the area of greatest activity, density and variety of uses.

UAZ: Land Use

Goal 20. Encourage a diversity and mix of uses, activities and scale of development that are pedestrian-oriented, transit-friendly and supportive of the neighborhood and the University.

SIDE BAR: Mixed-use zoning applies to areas where several uses are allowed in a pedestrian and transit-friendly design. These zones usually include retail, residential, commercial and civic uses. ***Mixed-use development is the practice of allowing more than one type of use in a building or set of buildings.***

A mix of uses is one of the ten guiding principles of Smart Growth. From its website, Mixed Uses "support the integration of mixed land uses into communities as a critical component of achieving better places

to live. By putting uses in close proximity to one another, alternatives to driving, such as walking or biking, once again become viable. Mixed land uses also provide a more diverse and sizable population and commercial base for supporting viable public transit. It can enhance the vitality and perceived security of an area by increasing the number and enhancing the attitude of people on the street. It helps streets, public spaces and pedestrian-oriented retail again become places where people meet, attracting pedestrians back onto the street and helping to revitalize community life.

Mixed land uses can convey substantial fiscal and economic benefits. Commercial uses in close proximity to residential areas are often reflected in higher property values, and therefore help raise local tax receipts. Businesses recognize the benefits associated with areas able to attract more people, as there is increased economic activity when there are more people in an area to shop. In today's service economy, communities find that by mixing land uses, they make their neighborhoods attractive to workers who increasingly balance quality of life criteria with salary to determine where they will settle. Smart growth provides a means for communities to alter the planning context which currently renders mixed land uses illegal in most of the country."

SIDE BAR: A summary of Myths & Facts about density from the Urban Land Institute, 2005.

1. ***Myth:*** *Higher-density development overburdens public schools and other public services and requires more infrastructure support systems.*

Fact: *The nature of who lives in higher-density housing—fewer families with children—puts less demand on schools and other public services than low-density housing. Moreover, the compact nature of higher-density development requires less extensive infrastructure to support it.*

2. ***Myth:*** *Higher-density developments lower property values in surrounding areas.*

Fact: *No discernible difference exists in the appreciation rate of properties located near higher-density development and those that are not. Some research even shows that higher-density development can increase property values.*

3. ***Myth:*** *Higher density development creates more regional traffic congestion and parking problems than low-density development.*

Fact: *Higher-density development generates less traffic than low-density development per unit; it makes walking and public transit more feasible and creates opportunities for shared parking.*

4. ***Myth:*** *Higher-density development leads to higher crime rates.*

Fact: *The crime rates at higher-density development are not significantly different from those at lower-density developments.*

5. ***Myth:*** *Higher-density development is environmentally more destructive than lower-density development.*

Fact: *Low-density development increases air and water pollution and destroys natural areas by paving and urbanizing greater swaths of land.*

6. ***Myth:*** *Higher-density development is unattractive and does not fit in a low-density community.*

Fact: *Attractive, well-designed, and well-maintained higher density development attracts good residents and tenants and fits into existing communities.*

7. ***Myth:*** *No one in suburban areas wants higher-density development.*

Fact: *Our population is changing and becoming increasingly diverse. Many of these households now prefer higher-density housing, even in suburban locations.*

8. ***Myth:*** *Higher-density housing is only for lower-income households.*

Fact: *People of all income groups choose higher-density housing.*

Policy 20.1. Encourage mixed use development in preferred locations such as within walking distance, defined here as 1,300 feet, of transit stops to ensure that such locations are not preempted by low-density single-use development.

Policy 20.2. Encourage a diversity and mix of uses in horizontal and vertical formats.

Policy 20.3. Single use projects should be limited to 15,000 square feet of gross floor area (GFA).

Policy 20.4. Parcels with more than 400 feet of frontage along University Avenue should be Mixed Use.

Policy 20.5. Provide street-level, active uses conducive to patronage by pedestrians and bicyclists on all street fronts such as small scale retail, service-oriented uses, office (preferably those with higher pedestrian traffic volume), food and drinking establishments, entertainment.

Policy 20.6. Encourage a range of housing types at higher densities. *SIDE BAR: Residential areas of moderate to high density can broaden the range of housing choices in a pedestrian-oriented district. The proportion of multifamily to single-family units can vary as long as the overall density is sufficient to sustain the POD. Numerous studies have shown that residential densities need to be at least 7 to 12 units per acre along bus routes. For higher-frequency busways or rail service, a minimum average of up to 30 units per residential acre is needed.*

Policy 20.7. Promote re-use of properties for a mix of uses: commercial, office development, multi-family residential.

UAZ: Design

Goal 21. Enhance University Avenue as a gateway to the city and university.

Policy 21.1. Incorporate public art in both public and private developments to identify and invigorate the area.

Policy 21.2. Explore the feasibility of enhancing points of arrival into the UD through signage, public art, landscaping, pavement changes, and road design.

Goal 22. Encourage intense street level activity in the University Avenue Zone with design elements that support pedestrian environment, encourage transit use, walking and bicycling, and a greater focus on the form, scale, materials and orientation of the built environment than use where appropriate.

Policy 22.1. Building design should encourage multi-tenant occupancy at the ground floor.

Policy 22.2. Encourage a diversity of building types and sizes.

Policy 22.3. Encourage architectural design that responds to the functional needs of street level pedestrian activity.

Policy 22.4. Orient buildings to the street and place them close to the sidewalk to focus attention on University Avenue, provided that the roadside is at least ten feet wide.

Policy 22.5. Buildings that are set back should use their frontage as seating for services or public plaza.

Policy 22.6. Shade the pedestrian where the building meets the street with features such as canopies, awnings, building projections that extend no more than 36" from building façade.

Policy 22.7. Add visual interest and variety by avoiding long, monotonous, flat facades. This can be accomplished by layering rhythmic patterns and architectural elements

such as windows, columns, rooflines, building materials and colors.

Policy 22.8. Encourage building transparency, especially at the ground floor where the ratio of windows and doors to total frontal area should be at least 60% to make uses inside easily discernible to passers-by. Encourage the provision of numerous smaller openings rather than a few large ones to provide variety along building facades.

Policy 22.9. Prohibit reflective, translucent or opaque glass.

Policy 22.10 Establish the visual importance of the primary street entrance with design elements that contribute to the attractiveness of the building and its visibility to visitors.

Policy 22.11. The appearance of rear entrances should orient customers and provide a safe and convenient access to the building without sacrificing the importance of the primary entrance and should be designed as an integral part of the overall building with similar materials and detail treatment.

Policy 22.12. Parking structures should be designed in scale and form in continuity with surrounding buildings with ground-floor retail or offices on the street-facades to facilitate pedestrian activity.

Policy 22.13. Limit building height to a maximum of seventy feet (75') (5 stories) in the University Avenue Zone with a 16 foot minimum floor-to-floor height for ground floor.

Policy 22.14. Development should not obscure existing views through the public right-of-way. For buildings greater than 30 feet tall that are built to the maximum height permitted, portions of upper stories should be stepped back from the line of the front façade to provide visual relief and areas for outdoor terraces, rooftop patios, etc.

Policy 22.15. Second floor facades should contain no less than 50% area of window or fixed glass, no less than 60% transparency.

Policy 22.16. Clearly articulate different uses at lower building levels to create a sense of human scale. Employ architectural detailing to vary the three dimensional character of the building mass as it rises. In general, buildings over two stories should have a well-defined base, middle and top.

Policy 22.17. Roof design should provide a visual terminus to the building, reduce monotony and reflect interior and exterior patterns of use or ownership.

Transition Zone (TZ)

Envisioned to provide a transition or buffer between the dense mixed-use University Avenue Zone and the established neighborhoods adjoining the University District.

TZ: Land Use

Goal 23. Land Uses in the Transition Zone are defined by the flexibility and compatibility in use, allowing a mix of retail, commercial, or residential live/work uses in a shopfront or vertical form.

Policy 23.1. Direct small-scale mixed uses (commercial, office, live-work) that are compatible in a residential setting to those areas designated "Transition Zone", particularly in areas which border the University Avenue Zone.

Policy 23.2. Limit commercial uses to those that minimize adverse impacts on surrounding residential properties such as noise, traffic and operating hours that extend late into the evening.

Policy 23.3. Promote re-use of properties for small-scale mixed uses such as commercial, office development, live-work.

Policy 23.4. Prohibit land uses that require a large amount of parking that would be disruptive to the neighborhood.

Policy 23.5. Encourage multi-family uses as the predominant residential use.

Policy 23.6. Encourage mixed use developments with retail, commercial, or live/work uses on the ground floor and residential uses on the upper floors.

Policy 23.7. Single use projects in the TZ should be limited to 10,000 square feet of gross floor area.

TZ: Design

Goal 24. The built environment and site elements in the Transition Zone should support the nature of the district as a buffer between the active University Avenue Zone and the adjacent residential neighborhood.

Policy 24.1. Establish gradual transitions between large-scale such as multi-family and small-scale such as single family residence by recessing upper floors of large scale buildings to relate to lower scale of the adjacent neighborhood.

Policy 24.2. Establish and maintain scale and density transitions between the University Avenue Zone and the adjacent lower density neighborhood. Use height, massing and architectural quality to ensure that the pattern of the adjacent neighborhood is protected.

Policy 24.3. Encourage good design that retains the residential appearance for commercial buildings and is complementary in form, height and bulk within the Transition Zone that is in keeping with the predominantly residential character of the area.

Policy 24.4. Limit the building height to a maximum of 45 feet (4 stories) within most of the Transition Zone but no more than 35 feet (3 stories) adjacent to single family residential areas outside the University District, with a twelve foot (12') minimum floor-to-floor height for ground floor.

Convention Zone (CZ): Land Use, Design & Signs

The primary intent of this zone is as a regional destination for conventions and related special events. The Las Cruces Center is located on the southwest corner of University and Union. It is owned and operated by the City on land leased from NMSU. NMSU plans to construct a full-service hotel to complement it on the southeast corner of the same intersection.

Goal 25. Create Land Use policies that support conventions and related special events.

Policy 25.1. Allow uses for land west of Union Avenue/El Paseo Road that are ancillary to and support a Convention Center.

Policy 25.2. Allow uses for land east of Union Avenue/El Paseo Road that are ancillary to and support a full service hotel.

Goal 26. Create design policies that support conventions and related special events.

Policy 26.1. Allow maximum building height of 90' (including antennae) for the Las Cruces Center and NMSU Hotel.

Policy 26.2 Require three-dimensional computer-generated or physical modeling with the development application to enhance public understanding and review of the buildings within the context of the University District.

Policy 26.3. This zone should be exempt from limitations on the number and frequency of banner signs.

5. ADMINISTRATION AND IMPLEMENTATION

ADMINISTRATION

Prior to the permitting process, applicants should meet with Community Development staff early in their project development phase to discuss relevant provisions of the University District Plan and Overlay. All applications are initially reviewed by the Community Development staff and are either referred to the University District Citizen's Design Review Committee (UDCDRC) or reviewed administratively as described in the following sections.

Review

Review by the University District Citizen's Design Review Committee (UDCDRC), following staff review should be required for the following:

- Special Use Permit
- All new development within the district excluding Single Family Residence
- Additions and exterior changes to the built environment (buildings and parking lots) providing for non-residential uses and all structures with three or more dwelling units.
- Variances

Although NMSU is neither within the City limits nor subject to its jurisdiction, the campus and City share a stake in development along University Avenue and in the region as a whole. As such, the UDCDRC respectfully requests a 'courtesy design review' of NMSU's projects that are planned for and close to University Avenue.

Administrative review should be required for the following applications. Referral for review by the UDCDRC should be at the discretion of staff.

- Requests to vacate alleys
- Signs
- Minor Modifications

Code and Plan Amendments

Letters of Request for Plan or Code amendments will be considered once a year at the January meeting of the UDCDRC. Recommendations of the UDCDRC will be made to the Planning and Zoning Commission.

Application and Permits

- Establish standards for application materials for all projects and signs in the University District.
- Consider waiving fees for applications and permits.

Citizen's Design Review Committee

Since 1992, a Citizen's Design Review Committee has served as an advisory body to the City for all new development and property rehabilitation in the District.

The Citizen's Design Review Committee should consist of seven members appointed by the mayor; with the advice of the councilor whose district encompasses a majority of the University District Overlay and consent of the city council as a whole. Membership should consist of: the area's councilor; the University Architect or their representative; one citizen who owns a business in the District, one citizen who has design expertise (in addition to the NMSU Campus Architect or staff) such as an architect, landscape architect, interior designer, artist, or custom builder; three citizens who own property in the District; and one NMSU student representative. At least two of the citizen participants should be permanent residents within the Overlay District.

The City will not issue building permits for any proposed new development within the District unless development proposals have been reviewed and approved by the Citizen's Design Review Committee and the City. Permits may be granted administratively for work that has been reviewed by staff, projects that meet the requirements of Minor Modification.

Any requests for variances to the development standards of this plan shall require review by the Citizen's Design Review Committee and the City for recommendation to the Planning and Zoning Commission.

IMPLEMENTATION PLAN

Introduction

Implementation is an ongoing process that occurs through the development review process; it is subject to time and the availability of resources. Although project priorities may change

based on new information, changing circumstances or effectiveness, they should remain consistent with the intent of the Plan.

After reviewing the comments and data collected during the study process, four of the twenty-six goals were evident as the main points in evaluating improvement options for the University District:

- Address safety for all (residents, visitors, merchants, customers, NMSU students, faculty & staff)
- Create a pedestrian-friendly district with all modes of transportation and improved connectivity
- Design at a human scale (see Section 6, Definitions)
- Encourage a diversity and mix of uses and activities

To address the goals, improvements need to balance the interests of all participants: district residents and business owners; the University; the traveling public; MPO and NMDOT; as well as the City. The improvements recommended for the University District fall into three distinct timeframes for action based on their size and scope. *Please refer to Table 3: Implementation Matrix.*

DRAFT

Action Item	Who is Responsible	Time Frame	First Step	Rough Cost Estimate	Goal/Policy
CAPITAL IMPROVEMENTS					
Design and construct new cross sections for University Avenue and affiliated intersections between I-25 and I-10 including medians, lane restrictions, transit stops, wide sidewalks, landscaping,				2009 TIP = $9 million	Goal 5, 6, 7
• Initiate project planning, scoping, funding process	Long Range Planning (LRP), Public Works (PW), Utility staffs	Initiate immediately	Create City staff team: public works, traffic, facilities, utilities + MPO, NMDOT, NMSU		Policy 6.3
• Draw attention to greater enforcement need of traffic laws on University Avenue	LRP, Police Dept. staffs	Initiate immediately	Intra-Departmental communication (Planning & Police Department)		Policy 6.6
• Synchronize lights	Traffic Engineering staff	Completion by early 2010	Intra-Departmental communication (Planning with Public Works, Traffic Division)		Policy 6.3
• Install audible pedestrian countdowns @ all signalized intersections	Traffic Engineering staff	completion by 12/2010	Intra-Departmental communication (Planning with Public Works, Traffic Division)	State has secured ARRA funding	Policy 6.3
Design and construction Triviz/University underpass/intersection (NMDOT initiating review of the University/I-25 interchange)	NMDOT & city LRP, PW, Utility staffs, MPO	Initiate Fall 2009	• Create City staff team: public works, traffic, facilities, utilities + MPO for project planning, scoping • NMDOT initiating review of intersection	2008 CIP = $3.851 million	Policy 7.4
ROAD DIETS: • Complete road diet on Espina including coordination with NMSU to continue the road diet into	LRP, MPO, PW staffs	Completion 0-2 years	Intra-Departmental communication: MPO, Streets		Policy 10.5

campus. • Complete road diet El Paseo					
Construct Wisconsin Avenue from Locust to Triviz to meet Complete Streets Design Guidelines	LRP staff	Developme nt driven	Intra-Departmental communication: MPO, Streets		Policy 8.1
Design & Construction of Arrowhead Interchange on I-10	NMDOT, PW, MPO staffs	NMDOT + NMSU, LRP, MPO staff	Intra-Departmental/Agency communication: MPO, NMSU, NMDOT, City	2009 TIP = $20 million	Policy 8.2
Item	**Who is Responsible**	**Time Frame**	**First Step**	**Rough Cost Estimate**	**Policy**
ON-GOING PROJECTS & PROGRAMS					
Community Liaison Program: NMSU/CLC modeled after Ft. Collins			Councilor Connor/NMSU lead		
ADMINISTRATION & PLANNING POLICY					
All necessary amendments to the Zoning Code, Sign Code and 1992 UAC Plan will be done simultaneously as "Repeal and Replace"	LRP staff	immediate	Public review, committee, commission & council adoption: final drafts of *University District Plan* and *University District Overlay* to repeal/replace *University Avenue Corridor Plan* and *University Avenue Corridor Plan Overlay Zone District*		
Initiate Access Management Plan	LRP, MPO, PW and Fire Dept. staffs	April, 2010	• Request GIS support: inventory/map access points (this could be a layer on the pedestrian connectivity plan) • Request Land Management apprise LRP of requests to vacate alleys in the UD		Policy 8.3
Initiate Parking Management Plan	LRP, PW and police dept. staffs	April, 2010	• Request GIS support: inventory off-street parking stalls • Create checklist/tool to help develop plan		Policy 12.1
Initiate Pedestrian Connectivity Plan	LRP, MPO		• Identify layers for GIS mapping &		Goal 10

	staffs	June, 2010	complete connectivity map: bus rte, bicycle lane/trail, multi-use path, transit stops, bus shelters, land uses (comm., employment, church, attractions,) locate accessibility upgrades, sidewalks (& gaps), NMSU Historic Tour route, primary & secondary pedestrian corridors, attractions, employment, future mixed use development, lodging, parking, pedestrian node, • Create minimum connectivity standards based on maximum block length, block size, intersections per square mile, or a Connectivity Index.		
Item	**Who is Responsible**	**Time Frame**	**First Step**	**Rough Cost Estimate**	**Policy**
Periodic review and report of Plan/Ordinance successes and potential areas for adjustment	LRP staff and UD CDRC	Every 5 years from adoption			Policy 2.4

Funding Opportunities

For planning, design and construction of district-wide improvements consider:

Local Programs

- The City's Infrastructure Capital Improvements Projects (ICIP) process.
- Consider a Tax Increment Development District (TIDD) to utilize tax increment financing (TIFF). The TIDD would be the same as the University Avenue Zone (UAZ) as it is the business core of the University District.

State and Federal Programs

- Statewide Transportation Improvement Program (STIP) which is a product of the transportation programs planning process. The projects are identified through various transportation management systems and planning processes involving local and regional governments, Metropolitan Planning Organizations (MPO), Regional Planning Organizations (RPO), other State and transportation agencies, and the public. Through the STIP, the New Mexico Department of Transportation (NMDOT) allocates resources to those projects assigned the highest priority through these planning and programming.

  Many types of transportation programs and projects for moving people and freight are funded through the STIP. Typical projects range from preserving pavements, to fixing bridges and culverts, to screening overpasses or rock-slide areas to protect travelers below, to installing remote video cameras that show traffic conditions, to funding public transportation for the elderly, disabled and on automobile dependent.
- New Mexico Comprehensive Transportation Safety Plan (CTSP) is a multi-modal strategic type plan and describes high priority countermeasures for commonly-occurring safety hazards. The proposed implementation of these countermeasures are meant to generate projects and programs that will reduce injuries and fatalities to transit riders, motorists, bicyclists, and pedestrians on New Mexico's surface transportation network.

  The purpose of the NMCTSP is to provide all of the traffic safety agency stakeholders in New Mexico with a new planning and coordination tool to allow better collaboration between various agencies. It is required by the federal Surface Transportation Program.
- Surface Transportation Program is a federal transportation enhancement program (SAFETEA-LU) that provides flexible funding on any Federal-aid highway including bridge projects on any public road, transit capital projects, and intracity and intercity bus terminals and facilities.
- State & Federal Tax Credits for rehabilitating/restoring historic properties.

Development Incentives

A development project may receive specific incentives based on a system for awarding points assigned to a set of criteria that meets the goals and priorities established by the Las Cruces City Council as well as reflects best practices. Examples of the types of incentives that could be developed are:

Fee Incentive

- Waiver of Plan Review and Building Permit Fees

- Rebate or Waiver of Water and Sewer Impact Fees

Financing Incentive

- Tax Increment Financing (TIF)

Regulatory Reduction or Exemption

- Priority in building permit processing and plan review (with requirement for posting a bond to guarantee the result)
- Green Building Incentives—requires U.S. Green Building Council LEED (Platinum, Gold or Silver)for commercial buildings, any LEED standard for residential
- Increased Floor-to-Area (FAR) ratios, which allow a developer to construct more building area than allowed by applicable zoning.

Tax Incentive

- Property tax abatement
- Tax Relief for Registered Historic Structures *SIDEBAR: For example, in San Antonio, homeowners receive 20% tax exemption on the City portion of their property taxes for 10 years for owning and living in a registered district. Rental property owners, if they renovate a property and lease at least 40% of the units to low/mod tenants, will pay zero taxes for the City portion of their property tax bill for 10 years. Residential property owners, if they renovate their property, pay zero taxes on the City portion of their property tax bill for the first five years or they may choose to freeze their City taxes for 10 years at the pre-improved value.*

6. DEFINITIONS

Definitions are in addition to those noted in Chapter 38, Section 38-20 of the 2001 Las Cruces Zoning Code, as amended unless otherwise noted here:

Callecita or lane combines the space for a car with the space for the pedestrian. See also, the *Las Cruces Downtown Revitalization Final Schematic Design and Concept Report*, adopted August 2005.

Front Façade: A term that is equivalent to "Primary Front" in the Las Cruces Municipal Code. It is the elevation with the main entrance to a building that faces a public street. In the UAZ, the primary or front façade faces University Avenue.

Green Roof: As defined by the U.S. Environmental Protection Agency, green roofs, also known as rooftop gardens, are planted over existing roof structures, and consist of a waterproof, root-safe membrane that is covered by a drainage system, lightweight growing medium, and plants. Green roofs reduce rooftop and building temperatures, filter pollution, lessen pressure on sewer systems, and reduce the heat island effect.

Human Scale generally refers to the use of human-proportioned architectural features and site design elements clearly oriented to human activity. Building details, elements and materials that allow people to feel comfortable using and approaching it may include:

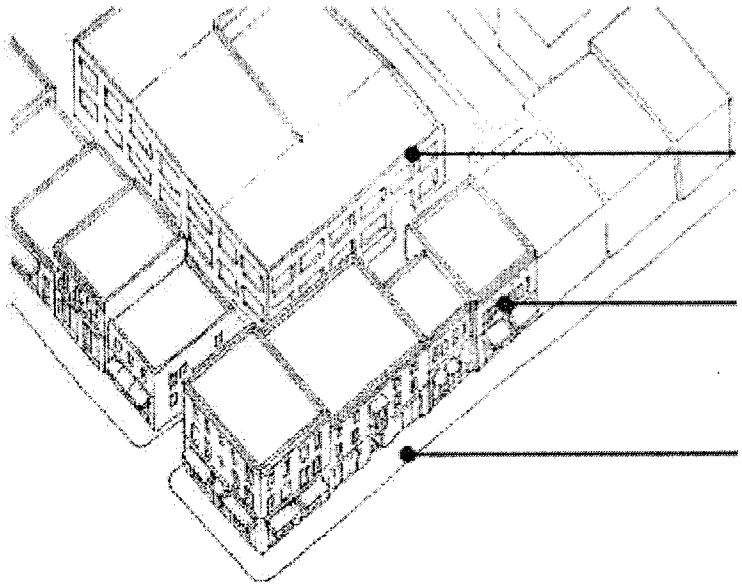
- pedestrian-oriented open space such as a courtyard, garden, patio, or other unified landscaped areas
- bay windows extending out from the building face that reflect an internal space such as a room or alcove

- individual windows in upper stories that are approximately the size and proportion of a pedestrian
- weather protection in the form of canopies, awnings, arcades or other elements wide enough to protect at least one person
- upper story setbacks

Live/Work Unit: A building that may be used flexibly for living and working in the same building. A variety of uses in the buildings is encouraged. Dwelling units may be located above the ground floor, attached to the rear of a Shop Front, or detached and located in the rear or side yard. Work is of a commercial nature subject to business registration requirements and not a home occupation.

Mixed Use: For the purposes of this overlay, the term refers to the practice of allowing more than one type of land use category (For example, Residential, Office or Commercial, etc.) in a single building or set of buildings located on a single parcel.

Parking Garage with and without Liner Building: A combination of structures for parking and a mix of uses (commercial, residential, office) where parking is designed to be concealed from view and levels of parking are at-grade, above grade, or partially below grade (but not fully underground). A liner building is a specialized building that may be built as part of the parking structure or separate; it is parallel to the street and designed to conceal a parking structure from the street with active ground floor uses such as retail shops or residential stoops. A parking garage may be designed without a liner building provided that it is designed in such a way so as to incorporate active ground floor uses, architectural features and articulated elements to mitigate blank walls and screen parking.



Single Use: Refers to a single land use such as Residential, Office or Commercial. For the purpose of this Plan, there should be a limit to a concentration of single land uses in favor of a mix of uses.

7. APPENDICES

1) EXISTING CONDITIONS

i) Plan Amendments (Resolutions) and Overlay Amendments (Ordinances)

Resolution & Ordinance #	Summary	Date
R-92-084	A Resolution Approving the University Avenue Corridor Plan.	October 21, 1991
R-93-068	A Resolution amending the Plan to allow Copy Store & Lessons (Art, Dance, Music & other studio-based activities) for the Pan Am Plaza portion of Area 1; change building ht west of Locust to 18' one story, east of Locust 45', 3 stories.	
O-1284	An Ordinance Amending Section 6.2 and Article XIV of the City Zoning Code, Section C of the City Sign Code, and Section 4 of the City Design Standards to Establish the University Corridor Overlay Zone District.	October 19, 1992
O-1308	An Ordinance to Amend Section 6.2 of the City Zoning Code, Special Districts, G: University Avenue Corridor Overlay Zone District, to Revise Language Concerning Maximum Number of Stories and Building Height Permitted in Each Planning Area of the District.	April 5, 1993
R-96-128	Allows pueblo & Spanish Colonial styles of architecture in Area 1	October 16, 1995
O-1556 & R-96-387	An Ordinance Amending Section 6.2G of the 1981 Las Cruces Zoning Code, as Amended, to Extend the Boundaries of Area 4 of the University Avenue Corridor Overlay Zone to Include 2500 El Paseo Road (ZA-96-03).	July 1, 1996
R-97-146	Allows independent retirement facilities in Area 5b.	October 21, 1996
R-98-017	Appealing a decision by the Planning & Zoning Commission for a proposed McDonald's restaurant in the Pan Am Plaza, Area 1.	July 7, 1997
R-98-062	Prohibits drive thrus in Areas 2, 3, 4, 5a	August 18, 1997
O-1706 & R-99-127	An Ordinance to Amend Section 6.2G of the 1981 Las Cruces Zoning Code, as Amended, to Allow Additional Uses Within Area 4 of the University Avenue Corridor Overlay Zone District. A Resolution to amend sign permit fee schedule to include fees for temporary promotional banners within UAC	November 2, 1998 April 5, 1999

O-1712 & R-99-190	An Ordinance to Amend Section 6.2G of the 1981 Las Cruces Zoning Code, as Amended, to Allow Minor Modifications Without Requiring Full Compliance With the University Avenue Corridor Overlay Zone Regulations.	December 7, 1998
O-1726 & R-99-287	An Ordinance to Amend Section 6.2G (University Avenue Corridor Overlay Zone District) of the 1981 Las Cruces Zoning Code, as Amended, to Allow Building Mounted Banners Within the University Avenue Corridor and to Clarify Existing Language Regarding Pole Banners.	March 1, 1999
O-1752 & R-00-052	An Ordinance to Amend Section 6.2G of the 1981 Las Cruces Zoning Code, as Amended, to Allow Laundromats as Permitted Use Within Area 4 of the University Avenue Corridor Overlay Zone District.	August 2, 1999
O-1894	An Ordinance Amending Chapter 2, Article IV, Division 4, and Amending Chapter 38, Article V, Division 8, Subdivision V of the Las Cruces Municipal Code. The Ordinance is to Specifically Add the University Avenue Corridor Citizen's Design Review Committee to the Las Cruces Municipal Code, Article IV, Boards, Commissions and Committees, Clarifying Existing Language Regarding Committee Authority, Membership, Meetings, and Duties, and Removing Committee Member Term Limits.	September 17, 2001
O-2054 & R-04-141	An Ordinance Amending the Municipal Code (Chapter 38, Section 38-44) to Allow a Bank with Drive-thru Service on the Northeast Corner of El Paseo Road and University Avenue Located in Area 4 of the University Avenue Overlay Zone (UA-03-01/PA-03-02/ZCA-03-08)	October 20, 2003
O-2290 & R-06-289	An Ordinance Amending Chapter 38, Section 38-44C4a of the Municipal Code, as Amended, to Allow a Drive-thru Service at the Following Properties Located in Area 4 of the University Avenue Corridor Overlay Zone District: 905 East University Avenue, 915 East University Avenue, and the Northwest Corner of East University Avenue (Case ZCA-06-01).	March 27, 2006
O-2432 & R-08-226	An Ordinance Amending Chapter 38, Section 38-44 of the Municipal Code, Otherwise Known as the University Avenue Corridor Overlay District. This Amendment Would Add Language Regarding UAC Area 3 to Specifically Allow Religious Institutional Uses at 1317 and 1345 Mesa Ave. The Amendment Would Allow Development of a Campus Ministry Building on the Property. Submitted by Manuel Arrieta for Newman Center (ZCA-07-03).	February 25, 2008
O-2433 & R-08-225	An Ordinance Amending Chapter 38, Section 38-44 of the Municipal Code, Otherwise Known as the University Avenue Corridor Overlay District, to Allow Fitness Related Uses, Eliminate Front Building Setback Requirements, and Allow Commercial Parking Lots, Garages, Provided that Commercial Parking Facilities Do Not Front on a Public Roadway Unless Building Design Incorporates Storefronts Along the Roadway. Submitted by Greer Enterprises, Inc. (ZCA-07-04)	February 25, 2008
R-09-172	A Resolution amending the Plan extending boundary of Area 4 to include a parcel at 1105, 1115 University Avenue.	January 26, 2009

O-2496	An Ordinance amending the Code extending boundary of Area 4 to include a parcel at 1105, 1115 University Avenue.	January 26, 2009
R-09-263	A Resolution approving both a master plan for the Las Cruces Center annexation and an amendment to the UAC Plan to create planning areas 6 & 7. A portion of area 6 serves as the master plan for the LC Center annexation & contains 10.153± acres.	May 4, 2009
O-2517	An Ordinance approving both initial zoning of UAC-6 for the Las Cruces Center annexation and an amendment to Chapter 38, Section 38-44 "UAC Plan Overlay Zone District". The annexation plat = UAC-6.	May 4, 2009
O-2516	An Ordinance approving an annexation for the LC Center containing 10.153± acres of lands bounded by University Avenue (north), Union Ave (east), College Ave (south) and the Las Cruces lateral (west).	May 4, 2009

ii) **NMSU Master Plan**

The approved NMSU Master Plan is available on line: http://masterplan.NMSU approved Master Plan.edu/master.html

iii) **Land Use**

Land uses in the current UAC Plan area are divided among residential, commercial and all other uses. Of the 135 acres, approximately 53 acres are residential or 40% of the total acreage and 52 acres are commercial or 39% of the total acreage. Approximately 8 acres or 5% of the land is vacant. The remaining 22 acres are distributed among churches on 12 acres or 9% of the total acreage and other institutional uses on 10 acres or 7% of the total acreage.

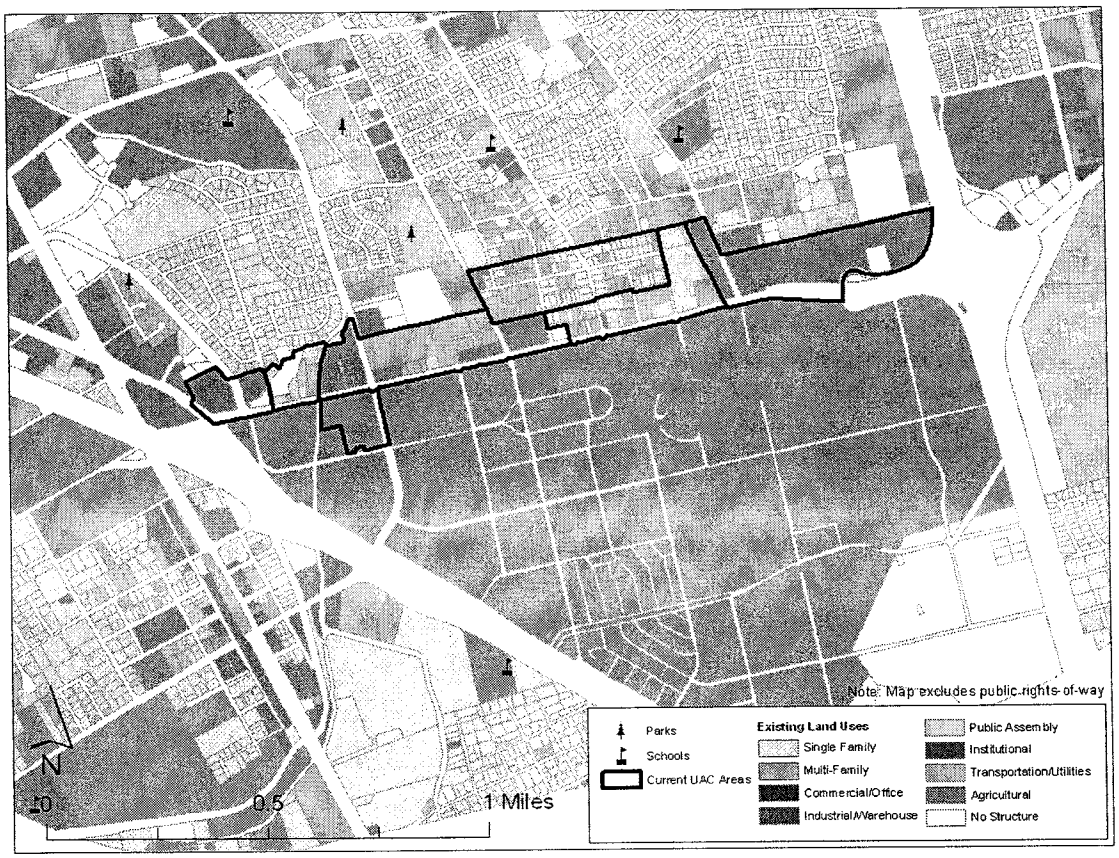
If the City annexes NMSU lands for the purpose of developing the NMSU hotel and to expand the Las Cruces Center (identified as Plan Areas 6 and 7), the district would be approximately 165 acres.

The distinguishing characteristic of land uses within one mile of the UAC Plan area pertains to the type of residential uses. Although the acreage for residential use is similar to that of the district (38% to the district's 40%), 77% is single family, whereas, within the UAC it is 68% multi-family. Community or Institutional uses are greater within one mile, given the presence of the University and public schools. Commercial uses are comparatively less than in the district.

Table 4: **Land Use Inventory**

Land Use	within the existing UAC			within 1 mile of University Ave		
	# Parcels	Acreage	% of Tot Ac	# Parcels	Acreage	% of Tot Ac
RESIDENTIAL, All	123	53.2	39.4	3698	1161.0	38.0
Multi-family (2-99 units)	54	36.0	67.7	418	271.6	23.4
Single family (SFR, duplex, townhomes, accessory buildings,)	72	17.2	32.3	3280	889.4	76.6
COMMERCIAL, All (store, convenience store, gas station, shopping center, industrial bldg & parks,)	20	52.4	38.8	252	253.8	9.1
INDUSTRIAL	0	0	0.0	9	13.6	0.4

PUBLIC ASSEMBLY, All (theatres, convention centers, parks, religious uses)	7	12.1	9.0	42	322.7	10.6
INSTITUTIONAL OR COMMUNITY (medical, library, art gallery, emergency operations, schools)	3	9.6	7.1	46	782.8	25.6
TRANSPORTATION/UTILITY (parcels only; excludes public rights-of-way)	6	1.0	0.7	68	26.8	0.9
SHEDS, FARMS, AGRICULTURAL	0	0	0.0	33	193.5	6.3
NO STRUCTURE	10	6.8	5.0	157	272.9	8.9
TOTAL	172	135.1		4317	3052.1	



iv) **Zoning**

Permitted uses and development standards, especially building height, vary among the six Areas. For nonresidential uses, Area 2 and 3 are the most restrictive.

	UAC Area 1	
Allowed Nonresidential Uses	Arts and Crafts Studio	Laundry (self-service)
	Bakery Shop	Lessons (Studio-based activities)
	Banking and Financial Institution	Library
	Barber Shop and Beauty Parlor	Meat and Seafood Markets
	Bicycle Sales and Service	Messenger Service
	Bookstore and Stationery Shop	Miniature Golf Course
	Coffee Shop and Snack Bar	Motion Picture Theatre
	Copy Store	Newsstand
	Clinic (including animal clinic)	Offices: Professional and Business
	Delicatessen	Office Complex
	Drugstore	Office Dwelling Use
	Drycleaning and Steamcleaning	Parking Lot/Garage (commercial)
	Electronic Bank	Pet Shop
	Florist Shop	Photographic Studio and Supply Store
	Gift Shop	Post Office
	Grocery Store	Prescription Shop
	Hardware Store	Restaurant
	Health Club	Retail Sales: Special Merchandise
	Hobby Shop	Shoe Repair Shop
	Hotel and Motel	Shopping Center
	Knit and Yarn Shop	Tailor Shop
Allowed Residential Uses	Garden Apartments	
	Condominiums	
	Townhouses	
	Home for Disabled / Retired	
Max Height	45 Feet / 3 Stories (East of Locust)	
	18 Feet / 1 Story (W of Locust)	
Setbacks	Front: 0 Feet	
	Side: 7 Feet (15 Feet in Pan Am)	
	Rear: 25 Feet (15 Feet in Pan Am)	

	UAC Area 2	UAC Area 3
Allowed Nonresidential Uses	Accessory Building Religious Institution Swimming Pool (private) Neighborhood Offices	Varies by Zoning District (Area 3 retained zoning present in 1992)
Allowed Residential Uses	Single Family Units Duplexes Garden Apartments Condominiums Townhouses Home for Disabled / Retired Fraternity and Sorority Houses	Varies by Zoning District (Area 3 retained zoning present in 1992)
Max Height	28 Feet / 2 Stories (E of Jordan) 18 Feet / 1 Story (W of Jordan)	18 Feet / 1 Story (E of Hagarty) 28 Feet / 2 Stories (W of Hagarty)
Setbacks	Front: 20 Feet Side: 7 Feet Rear: 25 Feet	Front: 20 Feet Side: 7 Feet Rear: 25 Feet

	UAC Area 4
Allowed Nonresidential Uses	Arts and Crafts Studio Bakery Shop Banking and Financial Institution Barber Shop and Beauty Parlor Bicycle Sales and Service Bookstore and Stationery Shop Coffee Shop and Snack Bar Copy Store Delicatessen Drug Store Dry Cleaning Electronic Bank Florist Shop Gift Shop Hobby Shop Laundromat Lessons (Studio-based activities) Newsstand Offices: Professional and Business Office Complex Office Dwelling Use Parking Lot/Garage (commercial) Photographic Studio and Supply Store Post Office (Mailbox, etc, type store) Plant Nursery Restaurant Retail Sales: Special Merchandise
Allowed Residential Uses	Home for Disabled / Retired Garden Apartments Condominiums Townhouses
Max Height	28 Feet / 2 Stories
Setbacks	Front: 20 Feet Side: 7 Feet Rear: 25 Feet

	UAC Area 5A	UAC Area 5B
Allowed Nonresidential Uses	Accessory Building Religious Institution Swimming Pool (private) Neighborhood Offices	Banking and Financial Institution Bookstore and Stationery Shop Florist Shop Gift Shop Hotel and Motel Newsstand Offices: Professional and Business Office Complex Office Dwelling Use Photographic Studio and Supply Store Restaurant Retail Sales: Special Merchandise
Allowed Residential Uses	Single Family Units Duplexes Garden Apartments Condominiums Townhouses Home for Disabled / Retired Fraternity and Sorority Houses	Independent Retirement Facility
Max Height	28 Feet / 2 Stories	45 Feet / 3 Stories
Setbacks	Front: 20 Feet Side: 7 Feet Rear: 25 Feet	Front: 20 Feet Side: 7 Feet Rear: 25 Feet

	UAC Area 6	UAC Area 7
Allowed Nonresidential Uses	Antennas/Communications Structures Bank Bar/Pub/Tavern Café/Coffee Shop/Snack Bar Clothing Store Convention Center/Exhibition Hall Copy Store Day Care Delicatessen Drug Store Florist Gift Shop Hotel/Motel Newsstand Parking Facilities, Commercial Post Office Restaurant Retail Sales: Special Merchandise Specialty Foods (Bakeries, etc.) Temporary Uses (non-seasonal) Variety Store Video Tape/DVD Rental/Sales	Antennas/Communications Structures Bank Bar/Pub/Tavern Barber/Hair Salon Café/Coffee Shop/Snack Clothing Store Copy Store Day Dare Delicatessen Drug Store Florist Gift Shop Health/Exercise Club/Gymnasium Hotel/Motel Newsstand Parking Facilities, Commercial Post Office Recreational Court (Tennis, etc., Private) Restaurant Retail Sales: Special Merchandise School, College, or University Specialty Foods (Bakeries, etc.) Swimming Pool (Private) Temporary Uses (non-seasonal) Variety Store Video/DVD Rental/Sales
Allowed Residential Uses		
Max Height	90 feet	90 feet
Setbacks	Front: 0 ft Side (facing Union): 0 ft Side (other): 5 ft Rear: 20 ft	Front: 0 ft Side (facing Union): 0 ft Side (other): 5 ft Rear: 20 ft

v) **Transportation**

(a) Vehicle Classification/ Traffic Types

Federal guidelines separate vehicles into categories depending upon whether they carry passengers or commodities. In 2007 a count of traffic by type on Solano Drive to University Avenue revealed it to be 9% trucks, 2% of which are combo trucks (trucks with single or multi-trailers), and 89% cars.

(b) Traffic Volumes

Traffic counts were collected and organized in intervals of time rather than by specific years due to the manner in which the counts are conducted. According to the Las Cruces Metropolitan Planning Organization (MPO) which conducts the traffic count, "each year one-third of the...coverage count sample...will be counted so that each site will be counted at least once in a three year period." Traffic volume was counted over four intervals from prior to 1994 (Interval 1) to 2007 (Interval 4). See Table 6.

There are 13 north/south roadways that intersect with University Avenue between Interstates 25 and 10. Of these, seven are signalized (Valley Drive, El Paseo Road, Espina Street, Solano Drive, Jordan Street, Locust Street and Triviz Road). Traffic counts were analyzed from prior to 1994 to 2007 for University Avenue and eight intersecting roadways including: Main Street, Valley Drive, El Paseo Road, Union Avenue, Espina Street, Solano Drive, and Locust Street. In general, the findings indicate:

- The traffic count on University Avenue has decreased from a daily average of 22,724 prior to 1994 to 18,647 in 2007.
- The overall daily average of traffic on the eight intersecting roadways also decreased from 16,736 prior to 1994 to 13,838 in 2007.

University Avenue Traffic Counts from prior to 1994 to 2007

ROADWAY	SEGMENT *West to East*	INTERVAL 1 *Prior to 1994*	INTERVAL 2	INTERVAL 3	INTERVAL 4 *2007*
UNIVERSITY AVE	Main to Valley	8178	8020	6110	8271
	Valley to El Paseo	14955	17356	13471	14037
	El Paseo to Espina	22664	22864	21374	22301
	Espina to Solano	31551	20026	19484	28295
	Solano to Locust	25759	28590	25325	25108
	Locust to El Paso ramp	24795	28777	19312	23752
	I-25 Bridge	23395	23094	21252	12419
MAIN ST	Valley to University	12362	9538	9130	9076
VALLEY DR	Main to University	9042	10131	7362	10300
EL PASEO RD	University to Boutz	16541	14675	13657	15785
UNION AVE	College to University	17932	20083	20685	17962
ESPINA ST	Farney to University	9130	6392	9438	7971
ESPINA ST	University to College	12196	9845	13372	11720
SOLANO DR	Wyoming to University	12382	7572	5643	5852
LOCUST ST	Wyoming to University	10581	12382	10755	8607
TRIVIZ DR	Wyoming to University	8375	6649	7574	8419
	TOTAL	259838	245994	223944	229875
	Average	16240	15375	13997	14367
SAMPLE					
UNIVERSITY AVE	TOTAL	151297	148727	126328	134183
	Average	21614	21247	18047	19169

Key: Shaded area indicates data unavailable. For comparison purposes, an average of other data points was used.

Table 5: University Avenue Traffic Counts from prior to 1994 to 2007

(c) Traffic Speeds

Speed limits on University Avenue and the intersecting principal and minor arterials are 35mph with the exception of Valley Drive where the speed limit is 40mph. Local roadways are typically 25mph.

(d) Crashes and Pedestrian Conflicts

Crashes.

Between 2003 and 2006 there were a total of 477 accidents along University Avenue between Valley Drive and Triviz Road. Crash rates were also figured for the Thoroughfare intersections along the corridor within the proposed overlay boundaries. Within the five tiers of crash rates (1 being lowest and 5 being highest crash rate), five out of six Thoroughfare intersections are fourth tier. This is shown in Figure 5. According to the MPO, the location of the accidents could indicate design problems in addition to inattentive driver behavior. The MPO considers University Avenue a "hot spot" or area of clustered

crash incidents for automobile, bicycle, and pedestrian involved crashes. They recommend further investigation, particularly for improving pedestrian and bicyclist safety.

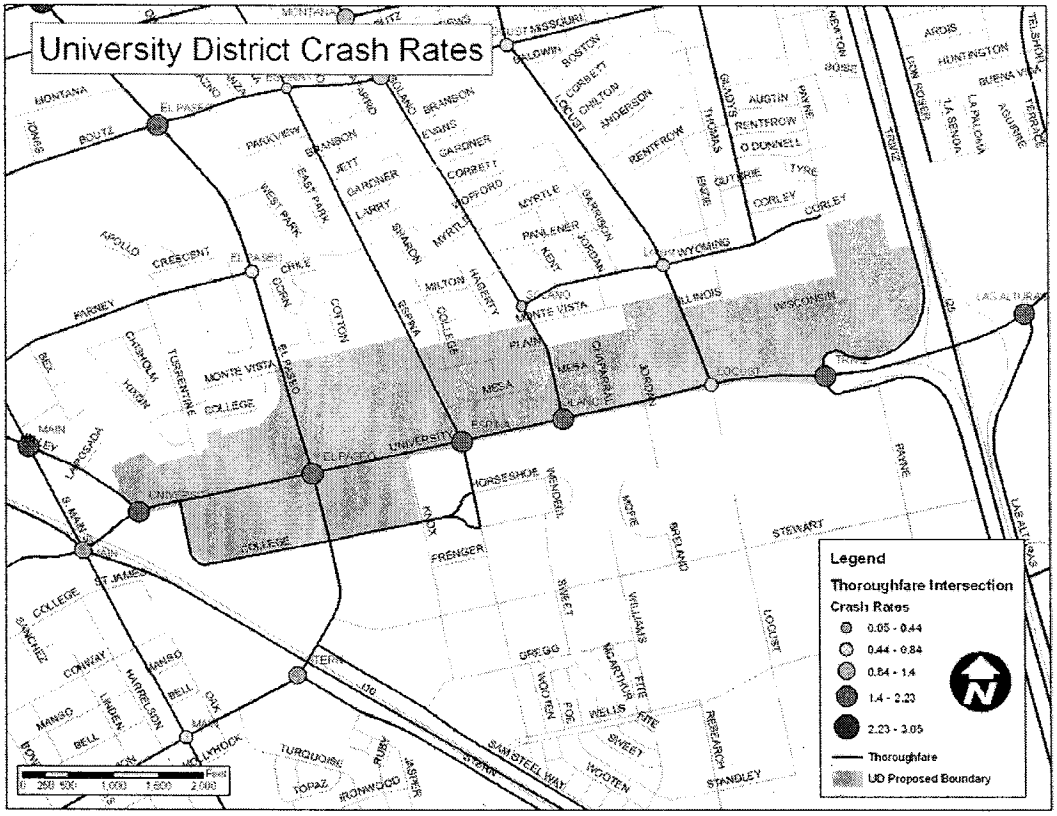


Figure 5: University District Crash Rates

From 2003 to 2006 crashes occurred at ten of the twelve intersections along University Avenue between Valley Drive and Triviz Road (See Tables 5 and 6). A high number of crashes, 18-25 occurred at four of those intersections: Triviz Road, Locust Street, Espina Street and El Paseo Road. Although 94% of the crashes involved motor vehicles, 3% involved motorcyclists, 2% involved pedestrians and 1% involved bicyclists, making University Avenue one of the most dangerous areas for pedestrians and cyclists in the city.

Table 6: **Vehicular Crashes on University Avenue, 2003-2006**

Intersecting Street	Highest 26-47	High 18-25	Medium 12-17	Low 6-11	Lowest 1-5
Triviz Road		x			
Locust Street		x			
Jordan Street			x		
Chaparral Street					x
Solano Drive			x		
Hagarty Road				x	

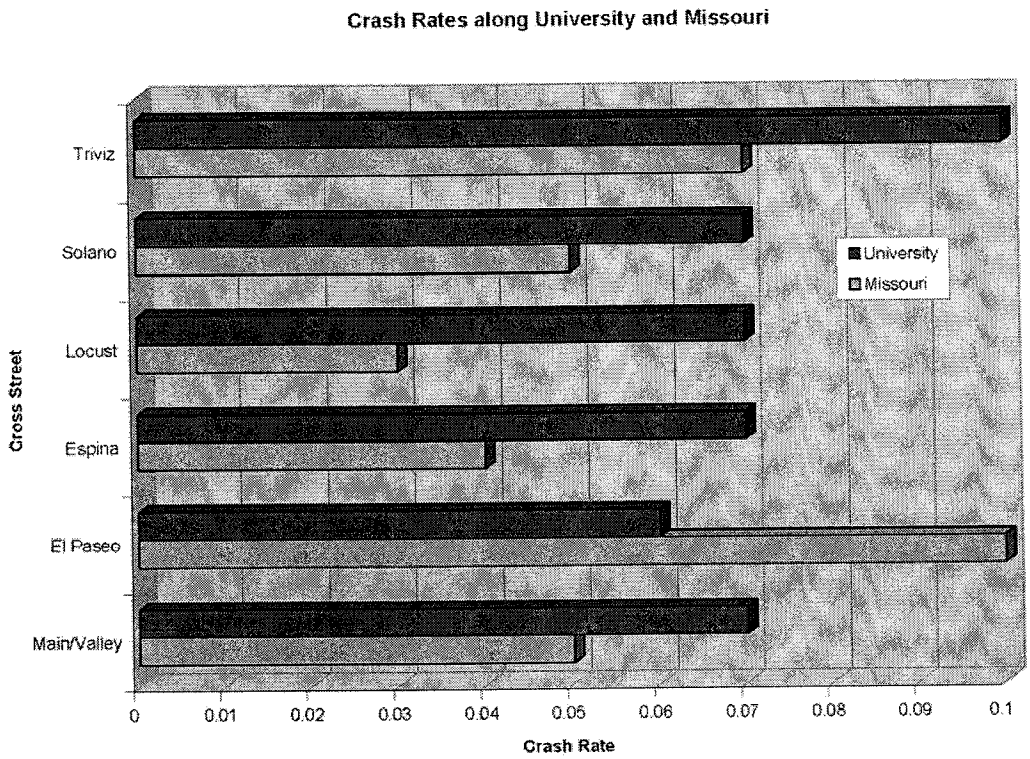
Espina Street		x			
Knox Street					x
El Paseo Road		x			
Turrentine Drive					
College Avenue					
Valley Drive				x	

Table 7: **Crash Statistics 2003-2006 on University Avenue between Valley Drive and Triviz Road**

	Total 2003	Total 2004	Total 2005	Total 2006	Average
TOTAL	120	119	98	140	119
Bicycle Involved	0	0	3	1	1
Pedestrian Involved	4	1	0	1	2
Auto Only	112	111	94	131	112
Motorcycle Involved	1	4	1	6	3
Truck Involved	3	3	0	1	2
Fatalities	0	0	0	0	0

Source: *crash data as reported to the University of New Mexico Division Government Research, UNM DGR http://www.unm.edu/~dgrint/dgr.html. Data is compiled and processed through police departments and reported through the NMDOT Traffic Safety Bureau (TSB), and then UNM DGR compiles them into a spatial database.*

With only one exception, crash rates at intersections along University Avenue are higher than any other intersection in Las Cruces. Crash rates at the intersection of Missouri Avenue, which is the nearest east/west principal arterial, and El Paseo Road are comparable to the crash rate at University Avenue and Triviz Road.



Pedestrian Conflicts

University Avenue is the top destination for pedestrians and bicyclists in Las Cruces, especially during the school year when, in 2007 there were over 22,000 students, staff and faculty on the main campus. Concerns for pedestrian safety lead the MPO and Department of Sociology to study pedestrian crossings along University Avenue with attention to the frequency of conflicts with motor vehicles.

For this study, a conflict was defined as any incident that altered the speed or direction of travel of either the pedestrian or the vehicle. For instance, a conflict would occur if the pedestrian was trying to cross the street on the "Go" and a vehicle either continued turning, narrowly missing the pedestrian or if the pedestrian had to stop walking to let the vehicle make the illegal (or hasty) turn. Conflicts came in many forms, but turns and narrow misses were the most frequent.

Overall, 5% of all crossings involved conflicts with vehicles. The top three locations for conflicts at intersections on University Avenue were Jordan Street northbound, Chaparral Street and Locust Street southbound. There were no conflicts noted at Solano Drive or Hagarty Road. Of the 3,030 crossings, there were 137 conflicts.

(e) Functional Classification

Functional Classification groups the thoroughfare network of roadways into classes or systems, according to the federal guidelines that characterize the nature of the service they provide. This system serves policy makers, planners, engineers and citizens to communicate the existing conditions and future needs of the transportation system. Classifying streets in

terms of design and operational characteristics of the movement of vehicles also provides a general notion of the type of traffic each street is intended to serve.

Distinguishing the function of a roadway requires consideration of its access and mobility. Arterials provide the most mobility and least access when compared with collectors and locals. The functional classifications explained in this section include local examples within the University District plan area boundaries.

Federal Functional Classification System Guidelines for Thoroughfare Network

Principal Arterial Characteristics

- All limited access freeways and expressways (may be designated as Rural Principal Arterial)
- Highest level of mobility for automobiles
- Usually highest speed
- Usually longest trips
- Usually highest traffic volume
- Complete network without stubs except in certain cases (ports, topography)
- Controlled access, but not restricted to these
- Serves most trips entering/leaving the urban area
- Provides connections to major suburban centers and major traffic generators
- Higher percentage of commercial vehicles
- Related to greater trip-end density characteristics and cross town traffic
- No firm spacing, however 1 mile with urban center and up to 5 miles in urban fringe

Rural Classification Specific

- Provides access to major traffic generators not served by Interstate
- Continuity for rural arterials that intercept boundaries
- Roads connecting urbanized areas to each other
- Provides interstate and inter-county service
- Serves all urban areas larger than 10,000 people
- Connect borders and ports

Minor Arterial Characteristics

- Trips of moderate length
- Trips of moderate speed
- Lower level of mobility than principal arterials
- Augments principal arterial system
- Connect with principal arterials and rural collector routes
- More land access emphasis
- Local bus routes
- Intra-community continuity
- Not to penetrate identified neighborhoods
- Half mile spacing in CBD - 2-3 mile in suburban fringe - Not more than 1 mile

Rural Classification Specific

- Provide inter-county access
- Penetrates or comes within 2 miles of urban boundary
- May connect to urban principal arterial system

Collector Characteristics

- Lower degree of mobility than arterials
- Designed for shorter distances
- Designed for lower speeds
- Typically two to three lane roads
- Collect and distribute traffic from the arterial system to local network
- Provide land access
- Provide traffic circulation with residential, commercial, and industrial
- May penetrate neighborhoods
- In CBD, like development and density may include the street grid

Rural Classification Specific

- Major and Minor Collectors are designated for rural areas
- Major Collectors provide service to county seat, serves larger towns, consolidated schools, employment centers, regional parks, and important industrial or agricultural centers that generate significant traffic
- Minor Collectors collect traffic from local roads and are spaced at intervals consistent with population density

Local Roads

- All public road mileage below the collector system is considered local
- Main function to provide access to and from residences; may also serve some scattered business and industries

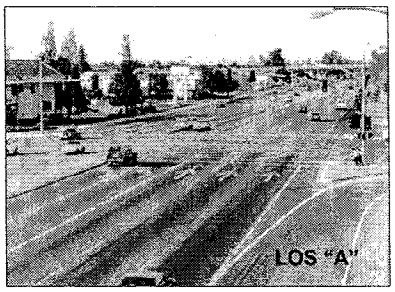
(f) Level-of-Service

The Level of Service (LOS) of an intersection is a qualitative measure of capacity and operating conditions and is directly related to vehicle delay. LOS is given a letter designation from A to F, with LOS A representing very short delays and LOS F representing very long delays. LOS D is considered the limit of acceptable operation in an urban environment.

According to the MPO Transportation Plan, LOS C is considered the acceptable standard for the City. However, the MPO supports LOS D in certain urban areas, especially when there are increased modes of transportation available. In fact, LOS D is recommended in certain urban environments.

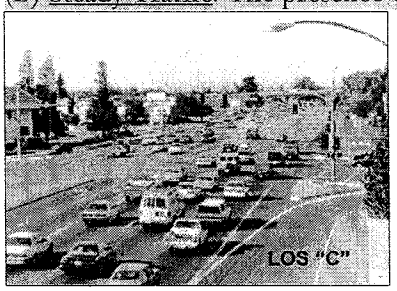
According to the City's Traffic Engineer, the LOS for signalized intersections on University Avenue in 2008 was:

Valley Drive	C
El Paseo Road	C
Espina Street	C
Solano Drive	B
Jordan Street	B
Locust Street	A
Triviz Road	C



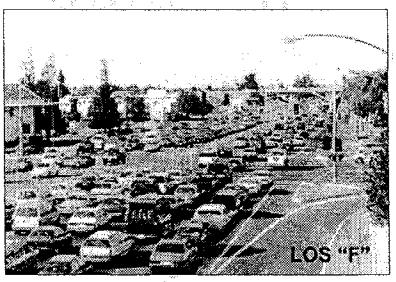
SIDEBAR: **Levels of Service**:
(A) Free Flow Traffic. Individual users are practically unaffected by the presence of other vehicles on a road section. The choice of speed and the maneuverability are free. The level of comfort is excellent, as the driver needs minimal attention.

(B) Steady Traffic. The presence of other vehicles on the section begins to affect the behavior of individual drivers. The choice of the speed is free, but the maneuverability has somewhat decreased. The comfort is excellent, as the driver simply needs to keep an eye on nearby vehicles.



(C) Steady Traffic but Limited. The presence of other vehicles affects drivers. The choice of the speed is affected and maneuvering requires vigilance. The level of comfort decreases quickly at this level, because the driver has a growing impression of being caught between other vehicles.

(D) Steady Traffic at High Density. The speed and the maneuverability are severely reduced. Low level of comfort for the driver, as he must constantly avoid collisions with other vehicles. A slight increase of the traffic risks causing some operational problems and saturating the network.



(E) Traffic at Saturation. Low but uniform speed. Maneuverability is possible only under constraint for another vehicle. The user is frustrated.

(F) Congestion. Unstable speed with the formation of waiting lines at several points. Cycles of stop and departure with no apparent logic because created by the behavior of drivers. High level of vigilance is required for the user with practically no comfort.
Source: Hofstra University, the Department of Global Studies & Geography

(g) Other Transportation Studies

Transport 2040, the MPO's comprehensive metropolitan transportation plan, is currently underway and is expected to be completed by June 2010. It contains a set of plans for Major Thoroughfares, Bus Transportation, In-Road Bicycle Facilities, Pedestrian Facilities, a Trail System and Bypass Priorities. University Avenue is frequently mentioned. Specifically, pedestrian improvements in the University Area are listed in the Pedestrian Element of the

Long Range Transportation Plan. El Paseo Road from Hoagland to University and Espina from Lohman to University are among North/South links to be improved, and University from Triviz to Valley among the East/West links recommended. The list was derived from the Pedestrian Priority Analysis, the Pedestrian Crash Analysis, and public comment.

(h) Parking

Parking occurs in parking lots on both sides of University Avenue. The lots relate to commercial establishments, residential units and the campus. Most businesses have adequate off-street parking available.

(i) Transit

Transit movement long the corridor accounts for less than 10% of the traffic activity. Stops are shown as squares/dots on Figure 7. Transit stops that are sheltered are indicated in red/green/blue and account for ___% of the total.

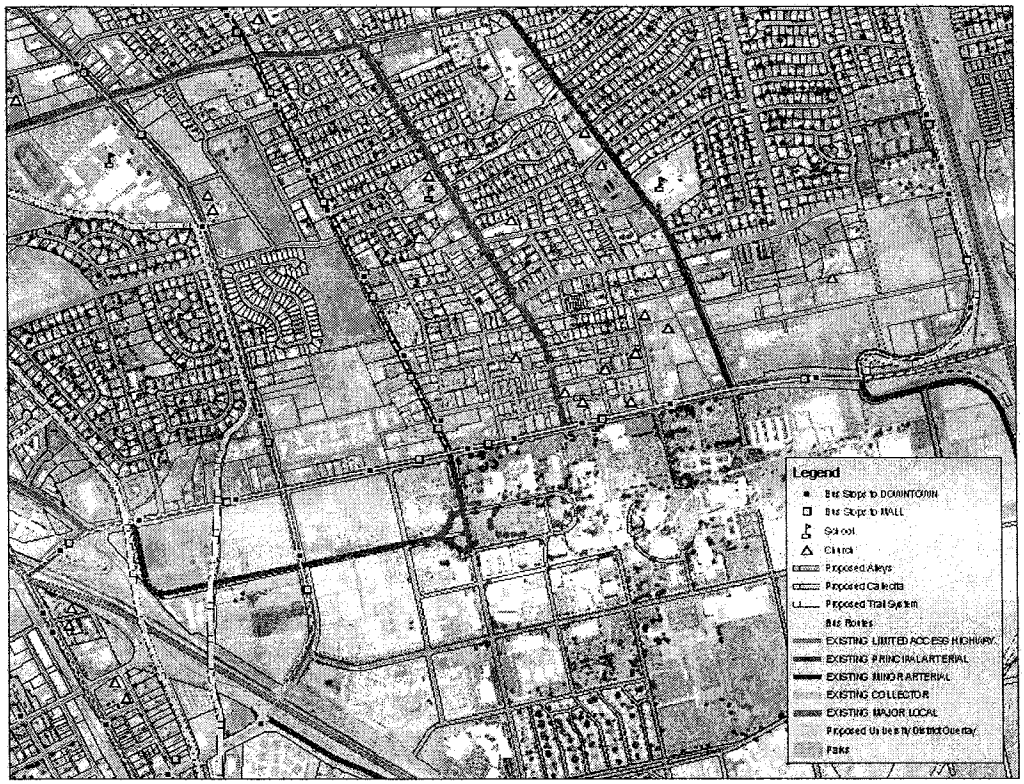


Figure 7: Pedestrian facilities including bus stops, alleys, callecitas, trails

(j) Other Street Elements (Sidewalks, On-Street Parking, Bike Lane)

An inventory and conditions assessment of sidewalks within the district is needed. NMSU built a paved two-way 10 ft. wide multi-use path on the south side of University Avenue between College Avenue and Jordan Street. In 2008 the MPO created a Bicycling Suitability Map which rates a system of regional bicycling facilities. The rating system assigns values to factors such as traffic count, vehicular speed, functional classification, and bicycle facilities. There are five bicycling suitability classes: *Not Rated*, *Least Suitable* (0-2), *Somewhat Suitable* (3-4), *More Suitable* (5-6) and *Most Suitable* (7-10). Of the bicycle facilities present in the University District, most are considered Somewhat Suitable. Of note, two facilities are considered to be Least Suitable: Main to University to Espina and El Paseo thru University to Main under I-10. The Most Suitable facilities are on campus.

Table 8: **Bicycling Facilities near University Avenue**

Location	Suitability				
	Not Rated	Least	Somewhat	More	Most
Main to University to Espina		x			
University btwn Espina & Telshor			x		
University btwn Main & Main under I-10			x		
University to Jordan (south multi-use path)	x				
(NMSU) College btwn University & Espina				x	
(NMSU) Stewart btwn El Paseo & Espina					x
(NMSU) Stewart btwn Espina & Triviz			x		
(NMSU) Wells btwn Sam Steele & Triviz					x
(NMSU) Sam Steel			x		
El Paseo thru University to Main under I-10		x			
Espina thru University to Wells			x		
Solano to University			x		
Locust to University				x	
Triviz to University				x	

vi) Census and Demographics (Social Elements)

(a) Population

Census data is organized for geographic areas that range in size from the smallest: Blocks, Block Groups and Census Tracts to the nation as a whole. 2000 Census data for the University Avenue Corridor is available for Blocks that are within a portion of the Block Groups that comprise Census Tracts 8 and 9. Since the boundaries of Blocks and Block Groups within Census Tracts 8 and 9 were redefined for the 2000 Census, comparisons, at those levels, with the 1990 Census are not valid. A modest adjustment to the boundaries of Census Tract 9 was made between 1990 and 2000 but since the Census Tract area is significantly larger than the UAC district, the data are only relevant within the context of the broad statistics reported in the 1992 UAC Plan.

Table 9: **Population**

Year	Total City Population	% Change	Tract 8*	% Change	Tract 9*	% Change	Total Tracts 8+9	UAC Blocks**
1970	37,857		2,615		4,190		6,805	
1980	45,086	19%	2,777	6%	4,584	9%	7,361	
1987	54,555	21%	3,086	11%	5,096	11%	8,182	
1990	62,126	14%	3,391	10%	5,349	5%	8,740	
2000	74,267	20%	3,556	5%	6,514	22%	10,070	2,132

**Boundaries for Census Tracts were modified between 1990 and 2000.*
***Block level census data is unavailable for 1990 census and is closer to describing the UAC district. The UAC district is reported in 14 complete and 5 partial block level datasets.*

(b) Housing

The 1992 Plan reported the total number of housing units within each Census Tract and the rate of change from 1970-1987. Table __: *Housing Units*, updates the Plan's broad demographics with the number of housing units for 1990 and 2000.

Table 10: **Number of Housing Units by Census Tracts, 1970-2000**

Year	Total City Housing Units	% Change	Tract 8*	% Change	Tract 9*	% Change	UAC Blocks**
1970	11,477		727		1,514		
1980	17,714	54%	1,062	46%	2,216	46%	
1987	23,229	31	1,282	21	2,551	15	
1990	25,676	11	1,446	13	2,652	4	
2000	31,682	23	1,592	10	2,932	11	775

2000 Census Block data most closely resembles the University Avenue district and is available for housing and ownership characteristics, as shown in Table ___. There were 775 housing units, 710 or 92% of which were occupied at the time of the census. 100 or 14% of the houses were owner-occupied. The reported average household size was 2.

Table 11: **Housing & Ownership by Census Blocks, 2000**

Location	Total Hsg Units	Occup'd	Owner Occupied	Renter Occupied	Population in Household	Families	Avg Household Size
Tract 8, BG 4, Block 4002	0	--	--	--	--	--	--
Tract 9, BG 4,							
• Block4004	60	55	17	38	116	22	2.11
• Block 4005	3	3	2	1	4	1	1.33
• Block 4006	39	38	25	13	78	19	2.05
• Block 4011	1	1		1	2	1	2.00
Tract 9, BG 5							
• Blocks 5000	22	22	2	20	55	12	2.50
• 5001	50	44	2	42	82	13	1.86
• 5002	4	2	1	1	6	1	3.00
• 5003	263	241	15	226	409	43	1.70
• 5006	110	102	2	100	158	19	1.55
• 5007	30	28	6	22	52	8	1.86
• 5008	35	30	2	28	63	9	2.10
• 5009	7	6	1	5	9	3	1.50
Tract 9, BG 6							
• Blocks 6009	46	43	0	43	162	5	3.77

• 6010	32	32	15	17	80	19	2.50
• 6011	20	17	6	11	29	5	1.71
• 6012	14	12	4	8	24	4	2.00
• 6013	25	24	0	24	29	3	1.21
• 6014	14	10	0	10	17	1	1.70
TOTAL	775	710	100	610	1375	188	1.94

Findings for 2000 include:
8% vacancy rate (775-710=65/775=8%).
86% of the houses were occupied by renters (610/710=8.59%)
1.94 average household size

(c) General Characteristics & Employment

Census Tract level data compares general characteristics and employment of 1990 to 2000. Of note, there was a significant increase in the preprimary school population size. In addition, there are more commuters using public transportation and, to a lesser extent, more people who worked at home or walked to work.

Table 12: **General Characteristics and Employment by Census Tract**

Data	**TRACT 8**		**% Change**	**TRACT 9**		**% Change**
	1990	**2000**		**1990**	**2000**	
School Enrollment (persons 3 YO +)	1,397	1,670	20	2,795	3,306	18
• Preprimary school	14	57	307	19	184	868
• Elementary or high school	547	456	-17	643	607	-6
• College	836	1,157	38	2,133	2,515	18
Labor Force (16YO +)	2,622	2,884	10	4518	5420	20
• In labor force	1,692	1,952	15	2831	3503	24
Commuting to Work (workers 16 YO+)	1558	1771	14	2605	2943	13

• Drove alone	1172	1446	23	1861	1832	-2
• In carpools	286	191	-33	292	448	53
• Using public transportation	13	0	-100	22	71	222
• Using other means	44	44	0	89	100	12
• Walked or worked at home	43	90	109	341	492	44
Families	816	771	6	1069	1078	1
Households	1335	1509	13	2487	2689	8
Housing Units	1446	1592	10	2652	2932	11
Tenure: owner occupied	544	540	-1	684	697	2
Tenure: renter occupied	791	969	23	1803	1992	10

(d) NMSU Main Campus Faculty, Staff and Student Enrollment

NMSU has grown over the eighteen years for which we have data. The number of faculty and staff increased by nearly 55% from 1990 to 2008 while student enrollment increased by 16%.

Table 13: **NMSU Faculty, Staff & Main Campus Enrollment History**

Faculty and Staff			Main Enrollment	
Fall	Headcount		Fall	Headcount
1990	3157		1990	14809
2000	3819		2000	14958
2005	4457		2005	16072
2006	4476		2006	16415
2007	5853		2007	16726
2008	4889		2008	17200

Data for the three types of housing available on campus from Fall 2004 to Fall 2008 show a modest increase in the number of residents occupying single student apartments and student family housing, and a decrease in students occupying residence halls and Greek facilities. NMSU is engaged in a Long-Term Housing Master Plan to guide future housing developments on campus.

Table 14: **NMSU On-Campus Housing 2004-2008**

Housing	Fall 2008	Fall 2007	Fall 2006	Fall 2005	Fall 2004
Residence Hall, Greek Facilities	2,229	2,229	2,229	2,268	2,806
Single Student Apts	835	835	504	626	752
Student Family Housing	561	561	547	524	524

Source: NMSU Auxiliary Services

vii) <u>Anticipated Changes: New Development and Capital Improvements</u>

(a) <u>Transportation: Road Improvement Projects Planned</u>

1. *I-25/I-10 Interchange Reconstruction.* $12.5 million Federal funds. Construction to begin in 2009.
2. *University Overpass at Triviz Drive & University Avenue:* To alleviate traffic congestion at the intersection of Triviz Drive and University Avenue, the NMDOT proposes to build an underpass where Triviz would travel beneath University. This $4 million request is on the City's Infrastructure Capital Improvement Project (ICIP) list for design in FY 2012 and construction completion by FY 2014. If the City receives less than the requested amount of funding, then improvements to the existing intersection will be made (according to Louis Grijalva, 8/08). City budget projections include a line item for this intersection to be funded by Flood; Sales Tax & NMDOT in the following increments: $35,000 (2012); $316,000 (2013); $3.5 million (2014, ICIP Projects) and $750,000 (2014, ICIP Flood Control).
3. *Redesign and reconstruction of University Avenue.* Designated as a pedestrian-oriented area, the project is projected to cost $9 million. Construction likely to be in phases with funding from a source yet to be determined. In December 2008 the University sponsored a Transportation Improvement Project (TIP) application to the MPO for this project.
4. *Arrowhead Interchange.* Funding for design and construction of a new interchange at I-10 and the Arrowhead Research Park at New Mexico State University. Projected to cost $20 million from a source yet to be determined. In December 2008 the University sponsored a TIP application to the MPO for this project.

(b) <u>Land Use</u>

In 2009 several institutional projects are funded and underway within the University District:

1. *City Projects:* <u>Las Cruces Center</u>. Located at the corner of University and Union Avenues, the convention center and exhibition hall broke ground in June 2009; construction is expected to be complete by the end of 2010. This will be a 55,000 square foot center with meeting space, exhibition hall, ballroom, break-out rooms and outdoor space.

2. *NMSU Projects.* Arts Complex, Jordan Street Gateway Project, and the Pete V. Domenici Institute for Public Policy. Funding is set for Phase I design and construction of the Arts Complex on the corner of Espina Street and University Avenue. It is an educational facility that faces University Avenue and will house facilities for all the arts, performances and a 500 seat theater. The Jordan Street Gateway Project will be the primary entrance to NMSU and is envisioned as a complex of buildings along University Avenue east and west of Jordan Street. Phase One is the new campus bookstore, a two-story Barnes and Noble facility on the southwest corner of Jordan Street and University Avenue. Planning for the Pete V. Domenici Institute for Public Policy has begun; it is slated to be close to University Avenue and Solano Drive.
3. In addition, *Las Cruces Public Schools* is planning to build a new high school east of the district. It will be located on a parcel that is east of the Farm and Ranch Museum and north of Dripping Springs Road. A traffic impact study for the high school was conducted but University Avenue from I-15 west through the University District was not analyzed. Traffic to the new high school is expected to impact Telshor and Sonoma Ranch Boulevards.
4. There are a number of *private commercial projects* contemplated, but unconfirmed, for the University District.

PUBLIC COMMENTS RECEIVED

Round One (November 2008)
Round Two (April 2009)
Round Three, Staff Reviews Plan (October 2009)
Staff Reviews Overlay (December 2009)
Public Comments (January 2010)

DRAFT

Sec. 38-44. UD - University District Overlay

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A. INTENT AND PURPOSE. The University District Overlay intends to allow greater flexibility to developers and land owners while encouraging the development of a vibrant, mixed-use University District. The purpose of this document is to implement transportation, land use and urban design policies as established in the University District Plan. Specifically, the purpose of this overlay is to stipulate provisions which will:

1. Promote a pedestrian-oriented urban form in the University District. The focus on form promotes buildings that conform to tested urban design principles, and that adapt to changing conditions over time.
2. Establish an area with a rich mix of uses: commercial, cultural resources, residential and transportation choices.
3. Maximize connectivity and access in a multimodal circulation network in which residents, workers, and visitors may conveniently walk, drive, bike, or ride public transportation to destinations within and outside of the district.
4. Support existing University District businesses;
5. Promote sustainable development that minimizes negative impacts on natural resources. A walkable, mixed-use, higher density University District supports sustainable development by providing an alternative to low-density development in peripheral areas. University District's buildings, transportation systems and public spaces should be designed to minimize negative impacts on air and water quality and promote innovation in environmental design.
6. Create a seamless destination where the City of Las Cruces and New Mexico State University meet.

B. APPLICABILITY.

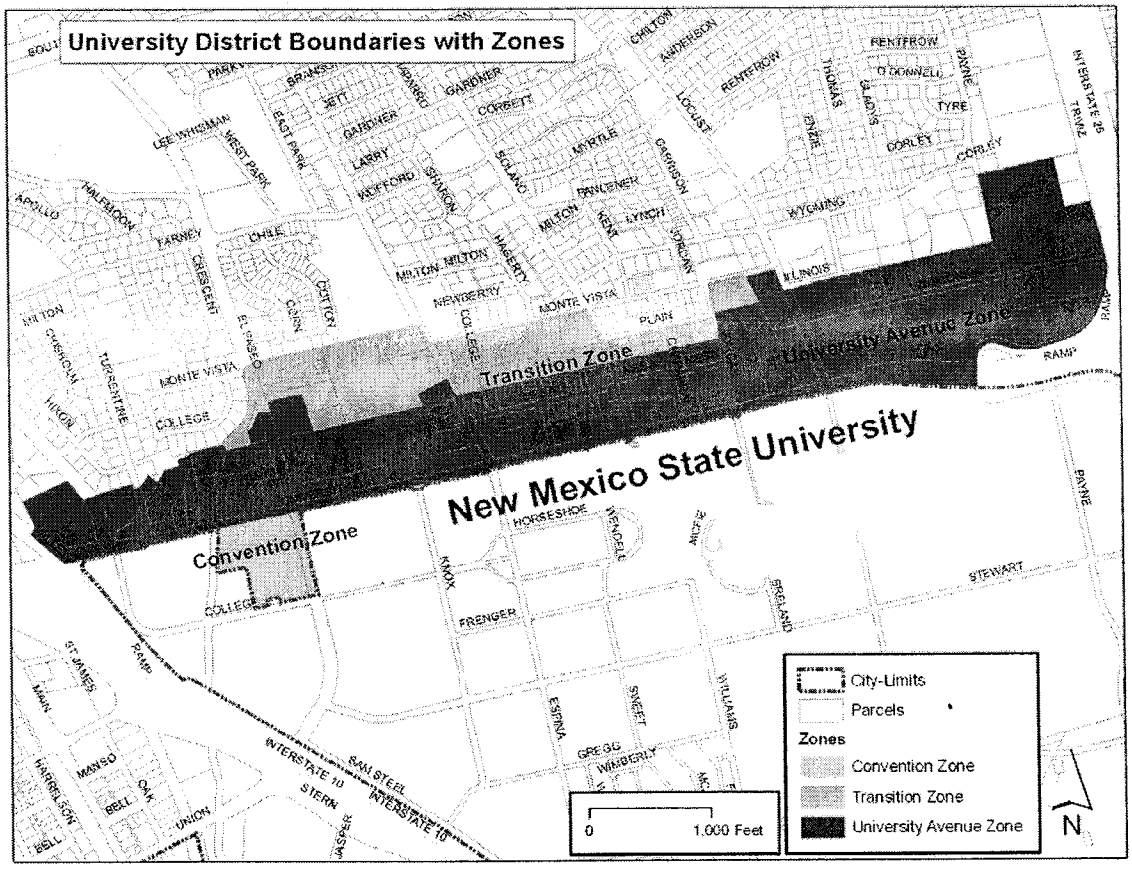
1. Introduction. This Overlay applies to all properties that have been rezoned within the University District Overlay Zone. It shall be used to regulate the design of new streets, new buildings, and new public spaces.
2. Terms. The provisions of this Overlay are activated by "shall" when required; "should" when recommended; and "may" when optional. Technical terms used throughout this Code may be defined in Section F) Definitions. Those terms not defined in Article 6 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and the provisions herein stated, the Community Development Director shall have the authority pursuant to Section 38-4-B to determine which will be imposed.

C. DIAGRAMS AND ILLUSTRATIONS.

Diagrams and Illustrations are an integral part of this Overlay and are used to help explain standards and guidelines. The diagrams and illustrations are for illustrative purposes only. When in conflict, written text shall take precedence over diagrams and illustrations.

D. DELINEATION OF OVERLAY DISTRICT.

1. The University District Overlay applies to all properties within the boundaries noted on the



associated map. Please refer to Figure 1.

Figure 1: University District Overlay

2. Within the boundary of this Overlay, three (3) distinct Zones shall be established: University Avenue Zone (UD-UAZ), Transition Zone (UD-TZ), and Convention Zone (UD-CZ). The locations of these Zones are on the associated map.

E. THE VISION FOR THE ZONES.

1. University Avenue Zone (UD-UAZ): The UD-UAZ is assigned to land appropriate for an urban neighborhood center with a mix of building types and uses. These lands are generally occupied by attached residential houses, apartment buildings, and commercial or mixed-use buildings. Civic and religious use buildings may also be present. Lands may also be used for playgrounds, squares, and plazas. Two-to-five story buildings are encouraged. Block sizes are limited to create a walkable and well connected network of streets. Streets are designed to encourage pedestrian activity by generally including on-street parking, curbs and gutters, parkways with street trees, and wide sidewalks. University Avenue shall be the primary frontage for properties on University Avenue.
2. Transition Zone (UD-TZ): The UD-TZ is assigned to land appropriate for neighborhoods with a mix of building types and uses. These lands are generally occupied by detached and attached residential houses, small apartment buildings, and small commercial or mixed-use buildings. Civic and religious use buildings may also be present. Lands may also be used for playgrounds, passive and active neighborhood parks and squares. The buildings may be one-to-three stories high with shallow front setbacks and small or no side and rear yards. Block sizes are limited to create a walkable and well-connected network of streets. Streets are designed to encourage pedestrian activity by generally including on-street parking, curbs and gutters, parkways with street trees, and wide sidewalks.
3. Convention Zone (UD-CZ): The UD-CZ is assigned to land suitable for development that, by its intrinsic size, function, or configuration, may not conform to the descriptions and standards for one of the other zones. The development types include convention and exhibition hall, hotel, and ancillary uses such as restaurant and specialty retail.

F. DEFINITIONS. Definitions are in addition to those noted in Chapter 38, Section 38-20 of the 2001 LAS CRUCES ZONING CODE, AS AMENDED unless otherwise noted here:

Brew-Pub: A brewpub is a microbrewery which serves food or is combined with a pub. A microbrewery, or craft brewery, is a brewery which produces a limited amount of beer. The maximum amount of beer a brewery may produce and still be classed as a microbrewery in New Mexico is less than or equal to 200,000 barrels a year, according to the New Mexico Alcohol & Gaming Division.

Callecita or lane combines the space for a car with the space for the pedestrian. See also, the *Las Cruces Downtown Revitalization Final Schematic Design and Concept Report*, adopted August 2005.

Dwelling, Above Ground Floor: Dwelling unit(s) located above ground floor office or commercial uses.

Front Façade: A term that is equivalent to "Primary Front" in the Las Cruces Municipal Code. It is the elevation with the main entrance to a building that faces a public street. In the UAZ, the primary or front façade faces University Avenue.

Green Roof: As defined by the U.S. Environmental Protection Agency, green roofs, also known as rooftop gardens, are planted over existing roof structures, and consist of a waterproof, root-safe membrane that is covered by a drainage system, lightweight growing medium, and plants. Green roofs reduce rooftop and building temperatures, filter pollution, lessen pressure on sewer systems, and reduce the heat island effect.

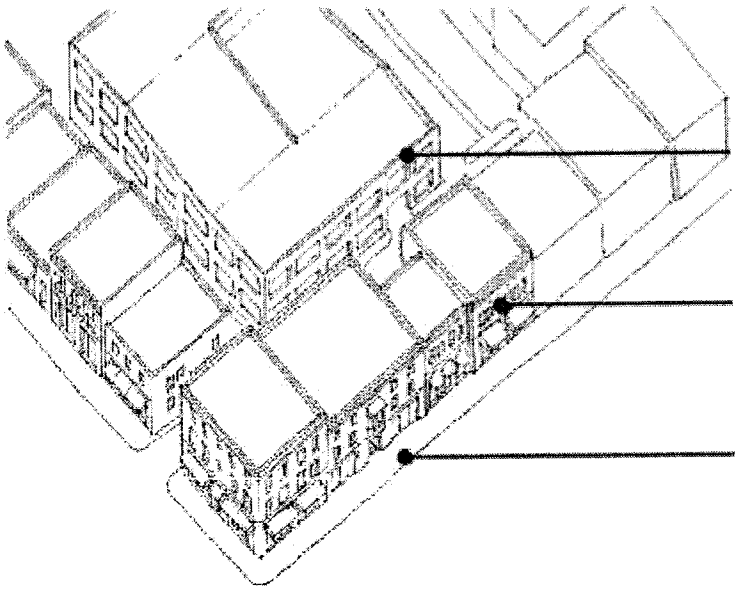
Guest Dwelling: A dwelling to be used for temporary occupancy only and is not to be rented or leased. A guest dwelling shall be no more than fifty percent (50%) of the main dwelling's heated/cooled square footage and shall not contain a kitchen. (See also Chapter 38-53 of the 2001 Las Cruces Zoning Code, as amended.)

Live/Work Unit: A building that may be used flexibly for living and working in the same building. A variety of uses in the buildings is encouraged. Dwelling units may be located above the ground floor, attached to the rear of a Shop Front, or detached and located in the rear or side yard. Work is of a commercial nature subject to business registration requirements and not a home occupation.

Mixed Use: For the purposes of this overlay, the term refers to the practice of allowing more than one type of land use category (For example, Residential, Office or Commercial, etc.) in a single building or set of buildings located on a single parcel.

Outdoor Plaza or Space: A generally open area that may be used for active or passive purposes by one or more businesses and the public visiting the location. An example may include an outdoor seating area for a café or restaurant serving as an extension of one or more business, a landscaped plaza serving as open space for patrons and visitors alike, etc.

Parking Garage with and without Liner Building: A combination of structures for parking and a mix of uses (commercial, residential, office) where parking is designed to be concealed from view and levels of parking are at-grade, above grade, or partially below grade (but not fully underground). A liner building is a specialized building that may be built as part of the parking structure or separate; it is parallel to the street and designed to conceal a parking structure from the street with active ground floor uses such as retail shops or residential stoops. A parking garage may be designed without a liner building provided that it is designed in such a way so as to incorporate active ground floor uses, architectural features and articulated elements to mitigate blank walls and screen parking.



Pedestrian Scale Lighting: Lighting that shall be a maximum of 16 feet in height and shall contribute to the overall character of the surrounding community, site architecture or other site features.

Performing Arts Center: A multi-use performance space that is intended for use by various types of the performing arts, including dance, music and theatre.

Secondary Residence: A dwelling unit that is subordinate in size and location to the main dwelling on a single property, and may be rented or leased as an independent dwelling unit. A secondary residence is different from a guest dwelling or accessory structure in that it is a distinct dwelling unit containing a kitchen. Examples include an apartment or cottage.

Single Use: For the purposes of this overlay, the term refers to either one or multiple component parts of a single land use category such as Residential, Office or Commercial. Multiple office related businesses on a single parcel or tract shall be considered a single use. For the purpose of this Overlay there shall be a limit to a concentration of single land uses in favor of a mix of uses.

G. PERMITTED USES.

1. General Provisions.
   a) Mixed Use Development is permitted throughout the University District. Mixed Use is defined as the practice of allowing more than one type of use, including residential, in a building or set of buildings.
   b) The University District Overlay is not within the Infill Overlay District; however, specific provisions of the Infill Overlay that pertain to the University District Overlay shall include streamline review, subdivision processing and waiver of permit and application fees as applicable. Use of these provisions shall be allowed regardless of a parcel's status (vacant, underutilized, etc.)
   c) There shall be no development or alteration of the lands, uses, or structures within this Overlay except as provided for by this section of the 2001 Las Cruces Zoning Code, as amended from the date of its enactment and other sections of the 2001 Las Cruces Zoning Code, as amended and other codes where applicable. For example, under no circumstances shall development violate the City's Traffic Standards for maintaining Clear Sight Triangle (Chapter 32, Article VI, Section 32-405).
   d) Commercial (retail and service) and office drive-thru windows/drive-up windows are discouraged in the University District. Drive-through uses do not support a pedestrian-oriented environment and are inconsistent with the goals for the University District. Although drive-through facilities are discouraged, the following standards shall apply to facilities approval by the UD-CDRC.
      i. **Windows and stacking lanes** – Drive-through windows and stacking lanes shall not be located within the front yard setback or along facades that face a street. Drive-through windows shall be located to the rear of buildings.
      ii. **Circulation** – The design and location of the facility shall not impede vehicular traffic flow and shall not impede pedestrian movement and safety. Shared driveways and/or driveways located off of non-arterial streets should be used, where possible.
      iii. **Screening** – Architectural elements, landscaping, and/or other screening elements shall be used to minimize the visual impacts of the drive-through facility.
   e) Developments having frontage on University Avenue greater than 400 linear feet shall be

Mixed Use.

f) Land uses that do not appear on this list shall be reviewed by the Community Development Director or designee and a determination will be made as to whether said use is consistent and/or congruous with others listed or whether or not it requires a Special Use Permit by its intended omission.

2. University Avenue Zone (UD-UAZ), Transition Zone (UD-TZ) and Convention Zone (UD-CZ). Please refer to Table 1 for Uses that are Allowed (A), Conditional (C) and Not Permitted (NP). Please refer to Section 38-33 in the 2001 Las Cruces Zoning Code, as amended, for the range of number of auto parking stalls required per land use.

Table 1: Permitted Uses

A = Approved by Right, **C** = Conditions apply to more than one zone unless otherwise noted, **NP** = Not Permitted

AGRICULTURE & EQUESTRIAN USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Veterinary Facility	A	C	NP	Close 10PM	1 BPS/20 employees on maximum shift

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INDUSTRIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Light Manufacturing (*Cabinetry and Woodworking; Cottage Industry Retail or Service, Jewelry, Silverware & Plated Ware; Musical Instrument Fabrication/Manufacture; Printing and Publishing; Signs & Advertising Fabrication/Manufacture*	C	C	NP	NEW: Light manufacturing uses permitted shall be an accessory use to a retail business in the UD. A maximum of 49 percent (same as CBD) of the square footage of the buildings may be used for light manufacturing uses. The use shall meet all requirements for the district including the intent and purpose. CONDITIONS: 1. No activity producing noise, glare or heat observable or measurable outside the building is allowed.2. No emission of objectionable dust, fumes, odors, vapors, gases, smoke or other forms of air pollution shall be permitted. 3. No vibration shall be permitted which is discernible beyond the property lines to the human sense of feeling for three minutes or more duration in any one hour of a day. 4. No outside storage.	1 BPS/20 employees on maximum shift

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INDUSTRIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Communication/Vertical Structures	C	C	C	See Section 38-59 and Section 38-54	
Face Mount (attached to primary use)	C	C	C	See Section 38-59 and Section 38-54	na
Laboratories (Medical/Dental/R & D	NP	NP	NP		
Manufacturing, General	NP	NP	NP		
Ministorage Units	NP	NP	NP		
Parking Lots (Private or Public)	NP	NP	NP		
Parking Garage with Liner Building, Commercial or Public)	A	C	A	CONDITIONS: Not to exceed maximum height (45 feet).	

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INDUSTRIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Storage/Display of Merchandise for Sale (exc. Manufactured buildings, mobile homes & operable cars, trucks, motorcycles & RVs)	NP	NP	NP		
Storage outside of buildings of materials, equipment and supplies not for sale	NP	NP	NP		
Storage, warehousing accessory to Office, Retail, Service or Industry	NP	NP	NP		
Recycling Centers	NP	NP	NP		
Water Purification, Commercial	NP	NP	NP		
Wholesale Trade, any product	NP	NP	NP		

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INSTITUTIONAL RELATED USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Child Care or Preschool (13 or more children)	C	C	NP	See Section 38-52D; Section 38-53; and Section 38-54	1 BPS/7000 GFA
Community Buildings – Uses (includes Community Recreation Facility, etc.)	A	C	C	See Section 38-53 and individual listings in this table (Museum, etc.)	1 BPS/5000 GFA
Convention Center/Exhibition Hall	NP	NP	A		1 BPS/75 Maximum occupancy
Family Child Care Home (5-6 children)	C	C	NP	See Section 38-52D; Section 38-53; and Section 38-54	1 BPS/7000 GFA
Group Child Care Home (7-12 children)	C	C	NP	See Section 38-52D; Section 38-53; and Section 38-54	1 BPS/7000 GFA
Institutional Office (i.e., Convention & Visitors Bureau, etc)	A	A	C	Accessory to Convention Center/Exhibition Hall	1 BPS/8000 GFA

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INSTITUTIONAL RELATED USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Religious Institution w/Columbarium	C	C	NP	See Section 38-53	1 BPS/40 seats in primary assembly
Library/Museum	A	C	A	Building and site design requires pedestrian orientation and compliance with Building and Site Standards in UDOverlay [b) Placement of Primary Building; d) Frontage Elements, Primary Building]	1 BPS/1000 GFA
Performing Arts Center	A	C	A	Close 10 PM	1 BPS/50 Maximum occupancy
School (K-8) Public, Private, Parochial	C	C	NP	See Section 38-53	6 BPS/ classroom
School (9-12) Public, Private, Parochial	C	C	NP	See Section 38-53	4 BPS/ classroom

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INSTITUTIONAL RELATED USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
School, College or University	C	C	C	See Section 38-53	1 BPS/20 Employees + 1 BPS/4 Students
School, Commercial, Trade or Technical	C	C	C	See Section 38-53	1 BPS/20 Employees + 1 BPS/4 Students

Table 1: Permitted Uses

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OFFICE & COMMERCIAL LAND USES	**UD-UAZ**	**UD-TZ**	**UD-CZ**	**CONDITIONS**	**BICYCLE PARKING**
Adult Amusement Establishment	NP	NP	NP		
Adult Bookstore/Video Store	NP	NP	NP		
Art or Photography Studio	A	A	NP		1 BPS/8000 GFA
Auto/Truck/Trailer Rental	NP	NP	C	Auto rental only when accessory use to Hotel, Convention Center, Exhibition Hall. Not to exceed 10 parked cars.	1 BPS/6000 GFA
Cab Stand	NP	NP	NP		
Eating & Drinking Establishments *(Bar, Pub, Tavern (Dancing & No Dancing); Café, Cafeteria, Coffee Shop, Convenience Store; Deli with eating facilities; Restaurant, etc.; Brew-Pub*	A	A	C	New use category that contains both uses in current zoning code and a new one for Brew-Pub. CONDITIONS: Ancillary to primary Hotel use, Convention Center, & Exhibition Hall.	1 BPS/1000 GFA
Equipment (Large) Repair & Service (Non-Vehicular)	NP	NP	NP		
Equipment Rental	C	C	NP	Outside storage prohibited.	1 BPS/20 employees

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OFFICE & COMMERCIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Gas Station with Convenience Store	C	NP	NP	Prohibit mid-block locations and at intersections on University Avenue between Turrentine Drive and Locust Street. Repair facilities prohibited.	1 BPS/2000 GFA
General Commercial & Retail *(Bicycle Sales, Service & Repair; Building Material (no outdoor sales or storage); Carpet/Window Treatments; Clothing Store; ; Department Store; Furniture Store; Garden Supply; Grocery Store; Hardware Store w/out outdoor sales or storage; Specialty Store such as books, music, toys, etc.; Pawn Shop; Plant Nursery; Small Item Repair Shop; Telephone & Communication Center; Upholstery Shop, no outdoor storage; Variety Store; Video Tape/DVD/Rental/Sales; and other typical small-scale Commercial establishments)*	A	A	C	Ancillary to primary Hotel or Convention Center use.	1 BPS/2000 GFA

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OFFICE & COMMERCIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
General Office & Service *(Accounting, Auditing & Bookkeeping; Architectural, Engineering, Planning & Surveying; Bank, Bonding & Financial Institution (No Drive-Thru); Barber/Beauty/Hair Salon & Related Personal Care; Cleaning & Maid Services; Consulting Services; Counseling Services; Credit Reporting & Collection; Desktop Publishing & Graphic Design; Funeral Home; Health Care Clinic (non-hospital); Insurance; Laboratory; Legal Services; Lessons (Art, Dance, Music, etc.); Mailing & Records Management Services; Medical/Dental Office; Motion Picture Production; Pharmacy; Radio/TV Studio/Station; Real Estate; Research Organization, Noncommercial; Tax Preparation; Telemarketing/Mail Order/Call Center; and other similar Business Offices.*	A	C	C	TZ: Close 10PM. CZ: Ancillary to primary Hotel or Convention Center use.	1 BPS/8000 GFA. Medical Office add 1 BPS/2 Doctors
Health Care Clinic (Non-Hospital)	A	C	NP	Close 10PM, location on Collector or higher.	1 BPS/10000 GFA
Hospital	NP	NP	NP		

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OFFICE & COMMERCIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Hotel/Motel	A	NP	A		1 BPS/20 employees on maximum shift. For additional onsite uses (offices, meeting rooms, ...) see req'ts in Section 38-33F.
Kennel/Cattery, Commercial	NP	NP	NP		
Newspaper Distribution	NP	NP	NP		
Petroleum/Propane Sales	C	C	NP	Ancillary to retail use.	na
Private Club or Lodge	A	C	NP	Close 10PM	1 BPS/2000 GFA
Temporary (Non-seasonal)	C	C	C	See section 38-50	1 BPS/2000 GFA

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OFFICE & COMMERCIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Theater, Movie (Commercial)	A	C	NP	Building and site design requires pedestrian orientation and compliance with Building and Site Standards in UDOverlay [b) Placement of Primary Building; d) Frontage Elements of the Primary Building].	1 BPS/60 seats

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OFFICE & COMMERCIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Mobile Home, Auto, Motorcycle & Manufactured Home Sales, Service & Repair (*Auto Body Shop; Auto/Truck Parts Store; Auto/Truck Repair & Service; Auto/Truck Wash/Wax/Detailing; Self-Service/Automated or Full Service; Auto/Truck/Motorcycle Dealers; Truck/Trailer Rental (separated Auto Rental conditioned in CZ as an accessory to hotel use); Automobile, Truck and Camper Sales, Service and Repair); Tire Sales/Repair*	NP	NP	NP		

Table 1: Permitted Uses

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RECREATIONAL USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Arcade/Game Room	A	C	NP	Hours of operation: Close 10PM	1 BPS/1000 sq.ft. GFA
Billiard/Pool hall	A	C	C	TZ: Hours of operation: Close 10PM; CZ: Ancillary to primary hotel use and subject to NMSU lease agreement.	1 BPS/4000 sq.ft. GFA
Golf Course, Miniature	A	C	NP	Hours of operation: Close 10PM	1 BPS/6 tees + 1/1500 sq.ft. GFA
Health/Exercise Club/Gymnasium/Sports Instruction	A	A	C	Ancillary to primary hotel use.	1 BPS/1500 sq.ft. GFA
Park	A	A	NP		per Director
Recreational Court, Tennis, etc., Public/Private	A	A	NP*		1 BPS/5 courts
Swimming Pool, Commercial or Public/Private	C	C	C	UAZ + TZ: if the pool is part of a MU development & meets the conditions of the code for placement, utilities, walls & fences, stormwater retention. CZ: When ancillary to primary hotel use. See Section 38-51, 38-53, 38-33E.	1 BPS/1250 sq.ft. of pool surface

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RECREATIONAL USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Botanical Park	C	C	NP	Building and site design requires pedestrian orientation and compliance with Building and Site Standards in UDOverlay [b)Placement of Primary Building and d) Frontage Elements of Primary Building]	2 BPS/acre

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RESIDENTIAL USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Accessory Dwelling Unit	A	A	NP		na
Apartments (including Condominiums)	C	C	NP	Achieve minimum density: 10 DU/ac in TZ and 15 DU/ac in UAZ	1 BPS/4 DU
Assisted Living or Retirement Facility	C	C	NP	Building and site design requires pedestrian orientation and compliance with Building and Site Standards in UDOverlay (B: Placement of Primary Building; F: Frontage Elements (Primary Building)	1 BPS/20 Employees on maximum shift
Bed and Breakfast	C	C	NP	UAZ: Maximum 15 rooms; TZ: maximum 8 rooms. Consistent with design guidelines in this overlay.	1 BPS/4 rooms *our code does not req bike racks*
Boarding House	A	A	A		1 BPS/4 rooms
Detached Site Built Single Family DU	C	C	NP	Achieve minimum density: 15 DU/ac in UAZ, 10 DU/ac in TZ	na
Duplex (including Condominiums)	C	C	NP	Achieve minimum density: 15 DU/ac in UAZ, 10 DU/ac in TZ	1 BPS/Unit *our code no BPS*

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RESIDENTIAL USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Dwelling, Live-Work	C	C	NP	Dwelling unit is attached to the rear of a shop front or detached and located in the rear or side yard or located above the ground floor and that work is of a commercial nature subject to business registration requirements and not a home occupation.	2 BPS/Unit
Dwelling, Located Above Ground Floor	C	C	NP	Achieve minimum density: 15 DU/ac UAZ and 10 DU/ac TZ.	1 BPS/Unit
Fraternity/Sorority House	A	A	NP		1 BPS/2 Bdrms
Guest Dwelling	C	C	NP	See Section 38.53	1 BPS/Unit
Halfway House	A	A	NP		1 BPS/4 Bdrms
Home for Disabled	A	C	NP	See Section 38-21. Ten or fewer persons served allowed in TZ. More than 10 persons served, allowed in UAZ only.	1 BPS/20 Employees on maximum shift
Manufactured Dwelling Unit	C	C	NP	Achieve minimum density: 15 DU/ac in UAZ, 10 DU/ac in TZ	na

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RESIDENTIAL USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Nursing Home	C	C	NP	Building and site design requires pedestrian orientation and compliance with Building and Site Standards in UDOverlay [b) Placement of Primary Building and d) Frontage Elements of Primary Building].	1 BPS/80 Beds
Patio Home	C	C	NP	Sec. 38-62 Setback Exceptions, Achieve minimum density: 15 DU/ac in UAZ, 10 DO/ac in TZ	1 BPS/Unit our code no BPS
Quadplex (including Condominiums)	C	C	NP	Achieve minimum density: 15 DU/ac in UAZ, 10 DU/ac in TZ	1 BPS/4 DU
Secondary Residences	C	C	NP	Achieve minimum density: 15 DU/ac in UAZ, 10 DU/ac in TZ.	1 BPS/Unit
Townhouse (Attached Single Family DU)	C	C	NP	Achieve minimum density: 15 DU/ac in UAZ, 10 DU/ac in TZ	1 BPS/Unit
Triplex (including Condos)	C	C	NP	Achieve minimum density: 15 DU/ac in UAZ, 10 DU/ac in TZ	1 BPS/Unit
Youth Hostel	A	A	NP		1 BPS/10 Beds

Table 1: Permitted Uses

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RESIDENTIAL RELATED USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	BICYCLE PARKING
Accessory Uses & Structures	C	C	NP	Section 38-51	na
Greenhouse (Non-commercial), Garden Shed, Tool Shed	C	C	NP	Section 38-51 (Accessory Uses and Structures)	na
Home Occupation	C	C	NP	Section 38-52 (Home Occupation Business Registration)	na
Kennel/Cattery (Private Residential)	C	C	NP	In accordance with Chapter 7 of the 2001 Las Cruces Zoning Code, as amended.	na
Storage of recreational vehicles and motor vehicle appurtenances	C	C	NP	See Section 38-58D 6 and Section 38-57C	na

H. PROPERTY ALTERATION, REMODEL OR RENOVATION.

1. Purpose. Property alterations, remodels or renovation standards are established for this District to maintain consistent quality standards for all development and may be for the purpose of adaptive re-use of the structure. For the purposes of this section, exterior remodel, renovation, or alteration shall be defined as: any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders, as well as any change in roof lines, or any enlargement to or diminution of a building or structure, whether horizontally or vertically. Normal maintenance activities as verified by the City's Building Official or Designee are exempt from this provision.

2. Minor Modifications. Changes to a property may be made without requiring compliance with the University District Overlay urban design standards (architecture, landscaping, signage, and utilities). The expansion and/or modification must comply with the urban design standards of the University District Overlay unless through the determination of the Community Development Director or Designee, said compliance would substantially create an undue burden to the property owner or create a condition whereby the expansion and compliance measure, partially applied, would be substantially out of character with the existing development. In no case shall a minor modification/expansion equal or exceed a cumulative total of 15% of the Gross Floor Area, nor shall an expansion or modification equal or exceed a cumulative total of $25,000.00 in valuation. **A proposal equal to or exceeding these values or one that impacts parking and landscaping shall not be considered as a minor addition and/or modification. It shall, therefore, be subject to normal review and consideration afforded development in the overlay and may be subject to non-conforming provisions that follow.** The applicant must provide estimates for the cost of labor as a means of ensuring compliance with the valuation criteria.

   Once permission to proceed has been granted by the Community Development Director or Designee, the applicant may apply for the permit. Work shall not commence until permit approval is granted.

   Should an applicant or aggrieved party not agree with the interpretation by the Planning Director or Designee, the interpretation may be appealed to the University District Citizens Design Review Committee for their recommendation to the Planning and Zoning Commission. All other non-conforming use requirements are subject to Article XII (Non-conforming Use Provisions) of the 2001 Las Cruces Zoning Code, as amended, and the City's Design Standards.

I. NON-CONFORMING USES. Non-conforming uses within the University District Overlay shall be subject to the following provisions.

1. Permitted Uses - Nonconforming.
   a) When nonconforming site/urban design features regarding access from the right-of-way or lighting are involved, these features shall be brought into compliance with current standards when:
      i. The property remains vacant for a period of one (1) continuous year or greater; or
      ii. Any one-time or cumulative increase of 15% or greater to the gross square footage of building area occurs; or

iii. Any interior/exterior remodel, renovation, or alteration occurs to the building in the amount of $25,000.00 or greater; or
iv. A change in use occurs on the property which results in the alteration of the use intensity (For example, low volume retail to high volume retail), use orientation (For example, service to retail), or density (For example, 8 dwelling units to 15 dwelling units) or change in occupancy type from the Building Code perspective.

b) When nonconforming site/urban design features regarding signage, landscaping, walls or parking are involved, these features shall be brought into compliance with current standards when:
   i. The property remains vacant for a period of one (1) continuous year or greater; or
   ii. Any one-time or cumulative increase of 50% or greater to the gross square footage of building area occurs; or
   iii. Any interior/exterior remodel, renovation, or alteration occurs to the building in the amount of $75,000 or greater; or
   iv. A change in use occurs on the property which results in the alteration of the use intensity (For example, low volume retail to high volume retail), use orientation (For example, service to retail), or density (For example, 8 dwelling units to 15 dwelling units) or change in occupancy type from the Building Code perspective.

c) When nonconforming site/urban design features regarding architecture/building elements associated with window fenestrations/glazing requirements are involved, these features shall be brought into compliance with current standards when:
   i. The property remains vacant for a period of one (1) continuous year or greater; or
   ii. Any one-time or cumulative increase greater than 75% or greater to the gross square footage of building area occurs; or
   iii. Any interior/exterior remodel, renovation, or alteration occurs to the building in the amount of $200,000 or greater; or
   iv. A change in use occurs on the property which results in the alteration of the use intensity (For example, low volume retail to high volume retail), use orientation (For example, service to retail), or density (For example, 8 dwelling units to 15 dwelling units) or change in occupancy type from the Building Code perspective.

2. <u>Prohibited uses - nonconforming</u>.
   a) Uses that existed within the overlay prior to plan/ordinance adoption (2010) that are deemed a prohibited use may be allowed to continue to exist and expand or enlarge (either one-time or cumulative increase) provided that:
      i. The property has not remained vacant for a period of one (1) continuous year or greater; or
      ii. A change in use has not occurred on the property which results in the alteration of the use intensity (For example, low volume retail to high volume retail), or use orientation (For example, service to retail.
   b) If the above two criteria are confirmed not to have existed, the use may:
      i. Increase or expand in area (lot or building) not more than 50% in gross square footage of lot or building area; and
      ii. Any noncompliant site/urban design standards existing shall be brought into compliance with overlay standards to the extent possible. Determination of the extent of compliance shall rest with the Community Development Director or

Designee.

J. DEVELOPMENT AND URBAN DESIGN STANDARDS.

1. Building and Site Development Standards for the UD-UAZ: University District, University Avenue Zone

a) UAZ: Block, Lot and Density Standards.		
1	Maximum Block Size (For new subdivisions and/or re-subdivided parcels or tracts)	All new subdivisions shall require the construction of new streets that create blocks with a maximum perimeter of 2,000 linear feet. When a full block cannot be constructed, street stubs-outs to adjacent properties shall be provided to allow for the future connection and completion of the block by subsequent development.
2	Density	Up to 36 units per acre by right and up to 54 units per acre provided that outdoor space is appropriately designed into the project as defined herein and deemed acceptable by the City. Accessory units and Guest Dwellings are excluded from this calculation.
3	Lot Width	No minimum except as needed to meet other requirements in this section.
4	Lot Depth	No minimum except as needed to meet other requirements in this section.
5	Impervious Surfaces	No more than 90% of the site shall consist of impervious surfaces.

b) UAZ: Setbacks - Primary Building.		
1	Front Setback – Arterials	A minimum five foot (5') setback is required. Within the setback, awnings, porches, window shades, bay windows among other architectural features shall be incorporated into façade design. Buildings that require a setback greater than 5' shall use that setback frontage for active or passive open space as defined herein.
2	Front Setback – Non Arterials	A minimum five foot (5') setback is required. No specific architectural features are necessary in the façade design.
3	Secondary Front Setback	Five foot (5') minimum
4	Side Setback	Ten foot (10') minimum
5	Rear Setback	Ten foot (10') minimum

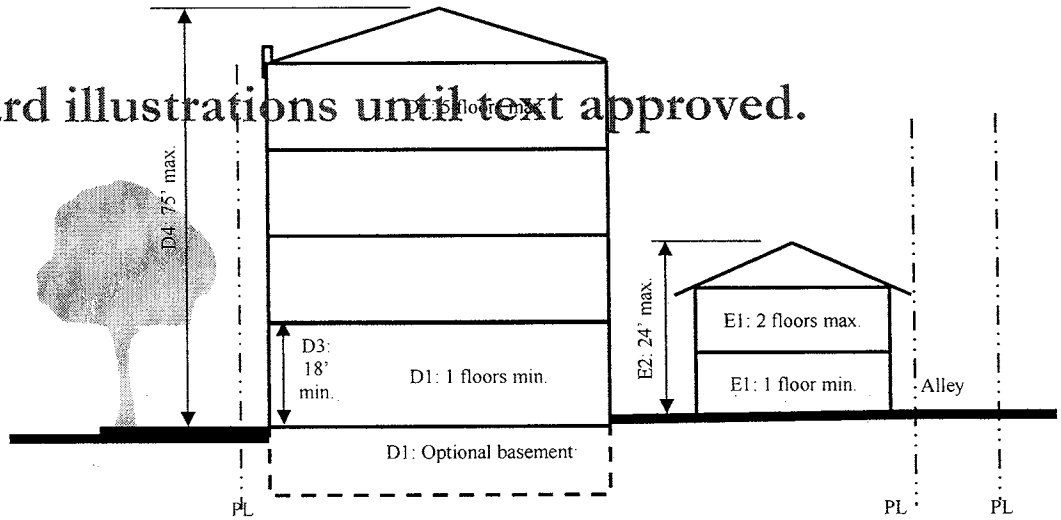
c) UAZ: Building Design (Primary Building).		
1	Number of Floors	3 floors maximum if single use plus an optional basement by right. BONUS: Up to four (4) floors maximum with **either** open space as defined herein or mixed land use considerations incorporated into the development. Up to 5 floors maximum with open space **and** mixed land use considerations incorporated into the development.
2	Architectural Definition	Buildings over two stories shall have a well-defined base, middle and top such that architectural details articulate the different uses at lower building levels.
3	Ground Floor Elevation	The elevation of the ground floor may be elevated a maximum of 5' above the average grade of the site along the front facade of the building. If it can be demonstrated that elevation above 5' is necessary due to floodplain or similar site issues, consideration of said elevation may be considered. If the ground floor is designed to accommodate non-residential uses, the elevation of the ground floor should be placed near the elevation of the sidewalk to minimize the need for stairs and ADA ramps.
4	Ground Floor Height	If the ground floor is designed to accommodate non-residential space, the height of the ceiling (as measured from floor plate to floor plate) shall be at least 12 feet for buildings less than 3 floors and at least 16 feet for buildings with 3 or more floors.
5	Maximum Height	75' maximum as measured from the average grade of the site along the front facade of the building. For buildings greater than 30' or 2 stories, the upper stories shall be stepped back from the line of the front façade to provide areas for outdoor terraces, rooftop patios, etc.
6	Maximum GFA per single use	A single use shall not exceed 15,000 square feet of GFA per building.

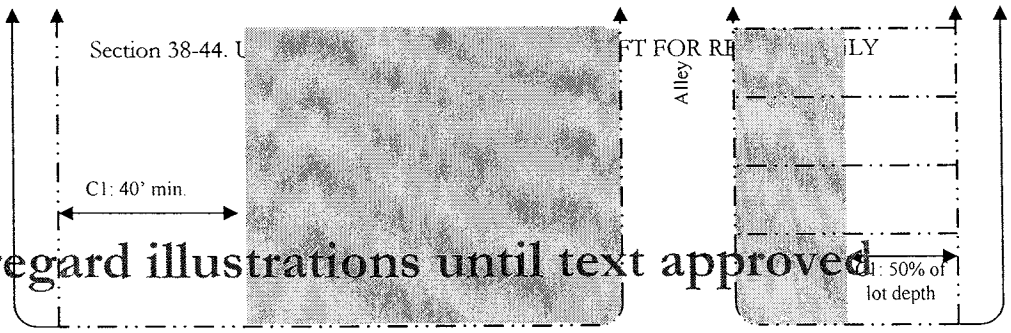
d) UAZ: Frontage Elements (Primary Building).		
1	Entrance and Frontage	The primary entrance shall be located on the façade along the primary front setback. The entrance shall be located within a stoop, storefront, terrace/lightwell, gallery, or forecourt frontage.
2	Rear Access	The appearance of rear entrances should orient customers and provide a safe and convenient access to the building without sacrificing the primary entrance purpose.
3	Windows, All Floors	At least 50% of the surface area of ground floor primary front and secondary front setback facades with storefronts shall be occupied by windows with glazing of no less than 60% transparency. At least 20% of the surface area of all other facades shall be occupied by windows. Numerous smaller openings rather than a few large ones shall be provided along these facades in the accomplishment of this provision. Reflective, translucent or opaque glass is prohibited.

e) UAZ: Placement of Surface Parking and Accessory Buildings.		
1	Front Setback	No closer than the rear façade of the primary building(s), 40', or at least 50% of the lot depth, whichever is less.
2	Secondary Front Setback	8' minimum– parking lot 10' minimum – accessory building
3	Side Setback	A setback is not required. No encroachment into ROW permitted. Storm water required to be contained on subject parcel.
4	Rear Setback	A setback is not required. No encroachment into ROW permitted. Storm water required to be contained on subject parcel.

f) UAZ: Placement of Parking Structures.		
1	Front Setback	A setback is not required if liner building is designed **into** and a component part of the parking structure (Please refer to Definitions – Parking Garage with Liner Building). If the design involves a separate parking structure from a liner building, the structure may be placed no closer than the depth of the liner building across the entire lot. Building Code separation shall be required when applicable.
2	Secondary Front Setback	5' minimum
3	Side Setback	10' minimum.
4	Rear Setback	10' minimum.

g) UAZ: Building Design (Accessory Buildings).		
1	Number of Floors	1 to 2 floors, not to exceed number of floors of the primary building.
2	Maximum Height	24' maximum as measured from the average grade of the site along the rear facade of the building.





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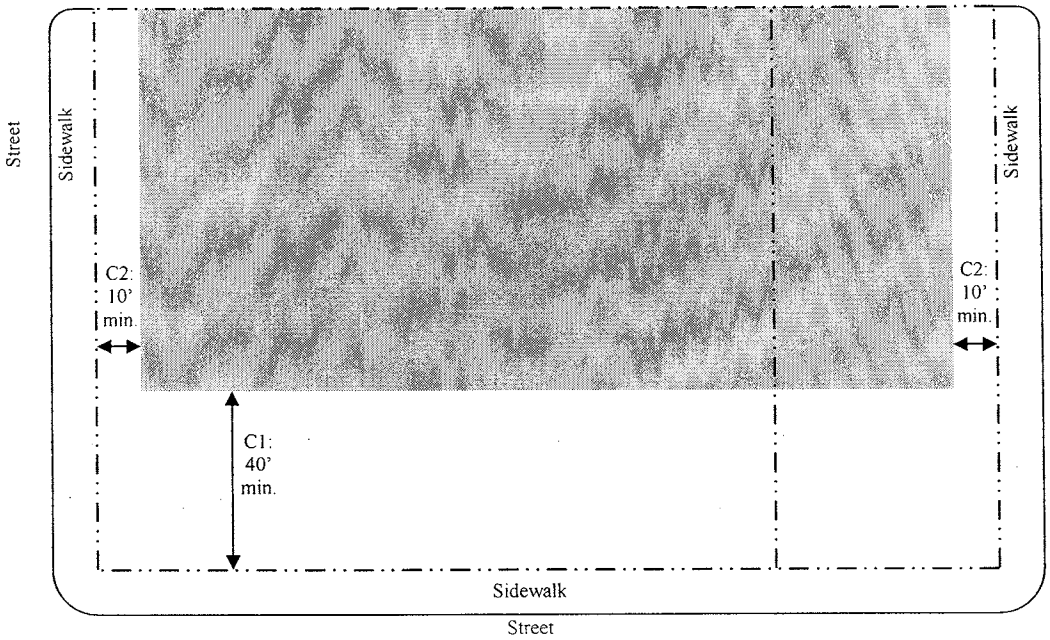
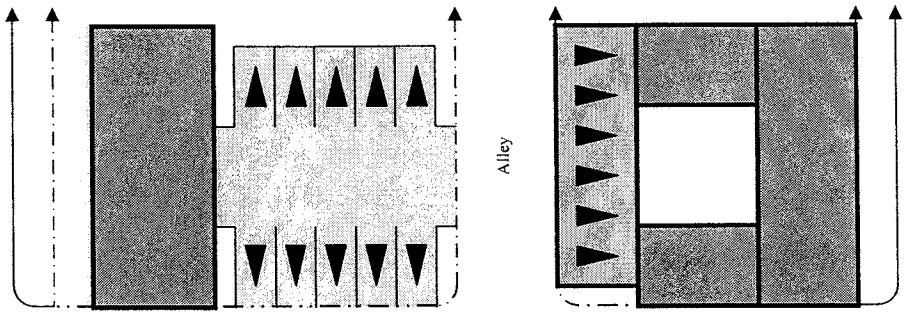
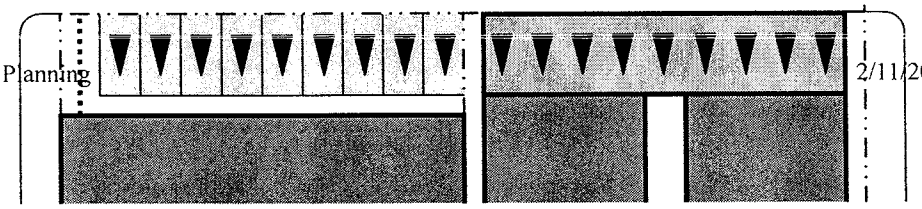


Zone where surface parking, attached/detached garages, above-ground parking structures, and outbuildings may be located





h) UAZ: Outdoor Lighting.		
1	Yard or Outdoor Lighting	• Ensure that any outdoor lighting follows Chapter 39 - Outdoor Lighting of the Las Cruces Municipal Code. • For non-residential uses, it is recommended that the UAZ should have a lighting curfew of 12:00 AM or close of business, whichever is later. Appropriate security lighting is hereby authorized.
2	Public Spaces	Pedestrian scale lighting shall be installed throughout the University District. *Please refer to Definitions in this Overlay.*

i) UAZ: Garbage, Recycle, Mechanical Equipment, Loading Areas and Compost Storage.		
1	Allowed Locations	Garbage, recycle, and compost receptacles shall be stored within a garage, an outbuilding, or a rear or side yard that is enclosed by a wall or fence that meets Section 38-61 of the 2001 Zoning Code. Mechanical equipment and loading areas shall be located away from the street edge and screened from any right-of-way vantage point as applicable.

2. Building and Site Development Standards for the UD-TZ: University District Transition Zone

a) TZ: Block, Lot and Density Standards.		
1	Maximum Block Size (For new subdivisions and/or re-subdivided parcels or tracts)	All new subdivisions shall require the construction of new streets that create blocks with a maximum perimeter of 2,000 linear feet. When a full block cannot be constructed, street stubs-outs to adjacent properties shall be provided to allow for the future connection and completion of the block by subsequent development.
2	Density	10 minimum to 24 maximum units per acre by right. Accessory units and Guest Dwellings are excluded from this calculation.
3	Maximum Lot Width	100' maximum (as measured along the front property line)
4	Lot Depth	No minimum except as needed to meet other requirements in this section.
5	Impervious Surfaces	No more than 80% of the site shall consist of impervious surfaces.

b) TZ: Setbacks - Primary Building.		
1	Front Setback – Arterials	A minimum five foot (5') setback is required. Within the setback, awnings, porches, window shades, bay windows among other architectural features shall be incorporated into façade design. Buildings that require a setback greater than 5' shall use that setback frontage for active or passive open space as defined herein.
2	Front Setback – Non Arterials	A minimum five foot (5') setback is required. No specific architectural features are necessary in the façade design.
3	Secondary Front Setback	Five foot (5') minimum
4	Side Setback	Ten foot (10') minimum
5	Rear Setback	Ten foot (10') minimum

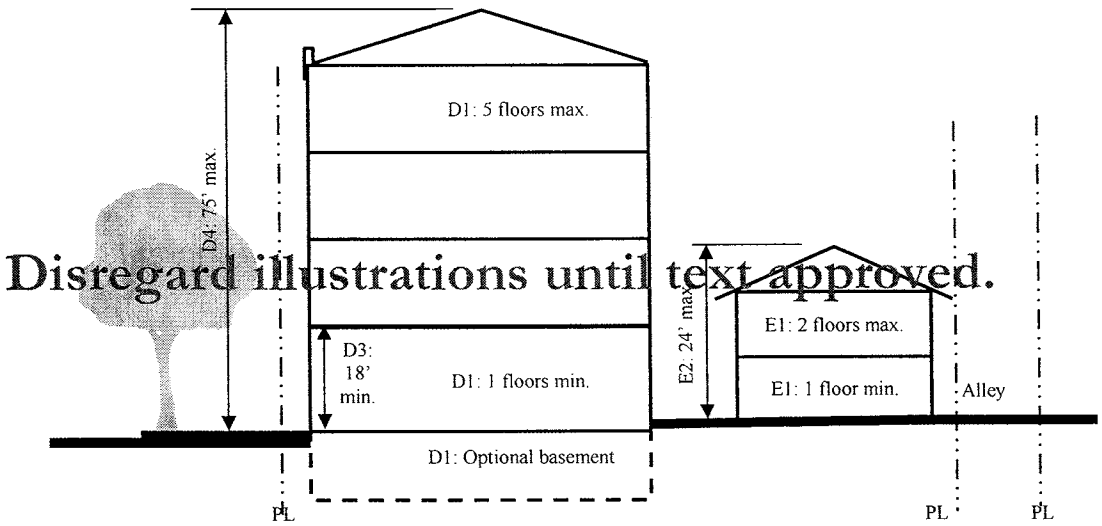
c) TZ: Building Design (Primary Building).		
1	Number of Floors	3 floors maximum if single use plus an optional basement by right. BONUS: Up to four (4) floors maximum with **either** open space as defined herein or mixed land use considerations incorporated into the development.
2	Architectural Definition	Buildings over two stories shall have a well-defined base, middle and top such that architectural details articulate the different uses at lower building levels.
3	Ground Floor Elevation	The elevation of the ground floor may be elevated a maximum of 5' above the average grade of the site along the front facade of the building. If it can be demonstrated that elevation above 5' is necessary due to floodplain or similar site issues, consideration of said elevation may be considered. If the ground floor is designed to accommodate non-residential uses, the elevation of the ground floor should be placed near the elevation of the sidewalk to minimize the need for stairs and ADA ramps.
4	Ground Floor Height	If the ground floor is designed to accommodate non-residential space, the height of the ceiling (as measured from floor plate to floor plate) shall be at least 12 feet for buildings less than 3 floors and at least 16 feet for buildings with 3 or more floors.
5	Maximum Height	35' maximum as measured from the average grade of the site along the front facade of the building. For buildings greater than 30' or 2 stories, the upper stories shall be stepped back from the line of the front façade to provide areas for outdoor terraces, rooftop patios, etc.
6	Maximum GFA per single use	A single use shall not exceed 10,000 square feet of GFA.

d) TZ: Frontage Elements (Primary Building).		
1	Entrance and Frontage	The primary entrance shall be located on the façade along the primary front setback. The entrance shall be located within a stoop, storefront, terrace/lightwell, gallery, or forecourt frontage. (Buildings on corner lots: primary frontage is the façade that faces the street that corresponds to the property address.)
2	Windows, All Floors	At least 50% of the surface area of ground floor front and external side facades with storefronts shall be occupied by windows. At least 20% of the surface area of all other facades shall be occupied by windows. Numerous smaller openings rather than a few large ones shall be provided along these facades in the accomplishment of this provision. Reflective, translucent or opaque glass is prohibited.

e) TZ: Placement of Surface Parking and Accessory Buildings.		
1	Front Setback	No closer than the rear façade of the primary building(s), 40', or at least 50% of the lot depth, whichever is less.
2	Secondary Front Setback	8' minimum– parking lot 10' minimum – accessory building
3	Side Setback	A setback is not required. No encroachment into ROW permitted. Storm water required to be contained on subject parcel. One hour fire rated wall required pursuant to the Building Code.
4	Rear Setback	A setback is not required. No encroachment into ROW permitted. Storm water required to be contained on subject parcel. One hour fire rated wall required pursuant to the Building Code.

f) TZ: Placement of Parking Structures.		
1	Front Setback	A setback is not required if liner building is designed **into** and a component part of the parking structure (Please refer to Definitions – Parking Garage with Liner Building). If the design involves a separate parking structure from a liner building, the structure may be placed no closer than the depth of the liner building across the entire lot. Building Code separation shall be required when applicable.
2	Secondary Front Setback	5' minimum
3	Side Setback	10' minimum.
4	Rear Setback	10' minimum.
5	Exceptions	Setbacks for podium and underground parking levels may have the same setbacks as the building. Section 38-32D 9(buffer requirements) applies to structures proposed in the Transition Zone (TZ) adjacent to single-family residential uses located outside the UD Overlay. For purposes of buffer requirements, the use on parcels shall be the primary determining factor in buffer requirements.

g) TZ: Building Design (Accessory Buildings).		
1	Number of Floors	1 to 2 floors, not to exceed number of floors of the primary building.
2	Maximum Height	24' maximum as measured from the average grade of the site along the rear facade of the building.



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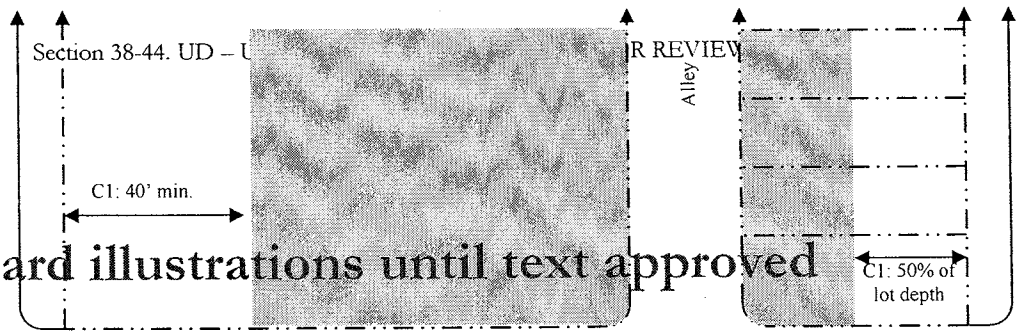

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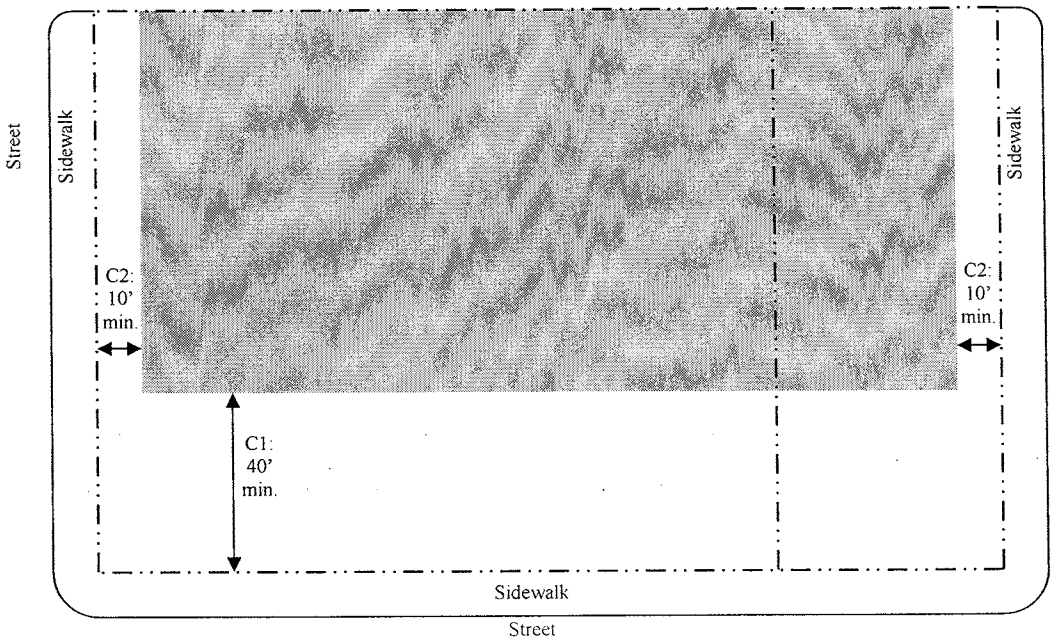
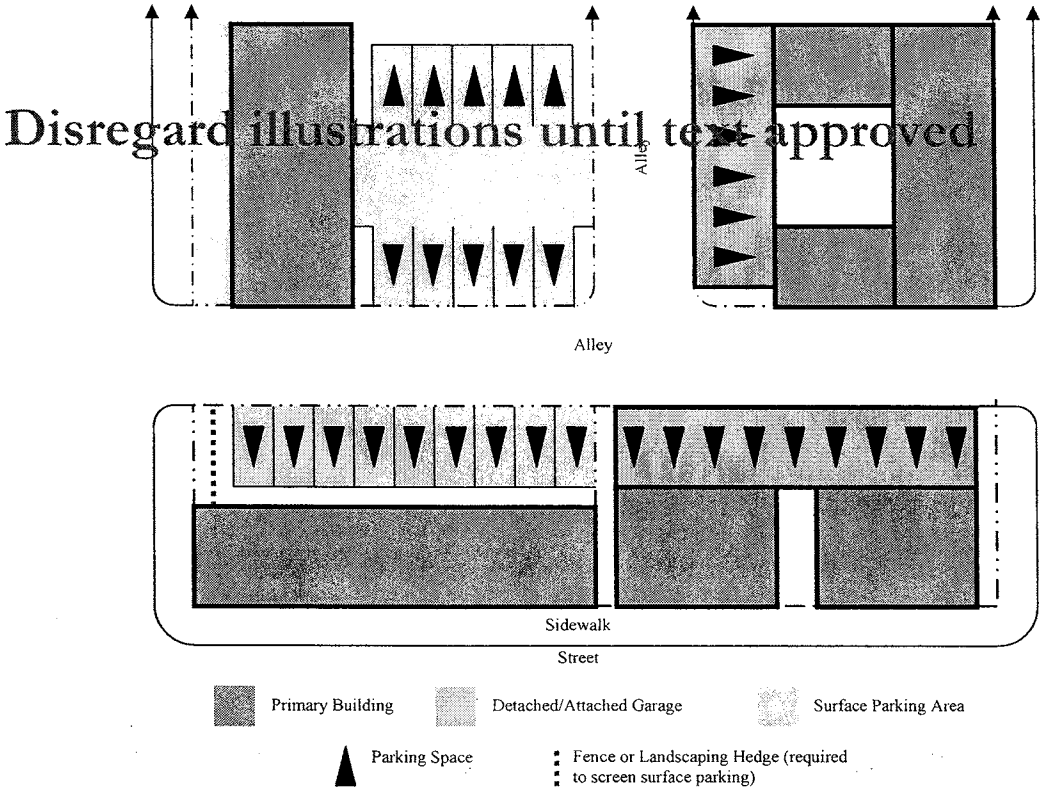


Zone where surface parking, attached/detached garages, above-ground parking structures, and outbuildings may be located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Alley
Alley
Sidewalk
Street
Primary Building
Detached/Attached Garage
Surface Parking Area
Parking Space
Fence or Landscaping Hedge (required to screen surface parking)

h) TZ: Outdoor Lighting.		
1	Yard or Outdoor Lighting	• Ensure that any outdoor lighting follows Chapter 39 - Outdoor Lighting of the Las Cruces Municipal Code. • For non-residential uses, it is recommended that the TZ should have a lighting curfew of 10:00 PM or close of business, whichever is later. Appropriate security lighting is hereby authorized.
2	Public Spaces	Pedestrian scale lighting shall be installed throughout the University District.

i) TZ: Garbage, Recycle, Mechanical Equipment, Loading Areas and Compost Storage.		
1	Allowed Locations	Garbage, recycle, and compost receptacles shall be stored within a garage, an outbuilding, or a rear or side yard that is enclosed by a wall or fence that meets Section 38-61 of the 2001 Zoning Code as amended. Mechanical equipment and loading areas shall be located away from the street edge and screened from any right-of-way vantage point as applicable.

3. Building and Site Design Standards for the UD-CZ: University District Convention Zone
   a) Civic Standards
      i. Introduction
      Civic buildings are buildings operated by not-for-profit organizations (including governmental organizations) that are dedicated to arts, culture, education, recreation, government, transit, and or for use approved by the legislative body. The above uses with a religious foundation are not considered civic buildings.
   b) Standards
      The following standards apply to civic buildings:
      i. Civic buildings should be architecturally distinctive, designed appropriately for their function, and designed with an outdoor gathering spaces
      ii. Civic buildings may be located within civic spaces.
      iii. Civic buildings shall not be subject to the standards of this article (Building Standards). The particulars of their design shall be determined by the University District Citizens Design Review Committee (UD-CDRC) and as required by the Director.
   c) Historic Building Standards
      i. Introduction: Historic buildings are structures that are listed on the National and/or New Mexico Registers of Historic Places.
      ii. Standards: The following standards apply to historic buildings:
         1) Uses for historic buildings and properties shall comply with Table 1, Permitted Land Uses.
         2) Alterations and additions to historic buildings shall comply with the Secretary of the Interior's Standards for Rehabilitation.

4. Landscaping – All Zones. All landscape planting should serve to enhance the architectural value of the building, ground the building in the site, create a pleasant and attractive environment for pedestrians, and mitigate environmental conditions such as excess heat, strong winds and air pollution.
   a) Purpose. Landscaping standards are established for this District to create a more comfortable environment for pedestrians and transit users; to achieve the intended character of a walkable district that meets the desires of the community; and provide storm water management by reducing runoff and improving water quality by filtering runoff before it enters the collection system. Where City uses of easement area or right-of-way requires displacement of landscaping or damage to drainage ponds, the City shall replace or repair those pond and landscaping elements to the extent possible as determined by the City.
   b) Applicability. The provisions of this section shall supersede other landscaping requirements within the municipal code, where conflict in regulation exists, as it applies to the landscaping of the University District only.
   c) Landscaping standards apply to all development in the University District with the exception of properties that are occupied by single family residences. Landscape consists of native or drought-tolerant species of both overstory (shade and coniferous trees) and understory plantings of ornamental trees, shrubs, cacti and perennial grasses, ground covers, and flowers, the standards for which apply to the entire site and parking lot area, excluding building area.

Landscaping for new development within the University District shall comply with principles of water conservation that address *1. Planning & Design; 2. Soil Improvements; 3. Efficient irrigation; 4. Zoning of Plants; 5. Mulches; 6. Turf Alternatives; and 7. Appropriate Maintenance. (Please refer to: Curtis Smith's article, Principles of Xeriscape.*

   d) Area to be Landscaped. The required area to be landscaped is equal to a minimum of twenty percent (20%) of the total parking area. For the purposes of this article, the parking area shall be defined as the surface area of the entire tract of land excluding the building pad.
      i. Parking bays in excess of 10 spaces in length should be divided by intermittent landscape islands. Landscape islands shall be no less than six feet by six feet (6'x6') for each tree and accompanying groundcovers.
      ii. One tree shall be planted in the parking lot area for every five (5) parking spaces. Each tree shall be planted in an area that is no less than six feet by six feet (6'x6').
      iii. A landscape buffer no less than eight feet (8') wide should be provided between all parking areas and the sidewalk or street, the purpose of which is to screen parked vehicles from view from the street. The buffer strip should contain a mix of shade trees, low shrubs or perennial flowers, boulders and may include a decorative fence that ensures visibility. (Please refer to Fencing in Section J. Development and Urban Design Standards.) If a solid wall or dense hedge is used it should be no less than eighteen inches (18") and no more than four feet (48") in height to allow views into and out of parking areas. If a berm is used, the slope should not exceed 20% (5:1).
      iv. In parking lots larger than one acre or 200 feet or more wide, walkways are required that link perimeter sidewalks to primary building entrances.
      v. Green roofs (Please refer to Section E. Definitions) may be used to meet minimum landscape requirements at a 1:1 ratio excluding the above listed requirements for

landscaping parking lots.

e) Installation. The irrigation system and landscaping shall be installed before the completion of building construction and prior to the issuance of a certificate of occupancy unless a temporary Certificate of Occupancy or other written agreement has been arranged with the city. Such agreements extending the time of installation will be for a maximum period of nine months. (Ord. No. 978, § 4.6, 6-20-88)

f) The total required landscape area shall be evenly distributed throughout the site. Businesses offering outdoor seating within their front setbacks may reduce the required landscaping, subject to review by the City and the Citizen's Design Review Committee (to be discussed later in this Ordinance).

g) Plants at the time of installation shall be sized and quantities shall be defined according to the following: 2 - 2¼" caliper tree, 5 - 15 gallon shrubs, and a choice of either 5 - 1 gallon shrubs or 50 square feet of ground cover, for every 500 square feet of lot area excluding building area and parking lot area.

h) Trees shall include shade producing trees which achieve a mature size of at least 25' high and 25' spread and ornamental trees which have particular features such as spring blooms, fall foliage color or bark characteristics. Evergreen trees such as pines, junipers, and cypress are also allowed. Shrubs shall include a mix of deciduous and evergreen plants including plants native to the Chihuahuan Desert and others adapted to our climate. Groundcovers shall serve to prevent soil erosion, provide color, and create an oasis feeling.

5. Fencing, Walls and Retaining Walls – General All Zones.

a) Existing noncompliant fences and walls within the District may remain in place so long as they conform to existing City ordinances regarding permitting, height and placement. Increases in structure height or length shall require full compliance with fencing/wall requirements.

b) New fences/walls shall be of a generally "open" design to maintain visibility from the street. As an example, an open fence including gates has for each 1 foot wide segment 60% of the surface area in open spaces which afford a direct view through the fence. Picket, post and rail, tubular steel and wrought iron are examples of acceptable open fencing. A base not greater than three feet (3') in height may be used in combination with the "open" design. Chain link fencing is prohibited. All fences/walls in front yards must be "open" by design. A "closed" fence/wall is defined as a structure, including gates, which conceals from view from adjoining properties, streets, or alleys, activities conducted behind it. "Closed" fences/walls may only be constructed in side- and rear-yards. They are not allowed in front yards.

c) Fences, walls and hedges within the primary front yard (where primary front yard setback is determined) shall be limited to a height of four feet (4'). The design of man-made structures shall conform to the provisions found in section (2) above.

d) Fences, walls and hedges that are within five feet (5') of the secondary front property line (side where secondary front yard setback is determined) shall be limited to a height of four feet (4'). If the fence, wall or hedge is setback at least eight feet (8') from the property line, the maximum height shall be limited to height of eight feet (8'). The design of man-made structures shall conform to the provisions found in section (2) above.

e) Fences, walls and hedges that are within the rear and side yards shall be limited to a height of eight feet (8').
f) Retaining walls used within the various districts shall be designed in a manner limiting their height to what is absolutely necessary for the retaining purpose intended.

6. Signage - All Zones.
   a) Purpose. The University District Overlay Sign Code shall be established for aesthetics, height, overall size, type, and lighting considerations for signage consistent with District urban design standards.
   b) Attached Signage. Only window, wall, awning signs and Multi-Use Development Directory signs are allowed. Awnings and the attached signs are subject to the design standards of all applicable codes.

Wall Signs: Flush Mount

1. Commercial/Non-Residential Development
   a) No wall sign shall project beyond the ends of the wall or beyond the top of the building to which it is affixed.
   b) Walls signs shall be affixed flat against the building wall. Any necessary frame mounting shall not extend more than six inches from the wall.
   c) Wall signs shall be placed on the ground floor of the structure in which the use takes place.
   d) No more than three wall signs shall be allowed per building façade in buildings with more than one business or use.
   e) No more than one wall sign shall be allowed per business or use per building façade. When there are more than three business occupants per building refer to Section __ in this ordinance for Multi-Use Development Directory Sign standards.
   f) One (1) square foot of signage for each linear foot of exterior wall space, not to exceed fifty (50) square feet per wall. The sign(s) shall be placed on the side of the building used to calculate the square footage of the sign. For buildings that are set back 100 or more feet from the sidewalk, signage may exceed the fifty (50) foot maximum as determined by the Community Development Director or designee.
2. Multi-Family Residential Development
   a) Up to two wall signs, not to exceed thirty-two (32) square feet each, with the name, logo, and associated graphics on a building containing eight (8) or more residential units.
   b) Only one (1) sign is allowed per wall. These attached signs are subject to the design standards of all applicable codes.

Wall Signs: Projecting

1. Projecting signs shall be considered double-faced signs with each sign face of equal size.
2. Projecting signs shall not exceed 12 square feet in sign face area (six square feet per sign face).
3. Only one projecting sign shall be allowed per business per street frontage.

4. Only ground floor commercial businesses shall be permitted to utilize projecting signs.
5. Projecting signs must maintain at least eight (8) feet of clearance as measured from the bottom of the sign to grade and may project no more than four (4) feet from the building or closer than two (2) feet to the edge of the sidewalk, whichever is less.
6. Projecting signs shall be installed at right angles to a building front.

Window Signs

1. There shall be no more than one permanent window sign per window.
2. Neon signs displayed indoors constitute permanent window signs. Only one neon sign shall be permitted per business façade.
3. The total coverage of all permanent, neon and temporary window signs shall not exceed 25 percent of the total glass area of the window.

Awnings and Canopies

1. Awnings and canopies shall be supported solely by the building to which they are attached and no columns or posts shall be permitted as supports.
2. No portion of an awning or canopy shall be less than eight (8) feet above grade. However, if the awning and canopy extends beyond four (4) feet between the building and curb, it must be 12 feet above grade.
3. The roofs of all awnings and canopies shall be used for no other purpose than to form and constitute a roof. The roofs of all awnings and canopies shall not drain directly or into the public right-of-way. The roofs of all awnings and canopies shall be constructed in accordance with the Building Code.
4. Awnings and canopies shall be designed to withstand a wind speed of not less than 90 miles per hour.
5. Awnings and canopies shall not interfere with street trees or traffic signs.
6. No advertising shall be placed on the awning or canopy except the name or logo of the owner, business or industry conducted within the premises, address of the building, or the building name.
7. Lettering or logos shall be painted or otherwise permanently affixed in letters not exceeding 20 inches in height on the front and side portions thereof.
8. Translucent awnings and canopies are not permitted.
9. Any awning or canopy that encroaches into the public right-of-way shall obtain an approved Encroachment Agreement from the City's Land Management Department prior to placement and use of the awning or canopy and comply with Chapter 32 of the International Building Code.

Multi-Use Development Directory Sign. Exterior Directory Signs, with the name and location of all businesses within a multi-use development, shall be wall mounted as specified above. One (1) square foot of signage is allowed for each linear foot of exterior wall space, not to exceed fifty (50) square feet per wall. The sign(s) shall be placed on the side of the building used to calculate the square footage of the sign.

c) Freestanding Ground Signage: All Development.
   i. Ground signs shall be the only freestanding signage permitted within the District.
   ii. One (1) ground sign is allowed per lot. The ground sign shall identify the primary tenant, the name of the business center or the name of the residential units.
   iii. Individual ground signs shall be limited to properties which own direct, unobstructed (on-site) access to a public street.
   iv. Ground signs shall not exceed twenty-four (24) square feet in area, and shall not exceed three (3) feet in height. Signs shall be placed at least five (5) feet from the outside edge of the right-of-way, and at least five (5) feet from adjacent property lines and not within the clear sight triangle as defined by the City of Las Cruces Design Standards. Please refer to Section 32-405.

d) Design Standards.
   i. The silhouette, shape, and materials of signs in the University District Overlay shall be simple and compatible with the building or facade to which they relate.
   ii. Freestanding signs shall not be placed so they obscure important architectural features such as entrances, display windows, or decorative cornices when viewed from the right-of-way.
   iii. Attached signs shall not disrupt the architectural composition of the building facade. No part of any attached sign shall overlap or cover architectural features of the building such as cornices, eaves, window and door frames, columns, vigas and other decorative elements.
   iv. Signs within a business center shall be compatible with the architectural character of the center.
   v. The number of different lettering styles or fonts on a sign shall be kept to a minimum, and shall relate to the architectural character of the property. Lettering and copy shall not be crowded onto a sign and shall leave ample space around the copy to preserve legibility.
   vi. The visual appearance of signs shall reinforce the architectural character of the site.
   vii. Illumination:
      a) Signs that are illuminated shall have concealed lighting fixtures with the exception of LED and neon.
      b) No reflectors, arms, fixtures or wires shall be visible from the street.
      c) Internally illuminated signs shall not be permitted.
      d) No sign shall be illuminated to create a nuisance, traffic hazard or excessive glare to adjacent property and shall comply with the City of Las Cruces Street Lighting Ordinance to prevent illumination of the night sky so as to lessen light pollution. Please refer to Section 32-409 (Street Lighting) and Chapter 39, Outdoor Lighting.
      e) Freestanding signs shall be landscaped at their base in a manner that is compatible with the character of the site. Landscaping shall form an attractive cluster at the base of the sign.
      f) The top of any sign shall not exceed 20 feet above grade.

e) Temporary Promotional Banners and Pole Banners.

i. Building mounted banner displays:

a) In addition to permitted permanent signage, businesses and organizations in the University District Overlay are allowed temporary, promotional displays in the form of a banner for promotional purposes that are subject to the following conditions:

b) Each business and organization, with the exception of those within the Convention Zone, shall be permitted one (1) banner three (3) times during each calendar year for a maximum of 10 consecutive days each or for a maximum of 30 consecutive days. Due to the nature of the Convention Zone and the number of special events, banners are expected to change more frequently than three times during each calendar year.

c) Only one banner per business or organization may be displayed at a time.

d) Banners shall be made of a durable material that may include 12 to 16-ounce weight materials, such as, nylon or vinyl reinforced canvas. Banners must have hemmed and reinforced edges. Grommets should be located on the banner's edge to allow it to be securely fastened to its supporting structure. If grommets are not used, some other mechanism such as rope shall be placed within the hem to allow for its attachment.

e) Banners may not exceed 25 square feet in area.

f) Banners shall be securely attached to a permanent building.

g) The applicant shall provide to the Sign Administrator the name and address of the business/organization where the banner is to be placed, the first day the banner is to be displayed, the date it is to be removed, the size of the proposed banner, and its design.

h) Banners may be erected only when a sign permit has been issued. All banners shall be removed not later than the permissible time limit stated above. Failure to do so may forfeit the ability to use these provisions in the future. A permit will be issued to the applicant and will remain in effect for the duration of that event.

ii. Pole Banners:

Banners may be placed on City-owned utility and light poles promoting City-sponsored events and/or messages with approval by the City Manager or his/her designee. (For the purposes of pole banners, a City-sponsored event shall be defined as an event for which the City of Las Cruces donates money and/or services/personnel.) Examples of these types of messages include: "Las Cruces Sparkles on the 4th of July" and "Happy Holidays". Other governmental entities, such as New Mexico State University, may also place banners on City-owned utility and light poles that display a community-wide message and are approved by the City Manager or his/her designee. Examples of these types of messages include: "Go Aggies!" and "Welcome Back to School!" Approval with New Mexico State Highway Department will also be required when appropriate. To place banners on City-owned utility and light poles, arrangements shall be made through the Traffic Engineering section of the Public Works Department. Fees may be imposed to offset expenses.

f) Prohibited Signs: The following signs are prohibited in the University District Overlay:
   i. Portable and pole signs, whether temporary or permanent.
   ii. Permanent banners.
   iii. Pennants, streamers, and other fluttering devices, whether temporary or permanent.
   iv. Real estate, construction, contractor and "coming soon" signs over twelve (12) square feet in area or over five feet (5') tall.
   v. Political signs over twelve (12) square feet in area or over five (5) feet tall.
   vi. Billboards and all other off-premise signs.
   vii. All other signs as prohibited in Section H of the Las Cruces Sign Code.

g) Applicability: Where there are areas concerning signage not addressed by the University District Sign Code, Chapter 36 of the Municipal Code, Signs, shall apply.

K. TRANSPORTATION (STREETS AND PUBLIC SPACES).

1. Right-of-way improvements (traveled way, roadside and intersections) throughout the district shall be in accordance with the City's Complete Streets policy. (Please refer to City Council Resolution 09-301, June 15, 2009).
2. Project initiation and preliminary engineering shall be initiated at the earliest opportunity for right-of-way improvements to the traveled way, roadside and intersections of University Avenue between Interstate 25 and Interstate 10.
3. Future amendments to this section are anticipated and shall convey design parameters for University Avenue as a Walkable Thoroughfare.
4. Callecitas shall be considered and alleys shall be preserved, whenever possible for improving pedestrian connectivity and providing vehicular access to properties. (Please refer to Section F. Definitions.)

L. PARKING, GENERAL – ALL ZONES.

1. Parking Requirements.	
Requirements	1. Parking ranges are set for land uses in each zone, as noted in Article IV, Section 38-33 of the 2001 Zoning Code, as amended. Requests to reduce parking requirements shall be evaluated on a case-by-case basis by the Community Development Director or Designee. Requests to exceed maximum parking requirements shall be granted for parking structures that meet the development and urban design standards set forth in this Ordinance. 2. Shared parking and access agreements among neighboring properties are encouraged and will count toward off-street parking requirements. Section 38-58 (Off-street Parking) dictates the requirements for this application. 3. Off-street parking requirements can be met by entering into a shared parking agreement within ¼ mile, as measured along the street network and pedestrian right-of-way, that shall be used to identify how parking demand will be met and which properties are involved. 4. All standards for parking dimensional and ADA requirements for all development within the District shall be consistent with Section 38-58, Off-Street Parking, of the City Zoning Code. 5. All vehicles are to be parked along designated streets, in designated driveway or parking areas only. Parking on front lawns and/or landscaped areas shall be prohibited.

2. Parking Options.	
Parking Options *(Please refer to Section G. Permitted Uses for allowed parking locations)*	To reduce development costs, parking garages are not required. Parking may be provided within an attached garage, detached garage, parking structure with or without liner building, or surface parking lot. Parking for non-residential uses may also be provided off-site in a public parking lot or structure if a parking management district is formed for the area. Dedicated surface parking areas shall meet the landscape requirements of Section J. Development and Urban Design Standards of this Overlay.
3. Parking Access	
Alleys	Alleys are required for projects that create new blocks to provide access to parking areas and to minimize driveway curb cuts along streets. Alleys are encouraged (but not required) for projects on existing blocks to provide access to parking areas. Driveway access from the street is only allowed on lots where an alley cannot be provided.
Driveways	Driveway width shall comply with City Design Standards.
Pedestrian Connectivity	In parking lots larger than 1 acre or equal to or greater than 200 feet wide, walkways shall link perimeter sidewalks to primary building entrances.
Parking Prohibition	A Parking Management Plan would improve mobility and access to shops and business centers as well as controlling the amount of land dedicated to surface parking lots and parking structures. Until a Parking Management Plan is adopted, parking shall be prohibited from 8:00 a.m. to 5:00 p.m., Monday through Friday, on the following streets: Chaparral St. between University Ave. and Plain St. (east side only) Hagarty Ave. between University Ave. and Plain St. (west side only) Mesa St. between Jordan St. and Espina St. (south side only)

M. DEMOLITION. To preserve any contributing structure listed on the historic register (state or national) in the University District Overlay; this Ordinance creates a sixty (60) day demolition permit review process that allows time for interested parties to explore alternatives to the demolition of historic structures. Demolition for all other structures shall follow Chapters 30-491 and 38-63 of the 2001 Las Cruces Zoning Code, as amended.

1. Demolition permit - Demolition permit applications shall be submitted to the Community Development Department prior to any demolition activity taking place. Community Development Department staff will review the application for compliance with the 2001 Las Cruces Zoning Code, as amended. A proposal for redevelopment of the property must accompany the permit application.

2. Posting – At the beginning of the 60-day demolition permit review process, the Community Development Department will issue a sign that is to be posted in a conspicuous place on the property. The applicant is responsible for posting the sign and ensuring that it is in place for the entire 60-day period.

3. At the beginning of the 60-day demolition permit review process, the Community Development Department will inform the neighborhood associations, the New Mexico

Historic Preservation Division and the Doña Ana Historical Society that a demolition permit has been applied for.

4. A demolition permit shall be issued upon the completion of the following items: 1) The completion of the 60-day period; and 2) The application meets all City Code requirements and has been approved by the Community Development Department Staff. (The applicant may use the 60-day time period to resolve any necessary Code compliance comments.) The permit application may be withdrawn by the applicant at anytime without charge.

5. Prior to the demolition of a historic structure, the applicant shall be responsible for fully documenting the structure, both interior and exterior, to provide a permanent record, in accordance with documentation procedures as follows. The demolition permit will not be approved without submittal and approval of this documentation by Community Development staff.
   a) Complete the Historic Cultural Property Inventory (HCPI) forms 1 & 2
   b) Photograph the property:
      i. Photo processing, printing and labeling shall follow the protocol established by the National Parks Service; please refer to NPS Bulletin #23, How to Improve the Quality of Photographs for National Register Nominations.
      ii. Using a 35 mm camera with black-and-white print film (or digital camera described in Photo Documentation Policy), take several exterior photos of the primary structure (front, rear, sides, close-up views, details, setting, etc.) and exterior photos of each historic secondary structure, such as a garage, sheds, etc. (Accessory buildings that are not listed on the historic register should not be included.) For assistance in taking quality photographs, please refer to NPS Bulletin #23 at the link listed above.
      iii. Include several interior photos of the primary structure, with attention to any distinctive architectural or historic features (vigas, carvings, coping, special flooring, bullet holes, etc.)
      iv. Staff strongly suggests that wide-angle camera lenses not be used for exterior photographs since these lenses tend to distort vertical dimensions of buildings. A perspective-correction lens is highly recommended for best results.
      v. The submitted photo packet must include one set of black and white (B&W) photographs, the negative strips, and a photo CD-R or DVD-R from the developer. **Photographs, whether 35mm or digital, must be printed in B&W.** Printed size may be 3½ x 5, 4 x 6, or 5 x 7.
      vi. Include a continuation sheet that provides information common to all photographs, followed by a list providing information pertinent to each photograph.
      vii. Digital images: When using digital images, the file name for each electronic image on the CD-R or DVD-R must correspond with the photo log included on the continuation sheet and the information labeled on the back of each photograph, and it should reference the county and state in which the property is located.
      viii. All photographs and negatives must be put into archival photo or negative sleeves. Label the top of each protective negative sheet with: the property name, location, and the date the photographs were taken.

c) If measured drawings done by the Historic American Building Survey exist, the owner should annotate the drawings, showing changes to the property, interior and exterior, that have occurred up to the current date.

d) If known, a short history of the property should be included, in order to document how that property fits within the historic district or community.

e) The demolition permit will not be approved without submittal and approval of this documentation by Community Development staff.

6. Compliance with the procedure set out in this Section is not required if it is determined by the City of Las Cruces that the immediate demolition of a historic structure is in the best interest of public health, safety, and welfare. The applicant shall be responsible for documenting the structure in accordance with the procedure above to fully demonstrate the need for demolition and to provide a record of the structure. In the event that entering the structure would pose a threat to the health, safety and welfare of the documenter, interior photos are not required. This documentation must accompany the memo of determination for demolition by the Building Official prior to the issuance of a demolition permit.

N. ADMINISTRATION.

Submittal and Review Process

1. Purpose. Submittal and review procedures are established for all new development to protect persons and property in the University District Overlay as directed in the University District Plan.

2. Subject to Review by the Citizens' Design Review Committee (UD-CDRC)

a) **Subdivisions**. For submittal and review of subdivisions within the District, refer to Article V, of Chapter 37 pertaining to infill subdivision procedure.

b) **Buildings.**

i. Pre-Application Conference: Prior to filing an application for development of new buildings in the District, the applicant is encouraged to meet with staff of the City Community Development Department to review the proposed project. At this conference, staff shall review the development proposal and advise the applicant concerning the compatibility of the proposal with the intent and standards of the University District Plan and all other applicable City codes.

ii. Application Procedure: Upon completion of the Pre-Application Conference, the applicant shall submit at minimum, one copy of all application materials for new development to the Community Development Department for review. Upon submittal, staff shall review the submittal for completeness. If all the required items have been submitted, the Community Development Department shall issue a receipt for submittal.

iii. University District Citizens' Design Review Committee (UD-CDRC): Applicants shall meet with the UD-CDRC and City Staff at a public hearing for a formal recommendation by the UD-CDRC regarding the proposed project.

iv. Final Approval: An application shall be effective for no more than one (1) year from the date of approval. If development proposed by the application has not been initiated within the one (1) year stipulated, the application must be resubmitted for

approval as established in this Section. The applicant may submit a request for extension of approval prior to the expiration date, if desired. The request will be reviewed by the Community Development Department.

c) **Variances.** Variances in the numerical requirements for development within the District will be considered in accordance to fulfilling the policies of the University District Plan and not contradictory to the policies therein. Variances may be granted by the Planning and Zoning Commission at a Public Hearing in accordance with Section 38-10.

   i. An application for a numerical variance will be processed to applicable City departments and the Citizen's Design Review Committee.

   ii. Applicants must present their request to the Citizen's Design Review Committee for their recommendation to the Planning and Zoning Commission. Recommendations from the UD-CDRC shall be delivered to the Planning and Zoning Commission prior to the public hearing.

   iii. Decisions of the Planning and Zoning Commission may be appealed to City Council, in accordance with provisions of Section 38-13.

d) **Special Use Permit (SUP).** The Community Development Director or Designee determines SUP needed for uses not listed in this overlay.

e) **Zone Change**. Applicants must present requests for zone change to the Citizen's Design Review Committee for the Committee's recommendation to the Planning and Zoning Commission. Recommendations from the Design Review Committee shall be delivered to the Planning and Zoning Commission prior to the public hearing. Decisions of the Planning and Zoning Commission may be appealed to City Council in accordance with section 38-13.

f) **Plan amendments, code amendments.** Applicants must present requests for plan amendments and code amendments to the University District Citizen's Design Review Committee (UD-CDRC) for the Committee's recommendation to the Planning and Zoning Commission. Such requests will be considered once a year at the January meeting of the UD-CDRC. An exception to the once-a-year rule and expedited review applies to cases deemed necessary by the City in order to ensure successful implementation of the goals and objectives of the Plan and Ordinance where there is direct conflict between the Plan and Overlay. The UD-CDRC will determine which amendments may be processed gratis; all others incur a fee established by Resolution #00-360, July 3, 2000, Recommendations from the UD-CDRC shall be delivered to the Planning and Zoning Commission prior to the public hearing. Recommendation of the Planning and Zoning Commission are made to City Council which makes the final decision.

g) **Property Alteration, Remodel or Renovation**. Any related activities to existing buildings within the District shall require review by the Community Development Department and the Citizen's Design Review Committee to insure that the building and the property of the site will be brought into conformance with all applicable urban design standards of the University District Plan and this Section.

   A portion of the submittal requirements may not be required in all renovation cases. Upon receipt of a written request justifying the deletion of required information, the Community Development Department may waive any submittal requirement.

3. Courtesy Review of NMSU projects. Although NMSU is neither within the City limits nor

subject to its jurisdiction, the campus and City share a stake in development along University Avenue and in the region as a whole. As such, the UD-CDRC respectfully requests 'courtesy design review' of the University's projects, particularly those planned for and close to University Avenue.

4. Subject to Administrative Review by Community Development Department staff.
   a) **Request to vacate alley**
   b) **Signs**
   c) **Minor Modifications.** A modification or change to a property that is less than a cumulative total of 15% of Gross Floor Area nor exceeds a cumulative total of $25,000.00 in valuation.

5. Application Materials and Fees. Applications for development in the University District Overlay shall be obtained from the Community Development Department. All applicants with submittals requiring public notice, such as new development and/or property renovation, shall be required to submit a Development Statement with their application. Development Statement forms may be obtained from the Community Development Department. Application and permitting fees are waived for development in the University District. Requirements for applications for all types of development shall include the following:
   a) **A letter of intent** stating the following:
      i. A statement of the purpose and use of the property.
      ii. All property improvements to be made.
      iii. A statement of the sustainable building practices to be employed.
      iv. A development schedule indicating the approximate dates at which construction or phases of construction will begin and end.
   b) **A boundary survey** as prepared by the appropriate licensed professional that is accurate and complete shall be made of the land to be developed. Property lines shall be shown giving the bearings in degrees, minutes and seconds. Distances shall be shown in feet and hundredths. Curved boundaries or lines on the survey shall provide sufficient data to enable the re-establishment of curves on the property. The location and description of all monuments set or found shall be included when applicable.
   c) **Site Plan**. The site plan shall be at a scale that adequately represents the information. Copies provided shall be legible and of a good quality, with no limit to the number of sheets used. The plans shall indicate the following:
      i. Title of site plan.
      ii. Total acreage of site.
      iii. Date of preparation, north arrow, written and graphic scale.
      iv. Identification of District Planning Area.
      v. Identification of site by lot, block, subdivision, if applicable.
      vi. A statement of ownership, signed by the property owner.
      vii. Name and address of property owner.
      viii. Name and address of applicant, if applicable.
      ix. Name and address of consulting firm or representative, if applicable.
      x. Location and type of all land uses.
      xi. All site improvements with all setbacks indicated.

xii. Dimensions of all buildings.

xiii. Existing and proposed vehicular circulation systems, including parking areas, storage areas, service areas, loading areas, and major points of access, including street pavement width and right-of-way.

xiv. A landscaping plan, to include the location, size, common name, and biological name of all landscaping materials.

xv. Where applicable, pedestrian and bicycle circulation system, and its relation to surrounding circulation.

xvi. Where applicable, location and arrangement of all open space, common recreational space, and private open space.

xvii. Architectural renderings or artistic drawings. Copies provided shall be legible and of a good quality, with no limit to the number of sheets used. The drawings shall illustrate the following:

a) All new development illustrating all exterior building design, materials and colors.

b) All new development illustrating relationships to neighboring uses, including site lighting.

c) Sign location, materials, color, size, shape, and lighting.

d) Quality of materials: Application materials which are illegible and/or otherwise of a low quality will not be accepted.

d) **3-Dimensional Model.** For projects proposed in the Convention Zone (CZ), provide computer-generated or physical modeling to enhance public understanding and review of the buildings within the context of the district as a whole.

e) **Waivers.** A portion of the submittal requirements may not be required in all development cases. Upon receipt of a written request justifying the deletion of required information, the Community Development Department may waive any submittal requirement.

O. ENFORCEMENT OF OVERLAY ZONE DISTRICT. Provisions to enforce this Section shall be consistent with the Enforcement Provisions of Article II of the Municipal Code.

Subdivision II.

University District Citizen's Design Review Committee

Sec. 2-1012. Established.

There is established a University District citizen's design review committee. (Ord. No. 1894, § I, 9-17-01)

Sec. 2-1013. Membership.

(a) The citizen's design review committee shall be comprised of seven members as follows: the University District area's district councilor, a New Mexico State University Campus architect staff person, one citizen who owns a business in the overlay, one citizen with design expertise such as in architecture, landscape architecture, interior design, or fine arts; three citizens who own property in the overlay; and one NMSU student representative. Two of the citizen participants shall be permanent residents within the overlay and the third citizen participant may or may not be a permanent resident of the overlay. Two additional citizens who own property or businesses within the University District may serve as alternates. The NMSU Campus architect staff person may select representatives/alternates, designated by this individual, to take their place as needed.

(b) The community development department's project coordinator for the University District plan shall serve the committee as a contact to the city and a source of information to support the committee's review process.
(Ord. No. 1894, § I, 9-17-01)

Sec. 2-1014. Term limits.

Because of the unique residency qualifications required to serve on the University District citizen's design review committee the term limit requirement found in 2-188(b)(11) is waived. University District citizen's design review committee citizen members may serve unlimited terms. Citizen members serve at the will of the city council. The current University District's councilor and New Mexico State University Campus architect staff person are permanent appointments. (Ord. No. 1894, § I, 9-17-01)

Sec. 2-1015. Appointment procedure.

Citizens interested in participating on the citizen's design review committee shall apply through the city clerk's office. Applicants, including the New Mexico State University representative, will be recommended by the district's councilor to the mayor and appointed by the mayor upon the consent of the city council.
(Ord. No. 1894, § I, 9-17-01)

Sec. 2-1016. Duties and procedure.

(a) All new development shall require city approval. To insure that the development standards of the University District overlay zone district are met, a citizen's design review committee, and a process for submittal and review of applications for development is hereby established. A citizen's design review committee is hereby authorized to serve the University District overlay as an advisory body to the city for all development proposals in the district. The citizen's design review committee, together with city staff, shall provide a recommendation regarding site design, architecture, and landscaping on all development projects occurring in the University District overlay.

(b) An applicant may submit an application for a building permit before meeting with the citizen's design review committee, but must wait until said application has been reviewed by the committee and city staff before receiving a building permit (it is preferred, however, that applicants wait until final acceptance by the committee and city staff so that any required changes to the project be made prior to building permit review).

(c) The citizen's design review committee will also serve as an advisory body to the planning and zoning commission for all plan and code amendments special use permit requests and variances affecting the University District overlay.
(Ord. No. 1894, § I, 9-17-01)

Sec. 2-1017. Meetings.

The citizen's design review committee shall hold regular monthly meetings open to the public.
(Ord. No. 1894, § I, 9-17-01)

Sec. 2-1018. Organization.

The University District citizen's design review committee shall elect a chair and a vice-chair, each of whom shall serve for one calendar year.
(Ord. No. 1894, § I, 9-17-01)

Sec. 2-1019. Voting.

A simple majority vote of a quorum of the University District citizen's design review committee is required for approval on all University District citizen design review committee recommendations.
(Ord. No. 1894, § I, 9-17-01)

Sec. 2-1020. Appeals.

(a) An application for development must be approved by the city and the citizen's design review committee in order for a building permit to be issued. In the event that an application is denied by the city or the committee based on interpretation of the University District plan and ordinance's urban design requirements, the two entities shall

meet to discuss the interpretation. In the event that an agreement cannot be reached to approve the application or an applicant or aggrieved person is not satisfied with the final determination made by the city and committee, the applicant may file for an appeal with the planning and zoning commission. An appeal must be initiated in writing to the community development department by an applicant or aggrieved person within 15 days after all other procedures established by this section have been exhausted. The petition will then be processed by the city to be considered at the next available public hearing in accordance with the notice requirements found in division 2, section 38-71 of this Code.

(b) Any aggrieved person that is affected by a decision of the planning and zoning commission in the enforcement of the University District plan and this section may appeal such decision to the city council in accordance with division 2, section 38-236 of this Code.

(c) Any person aggrieved by a determination of the city council may appeal to district court within 30 days after the determination made by the city council, in accordance with division 2, section 38-237 of this Code.
(Ord. No. 1894, § I, 9-17-01)

Secs. 2-1021--2-1040. Reserved.

Please note: Minutes not yet approved.

UNIVERSITY AVENUE CORRIDOR
CITIZEN'S DESIGN REVIEW COMMITTEE

The following are the minutes of the UAC meeting held on Wednesday, February 3, 2010 at 10:30 a.m., located at City Hall, 200 North Church Street, Las Cruces, New Mexico.

PRESENT: John Curry - Chair
Michael Rickenbaker
Samuel P. Maggard
Dolores Connor (Councilor)

ABSENT: John White

STAFF PRESENT: Susan Lowell, Planner
Vincent Banegas, Planning and MPO Administrator
Carol McCall, Planner
David Weir, Director
Tom Schuster, Sustainability Officer
Becky Eich, RC Creations - Recording Secretary

OTHERS PRESENT: Gene Kenan, Dan Lilley, Jim Nelson, Sandy Geiger, Tammy Smith, Gigi Chervanik

I. CALL TO ORDER (10:33 a.m.)

Curry: Okay, we're going to go ahead and call this meeting of the University Avenue Citizens Design Review Committee to order. On our agenda, we're going to move public participation down a little bit so that it comes after the staff presentation. So the meeting is called to order.

II. APPROVAL OF MINUTES

- January 2010

Curry: The first thing we need to handle is the approval of minutes of the last meeting.

Rickenbaker: Move to approve.

Maggard: Second.

Curry: We have a motion and a second to approve the minutes, any discussion? All signify by aye.

ALL COMMITTEE MEMBERS - AYE.

Curry: Motion passes, so the minutes are approved.

III. PUBLIC PARTICIPATION - moved to after staff presentation of the cases.

IV. IN ORDER

Case No. PA-10-01: A request to repeal and replace in its entirety the University Avenue Corridor Plan with the University District Plan for the purpose of instituting planning policies that reflect public input and best practices for planning a lively and walkable destination. Submitted by the City of Las Cruces Community Development Department.

Case No. ZCA-10-01: A request to repeal and replace in its entirety Chapter 38, Section 38-44 of the Municipal Code (University Avenue Corridor Plan Overlay Zone District) with the University District Overlay for the purpose of instituting provisions that support the policies of the University District Plan. Submitted by the City of Las Cruces Community Development Department.

Curry: At this time we're going to consider three cases concurrently; Case No. PA-10-01, Case No. ZCA-10-01, and Case No. ZCA-10-02. And this is something that's been worked on for several years and it's going to be an exciting day, interesting day, so I'm not going to read what these cases are, its right there on the agenda. And I think at this point we'll turn this meeting over to staff for presentation of the three cases.

While we're waiting, just to introduce to you who the committee members are, we have Mr. Michael Rickenbaker, who is the NMSU architect, committee member. We have Dolores Connor who is a city Councilor. My name is John Curry, I am a property owner in the district and over here we have Dr. Sam Maggard and Dr. Maggard is also a property owner in the district. Vince Banegas here at the table and Susan Lowell will be doing the presentation for staff.

Lowell: Thank you. We're going to start this morning with a brief presentation. First of all this is the first of the formal meetings that have been convened for the purpose of reviewing and recommending to the Planning and Zoning Commission three cases to be heard concomitantly. They are to repeal the former plan, the former overlay and a section of Chapter 2 of the municipal code. The red line through the Case No. ZCA-10-02 indicates that that case number does not apply. This is an amendment to the municipal code and it will be identified as such, so sorry about the error.

This is just a description of what the cases are and the most important framework here is that this is the result of, and a statement of, a long range vision for a district. This is not expected to happen overnight, but over a period of time. Today we're going to give you a brief overview of the plan, of the overlay, and the amendment to the municipal code and how we arrived there. We're going to give you an outline of the comments that we've received at the public meeting January 13th through the 25th which was the date when your packets were prepared. You have also been given handouts of the public comments that have been received since then; there are five, and a

spreadsheet which summarizes the content of those comments. And then finally we'll talk briefly about the calendar for the adoption process.

So who, what, when, where. These are the basic questions that we asked. Who started this anyway? Well, Community Development staff partnered with NMSU staff, faculty, students, residents, property owners, business owners, APA, that's American Planning Association best planning practices, and a host of planners in other parts of the country who have blazed the trail in other places like El Paso, Albuquerque, Santa Fe, Tucson, Seattle, Minneapolis, Austin, Texas. We've used the best of the best. What and why? We'll we're revising the UAC, University Avenue Corridor Plan and then from that revision wrote an overlay to implement the policies of that plan. Why? This was in response to your recommendations as the committee, in response to and recommendation by NMSU's master plan, and the University's commitment to work collaboratively with the city in envisioning this district. Why? Because we all have a great concern for the safety of the pedestrians and the bicyclists in this district; it is the most heavily traveled district for pedestrians in the city. Also, on account of current development trends which are hamstrung by the current overlay. When? Round one for this process kicked off 15 months ago on the 5th of November in 2008. It was followed by three rounds of public involvement and review on University Avenue, at NMSU, in local businesses, on-line, and in the hallway of the City Offices. Well, how did we do this, two really simple words, by listening and by synthesizing what we heard, and by listening again. Well, how do people know about it? They found out about it through printed and electronic media; postcards, letters to property owners, flyers, posters, letters to businesses, and residents, press releases, display ads, television interviews, much to my dismay, and radio; e-mail list serves.

So we took planning out of city hall. We took it on a walking tour. We took it to a design workshop with NMSU, students, faculty, and public. We took it to the grocery store, again my favorite. We took planning on-line to NMSU students and faculty. We took planning to focus groups with businesses, property owners, designs and builders, students and faculty. All in all hundreds of people have participated in this process throughout, many of whom multiple times.

The first document to be produced from this effort is a draft plan. We're proposing that it replace the current UAC corridor plan. So what's different? Most noticeably, the organization of the document is dramatically.

Curry: Ms. Lowell let me interrupt you just for a second, Ms. Connor had a comment.

Connor: Susan I hate to interrupt you, but go back to the other page. I just want to identify the University Avenue Corridor Plan which is the plan we are going to be replacing, and recognize former City Councilor Gene Kenan, who is one of the authors of that original plan who has joined us today to see the changes that are coming about, and he's sitting right here in the front row. Thank you.

Curry: Thank you.

Lowell: Again just a brief discussion of what's different with the proposed plan in comparison with the current plan. Most noticeably the organization of the plan is dramatically different and this is in order to streamline the review and concentrate all of the policies that are relevant to the details of each development proposed, where it is, what it's for, how it looks, how it functions, all in relation to the context of the district itself, from block to block, from district to region. The original plan addressed land use, design, transportation, enforcement, and implementation. Each subject is subdivided to review a development application for a project in the individual areas. From a practical point of view, it's unwieldy. Instead, the revision addresses the geographic area in relation to its context. Policies address the district as a whole and each of the three zones within it.

Why? Well the rationale for the change is to streamline review by organizing all of the policies that are relevant to the basics of development application. Where it is and how it relates to the vision for the district. The guiding principles have also changed. Why? Because the public's vision for the area is based on values for safety, pedestrian character, a sense of place, and continuous activity. Why? Because the area is recognized as a regional destination where the city and the university come together and because NMSU's master plan celebrates University Avenue and the district itself as their front door which then elevates the importance of it to the quality of both city and campus life. Although the original plan didn't record a set of shared values as its foundation, it did guide development, both to the east and west ends of the district and preserved the residential core in the middle by restricting development there.

The structure and content have changed. Why, again to increase flexibility. In fact, when asked at public meeting some time ago if we could say one word that would describe the plan, that word would be flexibility. The original plan and code followed the euclidean zoning methods and divided the district into seven areas each with separate uses and design standards. But new trends in planning and development have made this unwieldy. The revision then consolidates the district into three contiguous zones based on the street network and the character of each. Mixed uses throughout and emphasizes the importance of multimodal transportation and connectivity and urban design concerned with form and function, all at a human scale. Overall, the plan addresses the form and function of the district with the intention to expand the boundaries and consolidate areas that are parallel to University Avenue into contiguous development zones.

Two elements to highlight from the plan, because these set the direction of the overlay and the amendment to the municipal code, first of which is the vision for the district which basically expresses an awareness that places can function for people. The second highlight is the physical configuration of the district itself into three zones; what was once seven areas now consolidates into three. The UAZ or University Avenue Zone is the area of greatest activity, density, and variety of uses. The TZ, Transition Zone, is envisioned as the area that's a buffer between the active zone and the neighborhoods north of the

district. The Convention Zone or CZ is envisioned as a regional destination for conventions and related public events.

In summary, the plan calls out 26 goals and over 100 policies to achieve an active pedestrian oriented district. They address form including boundaries and zones. They address function including the multimodal district, mixed use throughout, and improved circulation for both cars and people, and safety. This also includes elements to be considered for redesigning University Avenue from I-25 to I-10. Also, urban design, how the spaces, the buildings, and the landscape are arranged, typically closer to the street with wider sidewalks, a tree canopy, and landscape and site improvements for comfort, safety, access, and economic activity. The overlay is a set of regulations that implement the policies of the plan. This overlay is a significant departure from the current version. In what way? The intent is to allow greater flexibility, encourage development of mixed use in a walkable district. It introduces new vocabulary like the word mixed use, parking garage with and without line or building, and brewpub. It organizes in one table permitted land uses and parking requirements for all the zones. It organizes in tables and graphics for development and urban design standards for each zone for blocks, density, setbacks, accessory building design, frontage elements, placement of surface parking, and parking structures, lighting, and mechanical, and garbage and such.

It introduces an approach to nonconforming uses. It attempts to minimize hardship for redeveloping properties within the district. And it unifies regulations that apply district wide for landscaping and signage; encouraging the use of landscape to mitigate the excess heat, wind, and air pollution and expand the possibilities for signage such as projecting signs, awnings, and canopies.

Some quick examples of elements of the plan and how they're regulated through the overlay, first and foremost, streets and public spaces get a lot of attention in the plan with many policies guiding transportation and land use which we, along with the MPO recommend must be planned simultaneously. The plans policy is to increase public safety for example by improving pedestrian and bicycle access are implemented in the overlay with the initiation of preliminary engineering for right-of-way improvements to University Avenue, the roadside, the travel way, and intersections. This is the first step in redesigning University Avenue which was among the top requests the public made during this entire public review process. And I know you all have seen these, but they say so much more than my tired voice. This is another place that has a five lane road that did some infill and changed its character in Fayetteville, Arkansas to meet the needs of a University district.

Connectivity, the plan calls for improving connectivity and circulation throughout the district. We regulate that in the ordinance by requiring that alleys be preserved whenever possible for providing pathways.

Curry: Excuse me. Let me go back to that Fayetteville one. What is it you liked about that?

Lowell: It conveys graphically a change from a five lane to a filled in mixed use pedestrian oriented district.

Curry: So the difference there is wider sidewalks, parking, and less lanes?

Lowell: Wider sidewalks, on-street parking, infill up to the sidewalks, landscape improvements, infrastructure improvements.

Curry: So you have buildings all the way up to the sidewalks with maybe additional parking behind. That's the type of thing you're trying to get across?

Lowell: Yes.

Curry: Thank you.

Lowell: That's correct. In addition to the preservation of alleys for pathways, we're also introducing, or should I say re-introducing the concept of callecitas and maintaining or, better yet improving, the connectivity index that's been established by the MPO for this district. A callecita is a shared access way. It's wide enough for one vehicle and pedestrians and cyclists. The plan calls for encouraging a mix of uses to encourage pedestrian activity, including some that are new to Las Cruces, such as brewpubs, live-work, and parking garages within and without liner buildings. The ordinance regulates this first by defining what these uses are and where they're permitted. In addition, for the University District we're defining mixed use development to allow more than one type of use in a building or set of buildings including residential. This is both a horizontal mix of uses as well as vertical. The urban form of the University District in the plan there are a lot of policies that address form and space by bringing buildings closer to the street, by varying the building materials, and avoiding long monotonous flat facades, by adding landscaping with drought tolerant plants for both over-stories, that's trees, and under-stories, scrubs and ground covers, and signage all at a human scale. In the overlay this means setbacks are reduced, buildings are oriented to the street with more windows, canopies, and projecting signs. Landscapes are to create a more comfortable environment for pedestrians.

The point of regulating the form of the space is to increase the elements that help make the place livable. Landscapes especially along the roadways are for comfort and for the mitigation of difficult environmental factors including noise and heat. We're also proposing changes in the administration of the University District by expanding the Citizen's Design Review Committee and enabling staff review of sign permits and minor modifications. We're proposing seven positions, that is two in addition to the five that exist currently, including the City Councilor, the NMSU architect, a student representative, a business owner, an additional design professional such as an architect, a landscape architect, interior designer, custom builder, or artist, and two residents, of the seven positions, three to be property owners.

The 30 day comment period began on the 13th at the public meeting. We've received eight comments which were included in your packet. Five additional comments as of this morning have been received and you have copies of all of those. I'd like to talk about two of the comments, one of which was the request for the addition of drive-thrus to the ordinance. At your September meeting you requested and staff investigated language to direct drive-thru development in the University District. There is a handout in your packet that has alternate text, which we wrote. During the internal department review of the ordinance, staff removed this section in favor of remaining consistent with the current plan's prohibition of new drive-thrus. Highlights of the text that was written include discouraging drive-thrus because they don't support a pedestrian oriented environment and are inconsistent with the goals for the University District. Here are some standards that could alter that; windows and stacking lanes, drive-thrus and stacking lanes shall not be located within front setback or along street facing facades, where possible at the rear of the building. Circulation, design and location shall not impede vehicular traffic flow nor pedestrian movement and safety. Shared driveways or driveways located off non-arterial streets should be used where possible. And finally screening architectural elements, landscaping, and/or other screening elements shall be used to minimize the visual impacts of the drive-thru.

Among the comments there were concerns about the setting of parking maximums in the land use permitted use table. This is staff's reasoning for setting parking maximums. Citywide parking maximums have existed in the zoning codes since the 27th of March 2006. The maximums calculated for the University Overlay were taken from the existing zoning code. Where the code presents a range, the University District applied the top of this range; for instance parking for religious institutions ranged from one space for three to five seats in the primary assembly space. For the University Overlay, we set the max at one parking space for five seats, and so on. By looking at parking in the University District as a whole, encouraging shared agreements, extending the radius within which off street parking requirements may be met to a quarter of a mile, encouraging transit improvements and instituting complete streets ordinance, the parking maximums proposed support the core intension of the plan. Also, in discussing parking with NMSU, we learned that parking is not regulated after 5:00 p.m. and all day Saturday and Sunday, so when we take a look at and this isn't really meant for you to see specific details but the form of the campus and the mass of surface parking area available, this is the NMSU parking distribution plan from their master plan. If we drew a line, that blue line at College Avenue and counted the spaces north of College that are available, there are over 3,000 spaces. Taking a look at NMSU's future parking distribution, with the addition of two garages, there would then be more than 4,000 spaces within less than a block of University Avenue.

We propose an alternative to default to the parking maximums set for each land use in the 2001 Zoning Code as amended in 2006, as well as keeping the regulation pertaining to the location of the lots, in other words, ensuring that parking lots are behind buildings whenever possible. Among the comments that we received was a suggestion made to preserve and maintain

the maximum parking requirements with respect to the surface parking lots but remove the maximum if parking were integrated into a building or constructed below grade.

This brings us to the review schedule for adopting the plan and the overlay. Your recommendations are to the Planning and Zoning Commission which will meet in two weeks for a work session on the 16th of February, and one week later for their regular session. They will make recommendations to the City Council for a first read on the first of March and final action on April 5th. So your options today are to recommend approval of the amendments to the Planning and Zoning Commission thus repealing the following; the University Avenue Corridor Plan as represented in Case No. PA-10-01, Section 38-44 University Avenue Corridor Overlay Case ZCA-10-01, and amendments to Chapter 2, Sections 2-1012 through 2-1020 of the municipal code pertaining to the UAC Citizens Design Review Committee. That case number does not apply. And replacing said sections with the University District Plan, the University District Overlay, and a revision of Chapter 2, Sections 2-1012 through 2-1020 pertaining to the University District Citizens Design Review Committee respectively. Recommend denial of the amendments to the Planning and Zoning Commission, thus maintaining the plan, overlay, and municipal code provisions as they presently exist. Modify the amendments in any manner deemed appropriate and recommend approval, that would be repeal and replace, or table and postpone the amendments and direct staff accordingly. That concludes our presentation but this is for discussion.

Curry: Okay. I'd like to thank Susan for her presentation on this. I'd like to remind all of you that this committee is an advisory committee and we vote yes or no and we send our advice up to the powers that be who make the final decision P&Z and ultimately to City Commission. So I think this would an appropriate time for us as a committee to hear public discussion of the proposals. There are a quite a few people here; I'm not sure how many would like to speak. We don't want to cut people off, but we do want to give folks an opportunity to share their concerns, so as you come up and speak, if you would kind of keep that in mind. It's been suggested we try and keep it at about 3 minutes, so I think that's pretty good advice, and when you come up, if you would go up to the mike over there and identify yourself and then speak into the mike, so one at a time, ladies first. I think we've got one right there that wants to come out. Go ahead.

Geiger: Good morning committee members, my name is Sandy Geiger. I did send a letter this morning to Susan Lowell and perhaps it was distributed among the group. My letter has no new information for this particular committee. I repeat that this plan and zoning overlay must carefully integrate the findings of the draft NMSU heritage preservation plan and other such applicable documents. I find it both significant and alarming that what was once a University Avenue Corridor Plan and Overlay is moving forward as a University District Plan and Overlay, presuming a much greater influence over the NMSU campus.

We do have a plan. The draft NMSU Getty foundation heritage preservation plan volumes one and two can be found in your packet for today's

meeting, and it's on line for interested public on the City's website under pending applications, Case No. PA-10-01. What you would do is click on today's meeting date in the second column from the right. Clearly, there is a reason that the heritage preservation plan has not moved forward. I have expressed my disappointment for years and in front of this committee for those responsible for blocking or ignoring its consideration and approval, and continue to request that this heritage preservation plan be recognized, respected, and integrated into all other development and planning proposals impacting the same area. I recommend that city planning staff, members of the NMSU advisor committee to the heritage preservation plan, and the interested public together meet to integrate the University District Plan and Overlay with a draft heritage preservation plan. And if you do not agree to this, I would like to know why not?

We have discussed over the last year in the City of Las Cruces about the importance of historical preservation and have agreed that a plan is the first step for achieving such. We have a plan at the University, although it's in draft form, I'm going to go ahead and begin to use it. Then in my letter I outline eight different areas, or excuse me, eight different subject areas related to Area 6 and 7 called the Convention Center Zone that must be integrated into the University District Plan and Overlay. I don't think I have time to outline them in three minutes, but I do talk about respect for and retention of the character of the area known as the west side farm historic district, preservation of the nematology lab or the seed house, conservation of the story tree, the Las Cruces Lateral, also on both state and federal registers are part of the Elephant Butte Irrigation system. The buildings at the southwest corner of the parcel where the city center is located were leased for 50 years by Jornada Experimental Range from NMSU and one of them houses the Asombro Institute. We've got a good 30-40 acre feet of rich Rio Grande alluvial soil which was piled up, removed from the convention center site, and there are many additional claims and descriptions of agreement between the NMSU master plan and the draft heritage preservation plan that seek to retain the agricultural nature of west campus. Unfortunately, the University District Plan and Overlay mention no agricultural uses for the Convention Zone District.

Additionally, the draft heritage preservation plan lists the following which the University District Plan and Overlay must integrate as well; A Mountain view shed in the pike or College Drive views. They are nominated as heritage conservation place in the heritage plan. Number two, the need to take into account the scale, massing, and architectural styling of the smaller scale historic buildings that already exist along University Avenue; specifically Kent Hall, Gardner Hall, the Laughlin House, the President's House, the YMCA building, and the gymnasium building. The latter two are on the state and federal registers. The need to take into account the noteworthy landscape features which contribute to the heritage character of the University such as the tree lining and rock walls. We have an opportunity to blend the new with the old and perpetuate a campus landscaping tradition.

The draft heritage preservation plan does not list properties on campus; however, I've provided copies in the past to this same review committee called

the Architectural Master Plan Trost to Hoffmeister. It's a New Mexico State University walking tour dated 1997. And two buildings, one in memorial, the Miller house. Henry C. Trost designed 1910, demolished 2008, approved by this committee. And number two, the 1100 through 1400 blocks of University Avenue north side, they're talked about the college row. They were built in 1920, reflect pueblo style, pueblo revival style and inspired by the American Indian villages of north Mexico, excuse me Northern New Mexico. And lastly, I do express concern over the revised formation of the University District Citizen's Design Review Committee. It's described on page 47 in your packet, and basically my criticism is the following, this committee is acting as a land use, not a design review committee. So a land use review committee for a possible 165 acres in the future. The description is not at all representative of a citizens land use committee in my mind. To do so is outlined is known as fiefdom because of the City Councilors controlling role. If the City Councilor for this district is a member, then she should abstain from voting on any plan or zoning overlay that would come before City Council. Other members should be selected in a transparent democratic process that includes advertisements, submittal of (*inaudible*) and letters of interest, and a vote by the City Council in a public meeting, not appointment by the mayor. The revised committee is missing experts in historical and agricultural preservation and representation from knowledgeable members of the NMSU community, staff, or faculty. An NMSU student is a worthy addition but may not have the background to represent these interests. Citizens who own property can also mean the development community.

The requirement for a member with design expertise can also represent the business community. I also disagree with the waiver of term limits on this committee. The proposed committee membership and selection process needs amendment. Thank you very much for your consideration. I hope that the University District Plan and Overlay will consider amendments to include the value of the historical nature of the area that they're considering.

Curry: Thank you Ms. Geiger for your input. Who else would like to speak to us? Mr. Kenan.

Kenan: Thank you very much. My name is Gene Kenan and I have been given credit for authoring this plan by the Councilor, but this all started when as a member of the City Council and a member of the community almost bordering University Avenue, I became concerned that the deterioration of a street like University Avenue could take place like it has along other universities around the country. One of the closest ones that I can refer to as an example would be Central Avenue and the area very close to UNM and how I feel has deteriorated over the years while a hodgepodge of all kinds of things happening along Central Avenue. I feel that our university is such an asset to the city that we should do whatever we can to protect University Avenue from becoming a hodgepodge of all kinds of development because when people come here from out of town or people who have lived here for a long time, they take a pride in the University. It's such an important asset to the city. And when they drive down University

Avenue they should have a good impression or good image of the Street which borders the University. And we I think as a citizens review committee as you folks are should do whatever we can to build an image because it is developing and we see it happening all the time and since we came here in 1963 we've seen it grow from almost a country type street to more and more of a city street with very little guidance or plan, an overall plan for an image. So I think we as a citizens or as a community should be very aware of what the future of University Avenue should be like, so when people come here to visit and maybe to visit the University or maybe they're deciding to live here in the city, then the long-term development should give a good image and we get that by paying attention to what's going on from month to month and try to have something that will give that image for the future development. So, it's very important I think that you folks do whatever you can to cause this to happen. You do have it within your powers and you can have an influence here. And I think the overall development should present a good image. That's about all I have to say. I just think it's very important that we pay attention to it as we go along. I know I for one wanted to see University Avenue become a thing of pride for not only the citizens here in Las Cruces but the people who come here to visit and made decide to come with the university or to live in Las Cruces. It's part of our image. Thanks.

Curry: Thank you Councilor Kenan. I can remember you delivering that same message many many years ago and you've remained consistent on that. And we appreciate your input there. Who else would like to speak?

Lilley: For the record, Dan Lilley.

Curry: Now are you a citizen? I know who you are, but just are you a property owner?

Lilley: Citizen. No, actually I have ... one is a citizen actually NMSU alumni, another is a member of a building committee for the Newman Parish inside the UAZ.

Curry: Okay. You're an engineer as well.

Lilley: Yes, sir. My two cents at first about the corridor in general, I know there are comments that have been made about development aspects of what's there, what should be there. I just wanted to reiterate or state that a lot of times things are financially driven, market driven. The development of a parcel of land, I know in the past we've ... there've been several efforts to preserve existing buildings that have been there for 50 years, 70 years, the financial burden of preserving those or keeping those in a condition that's even just safe, falls on the existing property owner unless a government entity or somebody purchased the property. Those properties generally don't fit what Susan has presented here as far as the setbacks, the location, they're more of a rustic, usually setback a lot further from the property line, not easily developed, not easily utilized for anything other than historic value and looking at and walking through. And I just wanted to bring that to mind because a lot of times the idea

of keeping something there that's been there a long time, the expense of that falls upon the individual property owners and sometimes that's just not available and anybody that wants to come and develop the site usually has other plans that are market driven based on what the existing market will bear, whether it be housing or commercial properties.

Now my real reason for being here, I'm a member of the building committee for the Newman Center which actually provides services to the student campus. It's the Albert Newman Center, Newman Parish, I'm not here to profess their goal or anything else, but they cater to the NMSU students and the campus there. We are in the process of working with a local architect in developing an overall design for that area on Mesa Street. Basically at the intersection between Chaparral and Solano. And I wanted to present in front of the committee that we will be proposing or requesting from the city that with approval of neighbors the vacation, the potentially vacation of Mesa Street so that we can actually develop that particular site as a community based or more congruent to not only just parking and serving our parish community but also serving the public in the area, the students transition in that area. And I've talked with Susan several times about how our proposal fits within the standards that they have for setbacks and building heights and stuff like that, but I just wanted to get it on record that we are here and we are potentially developing within this UAZ with potential request for vacation of a street in there. We will maintain within our plan the alley that's existing there, pedestrian traffic, bicycle traffic, and vehicular access. Thank you for at least putting up with my comments.

Curry: Thank you Mr. Lilley. Who else would like to make a public comment? Yes, ma'am.

Smith: Good morning. My name is Tammy Smith. My background is in art, urban planning. I live in Las Cruces but I'm caring for a piece of property up in that general area we've been discussing. The first thing I want to say is I've known Gene for many years and you're not going to like what I have to say because I strongly disagree with you. I grew up in a highly university area on the east coast. I'm familiar with Harvard Square. I'm familiar with many of the universities and what the surrounding areas are like. I've spent some time in Berkley, California and I'm familiar with that area and types of shops they have. I also lived in Louisiana for a while, so I'm familiar with the two lane area. One of my complaints about NMSU is basically I'll be honest, it's a dead, uninteresting campus. The only time you see anything live is during class change. And I was originally very much interested in the corridor plan and went to some of the early meetings, but when I found out that the comment was, we don't want to look like Central Street, I was absolutely appalled. My son lives in Albuquerque. So I take I-25 and the best step of course is to go all the way to 40 to get to where he lives. But I don't. I get off at Central. And the reason I get off at Central is because it is lively and vivacious and there are fascinating shops and fascinating boutiques and all sorts of ethnic restaurants and there are always people. People of all ages, people as old as I am, if you can believe

that, and students, regular young students. It is a lively area. I have never heard anything against the Central Street area and that's why I take that way even though I am accused, how can you go down that street mom it's only got a 30 mile, 35 mile an hour speed limit, but it's wonderful. And it's wonderful at night. So, I'm sorry Gene to disagree with you, but I think anything we can do to liven up University Avenue and that general area would be not only a tremendous advantage to many of us who happen to share my feelings believe it or not, but I think it would be a great attraction. Thank you.

Curry: Thank you very much for your comments. Who else would like to speak to us? Yes, sir.

Nelson: Good morning committee members. I'm Jim Nelson; I'm the chairman of the University Campus Planning Committee. We are the body that approves all construction projects on campus.

Curry: Really, I thought he did it all.

Nelson: Well, we took advice from Michael. But we often times disagree with him and override him. Our recommendations go directly to the Board of Regents. We are composed of faculty members from each of the colleges on campus plus a student representative and then we have ex-officio members from the University police department, from facility and services, and from anybody else who's concerned with the physical campus at NMSU. We are very very pleased with your activities and what you're trying to do. I've been a resident of

Curry: Get right by the mike so we can hear you.

Nelson: Okay. I've been a resident of Las Cruces since 1963 and my father at the time was in charge of the disputed agricultural area there. He was involved very much when El Paseo Avenue came to a dead end right there at College and he decided that in the best interests of the community to allow them to take that road through down to Mesilla Park. But we would like to support your activities. There is much discussion that needs to be concerned. We want to see the area as part of the university community. We want to see a lot of activity. We want to see things happening during the day time, during the night time. We want a wide variety of activities and mixed use things going on in that area. We welcome your cooperation. We're willing to provide input to you at any time on what we as the university community feel about the development of the university and the growth of the university in a positive way that adds to the community. Thank you for your time.

Curry: Do you have an opinion on these suggested changes? Have you all discussed that?

Nelson: We have not discussed that. My father, to go back, wanted to take and trade that land and there was a lot of support to trade that land for some 10 times as

much land, about 20 miles south of the university. To remove all that local agricultural land and to make into a mixed use development area.

Curry: My grandfather was director of the NMSU agricultural experiment station and so they probably worked together.

Nelson: They know each other. But anyway if you have any questions about the university's input on our side of the street, on the University Avenue Corridor, please direct your questions to me or to Michael. We'll be meeting this afternoon to discuss this very issue and hope to come back with a unanimous resolution in support of your activities this afternoon. Thank you for your time.

Curry: Thank you very much. Who else? Okay, yes, ma'am. You have to be at the mike if you want to speak.

Connor: No hurry.

Curry: And please identify yourself.

Chervanik: Thank you. Good morning. My name is Gigi Chervanik. I just happen to be a property owner on Mesa Street which is in the Transition Zone. This is my (*inaudible*). Anyway, my questions are just brief and perhaps they are already addressed elsewhere because this is the first meeting that I've ever gotten an invitation to. But, just in the big picture, University Avenue is not that big to begin with. More people moving here, the convention center, all that sort of stuff, how would we possibly think that shrinking it would be good in any way, shape, or form? That's my first question. If anybody's got the answer I'd love to hear it.

Secondly, as a property owner in the Transition Zone I'm just kind of curious if anybody's got a sort of sample of what would happen to my property? How I personally would be affected, and how long this entire process for this kind of big change takes? Is it a five year thing, 10 years, 20 years, 50 years? Those are the questions that I have. That's all.

Curry: Okay, I think Susan this is one for you. So she's got three basic questions; number one shrinking University Avenue; number two what will be the personal affect on her property; and number three time period for the transition. You want to comment on those?

Lowell: I don't mean to have my back to you. When you say shrinking of University, do you mean regarding University Avenue itself?

Chervanik: Right, I mean the pictures look real pretty but it looks like the regular major thoroughfare is turned into like you know another city street, stores on this side and the school on that side. With all those lumps in the road for pedestrians and bikes and all that. Although beautiful, is going to make the traffic be even a thousand times worse than it already is.

Lowell: If I could interject. A result of the plan and the overlay is that preliminary engineering for looking at redesigning University Avenue will be underway and among the things that are studied in preliminary engineering are the traffic consequences of redesigning the right-of-way. That is of primary concern because there are many transportation projects that are going to impact traffic not only on University Avenue, but on I-25 and I-10, including access to the campus from multiple directions. And so there are a lot of unknowns at this point, but suffice it to say that this process has initiated that preliminary engineering within the City Public Works Department along with Utility.

In regard to your second question, the Transition Zone, if I could just give a summary of that, the Transition Zone will enable properties in that district to develop in some moderate way either multi-family or small scale commercial endeavors with uses that will not have a negative impact to the surrounding neighborhoods. For instance, the addition of a bakery or a café. But with hours that close before 10 p.m. at night. Types of businesses that would not have a negative impact on generating additional traffic or noise or pollution, things of that sort. So, the ultimate change would be increased ability for you to develop your property should you wish to.

Chervanik: Okay. Well, on that note then, for instance since my property's on Mesa and that's the back end of the zone. You guys were talking earlier about drive-thrus and parking and all that stuff that would be on the back of University. Does that mean that that portion of Mesa Street is going to now be like huge with traffic to compensate for all the businesses that are facing University that have to now have everybody drive around to the back of their store? Just as an example.

Lowell: The advent of additional activity on University Avenue is intended to decrease the access points on the avenue itself and allow access to the businesses along the avenue and in that activity zone via the side streets. Again, any change to the right-of-way is going to be thoroughly studied by the Traffic Engineer and Transportation planners so that design solutions can be proposed for construction that will not negatively impact the area, but will increase in fact, the connectivity. That's a baseline request that this plan and the overlay make in collaboration with the Metropolitan Planning Organization.

In terms of your question regarding the time that this could occur, when City Council adopts the plan and the overlay, it will replace the current plan and overlay. And so development applications coming in the day after would be reviewed according to the new regulations. We don't foresee dramatic changes occurring instantaneously, but there are some very large projects that NMSU is breaking ground on this year and those are going to have some consequences in the private sector. Does that answer your questions?

Chervanik: But like are we talking five years, 10 years for most of this to be redone?

Curry: Your question is how long is this going to take.

Chervanik: Right.

Curry: Michael, you have some comments on that? I think it's going to be many years.

Rickenbaker: I would agree. I think the University may have some of the first projects. The city has the first project, the Las Cruces Center. The University's projects, the Jordan Street Entrance which everybody's calling the bookstore, but that's only one of the tenants. But the Arts Complex phase one. Those projects are immediate, so we'll see those under construction this summer and being completed in the next year or two. But a lot of the rest of the planning that's shown and the University plan is probably 20 to 30 years out and in some cases 40 and 50. So I don't think you know full development along University Avenue is many years off and I think having experienced in another city that I was working in 20 years ago, I know that some of the ideas that were presented have the overlay district revision to that plan 20 years ago, were just done last year. So I can tell you that it is an ongoing process.

Curry: Very long. Okay. Let's continue with our public participation. Is there anyone else who would like to speak? Okay. If not then the next step ... yes ma'am.

Connor: If there's no more public participation, I'd like to address a comment made by Ms. Geiger about the board members or the committee members that sit on this if I may?

Curry: Great. What I was going to do is give each committee member a chance to have committee input and we will start with you.

Connor: Okay. Well I'll address that first because it's been brought up more than once and more than just in this committee. And I can't express how important it is first of all that the City Councilor that represents that district should be included in the committee, much less a voting member. And I can also say that this is not the only committee, although it's been brought to the chambers before that this is the only committee that a Councilor votes on. There are many committees that the mayor has appointed and that we vote on and then those solutions have to come back to the body of the council for another vote. So this is not unique and it's not any different. As far as adding the two additional members, I think would be exceptionally well at how it's been written into the plan.

And the changing of term limits, I have stated this over and over, if we continue to change members, all we do is stall the process. We stall progress because we can't get our feet on the ground long enough before a change is made. And then those changes don't happen, there's not a long-term vision, there's nothing put in to the plan except to continually rotate people through the process and then there's not much we can do about that. So I know her and I will disagree about that and I know that she will continue to disagree with me about that.

And so the other thing I brought up is, I couldn't find my notes that I sent to staff regarding some of the changes to the plan and I've noticed them in this plan now. They're minor things that had to do with no movies in the Convention Zone. That was critical because we have a film institute on campus and if the Convention Center were leased out for a weekend for a movie, whatever, it kind of had some restrictions as to what they could do at the Convention Center. They may have a movie weekend that's bringing directors and producers and training institutes and other things that might be done there. So they were very minor.

What I want to outline in the plan that is critical I think in not just how we move pedestrians, we have to continue to move cars down University Avenue. We have very few east/west corridors. We need to keep traffic moving, but we also want to be apprised of how we discussed it during the master planning of NMSU, that it's a dash and dart crossing University and we can address some of that with the way we address parking on the campus of which we've all talked about and I've now spoken with President Catour about, and I have presented this ... she has a copy of the University District Plan and I know that it was discussed at the regents meeting this last week. But, how we continue to move traffic and accommodate the pedestrian there, because we can't just look at turning 30,000 cars over to the next street. That's not going to get us anywhere and I think some things that will alleviate that that are addressed in this plan, are the re-scoping and replanning of the University Avenue bridge over I-25. And there are already plans and it's been designed about 15 years ago, in December or early January DOT had a public meeting to discuss how Triviz will come underneath University Avenue, similar to what it does over at Lohman. Moving traffic onto campus a little easier and also the widening of the bridge which is necessary because that bridge has already met its timing process from when it was first built.

The other thing about the University District Plan that is sort of new to this is how we will look at in the future and through the precedence it mentions in here a community liaison, an employee that would be hired part time by the city and part time by the University that would be able to address both sides of the street and have offices on both sides of the street. And the community liaison that is mentioned in here, that way they're also a planner for the city but they're also planner for the University, but they're also student communications as to how to live in the district, how to live in the neighborhood, how to be part of the community and how to be part of the campus at the same time. And incorporating our long-term residents that are living in the corridor or in the district area to also be able to live and play on campus as it would be. And have many residents that have lived in this area for many many years. So I'm very pleased with some of the new things that have come out in the plan and I think we're going to address maybe this drive-thru I think still needs some addressing, and I have some concerns about that and some of the parking, but I'll leave that to those with expertise. But I would say that overall there are some immediate changes to the corridor, but we also have to ... I'm looking forward to how we will incorporate this into the neighborhood. This is a plan ... I dropped this off, the draft plan to all of the churches that were in the area. I

walked them in and dropped them off there because Mr. Lilley is the building committee for Newman Center but everybody has it there and I'm looking forward to getting more input. And for those in the audience and for the minutes, I'd also like to express that although there have been amendments to amendments to the original corridor plan, there are very few things that we here at this committee, there are very few changes right now being asked, most of them being signage and I know the new plan kind of takes that away so that we're not involved in looking at every little sign that gets changed on the corridor because that's critical. So I want to thank the staff and the many hours that they've spent on this and the many meetings that they've had and interaction with the community, not just those in the corridor but interaction throughout the community in how this plan has come together. It's pages and pages but I think it's for the most part ... we will find out just like the 2001 Zoning Plan as somethings start to be requested that there might be some changes that will need to be made and I think we can address those as they come up. Thank you.

Curry: Thank you for your comments. Let's just go in a circle so, Michael your next.

Rickenbaker: I was going to defer to the good doctor if he wanted to go next.

Curry: All right, Dr. Maggard.

Maggard: '63 must've been a hell of a good year cause that's the year I got here. With regard to the long range ...

Curry: '53.

Maggard: '63.

Curry: '63.

Maggard: '63. With regards to the long range I recall directing a class to study the improvement and change of University Avenue. Twenty-seven years later it took place. With regard to a member of the council being a member of this committee, I can't imagine getting by without the liaison that that provides us. Overall, I do think staff does a tremendous job here and look forward to working with this in the future.

Curry: Okay. Any other comments on the plan itself at this time? Great.

Rickenbaker: I wanted to thank staff, and I want to thank Susan and all the good people that worked on it. Reason being is you know we really ... we invited the city across the street from the University when we did the master plan. That was a real change in this community. It was a real different approach. It said this university is not outside the city limits. It is, but it isn't. And we can't function outside the city limits. So a lot of great things happened to people who've

moved on to other positions in the city, to other cities. There are new faces, but a lot of great interaction that happened. I should point out that our campus planning committee has now voting members both in Councilor Connor but also representative from the county. So we're not acting in a vacuum. In fact a lot of discussion at one point was to whether or not they should be voting members or not. It too is an advisory committee and so they are advisory to advisory. So that's advisory squared. It has the same impact but I would say that there is an ongoing collaboration that happens now between the city and the University that has in years past not necessarily been as strong. It was strong. It ebbs and flows. But now it's in a very strong collaboration that takes place between our institution and the city. And even though we act like we're not in the city and by law we aren't, we have to act as a contributing member of this community and I think this plan begins to help both sides of the street address the street. Our projects begin to look at how to have a positive front door. There will be resistance and there is resistance, we understand, to the walls coming down and the trees that create sort of our back edge becoming our front door. I understand that. This is a change. But I think there's been quite a bit of involvement including over 135 public meetings for the University's side of the plan that began to say that this really is our face and we really need to turn our face to the community and be a contributing member and turn our back and our loading docks and our dumpsters. I understand that the University plan does not become a part of this plan. But I do acknowledge that the University plan is looking very closely at what is being proposed by the city and in fact as we amend annually adopt our plan, we look at how that adoption could continue to reinforce and support the city side of the development as well as the university side of the development. And I would point out that that's become rather blurred once the city moved across the street to the University's side for the Las Cruces Convention Center and that movement has made us more collaborative I guess and it's not just one side of the street and the other anymore. I think this plan addresses in collaboration with the University's plan, a plan that we believe is very consistent and supportive of one and another. I think that we need to talk about some things.

I liked and I appreciated the adjustments based on parking, but I would recommend that we might want to put together a task force and I'm willing to host it and even sit on it and chair it, to talk about parking parking transit. I said parking twice because it's parking parking transit, but we'd like to change that to transit parking transit, but the reality is its parking parking, but I would like to recommend that we might have a task force that address in more detail. Some of this is informational. We've discovered that a lot of people in the district do not realize that during Saturday and Sunday, when there are times they want to be on campus, that they can park and we don't have a policy or process or even advertising them.

Curry: Yeah, it's not on the signs.

Rickenbaker: Not on the signs. So, there was an important point that came out of the discussion when some of the concerns about parking maximums were that it

might impact some of the businesses, and I shouldn't refer to them as businesses, some of the institutions that function on Sunday morning, that quite frankly there are significant number of spaces available. There is no reason to not want them there. And I think though there's also some discussion about where free parking is, how to take advantage of it, what we can do with our transit systems. We actually have the makings of a transit hub by U.S. Department of Transportation standards by having two park-n-ride services, two city routes, and three University routes all within walking distance. So there are some opportunities here that we might ought to be looking at that could benefit all of the uses, all of the businesses, and all of the institutions and not ... and see if there aren't ways that we can even be more collaborative. I think we're getting a lot more collaborative but I will tell you I've met people who said, oh no I can't park there on a Saturday and I said I just parked there and I don't have a permit to park that vehicle there. So I think there are some other things that we can do, more than just this change.

This change itself I think I've been vocal about how excited I am about it, but I will say again I think this is a wonderful change and I look forward to seeing how to make it happen. And I would agree though there are still some things that we need to tweak and that's part of the process. I think I'm still reviewing some of the comments and I think there are some things particularly about parking that we can address in a way that could accommodate a lot of users and not just the institution.

Curry: Thank you. Did either of you have additional comments?

Banegas: Mr. Chairman, committee members. I just wanted to kind of hope on kind of the same vein as Michael talked of and that is some of the changes that are necessary that can certainly be made with little effort. The document particularly the overlay itself since that is the law, it will become the law once it goes through the process from P&Z up to City Council, there are some ...

Curry: Could you explain publically the process that happens after our votes today?

Banegas: Sure. The process for approving the documents as submitted to this committee which of course includes both plan amendments, we're repealing and replacing basically the plan that is in effect today. We are repealing and replacing the overlay which is the legal representation of those policies in the plan. And we are also repealing and replacing the section that talks about the committee membership, its duties, and so forth. I refer to that as the board ordinance, the particular section for this committee. Once those items get the nod from this body to proceed up, it's a recommendation to the Planning and Zoning Commission. The Planning and Zoning Commission is going to take a look at all three areas that this body has taken a look at and they too will render a recommendation up to City Council. The timing of those meetings as Susan posted up on her presentation, show us going to a work session, Planning and Zoning Commission work session on the 16th of this month, February, regular meeting on the 23rd of this month, and then going to City Council first read

March 1st, and then April 5th for final action. So all throughout those processes, those steps and meetings, there's public input, there's information you know that we obtained from those that speak out or in favor of the proposals. That is all taken into consideration all the way to the very end. But ultimately City Council will render a decision as to whether or not we approve these documents or not.

Curry: Okay. Well I guess I get to make some comments. I'm not an expert in a lot of areas, but there are a couple of areas I'm an expert in and one of them is in parking for commercial buildings and hotels. We have built and own many commercial buildings in Las Cruces and also a number of hotels here, Farmington, and Albuquerque. And I can tell you that the parking maximums listed in this document are simply untenable from a business standpoint. So, I am very excited about this draft, but I can't vote yes without some kind of amendment on the parking issues. And Susan and I have met and talked about it and I have submitted written comments to the plan on it. Now I'm not sure on a church whether you need one parking space for two, or three, or four seats, but I do know what you need for a hotel. And this has a maximum parking of ... that's half of what you need to have a successful hotel. So, what's going to happen if this is incorporated as written is that businesses that want to build a doctor's office or a hotel or something where they know they need more parking, they'll do one of two things; they'll either apply for a variance and we're going to be hit by variance after variance after variance after variance, or they'll build it because it's cheaper without enough parking places, and people are going to poach off of parking in the residential areas. They're going to move out into the residences. They're going to move out into other businesses. It's going to be a real problem.

Just one specific example on the hotel parking, it's got one parking place for ... half a parking place for every room and then it's got something for open space there. That doesn't work. If you're building an 80 room hotel, you need 80 parking places for guests, depending on the kind of hotel, and then you need a parking place for every person who works there. So, there needs to be something done on the parking and I just don't understand and Susan and I have discussed the way it's written in here is it's a maximum parking. There needs to be some flexibility. For example, you're building a 2,500 foot doctors office. A neurosurgeon is going to require a few spaces for him and his staff and a few spaces for people coming in one at a time. I can tell you having built several OB/GYN offices for the same 3,000 square feet, parking requirements are going to be triple or quadruple what it will be for a neurosurgeon, for example. So there needs to be flexibility for the property owner who's doing the development to say to the city, this is how many parking places I need to run this business. And to not have the city say, no, the rules here say you only get X. Cause I can tell you on offices, for certain office uses this is way under parked and it's going to create a lot of problems.

There is a current center in the corridor right now that has a number of different kinds of businesses in it. And it has quite a few little restaurants in it. A few years ago a man, who owned the restaurant on the end and since had to

close down and it's on the third or fourth restaurant since then, asked me to come over there to his space at about 12:30. Well first of all I couldn't find a parking place in the center, so I had to park off site. Then I walked into his restaurant, he was only one-fourth full. He said John, I'm going broke. And the reason I'm going broke is there's not enough parking places. He says walk outside and look. Every space was full and yet his restaurant was only a quarter full. He said I can't make a living at a quarter full. I need this restaurant to be full, but there's nowhere for people to park. So, the parking issue that we've talked about is a real deal breaker on this and to have this written with maximum spaces, if it's not amended I can't support it. It's that big a deal.

The second issue and I think that they've come up with a pretty good alternative here, or pretty good compromise concerns drive-thrus. There are certain businesses that cater to students; examples are pharmacies or a dry cleaner that really have to have a drive-thru. And I understand we're trying to make a very pedestrian friendly area and we're trying to encourage people to walk and bicycle, but we still live, eat, drink, and die by the automobile in the west. It's not like back east. So there needs to ... and we have some very very creative architects in this town, so to me there should be drive-thrus allowed with some of these restraints that Susan's talked about so that these businesses can have drive-thrus but make the architects do a creative job in setting them up so it doesn't disturb the intent of the plan.

So drive-thrus and parking and then Councilor you mentioned amendment needed on allowing movies in the convention center. They've changed it, so we're okay there. So, I guess the next question, first of all if there any other discussion here. Okay. Your comment Susan on ... review again the amended language that you've proposed on drive-thrus and your thoughts on parking for us please.

Lowell: I'd like Vincent Banegas to discuss parking in detail. But I will take the drive-thru question. I believe I gave you a handout with alternate language. It says drive-thru alternate. And this has three restrictions that would be added to how they could be built and sited in the district should you determine they need to be added back in.

Curry: Okay, I'm going to read that. Commercial, retail, and service and office drive-thru windows/drive-up windows are discouraged in the University District. Conventional drive-thru uses do not support a pedestrian oriented environment and are inconsistent with the goals of the University District. Pretty strong language. I'm not sure I agree with it. Although drive-thru facilities are discouraged, the following standards shall apply to facilities approved by the UD CDRC. One, windows and stacking lanes. Drive-thru windows and stacking lanes shall not be located within the front yard setback while on facades that face a street, where possible they shall be located in the rear of the buildings. So I don't understand the where possible. Shall not be located in the front yard setback along facades where possible? Or what does that sentence mean?

Lowell: You could switch where possible to follow, they shall be located to the rear of buildings where possible.

Curry: And would not be allowed ...

Lowell: In the front.

Curry: In the front or along facades that face the street? So if you have a side street it can't be allowed along that façade. So if you have a bank drive-thru on the corner it needs to be in the rear but not on the side?

Lowell: In the rear.

Curry: Okay. So what staff is recommending is that drive-thrus windows, stacking lanes not be allowed in the front yard setback or along facades that face the street. But should be located to the rear of the buildings. Number two, circulation. The design location of the facility shall not impede vehicular traffic flow and shall not impede pedestrian movement and safety. Shared driveways and/or driveways located off of non-arterial streets should be used where possible. Three, screening architectural elements, landscaping, and/or other screening elements shall be used to minimize the visual impacts of the drive-thru facility.

So let me ask a question on a specific drive-thru that's pretty new and that's the bank on the corner of University Avenue and El Paseo, it's Pioneer. Would that drive-thru be allowed?

Connor: Pioneer?

Curry: Not Pioneer. What's the bank on the corner? University and El Paseo. It is Pioneer. Yes, Pioneer bank. They have a detached ... they have a money deal where you can drive-thru. You can make deposits, all that.

Connor: ATM.

Curry: ATM, all that. Would that be allowed?

Lowell: No, it would not. Their drive-thru is in the rear of the building I believe.

Curry: They have a drive-thru there and then they have an ATM in front. They really have two of them.

Connor: They have stacking lanes for the ATM, that's what he's saying.

Lowell: In front. Right. No, it would not be allowed if at all possible.

Curry: If at all possible. Okay.

Lowell: That's where the where possible comes in.

Banegas: Mr. Chairman.

Curry: Yes.

Banegas: Committee members, I think it kind of ties back to an earlier comment that we received. Part of the process to examine new development or re-development in the area would require the detailed plans come before this committee to look at design related issues. And certainly kind of the vagueness of some of the wording offers flexibility for this committee and also staff to literally examine better opportunities to site stacking lanes, drive-up windows, that kind of thing to the extent possible in compliance with the regulations as they were meant to be. We do recognize that in every instance sometimes it would be impossible to follow code as specifically written; therefore, the flexibility exists to consider alternatives.

Curry: Well like I said a dry cleaners or a bank or a pharmacy over the next, who knows what's going to happen along here in the next 10, 20, 30 years is going to need this flexibility. It can be done creatively but do you feel like this language is excellent to do that?

Banegas: Mr. Chairman, committee members, I think that it gives us what we need to at least get the ball rolling and then monitor it for you know future considerations. If amendment is necessary, that's fine. I do want to indicate though that we really have to be cognisant of the fact that the overlay itself, the boundaries of our overlay, the nature of overlays in and of themselves are intended to be unique, different, kind of setting a standard above and beyond what would typically be required elsewhere throughout the city. So, in keeping that in mind of course that is why you're going to see certain restrictions applied here that you're not going to see elsewhere and we're going to be looking for uses, looking for design elements that are specific and supportive of the plan, the ideas that have been generated. There's going to have to be a time when certain uses and the design of those uses may not work for this particular overlay. We recognize that as well. And so maybe they should you know relocate outside the boundaries of the overlay. It's still feasible to serve the area, but not so much within the overlay itself in terms of what we're trying to accomplish.

Curry: Michael.

Rickenbaker: Mr. Chair, originally I was going to propose the amendment but I think the language is as offered is one I can live with. I'm not a fan of drive-thrus and I expressed that in a recent one that was absolutely necessary for a certain purveyor of coffee that decided once it actually saw the site didn't want the drive-thru, it wanted the best site, it wanted the corner facility which was a good choice. Good call on their part. But we ended up with a drive-thru that was

absolutely necessary in order to attract that purveyor of coffee. So then it became a drive-thru that became something else. It's still a missing tooth in that block, but I believe with this language I will support the amendment.

Curry: That's a reasonable compromise. Okay. Dr. Maggard.

Maggard: Back to your parking. I'm having a little trouble. Are you recommending that we put a minimum rather than a maximum parking space?

Curry: Yes, I am.

Maggard: Okay.

Curry: Let's do the drive-thru first. So there's some general agreement here that we can support this drive-thru language here. So maybe we'll just do one big motion that ... when we come to the time to accept a motion of approval subject to certain amendments.

Connor: Mr. Chair, I believe it would be a much cleaner process to follow protocol that you would make your amendment and second and each amendment be voted in that independently of the plan.

Curry: Prior to approving the plan?

Connor: Yes, sir.

Curry: Okay.

Connor: And then what you do is you make your amendments, you vote on the amendments, and then you approve your plan.

Curry: Okay. All right, do we have a motion concerning the drive-thru language?

Rickenbaker: So moved.

Maggard: Second.

Curry: So we have a motion and second to accept the drive-thru language amendment as suggested by city staff. Any other discussion? All in favor say aye.

ALL COMMITTEE MEMBERS - AYE.

Curry: Opposed same. Okay that motion passes. It's good to get that one out of the way. Okay let's talk about parking. Vince.

Banegas: Mr. Chairman, committee members, just to kind of give everyone a little bit more clarity on the background. But Susan did indicate correctly that the parking

regulations pursuant to prior codes were much different than they are in the current code. Back under the 1981 Zoning Code as amended and certainly Mr. Curry you're very familiar with that through your development processes and projects, we had a minimum requirement for years and years and years and starting with the 2001 Code, particularly an amendment that took place in 2006, we started looking at ways to bring those numbers of parking stalls in the area in which those stalls were placed, down to a more realistic reasonable level. Ironically what we had back under the '81 provisions were often times developers and/or builders saying that the requirement was too much and we would always fight the opposite battle of going, seeking variances to those standards. But with the 2006 amendment city staff started looking at why we need to kind of reconsider that philosophy. And we looked at urban design in trying to reduce the sea of asphalt that we would typically see in some of these parking areas. A lot of times the parking demand was based on worst case scenario, yet throughout the year you didn't see the worst case scenario except for maybe Christmas time or holidays.

Curry: You're thinking now more about big box retail?

Banegas: Well big box and other establishments as well, some not so much big box. We also thought that the amount of parking that was established under the prior code kind of contributed to urban sprawl because you couldn't take advantage of a more compact design. So you started pushing development further out instead of concentrating it within. We also started looking at human scale, things of that nature. We wanted to try and encourage better use of alternative modes of transportation as well. We felt that if we tightened up on the parking requirements it would help spur at least the possibility of individuals to consider transit as an example or other modes of transportation in order to accomplish the shopping and daily needs in an appropriate manner. We looked at environmental issues, of course with large scale parking areas, surface parking areas you get a lot of storm water runoff that brings with it a lot of contaminants, and we wanted to try and address the environment issues from reducing the surface area parking. That was also a consideration. Reducing the number of vehicle trips and those type of things all kind of factored into an environmental issue. Again, the heat island affect that some of those large asphalt parking lots creates. We're looking at those as well. But from an infill perspective if we start drawing in the development into a tighter, denser urban form if you will, we looked at opportunities to help with the tax base, allowing development to take place in areas that would otherwise not be allowed because there's a parking lot there. And so we're encouraging the I guess densification and intensification of development to some extent and we thought that was a very positive thing to consider as it relates to parking.

We also found that the one size fits all type of application of parking back in the day under the previous code didn't really work so well. Again I cited the need for variances; sometimes builders would come in and say that's way too much, I don't need that much, and we're kind of hearing the opposite now. But we did look at the one size fits all scenario and tried to break it out a little bit

more in detail so that it was more fitting for the type of use that was being proposed. And also we had support from the comprehensive plan, we still have support from the comprehensive plan to look at parking needs on kind of a case by case basis. And we've done that by the amendment that went into our zoning code back in 2006. So, with what we're proposing in this document particularly in the ordinance, we feel is a good way to address the parking demands and also support the uses that are being proposed pursuant to the plan and the overlay. Staff is willing of course to consider and we will consider based on your direction, of course, to re-examine those parking standards. As Susan eluded to we did take the most restrictive number in the ranges that are applied in our 2001 Zoning Code for the uses identified in the ordinance. So that means that for instance the church was brought up. The church would have even less parking pursuant to the UD's proposed standards than they would under the existing 2001 Code. So what we're saying if you want to allow the most parking for them we can look at the opposite end of the range and apply that, not only to churches but perhaps all other uses as well. That gives some flexibility to them, it increases their parking allowance, but it still keeps it in context to what we're trying to achieve for the overlay.

We did receive a comment through the review process that said we could even, might consider taking away any maximum parking requirement at all if parking is build into buildings for instance that are placed on the property, parking garages for instance, on site or even placed below grade. That way you don't see again the sea of asphalt. You don't see this intrusion parking into the development itself. It would be below grade or incorporated into parking structures. So, those are some alternatives that might be considered in order to give more parking but yet keep a handle on it.

Curry: Well, there needs to be a process in my opinion that would allow some give and take and allow a business to come in and say, hey, this is not sufficient parking for us, without going through a full blown variance. And right now the way it's written if you want to build a hotel, I don't want to build a hotel there, but if someone does in the next 20, 30 years, this is flat. This will not work. It will not work. There's not enough parking.

Lowell: Even if we returned to the range in the 2001?

Curry: That one I'm not familiar with Susan, so I don't know what that means in numbers.

Connor: It's our regular.

Lowell: That's what we're suggesting.

Curry: Oh, okay.

Banegas: That's correct.

Lowell: We're suggesting abandoning what we've written which is derived from that and returning to the ranges that are presented in the 2001 as amended.

Curry: Okay.

Lowell: With the caveat that whenever possible the lots be behind the buildings.

Curry: Yeah.

Banegas: And Mr. Chairman just to give greater illustration, you referenced the three-quarter parking stall per room for a hotel, currently in the 2001 Code it goes the ranges is three-quarter up to 1.25 and so if we use the 1.25 as an example.

Lowell: Right.

Banegas: It gets you closer to where you were going.

Curry: Yeah. There needs ... I like that because there needs to be the ability for a property owner to sit down and discuss it with staff and come up with a reasonable solution. Just take hotels for example, some hotels are extended stay and they have two bedrooms. And several of the hotels we have are that way. And we actually have two cars per room because government per diem is $70 a day, the big two bedroom rents for $140, so you have two different military, border patrol, whoever they are, they each have a vehicle and they share a room because they each have their own bedroom. So we actually need more than one space per key in a case like that. And who better to know that than the owner and the developer without putting a false lid on it. So under the 2001 let's go back to a medical office cause some ... you can see an OB/GYN moving in there or some other type of doctor to cater to students as this thing grows. What would that allow? Is that one per 250 or one per 300, what is that?

Banegas: Let me check here Mr. Chairman.

Curry: The way it used to work is one space per every X-square feet of the building.

Banegas: Let's see. I've got specifically medical.

Curry: Yeah, I'm picking a few out. That's the ones I notice that weren't going to work.

Banegas: Let me find it, it's in a table here. I was going to reference Mr. Chairman, committee members, here it is. Under ... it's included with bank, bonding, financial, but it does go into personal care, medical, dental offices as well. The standard presently in the 2001 Zoning Code is one automobile parking space per 350 square feet, up to 450 square feet. So the range, obviously you'd have less at the 450.

Curry: Okay. So under your proposal it'd be back to one per 350.

Banegas: Correct.

Curry: Okay.

Lowell: Within that range.

Curry: Yeah. Okay. Well like I say an OB/GYN needs a lot more than a neurosurgeon. Yes, sir.

Rickenbaker: Just wanted clarification. That will not push the upper end, will it? And the reason I stress that is I think just allows ... because I can tell you that we went through this discussion with the developer on our hotel and when it was really ... when we finally figured out the real issues we had plenty of ... we had sufficient parking that they were allowed to use that was vacant when they wanted to use it. So it actually ... at first there was a real push back cause they didn't want to build that few of spaces, but then there was a real embrace when they found out they could use spaces that were there and it didn't cost them and they didn't have to build them or lease it. So, I just don't want ...

Curry: Now sharing spaces. That's a different topic. And you are absolutely correct. If you have a shared space thing going on, that's completely different. And I've been a huge proponent over the years of building churches next to shopping centers. Because churches need parking on Sunday morning and to a lesser degree on Wednesday night, and shopping centers aren't open on Sunday mornings or if they are it's very little. And it's crazy to have churches building these enormous parking lots to use once a week and occasionally for funerals, without being able ... so code building those makes a lot of sense, it cuts costs for everybody, gets rid of the sea of concrete. So that type of thing is a different topica.

Rickenbaker: And I think it does address that in this specifically about shared resources and I think that's the thing. As long as we're not in a position that we force the upper end, I would tend to agree with the amendment.

Curry: Right.

Rickenbaker: Understanding that it doesn't preclude sharing and doing less and doing less asphalt. Okay.

Curry: Okay, for the sake of discussion then the chair would entertain a motion to approve these changes subject to the revised language concerning drive-thrus and parking.

Connor: We already did drive-thrus.

Curry: That's right.

Connor: You need an amendment on the parking.

Curry: You're right. We're not going to go that direction.

Connor: Right.

Curry: Let me back pedal. Do we have a motion concerning the revised proposed parking language?

Connor: So moved.

Rickenbaker: Second.

Curry: Okay, so we have a motion and a second to accept the revised language from city staff that takes parking back to the 2001 rules and regs. Any discussion on that?

Banegas: Clarification, the 2001 range.

Curry: The 2001 range.

Banegas: Cause there are other rules and regs.

Curry: Thank you Mr. Banegas. If no discussion on that, all in favor say aye.

ALL COMMITTEE MEMBERS - AYE.

Curry: Opposed same. Okay. We have passed two amendments to the plan, one concerning drive-thrus and one concerning parking. At this time I'd entertain a motion.

Connor: Mr. Chair I make a motion that we accept the University District Plan and as amended.

Maggard: Second.

Curry: We have a motion and a second from Dr. Maggard.

Rickenbaker: Third.

Connor: And you're fourth.

Curry: Any further discussion on that?

Rickenbaker: None.

Curry: All in favor signify by saying aye.

ALL COMMITTEE MEMBERS - AYE.

Curry: Opposed same. Okay it passes. Susan I think you and everybody involved in the city have put in a lot of long hard hours on this. You'll probably have some more involved before this finally gets through, but I'd like to publically say that my workings with you both on the committee and as a private citizen have been great even when we haven't always agreed. It's been handled in a very polite and businesslike manner and I'd like to thank you for your hard work.

Connor: Mr. Chair.

Curry: Yes, ma'am.

Connor: I'd like to ask Susan, did we actually pass these in the proper, because they were three case numbers or did we do them all.

Curry: We combined them.

Connor: Okay. I just want that on the record that they were all passed as one vote.

Curry: Thank you.

V. DISCUSSION ITEM: CODES ENFORCEMENT ACTIVITIES

Curry: On our agenda we have the discussion item if there's anything that needs to be discussed on codes enforcement? Nothing to be done there.

Maggard: Gentleman's been very patiently waiting for two and a half hours I think he ought to at least be acknowledged because I thank you for being here.

Connor: Cause he made it today.

Curry: We do appreciate your coming in. We have as a regular agenda item anything from codes enforcement and city staff and that area that need to be discussed. Do you have anything you need to bring to our attention? Okay.

VI. OTHER COMMITTEE DISCUSSIONS ITEMS AS NEEDED

Curry: Is there any other committee discussion items?

Rickenbaker: I have none.

Connor: None.

VII. ADJOURNMENT (12:22 p.m.)

Rickenbaker: Move to adjourn.

Curry: We have a motion. Do we have a second?

Connor: So moved. Second.

Curry: Motion and a second to adjoint this meeting. All in favor aye.

ALL COMMISSIONERS COMMITTEE MEMBERS - AYE.

Curry: Opposed same. We are adjourned.

_____

Chairperson

Summary of Comments received after the UAC CDRC packet was delivered January 27th, 2010 thru February 8, 2010

Number	Subject	Comment	Staff Response
Staff	Infill Overlay	Although staff initially recommended including the UD w/in the Infill Overlay it now reverses that recommendation due to conflicts in administering the overlapping overlays.	Remove UD from Infill Overlay. Utilize benefit from Infill Development for UD & waive permit fees.
9	overall	The city lacks intimacy--no environments that bring the citizens, commercial use & outdoor beauty together as in so many other cities with a major university. Change University Avenue & make it safer and more inviting for pedestrians with more appeal & vegetation. Improvements through zoning needed to neighborhoods north of University Ave. Where is the plan to divert traffic away from University Ave (based on the assumption that traffic on University will increase with new high school)?	Plan policies for Transportation & Design standards complement NMSU MP goals for the UD to be a pedestrian district with changes to travel way, roadside, intersection design; building orientation; landscaping and signage. Preliminary engineering for redesigning University Avenue is under the jurisdiction of the Public Works Department along with Community Development and Utilities. Regulations for the Transition Zone add flexibility by allowing commercial development with restrictions on its impact to the neighborhoods thereby serving as a buffer. Traffic analyses of University Avenue & intersections within the district will be conducted as part of the engineering preliminaries.
10	maximum parking	Perhaps a compromise: maximum with respect to surface parking lots but not the maximum if the parking were integrated into a building such as basement parking below.	Compromise presented to UAC-CDRC 2/3/2010 for direction.
11	overall	(supportive). Hope that the majority of the proposals will be adopted. One concern: any thought to increasing the amount of time pedestrians have to cross University Avenue?	Plan Goals within the Transportation section, especially #6: Increase public safety and Policies 6.3-7 are to improve access & safety at controlled & uncontrolled intersections, bus stops & district-wide. The Overlay regulates transportation improvements by requiring road improvements meet Complete Streets standards which include design features for safe crossings; initiating preliminary engineering for redesigning University Ave.; and that future amendments to this section are expected as design proceeds.

Summary of Comments received after the UAC CDRC packet was delivered January 27th, 2010 thru February 8, 2010

Number	Subject	Comment	Staff Response
12	impact on surrounding neighborhood	R-1a property adjacent to the northern boundary of the Transition Zone. General question regarding the impact of the district on this property.	Staff replied: Your property is outside the boundaries of the University District and is not subject to the regulations of the Overlay, nor the policies of the Plan. It is adjacent to the northern boundary of the proposed University District Transition Zone where there is greater flexibility for development but with very important restrictions that it not have a negative impact on surrounding neighborhoods (traffic, noise, late hours, uses that are not suitable to a residential area).
13	expanded #2	Integrate the findings of the draft NMSU Heritage Preservation Plan: specifics identified & cited. Concern over formation of the UAC-CDRC which is acting as a land use, not a design review committee regarding future annexation of NMSU land.	The NMSU Heritage Preservation Plan is a draft document that has not been adopted by the Regents. As such it serves to inform but not mandate the planning process. The City is bound by the terms of any Lease Agreements with the University for future projects in the Convention Zone.
14	*A New Mexico State Walking Tour*	booklet with campus walking tour of historic structures.	for information.
15	endorsement	Unanimous resolution passed 2/3/2010 by the NMSU Campus Planning Committee supporting the UD Plan and Overlay in concept. March minutes will confirm.	Thank you.

565 #9

Susan Lowell

From: Thomas Schuster
Sent: Friday, January 29, 2010 9:42 AM
To: Susan Lowell
Subject: FW: University public comment from website

Thomas Schuster
Sustainability Officer
City of Las Cruces
PO Box 20000
Las Cruces, NM 88004
Phone: (575) 528-3069
Fax: (575) 528-3155
E-mail: tschuster@las-cruces.org

-----Original Message-----
From: shemorga@nmsu.edu [mailto:shemorga@nmsu.edu]
Sent: Friday, January 29, 2010 9:29 AM
To: Thomas Schuster
Subject: Sheila Morgan, a visitor to the CD web site.

Subject: University Ave. Comments

The proposal that has been presented is very impressive and well thought out. I especially like the idea of slowing down the traffic on University Ave. and making it a safer and more inviting street for pedestrians. Although our fair city has a population under 100,000 Las Cruces lacks intimacy. There are no environments that bring the citizens, commercial use and outdoor beauty together as in so many other cities with a major university. I have used University Ave. as a passage from the east side of town to the west side of town many times but I agree this needs to change. I love the idea of enhancing the aesthetic appeal and vegitation of University Ave. Anything to promote walking up and down the street and more outdoor spaces to unjoy around the University will create more revenue for the entire community.

The areas north of University Ave. definitely need better zoning laws and more structure. The neighborhood is looking horrible and definitely needs improvement and control.

Congratulations on a well planned proposal.

One thing I couldn't find is a plan to divert traffic away from University with another large street. Now that a new high school is being planned up on Dripping Springs University Ave. will become even heavier trafficed. It must be slowed down to accomidate foot traffic.

Message from:
Sheila Morgan
shemorga@nmsu.edu
649-6562

#10 566

Susan Lowell

From: Martin Kretzmann [alsogut@hotmail.com]
Sent: Friday, January 29, 2010 2:20 PM
To: Susan Lowell
Subject: university district comments

Hello,

I noticed there was some opposition to the "maximum parking" provisions in the draft plan. Perhaps a compromise could state there is a maximum with respect to surface parking lots, but not a maximum if the parking were integrated into a building such as basement parking below the building, etc.

Martin Kretzmann
Las Cruces Resident

Your E-mail and More On-the-Go. Get Windows Live Hotmail Free. Sign up now.

#11

Susan Lowell

From: khovey@nmsu.edu
Sent: Sunday, January 31, 2010 3:09 PM
To: Susan Lowell
Subject: Draft Plan for the University district

Dear Ms. Lowell,
In reviewing the Draft Plan for the University district, which is very well thought out and presented, I have one question.

Has any thought been given to increasing the amount of time pedestrians have to cross University Avenue? This may be included and I missed it, but this would also add to the pedestrian quality of life issues for folks walking.

I have just moved to Las Cruces from Albuquerque to take a position in the Sociology Dept. at NMSU, but before this career, I worked for over a decade as an architectural designer and draftsman, and have been involved in some master planning activities. The University Overlay is impressive. I hope that the majority of the proposals will be adopted. Creating more truly usable public space may be an uphill battle, but most of our cities have been losing this great amenity, at great cost to the overall health of the environment.

I can't make it to the public hearing due to my work schedule, so I wanted to contact you via email. Thank you.

Kathryn Hovey
Sociology Department
NMSU

#12

Susan Lowell

From: asgocccmc [padalt@gmail.com]

Sent: Sunday, January 31, 2010 6:01 PM

To: Susan Lowell

Subject: University Plan impacting corner MonteVista & Solano Dr.

Dear Ms. Lowell,
My home at 2340 S. Solano Dr. is located on the North corner of Montevista and Solano (across from the apartments). There is an adobe wall around the property reminiscient of older Santa Fe adobes. We have invested a great deal of money, time, energy and affection in restoring this property. - it is our home. We have endeavored to maintain the historical and cultural connection of the Border and of old Las Cruces in the restoring process. I have read the draft plan and cannot be certain our property will not be compromised in this university/city take over (Sorry, but I saw similar losses occur in Philadelphia near Univ. of Penn. when they decided they wanted the neighborhood). Please explain to me how my specific property will be impacted (if at all) by the proposed plan (and possible contingencies). Thank you, Pat Dalton - 2340 South Solano Dr. Las Cruces NM 88001

#13

Susan Lowell

From: Sandy Geiger [sandy.geiger@gmail.com]
Sent: Wednesday, February 03, 2010 8:01 AM
To: Susan Lowell
Subject: Letter to UAC Design Review Committee for 2/3/10 Meeting
Attachments: uac.2.3.10.commentsonuacplan.doc

Dear Susan,

Here is a copy of my letter to be presented today to the Committee.

Thank you, Sandy Geiger

February 3, 2010.

Dear University Avenue Corridor Citizens Design Review Committee and City UAC Planning Staff,

RE: University District Plan and Zoning Overlay Comments

1. **I repeat that this Plan and Zoning Overlay must carefully integrate the findings of the draft NMSU Heritage Preservation Plan and other such applicable documents. I find it both significant and alarming that what was once a University Avenue Corridor Plan and Overlay is moving forward as a University District Plan and Overlay, presuming a much greater influence over the NMSU campus.**

On p. 9 in the Grassroots Historic Preservation report (NMHPD), 1999, by Attorney Anita Miller, is the following: "A community interested in historic preservation should begin by conducting a survey or a study of its historic, architectural and cultural resources." Historic preservation should be considered as part of the comprehensive planning process, and therefore, should appear with great emphasis in Vision 2040, the associated comprehensive plans, a revised NMSU Master Plan and certainly the University District Plan and Overlay. In New Mexico, often moratoria are enacted to allow communities to address problems not covered by existing land use regulations.

We have such a plan. The draft NMSU Getty Foundation Heritage Preservation Plan Volumes 1 and 2 can be found in your packet for today's meeting and online for interested public on the City's website under Pending Applications Case Number PA 10-01. Click on today's meeting date in the second column from the right.

Clearly there is a reason the Heritage Preservation Plan has not moved forward. I have expressed my disappointment for years for those responsible for blocking/ignoring its consideration and approval **and continue to request that this Heritage Preservation Plan be recognized, respected and integrated into all other development and planning proposals impacting the same area.** I recommend that City planning staff, members of the NMSU Advisory Committee to the Heritage Preservation Plan and interested public together meet to integrate the University District Plan and Overlay with the draft Heritage Preservation Plan. If not, why not?

Broadly speaking, Areas 6 and 7 of the Convention Center Zone, must integrate the following:

1. Respec t for and retention of the character of the area known as the "West Side Farm Historic District" and follow through with nomination to the State Register of Cultural Properties and the Federal Register of Historic Places. Area encompasses land within the triangle between Knox St., University Avenue and Sam Steele. The draft Heritage Preservations Plan states that the NMSU Master Plan supports preservation of this area in light of its importance to the university's agricultural history. Past discussions have included heritage gardens and student gardens as appropriate uses. The University District Plan and Overlay prohibits any agricultural uses.
2. Prese rvation of the Nemotology Lab (Seed House, 1890). It is on the State Register of Cultural Properties and the Federal Register of Historic Places. The Building could be developed for interpretation of NMSU agricultural history is the recommendation given.
3. Conserva tion of the Story Tree (1927). A campus literary group called the State College Story League gathered to read literature aloud underneath the tree in the late 1920s. A commemorative plaque mounted on the rock marks the location. It is treated as a Heritage Conservation Place in the draft plan.
4. L as Cruces Lateral (1890 acequia). It is on both state and federal registers as part of the Elephant Butte Irrigation District.
5. I ncubator Building and Poultry Feed Building (both 1953). Significant for agricultural history.
6. The building s in the southwest corner of parcel where the City Center is located are leased for 50 years by Jornada Experimental Range from NMSU. One building houses the Asombro Institute (formerly the Chihuahuan Desert Nature Park).
7. The 30 -40 acre feet (4840-6454 cu. yd.) of rich Rio Grande alluvial soil which was removed from the City Center site.
8. Ther e are many additional claims and descriptions of agreement between the NMSU Master Plan and the draft Heritage Preservation Plan that seek to retain the agricultural character of west campus.

Additionally, the draft Heritage Preservation Plan lists the following which the University District Plan and Overlay must integrate as well:

1. A -Mountain Viewshed and The Pike-College Drive (Heritage Conservation Place)
2. The ne ed to take into account the scale, massing and architectural styling of the smaller scale historic buildings that already exist along the University Avenue corridor, specifically Kent Hall, Gardiner Hall, the O'Laughlin House, and the President's House (Nason House), the YMCA Building and Gymnasium Building (later two on State and Federal registers).
3. The ne ed to take into account the noteworthy landscape features which contribute to the heritage character of the university such as the tree-lining and rock walls. We have an opportunity to blend the new with the old and perpetuate a campus landscaping tradition.

The draft Heritage Preservation Plan does not list properties not on campus(es), however, I have provided copies in the past to the Review Committee of A New Mexico State Unversity Walking Tour: A Legacy of Henry C. Trost featuring The Architectural Master Plan: Trost to Hoffmeister (Dona Ana County Historical Society, 1997) which lists the following which the UD Plan and Overlay must integrate as well:

1. I n memorial: The Miller House, Henry C. Trost design (@1910, demolished, 2008).
2. 1100 -1400 Blocks of University Avenue, North Side – "College Row" (1920-30s). Built by Dan Williams, former Regent. Reflect Pueblo Revival style inspired by American Indian villages of northern New Mexico.

2. Secondly, I express concern over the revised formation of the University District Citizens

Design Review Committee. It is described on p. 47 in your packet as follows:

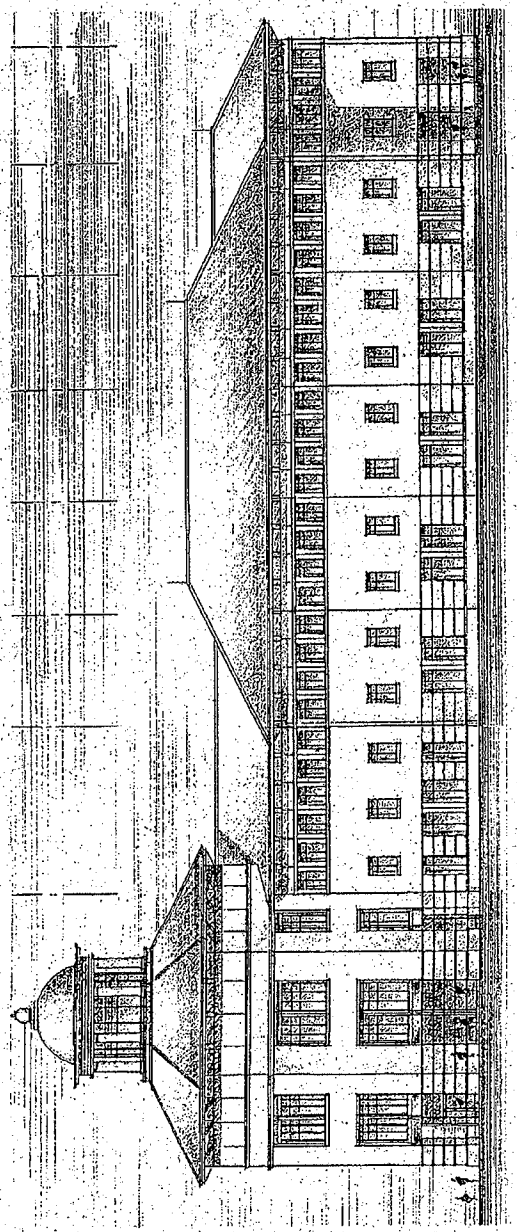
Citizen's Design Review Committee
Since 1992, a Citizen's Design Review Committee has served as an advisory body to the City for all new development and property rehabilitation in the District. The Citizen's Design Review Committee should consist of seven members appointed by the mayor; with the advice of the councilor whose district encompasses a majority of the University District Overlay and consent of the city council as a whole. Membership should consist of: the area's councilor; the University Architect or their representative; one citizen who owns a business in the District, one citizen who has design expertise (in addition to the NMSU Campus Architect or staff) such as an architect, landscape architect, interior designer, artist, or custom builder; three citizens who own property in the District; and one NMSU student representative. At least two of the citizen participants should be permanent residents within the Overlay District

My criticism: This committee is acting as a land use, not a design review committee for a possible 165 acres in the future. The description is not at all representative of a "citizens" land use committee. To do as outlined is known as a "fiefdom" because of the City Councilor's controlling role. If the City Councilor for this district is a member, then she should abstain from voting on any plan or zoning overlay that would come before the City Council. Other members should be selected in a transparent, democratic process that includes advertisement, submittal of vita and letters of interest and a vote by the City Council in a public meeting, not appointment by the Mayor. The revised Committee is missing experts in historical and agricultural preservation and representation from knowledgeable members of the NMSU community (staff or faculty). A NMSU student is a worthy addition, but may not have the background to represent these interests. Citizens "who own property" can mean developers. The requirement for a member with design expertise will also most likely represent the business community. I disagree with the waiver of term limits as well. This proposed committee membership and selection process needs amendment.

3. I withhold detailed comments pertaining to the Demolition Delay section of the UD Overlay at this time. Any such code is a tool within a greater historic preservation survey and plan which again supports the request for careful integration of the draft NMSU Heritage Preservation Plan with the UD Plan and Overlay.

Thank you for your consideration,

Sandy Geiger, NMSU alumna, NMSU retired faculty



Elevation of proposed Center for Sustainable Development of Arid Lands building to be constructed west of YMCA. Drawing reproduced courtesy of the Office of the Architect, New Mexico State University.

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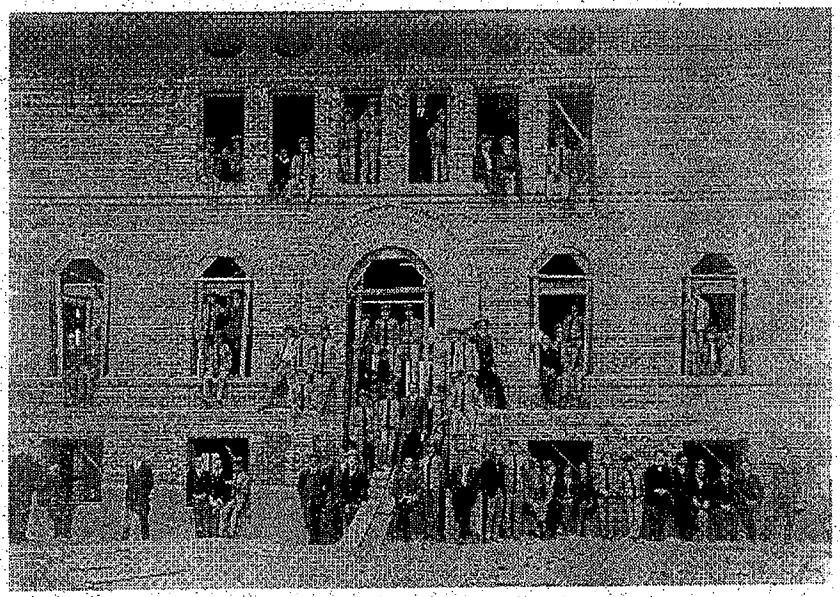
* received 2/3/10 for the record

A New Mexico State University Walking Tour: A Legacy of Henry C. Trost

featuring

The Architectural Master Plan:

Trost to Hoffmeister



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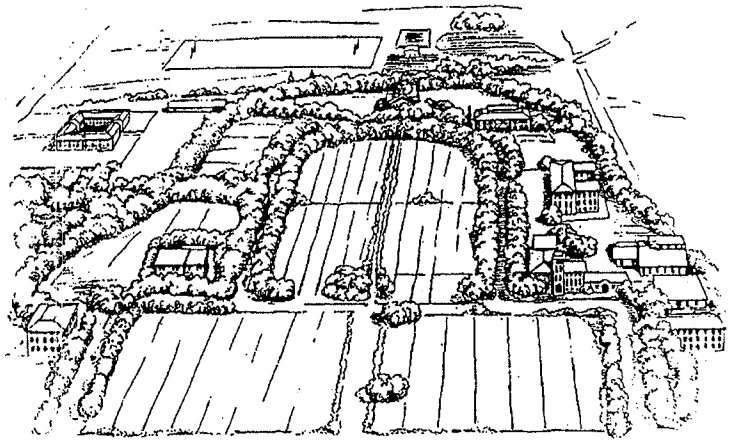
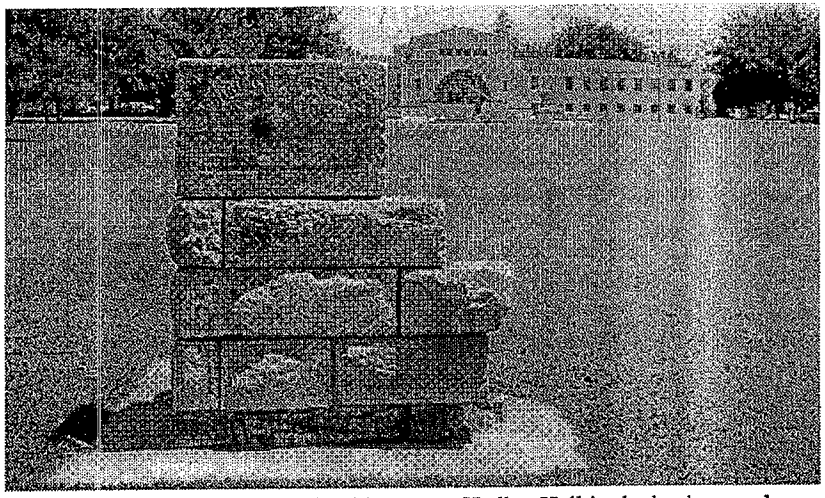
The Horseshoe, Heart of the University



The tree-lined "lovers' lane" bisects the Horseshoe.
Drawing of the campus in 1931, from the Swastika (college yearbook).
Reproduced courtesy of the Rio Grande Historical Collections, NMSU Library.

The serene, grassy area, a classic concept on college campuses, was the focus around which Henry C. Trost designed the college. The area was once a sandy cactus patch, then evolved to an alfalfa field where college livestock grazed. Later, its east-west length was bisected by a flower-and-shrub-bordered "Lovers' Lane."



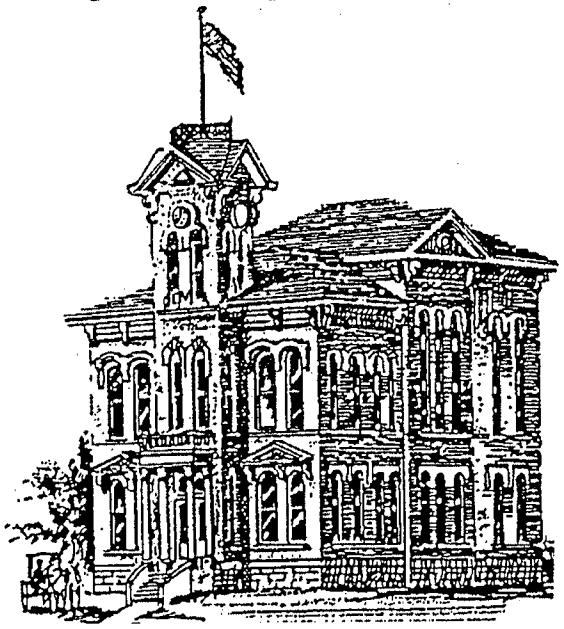
Cornerstone of "Old Main," with current Hadley Hall in the background.

Near the flagpole in the center of the Horseshoe is a 1,000 pound chunk of limestone, set in place on 9 September 1890. This is the last vestige of the first campus building, sometimes referred to as "Preparatory Hall," popularly called "Old Main," but officially named "McFie Hall" in honor of Judge John R. McFie, President of the first Board of Regents.

Designed by George E. King and constructed by J.R. Bogardus in early 1891, the two story Italianate brick structure on a stone foundation featured tall, narrow windows; a portico supported by Corinthian columns; and later, a tower.

As late as 1904, Sunday morning Bible classes were held at McFie Hall, not "to supplant the services of regular churches," but to compensate for transportation difficulties to the churches of Las Cruces.

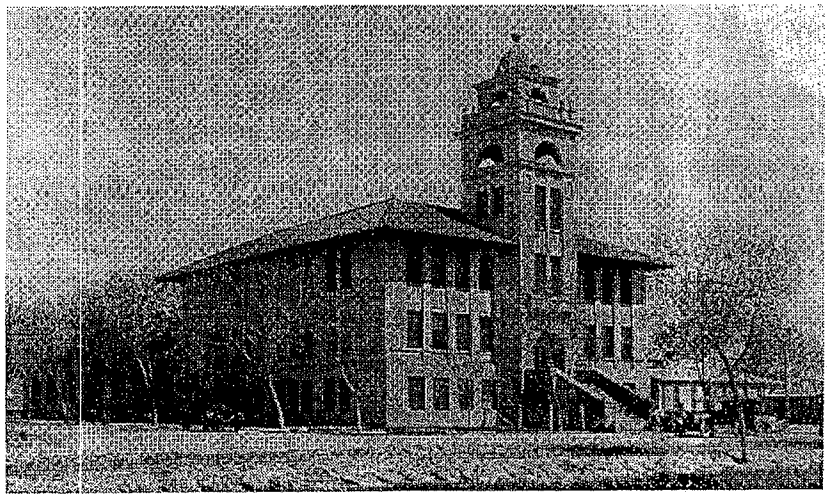
The building burned 12 September 1910.



The original McFie Hall.
Drawing reproduced courtesy of the Office of the Architect,
New Mexico State University

In 1912, a girls' dormitory, west of the Horseshoe, became the second McFie Hall; that building was razed in 1965.

Goddard Hall



Goddard Hall. Photograph reproduced courtesy of the Rio Grande Historical Collections, NMSU Library.

Goddard Hall was designed by Henry C. Trost for the Engineering Department. It was built in 1913 by contractor Otto P. Kroeger, who had constructed several other University buildings, including the original Hadley Hall.

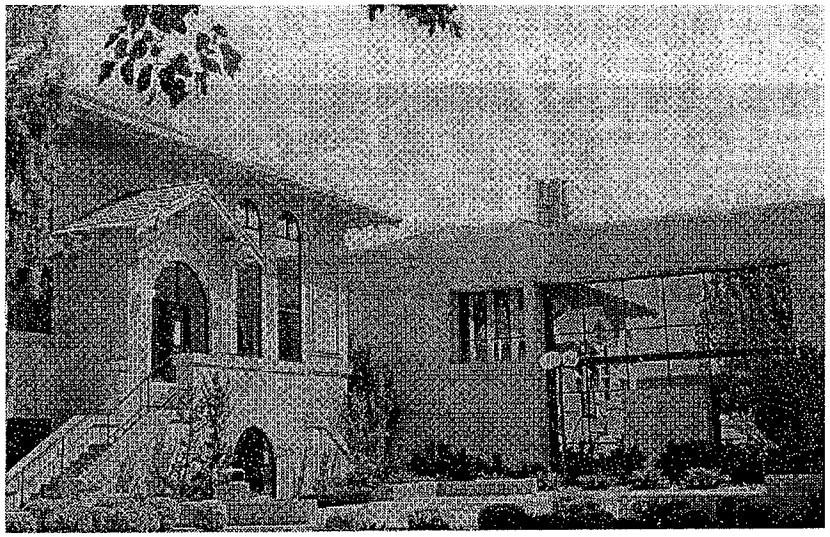
Identified by Trost as a Spanish Renaissance building, it is characterized by its dome-topped tower, which rises through the roof above the main entrance. Each tower segment is accented with decorative molding; the upper segments have arched openings. A railing surrounds the set-back tower segments. The third floor windows are arched and decorative projecting panels in the brickwork are located between the second and third floor windows.

Perhaps because "Old Main" had been destroyed by fire a few years earlier, Goddard Hall was specifically designed to be fireproof. It was constructed of reinforced concrete covered by brick - red or buff, accounts differ - which was later covered with stucco for a more Southwestern look. (Except for Young Hall, all the original buildings around the Horseshoe were later clad in stucco.) As originally designed, the hipped roof margins of the building remain covered with red tile.

This building is an example of what architectural restorationists sometimes refer to as "adaptive reuse."

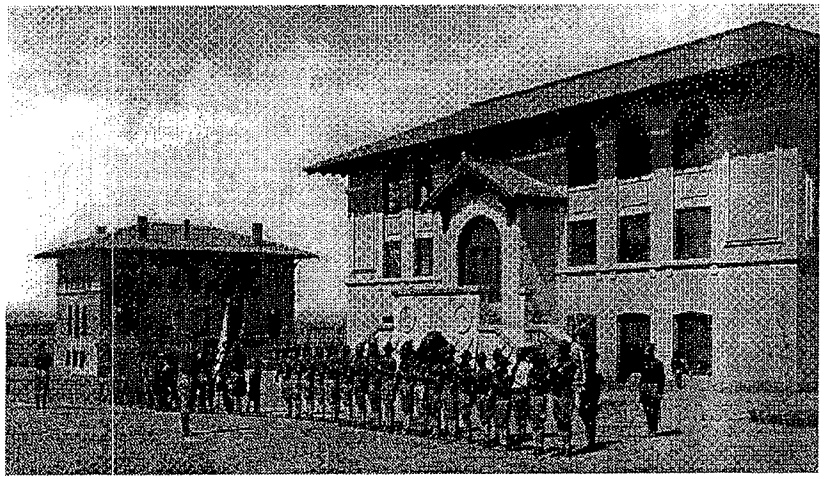
The older section of the Music Center, the original Trost design, has a circular running track twelve feet above the original gymnasium floor. That track is now sectioned into practice rooms for music students. The first floor is used for faculty offices.

Good architecture creates, in addition to its interior rooms, exterior spaces that encourage the gathering of people for a variety of purposes. The courtyard created by the connection of the modern and historic sections of this building is such an exterior space.



Pleasant courtyard between the historic and newer wings of the Music Center.

Music Center



The Trost-designed gymnasium, now part of the Music Center.
Photograph reproduced courtesy of the Rio Grande Historical Collections, NMSU Library.

The more northerly, older section of this building was part of the original University plan, designed as a gymnasium by Henry C. Trost in 1911. It was used as a gymnasium until 1938, when it was converted to serve as an armory. In 1983 it was incorporated into a new building - the Music Center.

It is the older structure, beautifully restored and integrated into the newer building, that is of historical architectural significance. Similar in overall massing to the YMCA, its low hipped terra cotta roof, exposed rafters, arched second story windows and arched stucco panels on the sides give it a Mission Revival flavor. It is clearly a southwestern building.

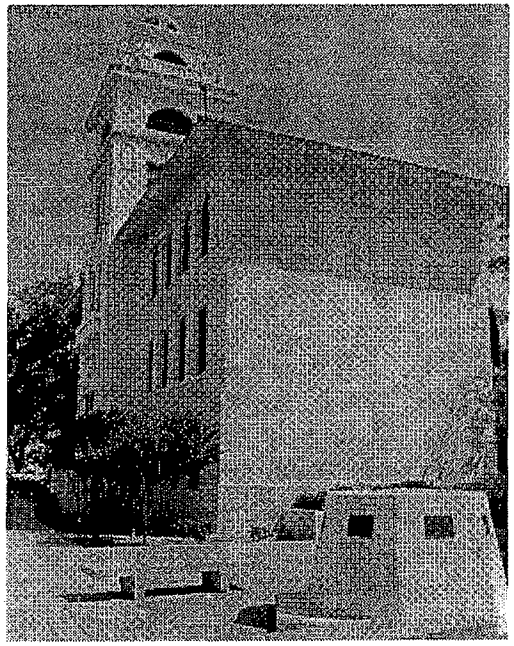
One of the features that gives this building its character is the projecting second story entrance with its terra cotta tile roof and exposed rafters on the sides, with very large brackets in the gable. A belt-course of raised stucco girdles the entire building and defines the dividing line between the two stories. Periodic decorative dentil-like features project down from the belt-course and add complexity to the texture of the exterior. The recessed rectangular panels at each corner of the building provide a decorative geometric element.

The annex added to the eastern section of the building in 1936-37 was a Work Projects Administration (WPA) undertaking, designed and supervised by faculty and constructed with student labor at a cost of $40,000. It is a well-executed addition that harmonizes well with the original building.

In 1934, the building was named for Dean Ralph W. Goddard, a U.S. pioneer in radio communications, who served on the faculty from 1914 until his accidental electrocution in 1929. The call letters for the local public broadcasting radio and television stations KRWG memorialize his contributions.

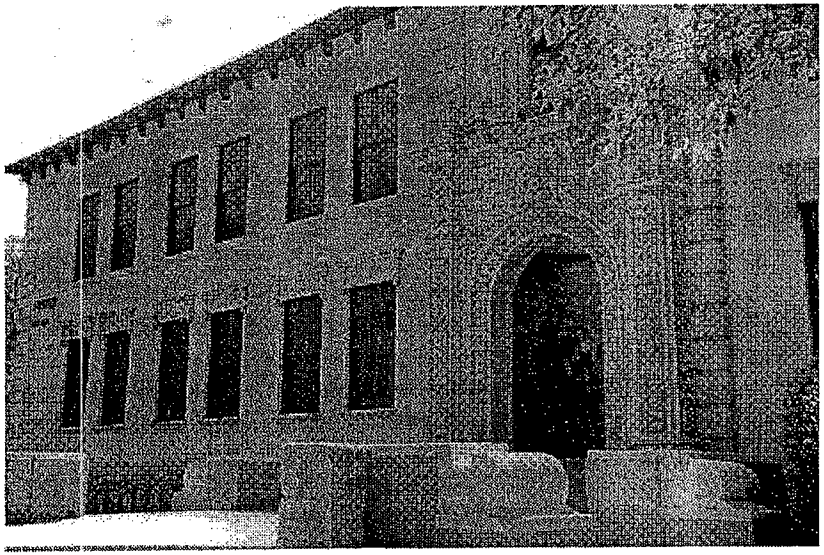
Just behind Goddard Hall, on the pedestrian walk leading south from the Horseshoe, is the concrete base of Dean Goddard's radio transmitter mast. On each face of the base is a plaque for one of the engineering departments.

The tower of Goddard Hall was selected as the symbol for the 1888-1988 Centennial celebration of New Mexico State University.



Goddard Hall's distinctive tower and the base of the former radio transmitter mast.

Foster Hall



Foster Hall, completed in 1930 as the agronomy building for the School of Agriculture and Biology, was designed by Percy McGhee of the El Paso firm, Braunton and McGhee. McGhee attempted to continue the style established for the University by his mentor, Henry C. Trost.

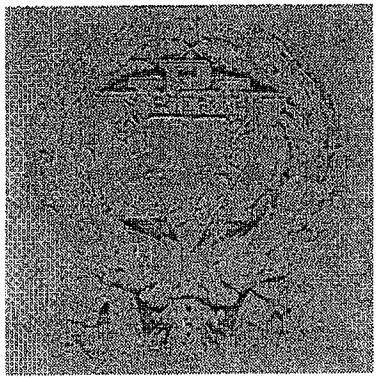
The original architect's drawing set forth a two-story building with a basement and laboratory, as well as classroom space. The drawing clearly shows that the striking baroque relief entrance was an integral part of the original design. This elaborate portico is a deeply recessed two-story arch formed by blocks of molded cement, containing detailed floral leaf and geometric designs. This baroque style was common in 18th and 19th century Spain and Latin America and had a revival in the United States about 1915. The building incorporated a number of design elements associated with the Spanish Renaissance or Spanish Colonial Revival styles.

Except for the arched entry, the windows are rectangular and those on the main floor have decorative cast stone lintels with an inverted *fleur-de-lis* motif on a background of burnt orange glaze.

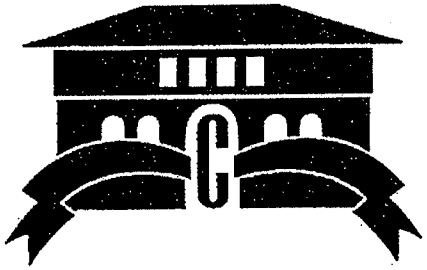
The YMCA and the old gymnasium (now part of the Music Center) are similar in overall massing, the hipped tile roofs, and the use of recessed decorative panels. An original difference, however, was that the YMCA was clad in brick and the old gymnasium was plastered. The YMCA resembles several houses designed by Trost in Tucson and seems to be inspired by the Mission Revival style of architecture.

The 1990 University Master Plan notes that "the YMCA was one of only three student-owned university buildings west of the Mississippi River when it was built. It was furnished with gifts from donors throughout the then Territory of New Mexico. Built primarily to provide dormitory facilities for male students, it was a boarding house in the 1920s. The YMCA was converted to space for the Music Department in 1929 and was bought by the University in 1964. It became headquarters for the Air Force Reserve Officer Training Corps program the following year, until that program was moved to the renovated Young Hall in 1982."

Vacant and neglected since 1982, the YMCA is once again slated to play a vital role in the life of the University. It is scheduled to become the Honors Center and a restoration fundraising effort, "Cornerstone Campaign for Excellence," is now underway.

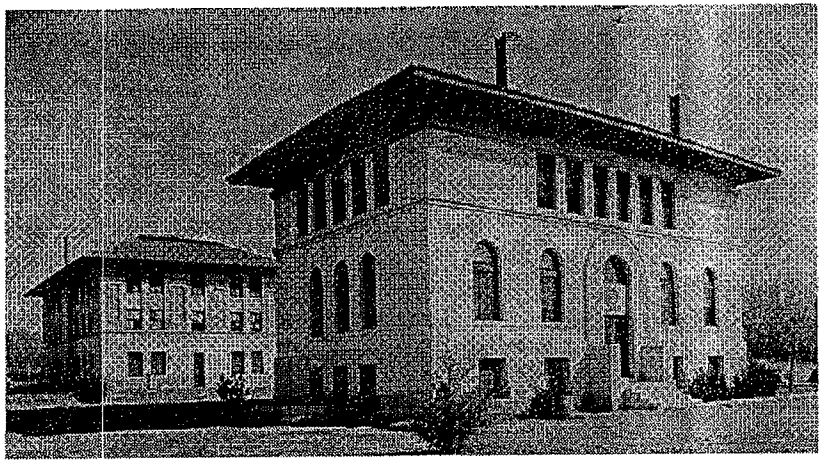


Detail of YMCA insignia on west face of building.



Stylized YMCA Logo Developed for Building Restoration Campaign.

YMCA



The YMCA Building, with the Gymnasium (now part of Music Center) in the background. Photograph courtesy of the Rio Grande Historical Collections, NMSU Library.

Designed by Henry C. Trost in 1907, this is the oldest Trost-designed building on campus. It preceded Trost's receipt of the contract to design the plan for the University.

The building features a hipped red tile roof with broad eaves; pleasing mix of arched and rectangular windows; recessed rectangular panels in the upper story; and stepped string courses surrounding the building above and below the windows on the top floor. Originally, the string courses were dentiled brickwork. The 22 oval and 20 rectangular openings under the eaves were both functional and esthetic; they provided attic ventilation while continuing the floor-by-floor variation in the shape of the windows.

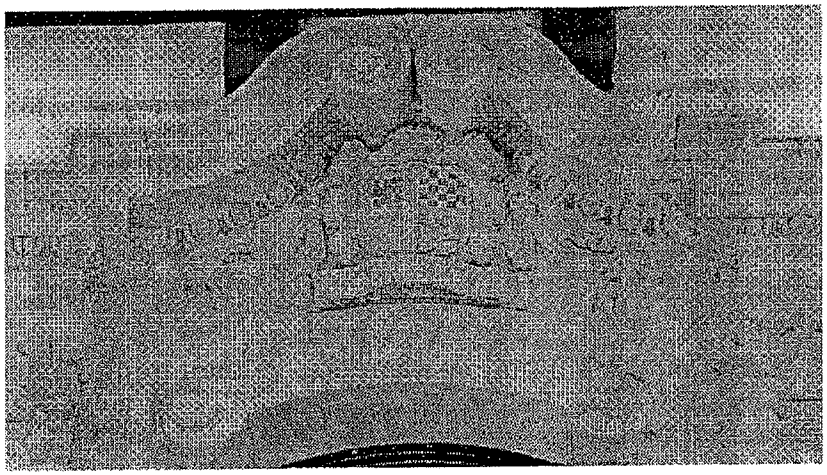
The terra cotta "Spirit, Mind, Body" YMCA insignia is set low within the arch and just above the slightly recessed main entry. The raised stucco arches defining the entry originally were brick, as was the entire structure.

The corners of the building and the pilasters on either side of the entry are of cast stone. The building is stuccoed brick with a truncated roof covered with red roofing tile.

A mural dealing with agricultural motifs was painted in the entrance during the depression under the auspices of the Public Arts Project of the Work Projects Adminstration. The artist, Olive Reed, was a leading figure of the Santa Fe art colony; her work is represented by frescos and murals throughout the state. An effort was made in 1983 to restore the Foster Hall murals, but with only minimal success; Professor Kenneth Barrick, retired head of the Art Department, considered that the fresco quality of the original work had been irretrievably lost.

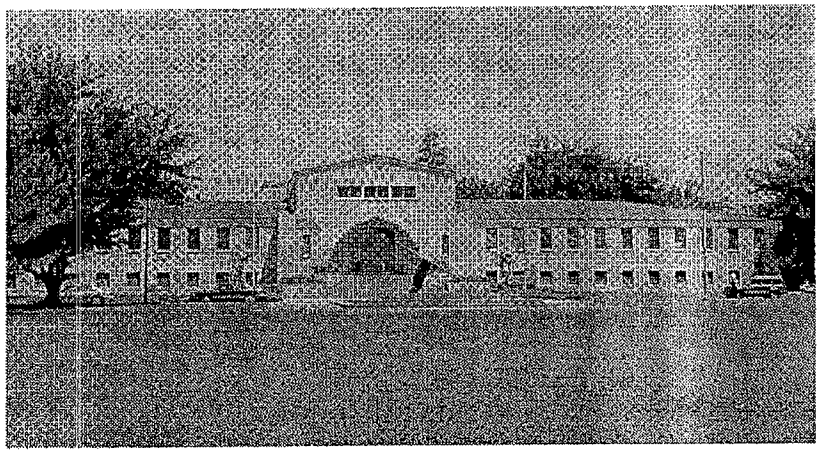
In 1963, the Agricultural School vacated Foster Hall and the building became totally occupied by the Biology Department. In 1970, a new wing was constructed at a cost of 1.5 million, and in 1971, the original portion of the building was completely renovated. The new wing included a 112 seat auditorium, teaching laboratories, and four walk-in environmental chambers for plant and animal research.

The building was named for Civil War Veteran Luther Foster, who had been President of the University from 1901 until 1908.



Detail of elaborate design, showing the American Indian "peace" symbol, the swastika, on the portico of Foster Hall.

Hadley Hall



Designed in 1953 by a now unknown architect, Hadley Hall was named for Hiram Hadley, the first President of what was to become New Mexico State University. The building is the administrative center of the University, housing the President's, Executive Vice President's, and Vice President's offices on the top floor. The Registrar's office is located on the main floor and the Personnel Accounting Office in the basement.

The low hipped terra cotta roof and stucco exterior, marked by design elements similar to some of the original Horseshoe buildings, and symmetrical fenestration (window placement) make it somewhat consistent with the Southwestern Style established by the current Master Plan. However, the central arch in the entrance deviates dramatically from the Southwestern look of the original Horseshoe buildings, making it appear a more eclectic, utilitarian structure.

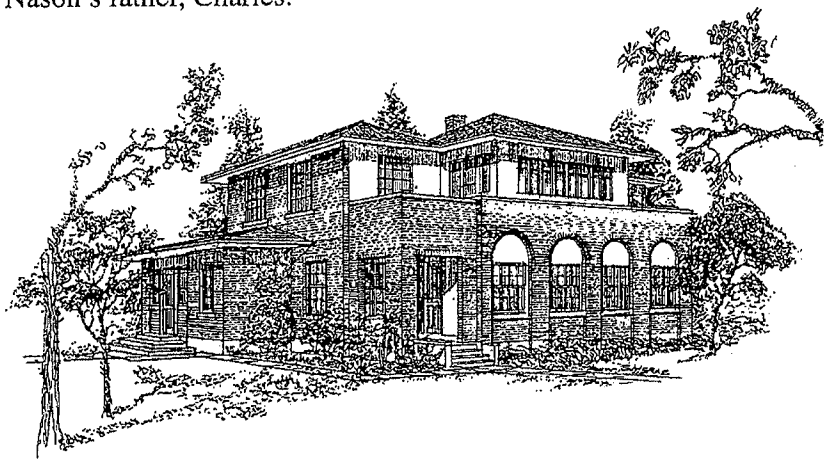
Hadley Hall is noted for the mural in the central foyer. The mural, painted by Fine Arts Professor Kenneth Barrick in 1958, was rendered with acrylic paint on untempered pressed-wood in the artist's studio then mounted on the wall.

Prairie School architectural features are seen in the horizontal emphasis of the design - created by the variation in building materials (lower floor brick relating to the earth, and upper floor a lighter frame construction), the shape and overhang of the roof, and the banded windows - the series of windows (on both lower and upper floors) only slightly separated by narrow vertical spaces.

During the tenure of its next to last occupant, Dr. Roger Corbett, the "bombing" by resident grackles (large, black, long-tailed birds) in the numerous old shade trees surrounding the house, prompted the University President to obtain a permit to shoot the "pesky birds."

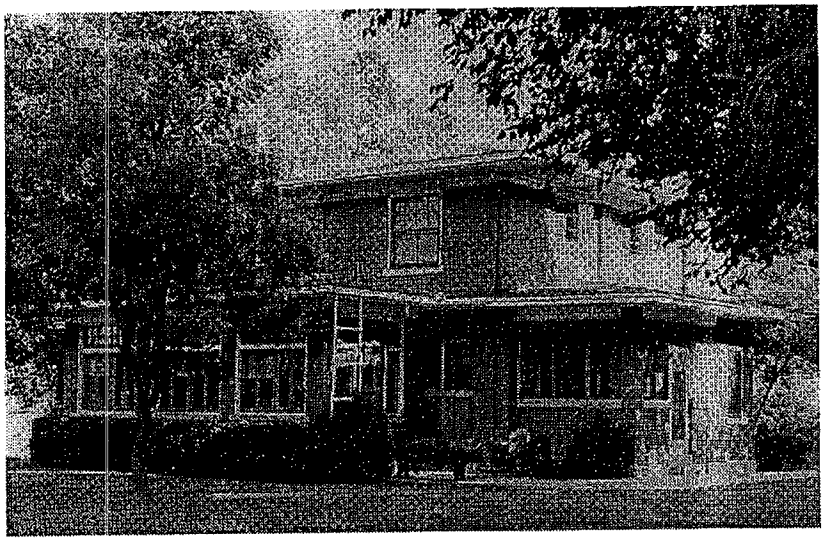
During the tenure of its last occupant, Dr. Gerald Thomas, a disgruntled student threw a "Molotov cocktail" on the roof of the sunroom on the south side of the building. No one was hurt and no serious damage was done, but the student was suspended.

In 1987, the building was dedicated to Willoughby Nason, an NMSU graduate student who died in 1979, prior to completion of a master's degree thesis on Mexican Revolutionary History. Inside the house is a reading room containing a vast collection of books and artifacts concerning Latin America, collected by Willoughby Nason's father, Charles.



Nason House/Former NMSU Presidents' Residence. Pen and Ink drawing by Sam Meraz, 1996. Reproduced courtesy of the Office of the Architect, New Mexico State University.

Former Presidents' Residence: Nason House



South side of Nason House. Photograph reproduced courtesy of the Rio Grande Historical Collections, NMSU Library.

In 1918, Henry Trost designed and the Bascom-French Company of Las Cruces built this residence for the President of the New Mexico College of Agriculture and Mechanic Arts. During its 61 years (1919-1980) as a residence, it housed nine families. In 1980, a new residence for the University's presidents was completed east of the main campus near the University Golf Course.

Between 1981 and 1983, the former residence was renovated to accommodate the Center for Latin American Studies.

The house is set on a concrete foundation and has a single story on the south side and double story on the north. The red brick ground floor supports a frame upper story, covered by a low, hipped asphalt roof with broad, overhanging eaves. The band of three windows on the ground floor of the front of the house has horseshoe arches, probably not part of the original design. An extension of the front of the house toward the west has resulted in a fourth front window, flush with the original three, but not embellished with an arch.

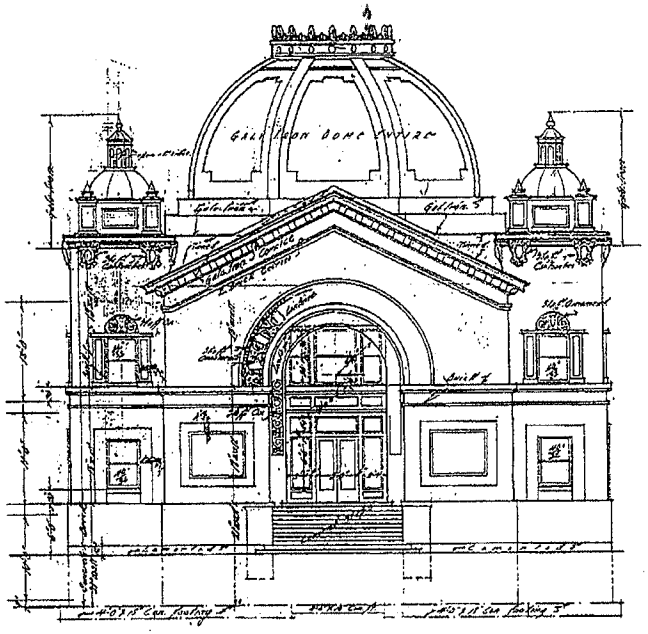
The foyer of Hadley Hall is cool in the summer and has comfortable seating for viewing the mural. The theme of the mural is major historic and economic development of the Mesilla Valley. Its four panels depict:

On the southwest panel: the coming of the conquistadors and their impact on the American Indian culture;

On the southeast panel: entry of the United States military in New Mexico;

On the northeast panel: construction of Elephant Butte Dam and the growth of agriculture; and

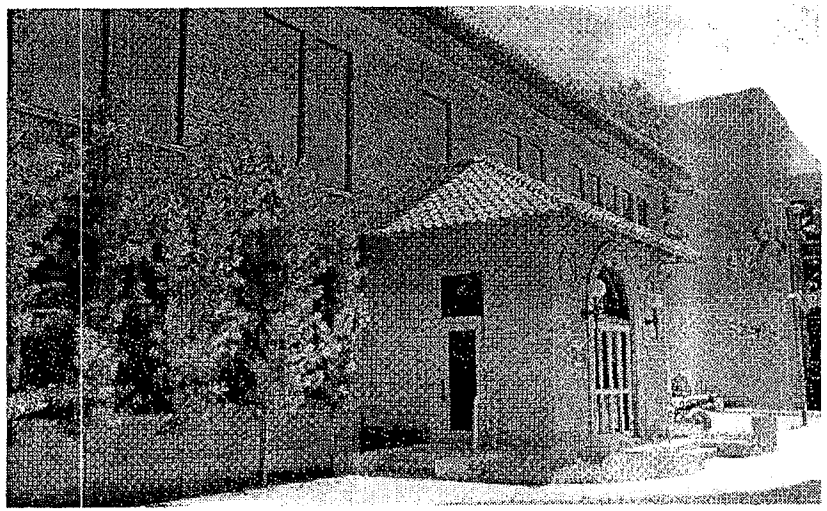
On the northwest panel: cooperative effort between the University and the White Sands Missile Range.



Drawing of the original Hadley Hall.
Reproduced courtesy of the El Paso, Texas, Public Library.

The original Hadley Hall designed by H.C. Trost in the Spanish or Italian Renaissance Style was built in 1908 as a general purpose building. It was a domed structure, with a gabled main facade flanked by twin towers. In the center of the main facade was a tall arched entrance. Surrounding the arch was a corona of Sullivanesque ornament. The building was razed in 1958.

Young Hall



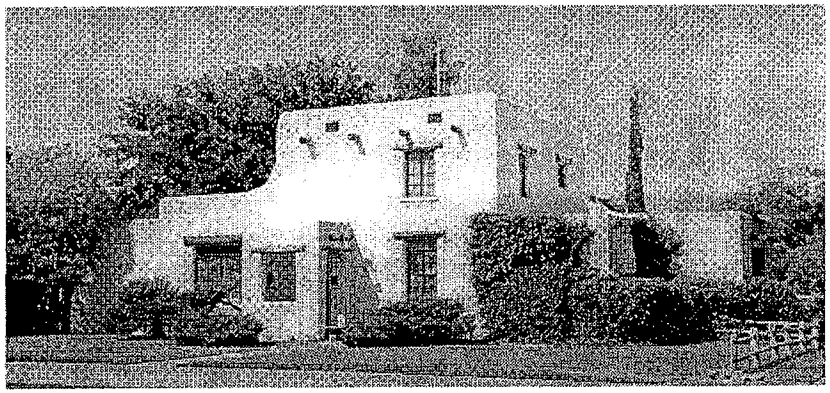
Built in 1928, Young Hall is one of the five remaining Trost-designed buildings on campus. The overall massing, the terra cotta tile, and low hipped roof with exposed rafters, suggest the Mission Revival style. Regardless of the specific label that applies, Young Hall is clearly consistent with, for example, the YMCA and the Old Armory (now part of the Music Center) and exemplifies the quest of Trost to create designs for "arid lands." It is important to note the lovely brick exterior, for all of the original Trost designs were clad in brick. There is a projecting entrance with one of the most pleasing features of the building - the decorative brickwork defining the arched doorway.

When first built, Young Hall's "front yard" was one of the beauty spots of the campus. Established trees were protected during construction, and other shrubs and flowers were planted. In 1928, everyone was proud of what was then considered to be the large expanse of paved sidewalk around the building.

Originally designed as the campus library, the building housed two large depression-era, Work Projects Administration-sponsored murals painted by the noted Southwestern artist Tom Lea in 1933. Those murals were restored in 1996 and now hang in the foyer of Branson Hall Library, just to the south of Young Hall. Young Hall was occupied in 1958 by the English Department and in 1982 it was renovated for the Military Science and Aerospace Studies Department.

The house was built sometime in the second decade of the century by John O. Miller, a professor from Los Angeles. The bungalow style gained its greatest expression in California, particularly in the town of Pasadena. The architect is unknown.

The house was the residence which Austin Crile rented during the first year and a half or two years of his four year (1917-1920) tenure as college President. In 1919, the property was purchased by Omer C. Cunningham, a professor in the Dairy Department.



Thomas House, 2600 Solano Drive

The house at 2600 Solano Drive was built in 1937 by Melvin A. Thomas, who came to the college as a professor of electrical engineering in 1931 and later became Dean of the School of Engineering. It is a good example of the Pueblo Revival style: white adobe exterior walls, exposed vigas, and a smooth, sculptured look, recalling the pueblos of northern New Mexico.

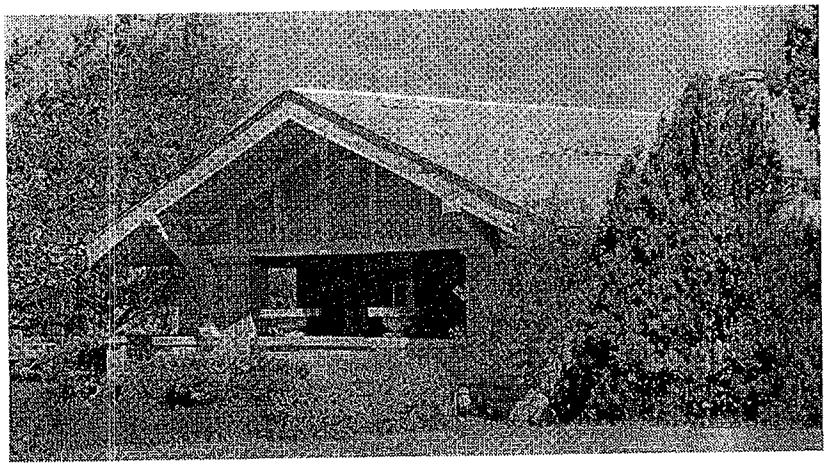
At the time the house was built, Solano Drive was Pamila Way. It later became Upper College Way. At one time, according to Dean Thomas, all three street names were on street signs at the corner.

Across the street from the Thomas House is St. Albert the Great Newman Center, a fellowship hall for Roman Catholic students. Recently built, it incorporates a number of Mission Revival features, particularly the shaped gable and the outline of broken curves. It harmonizes well with the University's architecture, particularly Kent Hall.

1100-1400 Blocks of University Avenue, North Side – *"College Row"*

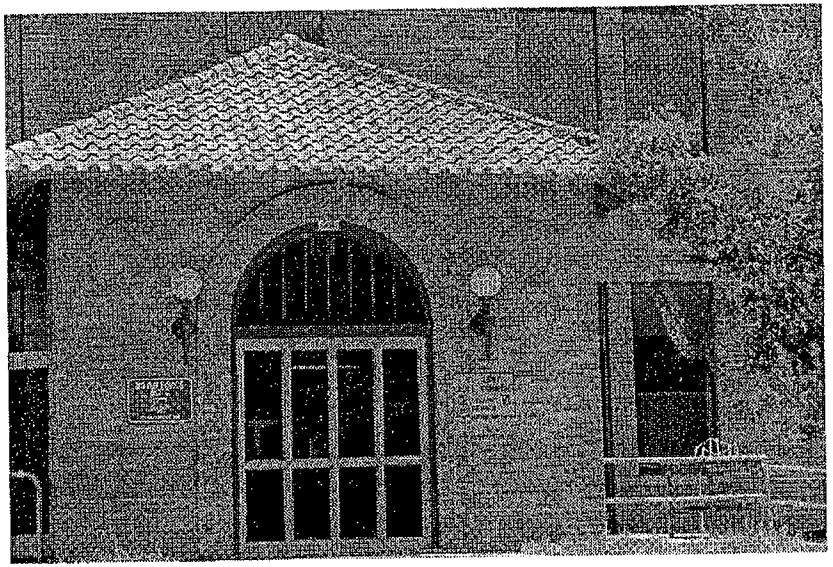
The small adobe houses in these three blocks were built in the 1920s and 30s. Several of them were built by a member of the Board of Regents, Dan Williams, after whom Williams Hall (which houses the Art Department and University Art Gallery on the south side of the street, between Solano Drive and Jordan Road) was named.

The buildings vaguely reflect the Pueblo Revival style of architecture, which was inspired by the American Indian villages of northern New Mexico. The architects are unknown. The houses originally were intended as residences, but now serve a variety of purposes, including student housing, a fraternity house, and a delicatessen.



Miller House, 1105 University Avenue

At the corner of Hagarty Road and University Avenue, 1105 University, is the Miller House, which is an excellent interpretation of the California Bungalow style: a modest but attractive one and one-half story house with broad eaves and deep porch. However, its stucco, adobe-like exterior walls mark it as a New Mexico adaptation. The planters flanking the top of the porch, the half-timbered gable, and the large brackets under the porch eaves are features added to the house from other styles of domestic architecture.

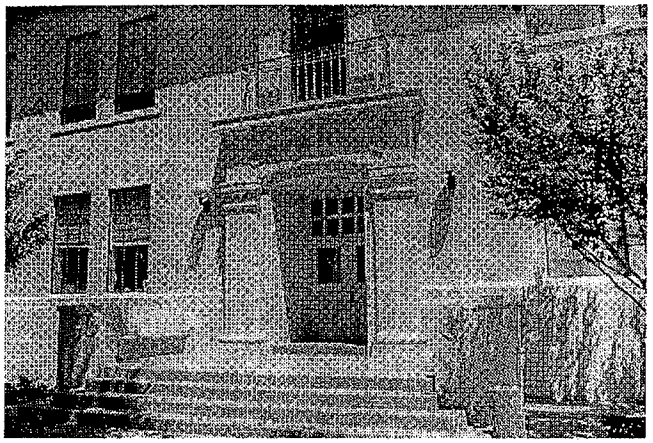


Detail of decorative brickwork defining the arched doorway of Young Hall

Young Hall was named for a local judge, R.L. Young, President of the Board of Regents from 1931 until his death in 1933. Young had been instrumental in the success of the college from its beginning. In 1888, he was on the "canvassing committee" and several other committees to promote interest in developing educational advantages for Las Cruces. In the following year, the 1889 Territorial Legislature's "Rodey Act" enabled the creation of the New Mexico College of Agricultural and Mechanic Arts (now NMSU) in Las Cruces. The same legislation laid the foundations for establishing the University of New Mexico in Albuquerque, the New Mexico College of Mines (now New Mexico Tech) in Socorro, and the state insane asylum in Las Vegas. Judge Young was known for his role in helping many students through college. And it was under his inspiration that the YMCA building was built.

Among his other accomplishments, Judge Young was the second mayor of Las Cruces. He also played a major part in the development of the most significant contribution to local agriculture, the Elephant Butte Dam.

Dove Hall



Originally designed for the Home Economics Department, Dove Hall was completed in 1936 under the Work Projects Administration (WPA). The College of Teacher Education moved into the space in 1962, and was supplanted by the Department of Psychology in 1969. A major restoration was completed in 1988 to house the offices of University Advancement, including the Alumni Association and the New Mexico State University Foundation and Development.

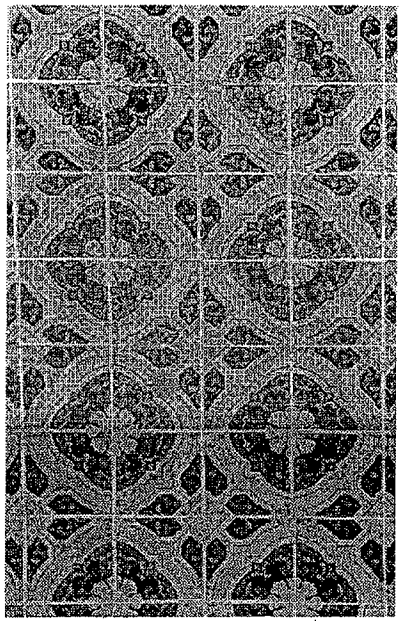
The architect was Percy McGhee. The low hipped terra cotta roof is consistent with the earlier Trost and McGhee designs. Like Foster Hall, it has heavy bracketing under the eaves. Although the entrance of the building is relatively plain, because a number of details give it a central focus (stuccoed pilasters on either side of the entrance, a subtle arch over the doorway, and a second story balcony with a window flanked by plain stucco pilasters), Dove Hall seems to suggest the Spanish Colonial Revival style, a plainer version of Foster Hall.

An interesting feature of the entrance is the transitional informal visiting space, half way between being inside and fully outside, created by a pair of stuccoed masonry benches facing each other across the small terrace at the top of the steps. At the end of the benches' arm rests are scroll-like volutes.

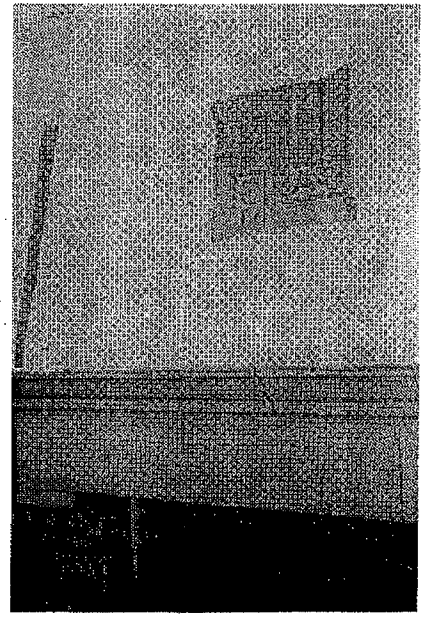
The building was christened in honor of Claude C. Dove, who came to the campus in 1935 as the first professor of education and psychology.

The spacious entry room or lobby of the main structure greets Museum visitors. On its west wall is a large fireplace with a decorative overmantle, which incorporates a "swastika" (an American Indian "good luck" or "peace" symbol) and the year 1930.

In 1938, during the 50th anniversary celebration of the New Mexico College of Agriculture and Mechanic Arts, the building was dedicated to Dr. Harry L. Kent, who was president of the college during 1921-1926. While Dr. Kent was President, almost every afternoon when he was returning from his office to his residence (now Nason House), he was met in front of this building by a pet goose. The goose, which belonged to Dr. Kent's children, would escort him the remainder of the way home.

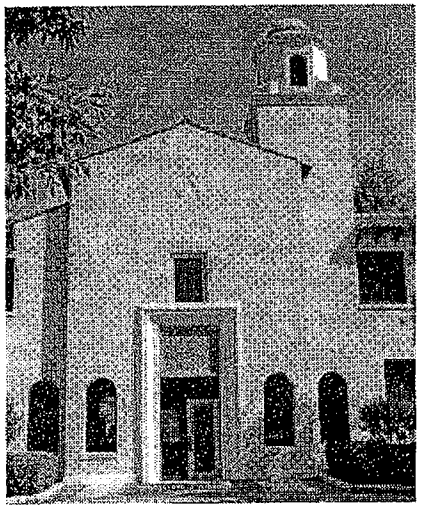


Spanish-Moorish-inspired decorative tile panels are above north and south entrances.



Detail of fireplace overmantle in the Museum lobby.

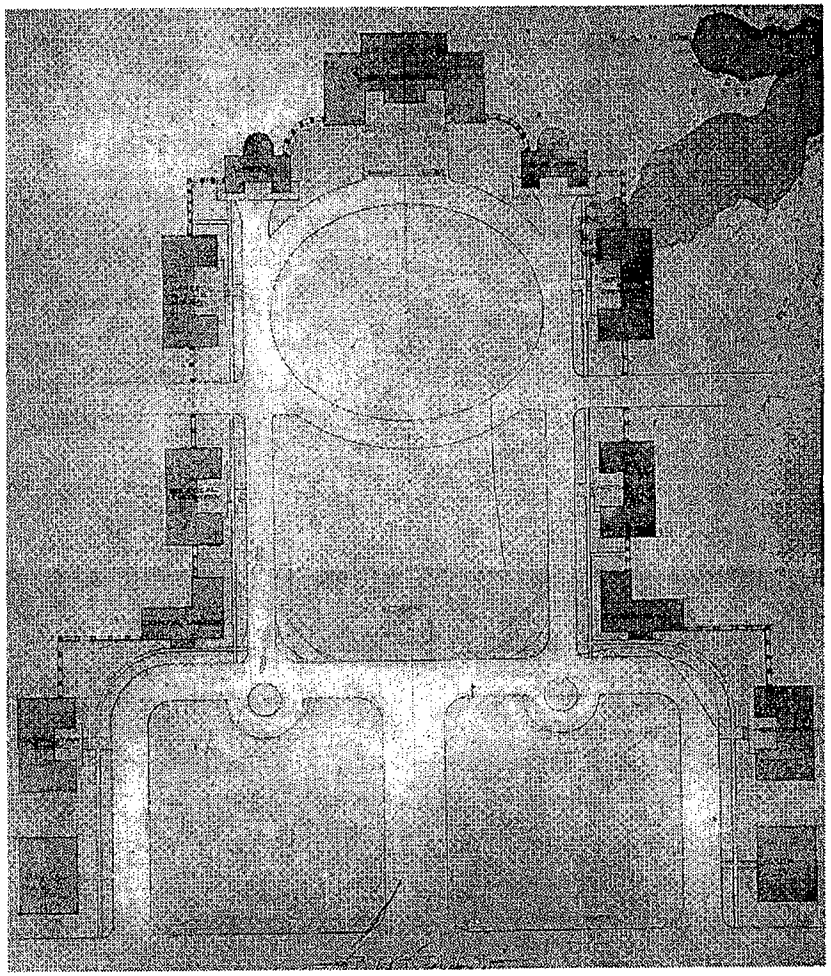
Kent Hall, NMSU Museum



The New Mexico State University Museum was originally designed as a boys' dormitory in 1929 by Percy McGhee and completed in 1930 by contractor J.C. McElroy. The building was used temporarily as a girls' dormitory during the 1930 summer session; then served the purpose for which it had been built, as a boys' dormitory until 1963. During 1964-1980, the Speech Department shared the building with several other entities, including the Cultural Resource Management Department and the Peace Corps. In 1981, the building was renovated and the basement's former rifle range became storage for the museum, which occupied the first floor. In 1991, the museum took over the entire building.

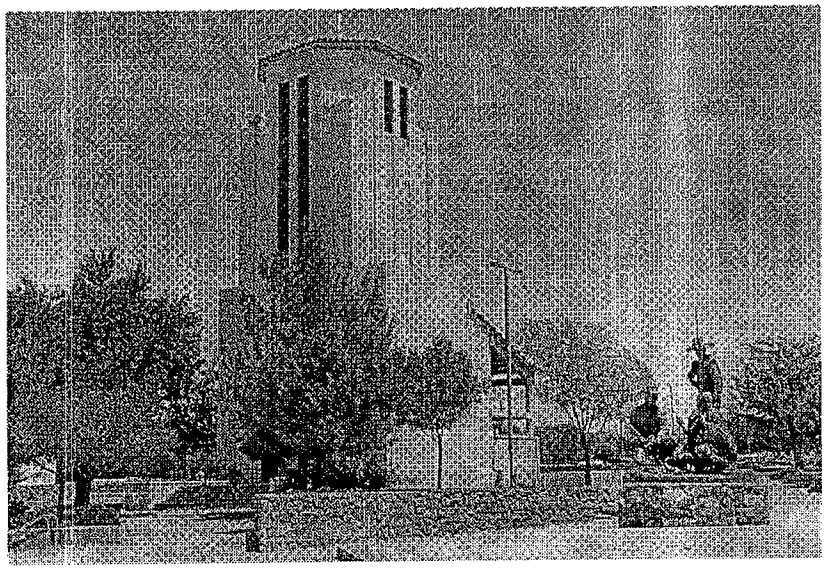
The building is a typical Mission Revival construction in a U shape, with two south-reaching wings enclosing a courtyard. An arched loggia connects the two wings on the south. Somewhat to the eastern end of the main or central (north) section of the building, a yellow and blue tiled Spanish-Moorish-inspired dome tops a louvered cupola.

The concrete and steel structure has a cream colored stucco exterior, quoined corners, and a low hipped terra cotta tile roof supported by decorative brackets. Spanish-Moorish-inspired decorative tile panels are above the north and south facing main entrances in the main section.



Block Plan buildings for New Mexico College of Agriculture and Mechanic Arts, Trost and Trost, Architects. Courtesy of Rio Grande Historical Collections, NMSU Library.

Aggie Memorial Tower



Memorial Tower, constructed in 1950 in tribute to New Mexico State University students and alumni who died in their country's defense, is all that is left of the old football stadium.

With its red terra cotta roof, stucco exterior, planters at the corners of the top of the tower, and vertical massing accentuated with projecting pilasters terminating in an octagonal drum at the top, the structure has the look of a 1930s skyscraper (sometimes referred to as the American Perpendicular skyscraper style). The silver-colored finial at the top of the roof further accentuates the verticality of the structure.

The Tower is suggestive of the style sometimes referred to as "Pueblo Deco," an adaptation of the Art Deco style, which lasted from 1925 until the 1940s, most often associated with many of the famous buildings of that era, such as the Empire State Building, the Chrysler Building, and Rockefeller Center. For those who grew up in the 1930s, 40s, and 50s, Art Deco was the typical movie theater architectural style. The Kimo Theater in Albuquerque is a striking example of New Mexico's adaptation of Art Deco, "Pueblo Deco."

This walking tour is intended to celebrate the architectural legacy Henry Trost and his associate, Percy McGhee, left at New Mexico State University. It focuses only on a few of their treasures, principally situated in the Horseshoe. The Master Plan intends that the Horseshoe, "will always remain open and will always be the academic and administrative center of the campus. We have to pay close attention to its development and appearance." The Plan goes on to say:

> "Continuity of culture and architecture is doubly important for its inherent value and to provide a stable background to the advanced research and change against which it can regain its meaning, judge its value, and balance its results."

In addition to University architecture, the adobe houses on "College Row" on the north side of University Avenue across from the campus will be discussed, as will the Bungalow style house at the corner of Hagarty Road and University Avenue and the Pueblo Revival style home on Solano Drive just off University Avenue.

Our tour begins and ends in the south-facing courtyard at the New Mexico State University Museum at Kent Hall. Kent Hall is located on University Avenue at Solano Drive. "Museum Visitor" parking places are designated in the lot to the east of the building; when school is in session, it is necessary to borrow a parking pass from the Museum.

With ample time to study the architectural details mentioned, the tour should take about 45 minutes.

For group tours, or individuals who may prefer a guided tour, please contact the Museum Office at (505) 646-3839 several days in advance to arrange for a Museum Docent to accompany you. The Museum Docents/Guides are all volunteers and there is no charge for guided tours; however, if you wish to contribute to the operation of the museum, there is a donation box in the lobby.

"... that the forthcoming development of the NMSU facility will be concentrated in the Main Quadrangle, primarily along University Avenue. Outdoor spaces will be developed for pedestrian malls and green areas. Pedestrian malls will form a network connecting all classroom buildings. Green areas will be connected by a shadow network to permit walking in the shade. Existing parking areas will be gradually used for building lots, and vehicle parking will be shifted to the campus periphery. Espina Street will be closed, and primary campus entrances will occur at Triviz and El Paseo streets.

"Bicycle paths along University Avenue and Stewart Street are proposed. A parking shuttle will run from the Pan American Center parking lots into the Horseshoe. There will be a comprehensive system of entrance gates, orientation towers and kiosks to permit easy orientation for visitors and users."

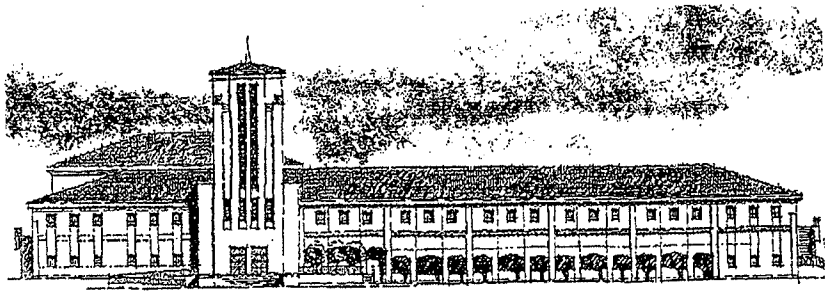
The 1990 Master Plan includes a preference for a Southwest look for new buildings, consistent with the original Trost and McGhee designs. This look can be seen in the new Chemistry Building complex on the Horseshoe, just east of the Music Center.

When Henry Trost laid out the original plan for the University, he was fortunate in having a clean slate upon which to work. Eighty-three years later, Martin Hoffmeister, the University Architect, had a much larger number of factors to consider: the residue of more than four score years of building, a much larger student body, and a completely different set of transportation issues. In contrast with the original plan, the Master Plan is virtually a product of urban planning. Once again, with a master plan guiding the physical development of the University, the future seems assured of architecture designed to harmonize with the legacy of Trost, architecture appropriate for arid lands.

The legacy appears to be in good hands. Martin Hoffmeister has been recognized for his work by the award of the Second *Prix Plateau Beauborg* in Paris, France, and has written several books published in English, Czech, and Japanese.

Situated just off the Horseshoe, to the east of Dove Hall, the Tower should be viewed from the west, which best shows the elegant long narrow windows terminating at the octagonal drum at the top. The windows have ornate grillwork set in the facing. Planters flank the octagonal drum in the setbacks created by its facets. Sadly, one of the planters is missing. The tower currently houses a snack shop.

The University's Master Plan, developed by the University Architect, Martin Hoffmeister, calls for adaptively reusing Memorial Tower by integrating it into another building, yet to be built: thus, integrating this significant older University structure into the new plans for the University. An elevation of the design for the proposed structure is reproduced below.



Elevation of proposed new building incorporating Aggie Memorial Tower. Courtesy of the Office of the Architect, New Mexico State University.

This concludes the tour. Please return to Kent Hall. **If you borrowed a Visitors' Automobile Parking Pass from the Museum, please remember to return it so that it will be available for others to use.**

Appendix A

Presidents of New Mexico State University

Hiram Hadley	1888-1894
Samuel P. McCrea	1894-1896
Cornelius T. Jordan	1896-1899
Frederick W. Sanders	1899-1901
Luther Foster	1901-1908
Winfred E. Garrison	1908-1913
George E. Ladd	1913-1917
Austin D. Crile	1917-1920
Robert W. Clothier	1920-1921
Harry L. Kent	1921-1936
Ray Fife	1936-1938
Hugh M. Milton, II	1938-1947
John R. Nichols	1947-1949
John W. Branson	1949-1955
Roger B. Corbett	1955-1970
Gerald W. Thomas	1970-1984
James. E. Halligan	1984-1994
J. Michael Orenduff	1995-1997
William B. Conroy	1997-

Henry Trost (1860-1933) was born in Toledo, Ohio, and died in El Paso, Texas. He gained a working knowledge of his craft from his father, a carpenter and building contractor. In 1877, at the age of 17, he graduated from art school and began three years' work as a Toledo architect's draftsman. In 1880 he went to Denver, then in 1881 opened an office with another architect in Pueblo, Colorado, "The Pittsburgh of the West."

Later, Trost practiced in Chicago for approximately eight years (1888-1896), during which time evidence suggests he worked for Louis H. Sullivan, possibly at the same time as Frank Lloyd Wright, a fellow member of the Chicago Architectural Sketch Club. Then, after several years each in Colorado Springs and Tucson, he made his final move to El Paso in 1903.

On the New Mexico State University campus, all Trost's designs include Mission Revival (or Southwestern Style) and elements of the Prairie style. His associate, Percy McGhee contributed an excellent Mission Revival style in Kent Hall and an excellent example of Spanish Colonial style in Foster Hall, with its baroque entrance.

Whether a given building is Mission Revival or Spanish Colonial Revival can be debated. What is clear, however, is that the Trost-designed and -inspired buildings for the University were Southwestern, appropriate for "arid lands." As part of his "arid America" adaptation, he planned to connect the buildings with round-arched arcades, reminiscent of those which connect the various buildings in typical California mission complexes.

In 1990, the current NMSU Architect, Martin Hoffmeister, developed a Master Plan for the University. The Plan reflects not only Mr. Hoffmeister's extensive academic education, at the Prague Academy of Arts (Czech Republic), Yale, Harvard, MIT, and the University of Chicago, but also his wide experience gained through work in such diverse locations as Montreal, London, and Tokyo. The comprehensive plan serves as a guide for the future development of the University. The Executive Summary of the plan states:

Central to Trost's eclectic architecture was his quest to design buildings appropriate to "arid lands." In that quest, some of the styles encompassed by Trost's work are:

1. The Chicago School, or Chicago Commercial Style, developed from about 1883 to 1893, reaching its apex in the work of Louis Sullivan. The Mills Building across from the San Jacinto Plaza in El Paso is an example of Trost's adaptation.

2. The Prairie School, made famous by Frank Lloyd Wright, and lasting from about 1900 to about 1915. Trost's 1907 home at 1013 Yandell in El Paso is a good example and the Nason House on the NMSU campus exemplifies some Prairie School features.

3. Mission Revival, inspired by the Spanish missions in the Southwest. Trost's design of the Owls' Club in Tucson, Arizona, and the Val Verde Hotel in Socorro, New Mexico, are examples.

4. Spanish Colonial Revival, inspired by Spanish baroque architecture. His Hotel Cortez in El Paso is a good example, as is Foster Hall on the NMSU campus, designed by Trost's associate, Percy McGhee.

5. Pueblo Deco, the southwestern version of Art Deco, inspired by the quest for modernism in the 1920s, 1930s, and 1940s. Basset Tower in El Paso is an example.

6. Pueblo Revival, inspired by the American Indian pueblos of northern New Mexico. The Franciscan Hotel in Albuquerque, demolished in 1972, was an excellent example.

7. Spanish Moorish, inspired by the Islamic architecture of Moorish Spain. The Palace (formerly Alhambra) Theatre in El Paso is an example. And,

8. Bhutanese, inspired by an April 1914 National Geographic feature on buildings in Bhutan nestled in the Himalayas, which appeared similar to the Franklin Mountains near El Paso. In 1917, Trost designed and V.E. Ware of El Paso built the original four building complex of the Texas School of Mines, now the University of Texas at El Paso (UTEP).

Appendix B

A Selected Bibliography

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Appendix C

Glossary of Selected Architectural Terms

adobe A brick or building material of sun-dried earth and straw. From the Arabic word *at-tub*, the brick.

arcade A range of arches carried on piers or columns, either free-standing or blind, *i.e.*, attached to a wall.

banded windows A series of windows separated only by mullions with the head and sill visually tied together by a continuous member. This window treatment emphasizes the horizontal.

baroque Of, pertaining to, or designating the style of art and architecture prevailing from about 1550 to late in the 18th century, characterized by the use of curved and contorted forms.

battered Used to describe a surface or wall which slopes backward and upward.

belt course A continuous projecting horizontal band set in the surface of an exterior wall and usually molded. Also, string course.

bracket A projection, sometimes decorative, which supports or appears to support a projecting cornice, lintel or sill. Usually found just beneath the eave.

classical order A recognized system of forms for columns and entablature. In several styles: Doric, Ionic, Corinthian, Tuscan, and Composite. Most often associated with architecture inspired by the Greek temple.

column A perpendicular supporting member, circular or rectangular in section.

corbel An increasing projection of masonry courses as they rise, often to provide a ledge or "seat" for a beam. In New Mexico this term is used to designate the capital of a wooden column.

The Architectural Master Plan:

Trost to Hoffmeister

In 1907, the Board of Regents of the New Mexico College of Agriculture and Mechanic Arts (now, New Mexico State University (NMSU)), a small land-grant institution near Las Cruces, New Mexico, commissioned Henry Charles Trost of the El Paso, Texas, architectural firm of Trost & Trost to prepare an architectural plan for the campus. That plan was the original layout of "The Horseshoe." There were to be six buildings on either side of the horseshoe and an administration building in the center. The buildings were to be of yellow pressed brick and terra cotta with clay tile roofs. Of the buildings, only five of those designed by Trost remain. Three of those buildings, the YMCA, Goddard Hall, and the Nason House, as well as Foster Hall, designed by his associate Percy McGhee, were entered on the New Mexico Register of Historic Places on 8 July, 1988, and on the National Register of Historic places on 16 May, 1989.

Henry Trost, who was in business with his twin brothers, Adolphus Gustavus Trost and Gustavus Adolphus Trost, and their nephew, George Ernst Trost, had an enviable record and reputation as an architect. He designed a prodigious array of buildings in a wide range of styles, concentrated in the southwestern United States from El Past, Texas, to Tucson and Phoenix, Arizona. Trost's earliest work includes a major contribution to the ornamental iron work of the famous Chicago, Illinois, National Historic Landmark, the Carson, Pirie, Scott Building, which was designed by the firm of Adler and Sullivan.

Appendix C
Glossary (cont.)

cornice A classical decorative element made up of moulded members, usually placed at or near the top of an exterior or interior wall.

cupola A roof or ceiling having a rounded form. A small structure built on the top of a roof to complete a design.

dentil The toothlike decorative element often found just beneath the cornice or eave.

eaves The margin or lowest part of a roof projecting over the wall.

eclectic Chosen from various sources. Applied architecturally to buildings incorporating designs from a range of historic styles without regard for the appropriateness to the time, local tradition, function of the building, or the cultural background of the client. The 1900 NMSU Master Plan will reduce the eclecticism of the campus' architecture.

elevation The design of a building seen from the side; the building's silhouette.

facade The face or elevation of a building.

facia The flat portion or face of a belt, string course, or cornice.

fenestration The arrangement, proportions and pattern of window and door openings.

finial A crowning ornament or detail. *See pinnacle.*

frieze Any sculptured or decorative band in a building, usually at the top of a wall below the cornice.

hip roof A roof that rises by inclined planes from all four sides of a building.

lintel A horizontal structural member that supports the load over an opening such as a door or window.

Appendix C
Glossary (cont.)

loggia A passage or gallery open on one or both sides. The open side usually is marked by a row of columns.

louver A slatted opening.

mullion A stone, wood, or metal vertical member that divides two windows or openings and generally helps support the glass sash. Also applied to vertical mouldings in wall panels.

muntins The members dividing the glass or openings of sash, doors, and the like.

parapet Flat portion of a wall extending above a roof, usually about waist high. Also applied to a similar feature of that height on terraces, balconies, and bridges.

pediment Gable end of a classical Greek or Roman temple or any feature resembling it. Usually triangular in shape.

pier A stout structural support distinguished from a column by its non-circular shape and by its greater bulk.

pilaster A flat, rectangular member projecting slightly from the face of a wall, exterior or interior, and extending the full height of the wall. In historical styles, usually fitted with a capital and a base in the manner of a column.

pinnacle A small upright decoration terminating a gable or capping a turret or dome. *See finial.*

pitch The slope of the sides of a roof or an arch, expressed by the ratio of the height to the span. The inclined rise of a roof.

portico A roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade of a temple, house, or church, often with detached or attached columns and a pediment.

plan The design or layout of a building viewed from above, showing the relationship of the interior spaces to each other.

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Dedicated to

Dr. Bradley A. Blake,
Professor Emeritus of Anthropology,
New Mexico State University
and
Director Emeritus,
New Mexico State University Museum

and to

Patricia García Miles
Collections Manager, Retired,
New Mexico State University Museum

Appendix C
Glossary (cont.)

quoin A stone serving to form the corner of a building wall. Often decorative and of different dimension than the other stone or brickwork that forms the outer wall.

sash The immediate wood or metal frame around the glass in a window, usually operable. The sash moves within the stable window frame.

soffit The underside of an architectural member. Applied to a beam, arch, doorway vault, overhand, cornice, *etc.*

stucco A plastic material used to form a hard covering for exterior walls, or a fine plaster used for internal decorations and delicate work. Most frequently, *cement stucco*, a mixture of portland cement, sand, and, commonly, a small percentage of lime.

style Ordinarily as a noun style means *fashion* or *elegance* and as a verb *to shape*, but architecturally it applies to buildings that become a recognizable group, not because they are identical, but because their appearance and character (form, plan, materials, and details) are similar. On the tour of NMSU, several styles are mentioned: Spanish Renaissance, Mission Revival, Spanish Colonial, Pueblo Revival, Pueblo (or Art) Deco, and bungalow.

Sullivanesque An elaborate type of ornamentation favored by architect Louis Henri Sullivan.

terra cotta Literally, *cooked earth*. A fine grained, brown-red, fired clay used for roof tiles and decorations.

tower A tall, relatively narrow structure resting on its own foundation, either standing alone or as part of a building.

volute A spiral scroll-like decorative feature.

Guide to Walking Tour Map

Kent Hall, NMSU Museum (Page 6) ..... A

1100 - 1400 Blocks, North Side University Avenue (Page 8) ..... B

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A New Mexico State University Walking Tour:

A Legacy of Henry C. Trost

featuring

The Architectural Master Plan:

Trost to Hoffmeister

Doña Ana County Historical Society
Las Cruces, New Mexico
1997

April 6, 2008.

To: NMSU Administration, NMSU Board of Regents, NMSU Faculty and Staff, City Councilors, City Administrators and Staff, University Avenue Corridor Design Review Committee, Other Interested Parties

I hope you enjoy reading the Walking Tour and that it provides reason to advocate for thoughtful integration of the new with the old. This booklet is still used for visitors at NMSU.

Addendum to p. 8 of the Walking Tour: Miller House was demolished, Fall, 2008.

Those of us who researched the Miller-Trost house in attempt to delay demolition in order to find a way to preserve the structure believe with great certainty that it was a Trost design and worthy of documentation and evaluation for historical preservation. Lloyd Engelbrecht, author "Henry C. Trost: Architect of the Southwest" and founder of the Trost Archive at the El Paso Public Library, places great historical value on the house for numerous reasons outlined in a letter in the City Council packet of January 26, 2009, including the significant influence of Frank Lloyd Wright: "It was common practice for Henry Trost to present some of his clients designs which were mere duplicates of houses he had designed earlier. Thus, the Miller house is very similar to the Charles F. Morse house on Murchison Ave. in El Paso, a house which is included in our 1990 catalogue."

Eric Liefeld wrote the following, Oct. 20, 2008:

> The building at1105 University is particularly important, being a unique example of bungalow design executed in our native adobe. Known by historians as the *Miller House*, this building was likely designed by the important architect Henry C. Trost. More than an architect, Mr. Trost and his firm were *the* architects for the New Mexico College of Mechanic Arts (now NMSU). Though it sits just off campus, the Miller House is a fundamental part of the original architecture of the campus, and its loss would be a tragedy. Built in a significant "Arts and Crafts" architectural style, the Miller House is described in the *Las Cruces Historic Survey (1983)*:
>
> > *"An unusually fine example of Bungalow style with its deep porches, the house once had servants quarters and a barn behind it. Facing a street once called Mountain Ave, a professor from Los Angeles had this adobe bungalow built in the area described as the "College Land Plat". John O. Miller joined the college in 1899 as a coach and assistant registrar. Later the house was the residence of Austin Crile during his tenure as college president from 1917 to 1920. He was a rancher and theologian from Roswell and forbade smoking on campus by both students and faculty. In 1919 the property was purchased by a professor in the dairy department, Omer C. Cunningham."*

For more information, please contact Sandy Geiger, sgeiger@nmsu.edu, 526-5972

Susan Lowell #15

From: Rickenbaker, Michael [mricken@ad.nmsu.edu]
Sent: Wednesday, February 03, 2010 9:08 PM
To: Susan Lowell
Cc: Nelson, James; Walke, Gregory; Mcqueen, Janet
Subject: Re: ppt 1/13

Susan,

The New Mexico State University Campus Planning Committee unanimously passed a resolution supporting the University District Plan and Overlay in concept at their February 3, 2010 meeting. I will forward you a copy of the minutes from the meeting for the official record once they are formally approved by the committee at their March meeting.

Michael

Michael Rickenbaker
AIA AUA NCARB
University Architect
& Director
Facilities Planning & Construction
New Mexico State University
Las Cruces, New Mexico
575-646-1016
mricken@nmsu.edu

On 1/27/10 2:32 PM, "Susan Lowell" <slowell@las-cruces.org> wrote:

Michael,

The ppt file exceeds our capacity to email it so I converted to a pdf. If you let me know which slides you'd like, I'll email or you could convert the pdf back to a jpeg...sorry about tech flaws.
s

Susan Lowell, Planner
City of Las Cruces
POB 20000
Las Cruces, NM 88004
Ph: (575) 528-3079
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UAC CDRC Packet for February 3, 2010 contains:

1. Agenda, February 3, 2010
2. Minutes, January 4, 2010
3. Draft University District Plan
4. Draft University District Overlay
5. Draft Subdivision Amendment for University District Citizen's Design Review Committee
6. Sign-in, January 13, 2010 Public Meeting
7. Spreadsheet of public comments received from 1/13-1/25/2010
8. Scanned comments
9. NMSU Heritage Preservation Plan, Volume I, May 2009 draft
10. NMSU Heritage Preservation Plan, Volume II, May 2009 draft

UNIVERSITY AVENUE CORRIDOR
CITIZEN'S DESIGN REVIEW COMMITTEE
AGENDA

The following agenda will be considered by the University Avenue Corridor Citizen's Design Review Committee of the City of Las Cruces at a meeting to be held on **Wednesday, February 3, 2010** at **10:30 a.m.** The meeting will be held in **City Council Chambers** in the **City Hall, 200 North Church Street, Las Cruces, New Mexico.**

The City of Las Cruces does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in the provision of services. The City of Las Cruces will make every effort to provide reasonable accommodations for people with disabilities who wish to attend a public meeting. Please notify the Community Development Department at least 48 hours before the meeting by calling 528-3043 (voice) or 528-3016 (TTY). This document can be made available in alternative formats by calling the same numbers listed above.

I. Call to Order

II. Approval of Minutes
- January 2010

III. Public Participation

IV. In order:

Case No. PA-10-01: A request to repeal and replace in its entirety the University Avenue Corridor Plan with the University District Plan for the purpose of instituting planning policies that reflect public input and best practices for planning a lively and walkable destination. Submitted by the City of Las Cruces Community Development Department.

Case No. ZCA-10-01: A request to repeal and replace in its entirety Chapter 38, Section 38-44 of the Municipal Code (University Avenue Corridor Plan Overlay Zone District) with the University District Overlay for the purpose of instituting provisions that support the policies of the University District Plan. Submitted by the City of Las Cruces Community Development Department.

V. Discussion Item: Codes Enforcement activities

VI. Other Committee discussion items as needed

VII. Adjournment

UNIVERSITY AVENUE CORRIDOR
CITIZEN'S DESIGN REVIEW COMMITTEE

The following are the summary minutes of the meeting held on Monday, January 4, 2010 at 10:00 a.m., located at the City Office Center, 575 S. Alameda Blvd., Room 214, Las Cruces, New Mexico.

PRESENT: Michael Rickenbaker
Samuel P. Maggard
Dolores Connor (Councilor)

ABSENT: John Curry - Chair
John White

STAFF PRESENT: Susan Lowell, Planner
Javier Ontiveros, Codes
Becky Eich, RC Creations - Recording Secretary

OTHERS PRESENT: Pat Temple
Nancy Campbell

I. CALL TO ORDER (10:00 a.m.)

Maggard: I'd like to call this meeting of the University Avenue Corridor Citizen's Design Review Committee to order. I'd like to use our usual procedure.

INTRODUCTIONS: Included Committee members; Samuel Maggard; Michael Rickenbaker; Dolores Connor; Susan Lowell, CLC; Javier Ontiveros, Codes; Pat Temple; Nancy Campbell; and Becky Eich, recording secretary.

II. APPROVAL OF MINUTES

- November 2009

Maggard: Approval of the minutes of the November 2009.

Connor: Move to approve.

Rickenbaker: Second.

Maggard: It's been moved and seconded, and I'll third it.

III. PUBLIC PARTICIPATION

Maggard: Next we have on our agenda public participation. What I'd like to do is reverse things just a little bit, let the staff make their presentation so that the public might know what the hell they're talking about and then I'll call for the public to give information if that's agreeable.

Temple: Certainly.

IV. IN ORDER

Case No. UA-10-01: A request to approve design of a new three to five foot wall with stucco finish, gate, and landscaping around the single-family residence at 2500 S. Solano Drive, within Area 3 of the University Avenue Corridor Overlay Zoning District. Submitted by James S. and Nancy J. Campbell, property owners.

Maggard: So, you're on.

Lowell: Great. Good morning, this morning we have one case; it is UA-10-01. And today we have the applicant, Nancy Campbell, here to represent this case. The subject property is at 2500 S. Solano and it is owned by Mr. James S and Ms. Nancy Campbell. And she is here today with a request for your design review of a new three to five foot wall with a stucco finish, gate, and landscaping around this single-family residence. The subject property is within Area 3 of the UAC where we are required to refer to the underlying R-1 zoning for permitted uses, and the UAC Overlay for development standards. The primary front is Solano Drive, and the secondary front is Plain Street. These are views of the existing dwelling.

Next we have the survey of the property. We have reviewed the UAC development standards for this project and find that the proposed three to five foot wall meets setback and clear sight triangle requirements as well as meeting the 20-foot front and seven-foot side setback requirements. The red lines in the site plan above indicate where the clear sight triangle would be, is. The wall style that is proposed reflects the style of the existing dwelling, and the landscape creates the garden-like urban style of the NMSU campus which is the requirement of this plan and overlay. Landscape design and architectural styles proposed for the development meet the requirements of the UAC plan and overlay. Staff approves this development application and finds it in keeping with the code and plan. Your options today are to approve the development, approve the development with modifications, deny the development, or table the proposal and direct staff accordingly. Staff recommends approval. And happy to answer questions.

Maggard: Just as a sideline, the drawings by the architect, you ought to get on him, for example the east/west between that property and 2510 is partially, you see (*inaudible*) not the whole chain link.

Campbell: Okay. So how did he have it listed?

Maggard: He has it as all chain link.

Campbell: Okay, yeah, I certainly realize.

Maggard: I'm quite sure you're aware of it. I guess it meets everything. It bothers me to put a five-foot wall up in front of the house.

Lowell: Well, I believe there are sections there that are five-feet; it varies from three to five. It articulates up and down. And the landscaping plan is really quite generous. There are many many more trees proposed to be installed than are required. Shrubs are the same, but I think the trees and their placement will help to soften the presence of the wall.

Maggard: Okay, could be. And you're doing away entirely with the access to the garage, right?

Campbell: Yes. Well we removed the drive because we were concerned about people backing onto Solano, so that was the first thing we did. We repaired the sidewalk and took the drive out. And it's really being used for storage.

Maggard: I assumed that from the drawing.

Connor: I think it looks great. I think overall it kind of fits the whole area there, but more importantly it'll block some of that noise off of Solano which I guess is part of your reason for wanting to enclose that. I think that looks like a great plan.

Maggard: Well, Pat, got anything to say?

Temple: Well, it's okay.

Maggard: Ms. Campbell you have any more you wanted to add at this point?

Campbell: No, we have as you remember we've removed a couple of the bigger trees that were problematic and almost removed one of yours in the process.

Maggard: Right here, see those two big trees? They're no longer there.

Campbell: Yeah. They (*inaudible*) in the bottom picture. We removed those, and one of the reasons that we removed them of course is that they were into the wires and we knew it was going to be problematic. And I know that at least your wife had indicated at the time that it'd be nice if (*inaudible*).

Maggard: Yeah, they'd have been gone a long time ago except they always advised me those trees were on his property and not on the property line and he liked those trees. I used to have one in the front yard. Fruitless mulberries get a certain age and they start to fall apart, and mine did. And those were ready to. So you did us a service by getting it down. Even though you did destroy one of my pecan trees.

Campbell: Did it really get destroyed, or did you salvage it?

Maggard: Came back from the root.

Campbell: Okay. That wasn't me, that was the tree people. We still have a lot of stumps that were left there that the guy never came back and ground down so of course that will all be taken care of.

Temple: I would like to ask if you're making it out of cinder blocks.

Campbell: Do you know we have an or? We asked the planning department if it could be done with the wood frame and the stucco and we were told that it could be either. And we have people that are willing to do it and we just haven't sat down to look at the cost, the time. I'm more concerned about the time it's going to take to do it, so we may end up with some it being wood frame.

Maggard: The wood frame and paneling doesn't hold up.

Campbell: It doesn't hold up as well.

Maggard: Compared to the cinder blocks.

Temple: Well there's another thing, it doesn't give flexibility if you're doing it yourself. You know if you're doing it yourself sometimes you can say wait a minute why don't I put another couple up here. When you're actually working on it you get a whole bunch of different freedom. I have a little house in Mesilla Park and I bought it and it's a barracks because I hated driving by that to get to my other house. So I took some clay and I made a little sculp clay model of what I wanted to do. And you have no idea the changes that occur to you as you're working with your hands rather than pencil and paper. And I took that over to Mesilla and I showed it to the Mayor and the others and he said, that is so cute, you go right ahead. And I so I was thinking you know if you were doing that I feel it's a little bit

rigid, but it's your place. You know it meets code. You can do it. So I'm just having a freebee here just talking about this. I just feel like you might decide to have fewer regular angles there and something more flowing if you worked with bricks. That's all.

Campbell: Okay.

Rickenbaker: Move to approve.

Connor: Second.

Maggard: It's been moved and seconded to approve. All in favor.

ALL COMMITTEE MEMBERS - AYE.

Maggard: So be it.

V. DISCUSSION ITEM: CODES ENFORCEMENT ACTIVITIES

Maggard: Codes enforcement. Anything you want to add?

Ontiveros: I was just curious on the ... okay so all the panels are three to five feet except for the doorway which is going to be a standard door which is a little over eight-feet, correct, or up to eight-feet.

Campbell: Do you know I'm not sure. You have the ...

Lowell: I don't think we have gait dimensions, but I remember checking with the building inspector and it meets code.

Maggard: Yeah, it appears that the entrance to the front door will no longer be directly from the front door, but you'll have to go south and then come back around to it. The way I see it.

Campbell: Oh, you mean from the front gate?

Maggard: Yeah.

Campbell: Yeah. To be honest with you I'm not sure. We have other people doing it, but normally we would do this stuff ourselves but we are just overwhelmed with work right now. And so the people who are doing it are working to get a different front porch on. You know they have to pull out cause what's there isn't correct and so I'm not sure exactly how this fits in to where the porch will be or how the porch ... see the porch was I guess the last well not the last owner, maybe the original owner put that little ramp in but it's not correct. It was just put in by somebody to help get the person in and

out. If there were like a storm door or screen door or something like that on it, you wouldn't be able to get out there if you were in a wheelchair because you have to stand on the ramp to get the door open. But the way it is right now it goes in.

Connor: Can I ask you officer what is the reason for your question?

Ontiveros: Well a lot of them because of the height and how they're screened off doors, if it's a solid wood door then if you don't have like doorbell access from the front gate and if it's patrolled by animals then you have emergency service issues with emergency personnel not being able to reach the front door, so that's what I was getting to. Is there going to be like a doorbell, door knocker on the exterior part of it?

Campbell: Yes. No, it was planned for a doorbell, not a knocker because you wouldn't hear the knocker from inside, inside the home.

Connor: I'd like to ask the codes officer if you could give us kind of a ... we haven't had codes officer here in a few months and so just your overview of what ... I'm not sure if you know where the corridor ends as far as how deep it goes into Mesa Street and Plain Street.

Ontiveros: No, that I don't.

Connor: Just in that University area what would you offer as information to this group here?

Ontiveros: As far as codes problems that we're having?

Connor: Codes.

Ontiveros: A lot of the complaints that I've been responding to is more of illegal dumping in the area from the college students. You know you have these complexes that are very large and what I mean by very large is anything that's over five, and you get you know tenants that come in and out and they discard their trash onto vacant properties or into these little smaller lots that only have two or three apartments and that seems to be an ongoing thing with codes. A lot of abandoned inoperable vehicles we're having to deal with on a regular basis. I think it was right before Christmas I went to a complaint of an abandoned vehicle and it was stolen. We're having a lot of that problem.

Connor: They're being dropped off there.

Ontiveros: Yeah. You know and most of it from the information that I received is you know people go to parties, they leave their keys lying around and people

take these cars for joy rides and then they leave them in the same vicinity but just not where they got them from. And it's usually people they know, but the main problem that we're getting or that I've been getting so far is illegal dumping where they're discarding mattresses. Because a lot of these commercial entities that have apartment complexes unless they prepay for grappler service, that grappler service is only for residential customers. So these tenants you know instead of taking them over there to the dump or what have you or paying for that service, they're just dumping them where they can, particularly the alleys too.

Connor: That's good information because I've been reviewing the University District Overlay re-write and Susan I'm not remembering that we address, no parking on the front yards, but maybe we should in that same section address in the district a little more stringent about the ... cause I'm calling all the time for pickups of couches and mattresses and chairs that are left behind and other stuff.

Susan: Right.

Connor: And maybe we could address that in here for enforcement or ...

Susan: I'll take a look.

Connor: Some requirements that would need to be made as far as the district and a little more stringent in what we do anywhere else.

Maggard: You know those dumpsters like adjacent to the apartments, that's the only garbage pickup those folks have.

Connor: Right, but what he's saying is that ...

Maggard: But the grappler doesn't ever come.

Connor: But those apartments are not paying for the grappler and that's why they don't get picked up.

Maggard: Okay. Thank you.

Connor: And so what I'm saying is ...

Maggard: I've asked you about that before and finally understand it.

Connor: The apartments don't pay for grappler, residents pay for their grappler service and maybe in this particular area we need to define somehow that because there is such a saturation of apartments of how they would clean up the area.

Maggard: Yeah.

Connor: Either through the grappler service as requirement or extra fee if they don't dispose ... if the apartment owner doesn't have some way for their tenants to dispose of their property properly.

Lowell: We have addressed in the plan an overall maintenance and quality aesthetic. However, when we came to the overlay and writing specific policies and requirements for a maintenance policy both the building inspector and members of the Community Development staff did not feel that we could include specific and stringent requirements for such. What we can do is write such as encourage maintenance and we also in the transportation section have a number of requirements for the vacation of alleyways both for vehicular access in terms of rear parking as well as allowing the Community Development Department to review requests for alley vacation so that we can prevent the closing of alleys that are generally used as pedestrian connections. What we would like to see through the plan and the overlay is an enhanced connectivity pattern in the area.

Connor: And that is a great idea and I like that part of the plan, but I know that we can't be more regulatory, but we can be definitive in our recommendations of what would happen at these locations where trash dumping areas, couches, sofas, even to the point of no couches are on the front porch or lingering.

Campbell: Or on the roof.

Connor: Some of those very specific ideas and that was why I wanted to know what the codes officers are facing because I call them in on a weekly basis and it's the same location. It's the same place all the time and you know it's just if we had something to fall back on then there wouldn't be ... I mean to where one landlord is saying well just charge me extra every time you have to come out, so I'm going to call every time I have couches out there. But, you're right, if the apartment owner doesn't have to have a grappler service, all we're doing is making the area susceptible to leaving stuff behind and nobody picks it up.

Ontiveros: Because the problem that we've had in the past is we have you know two complex owners and both of them are denying the discarded item so then the city has to go and get up and pay for it. I got lucky on the last one.

Connor: I take pictures and then I can show them that they're there.

Ontiveros: I got lucky on the last one. I did a little bit of dumpster diving and found trash from a neighboring complex and I went in and talked to one of the gentlemen and he said, you know him and two of the other people went out there and discarded trash. He got a citation and the other people had been moved out, because I called the property manager and I told him. Your own tenants are admitting to dropping this stuff over there and he had sent someone to pick up. We'll send someone else to look. That's what we usually get until they get the citation and then they want to work with us and finally it's too late. That's the one I just had which is off of Haggerty.

Maggard: Like some years ago there was a deal the city said if there's a dumpster nearby use it. And now I'm hearing quite the opposite.

Connor: Actually you cannot throw trash in somebody else's trash container. That's illegal. Not even a street container.

Temple: What if you have their permission?

Connor: Well then if they deny it later.

Temple: Oh, but if you have their permission and they don't its okay.

Maggard: While you're hauling off the demolition out front, get the rest of it in your back yard.

Campbell: I know that was something else that was supposed to be picked up. They put it all in a pile and they never took it.

Maggard: Yeah, piled it up against the wall.

Campbell: And its cement and stuff, I mean it's not. Yeah I know, I know. It doesn't belong there. I had a question for codes. As far as tagging because we did have some tagging on the side of our garage. Is there a lot of it in the area there cause I haven't seen any?

Ontiveros: Most of the graffiti that we've been seeing right now is on Chestnut and along the drainage canal which is right behind the police department, extends all the way to Cambridge. And then the other graffiti problem, we've actually seen an increase and that was Las Colinas which we've never had. We've actually had several properties or rock walls defaced extensively.

Connor: In the corridor though?

Ontiveros: Oh no, not in the corridor. We haven't seen any. I mean there's some which would bring you to ... if I was going to build a wall I'd use brick as well because we start repainting or soda blasting or sand blasting if you get tagged.

Campbell: Yeah.

Ontiveros: Then you have a better.

Campbell: Well my concern I guess is that you know it happened once and my husband doesn't even think that it was a gang kind of thing that it was just somebody playing around, but my concern was that the requirements that we had and I can't quote them because it's been so long since I looked at them, but the requirements for how much percentage of trees and rocks and ... we had like a two page thing from the committee about what you could do.

Connor: The landscaping requirements.

Campbell: Yes, the landscaping. And it limits or it appeared to limit you know a lot of tall items that would have maybe covered the side of the garage. Cause I was looking at it and I'm going okay how do we prevent them from coming back to the side of the garage. And you know I was thinking poplar trees or something that would block it so it wouldn't look like a big writing board to someone. But there didn't seem to be anything ... you know most of the stuff was southwestern kind of plants and it didn't ...

Connor: Put cactus all along that has a lot of splinters on it. They won't come by.

Campbell: I know we had thought of what's that other thorny bush with the, pyracantha but that I know from past history with it that it's a lot of work to maintain it. So the cactus I guess would make more sense.

Connor: If you'll just note at the DJ's deli, that dumpster and that wall have been tagged over there.

Campbell: Okay, so there is some tagging.

Connor: A little bit. It's not as bad as it used to be. I get it reported pretty quickly and when it does, they get tired of going back to the site.

Ontiveros: Especially if it's covered up really quickly. And a lot of the stuff that you're going to see in the University Corridor is going to be more the skaters and the taggers, not a lot of gang activity.

Campbell: Okay.

Ontiveros: There's some gang tagging, but it's usually marker and you know one foot by one foot sign size, and a lot of the extensive you know banner looking type stuff is going to be more in the, by the drains were they get more cover and get a lot more time to work on them.

Connor: They used to tag in front of, where Pacific Rim is, that plaza there. That big wall along University would get tagged every weekend and then as soon as we started painting it, within an hour they would ... they haven't painted it in a while. Well that was a big wall for them as piece of wall to use.

Campbell: Exactly and I certainly understand that. We've refrained from doing major painting. You know we covered but we're not doing major painting until of course the whole project is done.

VI. OTHER COMMITTEE DISCUSSIONS ITEMS AS NEEDED

Maggard: Anything else committee members?

VII. ADJOURNMENT (10:23 a.m.)

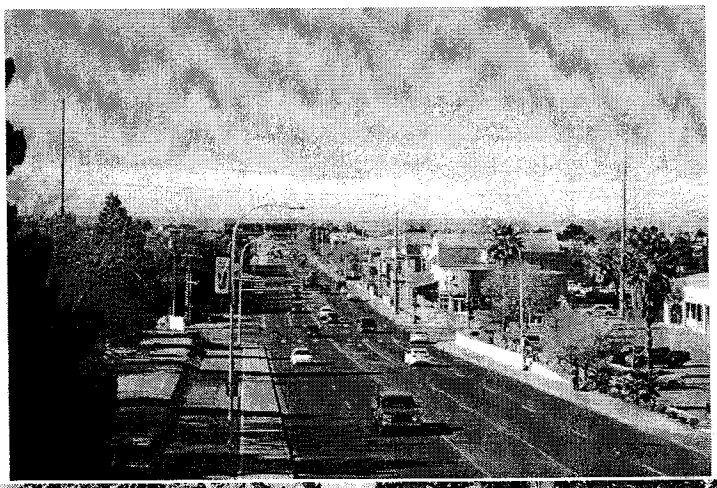
Connor: Move to adjourn.

Rickenbaker: Second.

Maggard: So be it. Thank you all. Thank you for sure for you guys being here.

_____

Chairperson



University District Plan 2010

D R A F T

for review only

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Photos: (TOP) Dan Soriano, City and (LOWER) Urban Advantage, Fayetteville, Arkansas

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Councilor Miguel G. Silva, District 1
Councilor Dolores Connor, District 2
Councilor Olga Pedroza, District 3
Councilor Nathan Small, District 4
Councilor Gill Sorg, District 5
Councilor Sharon Thomas, District 6 and Mayor Pro-Tem

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EXECUTIVE SUMMARY

DRAFT

1. USER GUIDE

How the Plan is Organized

The *University District Plan* is a revision of the original 1992 *University Avenue Corridor Plan.* The heart of the plan, Section 4, Vision, Goals and Policies, is organized into sections that address the University District (UD) as a whole and the three zones within it: University Avenue Zone (UD-UAZ), Transition Zone (UD-TZ), and Convention Zone (UD-CZ). The data about existing conditions and a compilation of the public comments upon which this plan is built are in the Appendices.

Building Blocks of the Plan

The Plan includes background information and key trends, as well as goals, policies and maps. These components represent the development policies called for in the City's Comprehensive Plan and the Regional Vision 2040.

Goal: Expresses community values and desired outcomes for the University District.

Policy: A statement derived from a goal to guide action by decision-making bodies.

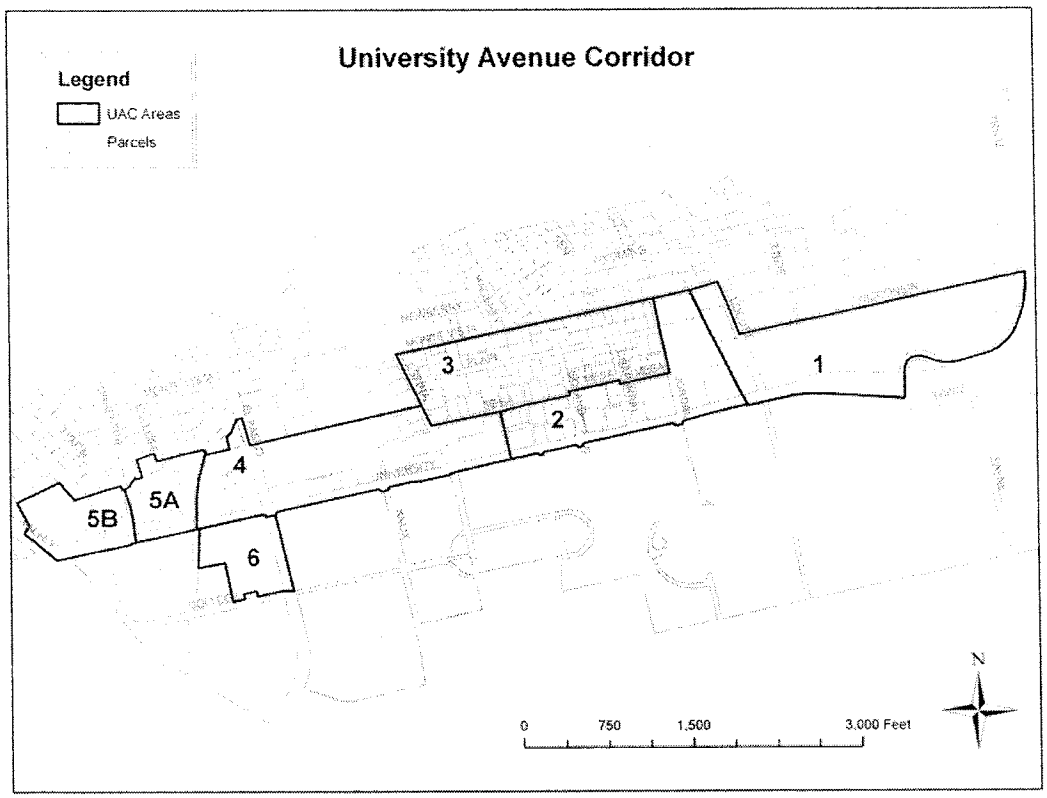
Sidebars: Sidebars have been included throughout the Plan to highlight related information.

2. BACKGROUND AND PLANNING PROCESS

The heart of the University District in Las Cruces, New Mexico is University Avenue. Almost two miles long, it connects Interstates 10 and 25, two of the most important highways in the southwestern United States. University Avenue is the southernmost and one of the city's five east-west connections, linking residents and visitors east of Interstate 25 to New Mexico State University (NMSU), the southwestern portion of the city and nearby destinations west of the city including the historic town of Mesilla and the Rio Grande.

Background and History

University Avenue joins the city with New Mexico State University (NMSU) and is the center of the University District. Once a dirt two lane road, it is five lanes and part of the city's southern boundary. Until 2002, when the State conveyed it to the City, University Avenue was a state highway. It has been the principle conduit to NMSU, and an important east-west connector. Commercial activities have concentrated at the east and west ends. Interspersed with single family residences and religious institutions, the corridor is mostly a low density pattern of modest commercial and ancillary services. Land uses in the district north of University Avenue reflect a similar low density pattern of residential uses, most of which are multi-family.



Current University Avenue Corridor Plan Overlay Zone District

Project Origins

In 2008, the City of Las Cruces initiated a public process to revise the original 1992 *University Avenue Corridor (UAC) Plan* to address significant changes in the region and the public's desire for the district to be a compact, walkable and safe destination that features a mix of uses and housing located within walking or biking distance of services and jobs. Catalysts for the revision include a commitment by the NMSU Board of Regents to plan collaboratively with the City, development trends that challenge the current plan and an urgent concern for pedestrian and bicyclist safety.

Study Area

A study area is typically bound by a combination of geographic elements such as roadways, rail lines or natural features and is the geography for which data are analyzed in a plan or map. For the purposes of this plan revision, the study area is more than the streets that define the district and form its boundaries. Instead, since the University District is a regional destination, a wider lens has been used to inform this revision. These elements broaden its scope:

- *Thoroughfare Plan for the Las Cruces Metropolitan Planning Organization* (MPO)
- Regional Vision 2040
- Las Cruces Comprehensive Plan 2040

- *Transport 2040*, the Metropolitan Planning Organization's (MPO) Comprehensive Plan

Planning and Public Involvement Process

The revision of the UAC Plan and Overlay is the result of a collaborative process of public participation, calling for multiple opportunities for meaningful public participation and discussion at all phases of the process. The intent is to provide for open, transparent negotiations and decision-making.

Led by the City planning staff, the revision involves members of the UAC Citizen's Design Review Committee, residents of the district as well as city-wide, district business and property owners, the University Architect, and NMSU students, faculty and staff. Inspired by the synergy of multiple factors, this revision articulates their vision, their ideas and their plan to change the University Avenue Corridor into a complete and unique University District.

The Plan revision developed over three rounds of public events designed to ensure that a range of voices were included in the process: public meetings; open houses; a walking tour; and design workshop for University Avenue, focus groups and community surveys. The first round of workshops and open houses elicited a vision for the district and discussions of issues in general, primarily land use, transportation and safety. The second round incorporated the findings from round one and focused on ideas and policies to form a basis for creating a multi-modal pedestrian destination. A draft of the Plan and Overlay with a set of comprehensive reforms for the area was reviewed and discussed for the third round.

3. SUMMARY OF EXISTING CONDITIONS

The existing land use framework, transportation network, environmental features, and social characteristics of the University District were considered during the development of this revision. Examining these elements has established a foundation for determining critical improvements in the context of current growth and development patterns within the city and university. Please refer to the Appendices for data and a more in-depth analysis.

Plan and Overlay Amendments

The *University Avenue Corridor Plan* was adopted in 1992. It is a general document for a specific area that incorporates the policies of the City's Comprehensive Plan and guides decisions for capital improvements and development. It is based on the community's goals for the district and although it is not legally binding by itself, it does inform the Overlay. The Overlay or Special Zoning District, known as the *University Avenue Corridor Plan Overlay Zone District*, is a law that incorporates the policies of the Plan in the form of regulations of land use, transportation and development within the district's boundaries. (See Section 38-44 of the 2001 Las Cruces Zoning Code, as amended.)

Since 1992, there have been many amendments to both the Plan (16 Resolutions) and Overlay (15 Ordinances). Early amendments expanded architectural styles, revised maximum

building height, altered Area boundaries, expanded allowable land uses, clarified 'Minor Modifications' as well as the sign code as it applies to properties within the district.

Since 2006, the nature of the amendments has changed. In 2008 and 2009 there were several amendments to the Plan and Overlay including the City's annexation of lands owned by the Regents of NMSU for the purpose of developing the Las Cruces Center, the convention and exhibition hall. These amendments shifted boundaries, annexed land, and added new land uses.

NMSU Master Plan

Growth and expansion of New Mexico State University as well as the 2005 Campus Master Plan focus attention and significant capital investment on University Avenue, which is the northern boundary of the campus. In addition, the Master Plan commits to collaborative planning with the City to create a district with multiple uses and a pedestrian environment.

To reinforce campus identity along University Avenue and reinforce a new urban edge, the Master Plan envisions a parkway with plantings and shade trees along the entire frontage. It encourages the same for the north side of the avenue as well as landscaped medians and slower traffic to create a rich and vibrant destination for pedestrians.

Some of the capital improvement projects to be developed on or near University Avenue: the Las Cruces Center and Hotel at El Paseo/Union Avenue; Phases 1-3 of the Arts Complex at Espina Street; and the Jordan Street Gateway which is envisioned to be a mixed-use commercial development with residences above the ground floor.

Land Use

The UAC Overlay area comprises approximately 135 acres*. The predominant land uses are residential (40%) and commercial (39%). Of the residential uses, 68% are multi-family. Compared with the land use pattern within one mile of the UAC, single family residential dominates at 77%.

** If the City annexes NMSU lands for the purpose of developing the NMSU hotel and to expand the Las Cruces Center (identified as Plan Areas 6 and 7), the district would be approximately 165 acres.*

Zoning

Permitted uses and development standards, especially building height, vary among the six areas. For nonresidential uses, Area 2 and 3 are the most restrictive. Please see the Appendices for a complete summary of allowed land uses and development standards.

Transportation

Extensive data pertaining to the existing transportation network were considered during the development of this Plan revision and formed the foundation for determining critical improvements in the context of current growth and development patterns. (Please see data in Appendix 1-vi.)

Salient facts about University Avenue:

- The corridor is approximately1.8 miles between I-25 and I-10.
- It is a Principal Arterial, one of five east/west thoroughfares in Las Cruces.
- It is 5-lanes carrying approximately 18,647 cars per day at 35 mph (2007).
- 7 of the 12 intersections have traffic signals.
- 36 points of access plus10 intersecting streets on the north, and 8 points of access plus 9 intersecting streets on the south (NMSU campus).
- Between 2003 and 2006 there were a total of 477 accidents along University Avenue between Valley Drive and Triviz Road.
- Although 94% of the crashes involved motor vehicles, 3% involved motorcyclists, 2% involved pedestrians and 1% involved bicyclists, making University Avenue one of the most dangerous areas for pedestrians and cyclists in the city.
- Levels of Service (LOS) is a measure of capacity and operating conditions for intersections along University Avenue and range from A (Locust Street) to C (Valley Drive, El Paseo Road, Espina Street and Triviz Road). A LOS of "D" is acceptable to the NM Department of Transportation (NMDOT) and the MPO; however, the City's Design Standards call for LOS "C".
- Transit movement along University Avenue accounts for less than 10% of the traffic activity.

Census and Demographics

Census data for the blocks comprising the UAC are only available from the 2000 census; 1990 data at that level are not available. Highlights of the data suggest that of the 775 housing units in the district, 100 or 14% were owner-occupied. There was an 8% vacancy rate. Population data from NMSU indicate growth over the eighteen years for which we have data. The number of faculty and staff increased by nearly 55% from 1990 to 2008 while student enrollment increased by 16%.

Anticipated Changes: New Development and Capital Improvements

The City anticipates new development and road improvements that will impact the University District over the coming decade. Funded projects include reconstruction of the I-25 & I-10 Interchange; improvements to University Avenue/I-25 Interchange; the Las Cruces Center at El Paseo Road and University Avenue; NMSU's Arts Complex at Espina Street and University; and the Jordan Gateway with the Barnes & Noble campus bookstore at Jordan Street and University Avenue.

4. VISION, GOALS AND POLICIES

The **Vision** statement is a product of the extensive public dialog that defines community planning.

> *The University District is a thriving, walkable destination characterized by well integrated transportation modes and land uses. It is a safe, attractive and comfortable place to walk and bicycle, where transit is accessible and automobile traffic moves at a gentle pace. The district is a rich blend of vibrant commercial uses, the University, cultural resources and a mix of residential choices expressed in a bold urban design, landscaping, architecture and well-functioning connections to open space, transportation, campus, residences and businesses.*

The goals and policies apply to geographic areas including: the Whole District, the University Avenue Zone (UD-UAZ), the Transition Zone (UD-TZ), and the Convention Zone (UD-CZ). There are twenty-six (26) Goals to support the Vision for the University District. Policies describe methods to accomplish the goals.

Henceforth, the *University Avenue Corridor* (UAC) shall be known as the *University District* (UD).

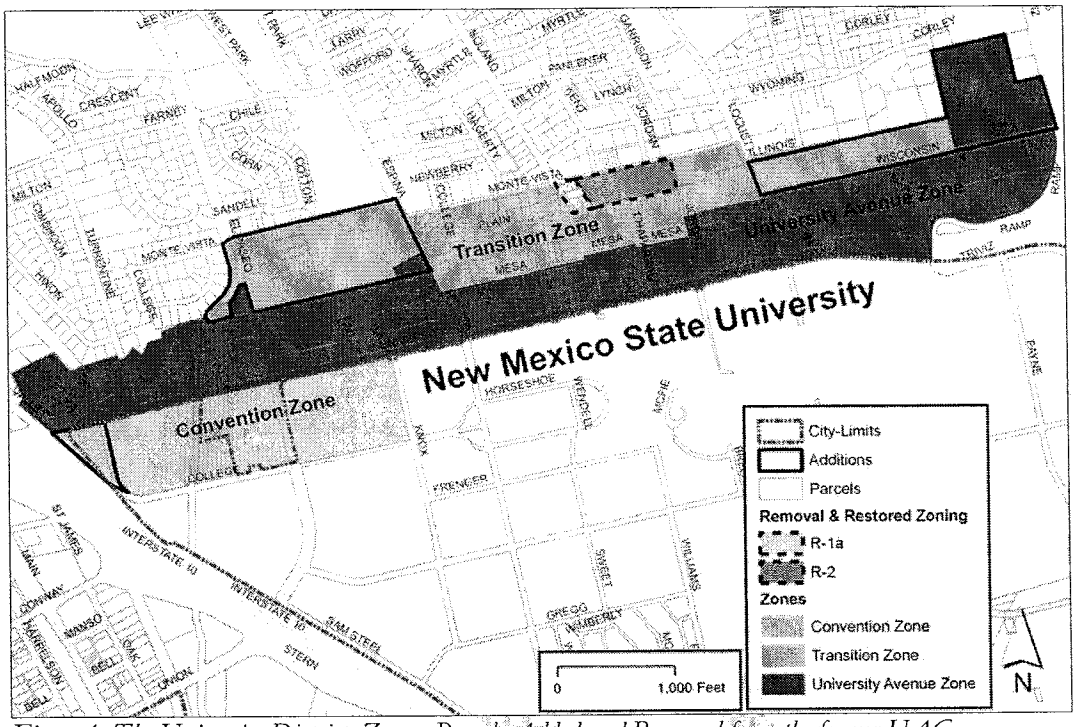


Figure 1: The University District, Zones, Parcels Added and Removed from the former UAC

Whole District: General Goals & Policies

Goal 1: Cultivate collaborative relationships with New Mexico State University (NMSU), the Las Cruces Metropolitan Planning Organization (MPO), the New Mexico Department of Transportation (NMDOT) and other public/private partners for planning and implementing the goals of the University District.

Policy 1.1. Form a Community Liaison Program with NMSU and the City of Las Cruces to promote positive relationships between students living off campus and non-student residents city-wide.

Policy 1.2. Transportation and Land Use planning should be a collaborative process with the Las Cruces MPO, NMDOT and appropriate City Departments including, but not limited to, Public Works, Facilities, and Utilities.

Goal 2: Establish general policies pertaining to the Whole District.

Policy 2.1. Encourage minimum maintenance standards for facilities, conditions and physical components essential to insure that properties and premises are fit for human occupancy and use.

Policy 2.2. Prioritize infrastructure investment in the University District, including sewer, utilities including the telecommunications network, and road improvement projects.

Policy 2.3. Consider forming a business improvement district and other partnerships to shape economic policy for the district that is consistent with the city's Economic Strategic Plan.

Policy 2.4. Renew planning efforts every five (5) years. *SIDE BAR: Design guidelines are inherently a product of the period in which they are written and some guidelines might not be relevant to Las Cruces' needs at a future time. Additionally, guidelines are by nature experimental and must be tested through actual use. Initial implementation may indicate the need to abandon or amend some guidelines. Therefore, the development of an effective maintenance system is essential to the continued health of the guidelines.*

An effective guideline maintenance system should be anchored in a systematic process for periodic feedback, review & revision. An initial feedback process in which comments are solicited from City Council and other private and public groups should, once the guidelines are implemented, generate a system for sustained periodic feedback efforts. A sustained system for periodic feedback will generate the information required to evaluate the effectiveness of individual guidelines, the need to abandon or revise some guidelines, and the need for new guidelines. This would be the responsibility of the City's Planning staff.

Whole District: Boundaries

Goal 3: Modify the Plan Area boundaries of the University District (UD).

Policy 3.1. Incorporate properties that would be new to the UD including parcels north of Pan American Shopping Plaza, parcels north of Casa Bandera Apartment Homes between El Paseo Road and Espina Street and west of College Avenue. (see Figure 1)

Policy 3.2. Remove from the UD a block of 25 properties from existing UAC Area 3 that are north of Plain Street, east of Solano Drive and west of Jordan Street. Restore the zoning that is equivalent to the zones that existed prior to 1992 when the University Avenue Corridor Zone Overlay District was adopted. (See Figures 1 and 2) *SIDE BAR/Rationale: The residential character of these parcels and the concentration of owner occupancy more closely resemble the adjoining neighborhood to the north. It is not likely that these parcels will develop as the higher intensity uses that are envisioned in the University District. The policies of the Transition Zone will preserve the character of this block and the adjoining neighborhoods and buffer it from the activities and extended hours in the University Avenue Zone.*

UNDERLYING ZONES FOR UAC - AREA 3

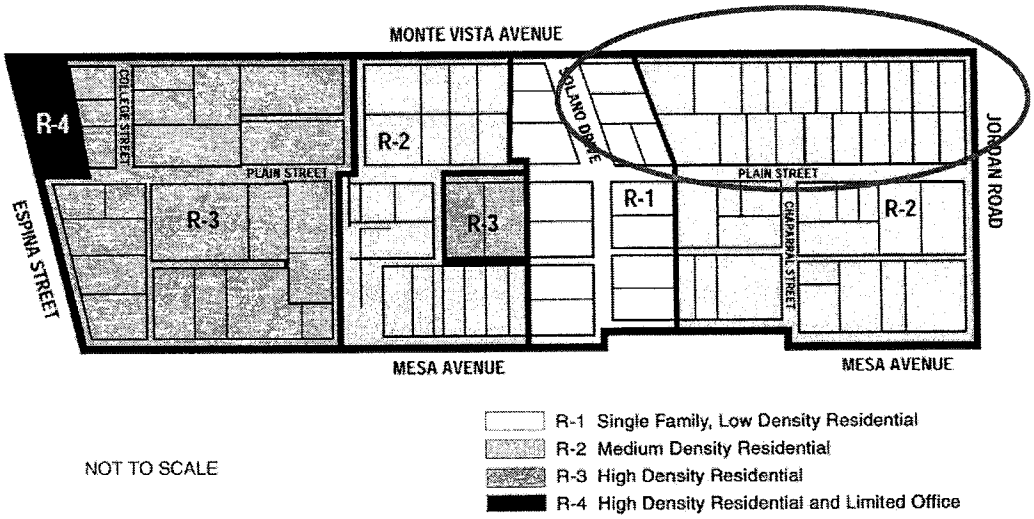


Figure 2: Underlying Zones for UAC Area 3, from the 1992 UAC Plan

Goal 4: Create Zones within the University District, each with its own unique character.

Policy 4.1. **University Avenue Zone (UD-UAZ)**: Envisioned as the area of greatest activity, density and variety of uses. Contains properties within a block of the north side of University Avenue and Triviz Road between Interstates 25 and 10. (see Figures 1 and 3)

Policy 4.2. **Transition Zone (UD-TZ)**: Envisioned as a buffer between the dense, mixed use University Avenue Zone and the established residential neighborhoods outside the University District. Contains parcels with lower density, traffic and height that are more residential than commercial in nature. (see Figures 1 and 3)

Policy 4.3. **Convention Zone (UD-CZ):** Envisioned as a regional destination for special events and contains property south of University Avenue, west of Knox Street, north and east of College Avenue that is subject to a long term lease with NMSU for the development and future expansion of the Las Cruces Center and the NMSU Hotel.

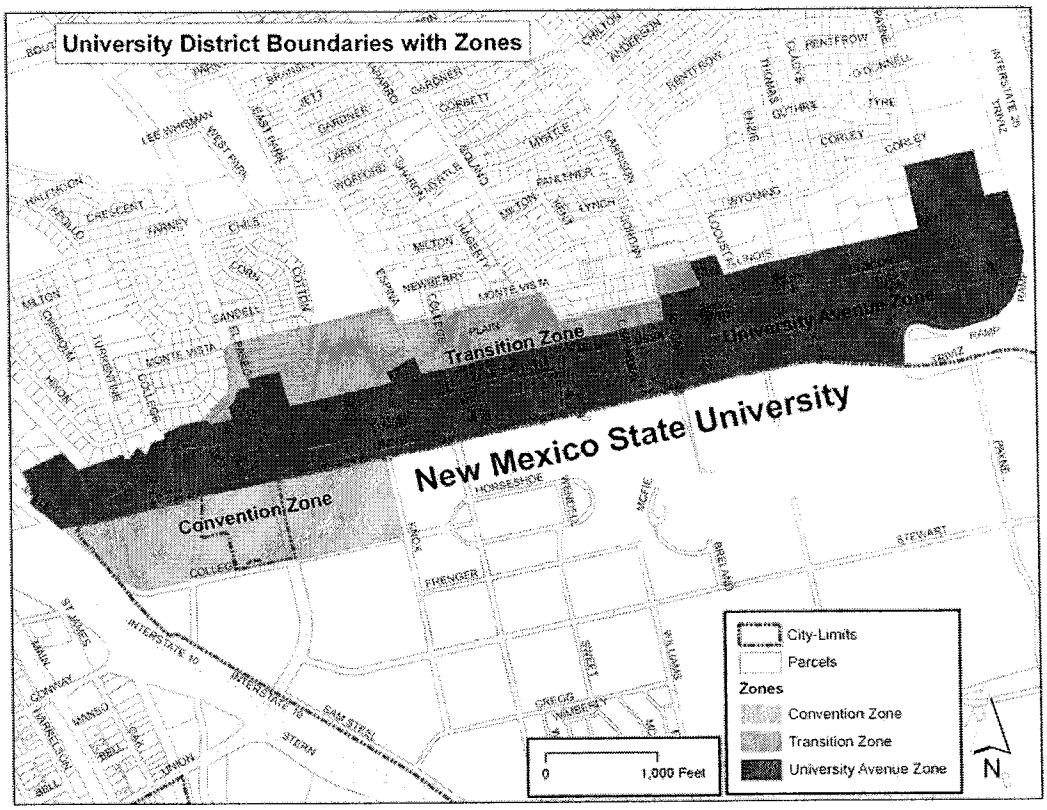


Figure 3: Boundaries of the University District and the Zones within it

Whole District: Transportation

Goal 5: Create a pedestrian-friendly district that integrates all modes of transportation.

Policy 5.1. Design conflicts between vehicular and pedestrian movement generally should be resolved in favor of the pedestrian.

Policy 5.2. Where possible, parking, loading and other vehicular access should occur at alley or side street.

Policy 5.3. When passenger rail serves Las Cruces, include a rail stop close to the University District and campus or transport from the nearest stop to the district and campus.

Goal 6: Increase public safety for residents, visitors, merchants and customers.

Policy 6.1. Prioritize the University District for ADA compliance.

Policy 6.2. Coordinate with the Public Works Department to prioritize sidewalk maintenance and repair.

Policy 6.3. Improve pedestrian access and safety at controlled crossings and intersections with countdown signals and other safety improvements.

Policy 6.4. Improve pedestrian access and safety at uncontrolled crossings and intersections by providing crosswalks and median refuges at strategic locations.

Policy 6.5. Improve pedestrian access and safety at bus stops while maximizing

transit efficiency. For example, install far side transit stops to encourage pedestrians to cross behind the bus which improves visibility to other motorists.

Policy 6.6. Prioritize the enforcement of traffic laws within the University District.

Policy 6.7. Provide additional lighting along pedestrian routes. (See also Design policies for Whole District.)

Goal 7: Design traveled way, roadside and intersection cross-sections that meet the City, MPO, NMSU, NMDOT and public goals for the University Avenue right-of-way to function as a pedestrian-friendly, multi-modal principal arterial between Interstate 25 and Interstate 10.

SIDEBAR: The right-of-way is divided into three elements: the ***traveled way****, the* ***roadside****, and* ***intersections****. Definitions:* ***Traveled Way*** *includes the elements between the curbs such as vehicle, parking and bicycle lanes, and medians.* ***Roadside*** *includes elements that accommodate business and social activities; it extends from the face of the buildings or edge of the private property to the face of the curb. It functions as "public space."* ***Intersections*** *"have the unique characteristic of accommodating the almost constant occurrence of conflicts between all modes, and most collisions on major thoroughfares take place at intersections." Reference: Institute of Transportation Engineers. See Table 1.*

Table 1: Cross Section Design Parameters for Walkable Urban Thoroughfares

Context Zone (Built Environment)	Description	Building Placement	Typical Building Height	Types of Public Open Space
Urban Center	Attached housing types such as townhouses and apartments mixed with retail, workplace, and civic activities at the community or sub-regional scale.	Small or no setbacks, building oriented to street with placement and character defining a street wall.	3 to 5 stories.	Parks, plazas, and squares, median landscaping.

Street Type	Context	Roadside	Target Speed/Design Speed	Number of Through Lanes
Commercial Boulevard or Avenue	Front orientation for buildings with 0ft to 5ft setback and access and parking available in the rear and side streets.	6 ft minimum tree wells and minimum 10ft sidewalk for pedestrians is considered an acceptable Pedestrian Level of Service.	25 to 30mph/5mph over target.	2 to 6. Evaluate Level of Service of sections between signals for all modes. Recommend Level of Service D or lower as acceptable for automobile traffic in this area.

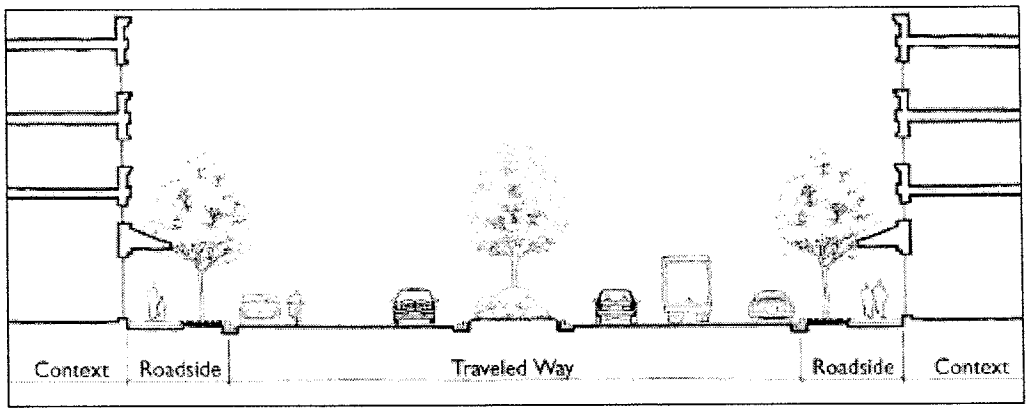
Auto Lane Width	Parallel Parking Width	Horizontal Radius	Vertical Alignment	Medians
10 to 11ft. Recommend providing 11ft lanes on outside and 10ft on inside in order to accommodate bus and truck traffic.	8ft. Consider parallel parking for certain sections of roadway or parking at non-peak hours.	see AASHTO	see AASHTO	Minimum 10ft. Consider decreasing median size on traveled way to add for additional sidewalk width, and adding left turn lanes at intersections only.

Bike Lane Width	Access Management	Typical Traffic Volume Range	Roundabouts	Curb Return Radii
Minimum 5ft recommended, 4ft may be acceptable in constrained areas.	Encourage use of alleys and side streets for access, medians that restrict mid-block turns, and consolidation of driveways whenever possible.	5,000 to 30,000 (2-4 lane), 15,000 to 40,000 (4-6 lane)	Volumes less than 20,000 consider single lane Roundabout and double lane for volumes less than 40,000	5ft to 25ft. Consider decreasing curb radii for intersections with heavier pedestrian traffic. Ensure line of site for vehicles. Bike lane allows for additional space for turning movements.
**these parameters are based on the Institute of Transportation Engineers recommended practice for Context Sensitive Solutions in Designing Major Urban Thoroughfares for Walkable Communities.*				

Other Issues:				
Transit facilities, such as bus pull outs				
Intersection issues, such as turning movements				

Reference: Institute of Transportation Engineers (ITE): Context Sensitive Solutions *in Designing Major Urban Thoroughfares for Walkable Communities*

Figure 4: Components of a cross section.



Policy 7.1. **TRAVELED WAY**: Establish design parameters for University Avenue **traveled way** including, but are not limited to:

a. It is acceptable for automobile traffic to move at 25 mph on University Avenue. *SIDEBAR: On the basis of literature reviewed, a summary of the most important conclusions in relation to the potential impact of lowered speed limits in urban and metropolitan areas:*

- *Lowered average travel speeds brought about by a reduction in speed limits in urban and metropolitan areas will bring about considerable reductions in road trauma.*
- *A relatively minor impact on average travel times (mobility) is likely to occur at the individual level; at the societal level there are likely to be overall benefits depending on how values are assigned to travel time increases.*
- *Achieving community acceptance and support for speed limit reductions is critical as is the need to encourage better safety awareness by changing attitudes toward speeding and giving greater consideration to the needs of less prioritized road users*
- *Vulnerable road users (pedestrians and cyclists) are likely to benefit most from reductions in average travel speeds*
- *Lowered speed limits encourage better and safer forms of interaction between different types of road users which in turn should lead to a more attractive and livable environment*
- *Lowered average travel speeds should bring about an increase in energy efficiency with a corresponding reduction in fuel consumption and vehicle running costs, and a reduction in vehicle emissions (Greenhouse gases) and noise, for this to be achieved it is important to maintain road transport system efficiency, e.g., through the better use of coordinated or self-optimized signaling and other infrastructure and vehicle-based ITS*
- *Lowering speed limits, where circumstances permit, can prove to be highly effective way of achieving and sustaining the long-term goals and intermediate targets proposed in traffic safety strategies and action plans*

(RESOURCE: Archer, J., Fotheringham, N., Symmons, M. and Corben, B.: The Impact of Lowered Speed Limits in Urban/Metropolitan Areas, Monash University Accident Research Centre, Version 5, January 2008.)

b. It is acceptable for the Level of Service on University Avenue to be "D" or below to achieve walkability as measured by ITE standards for walkable urban thoroughfares.

c. It is acceptable for auto lane width to be 10 feet on inside lanes and 11 feet on outside lanes to accommodate bus and truck traffic.

d. The number of vehicle lanes should not exceed 4 lanes plus left turn lanes where needed.

e. Consider outside lanes for parallel parking during off-peak hours. Signage for the floating in-road bicycle lane is critical.

f. Where rights-of-way are sufficient, construct medians with strategic mid-block pedestrian crossings, and with landscaping and other barriers that prevent crossing elsewhere.

g. One or more bus pullouts should be located on each side of the street with enhanced bus stop amenities, including shelters, maps, and schedules. These should be located on the far side of an intersection, to be determined, to serve as present or future transfer points.

h. In-road bicycle lanes that are a minimum of 5 feet wide should be located on each side of the street and connected to the bicycle network described in the MPO's *Bicycle Facility Plan.* In areas of constrained right-of-way, bicycle lanes no less than 4 feet may be acceptable.

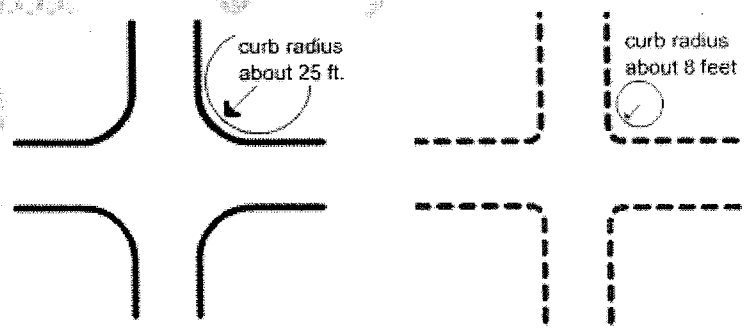
Policy 7.2. **ROADSIDE:** Establish design parameters for University Avenue roadside including, but not limited to:

a. Wherever possible, the roadside on both sides of University Avenue should be a minimum of 10 feet in width for sidewalk. Additional six foot minimum width is desirable for street trees and furniture.
b. Provide street trees on both sides of University Avenue planted at an interval such that there is a continuous canopy of shade.
c. Provide protection from cars using buffers along the roadside edge such as landscaping, curbside parking, bollards.

Policy 7.3. **INTERSECTIONS:** Establish design parameters for intersections on University Avenue according to ITE standards for walkable communities with considerations including, but not limited to:

a. Minimize the curb return radius and intersection pavement width to the greatest extent possible to comfortably accommodate pedestrians.

SIDEBAR: (see The Smart Transportation Guidebook, Executive Summary which recommends a curb radius of 10 to 15 ft. where there is intense pedestrian activity to reduce the length of pedestrian crossings and ensure safety/convenience. Larger curb radii of 25 to 30 ft. will accommodate most turns on collector roadways.



b. Minimize conflicts between modes according to general principles and considerations recommended by ITE for walkable communities.
c. Consider roundabouts for their ability to improve traffic flow at signalized intersections along University.

Policy 7.4. Pursue funding and work jointly with NMSU, the MPO, and NMDOT to reconstruct University Avenue and associated intersections, including, but not limited to Triviz/University, to integrate all modes of transportation and create a comfortable pedestrian environment.

Policy 7.5. Explore with the Regents of NMSU the possibility of incorporating the 10 foot multi-use path that is on the south side of University Avenue and within the lands owned by NMSU into the City's right-of-way. This would facilitate some flexibility in design and construction of the University Avenue cross section without the need and expense for the City to acquire additional right-of-way from property owners on the north

side of University Avenue. *SIDE BAR: Subdivision of properties on the north side of University would be required to dedicate additional right-of-way. The estimated cost for the City to acquire additional ROW in 2009 dollars is in Table 2.*

*Table 2:***Estimated Cost in 2008 Dollars to Acquire Additional Right-of-Way, North Side of University Avenue, I-25 to I-10**
University Avenue is approximately 7740 linear feet.)

Estimated cost/square foot	**3' depth**	**6' depth**	**9' depth**	**12' depth**	**15' depth**
@ $10.00/sq. ft.	$ 232,200	$ 464,400	$ 696,600	$ 928,800	$ 1,161,000
@ $15.00/sq. ft.	$ 348,300	$ 696,600	$ 1,044,900	$1,393,200	$ 1,741,500
@ $20.00/sq. ft.	$ 464,400	$ 928,800	$ 1,393,200	$ 1,857,600	$ 2,322,000

Policy 7.6. Install landscape features, trees and furniture to create a more inviting and comfortable pedestrian environment. Street furniture may include benches, trash receptacles, water fountains and clocks where appropriate. Street trees provide scale, visual interest, texture and shade to roadways. *SIDE BAR: Landscaping is an important tool: to correct inadequacies of spatial definition, particularly when existing buildings along a corridor do not meet the spirit and intent of a community's vision for its future; to moderate the climate by providing shade and partial shelter, creating a more comfortable environment for pedestrians and transit users; to shield pedestrians and cyclists from moving traffic allowing all to safely interact within the public right-of-way; and to achieve the intended character desired by the community. Landscaping also provides an important storm water management function by reducing runoff, and improving water quality by filtering runoff before it enters the collection system. Street furniture refers to sidewalk amenities that accommodate pedestrians, transit users and bicyclists, such as benches or trash receptacles. They should be placed where they can accommodate the greatest number of people, and where activity nodes are most desired. Specifications that will be written during the design phase of the roadway project should reflect best practices including dimensions for minimum tree well size or continuous trench for maximum soil area, room for canopies to grow & develop without conflicting with building elements, irrigation systems, tree guards & grates, and species adapted to harsh conditions of a dense urban environment and drought tolerance.*

Policy 7.7. Mechanical equipment, vehicle storage, garbage should be screened from impeding upon the pedestrian experience, in a way appropriate to the streetscape, and located away from the street edge.

Policy 7.8. Manage storm water by implementing EPA Green Infrastructure design standards by incorporating techniques such as swales that infiltrate and store storm water runoff; lowered planter strips; permeable surfaces such as porous pavers, pervious asphalt; and street trees. *SIDE BAR:* ***Green Infrastructure*** *- An adaptable term used to describe an array of products, technologies, and practices that use natural systems – or engineered systems that mimic natural processes – to enhance overall environmental quality and provide utility services. As a general principal, Green Infrastructure techniques use soils and vegetation to infiltrate, evapotranspirate, and/or recycle storm water runoff. When used as components of a storm water management system, Green Infrastructure practices such as green roofs, porous pavement, rain gardens, and vegetated swales can produce a variety of environmental benefits. In addition to effectively retaining and infiltrating rainfall, these technologies*

can simultaneously help filter air pollutants, reduce energy demands, mitigate urban heat islands, and sequester carbon while also providing communities with aesthetic and natural resource benefits. Resources: EPA Action Strategy for Green Infrastructure, EPA Green Infrastructure, Seattle Green Street Design Guidelines

Policy 7.9. Discourage pedestrian bridges across University Avenue; however, catwalks that connect buildings may be considered as part of private development so long as they are not the only alternative to street level crossing. *SIDE BAR: Pedestrian overpasses and underpasses are a frequent topic of discussion for ensuring the public's safety when crossing University Avenue. These facilities allow for the uninterrupted flow of pedestrian movement separate from the vehicle traffic. However, according to walkinginfo.org and the National Department of Transportation, they should be a measure of last resort, as it is usually more appropriate to install safe crossings that are accessible to all pedestrians. Grade separated facilities are extremely high-cost, and overpasses in particular are a visually intrusive measure.*

Purpose

- *Provide complete separation of pedestrians from motor vehicle traffic*
- *Provide crossings where no other pedestrian facility is available*
- *Connect off-road trails and paths across major barriers*

Considerations

- *Use sparingly and as a measure of last resort. Most appropriate over busy, high-speed highways, railroad tracks, or natural barriers.*
- *Pedestrians will not use if a more direct route is available*
- *Lighting, drainage, graffiti removal, and security are also major concerns with underpasses.*
- *Must be wheelchair accessible, which generally results in long ramps on either end of the overpass.*

Estimated cost (2008 dollars)

$750,000 to $4 million, depending on site characteristics.

Due to the above listed factors, the City does not recommend public funds be expended to build pedestrian bridges or pedestrian underpasses on University Avenue.

Goal 8. Improve vehicle circulation within and around the District.

Policy 8.1. Right-of-way improvements (traveled way, roadside and intersections) throughout the district shall be in accordance with the City's Complete Streets policy. (Please see City Council Resolution 09-301, June 15, 2009.)

Policy 8.2. Complete Wisconsin Avenue between Locust Street and Triviz Road in accordance with the city's Complete Streets Policy.

Policy 8.3. Support the funding, design and construction of an alternate route for motor vehicles through campus as well as highway Capital Improvement Projects, including but not limited to the Arrowhead Interchange as an additional access point to the NMSU campus, the I-10/I-25 Interchange Improvements, and the I-25/Triviz Road/University Avenue Interchange.

Policy 8.4. Devise an Access Management Program for properties on both sides of University Avenue with the goal of reducing the number of vehicle entrance and exit points to improve traffic flow and limit the number of conflicts with pedestrians.

Policy 8.5. Encourage the use of alleys for property access, pedestrian connections, deliveries and shipment activities and green space as parking will be encouraged

to locate toward the back of properties. Figure 5 illustrates alleys and callecitas proposed for the University District.

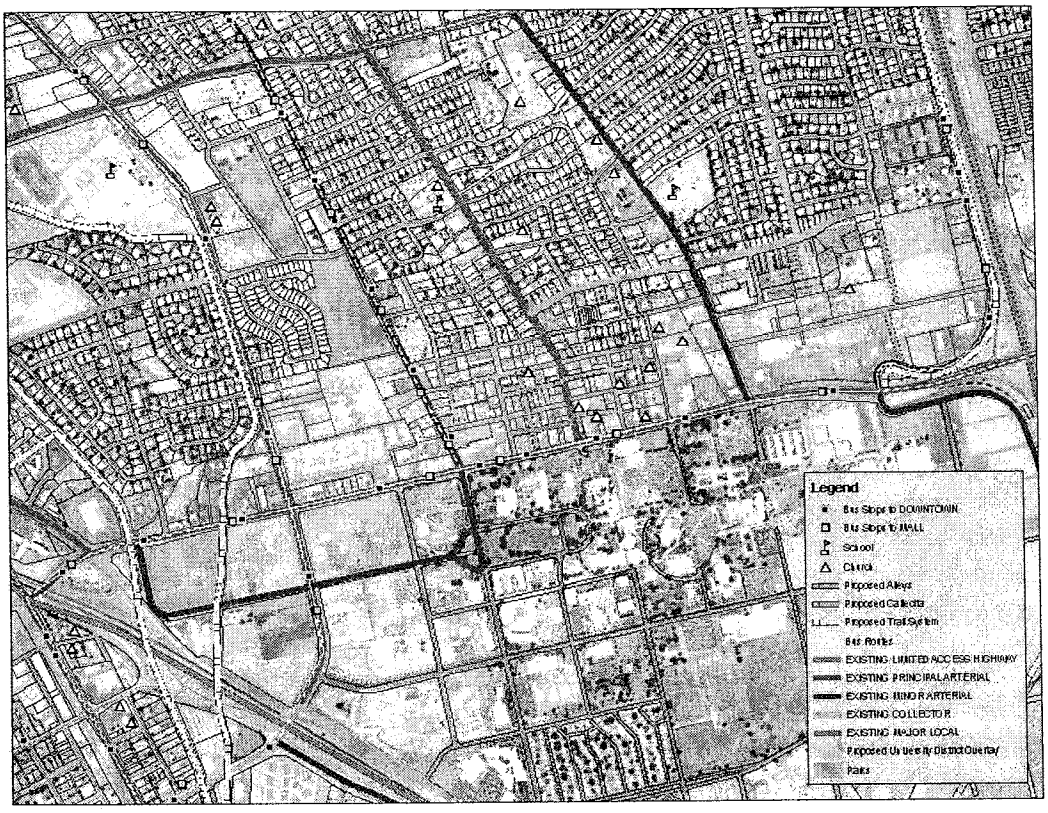


Figure 5: Proposed Alleys, Callecitas and Trails. Map created by Caeri Thomas, Las Cruces MPO.

SIDE BAR: Alleys are more than a place for old sofas, crime and garbage trucks. Green Alleys projects all across the country recognize and value alleys for their human scale, pedestrian connectivity, and potential green space and business development. For example, business owners in the Hollywood Business Improvement District are funding an alley improvement program. Starting with clean up and maintenance, businesses eventually hope to develop alleys as more active spaces for retail entries, outdoor dining and more. In 2006, the city of Chicago announced a pilot plan to begin converting the city's alleyways into green, permeable areas that would absorb storm water and improve local water quality. Now, alley conversion funding is included as line item in the city budget, and more than 80 green alleys have been installed. References: Planetizen Greening LA Alleys; Chicago Green Alleys; San Francisco Alleys

Policy 8.6. Review requests for vacation of alleys, some of which should be preserved for improving pedestrian connectivity and providing vehicular access to properties throughout the district.

Policy 8.7. Utilize Intelligent Transportation Systems (ITS) enhancements when applicable to refine traffic and signal coordination to relieve congestion without adding turn lanes. *SIDE BAR: For more about ITS as it applies to Las Cruces and the region, see the Las Cruces MPO website. The MPO has adopted a plan to meet the region's overall goals and objectives with recommendations to solve some of the existing transportation system's deficiencies.*

Policy 8.8. Prohibit any street abandonment or closure that would reduce the connectivity of the street network.

Policy 8.9. Encourage restoration of the urban block structure of the Pan Am Shopping Plaza by platting additional local roadways, similar to the formerly vacated 2nd and 3rd Streets, between University Avenue/Triviz Road and Wisconsin Avenue.

Goal 9. Improve public transit service and connectivity between systems.

Policy 9.1. Incorporate into the Long Range Transit Plan the need to expand transit on University Avenue and evaluate adding a transfer point on University Avenue for campus and city routes near Jordan Street.

Policy 9.2. Develop with NMSU an unlimited ride program for students, faculty, and staff, in exchange for a flat annual fee.

Policy 9.3. Support development of multimodal transportation between Las Cruces and El Paso.

Policy 9.4. Examine the feasibility of modern street car service connecting campus destinations, University Avenue and Downtown via El Paseo Road.

Goal 10. Improve the connectivity of the pedestrian and bicycle network.

Policy 10.1. Coordinate and enhance pedestrian access, bicycle circulation and public transit systems that link destination points as mentioned in the City's Comprehensive Plan and the MPO Transport 2040 Plan to nearby residential areas and the natural environment.

Policy 10.2. Establish pedestrian Level of Service and minimum Pedestrian Connectivity Index.

Policy 10.3. Collaborate with Elephant Butte Irrigation District (EBID) to develop a multiuse trail along the Las Cruces Lateral, especially from El Paseo Road to College Avenue, and its connections to the regional trails network.

Policy 10.4 Utilize some alleys as additional pedestrian connections especially north-south alleys connecting residential areas with University Avenue. (Please see additional policies regarding alleys in Transportation, *Improve vehicle circulation* above).

Policy 10.5. Require walkways in parking lots larger than 1 acre or 200 feet wide, linking perimeter sidewalks to primary building entrances.

Policy 10.6. Extend the existing bicycle lanes (road diet) on Solano Drive south to University Avenue; explore lane diets for Espina Street, El Paseo Road and coordinate with NMSU to continue lane diets into the campus. *SIDE BAR: A* ***road diet*** *is a technique in transportation planning whereby a road is reduced in number of travel lanes and/or effective width in order to achieve systemic improvements. Techniques for two-way streets with 4-lane sections include converting them into a 3-lane section with one travel lane in each direction, optional bicycle lanes and a two-way turn lane in the middle. In a* ***lane diet****, the width of a lane is decreased in order to achieve reduced overall roadway width or other goals. Resources: Dan Burden's article on Road Diets (1999) and US DOT evaluates road diets on crashes and injuries.*

Goal 11. Avoid conflicts between pedestrians and utility equipment.

Policy 11.1. Utility connections and support should be located to avoid conflict with pedestrian movement in the right-of-way. Where utility poles cannot be moved, additional sidewalk width should be added.

Policy 11.2. Utility lines in the public right-of-way should be placed underground wherever possible.

Goal 12. Create flexible parking standards for the District.

Policy 12.1. For the long term, develop a parking management plan and adopt parking regulations which best support it.

Policy 12.2. In the interim, establish criteria for potential reduction of parking requirements and review requests to reduce parking on a case by case basis in light of the multi-modal nature of the University District, its proximity to NMSU and a higher volume of pedestrian and bicycle traffic.

Policy 12.3. Deny administrative allowances for parking that exceeds the maximum allowed.

Policy 12.4. Off-street parking requirements can be met within ¼ mile of the site.

Policy 12.5. Minimize the amount of land devoted to parking.

Policy 12.6. Encourage parking structures with liner buildings to be distributed throughout the District. 'Liner building' is defined as: A specialized building, parallel to the street, designed to conceal a parking structure from the street with habitable spaces at the ground-level and above. Spaces can be used for commercial or residential uses. Liner buildings may be built as part of the parking structure or as separate buildings, wrapped around a free-standing parking structure, and should be as tall as is required to serve their purpose of screening.

Policy 12.7. Shared parking and access agreements among neighboring properties are encouraged and will count toward off-street parking requirements consistent with the 2001 Zoning Code provisions.

Policy 12.8. Provide options to developers that would allow them to reduce parking requirements in exchange for funding transit passes, car-sharing programs, and bicycle or transit facilities within the University District.

Policy 12.9. Create a Resident-Only parking permit system to mitigate potential parking overflow issues.

Policy 12.10. Create 2-hour parking limit for non-residents from 7:00 am to 7:00 pm using metered parking.

Whole District: Land Use

Goal 13. Create Land Use policies that pertain to the whole district.

Policy 13.1. No more than 25% of any street frontage should be occupied by uses which have no need for, or discourage, walk-in traffic.

Policy 13.2. Prohibit additional drive-through uses.

Policy 13.3. Prohibit uses that require large land area in relation to the number of customers served or in relation to the amount of traffic generated; for instance, storage facilities, animal boarding, motor vehicle sales.

Policy 13.4. Prohibit adult entertainment and adult retail establishments throughout the District.

Policy 13.5. Existing uses that conform to the zoning code in place at the time of construction but do not conform to the current code shall be rendered Legally Non-Conforming with this update. Legal Non-Conforming status should be retained so long as no changes are made to land uses or structures.

Whole District: Design

Goal 14. Foster arrangement, appearance and function of forms and spaces in the University District that are unique and varied, attractive, and at a human scale. (see Section 6, Definitions.)

Policy 14.1. Provide a sense of diversity and architectural variety through the use of varied site design layouts and building types and varied densities, sizes, styles, and materials.

Policy 14.2. Encourage green building practices throughout the district with incentives such as, but not limited to tax incentives, bonus density, expedited permitting, net metering, grants, loans, technical assistance, permit/zone fee reduction, rebates, and leasing assistance. *SIDE BAR resources: AIA Green Incentives (American Institute of Architects), NAIOP Green Building Incentives (National Association of Industrial and Office Properties).*

Policy14.3. Encourage development and building designs that promote Crime Prevention through Environmental Design (CPTED) principles to foster safety. For example, provide good lighting and clear lines of sight in public spaces and developments to promote pedestrian activity and "eyes on the street."

Policy 14.4. When considering walls or fencing, utilize CPTED principles for an open, decorative design to maintain visibility from the street as opposed to solid forms. (photos) *SIDE BAR: CPTED Principles: Crime Prevention Through Environmental Design (CPTED) theories contend that law enforcement officers, architects, city planners, landscape and interior designers and resident volunteers can create a climate of safety in a community, right from the start. CPTED's goal is to prevent crime through designing a physical environment that positively influences human behavior – people who use the area regularly perceive it as safe, and would-be criminals see the area as a highly risky place to commit crime.*

CPTED is based on four principles:

1. ***Natural Surveillance*** *– A design concept directed primarily at keeping intruders easily observable. Promoted by features that maximize visibility of people, parking areas and building entrances: doors and windows that look out on to streets and parking areas; pedestrian-friendly sidewalks and streets; front porches; adequate nighttime lighting.*

2. ***Territorial Reinforcement*** *– Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. Promoted by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and "CPTED" fences.*

3. ***Natural Access Control*** *– A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating in offenders a perception of risk. Gained by designing streets, sidewalks, building entrances and neighborhood gateways to clearly indicate public routes and discouraging access to private areas with structural elements.*

4. ***Target Hardening*** *– Accomplished by features that prohibit entry or access: window locks, dead bolts for doors, interior door hinges.*

Goal 15. Establish minimum standards for landscaping.

Policy 15.1. Minimum landscaping is required for all new development within the

University District. Landscape consists of an overstory of shade trees, coniferous trees, and an understory plantings of shrubs and perennial grasses, ground covers, and flowers, the standards for which apply to the site and parking lot area, excluding building area.

Policy 15.2. Green roof space may be counted as landscaping/open space in return for achieving levels of green building ratings.

Policy 15.3. Landscaping for new development within the University District should comply with principles of water conservation that address *1. Planning & Design; 2. Soil Improvements; 3. Efficient irrigation; 4. Zoning of Plants; 5. Mulches; 6. Turf Alternatives; and 7. Appropriate Maintenance. SIDE BAR resource: Link to Curtis Smith's article, Principles of Xeriscape*

Policy 15.4. Encourage landscape design that creates overall continuity, coordination, and connectivity of features and plant materials throughout the district.

Policy 15.5. Where surface parking lots are provided, reduce their visual impact with elements such as screening suitable for CPTED principles, interior and perimeter landscaping of at least 20% of the area.

Policy 15.6. All construction projects should include landscaping that restores all disturbed ground surfaces with a combination of suitable permanent vegetation and mulch to prevent erosion, enhance visual character, and conserve water.

Policy 15.7. For buildings on the edge of the public right-of-way, the use of window boxes, hanging flower baskets, and other seasonal landscaping is encouraged around entries, while vines and vertical landscapes may be used to cover blank walls or other surfaces.

Policy 15.8. Encourage owners of previously developed properties to landscape their properties to blend with required District landscaping.

Policy 15.9. Where City uses of easement area requires displacement of easement landscaping or damage to drainage ponds, the City should replace or repair those easement elements.

Policy 15.10. Retain existing trees on site whenever possible. A tree replacement ratio should be established to ensure new trees are installed to maintain the character of the district.

Goal 16. Establish site lighting, public art and parking lots for new development to improve the visual quality and function of the outdoor experience in the University District.

Policy 16.1. Use a variety of lighting types, mid-level pedestrian lighting and low-level lighting in localized areas such as parks, plazas, stairways, paths and seating nodes. Lighting on buildings should be designed in a manner that contributes to, but does not overpower, the light levels of nearby public open spaces and complies with Chapter 39 *Outdoor Lighting* of the Municipal Code and the principles of the International Dark Skies Association.

Policy 16.2. Provide pedestrian-scaled lighting throughout the district.

Policy 16.3. Include civic art. Consider any built element to be an opportunity for art such as manhole covers, paving, railings, fencing, overhead structures, signage, furniture, etc.

Goal 17. Provide for tasteful yet functional signage throughout the district.

Policy 17.1. Add a wayfinding system to the University District with such elements as signage, specialty paving, and graphics to facilitate pedestrian movement.

Policy 17.2. Integrate building identification signage and other private signage with the building. Signs should complement the overall architectural design of buildings.

Policy 17.3. Promote signage that is perpendicular to the storefront and is easily read by pedestrians.

Policy 17.4. Prohibit pole or pylon signs.

Policy 17.5. Allow larger signs on existing buildings that are set back more than 100 feet from the sidewalk.

Whole District: Character

Goal 18. Those structures that have historic character should be preserved in some manner or their elements incorporated in the redevelopment of their site. Design of new structures should avoid historical misrepresentation and respect adjacent historic buildings.

Policy 18.1. The City should establish a 60-day review on demolition of designated "Contributing" historic structures on the State or Federal Registers to begin the day that a demolition permit is applied for. The review should include a process to notify the public when the demolition permit has been sought. The review allows time for the neighborhood and concerned parties to discuss alternatives to demolition with the property owner.

Policy 18.2. Mimicry of past architectural styles is discouraged as it confuses the historic record of the built environment. Compatible designs need not be created through historic replication, but should reflect a consideration of the area.

Goal 19. Establish standards for property renovation, and encourage property maintenance throughout the District.

Policy 19.1. Any additions or structural modifications to existing buildings within the District should require the building and the property of the site to conform to all applicable design standards of this Plan.

Policy 19.2. Encourage property owners to maintain property landscaping and buildings within the District in good repair and structurally sound condition, free of litter, free of furniture that is not designed for outdoor use, free of dead plant material and uncultivated vegetation 12 inches or more in height or diameter.

Policy 19.3. Existing fences that do not comply with the guidelines of this plan revision within the District may remain in place so long as they conform to the provisions of the city's 2001 Zoning Code.

University Avenue Zone (UAZ)

Envisioned to be the area of greatest activity, density and variety of uses.

UAZ: Land Use

Goal 20. Encourage a diversity and mix of uses, activities and scale of development that are pedestrian-oriented, transit-friendly and supportive of the neighborhood and the University.

SIDE BAR: Mixed-use zoning applies to areas where several uses are allowed in a pedestrian and transit-friendly design. These zones usually include retail, residential, commercial and civic uses. ***Mixed-use development is the practice of allowing more than one type of use in a building or set of buildings.***

A mix of uses is one of the ten guiding principles of Smart Growth. From its website, Mixed Uses "support the integration of mixed land uses into communities as a critical component of achieving better places

to live. By putting uses in close proximity to one another, alternatives to driving, such as walking or biking, once again become viable. Mixed land uses also provide a more diverse and sizable population and commercial base for supporting viable public transit. It can enhance the vitality and perceived security of an area by increasing the number and enhancing the attitude of people on the street. It helps streets, public spaces and pedestrian-oriented retail again become places where people meet, attracting pedestrians back onto the street and helping to revitalize community life.

Mixed land uses can convey substantial fiscal and economic benefits. Commercial uses in close proximity to residential areas are often reflected in higher property values, and therefore help raise local tax receipts. Businesses recognize the benefits associated with areas able to attract more people, as there is increased economic activity when there are more people in an area to shop. In today's service economy, communities find that by mixing land uses, they make their neighborhoods attractive to workers who increasingly balance quality of life criteria with salary to determine where they will settle. Smart growth provides a means for communities to alter the planning context which currently renders mixed land uses illegal in most of the country."

SIDE BAR: A summary of Myths & Facts about density from the Urban Land Institute, 2005.

1. ***Myth****: Higher-density development overburdens public schools and other public services and requires more infrastructure support systems.*

Fact*: The nature of who lives in higher-density housing—fewer families with children—puts less demand on schools and other public services than low-density housing. Moreover, the compact nature of higher-density development requires less extensive infrastructure to support it.*

2. ***Myth:*** *Higher-density developments lower property values in surrounding areas.*

Fact: *No discernible difference exists in the appreciation rate of properties located near higher-density development and those that are not. Some research even shows that higher-density development can increase property values.*

3. ***Myth:*** *Higher density development creates more regional traffic congestion and parking problems than low-density development.*

Fact: *Higher-density development generates less traffic than low-density development per unit; it makes walking and public transit more feasible and creates opportunities for shared parking.*

4. ***Myth****: Higher-density development leads to higher crime rates.*

Fact*: The crime rates at higher-density development are not significantly different from those at lower-density developments.*

5. ***Myth****: Higher-density development is environmentally more destructive than lower-density development.*

Fact*: Low-density development increases air and water pollution and destroys natural areas by paving and urbanizing greater swaths of land.*

6. ***Myth****: Higher-density development is unattractive and does not fit in a low-density community.*

Fact*: Attractive, well-designed, and well-maintained higher density development attracts good residents and tenants and fits into existing communities.*

7. ***Myth****: No one in suburban areas wants higher-density development.*

Fact*: Our population is changing and becoming increasingly diverse. Many of these households now prefer higher-density housing, even in suburban locations.*

8. ***Myth****: Higher-density housing is only for lower-income households.*

Fact*: People of all income groups choose higher-density housing.*

Policy 20.1. Encourage mixed use development in preferred locations such as within walking distance, defined here as 1,300 feet, of transit stops to ensure that such locations are not preempted by low-density single-use development.

Policy 20.2. Encourage a diversity and mix of uses in horizontal and vertical formats.

Policy 20.3. Single use projects should be limited to 15,000 square feet of gross floor area (GFA).

Policy 20.4. Parcels with more than 400 feet of frontage along University Avenue should be Mixed Use.

Policy 20.5. Provide street-level, active uses conducive to patronage by pedestrians and bicyclists on all street fronts such as small scale retail, service-oriented uses, office (preferably those with higher pedestrian traffic volume), food and drinking establishments, entertainment.

Policy 20.6. Encourage a range of housing types at higher densities. *SIDE BAR: Residential areas of moderate to high density can broaden the range of housing choices in a pedestrian-oriented district. The proportion of multifamily to single family units can vary as long as the overall density is sufficient to sustain the POD. Numerous studies have shown that residential densities need to be at least 7 to 12 units per acre along bus routes. For higher frequency busways or rail service, a minimum average of up to 30 units per residential acre is needed.*

Policy 20.7. Promote re-use of properties for a mix of uses: commercial, office development, multi-family residential.

UAZ: Design

Goal 21. Enhance University Avenue as a gateway to the city and university.

Policy 21.1. Incorporate public art in both public and private developments to identify and invigorate the area.

Policy 21.2. Explore the feasibility of enhancing points of arrival into the UD through signage, public art, landscaping, pavement changes, and road design.

Goal 22. Encourage intense street level activity in the University Avenue Zone with design elements that support pedestrian environment, encourage transit use, walking and bicycling, and a greater focus on the form, scale, materials and orientation of the built environment than use where appropriate.

Policy 22.1. Building design should encourage multi-tenant occupancy at the ground floor.

Policy 22.2. Encourage a diversity of building types and sizes.

Policy 22.3. Encourage architectural design that responds to the functional needs of street level pedestrian activity.

Policy 22.4. Orient buildings to the street and place them close to the sidewalk to focus attention on University Avenue, provided that the roadside is at least ten feet wide.

Policy 22.5. Buildings that are set back should use their frontage as seating for services or public plaza.

Policy 22.6. Shade the pedestrian where the building meets the street with features such as canopies, awnings, building projections that extend no more than 36" from building façade.

Policy 22.7. Add visual interest and variety by avoiding long, monotonous, flat facades. This can be accomplished by layering rhythmic patterns and architectural elements

such as windows, columns, rooflines, building materials and colors.

Policy 22.8. Encourage building transparency, especially at the ground floor where the ratio of windows and doors to total frontal area should be at least 60% to make uses inside easily discernible to passers-by. Encourage the provision of numerous smaller openings rather than a few large ones to provide variety along building facades.

Policy 22.9. Prohibit reflective, translucent or opaque glass.

Policy 22.10 Establish the visual importance of the primary street entrance with design elements that contribute to the attractiveness of the building and its visibility to visitors.

Policy 22.11. The appearance of rear entrances should orient customers and provide a safe and convenient access to the building without sacrificing the importance of the primary entrance and should be designed as an integral part of the overall building with similar materials and detail treatment.

Policy 22.12. Parking structures should be designed in scale and form in continuity with surrounding buildings with ground-floor retail or offices on the street-facades to facilitate pedestrian activity.

Policy 22.13. Limit building height to a maximum of seventy feet (75') (5 stories) in the University Avenue Zone with a 16 foot minimum floor-to-floor height for ground floor.

Policy 22.14. Development should not obscure existing views through the public right-of-way. For buildings greater than 30 feet tall that are built to the maximum height permitted, portions of upper stories should be stepped back from the line of the front façade to provide visual relief and areas for outdoor terraces, rooftop patios, etc.

Policy 22.15. Second floor facades should contain no less than 50% area of window or fixed glass, no less than 60% transparency.

Policy 22.16. Clearly articulate different uses at lower building levels to create a sense of human scale. Employ architectural detailing to vary the three dimensional character of the building mass as it rises. In general, buildings over two stories should have a well-defined base, middle and top.

Policy 22.17. Roof design should provide a visual terminus to the building, reduce monotony and reflect interior and exterior patterns of use or ownership.

Transition Zone (TZ)

Envisioned to provide a transition or buffer between the dense mixed-use University Avenue Zone and the established neighborhoods adjoining the University District.

TZ: Land Use

Goal 23. Land Uses in the Transition Zone are defined by the flexibility and compatibility in use, allowing a mix of retail, commercial, or residential live/work uses in a shopfront or vertical form.

Policy 23.1. Direct small-scale mixed uses (commercial, office, live-work) that are compatible in a residential setting to those areas designated "Transition Zone", particularly in areas which border the University Avenue Zone.

Policy 23.2. Limit commercial uses to those that minimize adverse impacts on surrounding residential properties such as noise, traffic and operating hours that extend late into the evening.

Policy 23.3. Promote re-use of properties for small-scale mixed uses such as commercial, office development, live-work.

Policy 23.4. Prohibit land uses that require a large amount of parking that would be disruptive to the neighborhood.

Policy 23.5. Encourage multi-family uses as the predominant residential use.

Policy 23.6. Encourage mixed use developments with retail, commercial, or live/work uses on the ground floor and residential uses on the upper floors.

Policy 23.7. Single use projects in the TZ should be limited to 10,000 square feet of gross floor area.

TZ: Design

Goal 24. The built environment and site elements in the Transition Zone should support the nature of the district as a buffer between the active University Avenue Zone and the adjacent residential neighborhood.

Policy 24.1. Establish gradual transitions between large-scale such as multi-family and small-scale such as single family residence by recessing upper floors of large scale buildings to relate to lower scale of the adjacent neighborhood.

Policy 24.2. Establish and maintain scale and density transitions between the University Avenue Zone and the adjacent lower density neighborhood. Use height, massing and architectural quality to ensure that the pattern of the adjacent neighborhood is protected.

Policy 24.3. Encourage good design that retains the residential appearance for commercial buildings and is complementary in form, height and bulk within the Transition Zone that is in keeping with the predominantly residential character of the area.

Policy 24.4. Limit the building height to a maximum of 45 feet (4 stories) within most of the Transition Zone but no more than 35 feet (3 stories) adjacent to single family residential areas outside the University District, with a twelve foot (12') minimum floor-to-floor height for ground floor.

Convention Zone (CZ): Land Use, Design & Signs

The primary intent of this zone is as a regional destination for conventions and related special events. The Las Cruces Center is located on the southwest corner of University and Union. It is owned and operated by the City on land leased from NMSU. NMSU plans to construct a full-service hotel to complement it on the southeast corner of the same intersection.

Goal 25. Create Land Use policies that support conventions and related special events.

Policy 25.1. Allow uses for land west of Union Avenue/El Paseo Road that are ancillary to and support a Convention Center.

Policy 25.2. Allow uses for land east of Union Avenue/El Paseo Road that are ancillary to and support a full service hotel.

Goal 26. Create design policies that support conventions and related special events.

Policy 26.1. Allow maximum building height of 90' (including antennae) for the Las Cruces Center and NMSU Hotel.

Policy 26.2 Require three-dimensional computer-generated or physical modeling with the development application to enhance public understanding and review of the buildings within the context of the University District.

Policy 26.3. This zone should be exempt from limitations on the number and frequency of banner signs.

5. ADMINISTRATION AND IMPLEMENTATION

ADMINISTRATION

Prior to the permitting process, applicants should meet with Community Development staff early in their project development phase to discuss relevant provisions of the University District Plan and Overlay. All applications are initially reviewed by the Community Development staff and are either referred to the University District Citizen's Design Review Committee (UDCDRC) or reviewed administratively as described in the following sections.

Review

Review by the University District Citizen's Design Review Committee (UDCDRC), following staff review should be required for the following:

- Special Use Permit
- All new development within the district excluding Single Family Residence
- Additions and exterior changes to the built environment (buildings and parking lots) providing for non-residential uses and all structures with three or more dwelling units.
- Variances

Although NMSU is neither within the City limits nor subject to its jurisdiction, the campus and City share a stake in development along University Avenue and in the region as a whole. As such, the UDCDRC respectfully requests a 'courtesy design review' of NMSU's projects that are planned for and close to University Avenue.

Administrative review should be required for the following applications. Referral for review by the UDCDRC should be at the discretion of staff.

- Requests to vacate alleys
- Signs
- Minor Modifications

Code and Plan Amendments

Letters of Request for Plan or Code amendments will be considered once a year at the January meeting of the UDCDRC. Recommendations of the UDCDRC will be made to the Planning and Zoning Commission.

Application

- Establish standards for application materials for all projects and signs in the University District.
- Consider waiving fee applications.

Citizen's Design Review Committee

Since 1992, a Citizen's Design Review Committee has served as an advisory body to the City for all new development and property rehabilitation in the District.

The Citizen's Design Review Committee should consist of seven members appointed by the mayor; with the advice of the councilor whose district encompasses a majority of the University District Overlay and consent of the city council as a whole. Membership should consist of: the area's councilor; the University Architect or their representative; one citizen who owns a business in the District, one citizen who has design expertise (in addition to the NMSU Campus Architect or staff) such as an architect, landscape architect, interior designer, artist, or custom builder; three citizens who own property in the District; and one NMSU student representative. At least two of the citizen participants should be permanent residents within the Overlay District.

The City will not issue building permits for any proposed new development within the District unless development proposals have been reviewed and approved by the Citizen's Design Review Committee and the City. Permits may be granted administratively for work that has been reviewed by staff, projects that meet the requirements of Minor Modification.

Any requests for variances to the development standards of this plan shall require review by the Citizen's Design Review Committee and the City for recommendation to the Planning and Zoning Commission.

IMPLEMENTATION PLAN

Introduction

Implementation is an ongoing process that occurs through the development review process; it is subject to time and the availability of resources. Although project priorities may change

based on new information, changing circumstances or effectiveness, they should remain consistent with the intent of the Plan.

After reviewing the comments and data collected during the study process, four of the twenty-six goals were evident as the main points in evaluating improvement options for the University District:

- Address safety for all (residents, visitors, merchants, customers, NMSU students, faculty & staff)
- Create a pedestrian-friendly district with all modes of transportation and improved connectivity
- Design at a human scale (see Section 6, Definitions)
- Encourage a diversity and mix of uses and activities

To address the goals, improvements need to balance the interests of all participants: district residents and business owners; the University; the traveling public; MPO and NMDOT; as well as the City. The improvements recommended for the University District fall into three distinct timeframes for action based on their size and scope. *Please refer to Table 3: Implementation Matrix.*

DRAFT

Action Item	Who is Responsible	Time Frame	First Step	Rough Cost Estimate	Goal/Policy
CAPITAL IMPROVEMENTS					
Design and construct new cross sections for University Avenue and affiliated intersections between I-25 and I-10 including medians, lane restrictions, transit stops, wide sidewalks, landscaping,				2009 TIP = $9 million	Goal 5, 6, 7
• Initiate project planning, scoping, funding process	Long Range Planning (LRP), Public Works (PW), Utility staffs	Initiate immediately	Create City staff team: public works, traffic, facilities, utilities + MPO, NMDOT, NMSU		Policy 6.3
• Draw attention to greater enforcement need of traffic laws on University Avenue	LRP, Police Dept. staffs	Initiate immediately	Intra-Departmental communication (Planning & Police Department)		Policy 6.6
• Synchronize lights	Traffic Engineering staff	Completion by early 2010	Intra-Departmental communication (Planning with Public Works, Traffic Division)		Policy 6.3
• Install audible pedestrian countdowns @ all signalized intersections	Traffic Engineering staff	completion by 12/2010	Intra-Departmental communication (Planning with Public Works, Traffic Division)	State has secured ARRA funding	Policy 6.3
Design and construction Triviz/University underpass/intersection (NMDOT initiating review of the University/I-25 interchange)	NMDOT & city LRP, PW, Utility staffs, MPO	Initiate Fall 2009	• Create City staff team: public works, traffic, facilities, utilities + MPO for project planning, scoping • NMDOT initiating review of intersection	2008 CIP = $3.851 million	Policy 7.4
ROAD DIETS: • Complete road diet on Espina including coordination with NMSU to continue the road diet into	LRP, MPO, PW staffs	Completion 0-2 years	Intra-Departmental communication: MPO, Streets		Policy 10.5

campus. • Complete road diet El Paseo					
Construct Wisconsin Avenue from Locust to Triviz to meet Complete Streets Design Guidelines	LRP staff	Developme nt driven	Intra-Departmental communication: MPO, Streets		Policy 8.1
Design & Construction of Arrowhead Interchange on I-10	NMDOT, PW, MPO staffs	NMDOT + NMSU, LRP, MPO staff	Intra-Departmental/Agency communication: MPO, NMSU, NMDOT, City	2009 TIP = $20 million	Policy 8.2
Item	**Who is Responsible**	**Time Frame**	**First Step**	**Rough Cost Estimate**	**Policy**
ON-GOING PROJECTS & PROGRAMS					
Community Liaison Program: NMSU/CLC modeled after Ft. Collins			Councilor Connor/NMSU lead		
ADMINISTRATION & PLANNING POLICY					
All necessary amendments to the Zoning Code, Sign Code and 1992 UAC Plan will be done simultaneously as "Repeal and Replace"	LRP staff	immediate	Public review, committee, commission & council adoption: final drafts of *University District Plan* and *University District Overlay* to repeal/replace *University Avenue Corridor Plan* and *University Avenue Corridor Plan Overlay Zone District*		
Initiate Access Management Plan	LRP, MPO, PW and Fire Dept. staffs	April, 2010	• Request GIS support: inventory/map access points (this could be a layer on the pedestrian connectivity plan) • Request Land Management apprise LRP of requests to vacate alleys in the UD		Policy 8.3
Initiate Parking Management Plan	LRP, PW and police dept. staffs	April, 2010	• Request GIS support: inventory off-street parking stalls • Create checklist/tool to help develop plan		Policy 12.1
Initiate Pedestrian Connectivity Plan	LRP, MPO		• Identify layers for GIS mapping &		Goal 10

	staffs	June, 2010	complete connectivity map: bus rte, bicycle lane/trail, multi-use path, transit stops, bus shelters, land uses (comm., employment, church, attractions,) locate accessibility upgrades, sidewalks (& gaps), NMSU Historic Tour route, primary & secondary pedestrian corridors, attractions, employment, future mixed use development, lodging, parking, pedestrian node, • Create minimum connectivity standards based on maximum block length, block size, intersections per square mile, or a Connectivity Index.		
Item	**Who is Responsible**	**Time Frame**	**First Step**	**Rough Cost Estimate**	**Policy**
Periodic review and report of Plan/Ordinance successes and potential areas for adjustment	LRP staff and UD CDRC	Every 5 years from adoption			Policy 2.4

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Funding Opportunities

For planning, design and construction of district-wide improvements consider:

Local Programs

- The City's Infrastructure Capital Improvements Projects (ICIP) process.
- Consider a Tax Increment Development District (TIDD) to utilize tax increment financing (TIFF). The TIDD would be the same as the University Avenue Zone (UAZ) as it is the business core of the University District.

State and Federal Programs

- Statewide Transportation Improvement Program (STIP) which is a product of the transportation programs planning process. The projects are identified through various transportation management systems and planning processes involving local and regional governments, Metropolitan Planning Organizations (MPO), Regional Planning Organizations (RPO), other State and transportation agencies, and the public. Through the STIP, the New Mexico Department of Transportation (NMDOT) allocates resources to those projects assigned the highest priority through these planning and programming.

  Many types of transportation programs and projects for moving people and freight are funded through the STIP. Typical projects range from preserving pavements, to fixing bridges and culverts, to screening overpasses or rock-slide areas to protect travelers below, to installing remote video cameras that show traffic conditions, to funding public transportation for the elderly, disabled and on automobile dependent.
- New Mexico Comprehensive Transportation Safety Plan (CTSP) is a multi-modal strategic type plan and describes high priority countermeasures for commonly-occurring safety hazards. The proposed implementation of these countermeasures are meant to generate projects and programs that will reduce injuries and fatalities to transit riders, motorists, bicyclists, and pedestrians on New Mexico's surface transportation network.

  The purpose of the NMCTSP is to provide all of the traffic safety agency stakeholders in New Mexico with a new planning and coordination tool to allow better collaboration between various agencies. It is required by the federal Surface Transportation Program.
- Surface Transportation Program is a federal transportation enhancement program (SAFETEA-LU) that provides flexible funding on any Federal-aid highway including bridge projects on any public road, transit capital projects, and intracity and intercity bus terminals and facilities.
- State & Federal Tax Credits for rehabilitating/restoring historic properties.

Development Incentives

A development project may receive specific incentives based on a system for awarding points assigned to a set of criteria that meets the goals and priorities established by the Las Cruces City Council as well as reflects best practices. Examples of the types of incentives that could be developed are:

Fee Incentive

- Waiver of Plan Review and Building Permit Fees

- Rebate or Waiver of Water and Sewer Impact Fees

Financing Incentive

- Tax Increment Financing (TIF)

Regulatory Reduction or Exemption

- Priority in building permit processing and plan review (with requirement for posting a bond to guarantee the result)
- Green Building Incentives—requires U.S. Green Building Council LEED (Platinum, Gold or Silver)for commercial buildings, any LEED standard for residential
- Increased Floor-to-Area (FAR) ratios, which allow a developer to construct more building area than allowed by applicable zoning.

Tax Incentive

- Property tax abatement
- Tax Relief for Registered Historic Structures *SIDEBAR: For example, in San Antonio, homeowners receive 20% tax exemption on the City portion of their property taxes for 10 years for owning and living in a registered district. Rental property owners, if they renovate a property and lease at least 40% of the units to low/mod tenants, will pay zero taxes for the City portion of their property tax bill for 10 years. Residential property owners, if they renovate their property, pay zero taxes on the City portion of their property tax bill for the first five years or they may choose to freeze their City taxes for 10 years at the pre-improved value.*

6. DEFINITIONS

Definitions are in addition to those noted in Chapter 38, Section 38-20 of the 2001 Las Cruces Zoning Code, as amended unless otherwise noted here:

Callecita or lane combines the space for a car with the space for the pedestrian. See also, the *Las Cruces Downtown Revitalization Final Schematic Design and Concept Report*, adopted August 2005.

Front Façade: A term that is equivalent to "Primary Front" in the Las Cruces Municipal Code. It is the elevation with the main entrance to a building that faces a public street. In the UAZ, the primary or front façade faces University Avenue.

Green Roof: As defined by the U.S. Environmental Protection Agency, green roofs, also known as rooftop gardens, are planted over existing roof structures, and consist of a waterproof, root-safe membrane that is covered by a drainage system, lightweight growing medium, and plants. Green roofs reduce rooftop and building temperatures, filter pollution, lessen pressure on sewer systems, and reduce the heat island effect.

Human Scale generally refers to the use of human-proportioned architectural features and site design elements clearly oriented to human activity. Building details, elements and materials that allow people to feel comfortable using and approaching it may include:

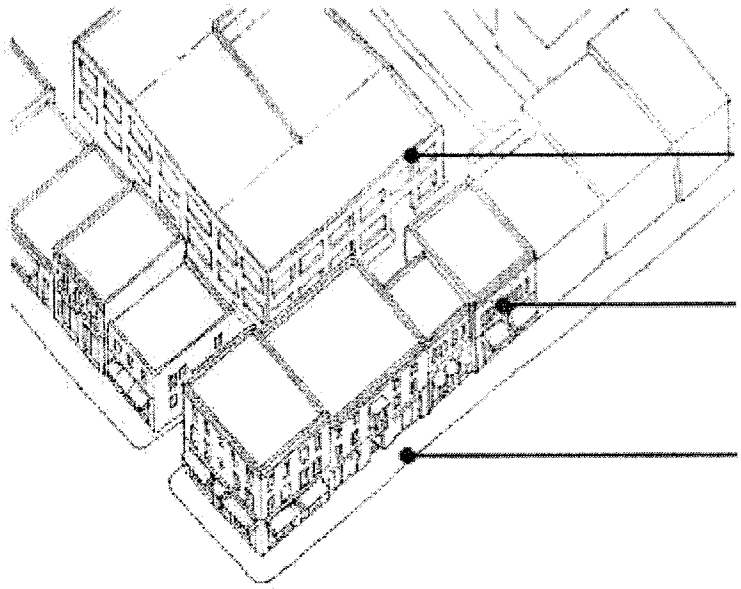
- pedestrian-oriented open space such as a courtyard, garden, patio, or other unified landscaped areas
- bay windows extending out from the building face that reflect an internal space such as a room or alcove

- individual windows in upper stories that are approximately the size and proportion of a pedestrian
- weather protection in the form of canopies, awnings, arcades or other elements wide enough to protect at least one person
- upper story setbacks

Live/Work Unit: A building that may be used flexibly for living and working in the same building. A variety of uses in the buildings is encouraged. Dwelling units may be located above the ground floor, attached to the rear of a Shop Front, or detached and located in the rear or side yard. Work is of a commercial nature subject to business registration requirements and not a home occupation.

Mixed Use: For the purposes of this overlay, the term refers to the practice of allowing more than one type of land use category (For example, Residential, Office or Commercial, etc.) in a single building or set of buildings located on a single parcel.

Parking Garage with and without Liner Building: A combination of structures for parking and a mix of uses (commercial, residential, office) where parking is designed to be concealed from view and levels of parking are at-grade, above grade, or partially below grade (but not fully underground). A liner building is a specialized building that may be built as part of the parking structure or separate; it is parallel to the street and designed to conceal a parking structure from the street with active ground floor uses such as retail shops or residential stoops. A parking garage may be designed without a liner building provided that it is designed in such a way so as to incorporate active ground floor uses, architectural features and articulated elements to mitigate blank walls and screen parking.



Single Use: Refers to a single land use such as Residential, Office or Commercial. For the purpose of this Plan, there should be a limit to a concentration of single land uses in favor of a mix of uses.

7. APPENDICES

1) EXISTING CONDITIONS

i) Plan Amendments (Resolutions) and Overlay Amendments (Ordinances)

Resolution & Ordinance #	Summary	Date
R-92-084	A Resolution Approving the University Avenue Corridor Plan.	October 21, 1991
R-93-068	A Resolution amending the Plan to allow Copy Store & Lessons (Art, Dance, Music & other studio-based activities) for the Pan Am Plaza portion of Area 1; change building ht west of Locust to 18' one story, east of Locust 45', 3 stories.	
O-1284	An Ordinance Amending Section 6.2 and Article XIV of the City Zoning Code, Section C of the City Sign Code, and Section 4 of the City Design Standards to Establish the University Corridor Overlay Zone District.	October 19, 1992
O-1308	An Ordinance to Amend Section 6.2 of the City Zoning Code, Special Districts, G: University Avenue Corridor Overlay Zone District, to Revise Language Concerning Maximum Number of Stories and Building Height Permitted in Each Planning Area of the District.	April 5, 1993
R-96-128	Allows pueblo & Spanish Colonial styles of architecture in Area 1	October 16, 1995
O-1556 & R-96-387	An Ordinance Amending Section 6.2G of the 1981 Las Cruces Zoning Code, as Amended, to Extend the Boundaries of Area 4 of the University Avenue Corridor Overlay Zone to Include 2500 El Paseo Road (ZA-96-03).	July 1, 1996
R-97-146	Allows independent retirement facilities in Area 5b.	October 21, 1996
R-98-017	Appealing a decision by the Planning & Zoning Commission for a proposed McDonald's restaurant in the Pan Am Plaza, Area 1.	July 7, 1997
R-98-062	Prohibits drive thrus in Areas 2, 3, 4, 5a	August 18, 1997
O-1706 & R-99-127	An Ordinance to Amend Section 6.2G of the 1981 Las Cruces Zoning Code, as Amended, to Allow Additional Uses Within Area 4 of the University Avenue Corridor Overlay Zone District. A Resolution to amend sign permit fee schedule to include fees for temporary promotional banners within UAC	November 2, 1998 April 5, 1999

O-1712 & R-99-190	An Ordinance to Amend Section 6.2G of the 1981 Las Cruces Zoning Code, as Amended, to Allow Minor Modifications Without Requiring Full Compliance With the University Avenue Corridor Overlay Zone Regulations.	December 7, 1998
O-1726 & R-99-287	An Ordinance to Amend Section 6.2G (University Avenue Corridor Overlay Zone District) of the 1981 Las Cruces Zoning Code, as Amended, to Allow Building Mounted Banners Within the University Avenue Corridor and to Clarify Existing Language Regarding Pole Banners.	March 1, 1999
O-1752 & R-00-052	An Ordinance to Amend Section 6.2G of the 1981 Las Cruces Zoning Code, as Amended, to Allow Laundromats as Permitted Use Within Area 4 of the University Avenue Corridor Overlay Zone District.	August 2, 1999
O-1894	An Ordinance Amending Chapter 2, Article IV, Division 4, and Amending Chapter 38, Article V, Division 8, Subdivision V of the Las Cruces Municipal Code. The Ordinance is to Specifically Add the University Avenue Corridor Citizen's Design Review Committee to the Las Cruces Municipal Code, Article IV, Boards, Commissions and Committees, Clarifying Existing Language Regarding Committee Authority, Membership, Meetings, and Duties, and Removing Committee Member Term Limits.	September 17, 2001
O-2054 & R-04-141	An Ordinance Amending the Municipal Code (Chapter 38, Section 38-44) to Allow a Bank with Drive-thru Service on the Northeast Corner of El Paseo Road and University Avenue Located in Area 4 of the University Avenue Overlay Zone (UA-03-01/PA-03-02/ZCA-03-08)	October 20, 2003
O-2290 & R-06-289	An Ordinance Amending Chapter 38, Section 38-44C4a of the Municipal Code, as Amended, to Allow a Drive-thru Service at the Following Properties Located in Area 4 of the University Avenue Corridor Overlay Zone District: 905 East University Avenue, 915 East University Avenue, and the Northwest Corner of East University Avenue (Case ZCA-06-01).	March 27, 2006
O-2432 & R-08-226	An Ordinance Amending Chapter 38, Section 38-44 of the Municipal Code, Otherwise Known as the University Avenue Corridor Overlay District. This Amendment Would Add Language Regarding UAC Area 3 to Specifically Allow Religious Institutional Uses at 1317 and 1345 Mesa Ave. The Amendment Would Allow Development of a Campus Ministry Building on the Property. Submitted by Manuel Arrieta for Newman Center (ZCA-07-03).	February 25, 2008
O-2433 & R-08-225	An Ordinance Amending Chapter 38, Section 38-44 of the Municipal Code, Otherwise Known as the University Avenue Corridor Overlay District, to Allow Fitness Related Uses, Eliminate Front Building Setback Requirements, and Allow Commercial Parking Lots, Garages, Provided that Commercial Parking Facilities Do Not Front on a Public Roadway Unless Building Design Incorporates Storefronts Along the Roadway. Submitted by Greer Enterprises, Inc. (ZCA-07-04)	February 25, 2008
R-09-172	A Resolution amending the Plan extending boundary of Area 4 to include a parcel at 1105, 1115 University Avenue.	January 26, 2009

O-2496	An Ordinance amending the Code extending boundary of Area 4 to include a parcel at 1105, 1115 University Avenue.	January 26, 2009
R-09-263	A Resolution approving both a master plan for the Las Cruces Center annexation and an amendment to the UAC Plan to create planning areas 6 & 7. A portion of area 6 serves as the master plan for the LC Center annexation & contains 10.153± acres.	May 4, 2009
O-2517	An Ordinance approving both initial zoning of UAC-6 for the Las Cruces Center annexation and an amendment to Chapter 38, Section 38-44 "UAC Plan Overlay Zone District". The annexation plat = UAC-6.	May 4, 2009
O-2516	An Ordinance approving an annexation for the LC Center containing 10.153± acres of lands bounded by University Avenue (north), Union Ave (east), College Ave (south) and the Las Cruces lateral (west).	May 4, 2009

ii) **NMSU Master Plan**

The approved NMSU Master Plan is available on line: http://masterplan.NMSU approved Master Plan.edu/master.html

iii) **Land Use**

Land uses in the current UAC Plan area are divided among residential, commercial and all other uses. Of the 135 acres, approximately 53 acres are residential or 40% of the total acreage and 52 acres are commercial or 39% of the total acreage. Approximately 8 acres or 5% of the land is vacant. The remaining 22 acres are distributed among churches on 12 acres or 9% of the total acreage and other institutional uses on 10 acres or 7% of the total acreage.

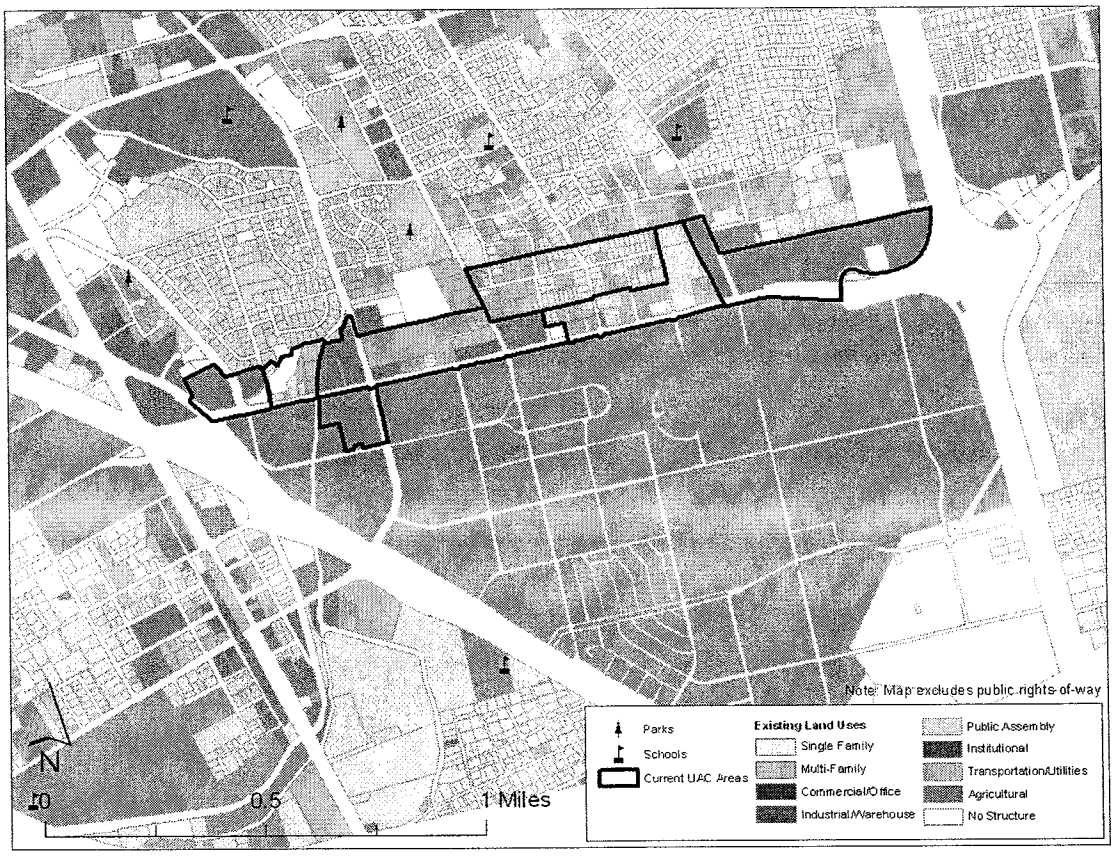
If the City annexes NMSU lands for the purpose of developing the NMSU hotel and to expand the Las Cruces Center (identified as Plan Areas 6 and 7), the district would be approximately 165 acres.

The distinguishing characteristic of land uses within one mile of the UAC Plan area pertains to the type of residential uses. Although the acreage for residential use is similar to that of the district (38% to the district's 40%), 77% is single family, whereas, within the UAC it is 68% multi-family. Community or Institutional uses are greater within one mile, given the presence of the University and public schools. Commercial uses are comparatively less than in the district.

Table 4: **Land Use Inventory**

Land Use	within the existing UAC			within 1 mile of University Ave		
	# Parcels	Acreage	% of Tot Ac	# Parcels	Acreage	% of Tot Ac
RESIDENTIAL, All	123	53.2	39.4	3698	1161.0	38.0
Multi-family (2-99 units)	54	36.0	67.7	418	271.6	23.4
Single family (SFR, duplex, townhomes, accessory buildings,)	72	17.2	32.3	3280	889.4	76.6
COMMERCIAL, All (store, convenience store, gas station, shopping center, industrial bldg & parks,)	20	52.4	38.8	252	253.8	9.1
INDUSTRIAL	0	0	0.0	9	13.6	0.4

PUBLIC ASSEMBLY, All (theatres, convention centers, parks, religious uses)	7	12.1	9.0	42	322.7	10.6
INSTITUTIONAL OR COMMUNITY (medical, library, art gallery, emergency operations, schools)	3	9.6	7.1	46	782.8	25.6
TRANSPORTATION/UTILITY (parcels only; excludes public rights-of-way)	6	1.0	0.7	68	26.8	0.9
SHEDS, FARMS, AGRICULTURAL	0	0	0.0	33	193.5	6.3
NO STRUCTURE	10	6.8	5.0	157	272.9	8.9
TOTAL	172	135.1		4317	3052.1	



iv) **Zoning**

Permitted uses and development standards, especially building height, vary among the six Areas. For nonresidential uses, Area 2 and 3 are the most restrictive.

	UAC Area 1	
Allowed Nonresidential Uses	Arts and Crafts Studio Bakery Shop Banking and Financial Institution Barber Shop and Beauty Parlor Bicycle Sales and Service Bookstore and Stationery Shop Coffee Shop and Snack Bar Copy Store Clinic (including animal clinic) Delicatessen Drugstore Drycleaning and Steamcleaning Electronic Bank Florist Shop Gift Shop Grocery Store Hardware Store Health Club Hobby Shop Hotel and Motel Knit and Yarn Shop	Laundry (self-service) Lessons (Studio-based activities) Library Meat and Seafood Markets Messenger Service Miniature Golf Course Motion Picture Theatre Newsstand Offices: Professional and Business Office Complex Office Dwelling Use Parking Lot/Garage (commercial) Pet Shop Photographic Studio and Supply Store Post Office Prescription Shop Restaurant Retail Sales: Special Merchandise Shoe Repair Shop Shopping Center Tailor Shop
Allowed Residential Uses	Garden Apartments Condominiums Townhouses Home for Disabled / Retired	
Max Height	45 Feet / 3 Stories (East of Locust) 18 Feet / 1 Story (W of Locust)	
Setbacks	Front: 0 Feet Side: 7 Feet (15 Feet in Pan Am) Rear: 25 Feet (15 Feet in Pan Am)	

	UAC Area 2	UAC Area 3
Allowed Nonresidential Uses	Accessory Building Religious Institution Swimming Pool (private) Neighborhood Offices	Varies by Zoning District (Area 3 retained zoning present in 1992)
Allowed Residential Uses	Single Family Units Duplexes Garden Apartments Condominiums Townhouses Home for Disabled / Retired Fraternity and Sorority Houses	Varies by Zoning District (Area 3 retained zoning present in 1992)
Max Height	28 Feet / 2 Stories (E of Jordan) 18 Feet / 1 Story (W of Jordan)	18 Feet / 1 Story (E of Hagarty) 28 Feet / 2 Stories (W of Hagarty)
Setbacks	Front: 20 Feet Side: 7 Feet Rear: 25 Feet	Front: 20 Feet Side: 7 Feet Rear: 25 Feet

	UAC Area 4
Allowed Nonresidential Uses	Arts and Crafts Studio Bakery Shop Banking and Financial Institution Barber Shop and Beauty Parlor Bicycle Sales and Service Bookstore and Stationery Shop Coffee Shop and Snack Bar Copy Store Delicatessen Drug Store Dry Cleaning Electronic Bank Florist Shop Gift Shop Hobby Shop Laundromat Lessons (Studio-based activities) Newsstand Offices: Professional and Business Office Complex Office Dwelling Use Parking Lot/Garage (commercial) Photographic Studio and Supply Store Post Office (Mailbox, etc, type store) Plant Nursery Restaurant Retail Sales: Special Merchandise
Allowed Residential Uses	Home for Disabled / Retired Garden Apartments Condominiums Townhouses
Max Height	28 Feet / 2 Stories
Setbacks	Front: 20 Feet Side: 7 Feet Rear: 25 Feet

	UAC Area 5A	UAC Area 5B
Allowed Nonresidential Uses	Accessory Building Religious Institution Swimming Pool (private) Neighborhood Offices	Banking and Financial Institution Bookstore and Stationery Shop Florist Shop Gift Shop Hotel and Motel Newsstand Offices: Professional and Business Office Complex Office Dwelling Use Photographic Studio and Supply Store Restaurant Retail Sales: Special Merchandise
Allowed Residential Uses	Single Family Units Duplexes Garden Apartments Condominiums Townhouses Home for Disabled / Retired Fraternity and Sorority Houses	Independent Retirement Facility
Max Height	28 Feet / 2 Stories	45 Feet / 3 Stories
Setbacks	Front: 20 Feet Side: 7 Feet Rear: 25 Feet	Front: 20 Feet Side: 7 Feet Rear: 25 Feet

	UAC Area 6	UAC Area 7
Allowed Nonresidential Uses	Antennas/Communications Structures Bank Bar/Pub/Tavern Café/Coffee Shop/Snack Bar Clothing Store Convention Center/Exhibition Hall Copy Store Day Care Delicatessen Drug Store Florist Gift Shop Hotel/Motel Newsstand Parking Facilities, Commercial Post Office Restaurant Retail Sales: Special Merchandise Specialty Foods (Bakeries, etc.) Temporary Uses (non-seasonal) Variety Store Video Tape/DVD Rental/Sales	Antennas/Communications Structures Bank Bar/Pub/Tavern Barber/Hair Salon Café/Coffee Shop/Snack Clothing Store Copy Store Day Dare Delicatessen Drug Store Florist Gift Shop Health/Exercise Club/Gymnasium Hotel/Motel Newsstand Parking Facilities, Commercial Post Office Recreational Court (Tennis, etc., Private) Restaurant Retail Sales: Special Merchandise School, College, or University Specialty Foods (Bakeries, etc.) Swimming Pool (Private) Temporary Uses (non-seasonal) Variety Store Video/DVD Rental/Sales
Allowed Residential Uses		
Max Height	90 feet	90 feet
Setbacks	Front: 0 ft Side (facing Union): 0 ft Side (other): 5 ft Rear: 20 ft	Front: 0 ft Side (facing Union): 0 ft Side (other): 5 ft Rear: 20 ft

v) **Transportation**

(a) Vehicle Classification/ Traffic Types

Federal guidelines separate vehicles into categories depending upon whether they carry passengers or commodities. In 2007 a count of traffic by type on Solano Drive to University Avenue revealed it to be 9% trucks, 2% of which are combo trucks (trucks with single or multi-trailers), and 89% cars.

(b) Traffic Volumes

Traffic counts were collected and organized in intervals of time rather than by specific years due to the manner in which the counts are conducted. According to the Las Cruces Metropolitan Planning Organization (MPO) which conducts the traffic count, "each year one-third of the…coverage count sample…will be counted so that each site will be counted at least once in a three year period." Traffic volume was counted over four intervals from prior to 1994 (Interval 1) to 2007 (Interval 4). See Table 6.

There are 13 north/south roadways that intersect with University Avenue between Interstates 25 and 10. Of these, seven are signalized (Valley Drive, El Paseo Road, Espina Street, Solano Drive, Jordan Street, Locust Street and Triviz Road). Traffic counts were analyzed from prior to 1994 to 2007 for University Avenue and eight intersecting roadways including: Main Street, Valley Drive, El Paseo Road, Union Avenue, Espina Street, Solano Drive, and Locust Street. In general, the findings indicate:

- The traffic count on University Avenue has decreased from a daily average of 22,724 prior to 1994 to 18,647 in 2007.
- The overall daily average of traffic on the eight intersecting roadways also decreased from 16,736 prior to 1994 to 13,838 in 2007.

University Avenue Traffic Counts from prior to 1994 to 2007

ROADWAY	SEGMENT *West to East*	INTERVAL 1 *Prior to 1994*	INTERVAL 2	INTERVAL 3	INTERVAL 4 *2007*
UNIVERSITY AVE	Main to Valley	8178	8020	6110	8271
	Valley to El Paseo	14955	17356	13471	14037
	El Paseo to Espina	22664	22864	21374	22301
	Espina to Solano	31551	20026	19484	28295
	Solano to Locust	25759	28590	25325	25108
	Locust to El Paso ramp	24795	28777	19312	23752
	I-25 Bridge	23395	23094	21252	12419
MAIN ST	Valley to University	12362	9538	9130	9076
VALLEY DR	Main to University	9042	10131	7362	10300
EL PASEO RD	University to Boutz	16541	14675	13657	15785
UNION AVE	College to University	17932	20083	20685	17962
ESPINA ST	Farney to University	9130	6392	9438	7971
ESPINA ST	University to College	12196	9845	13372	11720
SOLANO DR	Wyoming to University	12382	7572	5643	5852
LOCUST ST	Wyoming to University	10581	12382	10755	8607
TRIVIZ DR	Wyoming to University	8375	6649	7574	8419
	TOTAL	259838	245994	223944	229875
	Average	16240	15375	13997	14367
SAMPLE					
UNIVERSITY AVE	TOTAL	151297	148727	126328	134183
	Average	21614	21247	18047	19169

Key: Shaded area indicates data unavailable. For comparison purposes, an average of other data points was used.

Table 5: University Avenue Traffic Counts from prior to 1994 to 2007

(c) Traffic Speeds

Speed limits on University Avenue and the intersecting principal and minor arterials are 35mph with the exception of Valley Drive where the speed limit is 40mph. Local roadways are typically 25mph.

(d) Crashes and Pedestrian Conflicts

Crashes.

Between 2003 and 2006 there were a total of 477 accidents along University Avenue between Valley Drive and Triviz Road. Crash rates were also figured for the Thoroughfare intersections along the corridor within the proposed overlay boundaries. Within the five tiers of crash rates (1 being lowest and 5 being highest crash rate), five out of six Thoroughfare intersections are fourth tier. This is shown in Figure 5. According to the MPO, the location of the accidents could indicate design problems in addition to inattentive driver behavior. The MPO considers University Avenue a "hot spot" or area of clustered

crash incidents for automobile, bicycle, and pedestrian involved crashes. They recommend further investigation, particularly for improving pedestrian and bicyclist safety.

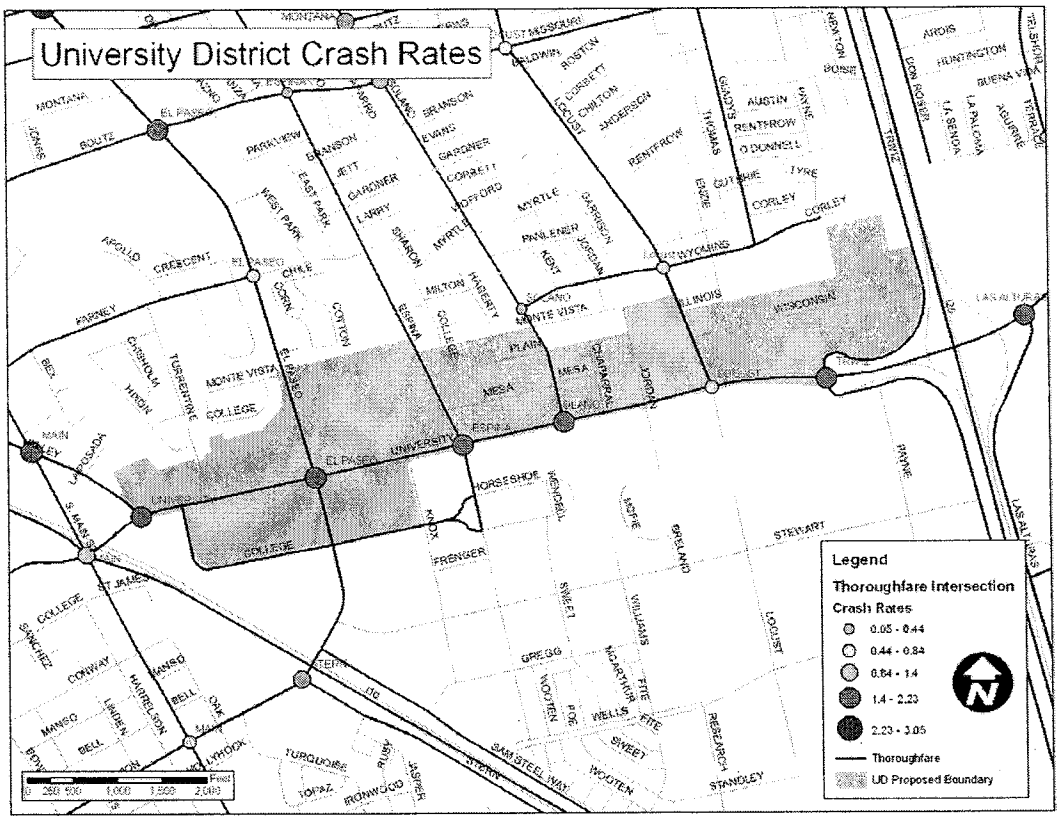


Figure 5: University District Crash Rates

From 2003 to 2006 crashes occurred at ten of the twelve intersections along University Avenue between Valley Drive and Triviz Road (See Tables 5 and 6). A high number of crashes, 18-25 occurred at four of those intersections: Triviz Road, Locust Street, Espina Street and El Paseo Road. Although 94% of the crashes involved motor vehicles, 3% involved motorcyclists, 2% involved pedestrians and 1% involved bicyclists, making University Avenue one of the most dangerous areas for pedestrians and cyclists in the city.

Table 6: **Vehicular Crashes on University Avenue, 2003-2006**

Intersecting Street	Highest 26-47	High 18-25	Medium 12-17	Low 6-11	Lowest 1-5
Triviz Road		x			
Locust Street		x			
Jordan Street			x		
Chaparral Street					x
Solano Drive			x		
Hagarty Road				x	

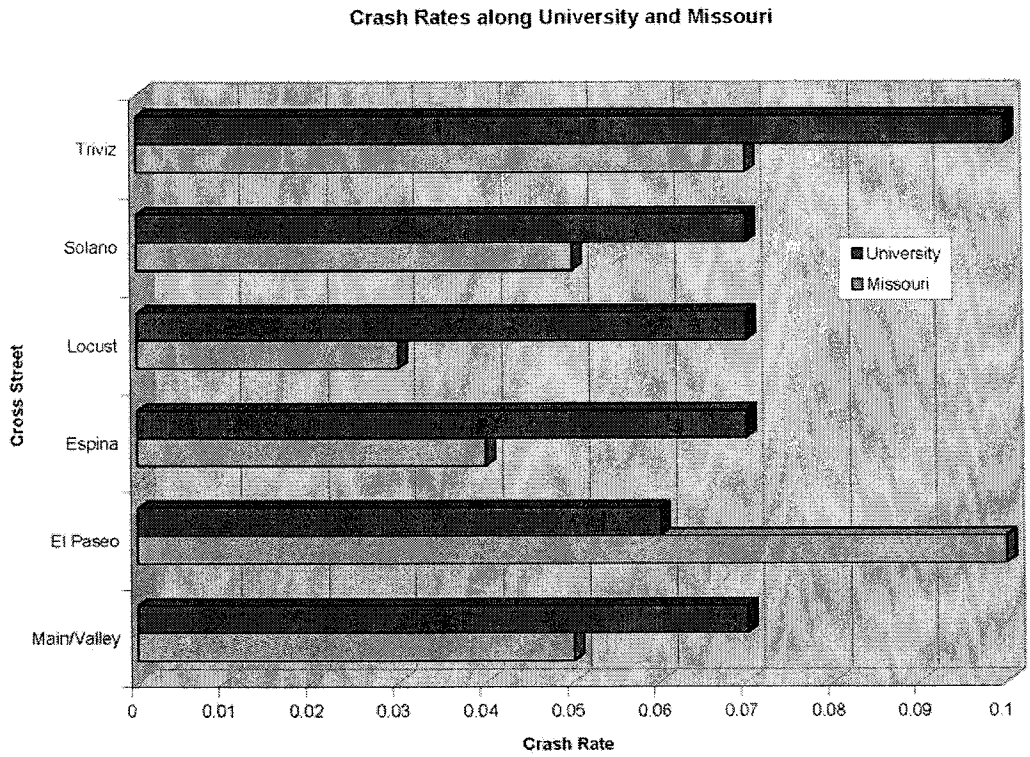
Espina Street		x			
Knox Street					x
El Paseo Road		x			
Turrentine Drive					
College Avenue					
Valley Drive				x	

Table 7: **Crash Statistics 2003-2006 on University Avenue between Valley Drive and Triviz Road**

	Total 2003	Total 2004	Total 2005	Total 2006	Average
TOTAL	120	119	98	140	119
Bicycle Involved	0	0	3	1	1
Pedestrian Involved	4	1	0	1	2
Auto Only	112	111	94	131	112
Motorcycle Involved	1	4	1	6	3
Truck Involved	3	3	0	1	2
Fatalities	0	0	0	0	0

Source: *crash data as reported to the University of New Mexico Division Government Research, UNM DGR http://www.unm.edu/~dgrint/dgr.html. Data is compiled and processed through police departments and reported through the NMDOT Traffic Safety Bureau (TSB), and then UNM DGR compiles them into a spatial database.*

With only one exception, crash rates at intersections along University Avenue are higher than any other intersection in Las Cruces. Crash rates at the intersection of Missouri Avenue, which is the nearest east/west principal arterial, and El Paseo Road are comparable to the crash rate at University Avenue and Triviz Road.



Pedestrian Conflicts

University Avenue is the top destination for pedestrians and bicyclists in Las Cruces, especially during the school year when, in 2007 there were over 22,000 students, staff and faculty on the main campus. Concerns for pedestrian safety lead the MPO and Department of Sociology to study pedestrian crossings along University Avenue with attention to the frequency of conflicts with motor vehicles.

For this study, a conflict was defined as any incident that altered the speed or direction of travel of either the pedestrian or the vehicle. For instance, a conflict would occur if the pedestrian was trying to cross the street on the "Go" and a vehicle either continued turning, narrowly missing the pedestrian or if the pedestrian had to stop walking to let the vehicle make the illegal (or hasty) turn. Conflicts came in many forms, but turns and narrow misses were the most frequent.

Overall, 5% of all crossings involved conflicts with vehicles. The top three locations for conflicts at intersections on University Avenue were Jordan Street northbound, Chaparral Street and Locust Street southbound. There were no conflicts noted at Solano Drive or Hagarty Road. Of the 3,030 crossings, there were 137 conflicts.

(e) Functional Classification

Functional Classification groups the thoroughfare network of roadways into classes or systems, according to the federal guidelines that characterize the nature of the service they provide. This system serves policy makers, planners, engineers and citizens to communicate the existing conditions and future needs of the transportation system. Classifying streets in

terms of design and operational characteristics of the movement of vehicles also provides a general notion of the type of traffic each street is intended to serve.

Distinguishing the function of a roadway requires consideration of its access and mobility. Arterials provide the most mobility and least access when compared with collectors and locals. The functional classifications explained in this section include local examples within the University District plan area boundaries.

Federal Functional Classification System Guidelines for Thoroughfare Network

Principal Arterial Characteristics

- All limited access freeways and expressways (may be designated as Rural Principal Arterial)
- Highest level of mobility for automobiles
- Usually highest speed
- Usually longest trips
- Usually highest traffic volume
- Complete network without stubs except in certain cases (ports, topography)
- Controlled access, but not restricted to these
- Serves most trips entering/leaving the urban area
- Provides connections to major suburban centers and major traffic generators
- Higher percentage of commercial vehicles
- Related to greater trip-end density characteristics and cross town traffic
- No firm spacing, however 1 mile with urban center and up to 5 miles in urban fringe

Rural Classification Specific

- Provides access to major traffic generators not served by Interstate
- Continuity for rural arterials that intercept boundaries
- Roads connecting urbanized areas to each other
- Provides interstate and inter-county service
- Serves all urban areas larger than 10,000 people
- Connect borders and ports

Minor Arterial Characteristics

- Trips of moderate length
- Trips of moderate speed
- Lower level of mobility than principal arterials
- Augments principal arterial system
- Connect with principal arterials and rural collector routes
- More land access emphasis
- Local bus routes
- Intra-community continuity
- Not to penetrate identified neighborhoods
- Half mile spacing in CBD - 2-3 mile in suburban fringe - Not more than 1 mile

Rural Classification Specific

- Provide inter-county access
- Penetrates or comes within 2 miles of urban boundary
- May connect to urban principal arterial system

Collector Characteristics

- Lower degree of mobility than arterials
- Designed for shorter distances
- Designed for lower speeds
- Typically two to three lane roads
- Collect and distribute traffic from the arterial system to local network
- Provide land access
- Provide traffic circulation with residential, commercial, and industrial
- May penetrate neighborhoods
- In CBD, like development and density may include the street grid

Rural Classification Specific

- Major and Minor Collectors are designated for rural areas
- Major Collectors provide service to county seat, serves larger towns, consolidated schools, employment centers, regional parks, and important industrial or agricultural centers that generate significant traffic
- Minor Collectors collect traffic from local roads and are spaced at intervals consistent with population density

Local Roads

- All public road mileage below the collector system is considered local
- Main function to provide access to and from residences; may also serve some scattered business and industries

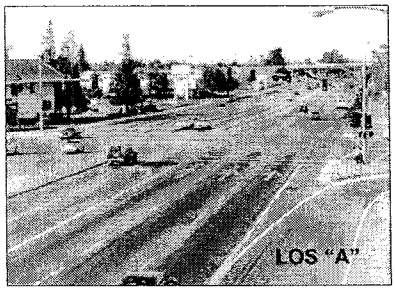
(f) Level-of-Service

The Level of Service (LOS) of an intersection is a qualitative measure of capacity and operating conditions and is directly related to vehicle delay. LOS is given a letter designation from A to F, with LOS A representing very short delays and LOS F representing very long delays. LOS D is considered the limit of acceptable operation in an urban environment.

According to the MPO Transportation Plan, LOS C is considered the acceptable standard for the City. However, the MPO supports LOS D in certain urban areas, especially when there are increased modes of transportation available. In fact, LOS D is recommended in certain urban environments.

According to the City's Traffic Engineer, the LOS for signalized intersections on University Avenue in 2008 was:

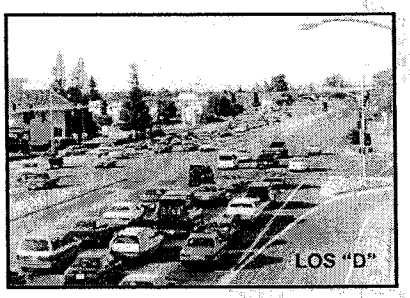
Valley Drive	C
El Paseo Road	C
Espina Street	C
Solano Drive	B
Jordan Street	B
Locust Street	A
Triviz Road	C



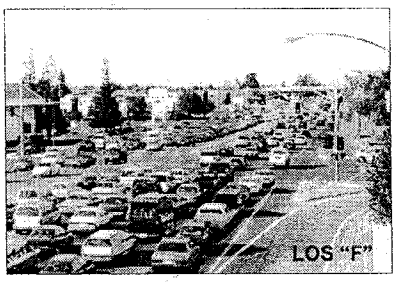
SIDEBAR: **Levels of Service**:
(A) Free Flow Traffic. Individual users are practically unaffected by the presence of other vehicles on a road section. The choice of speed and the maneuverability are free. The level of comfort is excellent, as the driver needs minimal attention.

(B) Steady Traffic. The presence of other vehicles on the section begins to affect the behavior of individual drivers. The choice of the speed is free, but the maneuverability has somewhat decreased. The comfort is excellent, as the driver simply needs to keep an eye on nearby vehicles.

(C) Steady Traffic but Limited. The presence of other vehicles affects drivers. The choice of the speed is affected and maneuvering requires vigilance. The level of comfort decreases quickly at this level, because the driver has a growing impression of being caught between other vehicles.



(D) Steady Traffic at High Density. The speed and the maneuverability are severely reduced. Low level of comfort for the driver, as he must constantly avoid collisions with other vehicles. A slight increase of the traffic risks causing some operational problems and saturating the network.



(E) Traffic at Saturation. Low but uniform speed. Maneuverability is possible only under constraint for another vehicle. The user is frustrated.

(F) Congestion. Unstable speed with the formation of waiting lines at several points. Cycles of stop and departure with no apparent logic because created by the behavior of drivers. High level of vigilance is required for the user with practically no comfort.
Source: Hofstra University, the Department of Global Studies & Geography

(g) Other Transportation Studies

Transport 2040, the MPO's comprehensive metropolitan transportation plan, is currently underway and is expected to be completed by June 2010. It contains a set of plans for Major Thoroughfares, Bus Transportation, In-Road Bicycle Facilities, Pedestrian Facilities, a Trail System and Bypass Priorities. University Avenue is frequently mentioned. Specifically, pedestrian improvements in the University Area are listed in the Pedestrian Element of the

Long Range Transportation Plan. El Paseo Road from Hoagland to University and Espina from Lohman to University are among North/South links to be improved, and University from Triviz to Valley among the East/West links recommended. The list was derived from the Pedestrian Priority Analysis, the Pedestrian Crash Analysis, and public comment.

(h) Parking

Parking occurs in parking lots on both sides of University Avenue. The lots relate to commercial establishments, residential units and the campus. Most businesses have adequate off-street parking available.

(i) Transit

Transit movement long the corridor accounts for less than 10% of the traffic activity. Stops are shown as squares/dots on Figure 7. Transit stops that are sheltered are indicated in red/green/blue and account for ___% of the total.

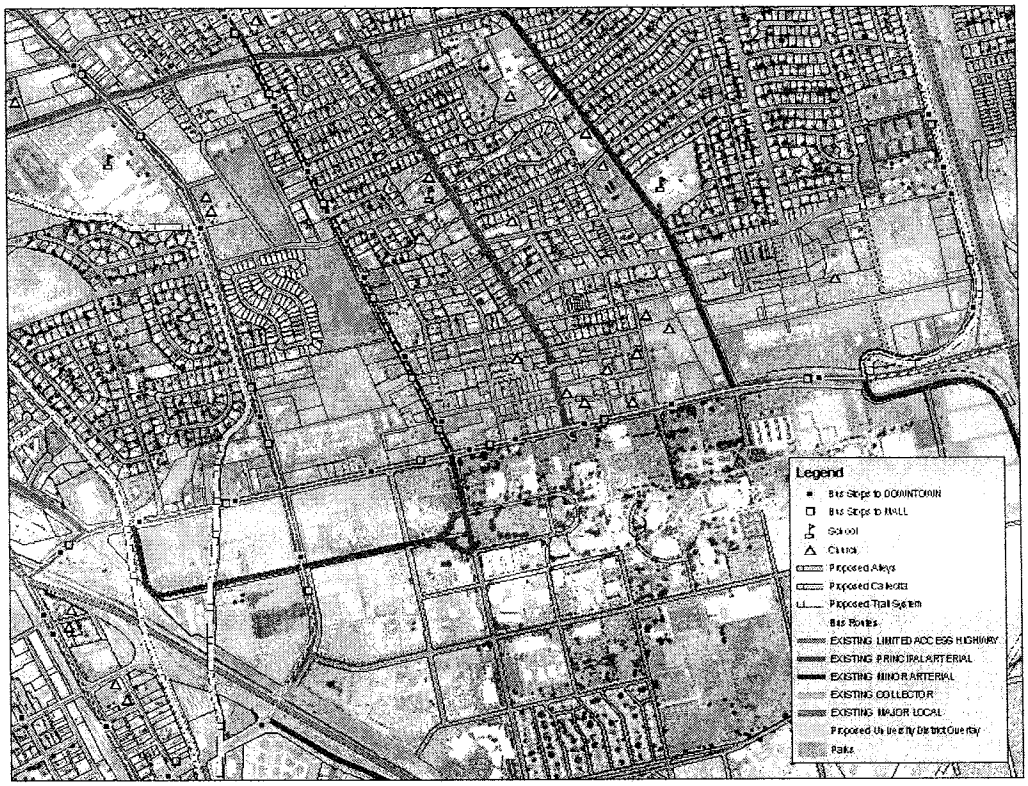


Figure 7: Pedestrian facilities including bus stops, alleys, callecitas, trails

(j) Other Street Elements (Sidewalks, On-Street Parking, Bike Lane)

An inventory and conditions assessment of sidewalks within the district is needed. NMSU built a paved two-way 10 ft. wide multi-use path on the south side of University Avenue between College Avenue and Jordan Street. In 2008 the MPO created a Bicycling Suitability Map which rates a system of regional bicycling facilities. The rating system assigns values to factors such as traffic count, vehicular speed, functional classification, and bicycle facilities. There are five bicycling suitability classes: *Not Rated*, *Least Suitable* (0-2), *Somewhat Suitable* (3-4), *More Suitable* (5-6) and *Most Suitable* (7-10). Of the bicycle facilities present in the University District, most are considered Somewhat Suitable. Of note, two facilities are considered to be Least Suitable: Main to University to Espina and El Paseo thru University to Main under I-10. The Most Suitable facilities are on campus.

Table 8: **Bicycling Facilities near University Avenue**

Location	Suitability				
	Not Rated	Least	Somewhat	More	Most
Main to University to Espina		x			
University btwn Espina & Telshor			x		
University btwn Main & Main under I-10			x		
University to Jordan (south multi-use path)	x				
(NMSU) College btwn University & Espina				x	
(NMSU) Stewart btwn El Paseo & Espina					x
(NMSU) Stewart btwn Espina & Triviz			x		
(NMSU) Wells btwn Sam Steele & Triviz					x
(NMSU) Sam Steel			x		
El Paseo thru University to Main under I-10		x			
Espina thru University to Wells			x		
Solano to University			x		
Locust to University				x	
Triviz to University				x	

vi) Census and Demographics (Social Elements)

(a) Population

Census data is organized for geographic areas that range in size from the smallest: Blocks, Block Groups and Census Tracts to the nation as a whole. 2000 Census data for the University Avenue Corridor is available for Blocks that are within a portion of the Block Groups that comprise Census Tracts 8 and 9. Since the boundaries of Blocks and Block Groups within Census Tracts 8 and 9 were redefined for the 2000 Census, comparisons, at those levels, with the 1990 Census are not valid. A modest adjustment to the boundaries of Census Tract 9 was made between 1990 and 2000 but since the Census Tract area is significantly larger than the UAC district, the data are only relevant within the context of the broad statistics reported in the 1992 UAC Plan.

Table 9: **Population**

Year	Total City Population	% Change	Tract 8*	% Change	Tract 9*	% Change	Total Tracts 8+9	UAC Blocks**
1970	37,857		2,615		4,190		6,805	
1980	45,086	19%	2,777	6%	4,584	9%	7,361	
1987	54,555	21%	3,086	11%	5,096	11%	8,182	
1990	62,126	14%	3,391	10%	5,349	5%	8,740	
2000	74,267	20%	3,556	5%	6,514	22%	10,070	2,132

**Boundaries for Census Tracts were modified between 1990 and 2000.*
***Block level census data is unavailable for 1990 census and is closer to describing the UAC district. The UAC district is reported in 14 complete and 5 partial block level datasets.*

(b) Housing

The 1992 Plan reported the total number of housing units within each Census Tract and the rate of change from 1970-1987. Table __: *Housing Units*, updates the Plan's broad demographics with the number of housing units for 1990 and 2000.

Table 10: **Number of Housing Units by Census Tracts, 1970-2000**

Year	Total City Housing Units	% Change	Tract 8*	% Change	Tract 9*	% Change	UAC Blocks**
1970	11,477		727		1,514		
1980	17,714	54%	1,062	46%	2,216	46%	
1987	23,229	31	1,282	21	2,551	15	
1990	25,676	11	1,446	13	2,652	4	
2000	31,682	23	1,592	10	2,932	11	775

2000 Census Block data most closely resembles the University Avenue district and is available for housing and ownership characteristics, as shown in Table ___. There were 775 housing units, 710 or 92% of which were occupied at the time of the census. 100 or 14% of the houses were owner-occupied. The reported average household size was 2.

Table 11: **Housing & Ownership by Census Blocks, 2000**

Location	Total Hsg Units	Occup'd	Owner Occupied	Renter Occupied	Population in Household	Families	Avg Household Size
Tract 8, BG 4, Block 4002	0	--	--	--	--	--	--
Tract 9, BG 4,							
• Block4004	60	55	17	38	116	22	2.11
• Block 4005	3	3	2	1	4	1	1.33
• Block 4006	39	38	25	13	78	19	2.05
• Block 4011	1	1		1	2	1	2.00
Tract 9, BG 5							
• Blocks 5000	22	22	2	20	55	12	2.50
• 5001	50	44	2	42	82	13	1.86
• 5002	4	2	1	1	6	1	3.00
• 5003	263	241	15	226	409	43	1.70
• 5006	110	102	2	100	158	19	1.55
• 5007	30	28	6	22	52	8	1.86
• 5008	35	30	2	28	63	9	2.10
• 5009	7	6	1	5	9	3	1.50
Tract 9, BG 6							
• Blocks 6009	46	43	0	43	162	5	3.77

• 6010	32	32	15	17	80	19	2.50
• 6011	20	17	6	11	29	5	1.71
• 6012	14	12	4	8	24	4	2.00
• 6013	25	24	0	24	29	3	1.21
• 6014	14	10	0	10	17	1	1.70
TOTAL	775	710	100	610	1375	188	1.94

Findings for 2000 include:
8% vacancy rate (775-710=65/775=8%).
86% of the houses were occupied by renters (610/710=8.59%)
1.94 average household size

(c) General Characteristics & Employment

Census Tract level data compares general characteristics and employment of 1990 to 2000. Of note, there was a significant increase in the preprimary school population size. In addition, there are more commuters using public transportation and, to a lesser extent, more people who worked at home or walked to work.

Table 12: **General Characteristics and Employment by Census Tract**

Data	TRACT 8		% Change	TRACT 9		% Change
	1990	**2000**		**1990**	**2000**	
School Enrollment (persons 3 YO +)	1,397	1,670	20	2,795	3,306	18
• Preprimary school	14	57	307	19	184	868
• Elementary or high school	547	456	-17	643	607	-6
• College	836	1,157	38	2,133	2,515	18
Labor Force (16YO +)	2,622	2,884	10	4518	5420	20
• In labor force	1,692	1,952	15	2831	3503	24
Commuting to Work (workers 16 YO+)	1558	1771	14	2605	2943	13

• Drove alone	1172	1446	23	1861	1832	-2
• In carpools	286	191	-33	292	448	53
• Using public transportation	13	0	-100	22	71	222
• Using other means	44	44	0	89	100	12
• Walked or worked at home	43	90	109	341	492	44
Families	816	771	6	1069	1078	1
Households	1335	1509	13	2487	2689	8
Housing Units	1446	1592	10	2652	2932	11
Tenure: owner occupied	544	540	-1	684	697	2
Tenure: renter occupied	791	969	23	1803	1992	10

(d) NMSU Main Campus Faculty, Staff and Student Enrollment

NMSU has grown over the eighteen years for which we have data. The number of faculty and staff increased by nearly 55% from 1990 to 2008 while student enrollment increased by 16%.

Table 13: **NMSU Faculty, Staff & Main Campus Enrollment History**

Faculty and Staff		Main Enrollment	
Fall	Headcount	Fall	Headcount
1990	3157	1990	14809
2000	3819	2000	14958
2005	4457	2005	16072
2006	4476	2006	16415
2007	5853	2007	16726
2008	4889	2008	17200

Data for the three types of housing available on campus from Fall 2004 to Fall 2008 show a modest increase in the number of residents occupying single student apartments and student family housing, and a decrease in students occupying residence halls and Greek facilities. NMSU is engaged in a Long-Term Housing Master Plan to guide future housing developments on campus.

Table 14: **NMSU On-Campus Housing 2004-2008**

Housing	Fall 2008	Fall 2007	Fall 2006	Fall 2005	Fall 2004
Residence Hall, Greek Facilities	2,229	2,229	2,229	2,268	2,806
Single Student Apts	835	835	504	626	752
Student Family Housing	561	561	547	524	524

Source: NMSU Auxiliary Services

vii) Anticipated Changes: New Development and Capital Improvements

(a) Transportation: Road Improvement Projects Planned

1. *I-25/I-10 Interchange Reconstruction.* $12.5 million Federal funds. Construction to begin in 2009.
2. *University Overpass at Triviz Drive & University Avenue:* To alleviate traffic congestion at the intersection of Triviz Drive and University Avenue, the NMDOT proposes to build an underpass where Triviz would travel beneath University. This $4 million request is on the City's Infrastructure Capital Improvement Project (ICIP) list for design in FY 2012 and construction completion by FY 2014. If the City receives less than the requested amount of funding, then improvements to the existing intersection will be made (according to Louis Grijalva, 8/08). City budget projections include a line item for this intersection to be funded by Flood; Sales Tax & NMDOT in the following increments: $35,000 (2012); $316,000 (2013); $3.5 million (2014, ICIP Projects) and $750,000 (2014, ICIP Flood Control).
3. *Redesign and reconstruction of University Avenue.* Designated as a pedestrian-oriented area, the project is projected to cost $9 million. Construction likely to be in phases with funding from a source yet to be determined. In December 2008 the University sponsored a Transportation Improvement Project (TIP) application to the MPO for this project.
4. *Arrowhead Interchange.* Funding for design and construction of a new interchange at I-10 and the Arrowhead Research Park at New Mexico State University. Projected to cost $20 million from a source yet to be determined. In December 2008 the University sponsored a TIP application to the MPO for this project.

(b) Land Use

In 2009 several institutional projects are funded and underway within the University District:

1. *City Projects:* Las Cruces Center. Located at the corner of University and Union Avenues, the convention center and exhibition hall broke ground in June 2009; construction is expected to be complete by the end of 2010. This will be a 55,000 square foot center with meeting space, exhibition hall, ballroom, break-out rooms and outdoor space.

2. *NMSU Projects.* Arts Complex, Jordan Street Gateway Project, and the Pete V. Domenici Institute for Public Policy. Funding is set for Phase I design and construction of the Arts Complex on the corner of Espina Street and University Avenue. It is an educational facility that faces University Avenue and will house facilities for all the arts, performances and a 500 seat theater. The Jordan Street Gateway Project will be the primary entrance to NMSU and is envisioned as a complex of buildings along University Avenue east and west of Jordan Street. Phase One is the new campus bookstore, a two-story Barnes and Noble facility on the southwest corner of Jordan Street and University Avenue. Planning for the Pete V. Domenici Institute for Public Policy has begun; it is slated to be close to University Avenue and Solano Drive.
3. In addition, *Las Cruces Public Schools* is planning to build a new high school east of the district. It will be located on a parcel that is east of the Farm and Ranch Museum and north of Dripping Springs Road. A traffic impact study for the high school was conducted but University Avenue from I-15 west through the University District was not analyzed. Traffic to the new high school is expected to impact Telshor and Sonoma Ranch Boulevards.
4. There are a number of *private commercial projects* contemplated, but unconfirmed, for the University District.

University District Plan **draft**
FOR REVIEW only.

PUBLIC COMMENTS RECEIVED

Round One (November 2008)
Round Two (April 2009)
Round Three, Staff Reviews Plan (October 2009)
Staff Reviews Overlay (December 2009)
Public Comments (January 2010)

DRAFT

Sec. 38-44. UD - University District Overlay

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A. INTENT AND PURPOSE. The University District Overlay intends to allow greater flexibility to developers and land owners while encouraging the development of a vibrant, mixed-use University District. The purpose of this document is to implement transportation, land use and urban design policies as established in the University District Plan. Specifically, the purpose of this overlay is to stipulate provisions which will:

1. Promote a pedestrian-oriented urban form in the University District. The focus on form promotes buildings that conform to tested urban design principles, and that adapt to changing conditions over time.
2. Establish an area with a rich mix of uses: commercial, cultural resources, residential and transportation choices.
3. Maximize connectivity and access in a multimodal circulation network in which residents, workers, and visitors may conveniently walk, drive, bike, or ride public transportation to destinations within and outside of the district.
4. Support existing University District businesses;
5. Promote sustainable development that minimizes negative impacts on natural resources. A walkable, mixed-use, higher density University District supports sustainable development by providing an alternative to low-density development in peripheral areas. University District's buildings, transportation systems and public spaces should be designed to minimize negative impacts on air and water quality and promote innovation in environmental design.
6. Create a seamless destination where the City of Las Cruces and New Mexico State University meet.

B. APPLICABILITY.

1. Introduction. This Overlay applies to all properties that have been rezoned within the University District Overlay Zone. It shall be used to regulate the design of new streets, new buildings, and new public spaces.
2. Terms. The provisions of this Overlay are activated by "shall" when required; "should" when recommended; and "may" when optional. Technical terms used throughout this Code may be defined in Section F) Definitions. Those terms not defined in Article 6 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and the provisions herein stated, the Community Development Director shall have the authority pursuant to Section 38-4-B to determine which will be imposed.

C. DIAGRAMS AND ILLUSTRATIONS.

Diagrams and Illustrations are an integral part of this Overlay and are used to help explain standards and guidelines. The diagrams and illustrations are for illustrative purposes only. When in conflict, written text shall take precedence over diagrams and illustrations.

D. DELINEATION OF OVERLAY DISTRICT.

1. The University District Overlay applies to all properties within the boundaries noted on the associated map. Please refer to Figure 1.
2. Within the boundary of this Overlay, three (3) distinct Zones shall be established: University Avenue Zone (UD-UAZ), Transition Zone (UD-TZ), and Convention Zone (UD-CZ). The locations of these Zones are on the associated map.

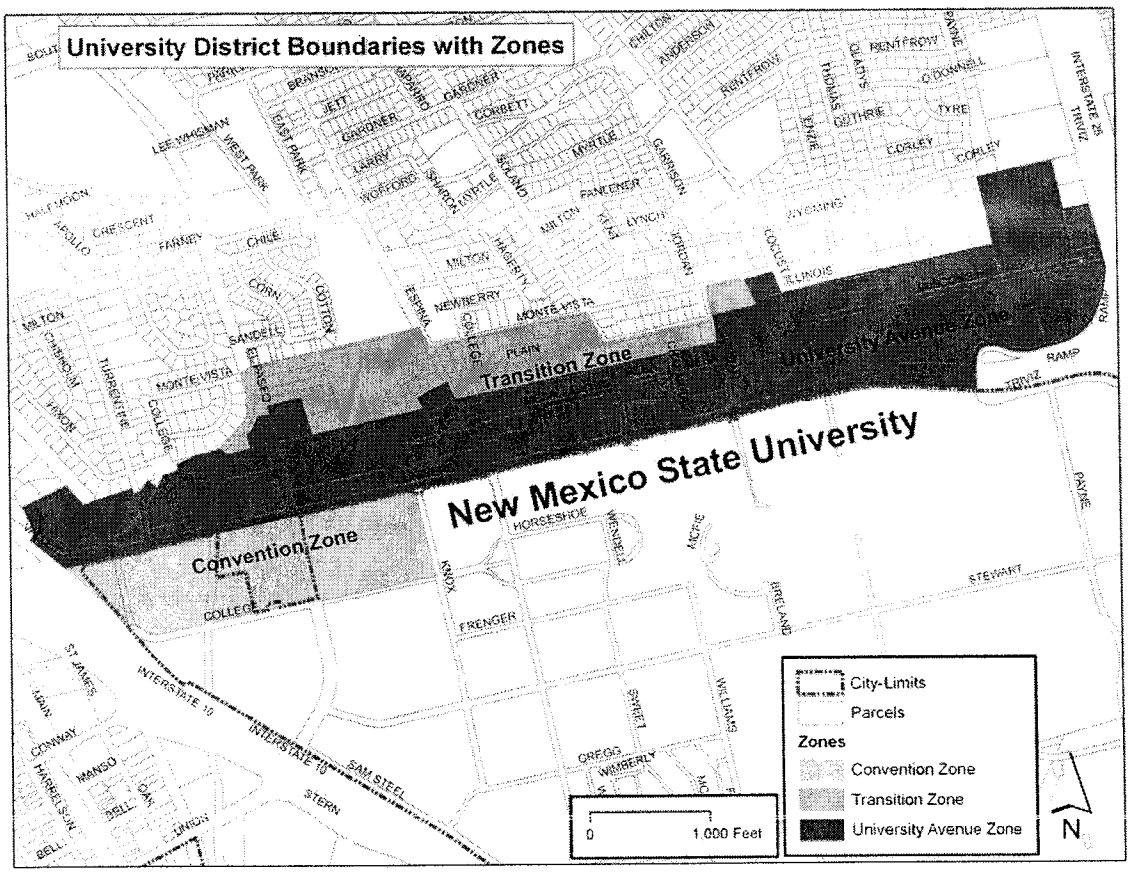


Figure 1: University District

E. THE VISION FOR THE ZONES.

1. University Avenue Zone (UD-UAZ): The UD-UAZ is assigned to land appropriate for an urban neighborhood center with a mix of building types and uses. These lands are generally occupied by attached residential houses, apartment buildings, and commercial or mixed-use buildings. Civic and religious use buildings may also be present. Lands may also be used for playgrounds, squares, and plazas. Two-to-five story buildings are encouraged. Block sizes are limited to create a walkable and well connected network of streets. Streets are designed to encourage pedestrian activity by generally including on-street parking, curbs and gutters, parkways with street trees, and wide sidewalks. University Avenue shall be the primary frontage for properties on University Avenue.
2. Transition Zone (UD-TZ): The UD-TZ is assigned to land appropriate for neighborhoods with a mix of building types and uses. These lands are generally occupied by detached and attached residential houses, small apartment buildings, and small commercial or mixed-use buildings. Civic and religious use buildings may also be present. Lands may also be used for playgrounds, passive and active neighborhood parks and squares. The buildings may be one-to-three stories high with shallow front setbacks and small or no side and rear yards. Block sizes are limited to create a walkable and well-connected network of streets. Streets are designed to encourage pedestrian activity by generally including on-street parking, curbs and gutters, parkways with street trees, and wide sidewalks.
3. Convention Zone (UD-CZ): The UD-CZ is assigned to land suitable for development that, by its intrinsic size, function, or configuration, may not conform to the descriptions and standards for one of the other zones. The development types include convention and exhibition hall, hotel, and ancillary uses such as restaurant and specialty retail.

F. DEFINITIONS. Definitions are in addition to those noted in Chapter 38, Section 38-20 of the 2001 LAS CRUCES ZONING CODE, AS AMENDED unless otherwise noted here:

Brew-Pub: A brewpub is a microbrewery which serves food or is combined with a pub. A microbrewery, or craft brewery, is a brewery which produces a limited amount of beer. The maximum amount of beer a brewery may produce and still be classed as a microbrewery in New Mexico is less than or equal to 200,000 barrels a year, according to the New Mexico Alcohol & Gaming Division.

Callecita or lane combines the space for a car with the space for the pedestrian. See also, the *Las Cruces Downtown Revitalization Final Schematic Design and Concept Report*, adopted August 2005.

Dwelling, Above Ground Floor: Dwelling unit(s) located above ground floor office or commercial uses.

Front Façade: A term that is equivalent to "Primary Front" in the Las Cruces Municipal Code. It is the elevation with the main entrance to a building that faces a public street. In the UAZ, the primary or front façade faces University Avenue.

Green Roof: As defined by the U.S. Environmental Protection Agency, green roofs, also known as rooftop gardens, are planted over existing roof structures, and consist of a waterproof, root-safe membrane that is covered by a drainage system, lightweight growing medium, and plants. Green

roofs reduce rooftop and building temperatures, filter pollution, lessen pressure on sewer systems, and reduce the heat island effect.

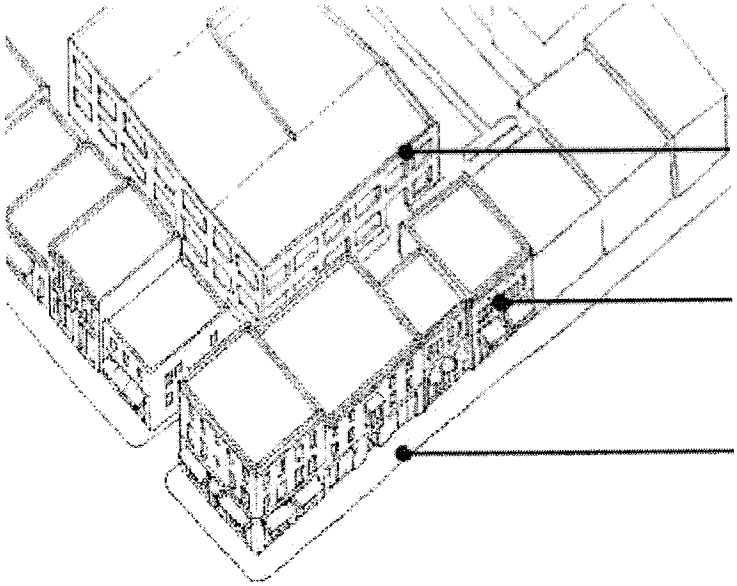
Guest Dwelling: A dwelling to be used for temporary occupancy only and is not to be rented or leased. A guest dwelling shall be no more than fifty percent (50%) of the main dwelling's heated/cooled square footage and shall not contain a kitchen. (See also Chapter 38-53 of the 2001 Las Cruces Zoning Code, as amended.)

Live/Work Unit: A building that may be used flexibly for living and working in the same building. A variety of uses in the buildings is encouraged. Dwelling units may be located above the ground floor, attached to the rear of a Shop Front, or detached and located in the rear or side yard. Work is of a commercial nature subject to business registration requirements and not a home occupation.

Mixed Use: For the purposes of this overlay, the term refers to the practice of allowing more than one type of land use category (For example, Residential, Office or Commercial, etc.) in a single building or set of buildings located on a single parcel.

Outdoor Plaza or Space: A generally open area that may be used for active or passive purposes by one or more businesses and the public visiting the location. An example may include an outdoor seating area for a café or restaurant serving as an extension of one or more business, a landscaped plaza serving as open space for patrons and visitors alike, etc.

Parking Garage with and without Liner Building: A combination of structures for parking and a mix of uses (commercial, residential, office) where parking is designed to be concealed from view and levels of parking are at-grade, above grade, or partially below grade (but not fully underground). A liner building is a specialized building that may be built as part of the parking structure or separate; it is parallel to the street and designed to conceal a parking structure from the street with active ground floor uses such as retail shops or residential stoops. A parking garage may be designed without a liner building provided that it is designed in such a way so as to incorporate active ground floor uses, architectural features and articulated elements to mitigate blank walls and screen parking.



Pedestrian Scale Lighting: Lighting that shall be a maximum of 16 feet in height and shall contribute to the overall character of the surrounding community, site architecture or other site features.

Performing Arts Center: A multi-use performance space that is intended for use by various types of the performing arts, including dance, music and theatre.

Secondary Residence: A dwelling unit that is subordinate in size and location to the main dwelling on a single property, and may be rented or leased as an independent dwelling unit. A secondary residence is different from a guest dwelling or accessory structure in that it is a distinct dwelling unit containing a kitchen. Examples include an apartment or cottage.

Single Use: For the purposes of this overlay, the term refers to either one or multiple component parts of a single land use category such as Residential, Office or Commercial. Multiple office related businesses on a single parcel or tract shall be considered a single use. For the purpose of this Overlay there shall be a limit to a concentration of single land uses in favor of a mix of uses.

G. PERMITTED USES.

1. General Provisions.
   a) Mixed Use Development is permitted throughout the University District. Mixed Use is defined as the practice of allowing more than one type of use, including residential, in a building or set of buildings.
   b) The University District Overlay is within the Infill Overlay District. Specific provisions of the Infill Overlay that pertain to the University District Overlay shall include streamline review, subdivision processing and waiver of permit and application fees as applicable. Use of these provisions shall be allowed regardless of a parcel's status (vacant, underutilized, etc.)
   c) There shall be no development or alteration of the lands, uses, or structures within this Overlay except as provided for by this section of the 2001 Las Cruces Zoning Code, as amended from the date of its enactment and other sections of the 2001 Las Cruces Zoning Code, as amended and other codes where applicable. For example, under no circumstances shall development violate the City's Traffic Standards for maintaining Clear Sight Triangle (Chapter 32, Article VI, Section 32-405).
   d) Commercial (retail and service) and office drive-thru windows/drive-up windows are prohibited.
   e) Frontage on University Avenue greater than 400 linear feet shall be Mixed Use.
   f) Land uses that do not appear on this list shall be reviewed by the Community Development Director or designee and a determination will be made as to whether said use is consistent and/or congruous with others listed or whether or not it requires a Special Use Permit by its intended omission.
2. University Avenue Zone (UD-UAZ), Transition Zone (UD-TZ) and Convention Zone (UD-CZ). Please refer to Table 1 for Uses that are Allowed (A), Conditional (C) and Not Permitted (NP)

A = Approved by Right, **C** = Conditions apply to more than one zone unless otherwise noted, **NP** = Not Permitted

AGRICULTURE & EQUESTRIAN USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	MAXIMUM PARKING	BICYCLE PARKING
Veterinary Facility	A	C	NP	Close 10PM	1 APS/300 sq.ft. of GFA	1 BPS/20 employees on maximum shift

A = Approved by Right, **C** = Conditions apply to more than one zone unless otherwise noted, **NP** = Not Permitted

INDUSTRIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	MAXIMUM PARKING	BICYCLE PARKING
Light Manufacturing (*Cabinetry and Woodworking; Cottage Industry Retail or Service, Jewelry, Silverware & Plated Ware; Musical Instrument Fabrication/Manufacture; Printing and Publishing; Signs & Advertising Fabrication/Manufacture*	C	C	NP	NEW: Light manufacturing uses permitted shall be an accessory use to a retail business in the UD. A maximum of 49 percent (same as CBD) of the square footage of the buildings may be used for light manufacturing uses. The use shall meet all requirements for the district including the intent and purpose. CONDITIONS: 1. No activity producing noise, glare or heat observable or measurable outside the building is allowed.2. No emission of objectionable dust, fumes, odors, vapors, gases, smoke or other forms of air pollution shall be permitted. 3. No vibration shall be permitted which is discernible beyond the property lines to the human sense of feeling for three minutes or more duration in any one hour of a day. 4. No outside storage.	1 APS/1000 sq.ft. GFA	1 BPS/20 employees on maximum shift

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INDUSTRIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	MAXIMUM PARKING	BICYCLE PARKING
Communication/Vertical Structures	C	C	C	See Section 38-59 and Section 38-54	no parking stalls are required, however, a driving aisle....see section 38-33J	
Face Mount (attached to primary use)	C	C	C	See Section 38-59 and Section 38-54	na	na
Laboratories (Medical/Dental/R & D	NP	NP	NP			
Manufacturing, General	NP	NP	NP			
Ministorage Units	NP	NP	NP			
Parking Lots (Private or Public)	NP	NP	NP			
Parking Garage with Liner Building, Commercial or Public)	A	C	A	CONDITIONS: Not to exceed maximum height (45 feet).		

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INDUSTRIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	MAXIMUM PARKING	BICYCLE PARKING
Storage/Display of Merchandise for Sale (exc. Manufactured buildings, mobile homes & operable cars, trucks, motorcycles & RVs)	NP	NP	NP			
Storage outside of buildings of materials, equipment and supplies not for sale	NP	NP	NP			
Storage, warehousing accessory to Office, Retail, Service or Industry	NP	NP	NP			
Recycling Centers	NP	NP	NP			
Water Purification, Commercial	NP	NP	NP			
Wholesale Trade, any product	NP	NP	NP			

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INSTITUTIONAL RELATED USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	MAXIMUM PARKING	BICYCLE PARKING
Child Care or Preschool (13 or more children)	C	C	NP	See Section 38-52D; Section 38-53; and Section 38-54	See Section 38-52D: See Section 38-53 S: See Section 38-54	1 BPS/7000 GFA
Community Buildings – Uses (includes Community Recreation Facility, etc.)	A	C	C	See Section 38-53 and individual listings in this table (Museum, etc.)	1 APS/800 sq.ft. GFA	1 BPS/5000 GFA
Convention Center/Exhibition Hall	NP	NP	A		1 APS/5 Maximum occupancy	1 BPS/75 Maximum occupancy
Family Child Care Home (5-6 children)	C	C	NP	See Section 38-52D; Section 38-53; and Section 38-54	See Section 38-52D	1 BPS/7000 GFA
Group Child Care Home (7-12 children)	C	C	NP	See Section 38-52D; Section 38-53; and Section 38-54	See Section 38-52D	1 BPS/7000 GFA
Institutional Office (i.e., Convention & Visitors Bureau, etc)	A	A	C	Accessory to Convention Center/Exhibition Hall	1 APS/450 sq.ft. GFA	1 BPS/8000 GFA

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INSTITUTIONAL RELATED USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	MAXIMUM PARKING	BICYCLE PARKING
Religious Institution w/Columbarium	C	C	NP	See Section 38-53	1 APS/every 5 seats in primary assembly room	1 BPS/40 seats in primary assembly
Library/Museum	A	C	A	Building and site design requires pedestrian orientation and compliance with Building and Site Standards in UDOverlay [b) Placement of Primary Building; d) Frontage Elements, Primary Building]	1 APS/600 sq.ft. GFA	1 BPS/1000 GFA
Performing Arts Center	A	C	A	Close 10 PM	1 APS/5 seats	1 BPS/50 Maximum occupancy
School (K-8) Public, Private, Parochial	C	C	NP	See Section 38-53	2 APS/classrm	6 BPS/ classroom
School (9-12) Public, Private, Parochial	C	C	NP	See Section 38-53	1 APS/ employee + 1 APS/3 seats in primary assembly hall	4 BPS/ classroom

A = Approved by Right, **C** = Conditions apply to more than one zone unless otherwise noted, **NP** = Not Permitted

INSTITUTIONAL RELATED USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	MAXIMUM PARKING	BICYCLE PARKING
School, College or University	C	C	C	See Section 38-53	1 APS/2 employees + 1 APS/5 students	1 BPS/20 Employees + 1 BPS/4 Students
School, Commercial, Trade or Technical	C	C	C	See Section 38-53	1 APS/2 employees + 1 APS/5 students	1 BPS/20 Employees + 1 BPS/4 Students

A = Approved by Right, **C** = Conditions apply to more than one zone unless otherwise noted, **NP** = Not Permitted

INSTITUTIONAL RELATED USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	MAXIMUM PARKING	BICYCLE PARKING
Religious Institution w/Columbarium	C	C	NP	See Section 38-53	1 APS/every 5 seats in primary assembly room	1 BPS/40 seats in primary assembly
Library/Museum	A	C	A	Building and site design requires pedestrian orientation and compliance with Building and Site Standards in UDOverlay [b) Placement of Primary Building; d) Frontage Elements, Primary Building]	1 APS/600 sq.ft. GFA	1 BPS/1000 GFA
Performing Arts Center	A	C	A	Close 10 PM	1 APS/5 seats	1 BPS/50 Maximum occupancy
School (K-8) Public, Private, Parochial	C	C	NP	See Section 38-53	2 APS/classrm	6 BPS/ classroom
School (9-12) Public, Private, Parochial	C	C	NP	See Section 38-53	1 APS/ employee + 1 APS/3 seats in primary assembly hall	4 BPS/ classroom

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INSTITUTIONAL RELATED USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	MAXIMUM PARKING	BICYCLE PARKING
School, College or University	C	C	C	See Section 38-53	1 APS/2 employees + 1 APS/5 students	1 BPS/20 Employees + 1 BPS/4 Students
School, Commercial, Trade or Technical	C	C	C	See Section 38-53	1 APS/2 employees + 1 APS/5 students	1 BPS/20 Employees + 1 BPS/4 Students

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OFFICE & COMMERCIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	MAXIMUM PARKING	BICYCLE PARKING
Adult Amusement Establishment	NP	NP	NP			
Adult Bookstore/Video Store	NP	NP	NP			
Art or Photography Studio	A	A	NP		1 APS/450 sq.ft. of GFA	1 BPS/8000 GFA
Auto/Truck/Trailer Rental	NP	NP	C	Auto rental only when accessory use to Hotel, Convention Center, Exhibition Hall. Not to exceed 10 parked cars.	1 APS/350 sq.ft. of GFA + 1 for each available rental	1 BPS/6000 GFA
Cab Stand	NP	NP	NP			
Eating & Drinking Establishments *(Bar, Pub, Tavern (Dancing & No Dancing); Café, Cafeteria, Coffee Shop, Convenience Store; Deli with eating facilities; Restaurant, etc.; Brew-Pub*	A	A	C	New use category that contains both uses in current zoning code and a new one for Brew-Pub. CONDITIONS: Ancillary to primary Hotel use, Convention Center, & Exhibition Hall.	1 APS/5 seats	1 BPS/1000 GFA
Equipment (Large) Repair & Service (Non-Vehicular)	NP	NP	NP			
Equipment Rental	C	C	NP	Outside storage prohibited.	1 APS/400 GFA	1 BPS/20 employees

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OFFICE & COMMERCIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	MAXIMUM PARKING	BICYCLE PARKING
Gas Station with Convenience Store	C	NP	NP	Prohibit mid-block locations and at intersections on University Avenue between Turrentine Drive and Locust Street. Repair facilities prohibited.	1 APS/300 GFA	1 BPS/2000 GFA
General Commercial & Retail *(Bicycle Sales, Service & Repair; Building Material (no outdoor sales or storage); Carpet/Window Treatments; Clothing Store; ; Department Store; Furniture Store; Garden Supply; Grocery Store; Hardware Store w/out outdoor sales or storage; Specialty Store such as books, music, toys, etc.; Pawn Shop; Plant Nursery; Small Item Repair Shop; Telephone & Communication Center; Upholstery Shop, no outdoor storage; Variety Store; Video Tape/DVD/Rental/Sales; and other typical small-scale Commercial establishments)*	A	A	C	Ancillary to primary Hotel or Convention Center use.	1 APS/400 GFA	1 BPS/2000 GFA

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OFFICE & COMMERCIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	MAXIMUM PARKING	BICYCLE PARKING
General Office & Service *(Accounting, Auditing & Bookkeeping; Architectural, Engineering, Planning & Surveying; Bank, Bonding & Financial Institution (No Drive-Thru); Barber/Beauty/Hair Salon & Related Personal Care; Cleaning & Maid Services; Consulting Services; Counseling Services; Credit Reporting & Collection; Desktop Publishing & Graphic Design; Funeral Home; Health Care Clinic (non-hospital); Insurance; Laboratory; Legal Services; Lessons (Art, Dance, Music, etc.); Mailing & Records Management Services; Medical/Dental Office; Motion Picture Production; Pharmacy; Radio/TV Studio/Station; Real Estate; Research Organization, Noncommercial; Tax Preparation; Telemarketing/Mail Order/Call Center; and other similar Business Offices.*	A	C	C	TZ: Close 10PM. CZ: Ancillary to primary Hotel or Convention Center use.	1 APS/450 GFA. Medical Office add 8 APS/Doctor	1 BPS/8000 GFA. Medical Office add 1 BPS/2 Doctors
Health Care Clinic (Non-Hospital)	A	C	NP	Close 10PM, location on Collector or higher.	1 APS/400 sq.ft. GFA	1 BPS/10000 GFA
Hospital	NP	NP	NP			

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OFFICE & COMMERCIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	MAXIMUM PARKING	BICYCLE PARKING
Hotel/Motel	A	NP	A		.5 APS/room + 1 APS/800 sq.ft. of GFA of other uses	1 BPS/20 employees on maximum shift. For additional onsite uses (offices, meeting rooms, ...) see req'ts in Section 38-33F.
Kennel/Cattery, Commercial	NP	NP	NP			
Newspaper Distribution	NP	NP	NP			
Petroleum/Propane Sales	C	C	NP	Ancillary to retail use.	na	na
Private Club or Lodge	A	C	NP	Close 10PM	1 APS/200 sq.ft. GFA	1 BPS/2000 GFA
Temporary (Non-seasonal)	C	C	C	See section 38-50	1 APS/200 GFA	1 BPS/2000 GFA

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OFFICE & COMMERCIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	MAXIMUM PARKING	BICYCLE PARKING
Theater, Movie (Commercial)	A	C	NP	Building and site design requires pedestrian orientation and compliance with Building and Site Standards in UDOverlay [b) Placement of Primary Building; d) Frontage Elements of the Primary Building].	1 APS/3 seats	1 BPS/60 seats

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OFFICE & COMMERCIAL LAND USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	MAXIMUM PARKING	BICYCLE PARKING
Mobile Home, Auto, Motorcycle & Manufactured Home Sales, Service & Repair (*Auto Body Shop; Auto/Truck Parts Store; Auto/Truck Repair & Service; Auto/Truck Wash/Wax/Detailing; Self-Service/Automated or Full Service; Auto/Truck/Motorcycle Dealers; Truck/Trailer Rental (separated Auto Rental conditioned in CZ as an accessory to hotel use); Automobile, Truck and Camper Sales, Service and Repair); Tire Sales/Repair*	NP	NP	NP			

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RECREATIONAL USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	MAXIMUM PARKING	BICYCLE PARKING
Arcade/Game Room	A	C	NP	Hours of operation: Close 10PM	1/250 sq.ft. GFA	1 BPS/1000 sq.ft. GFA
Billiard/Pool hall	A	C	C	TZ: Hours of operation: Close 10PM; CZ: Ancillary to primary hotel use and subject to NMSU lease agreement.	1/250 sq.ft. GFA	1 BPS/4000 sq.ft. GFA
Golf Course, Miniature	A	C	NP	Hours of operation: Close 10PM	1/100 sq.ft. GFA	1 BPS/6 tees + 1/1500 sq.ft. GFA
Health/Exercise Club/Gymnasium/Sports Instruction	A	A	C	Ancillary to primary hotel use.	1/250 sq.ft. GFA	1 BPS/1500 sq.ft. GFA
Park	A	A	NP		per Director	per Director
Recreational Court, Tennis, etc., Public/Private	A	A	NP*		1.5 per court	1 BPS/5 courts
Swimming Pool, Commercial or Public/Private	C	C	C	UAZ + TZ: if the pool is part of a MU development & meets the conditions of the code for placement, utilities, walls & fences, stormwater retention. CZ: When ancillary to primary hotel use. See Section 38-51, 38-53, 38-33E.	1/150 sq.ft. pool surface area	1 BPS/1250 sq.ft. of pool surface

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RECREATIONAL USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	MAXIMUM PARKING	BICYCLE PARKING
Botanical Park	C	C	NP	Building and site design requires pedestrian orientation and compliance with Building and Site Standards in UDOverlay [b)Placement of Primary Building and d) Frontage Elements of Primary Building]	20/acre	2 BPS/acre

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RESIDENTIAL USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	MAXIMUM PARKING	BICYCLE PARKING
Accessory Dwelling Unit	A	A	NP		1 APS/Unit	na
Apartments (including Condominiums)	C	C	NP	Achieve minimum density: 10 DU/ac in TZ and 15 DU/ac in UAZ	1.5 APS/Unit	1 BPS/4 DU
Assisted Living or Retirement Facility	C	C	NP	Building and site design requires pedestrian orientation and compliance with Building and Site Standards in UDOverlay (B: Placement of Primary Building; F: Frontage Elements (Primary Building)	0.5 APS/Unit	1 BPS/20 Employees on maximum shift
Bed and Breakfast	C	C	NP	UAZ: Maximum 15 rooms; TZ: maximum 8 rooms. Consistent with design guidelines in this overlay.	0.5 APS/Bedrm	1 BPS/4 rooms *our code does not req bike racks*
Boarding House	A	A	A		0.5 APS/Bedrm	1 BPS/4 rooms
Detached Site Built Single Family DU	C	C	NP	Achieve minimum density: 15 DU/ac in UAZ, 10 DU/ac in TZ	2 APS/Unit	na
Duplex (including Condominiums)	C	C	NP	Achieve minimum density: 15 DU/ac in UAZ, 10 DU/ac in TZ	1.5 APS/Unit	1 BPS/Unit *our code no BPS*

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RESIDENTIAL USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	MAXIMUM PARKING	BICYCLE PARKING
Dwelling, Live-Work	C	C	NP	Dwelling unit is attached to the rear of a shop front or detached and located in the rear or side yard or located above the ground floor and that work is of a commercial nature subject to business registration requirements and not a home occupation.	2 APS/Unit	2 BPS/Unit
Dwelling, Located Above Ground Floor	C	C	NP	Achieve minimum density: 15 DU/ac UAZ and 10 DU/ac TZ.	1 APS/Unit	1 BPS/Unit
Fraternity/Sorority House	A	A	NP		0.5 APS/Bdrm	1 BPS/2 Bdrms
Guest Dwelling	C	C	NP	See Section 38.53	1 APS/Unit	1 BPS/Unit
Halfway House	A	A	NP		0.5 APS/Bdrm	1 BPS/4 Bdrms
Home for Disabled	A	C	NP	See Section 38-21. Ten or fewer persons served allowed in TZ. More than 10 persons served, allowed in UAZ only.	0.5 APS/Occup'd Room	1 BPS/20 Employees on maximum shift
Manufactured Dwelling Unit	C	C	NP	Achieve minimum density: 15 DU/ac in UAZ, 10 DU/ac in TZ	1-2 APS/Unit	na

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RESIDENTIAL USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	MAXIMUM PARKING	BICYCLE PARKING
Nursing Home	C	C	NP	Building and site design requires pedestrian orientation and compliance with Building and Site Standards in UDOverlay [b) Placement of Primary Building and d) Frontage Elements of Primary Building].	0.5 APS/Occ'd Rm	1 BPS/80 Beds
Patio Home	C	C	NP	Sec. 38-62 Setback Exceptions, Achieve minimum density: 15 DU/ac in UAZ, 10 DO/ac in TZ	2 APS/Unit	1 BPS/Unit our code no BPS
Quadplex (including Condominiums)	C	C	NP	Achieve minimum density: 15 DU/ac in UAZ, 10 DU/ac in TZ	1.5 APS/Unit	1 BPS/4 DU
Secondary Residences	C	C	NP	Achieve minimum density: 15 DU/ac in UAZ, 10 DU/ac in TZ.	1 APS/Unit	1 BPS/Unit
Townhouse (Attached Single Family DU)	C	C	NP	Achieve minimum density: 15 DU/ac in UAZ, 10 DU/ac in TZ	2 APS/Unit	1 BPS/Unit
Triplex (including Condos)	C	C	NP	Achieve minimum density: 15 DU/ac in UAZ, 10 DU/ac in TZ	1.5 APS/Unit	1 BPS/Unit
Youth Hostel	A	A	NP		1 APS/5 Beds	1 BPS/10 Beds

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RESIDENTIAL RELATED USES	UD-UAZ	UD-TZ	UD-CZ	CONDITIONS	MAXIMUM PARKING	BICYCLE PARKING
Accessory Uses & Structures	C	C	NP	Section 38-51	na	na
Greenhouse (Non-commercial), Garden Shed, Tool Shed	C	C	NP	Section 38-51 (Accessory Uses and Structures)	na	na
Home Occupation	C	C	NP	Section 38-52 (Home Occupation Business Registration)	Section 38-52	na
Kennel/Cattery (Private Residential)	C	C	NP	In accordance with Chapter 7 of the 2001 Las Cruces Zoning Code, as amended.	na	na
Storage of recreational vehicles and motor vehicle appurtenances	C	C	NP	See Section 38-58D.6 and Section 38-57C	na	na

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Table 1: Permitted Land Uses, Conditions, Maximum Parking and Bicycle Parking Requirements

H. PROPERTY ALTERATION, REMODEL OR RENOVATION.

1. Purpose. Property alterations, remodels or renovation standards are established for this District to maintain consistent quality standards for all development and may be for the purpose of adaptive re-use of the structure. For the purposes of this section, exterior remodel, renovation, or alteration shall be defined as: any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders, as well as any change in roof lines, or any enlargement to or diminution of a building or structure, whether horizontally or vertically. Normal maintenance activities as verified by the City's Building Official or Designee are exempt from this provision.

2. Minor Modifications. Changes to a property may be made without requiring compliance with the University District Overlay urban design standards (architecture, landscaping, signage, and utilities). The expansion and/or modification must comply with the urban design standards of the University District Overlay unless through the determination of the Community Development Director or Designee, said compliance would substantially create an undue burden to the property owner or create a condition whereby the expansion and compliance measure, partially applied, would be substantially out of character with the existing development. In no case shall a minor modification/expansion equal or exceed a cumulative total of 15% of the Gross Floor Area, nor shall an expansion or modification equal or exceed a cumulative total of $25,000.00 in valuation. **A proposal equal to or exceeding these values or one that impacts parking and landscaping shall not be considered as a minor addition and/or modification. It shall, therefore, be subject to normal review and consideration afforded development in the overlay and may be subject to non-conforming provisions that follow.** The applicant must provide estimates for the cost of labor as a means of ensuring compliance with the valuation criteria.

   Once permission to proceed has been granted by the Community Development Director or Designee, the applicant may apply for the permit. Work shall not commence until permit approval is granted.

   Should an applicant or aggrieved party not agree with the interpretation by the Planning Director or Designee, the interpretation may be appealed to the University District Citizens Design Review Committee for their recommendation to the Planning and Zoning Commission. All other non-conforming use requirements are subject to Article XII (Non-conforming Use Provisions) of the 2001 Las Cruces Zoning Code, as amended, and the City's Design Standards.

I. NON-CONFORMING USES. Non-conforming uses within the University District Overlay shall be subject to the following provisions. *Policy 13.4*

1. Permitted Uses - Nonconforming.
   a) When nonconforming site/urban design features regarding access from the right-of-way or lighting are involved, these features shall be brought into compliance with current standards when:
      i. The property remains vacant for a period of one (1) continuous year or greater; or

ii. Any one-time or cumulative increase of 15% or greater to the gross square footage of building area occurs; or
iii. Any interior/exterior remodel, renovation, or alteration occurs to the building in the amount of $25,000.00 or greater; or
iv. A change in use occurs on the property which results in the alteration of the use intensity (For example, low volume retail to high volume retail), use orientation (For example, service to retail), or density (For example, 8 dwelling units to 15 dwelling units) or change in occupancy type from the Building Code perspective.

b) When nonconforming site/urban design features regarding signage, landscaping, walls or parking are involved, these features shall be brought into compliance with current standards when:
i. The property remains vacant for a period of one (1) continuous year or greater; or
ii. Any one-time or cumulative increase of 50% or greater to the gross square footage of building area occurs; or
iii. Any interior/exterior remodel, renovation, or alteration occurs to the building in the amount of $75,000 or greater; or
iv. A change in use occurs on the property which results in the alteration of the use intensity (For example, low volume retail to high volume retail), use orientation (For example, service to retail), or density (For example, 8 dwelling units to 15 dwelling units) or change in occupancy type from the Building Code perspective.

c) When nonconforming site/urban design features regarding architecture/building elements associated with window fenestrations/glazing requirements are involved, these features shall be brought into compliance with current standards when:
i. The property remains vacant for a period of one (1) continuous year or greater; or
ii. Any one-time or cumulative increase greater than 75% or greater to the gross square footage of building area occurs; or
iii. Any interior/exterior remodel, renovation, or alteration occurs to the building in the amount of $200,000 or greater; or
iv. A change in use occurs on the property which results in the alteration of the use intensity (For example, low volume retail to high volume retail), use orientation (For example, service to retail), or density (For example, 8 dwelling units to 15 dwelling units) or change in occupancy type from the Building Code perspective.

2. Prohibited uses - nonconforming.
a) Uses that existed within the overlay prior to plan/ordinance adoption (2010) that are deemed a prohibited use may be allowed to continue to exist and expand or enlarge (either one-time or cumulative increase) provided that:
i. The property has not remained vacant for a period of one (1) continuous year or greater; or
ii. A change in use has not occurred on the property which results in the alteration of the use intensity (For example, low volume retail to high volume retail), or use orientation (For example, service to retail.

b) If the above two criteria are confirmed not to have existed, the use may:
i. Increase or expand in area (lot or building) not more than 50% in gross square footage of lot or building area; and
ii. Any noncompliant site/urban design standards existing shall be brought into

compliance with overlay standards to the extent possible. Determination of the extent of compliance shall rest with the Community Development Director or Designee.

J. DEVELOPMENT AND URBAN DESIGN STANDARDS.

1. Building and Site Development Standards for the UD-UAZ: University District, University Avenue Zone

a) UAZ: Block, Lot and Density Standards.		
1	Maximum Block Size (For new subdivisions and/or re-subdivided parcels or tracts)	All new subdivisions shall require the construction of new streets that create blocks with a maximum perimeter of 2,000 linear feet. When a full block cannot be constructed, street stubs-outs to adjacent properties shall be provided to allow for the future connection and completion of the block by subsequent development.
2	Density	Up to 36 units per acre by right and up to 54 units per acre provided that outdoor space is appropriately designed into the project as defined herein and deemed acceptable by the City. Accessory units and Guest Dwellings are excluded from this calculation.
3	Lot Width	No minimum except as needed to meet other requirements in this section.
4	Lot Depth	No minimum except as needed to meet other requirements in this section.
5	Impervious Surfaces	No more than 90% of the site shall consist of impervious surfaces.

b) UAZ: Setbacks - Primary Building.		
1	Front Setback – Arterials	A minimum five foot (5') setback is required. Within the setback, awnings, porches, window shades, bay windows among other architectural features shall be incorporated into façade design. Option: Buildings that request or require a greater setback shall use that setback frontage for active or passive open space as defined herein. *Policy 22.5*
2	Front Setback – Non Arterials	A minimum five foot (5') setback is required. No specific architectural features are necessary in the façade design.
3	Secondary Front Setback	Five foot (5') minimum
4	Side Setback	Ten foot (10') minimum
5	Rear Setback	Ten foot (10') minimum

c) UAZ: Building Design (Primary Building).		
1	Number of Floors	3 floors maximum if single use plus an optional basement by right. BONUS: Up to four (4) floors maximum with **either** open space as defined herein or mixed land use considerations incorporated into the development. Up to 5 floors maximum with open space **and** mixed land use considerations incorporated into the development.
2	Architectural Definition	Buildings over two stories shall have a well-defined base, middle and top such that architectural details articulate the different uses at lower building levels.
3	Ground Floor Elevation	The elevation of the ground floor may be elevated a maximum of 5' above the average grade of the site along the front facade of the building. If it can be demonstrated that elevation above 5' is necessary due to floodplain or similar site issues, consideration of said elevation may be considered. If the ground floor is designed to accommodate non-residential uses, the elevation of the ground floor should be placed near the elevation of the sidewalk to minimize the need for stairs and ADA ramps.
4	Ground Floor Height	If the ground floor is designed to accommodate non-residential space, the height of the ceiling (as measured from floor plate to floor plate) shall be at least 12 feet for buildings less than 3 floors and at least 16 feet for buildings with 3 or more floors.
5	Maximum Height	75' maximum as measured from the average grade of the site along the front facade of the building. For buildings greater than 30' or 2 stories, the upper stories shall be stepped back from the line of the front façade to provide areas for outdoor terraces, rooftop patios, etc.
6	Maximum GFA per single use	A single use shall not exceed 15,000 square feet of GFA per building.

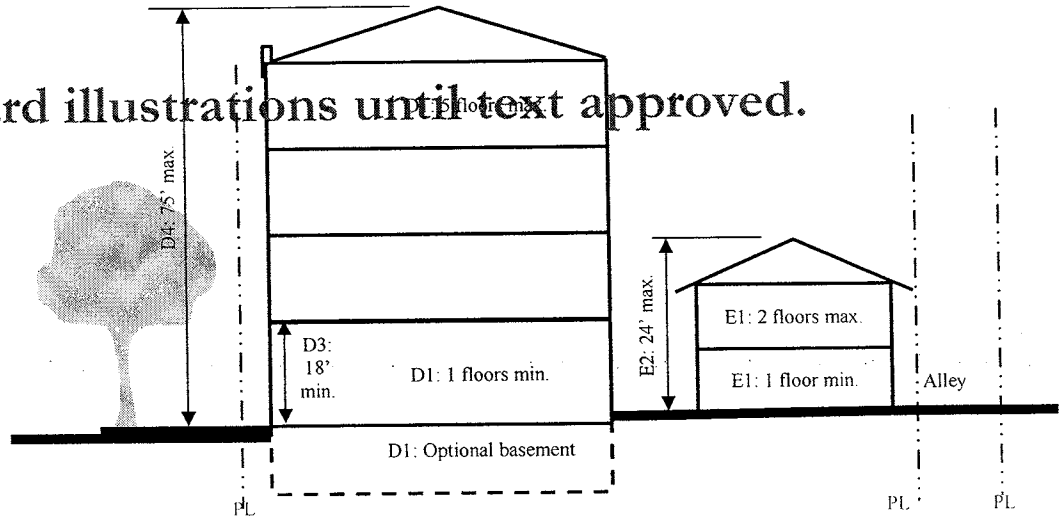
d) UAZ: Frontage Elements (Primary Building).		
1	Entrance and Frontage	The primary entrance shall be located on the façade along the primary front setback. The entrance shall be located within a stoop, storefront, terrace/lightwell, gallery, or forecourt frontage.
2	Rear Access	The appearance of rear entrances should orient customers and provide a safe and convenient access to the building without sacrificing the primary entrance purpose.
3	Windows, Ground Floor	At least 50% of the surface area of ground floor primary front and secondary front setback facades with storefronts shall be occupied by windows with glazing of no less than 60% transparency. At least 20% of the surface area of all other front (if three or front setbacks) and side facades shall be occupied by windows. Numerous smaller openings rather than a few large ones shall be provided along these facades in the accomplishment of this provision. Reflective, translucent or opaque glass is prohibited.
4	Windows, Second Floor and above	No less than 50% are of window or fixed glass and glazing no less than 60% transparency. Reflective, translucent or opaque glass prohibited.

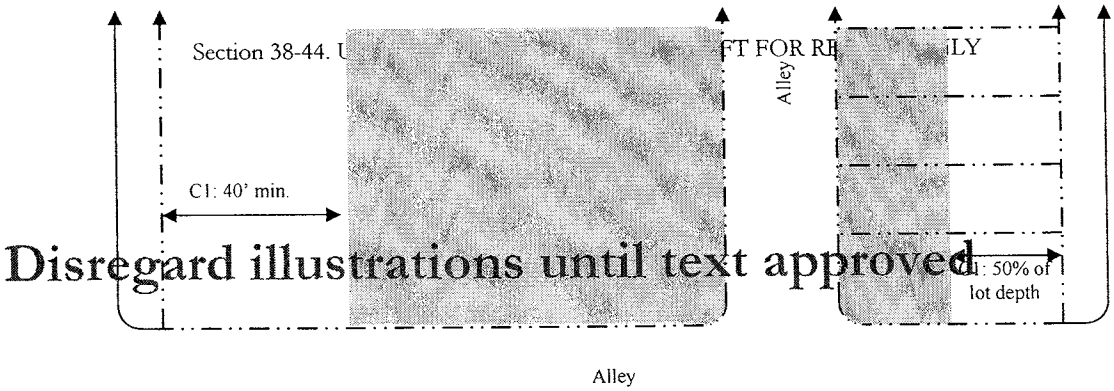
e) UAZ: Placement of Surface Parking and Accessory Buildings.		
1	Front Setback	No closer than the rear façade of the primary building(s), 40', or at least 50% of the lot depth, whichever is less.
2	Secondary Front Setback	8' minimum– parking lot 10' minimum – accessory building
3	Side Setback	A setback is not required. No encroachment into ROW permitted. Storm water required to be contained on subject parcel.
4	Rear Setback	A setback is not required. No encroachment into ROW permitted. Storm water required to be contained on subject parcel.

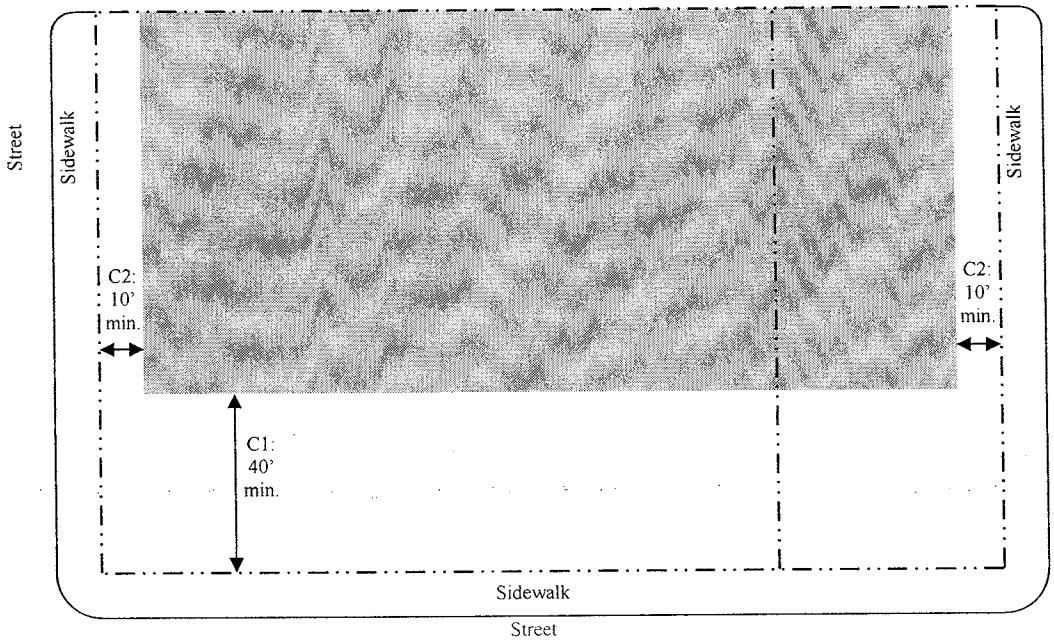
f) UAZ: Placement of Parking Structures.		
1	Front Setback	A setback is not required if liner building is designed **into** and a component part of the parking structure (Please refer to Definitions – Parking Garage with Liner Building). If the design involves a separate parking structure from a liner building, the structure may be placed no closer than the depth of the liner building across the entire lot. Building Code separation shall be required when applicable.
2	Secondary Front Setback	5' minimum
3	Side Setback	10' minimum.

4	Rear Setback	10' minimum.

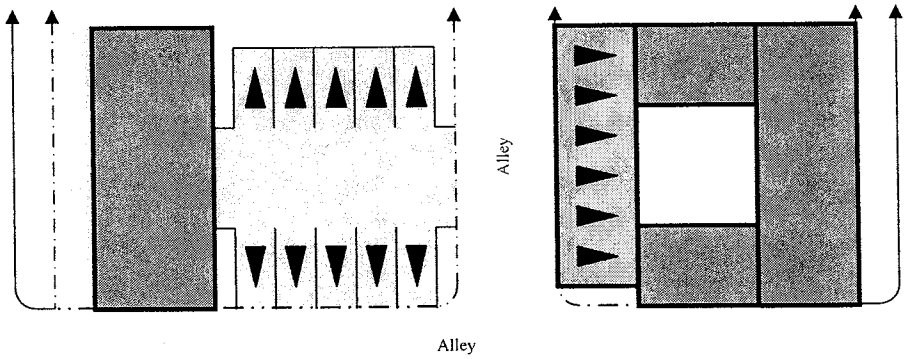
g) UAZ: Building Design (Accessory Buildings).		
1	Number of Floors	1 to 2 floors, not to exceed number of floors of the primary building.
2	Maximum Height	24' maximum as measured from the average grade of the site along the rear facade of the building.

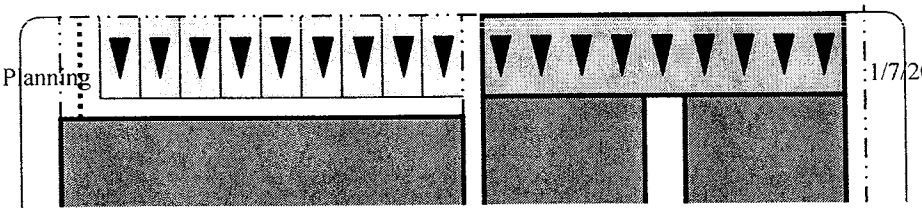






Zone where surface parking, attached/detached garages, above-ground parking structures, and outbuildings may be located





h) UAZ: Outdoor Lighting.		
1	Yard or Outdoor Lighting	• Ensure that any outdoor lighting follows Chapter 39 - Outdoor Lighting of the Las Cruces Municipal Code. • For non-residential uses, it is recommended that the UAZ should have a lighting curfew of 12:00 AM or close of business, whichever is later. Appropriate security lighting is hereby authorized.
2	Public Spaces	Pedestrian scale lighting shall be installed throughout the University District. *Please refer to Definitions*

i) UAZ: Garbage, Recycle, Mechanical Equipment, Loading Areas and Compost Storage.		
1	Allowed Locations	Garbage, recycle, and compost receptacles shall be stored within a garage, an outbuilding, or a rear or side yard that is enclosed by a wall or fence that meets Section 38-61 of the 2001 Zoning Code. Mechanical equipment and loading areas shall be located away from the street edge and screened from any right-of-way vantage point as applicable.

2. Building and Site Development Standards for the UD-TZ: University District Transition Zone

a) TZ: Block, Lot and Density Standards.		
1	Maximum Block Size (For new subdivisions and/or re-subdivided parcels or tracts)	All new subdivisions shall require the construction of new streets that create blocks with a maximum perimeter of 2,000 linear feet. When a full block cannot be constructed, street stubs-outs to adjacent properties shall be provided to allow for the future connection and completion of the block by subsequent development.
2	Density	10 minimum to 24 maximum units per acre by right. Accessory units and Guest Dwellings are excluded from this calculation.
3	Maximum Lot Width	100' maximum (as measured along the front property line)
4	Lot Depth	No minimum except as needed to meet other requirements in this section.
5	Impervious Surfaces	No more than 80% of the site shall consist of impervious surfaces.

b) TZ: Setbacks - Primary Building.		
1	Front Setback – Arterials	A minimum five foot (5') setback is required. Within the setback, awnings, porches, window shades, bay windows among other architectural features shall be incorporated into façade design. Option: Buildings that request or require a greater setback shall use that setback frontage for active or passive open space as defined herein.
2	Front Setback – Non Arterials	A minimum five foot (5') setback is required. No specific architectural features are necessary in the façade design.
3	Secondary Front Setback	Five foot (5') minimum
4	Side Setback	Ten foot (10') minimum
5	Rear Setback	Ten foot (10') minimum

c) TZ: Building Design (Primary Building).		
1	Number of Floors	3 floors maximum if single use plus an optional basement by right. BONUS: Up to four (4) floors maximum with **either** open space as defined herein or mixed land use considerations incorporated into the development.
2	Architectural Definition	Buildings over two stories shall have a well-defined base, middle and top such that architectural details articulate the different uses at lower building levels.
3	Ground Floor Elevation	The elevation of the ground floor may be elevated a maximum of 5' above the average grade of the site along the front facade of the building. If it can be demonstrated that elevation above 5' is necessary due to floodplain or similar site issues, consideration of said elevation may be considered. If the ground floor is designed to accommodate non-residential uses, the elevation of the ground floor should be placed near the elevation of the sidewalk to minimize the need for stairs and ADA ramps.
4	Ground Floor Height	If the ground floor is designed to accommodate non-residential space, the height of the ceiling (as measured from floor plate to floor plate) shall be at least 12 feet for buildings less than 3 floors and at least 16 feet for buildings with 3 or more floors. *Policy 24.5*
5	Maximum Height	35' maximum as measured from the average grade of the site along the front facade of the building. For buildings greater than 30' or 2 stories, the upper stories shall be stepped back from the line of the front façade to provide areas for outdoor terraces, rooftop patios, etc. *Policy 24.5*
6	Maximum GFA per single use	A single use shall not exceed 10,000 square feet of GFA. *Policy 23.7*

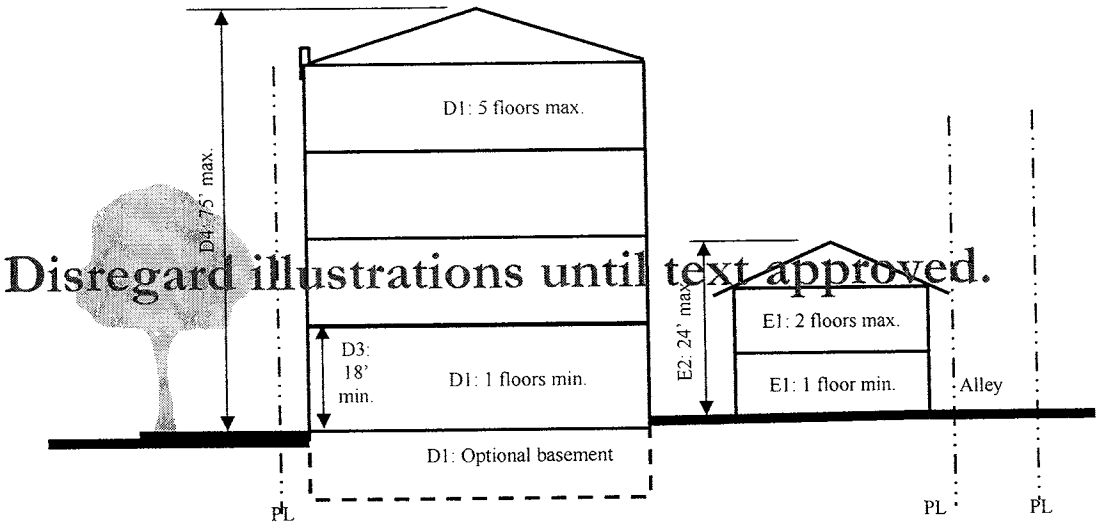
d) TZ: Frontage Elements (Primary Building).		
1	Entrance and Frontage	The primary entrance shall be located on the façade along the primary front setback. The entrance shall be located within a stoop, storefront, terrace/lightwell, gallery, or forecourt frontage. (Buildings on corner lots: primary frontage is the façade that faces the street that corresponds to the property address.)
2	Windows	At least 50% of the surface area of ground floor front and external side facades with storefronts shall be occupied by windows. At least 20% of the surface area of all other front (if three or front setbacks) and side facades shall be occupied by windows. Numerous smaller openings rather than a few large ones shall be provided along these facades in the accomplishment of this provision. Reflective, translucent or opaque glass is prohibited.

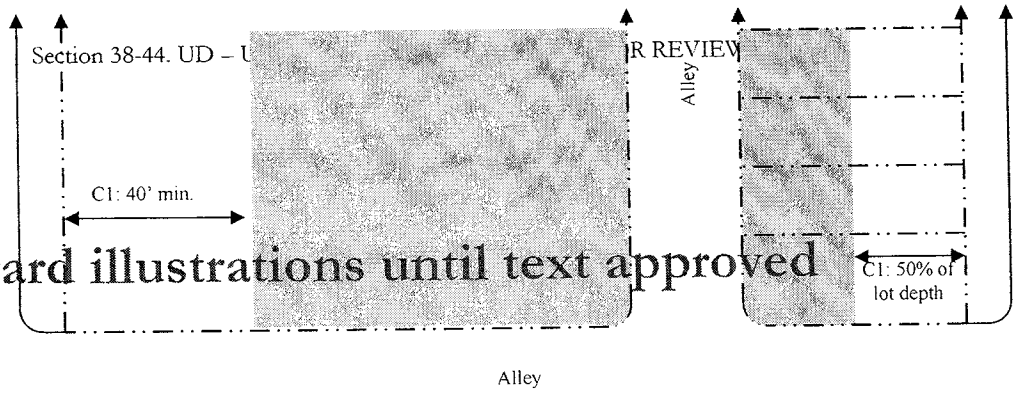
e) TZ: Placement of Surface Parking and Accessory Buildings.		
1	Front Setback	No closer than the rear façade of the primary building(s), 40', or at least 50% of the lot depth, whichever is less.
2	Secondary Front Setback	8' minimum– parking lot 10' minimum – accessory building
3	Side Setback	A setback is not required. No encroachment into ROW permitted. Storm water required to be contained on subject parcel. One hour fire rated wall required pursuant to the Building Code.
4	Rear Setback	A setback is not required. No encroachment into ROW permitted. Storm water required to be contained on subject parcel. One hour fire rated wall required pursuant to the Building Code.

f) TZ: Placement of Parking Structures.		
1	Front Setback	A setback is not required if liner building is designed **into** and a component part of the parking structure (Please refer to Definitions – Parking Garage with Liner Building). If the design involves a separate parking structure from a liner building, the structure may be placed no closer than the depth of the liner building across the entire lot. Building Code separation shall be required when applicable.
2	Secondary Front Setback	5' minimum
3	Side Setback	10' minimum.
4	Rear Setback	10' minimum.
5	Exceptions	Setbacks for podium and underground parking levels may have the same setbacks as the building. Section 38-32D 9(buffer requirements) applies to structures proposed in the Transition Zone (TZ) adjacent to single-family residential uses located outside the UD Overlay. For purposes of buffer requirements, the use on parcels shall be the primary determining factor in buffer requirements.

g) TZ: Building Design (Accessory Buildings).		
1	Number of Floors	1 to 2 floors, not to exceed number of floors of the primary building.
2	Maximum Height	24' maximum as measured from the average grade of the site along the rear facade of the building.

Section 38-44. UD – University District Overlay DRAFT FOR REVIEW ONLY





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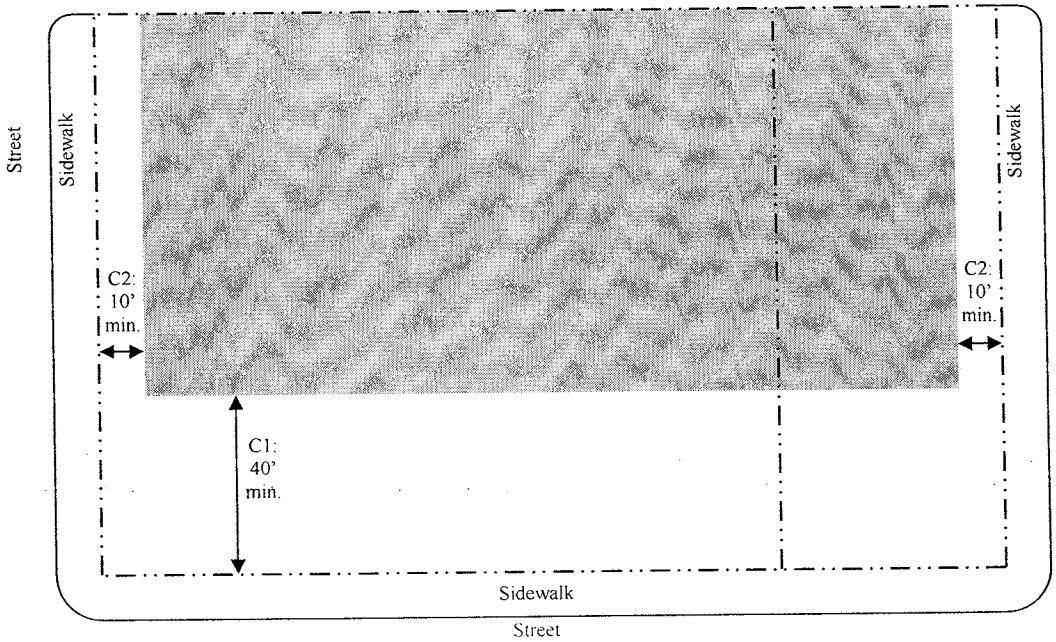
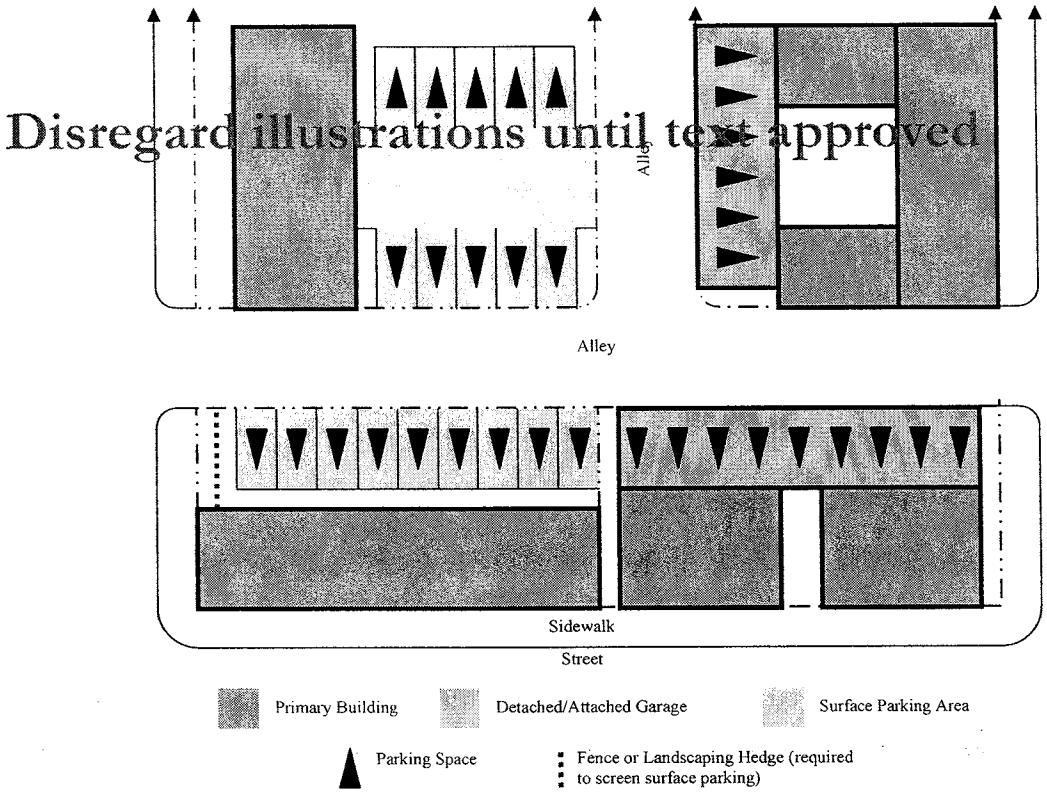


Zone where surface parking, attached/detached garages, above-ground parking structures, and outbuildings may be located

Section 38-44. UD – University District Overlay DRAFT FOR REVIEW ONLY



h) TZ: Outdoor Lighting.		
1	Yard or Outdoor Lighting	• Ensure that any outdoor lighting follows Chapter 39 - Outdoor Lighting of the Las Cruces Municipal Code. • For non-residential uses, it is recommended that the TZ should have a lighting curfew of 10:00 PM or close of business, whichever is later. Appropriate security lighting is hereby authorized.
2	Public Spaces	Pedestrian scale lighting shall be installed throughout the University District.

i) TZ: Garbage, Recycle, Mechanical Equipment, Loading Areas and Compost Storage.		
1	Allowed Locations	Garbage, recycle, and compost receptacles shall be stored within a garage, an outbuilding, or a rear or side yard that is enclosed by a wall or fence that meets Section 38-61 of the 2001 Zoning Code as amended. Mechanical equipment and loading areas shall be located away from the street edge and screened from any right-of-way vantage point as applicable.

3. Building and Site Design Standards for the UD-CZ: University District Convention Zone
   a) Civic Standards
      i. Introduction
         Civic buildings are buildings operated by not-for-profit organizations (including governmental organizations) that are dedicated to arts, culture, education, recreation, government, transit, and or for use approved by the legislative body. The above uses with a religious foundation are not considered civic buildings.
   b) Standards
      The following standards apply to civic buildings:
      i. Civic buildings should be architecturally distinctive, designed appropriately for their function, and designed with an outdoor gathering spaces
      ii. Civic buildings may be located within civic spaces.
      iii. Civic buildings shall not be subject to the standards of this article (Building Standards). The particulars of their design shall be determined by the University District Citizens Design Review Committee (UD-CDRC) and as required by the Director.
   c) Historic Building Standards
      i. Introduction: Historic buildings are structures that are listed on the National and/or New Mexico Registers of Historic Places.
      ii. Standards: The following standards apply to historic buildings:
         1) Uses for historic buildings and properties shall comply with Table 1, Permitted Land Uses.
         2) Alterations and additions to historic buildings shall comply with the Secretary of the Interior's Standards for Rehabilitation.

4. Landscaping – All Zones. All landscape planting should serve to enhance the architectural value of the building, ground the building in the site, create a pleasant and attractive environment for pedestrians, and mitigate environmental conditions such as excess heat, strong winds and air pollution. *Policies 15.1-15.10*
   a) Purpose. Landscaping standards are established for this District to create a more comfortable environment for pedestrians and transit users; to achieve the intended character of a walkable district that meets the desires of the community; and provide storm water management by reducing runoff and improving water quality by filtering runoff before it enters the collection system. Where City uses of easement area or right-of-way requires displacement of landscaping or damage to drainage ponds, the City shall replace or repair those pond and landscaping elements to the extent possible as determined by the City.
   b) Applicability. The provisions of this section shall supersede other landscaping requirements within the municipal code, where conflict in regulation exists, as it applies to the landscaping of the University District only.
   c) Landscaping standards apply to all development in the University District with the exception of properties that are occupied by single family residences. Landscape consists of native or drought-tolerant species of both overstory (shade and coniferous trees) and understory plantings of ornamental trees, shrubs, cacti and perennial grasses, ground covers, and flowers, the standards for which apply to the entire site and parking lot area, excluding building area.

Landscaping for new development within the University District shall comply with principles of water conservation that address *1. Planning & Design; 2. Soil Improvements; 3. Efficient irrigation; 4. Zoning of Plants; 5. Mulches; 6. Turf Alternatives; and 7. Appropriate Maintenance. (Please refer to: Curtis Smith's article, Principles of Xeriscape.*

   d) Area to be Landscaped. The required area to be landscaped is equal to a minimum of twenty percent (20%) of the total parking area. For the purposes of this article, the parking area shall be defined as the surface area of the entire tract of land excluding the building pad.
      i. Parking bays in excess of 10 spaces in length should be divided by intermittent landscape islands. Landscape islands shall be no less than six feet by six feet (6'x6') for each tree and accompanying groundcovers.
      ii. One tree shall be planted in the parking lot area for every five (5) parking spaces. Each tree shall be planted in an area that is no less than six feet by six feet (6'x6').
      iii. A landscape buffer no less than eight feet (8') wide should be provided between all parking areas and the sidewalk or street, the purpose of which is to screen parked vehicles from view from the street. The buffer strip should contain a mix of shade trees, low shrubs or perennial flowers, boulders and may include a decorative fence that ensures visibility. (Please refer to Fencing in Section J. Development and Urban Design Standards.) If a solid wall or dense hedge is used it should be no less than eighteen inches (18") and no more than four feet (48") in height to allow views into and out of parking areas. If a berm is used, the slope should not exceed ___%.
      iv. In parking lots larger than one acre or 200 feet or more wide, walkways are required that link perimeter sidewalks to primary building entrances. *Policy 10.4.*
      v. Green roofs (Please refer to Section E. Definitions) may be used to meet minimum landscape requirements at a 1:1 ratio excluding the above listed requirements for

landscaping parking lots.

e) Installation. The irrigation system and landscaping shall be installed before the completion of building construction and prior to the issuance of a certificate of occupancy unless a temporary Certificate of Occupancy or other written agreement has been arranged with the city. Such agreements extending the time of installation will be for a maximum period of nine months. (Ord. No. 978, § 4.6, 6-20-88)

f) The total required landscape area shall be evenly distributed throughout the site. Businesses offering outdoor seating within their front setbacks may reduce the required landscaping, subject to review by the City and the Citizen's Design Review Committee (to be discussed later in this Ordinance). *Policy 15.7*

g) Plants at the time of installation shall be sized and quantities shall be defined according to the following: 2 - 2¼" caliper tree, 5 - 15 gallon shrubs, and a choice of either 5 - 1 gallon shrubs or 50 square feet of ground cover, for every 500 square feet of lot area excluding building area and parking lot area.

h) Trees shall include shade producing trees which achieve a mature size of at least 25' high and 25' spread and ornamental trees which have particular features such as spring blooms, fall foliage color or bark characteristics. Evergreen trees such as pines, junipers, and cypress are also allowed. Shrubs shall include a mix of deciduous and evergreen plants including plants native to the Chihuahuan Desert and others adapted to our climate. Groundcovers shall serve to prevent soil erosion, provide color, and create an oasis feeling.

5. Fencing, Walls and Retaining Walls – General All Zones.

a) Existing noncompliant fences and walls within the District may remain in place so long as they conform to existing City ordinances regarding permitting, height and placement. Increases in structure height or length shall require full compliance with fencing/wall requirements.

b) New fences/walls shall be of a generally "open" design to maintain visibility from the street. As an example, an open fence including gates has for each 1 foot wide segment 60% of the surface area in open spaces which afford a direct view through the fence. Picket, post and rail, tubular steel and wrought iron are examples of acceptable open fencing. A base not greater than three feet (3') in height may be used in combination with the "open" design. Chain link fencing is prohibited. All fences/walls in front yards must be "open" by design. A "closed" fence/wall is defined as a structure, including gates, which conceals from view from adjoining properties, streets, or alleys, activities conducted behind it. "Closed" fences/walls may only be constructed in side- and rear-yards. They are not allowed in front yards.

c) Fences, walls and hedges within the primary front yard (where primary front yard setback is determined) shall be limited to a height of four feet (4'). The design of man-made structures shall conform to the provisions found in section (2) above.

d) Fences, walls and hedges that are within five feet (5') of the secondary front property line (side where secondary front yard setback is determined) shall be limited to a height of four feet (4'). If the fence, wall or hedge is setback at least eight feet (8') from the property line, the maximum height shall be limited to height of eight feet (8'). The design of man-made structures shall conform to the provisions found in section (2) above.

e) Fences, walls and hedges that are within the rear and side yards shall be limited to a height of eight feet (8').
f) Retaining walls used within the various districts shall be designed in a manner limiting their height to what is absolutely necessary for the retaining purpose intended.

6. Signage - All Zones.
   a) Purpose. The University District Overlay Sign Code shall be established for aesthetics, height, overall size, type, and lighting considerations for signage consistent with District urban design standards.
   b) Attached Signage. Only window, wall, awning signs and Multi-Use Development Directory signs are allowed. Awnings and the attached signs are subject to the design standards of all applicable codes.

Wall Signs: Flush Mount

1. Commercial/Non-Residential Development
   a) No wall sign shall project beyond the ends of the wall or beyond the top of the building to which it is affixed.
   b) Walls signs shall be affixed flat against the building wall. Any necessary frame mounting shall not extend more than six inches from the wall.
   c) Wall signs shall be placed on the ground floor of the structure in which the use takes place.
   d) No more than three wall signs shall be allowed per building façade in buildings with more than one business or use..
   e) No more than one wall sign shall be allowed per business or use per building façade. When there are more than three business occupants per building refer to Section __ in this ordinance for Multi-Use Development Directory Sign standards.
   f) One (1) square foot of signage for each linear foot of exterior wall space, not to exceed fifty (50) square feet per wall. The sign(s) shall be placed on the side of the building used to calculate the square footage of the sign. For buildings that are set back 100 or more feet from the sidewalk, signage may exceed the fifty (50) foot maximum as determined by the Community Development Director or designee.
2. Multi-Family Residential Development
   a) Up to two wall signs, not to exceed thirty-two (32) square feet each, with the name, logo, and associated graphics on a building containing eight (8) or more residential units.
   b) Only one (1) sign is allowed per wall. These attached signs are subject to the design standards of all applicable codes.

Wall Signs: Projecting

1. Projecting signs shall be considered double-faced signs with each sign face of equal size.
2. Projecting signs shall not exceed 12 square feet in sign face area (six square feet per sign face).
3. Only one projecting sign shall be allowed per business per street frontage.

4. Only ground floor commercial businesses shall be permitted to utilize projecting signs.
5. Projecting signs must maintain at least eight (8) feet of clearance as measured from the bottom of the sign to grade and may project no more than four (4) feet from the building or closer than two (2) feet to the edge of the sidewalk, whichever is less.
6. Projecting signs shall be installed at right angles to a building front.

Window Signs

1. There shall be no more than one permanent window sign per window.
2. Neon signs displayed indoors constitute permanent window signs. Only one neon sign shall be permitted per business façade.
3. The total coverage of all permanent, neon and temporary window signs shall not exceed 25 percent of the total glass area of the window.

Awnings and Canopies

1. Awnings and canopies shall be supported solely by the building to which they are attached and no columns or posts shall be permitted as supports.
2. No portion of an awning or canopy shall be less than eight (8) feet above grade. However, if the awning and canopy extends beyond four (4) feet between the building and curb, it must be 12 feet above grade.
3. The roofs of all awnings and canopies shall be used for no other purpose than to form and constitute a roof. The roofs of all awnings and canopies shall not drain directly or into the public right-of-way. The roofs of all awnings and canopies shall be constructed in accordance with the Building Code.
4. Awnings and canopies shall be designed to withstand a wind speed of not less than 90 miles per hour.
5. Awnings and canopies shall not interfere with street trees or traffic signs.
6. No advertising shall be placed on the awning or canopy except the name or logo of the owner, business or industry conducted within the premises, address of the building, or the building name.
7. Lettering or logos shall be painted or otherwise permanently affixed in letters not exceeding 20 inches in height on the front and side portions thereof.
8. Translucent awnings and canopies are not permitted.
9. Any awning or canopy that encroaches into the public right-of-way shall obtain an approved Encroachment Agreement from the City's Land Management Department prior to placement and use of the awning or canopy and comply with Chapter 32 of the International Building Code.

Multi-Use Development Directory Sign. Exterior Directory Signs, with the name and location of all businesses within a multi-use development, shall be wall mounted as specified above. One (1) square foot of signage is allowed for each linear foot of exterior wall space, not to exceed fifty (50) square feet per wall. The sign(s) shall be placed on the side of the building used to calculate the square footage of the sign.

c) Freestanding Ground Signage: All Development.
   i. Ground signs shall be the only freestanding signage permitted within the District.
   ii. One (1) ground sign is allowed per lot. The ground sign shall identify the primary tenant, the name of the business center or the name of the residential units.
   iii. Individual ground signs shall be limited to properties which own direct, unobstructed (on-site) access to a public street.
   iv. Ground signs shall not exceed twenty-four (24) square feet in area, and shall not exceed three (3) feet in height. Signs shall be placed at least five (5) feet from the outside edge of the right-of-way, and at least five (5) feet from adjacent property lines and not within the clear sight triangle as defined by the City of Las Cruces Design Standards. Please refer to Section 32-405.

d) Design Standards.
   i. The silhouette, shape, and materials of signs in the University District Overlay shall be simple and compatible with the building or facade to which they relate.
   ii. Freestanding signs shall not be placed so they obscure important architectural features such as entrances, display windows, or decorative cornices when viewed from the right-of-way.
   iii. Attached signs shall not disrupt the architectural composition of the building facade. No part of any attached sign shall overlap or cover architectural features of the building such as cornices, eaves, window and door frames, columns, vigas and other decorative elements.
   iv. Signs within a business center shall be compatible with the architectural character of the center.
   v. The number of different lettering styles or fonts on a sign shall be kept to a minimum, and shall relate to the architectural character of the property. Lettering and copy shall not be crowded onto a sign and shall leave ample space around the copy to preserve legibility.
   vi. The visual appearance of signs shall reinforce the architectural character of the site.
   vii. Illumination:
      a) Signs that are illuminated shall have concealed lighting fixtures with the exception of LED and neon.
      b) No reflectors, arms, fixtures or wires shall be visible from the street.
      c) Internally illuminated signs shall not be permitted.
      d) No sign shall be illuminated to create a nuisance, traffic hazard or excessive glare to adjacent property and shall comply with the City of Las Cruces Street Lighting Ordinance to prevent illumination of the night sky so as to lessen light pollution. Please refer to Section 32-409 (Street Lighting) and Chapter 39, Outdoor Lighting.
      e) Freestanding signs shall be landscaped at their base in a manner that is compatible with the character of the site. Landscaping shall form an attractive cluster at the base of the sign.
      f) The top of any sign shall not exceed 20 feet above grade.

e) Temporary Promotional Banners and Pole Banners.

i. Building mounted banner displays:

a) In addition to permitted permanent signage, businesses and organizations in the University District Overlay are allowed temporary, promotional displays in the form of a banner for promotional purposes that are subject to the following conditions:

b) Each business and organization, with the exception of those within the Convention Zone, shall be permitted one (1) banner three (3) times during each calendar year for a maximum of 10 consecutive days each or for a maximum of 30 consecutive days. Due to the nature of the Convention Zone and the number of special events, banners are expected to change more frequently than three times during each calendar year.

c) Only one banner per business or organization may be displayed at a time.

d) Banners shall be made of a durable material that may include 12 to 16-ounce weight materials, such as, nylon or vinyl reinforced canvas. Banners must have hemmed and reinforced edges. Grommets should be located on the banner's edge to allow it to be securely fastened to its supporting structure. If grommets are not used, some other mechanism such as rope shall be placed within the hem to allow for its attachment.

e) Banners may not exceed 25 square feet in area.

f) Banners shall be securely attached to a permanent building.

g) The applicant shall provide to the Sign Administrator the name and address of the business/organization where the banner is to be placed, the first day the banner is to be displayed, the date it is to be removed, the size of the proposed banner, and its design.

h) Banners may be erected only when a sign permit has been issued. All banners shall be removed not later than the permissible time limit stated above. Failure to do so may forfeit the ability to use these provisions in the future. A permit will be issued to the applicant and will remain in effect for the duration of that event.

ii. Pole Banners:

Banners may be placed on City-owned utility and light poles promoting City-sponsored events and/or messages with approval by the City Manager or his/her designee. (For the purposes of pole banners, a City-sponsored event shall be defined as an event for which the City of Las Cruces donates money and/or services/personnel.) Examples of these types of messages include: "Las Cruces Sparkles on the 4th of July" and "Happy Holidays". Other governmental entities, such as New Mexico State University, may also place banners on City-owned utility and light poles that display a community-wide message and are approved by the City Manager or his/her designee. Examples of these types of messages include: "Go Aggies!" and "Welcome Back to School!" Approval with New Mexico State Highway Department will also be required when appropriate. To place banners on City-owned utility and light poles, arrangements shall be made through the Traffic Engineering section of the Public Works Department. Fees may be imposed to offset expenses.

f) Prohibited Signs: The following signs are prohibited in the University District Overlay:
   i. Portable and pole signs, whether temporary or permanent.
   ii. Permanent banners.
   iii. Pennants, streamers, and other fluttering devices, whether temporary or permanent.
   iv. Real estate, construction, contractor and "coming soon" signs over twelve (12) square feet in area or over five feet (5') tall.
   v. Political signs over twelve (12) square feet in area or over five (5) feet tall.
   vi. Billboards and all other off-premise signs.
   vii. All other signs as prohibited in Section H of the Las Cruces Sign Code.

g) Applicability: Where there are areas concerning signage not addressed by the University District Sign Code, Chapter 36 of the Municipal Code, Signs, shall apply.

K. TRANSPORTATION (STREETS AND PUBLIC SPACES).

1. Right-of-way improvements (traveled way, roadside and intersections) throughout the district shall be in accordance with the City's Complete Streets policy. (Please refer to City Council Resolution 09-301, June 15, 2009). *Policy 8.1.*
2. Project initiation and preliminary engineering shall be initiated at the earliest opportunity for right-of-way improvements to the traveled way, roadside and intersections of University Avenue between Interstate 25 and Interstate 10.
3. Future amendments to this section are anticipated and shall convey design parameters for University Avenue as a Walkable Thoroughfare.
4. Callecitas shall be considered and alleys shall be preserved, whenever possible for improving pedestrian connectivity and providing vehicular access to properties. (Please refer to Section F. Definitions.) *Policies 8.5, 8.6, 10.4*

L. PARKING, GENERAL – ALL ZONES.

1. Parking Requirements.

Requirements	1. Parking maximums are set for land uses in each zone, as noted in Table ____ above. Requests to reduce parking requirements shall be evaluated on a case-by-case basis by the Community Development Director or Designee. Requests to exceed maximum parking requirements shall be denied but may be processed as an appeal through the appropriate appeal process. 2. Shared parking and access agreements among neighboring properties are encouraged and will count toward off-street parking requirements. Section 38-58 (Off-street Parking) dictates the requirements for this application. 3. Off-street parking requirements can be met by entering into a shared parking agreement within ¼ mile, as measured along the street network and pedestrian right-of-way, that shall be used to identify how parking demand will be met and which properties are involved. 4. All standards for parking dimensional and ADA requirements for all development within the District shall be consistent with the Land Use Table___ in this Overlay and Section 38-58, Off-Street Parking, of the City Zoning Code. 5. All vehicles are to be parked along designated streets, in designated driveway or parking areas

	only. Parking on front lawns and/or landscaped areas shall be prohibited.
2. Parking Options.	
Parking Options *(Please refer to Section G. Permitted Uses for allowed parking locations)*	To reduce development costs, parking garages are not required. Parking may be provided within an attached garage, detached garage, parking structure, or surface parking lot. Parking for non-residential uses may also be provided off-site in a public parking lot or structure if a parking management district is formed for the area. Dedicated surface parking areas shall meet the landscape requirements of Section J. Development and Urban Design Standards of this Overlay.
3. Parking Access	
Alleys	Alleys are required for projects that create new blocks to provide access to parking areas and to minimize driveway curb cuts along streets. Alleys are encouraged (but not required) for projects on existing blocks to provide access to parking areas. Driveway access from the street is only allowed on lots where an alley cannot be provided.
Driveways	Driveway width shall comply with City Design Standards.
Pedestrian Connectivity	In parking lots larger than 1 acre or equal to or greater than 200 feet wide, walkways shall link perimeter sidewalks to primary building entrances.
Parking Prohibition	A Parking Management Plan would improve mobility and access to shops and business centers as well as controlling the amount of land dedicated to surface parking lots and parking structures. Until a Parking Management Plan is adopted, parking shall be prohibited from 8:00 a.m. to 5:00 p.m., Monday through Friday, on the following streets: Chaparral St. between University Ave. and Plain St. (east side only) Hagarty Ave. between University Ave. and Plain St. (west side only) Mesa St. between Jordan St. and Espina St. (south side only)

M. DEMOLITION. To preserve any contributing structure listed on the historic register (state or national) in the University District Overlay; this Ordinance creates a sixty (60) day demolition permit review process that allows time for interested parties to explore alternatives to the demolition of historic structures. Demolition for all other structures shall follow Chapters 30-491 and 38-63 of the 2001 Las Cruces Zoning Code, as amended.

1. Demolition permit - Demolition permit applications shall be submitted to the Community Development Department prior to any demolition activity taking place. Community Development Department staff will review the application for compliance with the 2001 Las Cruces Zoning Code, as amended. A proposal for redevelopment of the property must accompany the permit application.

2. Posting – At the beginning of the 60-day demolition permit review process, the Community Development Department will issue a sign that is to be posted in a conspicuous place on the property. The applicant is responsible for posting the sign and ensuring that it is in place for the entire 60-day period.

3. At the beginning of the 60-day demolition permit review process, the Community Development Department will inform the neighborhood associations, the New Mexico Historic Preservation Division and the Doña Ana Historical Society that a demolition permit has been applied for.

4. A demolition permit shall be issued upon the completion of the following items: 1) The completion of the 60-day period; and 2) The application meets all City Code requirements and has been approved by the Community Development Department Staff. (The applicant may use the 60-day time period to resolve any necessary Code compliance comments.) The permit application may be withdrawn by the applicant at anytime without charge.

5. Prior to the demolition of a historic structure, the applicant shall be responsible for fully documenting the structure, both interior and exterior, to provide a permanent record, in accordance with documentation procedures as follows. The demolition permit will not be approved without submittal and approval of this documentation by Community Development staff.
   a) Complete the Historic Cultural Property Inventory (HCPI) forms 1 & 2
   b) Photograph the property:
      i. Photo processing, printing and labeling shall follow the protocol established in "Photo Documentation Policy" available in the Community Development Department and on-line at _____.
      ii. Using a 35 mm camera with black-and-white print film (or digital camera described in Photo Documentation Policy), take several exterior photos of the primary structure (front, rear, sides, close-up views, details, setting, etc.) and exterior photos of each historic secondary structure, such as a garage, sheds, etc. (Accessory buildings that are not listed on the historic register should not be included.) For assistance in taking quality photographs, please refer to NPS Bulletin #23 at http://www.cr.nps.gov/nr/publications/bulletins/photobul/.
      iii. Include several interior photos of the primary structure, with attention to any distinctive architectural or historic features (vigas, carvings, coping, special flooring, bullet holes, etc.)
      iv. Staff strongly suggests that wide-angle camera lenses not be used for exterior photographs since these lenses tend to distort vertical dimensions of buildings. A perspective-correction lens is highly recommended for best results.
      v. The submitted photo packet must include one set of black and white (B&W) photographs, the negative strips, and a photo CD-R or DVD-R from the developer. **Photographs, whether 35mm or digital, must be printed in B&W.** Printed size may be 3½ x 5, 4 x 6, or 5 x 7.
      vi. Include a continuation sheet that provides information common to all photographs, followed by a list providing information pertinent to each photograph.
      vii. Digital images: When using digital images, the file name for each electronic image on the CD-R or DVD-R must correspond with the photo log included on the continuation sheet and the information labeled on the back of each photograph, and it should reference the county and state in which the property is located.

viii. All photographs and negatives must be put into archival photo or negative sleeves. Label the top of each protective negative sheet with: the property name, location, and the date the photographs were taken.

c) If measured drawings done by the Historic American Building Survey exist, the owner should annotate the drawings, showing changes to the property, interior and exterior, that have occurred up to the current date.

d) If known, a short history of the property should be included, in order to document how that property fits within the historic district or community.

e) The demolition permit will not be approved without submittal and approval of this documentation by Community Development staff.

6. Compliance with the procedure set out in this Section is not required if it is determined by the City of Las Cruces that the immediate demolition of a historic structure is in the best interest of public health, safety, and welfare. The applicant shall be responsible for documenting the structure in accordance with the procedure above to fully demonstrate the need for demolition and to provide a record of the structure. In the event that entering the structure would pose a threat to the health, safety and welfare of the documenter, interior photos are not required. This documentation must accompany the memo of determination for demolition by the Building Official prior to the issuance of a demolition permit.

N. ADMINISTRATION.

Submittal and Review Process

1. Purpose. Submittal and review procedures are established for all new development to protect persons and property in the University District Overlay as directed in the University District Plan.

2. Subject to Review by the Citizens' Design Review Committee (UD-CDRC)

a) **Subdivisions**. For submittal and review of subdivisions within the District, refer to Article V, of Chapter 37 pertaining to infill subdivision procedure.

b) **Buildings.**

i. Pre-Application Conference: Prior to filing an application for development of new buildings in the District, the applicant is encouraged to meet with staff of the City Community Development Department to review the proposed project. At this conference, staff shall review the development proposal and advise the applicant concerning the compatibility of the proposal with the intent and standards of the University District Plan and all other applicable City codes.

ii. Application Procedure: Upon completion of the Pre-Application Conference, the applicant shall submit at minimum, one copy of all application materials for new development to the Community Development Department for review. Upon submittal, staff shall review the submittal for completeness. If all the required items have been submitted, the Community Development Department shall issue a receipt for submittal.

iii. University District Citizens' Design Review Committee (UD-CDRC): Applicants shall meet with the UD-CDRC and City Staff at a public hearing for a formal recommendation by the UD-CDRC regarding the proposed project.

iv. Final Approval: An application shall be effective for no more than one (1) year from the date of approval. If development proposed by the application has not been initiated within the one (1) year stipulated, the application must be resubmitted for approval as established in this Section. The applicant may submit a request for extension of approval prior to the expiration date, if desired. The request will be reviewed by the Community Development Department.

c) **Variances.** Variances in the numerical requirements for development within the District will be considered in accordance to fulfilling the policies of the University District Plan and not contradictory to the policies therein. Variances may be granted by the Planning and Zoning Commission at a Public Hearing in accordance with Section 38-10.

i. An application for a numerical variance will be processed to applicable City departments and the Citizen's Design Review Committee.

ii. Applicants must present their request to the Citizen's Design Review Committee for their recommendation to the Planning and Zoning Commission. Recommendations from the UD-CDRC shall be delivered to the Planning and Zoning Commission prior to the public hearing.

iii. Decisions of the Planning and Zoning Commission may be appealed to City Council, in accordance with provisions of Section 38-13.

d) **Special Use Permit (SUP).** The Community Development Director or Designee determines SUP needed for uses not listed in this overlay.

e) **Zone Change**. Applicants must present requests for zone change to the Citizen's Design Review Committee for the Committee's recommendation to the Planning and Zoning Commission. Recommendations from the Design Review Committee shall be delivered to the Planning and Zoning Commission prior to the public hearing. Decisions of the Planning and Zoning Commission may be appealed to City Council in accordance with section 38-13.

f) **Plan amendments, code amendments.** Applicants must present requests for plan amendments and code amendments to the University District Citizen's Design Review Committee (UD-CDRC) for the Committee's recommendation to the Planning and Zoning Commission. Such requests will be considered once a year at the January meeting of the UD-CDRC. An exception to the once-a-year rule and expedited review applies to cases deemed necessary by the City in order to ensure successful implementation of the goals and objectives of the Plan and Ordinance where there is direct conflict between the Plan and Overlay. The UD-CDRC will determine which amendments may be processed gratis; all others incur a fee established by Resolution #00-360, July 3, 2000, Recommendations from the UD-CDRC shall be delivered to the Planning and Zoning Commission prior to the public hearing. Recommendation of the Planning and Zoning Commission are made to City Council which makes the final decision.

g) **Property Alteration, Remodel or Renovation.** Any related activities to existing buildings within the District shall require review by the Community Development Department and the Citizen's Design Review Committee to insure that the building and the property of the site will be brought into conformance with all applicable urban design standards of the University District Plan and this Section.

A portion of the submittal requirements may not be required in all renovation cases. Upon receipt of a written request justifying the deletion of required information, the

Community Development Department may waive any submittal requirement.

3. Courtesy Review of NMSU projects. Although NMSU is neither within the City limits nor subject to its jurisdiction, the campus and City share a stake in development along University Avenue and in the region as a whole. As such, the UD-CDRC respectfully requests 'courtesy design review' of the University's projects, particularly those planned for and close to University Avenue.

4. Subject to Administrative Review by Community Development Department staff.
   a) **Request to vacate alley**
   b) **Signs**
   c) **Minor Modifications.** A modification or change to a property that is less than a cumulative total of 15% of Gross Floor Area nor exceeds a cumulative total of $25,000.00 in valuation.

5. Application Materials. Applications for development in the University District Overlay shall be obtained from the Community Development Department. All applicants with submittals requiring public notice, such as new development and/or property renovation, shall be required to submit a Development Statement with their application. Development Statement forms may be obtained from the Community Development Department. Requirements for applications for all types of development shall include the following:
   a) **A letter of intent** stating the following:
      i. A statement of the purpose and use of the property.
      ii. All property improvements to be made.
      iii. A statement of the sustainable building practices to be employed.
      iv. A development schedule indicating the approximate dates at which construction or phases of construction will begin and end.
   b) **A boundary survey** as prepared by the appropriate licensed professional that is accurate and complete shall be made of the land to be developed. Property lines shall be shown giving the bearings in degrees, minutes and seconds. Distances shall be shown in feet and hundredths. Curved boundaries or lines on the survey shall provide sufficient data to enable the re-establishment of curves on the property. The location and description of all monuments set or found shall be included when applicable.
   c) **Site Plan**. The site plan shall be at a scale that adequately represents the information. Copies provided shall be legible and of a good quality, with no limit to the number of sheets used. The plans shall indicate the following:
      i. Title of site plan.
      ii. Total acreage of site.
      iii. Date of preparation, north arrow, written and graphic scale.
      iv. Identification of District Planning Area.
      v. Identification of site by lot, block, subdivision, if applicable.
      vi. A statement of ownership, signed by the property owner.
      vii. Name and address of property owner.
      viii. Name and address of applicant, if applicable.
      ix. Name and address of consulting firm or representative, if applicable.

x. Location and type of all land uses.
xi. All site improvements with all setbacks indicated.
xii. Dimensions of all buildings.
xiii. Existing and proposed vehicular circulation systems, including parking areas, storage areas, service areas, loading areas, and major points of access, including street pavement width and right-of-way.
xiv. A landscaping plan, to include the location, size, common name, and biological name of all landscaping materials.
xv. Where applicable, pedestrian and bicycle circulation system, and its relation to surrounding circulation.
xvi. Where applicable, location and arrangement of all open space, common recreational space, and private open space.
xvii. Architectural renderings or artistic drawings. Copies provided shall be legible and of a good quality, with no limit to the number of sheets used. The drawings shall illustrate the following:
    a) All new development illustrating all exterior building design, materials and colors.
    b) All new development illustrating relationships to neighboring uses, including site lighting.
    c) Sign location, materials, color, size, shape, and lighting.
    d) Quality of materials: Application materials which are illegible and/or otherwise of a low quality will not be accepted.

d) **3-Dimensional Model.** For projects proposed in the Convention Zone (CZ), provide computer-generated or physical modeling to enhance public understanding and review of the buildings within the context of the district as a whole.

e) **Waivers**. A portion of the submittal requirements may not be required in all development cases. Upon receipt of a written request justifying the deletion of required information, the Community Development Department may waive any submittal requirement.

O. ENFORCEMENT OF OVERLAY ZONE DISTRICT. Provisions to enforce this Section shall be consistent with the Enforcement Provisions of Article II of the Municipal Code.

Subdivision II.

University District Citizen's Design Review Committee

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Sec. 2-1012. Established.

There is established a University District citizen's design review committee. (Ord. No. 1894, § I, 9-17-01)

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Sec. 2-1013. Membership.

(a) The citizen's design review committee shall be comprised of seven members as follows: the University District area's district councilor, a New Mexico State University Campus architect staff person, one citizen who owns a business in the overlay, one citizen with design expertise such as in architecture, landscape architecture, interior design, or fine arts; three citizens who own property in the overlay; and one NMSU student representative. Two of the citizen participants shall be permanent residents within the overlay and the third citizen participant may or may not be a permanent resident of the overlay. Two additional citizens who own property or businesses within the University District may serve as alternates. The NMSU Campus architect staff person may select representatives/alternates, designated by this individual, to take their place as needed.

(b) The community development department's project coordinator for the University District plan shall serve the committee as a contact to the city and a source of information to support the committee's review process. (Ord. No. 1894, § I, 9-17-01)

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Sec. 2-1014. Term limits.

Because of the unique residency qualifications required to serve on the University District citizen's design review committee the term limit requirement found in 2-188(b)(11) is waived. University District citizen's design review committee citizen members may serve unlimited terms. Citizen members serve at the will of the city council. The current University District's councilor and New Mexico State University Campus architect staff person are permanent appointments. (Ord. No. 1894, § I, 9-17-01)

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Sec. 2-1015. Appointment procedure.

Citizens interested in participating on the citizen's design review committee shall apply through the city clerk's office. Applicants, including the New Mexico State University representative, will be recommended by the district's councilor to the mayor and appointed by the mayor upon the consent of the city council. (Ord. No. 1894, § I, 9-17-01)

Sec. 2-1016. Duties and procedure.

(a) All new development shall require city approval. To insure that the development standards of the University District overlay zone district are met, a citizen's design review committee, and a process for submittal and review of applications for development is hereby established. A citizen's design review committee is hereby authorized to serve the University District overlay as an advisory body to the city for all development proposals in the district. The citizen's design review committee, together with city staff, shall provide a recommendation regarding site design, architecture, and landscaping on all development projects occurring in the University District overlay.

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(b) An applicant may submit an application for a building permit before meeting with the citizen's design review committee, but must wait until said application has been reviewed by the committee and city staff before receiving a building permit (it is preferred, however, that applicants wait until final acceptance by the committee and city staff so that any required changes to the project be made prior to building permit review).

(c) The citizen's design review committee will also serve as an advisory body to the planning and zoning commission for all plan and code amendments, special use permit requests and variances affecting the University District overlay.
(Ord. No. 1894, § I, 9-17-01)

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Sec. 2-1017. Meetings.

The citizen's design review committee shall hold regular monthly meetings open to the public.
(Ord. No. 1894, § I, 9-17-01)

Sec. 2-1018. Organization.

The University District citizen's design review committee shall elect a chair and a vice-chair, each of whom shall serve for one calendar year.
(Ord. No. 1894, § I, 9-17-01)

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Sec. 2-1019. Voting.

A simple majority vote of a quorum of the University District citizen's design review committee is required for approval on all University District citizen design review committee recommendations.
(Ord. No. 1894, § I, 9-17-01)

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Sec. 2-1020. Appeals.

(a) An application for development must be approved by the city and the citizen's design review committee in order for a building permit to be issued. In the event that an application is denied by the city or the committee based on interpretation of the University District plan and ordinance's urban design requirements, the two entities shall

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meet to discuss the interpretation. In the event that an agreement cannot be reached to approve the application or an applicant or aggrieved person is not satisfied with the final determination made by the city and committee, the applicant may file for an appeal with the planning and zoning commission. An appeal must be initiated in writing to the community development department by an applicant or aggrieved person within 15 days after all other procedures established by this section have been exhausted. The petition will then be processed by the city to be considered at the next available public hearing in accordance with the notice requirements found in division 2, section 38-71 of this Code.

(b) Any aggrieved person that is affected by a decision of the planning and zoning commission in the enforcement of the University District plan and this section may appeal such decision to the city council in accordance with division 2, section 38-236 of this Code.

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(c) Any person aggrieved by a determination of the city council may appeal to district court within 30 days after the determination made by the city council, in accordance with division 2, section 38-237 of this Code.
(Ord. No. 1894, § I, 9-17-01)

Secs. 2-1021--2-1040. Reserved.

14 signed in — a number did not (14+)

Sign In Sheet

University Avenue Corridor Public Meeting

Date: Jan 13, 2010

Location: Council Chambers

Name	Organization (if applicable)	Mailing Address	e-mail (you will be added to our mailing list if you provide it)	Phone
Ivan White Pat Bonneau-White	— —	303 Camino Real LC NM	iwhite@zianet.com	647-3546
MICHAEL RICKENBAKER	NMSU		MRICKEN@NMSU.EDU	646-1016
Les Lee Alexander Tom Deuley		on list	we're on list	524-9830
Amy Denise Kord	Chi Omega Women's Fraternity	PO Box 3138 LC, NM 88003		644-1233
W. RON CAMUNEZ	W.R. CAMUNEZ & ASSOC.			
Alyon Looney	NMSU		ALooney@NMSU.EDU	646-4545
joni newcomer	NMSU	Box 30001 MSC 3545 88003		646-7563
Sharon Kirkpatrick		on list		571-2742
Liz + Ruben Smith		"		
George Pearson			george@mackichan.com	

Sign In Sheet

University Avenue Corridor Public Meeting

Date: Jan 13 2010

Location: Council Chambers

Name	Organization (if applicable)	Mailing Address	e-mail (you will be added to our mailing list if you provide it)	Phone
Clinton R Lanier		2015 Cotton Ave. LCNM		
Gregory Groves		2100 Lynch LC, NM 88001	framoutlet@yahoo.com	532-5682
Mike Gallagher	NMDOT-SRD	on file		

733

Summary of Comments received on DRAFT UD Plan + Overlay

Number	Subject	Comment
1	safety	several overhead walkways & a large parking structure needed
2	CZ	Since the entire CZ has not been annexed it should not be masterplanned without addressing the NMSU Historical Preservation Plan. CZ should allow veterinary facilities & other Ag uses, Botanical Park. Continue agricultural uses.
3	circulation, safety	road diet for University with in-road bicycle lanes, traffic calming elements, reduced # lanes, reduced speed limit. Mixed Use zoning for anything on University Avenue (mix including residential). Land uses north of University are highly consistent with the Arts Complex, LC Center & proposed hotel south of University. Tucson between Park & Euclid = good example of final outcome.
4	drive-thrus & parking maximums	make allowances for drive-thrus. Many businesses absolutely cannot function without drive-thrus. Parking requirements are untenable. There should be minimum (not maximum) stds. The consequences of inadequate parking will be felt in the surrounding neighborhoods.
5	draft NMSU Historical Preservation Plan	incorporate the contents of the Draft NMSU Historical Preservation Plan to the greatest extent possible into the UD Plan and Overlay. Make sure the document is part of UAC CDRC packet for 2/3/2010.
6	drive-thrus & parking maximums	Drive-thrus have been requested. We know that is not a great idea as the corridor has been able to make adjustments to the current plan that have worked out very well. Parking minimums, not maximums should be enforced.
7	overall Plan + Overlay	Both Plan & Overlay "adequately reflect much of the community sentiment on the desired future of this important district of our growing community." Endorses the Plan + Overlay.
8	historic & cultural resources	RE: the Seed House which is in the Convention Zone--the City & University should commit to preserving the structure. It could be reused for some complementary function. Recommend phasing zoning changes from residential to commercial along University Ave. to only expand from existing commercial areas to avoid leapfrog development without tenants down corridor. Integrate former professors' homes into the new landscape rather than bulldoze.
staff	fees	Permit and application fees should be waived for development within the UD.

#1 ✓

Suggestions (UNCLASSIFIED)
From: LeNoir, James (Cont, ARL/CISD) [JLeNoir@arl.army.mil]
Sent: Thursday, January 07, 2010 2:28 PM
To: Susan Lowell
Subject: Suggestions (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: NONE

What I have to suggest right off is put in several overhead walkways. This will increase safety for all and should be a requirement.

In addition, a large parking structure is needed somewhere!

J. LeNoir

Classification: UNCLASSIFIED
Caveats: NONE

Susan Lowell

From: Sandy Geiger [sgeiger@math.nmsu.edu]
Sent: Wednesday, January 13, 2010 1:36 PM
To: Susan Lowell
Subject: University Avenue Corridor Plan/Overlay (fwd)

Susan, please use this corrected letter, where I actually spelled my name right. Thanks!

Comments:

I am once again very disappointed in this plan for its disregard for university and University Avenue history. I repeat statements made in 2008.

From the plan: "Convention Zone (UD-CZ): The UD-CZ is assigned to land suitable for development that, by its intrinsic size, function, or configuration, may not conform to the descriptions and standards for one of the other zones. The development types include convention and exhibition hall, hotel, and ancillary uses such as restaurant and specialty retail."

The entire Convention Zone is NOT annexed to the City, with the exception of the Convention Center site of 10 acres, and should not be master planned or overlay planned without first addressing the NMSU's Historical Preservation Plan, even if it is in draft form. The Convention Zone consists of land proposed for NMSU's Historical Agricultural District in the Historical Preservation Plan.

UD-CZ should allow Veterinary facilities! There are other Ag-related uses that could be identified here as well, so the Table is incomplete.

Certainly a Botanical Park should be allowed in CZ.

I do not believe that the UD-CZ agrees with planning as outlined in the NMSU Master Plan and ideas shared that would incorporate agriculture and gardens into the zone offered by Michael Rickenbacker and Lowell Catlett.

Lastly, without NMSU's replacement of the some 37 agricultural and once-agricultural acres now identified as Areas 6 and 7 in the UD, I vote for continued ag use.

Thank you, Sandy Geiger

From: Brown, Christopher [brownchr@ad.nmsu.edu]
Sent: Thursday, January 14, 2010 12:57 PM
To: Sharon K. Thomas; Susan Lowell
Subject: My apologies

Susan and Sherry,

I am sorry to miss last night's meeting. I was planning on attending, but I caught some sort of flu or cold bug. I was literally lying on the couch and trying to heal up prior to classes beginning today when my PDA went off reminding me to attend.

I did see Mike Rickenbacker at Convocation on Tuesday, and he noted the plan you all revealed was very consistent with the NMSU Master Plan. If so, I am highly supportive of the concepts involved. If there is any way to take public comments by EMAIL, here are some specific suggestions:

- Full blown road diet for University, including reconstruction of in road bike lanes, traffic calming islands, reduced # of traffic lanes, and reduced speed limits,
- Mixed use zoning for anything build on University, hopefully with a mix of residential above businesses, similar to what I have seen planned for the B&N bookstore,
- Land uses north of University that are highly consistent with the Arts Complex, LC Center and proposed hotel south of University
- The end result should approximate what Tucson did adjacent to the U of A on University, between Park and Euclid. See the following link for some imagery of this:

http://maps.google.com/maps?
f=q&source=s_q&g=&q=university+of+arizona&btnG=Search+Maps

Thanks
Chris

~~~~~~
Christopher Brown, Ph.D.
Department Head, NMSU Department of Geography
Director, NMSU Spatial Applications Research Center
PO Box 30001, MSC MAP
New Mexico State University
Las Cruces, NM 88003-8001
575-646-3509 (Department office)
575-646-1892 (my office)
575-646-7430 (Facsimile)
EMAIL: brownchr@nmsu.edu
"One hand washes the other, and the two wash the face."
Translation of Spanish proverb on cooperation
~~~~~~

From: John Curry [johncurry@johncurry.com]
Sent: Friday, January 15, 2010 2:03 PM
To: Susan Lowell
Subject: RE: comments on the UD Plan & Overlay

Dear Susan,

I have been looking through the draft copies and would like to expand on the verbal comments which we had last week.

First, as we discussed, I strongly believe there must be allowances made for drive-thru's in the Corridor. Businesses which cater to students and the surrounding neighborhood such as dry cleaners, pharmacies, and some restaurants absolutely cannot function profitably without a drive thru. There the language regulating these should be developed after consulting with architecture firms such as Studio D. and Newby and Associates. The NMSU architect Mr. Rickenbacker has stated publicly NMSU's support for drive-thru's and he offered to help with language.

Second, the parking requirements in many cases are simply untenable. There should be minimum parking requirements for each type of business, not a maximum number of spaces. As we discussed, different physicians, for example, have widely varying needs, which they know best. We should not be limiting the number one spaces which an OB-GYN Physician needs. The hotel/motel number of .5 spaces per key pus one space per 800 square feet of gross floor area for other uses is completely unacceptable. Our company builds and owns hotels, and we could never accept this maximum parking requirement. For example, if we were building a 100 room Holiday Inn Express in the Corridor we would need 1 parking space per room (100) plus 1 space for each employee (20) plus 5 spaces for visitors. This would result in a ratio of 1.25 spaces per room. The maximum spaces of 1 for every 3 seats for a movie theatre are in my opinion not adequate. The apartment parking section currently requires 1.5 spaces per unit. This is a poorly written requirement. These parking spaces should be based on the number of bedrooms, not the number of units. A 3 bedroom apartment needs a minimum of 3 parking spaces, not 1.5. I'm not going to take the time in this note to comment on every single parking requirement, but I hope that you can see that this section needs to be adjusted after consultation with local architecture firms who know exactly how many spaces are needed for each of these uses.

I feel very strongly about the parking needs because if new buildings are allowed to be constructed in the Corridor without adequate parking, people will be pushed into the surrounding residential areas and park anywhere they can find a spot. This will be a great inconvenience upon current residents and does not reflect good planning. The automobile is a fact of life, and we must make allowances for its usage.

I know that you and the City staff and the Public have been working very hard to develop a quality document for the University Corridor. The modifications I have talked about above are necessary to make sure that this plan is successful.

Sincerely,

John Curry

Las Cruces:
2009 – On Milken Institute's annual list of "10 Best Performing Small Cities"
2007 – Farmers Insurance names Las Cruces safest midsized town in the US
2006 – Named number one "Dream Town" to retire in by AARP
2005 – Money Magazine: "Top College City to Retire"
2004 – Inc. Magazine: "Top 25 Cities for Doing Business in America"
Named one of "Top 100 Places to Live" by Relocate-America.com
Best place to live by Family Digest

NMSU Draft Historical Preservation Plan Volume 1

From: Sandy Geiger [sgeiger@math.nmsu.edu]
Sent: Saturday, January 16, 2010 8:36 PM
To: Susan Lowell
Subject: NMSU Draft Historical Preservation Plan Volume 1

Attachments: REVISED NMSU Preservation Plan Volume I.pdf

Dear Susan,

Please submit this draft NMSU Historical Preservation Plan as public input record to the University Avenue Corridor Plan and Overlay. The only valuable proposal for the UAC Plan and Overlay would embrace and integrate the content of the HPP to the greatest extent possible. Context sensitive planning and design mandates respect for people, history, the environment and other plans. I encourage the City to consider this plan.

I would like this plan to be included in the packets for the UAC Development Design Review Committee (or its present name), the Planning and Zoning Commission and the City Council when appropriate.

Thank you, Sandy Geiger

(Volume II follows)

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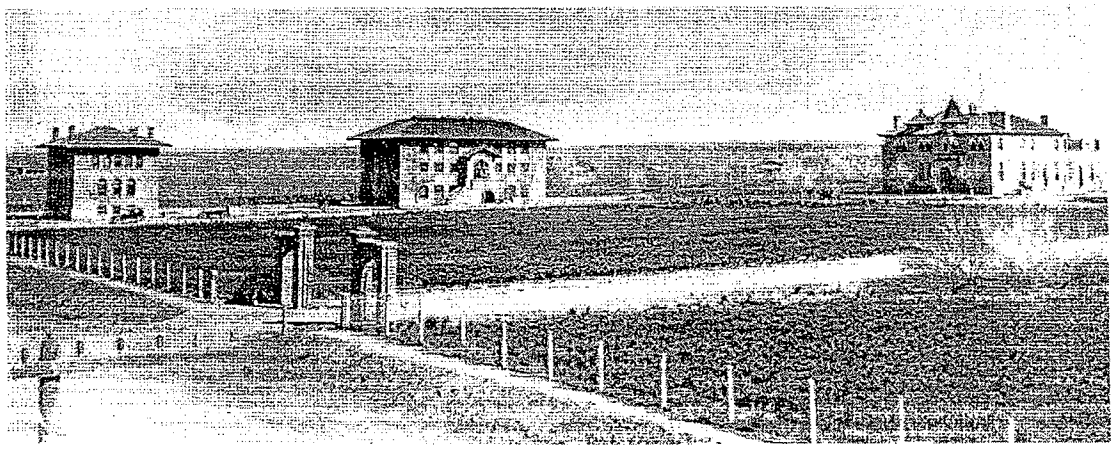
NEW MEXICO STATE UNIVERSITY HERITAGE PRESERVATION PLAN VOLUME 1



May 2009

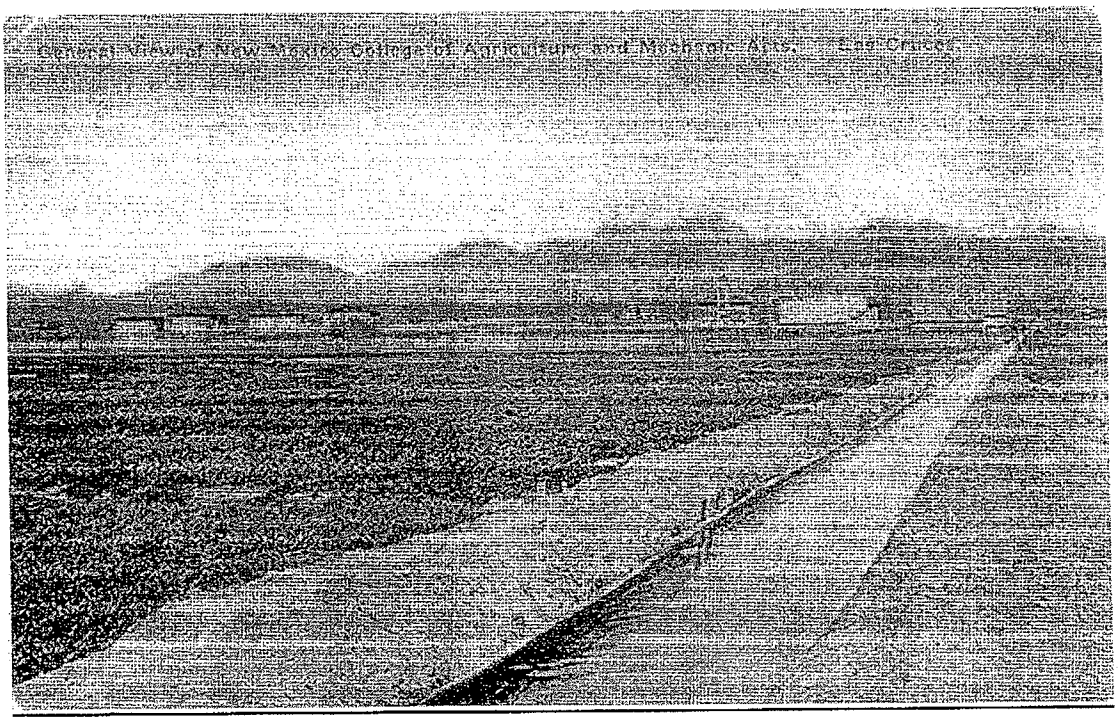
Prepared for:
New Mexico State University
Facilities Planning & Construction

Funded by:
The Getty Foundation

Prepared by:
Van Citters Historic Preservation, LLC

741 56

NEW MEXICO STATE UNIVERSITY HERITAGE PRESERVATION PLAN VOLUME 2 & APPENDICES



May 2009

Prepared for:
New Mexico State University
Facilities Planning & Construction

Funded by:
The Getty Foundation

Prepared by:
Van Citters Historic Preservation, LLC

From: Dolores Connor
Sent: Monday, January 18, 2010 2:01 PM
To: Robert Garza; Susan Lowell; Vincent Banegas; David Weir
Subject: UD Plan

I have has some inquiry over the weekend and there is concern about no drive-thrus. We know that is not a great idea as the corridor has been able to make adjustments to the current plan that have worked out very well. I also remember somewhere in the notes of the UAC Committee a request for drive-thru's.

Also, I have had other conversations regarding the parking and the "extreme push" to limit the number of spaces where in some cases there would be more that the required #. This was also pointed out to me about the Olive Garden permit as it had too many spaces??? I agree that if the area allows for some extra parking it should not be restricted, only the minimums should be enforced.

I have concerns that these two items will create more amendments than necessary. How can we adjust. I know the plan calls for pedestrians and public transit to better served in the corridor but let's not fool ourselves that this is a major roadway that will need to continue to move a lot of traffic also.

Thanks,
Dolores Connor

I will keep reading through the plan!

From: Rickenbaker, Michael [mricken@ad.nmsu.edu]
Sent: Monday, January 25, 2010 1:22 PM
To: Susan Lowell
Subject: Public Comment

Susan,

Allow me to commend you and everyone who participated in developing the proposed Draft University District Plan and Draft University District Overlay. I think both adequately reflect much of the community sentiment on the desired future of this important district of our growing community. I which to endorse the plan and the proposed overlay district.

Please let me know if you require any additional input.

Michael

Michael Rickenbaker
AIA AUA NCARB
University Architect
& Director
Facilities Planning & Construction
New Mexico State University
Las Cruces, New Mexico
575-646-1016
mricken@nmsu.edu

Susan Lowell

From: Greg Smith [gszeu@aol.com]
Sent: Tuesday, January 26, 2010 7:54 AM
To: Susan Lowell
Subject: University District Plan

Susan,

Let me commend you on how many good ideas I saw included in the draft proposal. As you might imagine, I was particularly gratified to see some emphasis being given to historic and cultural properties.

I do have two requests that I hope can still be considered:

1. W hereas the Seed House (the first college building and where Hiram Hadley taught) is in the Convention Center zone, I would like for both the University and the City to make some commitment to preserving that historic, adobe structure. It could be revamped for meeting rooms or offices or some other complementary function if it becomes absorbed into the Convention Center, but it should not be bulldozed.
2. As z oning changes from residential to commercial along University Avenue, I would ask that a phased approach be taken so that zoning permits commercial development to only expand from existing commercial areas as the demand is demonstrated and so that commercial development doesn't leapfrog down the Avenue. Going from the current mix to the urban corridor that is envisioned is not going to happen overnight, and it would be all too easy for more commercial space to be dropped in haphazardly along the north side without tenants being ready to take the spaces (as evidenced by the Cervantes strip at the corner of University and Espina). The modest houses that still line the north of University were once professors' homes, and they belong to another legacy that could be integrated into the new landscape rather than bulldozed.

Former Councillor Steve Trowbridge also made an excellent point to me recently. He said that if we are truly seeking to reduce the number of people driving to the campus, and if we are truly looking for ways to justify mass transit use, we should encourage high rise apartment development at the University. I think he was pushing for it on campus, but it might make sense for it to be adjacent to the campus. Thus, the height restrictions might be relaxed in clusters near the existing commercial areas (with appropriate setbacks from the street).

Thanks for taking this on. I look forward to a thoughtful and useful plan being in place.

Regards,
Greg

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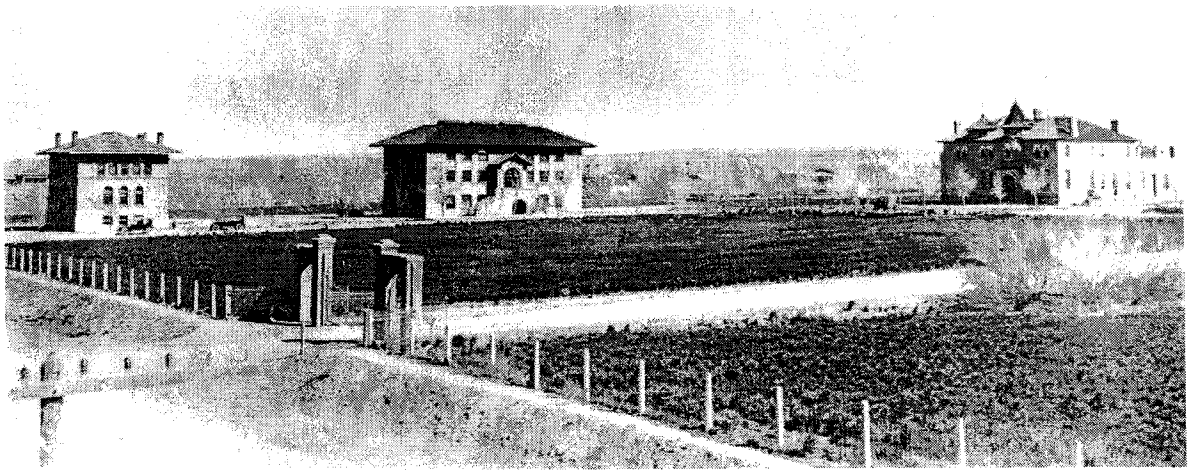
NEW MEXICO STATE UNIVERSITY HERITAGE PRESERVATION PLAN VOLUME 1



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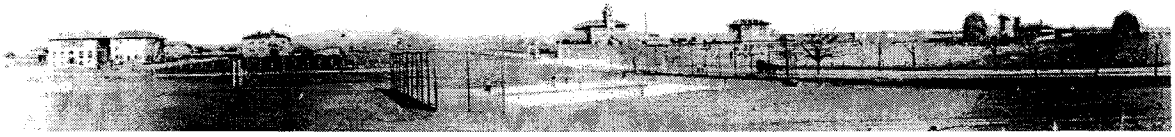

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In addition we would like to thank Edie Cherry for teaming with our firm – her insight into cultural landscapes issues, the university environment and architecture, and overall project organizational skills were of great value to the project and final product of this plan.

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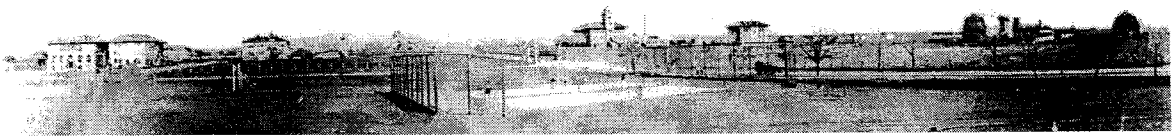

EXECUTIVE SUMMARY

In 2005 The Getty Foundation awarded New Mexico State University (NMSU) a Campus Heritage Grant to support a comprehensive survey of historic buildings and landscapes and develop historic preservation policies and guidelines to direct future conservation work and maintenance activities. According to The Getty Foundation website, these grants are designed to help colleges and universities "make plans to care for, maintain, and preserve their important historic resources." The New Mexico State Heritage Preservation Plan was prepared by Van Citters: Historic Preservation, LLC. The goal of the NMSU Heritage Preservation Plan is to identify and discuss the historically significant buildings, structures, landscapes, and objects located on the NMSU campus, which contribute to architectural and cultural heritage of the university. In addition, the Preservation Plan is intended to supplement the university's 2006 Master Plan for the campus and work in concert with the overall goals of that plan.

New Mexico State University has a distinguished architectural history centering on well-known regional architect Henry C. Trost. His influence on campus design and planning is still in evidence some one hundred years after its initial implementation. Subsequent campus building styles have reflected updates on Trost's original ideas, which have in turn been influenced by more modern designs, yet continue to be regionally inspired. The university's agricultural heritage has played an important role in shaping campus planning. The close proximity of traditional academic facilities with those specifically designed to meet the agricultural curriculum have resulted in a unique campus layout that is still visible today. Overall, the university has done a good job of maintaining its campus heritage (as reflected in its number of historic buildings) while still accommodating tremendous growth, particularly during the last fifty years.

The Heritage Preservation Plan identifies four historic districts with contributing buildings and structures: The Academic Historic District (Volume 1), the West Side Farm Historic District, the Animal Sciences Historic District, and the Sutherland-Tom Fort Historic District (Volume 2). Seven individual buildings and structures were located outside of historic districts (Volume 1). In addition, the plan discusses significant cultural landscapes, and places that contribute to the campus heritage. The historic districts and individual historic properties have been defined as those buildings, or in the case of districts, groups of buildings that meets criteria set forth for the National Register of Historic Places and is thus included or eligible for inclusion in the National Register. In addition to National Register properties, the plan has identified Heritage Conservation Places that do not meet the strict standards of the National Register, but nonetheless contribute to the university's overall sense of place (Volume 2) (Figure 1).

In addition to listing and evaluating the variety of historic properties found at New Mexico State, the plan also offers recommendations for the maintenance and preservation of these properties in accordance with established preservation practices.

Figure 1: Map of Historic Properties at NMSU

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The Heritage Preservation Plan also compares its findings with the 2006 Master Plan. Although there is general agreement between the two plans with regard to historic preservation issues, there are also areas of significant difference. These differences are summarized as follows:

1. The Academic Historic District. Substantial new construction is planned along University Avenue, on the north side of The Horseshoe. Both the Master Plan and the Heritage Preservation Plan identify The Horseshoe and the historic buildings along its perimeter as important and worthy of preservation. University planners should strive to honor the heritage of this historic core of the campus and the visual attributes of the original campus plan.

2. The West Side Farm Historic District. The west end of the university comprises agricultural fields that date to the earliest days of the campus and reflect the historic land grant status of the university. Both the Master Plan and the Heritage Preservation Plan identify these fields as important and worthy of preservation; however, it is also an area of proposed redevelopment with the construction of a new Las Cruces Convention Center complex. Care should be taken to integrate the complex with the university's agricultural heritage, which can be accomplished through not only building design, but also through interpretive displays, signage, and preservation of the remaining fields.

3. The construction of future new academic facilities will alter the Animal Sciences Historic District. Although the need for new facilities, designed for advancements in educational curriculum, are always important issues for a university, the demolition of buildings and structures in this district would affect the look of this area. Although many students and faculty may welcome the elimination of the sights, sounds, and smells associated with the care and feeding of livestock in such close proximity to the main campus, undoubtedly others will feel a sense of loss of this aspect of the university's heritage. The Heritage Preservation Plan recommends comprehensive historical documentation of this area prior to any demolition in order to preserve a record of this heritage.

4. A long-range recommendation in the Master Plan calls for the demolition of buildings in the Sutherland-Tom Fort Historic District. These properties retain a high degree of architectural integrity and represent an important period in post-war development for campus housing that is set within a national context. Again, the need for planned growth is often at odds with the desire for preservation; however, it is recommended that the university study alternatives and develop mitigation plans to minimize the adverse effects of any new development on these historic resources.

Although there are some points of disagreement over how best to accommodate the university's historic properties within the framework of future campus growth, the Master Plan and Heritage Preservation Plan are in general agreement on the need for preserving historic buildings, districts, and heritage places on New Mexico State University campus. The Master Plan highlights the variety of historic preservation resources found on campus, and the Preservation Plan supplements this plan with balanced, reasonable historic preservation recommendations,

which recognizes the importance of conserving the university's heritage while at the same time acknowledging the need for growth and development.

Finally, the Preservation Plan offers suggestions for future studies that will enhance this plan's serviceability. The plan also contains six appendices that illuminate federal and state historic preservation legislation and guidelines, which will aid university architects and planners in integrating the preservation plan's recommendations with overall campus Master Plan. There are also appendices that discuss other campus properties of interest – most notably those that are less than fifty years old. There is also an appendix on the Fabian Garcia Horticultural Farm which exemplifies the types of NMSU historic properties located off the main campus.

In conclusion, New Mexico State University has a long, distinguished heritage that is highlighted by distinctive architecture and a heritage that played a key role in helping to develop the state's agricultural economy. An important goal for the university in the future will be to find a way to value those historically significant buildings and landscapes while still continuing to grow and develop as a respected academic institution.

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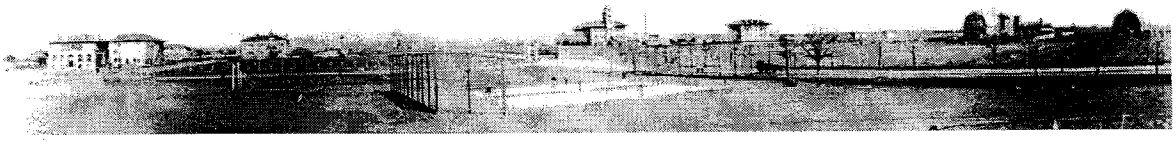


INTRODUCTION

In 2005 The Getty Foundation awarded New Mexico State University (NMSU) a Campus Heritage Grant to support a comprehensive survey of historic buildings and landscapes and develop historic preservation policies and guidelines to direct future conservation work and maintenance activities. According The Getty Foundation website, such grants are designed to help colleges and universities "make plans to care for, maintain, and preserve their important historic resources."

Van Citters: Historic Preservation, LLC (VCHP) was selected to prepare a Heritage Preservation Plan under the terms of The Getty Foundation grant awarded to NMSU. From the outset, the development of this plan has been a team effort involving architectural historians, historians, cultural landscape architects, and NMSU faculty and graduate students from the History Department to complete the multiple tasks involved in the preparation of such a plan.

The VCHP project team was led by Karen Van Citters, CSI, CDT, principle investigator, who directed the plan's preparation and was a major contributor to the report. Ms. Van Citters was assisted by William A. Dodge, Ph.D., senior cultural historian for VCHP, who conducted historical research and provided analysis for the evaluation of the historic properties and landscapes. Timothy L. Sawyer, Ph.D., preservation assistant for VCHP, also assisted with the historic property analysis and historical research. Teaming with VCHP was Edith Cherry, AIA, an architect and cultural landscape specialist with the firm of Cherry, See, and Reams Architects, who provided analysis of the historic landscapes on campus. Assisting the VCHP with planning and directing the public meeting was Lee Orosco, professional facilitator and NMSU alumnus.

For those readers of this plan not familiar with federal preservation law and guidelines, or terminology commonly used by preservation professionals and architectural historians, see Appendix A and the Glossary for more information on the laws and processes used in historic preservation, as well as a definition of terms.

The primary goal of the NMSU Heritage Preservation Plan is to identify and discuss the historically significant buildings, structures, landscapes, and objects located on the NMSU campus, which contribute to architectural and cultural heritage of the university. In addition, the Preservation Plan is intended to supplement the university's 2006 Master Plan for the campus and work in concert with the overall goals of that plan.

The following objectives guided the preparation of this Heritage Preservation Plan:

- Identify the architectural and historic features of the NMSU Main Campus that contribute to its unique heritage;
- Advocate for the importance of landscape settings, which include buildings and the spaces between them;

- Provide general design guidelines that can later be used to encourage the design of future construction so as to strengthen the spatial and visual relationship between contemporary and historic buildings and sites on campus;
- Provide general guidelines for maintenance of designated cultural properties;
- Provide information on important cultural properties on the NMSU Main Campus so that those properties may be adequately considered during the course of future campus planning;
- Provide information for decision-makers to form policies and develop plans that will preserve NMSU's heritage properties;
- Encourage the inclusion of historic preservation planning principles into current and future Campus Development and Strategic Plans.

For ease of reference, the Preservation Plan is divided into two volumes. Volume 1 offers a summary of the preservation principles guiding this study, as well as a brief history of the university, its major architects, and a discussion of landscape use on the campus. Volume 1 then goes into detail on the architectural features found in the Academic Historic District - NMSU's oldest and most historic landscape – and the historic buildings found in the immediate vicinity of the main campus. Volume 2 offers a discussion of the campus' other historic districts, describes other buildings and landscapes that contribute to New Mexico State's heritage, and contains the plan's appendices.

Properties Located Off the NMSU Main Campus

Like most state universities, NMSU educational and research facilities are not confined to the main campus. New Mexico State has other campuses and facilities located throughout the state (Table 1).

Table 1. Campuses and properties owned by NMSU.

Principal Campuses	New Mexico Location
NMSU – Las Cruces	Las Cruces
NMSU – Alamogordo	Alamogordo
NMSU – Carlsbad	Carlsbad
NMSU – Grants	Grants
NMSU – Doña Ana Community College	Las Cruces
Main Center	Las Cruces
East Mesa Center	Las Cruces
Nevada Street Center	Las Cruces
Gadsen Center	Anthony
Sunland Park Center	Sunland Park
Chaparral Center	Chaparral

Other Campuses	
Fabian Garcia Research Center	Las Cruces
Horse Farm	Las Cruces
Clayton Livestock Research Center	Clayton
Alcalde Center for Sustainable Agriculture	Alcalde
Southwest Center for Rangeland Sustainability	Corona
Jornada Ranch Agricultural Research Center	Dona Ana
Leyendecker Plant Science Center	Las Cruces
Clovis Agricultural Research Center	Clovis
Tucumcari Agricultural Research Center	Tucumcari
Los Lunas Agricultural Research Center	Las Lunas
Farmington Agricultural Research Center	Farmington
Artesia Agricultural Research Center	Artesia
Other Properties	
Apache Point Observatory	Cloudcroft
Santa Fe Ranch Demonstration Site	Santa Fe
Government Affairs Offices	Santa Fe
Cooperative Extension Service Offices	All 33 counties and 5 tribal offices

According to Mr. Greg Walke, Assistant University Architect, while most of these facilities have been developed within the past 50 years there are a number of locales that may have properties of historical interest. These include:

- The Horse Farm, Las Cruces;
- The Fabian Garcia Research Center, Las Cruces.
- The Alcalde Center for Sustainable Agriculture;
- The Jornada Ranch Agricultural Research Center in Doña Ana;
- The Clovis Agricultural Research Center; and
- Government Affairs Offices in Santa Fe.

As an example of what some of these other properties may offer in the way of historic resources, the NMSU Architectural Survey conducted research at the Fabian Garcia Research Center located just a mile west of the main campus. The survey team found a number of historic properties that resulted in the proposed designation of the Fabian Garcia Horticultural Farm Historic District. A description of this district can be found in Volume 2.

It is recommended that as funding permits, the other facilities be surveyed by architectural historians to determine whether there are historic properties at these locations.

PRESERVATION PRINCIPLES & PROJECT METHODOLOGY

Defining a "Historic Property"

The National Historic Preservation Act and the New Mexico State Cultural Properties Act created registers of historic properties and established guidelines for eligibility standards used to determine if a property should be included in either of these registers (see Appendix A, Volume 2, for a brief discussion of the federal and State laws pertaining to historic preservation). The historic properties identified on the NMSU main campus were evaluated with regard to their historic or architectural significance using standards and criteria promulgated by the National Park Service for the National Register of Historic Places (see Appendix B). These standards are also used by the State of New Mexico to determine those properties that are eligible to be listed on the State Register of Cultural Properties. The National and State Register's criteria for buildings and structures located on the NMSU campus can be summarized as follows:

- A property associated with historical events (including important events in NMSU's campus history) (National Register Criterion A);
- A property associated with important people (including university presidents, faculty, or campus architects) (National Register Criterion B); and
- A property that exemplifies a distinctive method of construction or a period of style (National Register Criterion C).

Buildings, structures, or landscapes that are tied together by historical events or similarities in architectural styling can also be grouped into "historic districts." Properties located within a district are classified as "individually eligible" or "contributing" or "non-contributing" to the events or style represented in that district. Individual historic properties or districts generally have to be 50 years of age or older to be considered eligible for listing in the National Register (but not the State Register) and they have to retain their architectural and historical "integrity", that is, they cannot have additions or modifications that have obscured or removed their architectural details, and must be in the same location or have a similar general setting as when they were built (for instance, buildings that have been moved are not generally eligible). Again, the reader is referred to Appendix B for a more detailed explanation of integrity.

It should be pointed out that neither the National Register of Historic Places nor the State Register of Cultural Properties provides absolute protection from changes to a historic property, including complete demolition. Rather, the university is required to consult with the SHPO about the effects of the proposed project on historic properties. Therefore, whenever NMSU performs general maintenance, proposes modifying, or considers demolishing a "historic building," that, is a building listed or eligible for listing on either the State or National Register, it must consider the effects of these actions (referred to as "undertakings" in federal law). There is a slight, but significant, difference on consultation requirements depending upon the funding source:

- If **federal** funding is involved in the project NMSU must consult with the SHPO on the potential effects of the project upon the historic characteristics of the building. This applies whether the property is listed on the National Register OR has been determined eligible for the National Register.

- If **State** funding is involved in the project NMSU must consult with the SHPO on the potential effects of the project upon the historic characteristics of the building if the property is listed on either the National or State registers.

In other words, for either of the above cases, the university must determine whether or not the proposed project has the potential to adversely affect the structure's historic qualities (often called the "character-defining features") of a building. The goal of the consultation process between NMSU and the SHPO is to find ways to mitigate, or minimize, any adverse effects to the property. This may include changing the specifications of the project to avoid damage to a building's historic characteristics, agreeing to specific preservation standards to preserve the building's character-defining features, or carrying out more detailed historical or architectural studies ("documentation") of the building prior to implementing a project that will significantly alter or demolish all or parts of the property.

VCHP also considered NMSU properties that did not formally meet National or State Register criteria, but nonetheless contribute to the overall heritage of the university. These are referred to as Heritage Conservation Places (HCPs) and although they do not meet the strictest historical standards, they contribute to NMSU's historical identity and campus sense of place (for a more detailed discussion, see Appendix B).

This preservation plan is designed to identify NMSU's historic properties, point out why they are considered significant, and why they are worthy of careful consideration prior to making any major modifications or demolishing them. While, as preservationists, we would hope that most of the buildings recognized in this plan will be preserved, we also understand that a university campus is a dynamic place whose mission often requires updating or replacing facilities in order to provide the best academic environment for its students, faculty, and staff. However, we would hope that the buildings identified in the plan will receive special consideration during this planning process, either through adaptive reuse of the buildings or additions that respect the property's original styling, or, if necessary by designing a new building that honors the historic architecture in its immediate vicinity. At the very least, any property identified as historic in this plan should be fully recorded, drawn, and photographic according standards established by the Historic American Building Survey/Historic American Engineering Record (HABS/HAER) prior to demolition or major design alteration (see Appendix A).

Character-Defining Features and Maintaining Building Integrity

It is essential to identify an historic building's character-defining architectural or landscape features in order to preserve, rehabilitate, or restore their significant components that may have become lost or damaged through weathering, previous rehabilitation, or improper maintenance. These features are integral to a building or structure's historic and architectural significance and integrity. Character-defining features generally include the physical make-up of the building, structure, or landscape, such as the overall shape, design, materials, craftsmanship, decorative features and aspects of site layout or landscape context.

It is important when designing a project that affects a historic property that the architect/planner first identifies the building or structure's character-defining features and considers how the project will affect them. The project design should not adversely impact these features unless there is no other viable alternative. If there will be an unavoidable adverse effect to the features, they should be thoroughly documented by an architectural historian using a documentation plan approved by NMSU in consultation with the SHPO.

According to National Register Bulletin 15, "How to Apply the National Register Criteria for Evaluation," (1991), integrity is the ability of the property to convey its historical significance. To do this, it is important to understand the building's place in history and its important physical features – its character-defining features. Generally, this means that the building or structure should still sit on its original location; it should retain its basic original design; and still have visible most of its original building materials.

When planning an addition to an historic building, there are several key characteristic-defining features that need to be considered:

- Location. In most instances, it is recommended that an addition to a building be placed towards the rear of the structure. As an alternative, an addition could be placed to the side where it would be the least intrusive on the building's historic character.

- Massing. The addition's massing should not overwhelm the original building. In other words, if the original structure is one-story, the addition should be no more than one-story tall. Similarly, if the original building is 2,000 sq ft, the addition should be similar in size or smaller, so it does not draw attention away from the historic property.

- Style. The style of the addition should clearly differentiate the new building from the old. At the same time, the addition should be designed to be architecturally sensitive to the original building and be compatible in materials and style.

- Construction. During construction of the addition, care should be taken to preserve the character-defining features of the original building.

When planning an addition or significant alteration to a historic property, it is recommended that the university use architects and engineers experienced with designing sensitive and compatible upgrades to historic buildings.

NMSU Architectural Survey

A small team of graduate students from the History Department at NMSU, under the direction of Professor Marsha Weisiger, Ph.D., conducted the architectural survey of all buildings and associated cultural landscapes on the main campus, Fabian Garcia Research Center, and the Horse Farm that were constructed prior to 1968. Their task included conducting archival research and writing a historic context for the architectural survey, conducting the field work, and completing the survey forms. The NMSU team then made recommendations regarding the buildings' significance with regard to eligibility for inclusion in the National Register of Historic Places and the State Register of Cultural Properties. VCHP assisted the team in developing the survey form and providing classroom training by Ms. Cherry on the recording of cultural

landscapes. VCHP then reviewed the survey work and incorporated the results (with modifications as deemed necessary) into the preservation plan.

The survey was conducted between January and August 2007 by Martin Davenport and Brigida Blasi, under the direction of Marsha Weisiger, Ph.D. They identified 91 individual buildings, three historic districts encompassing 326 buildings, three structures, 12 objects, and 17 landscapes. The historic properties identified by the survey were recorded on survey forms and evaluated by the survey team for their eligibility in the National and State registers. The results of this survey are detailed in Appendix C.

Integration with Heritage Preservation Plan

The NMSU survey was an integral part of preparing this preservation plan, and VCHP's analysis of the survey findings resulted in a general agreement with a majority of their conclusions regarding historic significance, and the designation of individually eligible properties as well as historic districts. However, it should be noted that there are several differences of opinion regarding some properties, which affect the recommendations found in this preservation plan. These differences are detailed in Appendix C, Volume 2.

Public Meeting

A public meeting was held at the YMCA building (Conroy Honors Center) on the NMSU campus on February 12, 2008. The goal of this meeting was to inform the public of the preliminary results of the architectural survey and elicit comments on any additional properties or landscapes that the campus community thought contributed to the university's heritage. The meeting was attended by current and former students and faculty members, university staff, and interested alumni and community residents.

As might be expected, the public's preservation interests focused on The Horseshoe and the historic buildings in the immediate vicinity – what comprises The Academic Historic District. There was also strong support for the preservation of the agricultural landscape on the west side of the campus – part of the West Side Farm Historic District. In addition, the International Mall-Regent's Grove-Duck Pond area generated positive comments with regard to maintaining this relatively new open space on campus. Finally, there was a lengthy discussion about the Sutherland Village – Tom Fort housing area with regard to its historic importance, not so much from an architectural standpoint, but because of its place in the social history of the university and its development of affordable student housing and its role in promoting cultural diversity. All these public comments were taken into account by VCHP when preparing the preservation plan.

VCHP Field Work & Archival Research

Once the NMSU survey was completed, VCHP conducted field investigations to verify important character-defining architectural features, clarify the details of existing building conditions, and gather any additional architectural and landscape data deemed necessary to complete the preservation plan. VCHP also gathered additional historical information to answer questions about the history of NMSU generated during their evaluation of the NMSU survey information. Historic campus maps (provided in Appendix D), including Sanborn Fire Insurance maps, and those included in early *Student Bulletins*, were very useful in analyzing the early patterning of

campus buildings and charting campus development. The sum of this work was used to develop the historic context that is presented in this document as well as describe the architecture of the university's historic buildings, discuss significant cultural landscapes, and identify other places of importance to the campus heritage.

Coordinating Preservation with the Master Plan

VCHP compared the results of the architectural survey with the "New Mexico State University Master Plan: 2006-2016" (Master Plan) prepared by the University Architect, Hanbury Evans Wright Vlattas + Company and Studio D Architects. This plan included input and comments from NMSU's administration, faculty, staff and students, staff and leadership from Doña Ana County and the City of Las Cruces, and local residents. There were over 125 meetings conducted including on-site workshops, focus groups, planning team meetings and presentations. It should be noted that the Master Plan acknowledged that historic preservation should be a part of the overall planning process on the NMSU campus. As such, the Heritage Preservation Plan follows up on that recommendation and expands on the historic preservation concepts summarily presented in the Master Plan. The results of this analysis are detailed in Volume 2.

A HISTORY OF NEW MEXICO STATE UNIVERSITY

Historical Periods

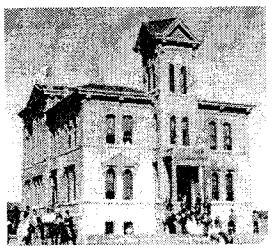
To better understand the significance of the historic properties on the NMSU campus, it is not only important to understand the socio-historical context of their construction, but also the architectural context in which they were designed. The following context is organized by periods of architectural change and campus development. The architectural history of NMSU is a relatively simple one that generally follows trends that took place across much of the western United States during the late nineteenth and twentieth centuries.

Territorial Collegiate Period (1888-1907)

As the concept of higher education moved westward, supported by the Morrill Acts of 1862 and 1890, newly admitted states and territories such as New Mexico wanted to present an architectural symbol of social importance in their respective communities. As such, the newly created colleges and universities generally chose designs that were multi-storied, made of study materials such as limestone or sandstone blocks, and emulated high architectural styling of day – Queen Anne, Richardsonian Romanesque, Italianate or Gothic Revival (Figure 2). In addition to style, large, sturdy buildings were also favored because they served a variety of purposes when a fledgling college had only one building on its campus: classrooms, administrative office, library, and science lab.

New Mexico College's first academic/administrative building was McFie Hall (also called Old Main), completed in 1891. Its two and one-half story design with a slender tower featured Italianate-style roof brackets and window pediments. Other buildings soon followed and were arranged rather haphazardly around Old Main. These included the imposing Science Hall with its Queen Anne styling, Wilson Hall (Agriculture) designed in a simple Territorial style, and the sprawling Women's Dormitory with its oversized Victorian wrap-around porches. Early photos of the campus show these multi-storied buildings rising majestically above the desert landscape at the eastern terminus of the Pike. Their presence makes an architectural and social statement: "This is an important place."

While none of these early buildings remain standing on campus today (the last building from this era was razed in 1974), they set the stage for the next generation of campus buildings that continued the pattern of building with a distinctive architectural style.



McFie Hall

Girl's Dormitory

Science Hall

Figure 2: Territorial Collegiate buildings

What is now called NMSU was founded in 1888 as the New Mexico College (Figure 3). The institution was chartered as a land grant college under the provisions of the Morrill Act of 1862 and the Hatch Act of 1887, and today is the state's second largest university with seven colleges and twenty-two doctoral programs. The Morrill Act apportioned 30,000 acres of land to each member of Congress for the formation of a college, and, in 1888, although still only a territory, New Mexico received its land grant. The Hatch Act provided fifteen thousand dollars per year to each state to establish an agricultural experimental station. The individual states (or territories) were expected to establish their own curricula and to provide operating funds. Land grant colleges all focused in agricultural and mechanical arts, with the mission of educating the working class in "practical education." Although agricultural and mechanical arts composed the primary curricula, the newly founded college in Las Cruces also taught liberal arts.[1]

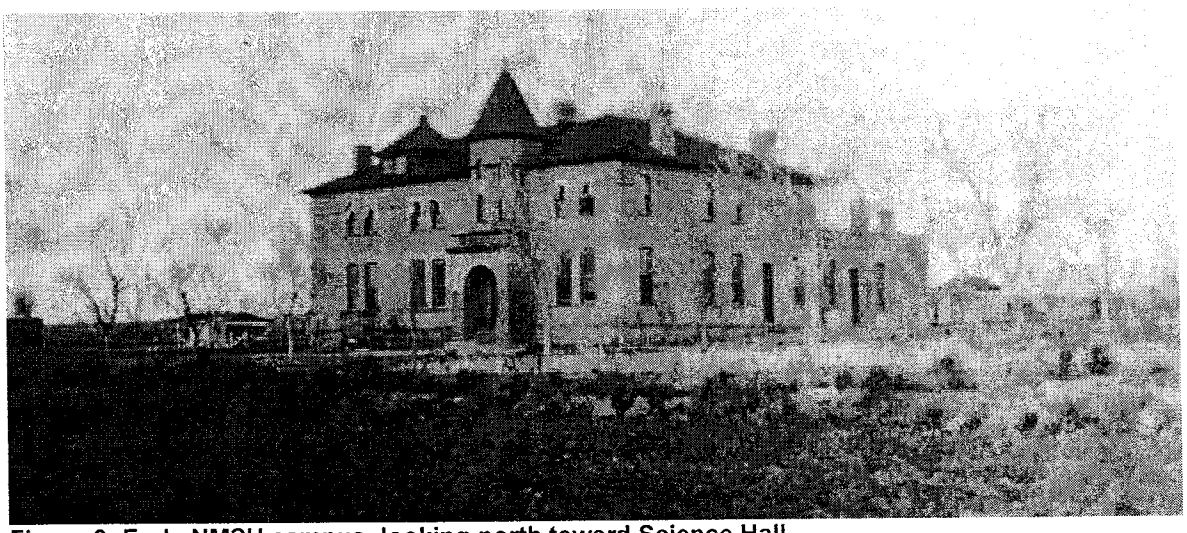


Figure 3: Early NMSU campus, looking north toward Science Hall
Photo courtesy of the Rio Grande Historical Collections, New Mexico State University

The College's first president, Hiram Hadley, was a key figure in the institution's early years. Hadley was a teacher who came to Las Cruces from Indiana in July of 1887 to be near his son, who, like many others, settled in New Mexico believing the climate would be beneficial to poor health. When Hadley arrived, he was surprised that the Catholic Loretto Academy and one small private school were the only educational institutions in the Mesilla Valley.[2] Despite this fact, there was already an interest in creating a college in southern New Mexico. This effort was led by local leaders such as John R. McFie, George R. Bowman, William L Rynerson, Sarah Casad, Samuel Steel, and Numa Reymond. They formed Las Cruces College consisting of two unused rooms in the back of the adobe public schoolhouse owned by Reymond. The college charged forty dollars per year for tuition, and Hadley was responsible for running the school, which was not really a college, but rather a primary school with a section for more advanced, college-bound students.

[1] Simon F. Kropp, *That All May Learn: New Mexico State University, 1888*-1964 (New Mexico Foundation: 1972), introduction.
[2] Anna R. Hadley Bowman, Caroline H. Allen, and C. Frank Allen, *Hiram Hadley* (1924), 32; Kropp, *That All May* Learn, 1.

Before Las Cruces College's first academic year was over, the Rodey Act established the University of New Mexico in Albuquerque, the New Mexico School of Mines in Socorro, and the New Mexico College in Las Cruces.[3] At the time this legislation passed, Hadley was still involved with Las Cruces College and was planning a second academic year; however, with the establishment of the New Mexico College under the Rodey Act, and the funds from the Morrill Act and Hatch Act, the leaders of Las Cruces College turned their efforts towards setting up the new institution.

Figure 4: Hiram Hadley

The first challenge facing the college founders was finding land for a campus. The Hatch Act required the citizens of the Mesilla Valley to donate at least one hundred acres of farmland to set up the land grant college's agricultural experimental station. Citizens pooled their resources and through donations and purchases consolidated 200 acres of farmland and building materials.[4] Hadley described the land they chose for the campus as one hundred-twenty acres of valley land and one hundred acres in the nearby foothills, three miles south of Las Cruces and one-half mile east of the Mesilla Park railroad station. In 1889, territorial Governor L. Bradford Prince named a Board of Regents and appointed Hiram Hadley president of the faculty (Figure 4). New Mexico College was thus set to open on January 21, 1890.[5]

Although the agricultural college officially began classes in 1890, it remained housed in the old two-room adobe Las Cruces College building until a new building could be erected on the grounds of the new campus. However, true to its charter, the college immediately began developing its agricultural experiment station located on the west end of today's campus, acreage that was originally part of the Jacob Schaublin ranch. As part of this land acquisition, the college had also obtained title to the adobe building situated near the acequia, and for many years this was the first building students would see as they disembarked the train and set out on foot for the college. The structure was originally called the Station Building and later became known as the Seed Lab (now called the Nematology Lab) (Figure 5). It was used for storage of supplies and seeds, but in 1893 an addition was constructed to the north which provided living quarters for the college's agriculturalist.[6] In the early years of the college this building was also used for dances, classrooms and laboratory space.

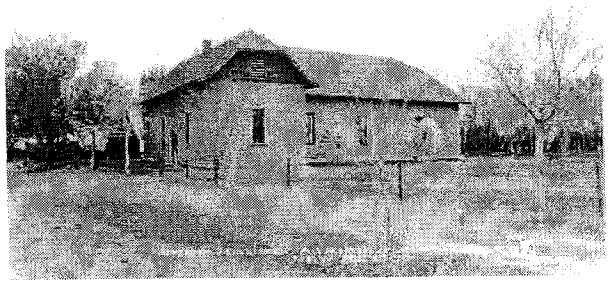


Figure 5: The Seed House, c. 1890s
Photo Courtesy of NMSU Facilities Planning files

[3] Kropp, *That All May Learn*, 8; Bowman, *Hiram Hadley*, 33.
[4] Bowman, *Hiram Hadley,* 34.
[5] Kropp, *That All May Learn*, 14-15.
[6] 4th Annual Report of the Board of Regents, January 26, 1894, p. 4.

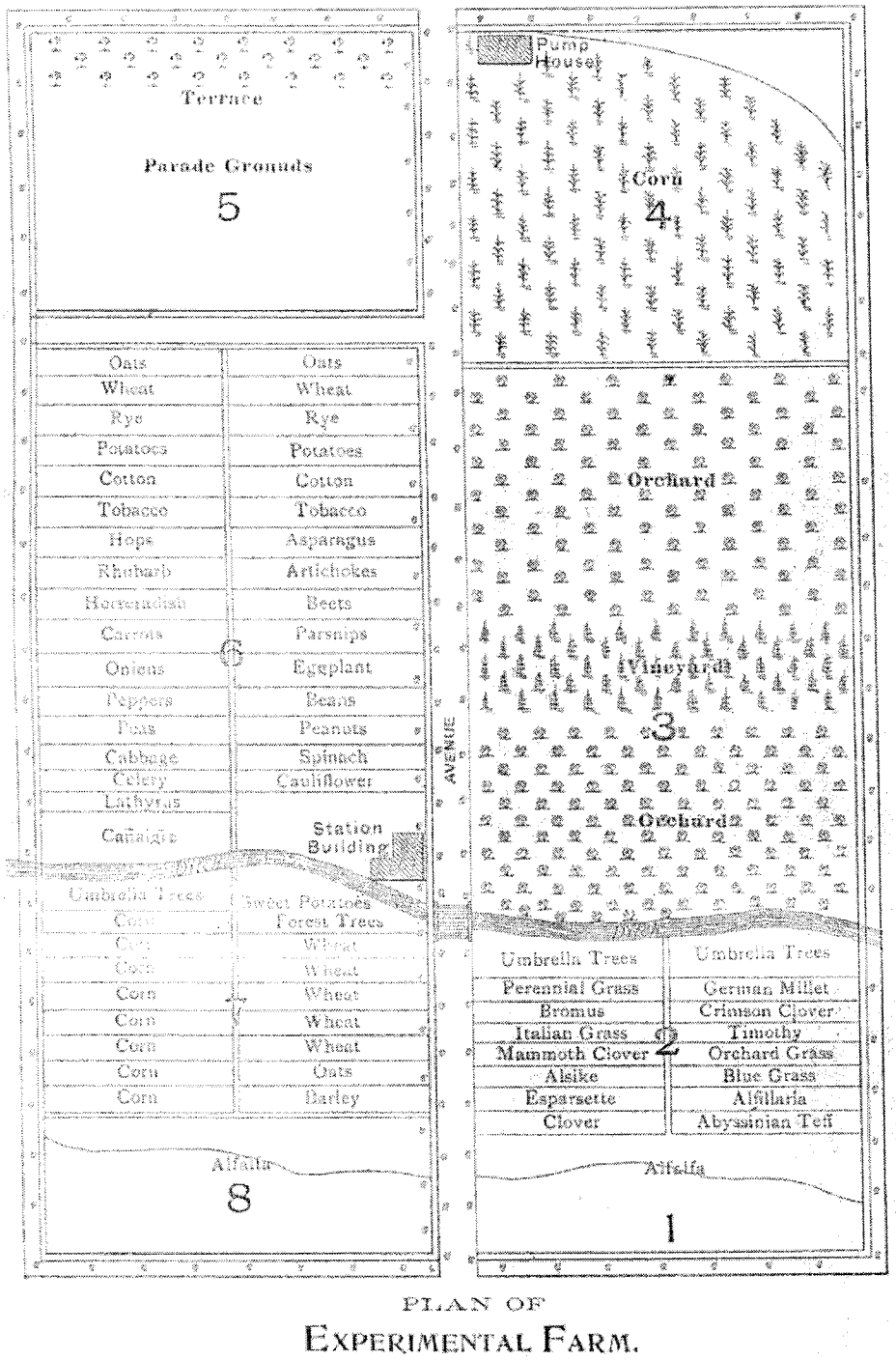


Figure 6: Original layout of NMSU's Experimental Farm fields
Courtesy of the Rio Grande Historical Collections, New Mexico State University

The early years at the experimental station were dedicated to leveling the land, digging irrigation ditches, and deciding which crops to experiment with. By 1894, the land had been divided into eight plots for corn, orchards, trees, wheat, and a variety of other crops like onions and cotton (Figure 5).[7] This initial platting of the agricultural lands on the college's west side eventually influenced the layout of the entire campus. There was a dirt road running east from the Mesilla Park train depot to the Seed Lab and the college's agricultural fields. As the college's new buildings were constructed east of the fields, this road, now known as College Drive, was extended eastward and became the formal axis around which the campus open space and buildings were sited. This route, also known as the "Pike," was aligned with the highest point of Tortugas Mountain located several miles to the east. Students and faculty arriving by train in Mesilla Park could easily find their way to the campus by orienting themselves to Tortugas Mountain and following The Pike eastward.[8]

McFie Hall was the first building designed and constructed for the agricultural college and it opened in February of 1891 (Figure 6). It housed administrative offices, classrooms, a library and reading room, and faculty offices. The attorney, John R. McFie, for whom it was named was instrumental in founding the school and was the first president of its Board of Trustees. Designed by architect George E. King and built by contractor J.R. Bogardus, Old Main was a grand Italianate style building.[9] On September 9, 1890, more than three thousand spectators turned out to view the laying of the cornerstone, made from locally quarried limestone and weighing half a ton. This celebration underscored the community's excitement over the college's first step toward building a permanent home. It was also during this academic year, 1890-91, that New Mexico College was officially renamed the New Mexico College of Agriculture and Mechanic Arts (NMCA&MA).[10]

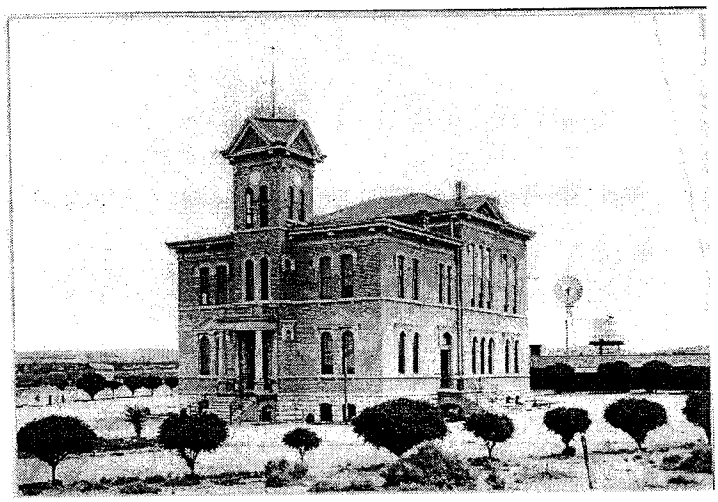


Figure 7: Old Main (McFie Hall), the first building on the New Mexico College campus, housed offices, classrooms, and the library. It burned in 1910.
Photo courtesy of the Rio Grande Historical Collections, New Mexico State University

[7] New Mexico Agricultural Experiment Station, "First Annual Report of the Regents of the Agricultural College of New Mexico, Concerning the Agricultural Experiment Station, 1889-90" (Las Cruces, New Mexico: 1890), 3; New Mexico Agricultural Experiment Station, "Fifth Annual Report of the Regents of the Agricultural College of New Mexico, Concerning the Agricultural Experiment Station, 1893-94" (Las Cruces, New Mexico: 1894), 4-5.
[8] New Mexico Agricultural Experiment Station, "First Annual Report of the Regents of the Agricultural College of New Mexico, Concerning the Agricultural Experiment Station, 1889-90," 4.
[9] Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2000), 210-29.
[10] Kropp, *That All May Learn*, 9, 22-3, 25-6.

During the 1891-92 academic year, under the guidance of President Hiram Hadley, NMCA&MA endeavored to create a true academic institution. Although the college was primarily an agricultural and mechanical arts school, Hadley made sure students received a well-rounded liberal arts education. By 1892, he boasted that the college had more than twenty thousand books in its library, and soon the school employed professors of language, music, literature, and history. It was also during the 1891-92 academic year that the first student societies formed – Alpha Chi and the Cordeagian Society, men's and women's literary societies respectively. The first student religious society, the Young People's Society of Christian Endeavor, also formed in 1891. In 1893, Alpha Chi, now called the Columbian Society, produced the first edition of *The New Mexico Collegian,* a monthly literary journal that was the first college newspaper in the New Mexico Territory. Students and faculty also gathered for literature readings and musical performances, at the homes of professors or at McFie Hall. In its first few decades, NMCA&MA provided a close-knit academic community, where students and professors often socialized together.

The college also became a part of the larger society in nearby Las Cruces. The library was open to the public, and professors often gave lectures and joined local agricultural, horticultural, and humanities groups. But it was athletics that became the main bridge between "town and gown." At the end of the 1892-93 school year, the first Field Day ushered in the college's athletic programs. On New Year's Day, 1894, the football team traveled to Albuquerque, where they played against and lost to the University of New Mexico. This was the first intercollegiate athletic event in New Mexico Territory.[11]

Political conflicts plagued Hadley's administration. Hadley, McFie, and others who were instrumental in the college's founding were all Republicans. Local Democrats, who had gained seats on the Board of Trustees and the Board of Regents, often accused Republicans of purposely excluding them from decisions concerning the college. In 1894, they ousted Hadley in favor of Samuel P. McCrea, who had been involved with the old Las Cruces College. Hadley moved to Albuquerque, where he took up the position of vice-president of the University of New Mexico, although he would return to NMCA&MA as a professor in 1902.[12]

During the 1897-98 school year two new buildings were erected on campus. Science Hall, located just west of the present Chemistry Building, became the home of the Chemistry and Biology departments (Figure 3). This two-story brick building had elements of the Romanesque style, with its conical tower and arched windows. It was first occupied in January of 1898, the same year that female students moved into the Women's Dormitory. The Women's Dormitory was designed in a vernacular Romanesque Revival style, and featured seventeen rooms to accommodate the small number of women on campus (Figure 7). It was constructed on the west end of campus and was renamed McFie Hall after Old Main burned down in 1910.

[11] Kropp, *That All May Learn*, 28, 34-7, 41-2.
[12] Kropp, *That All May Learn*, 46-7.

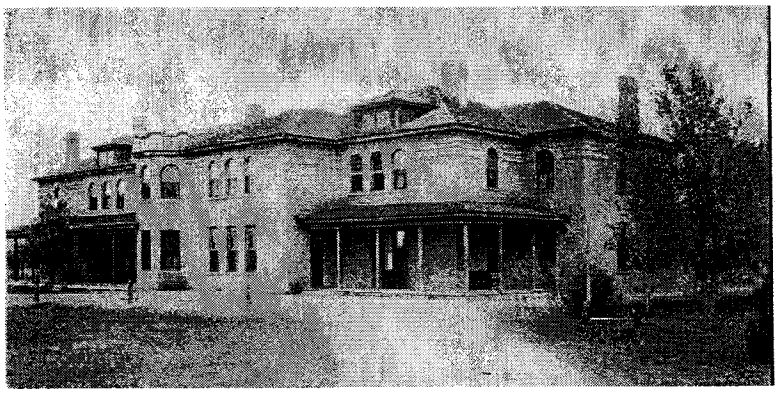


Figure 8: The first Women's Dormitory was built in 1898 and razed in 1965
Photo courtesy the Rio Grande Historical Collections, New Mexico State University

By the turn of the twentieth century, the physical layout of the academic campus was taking shape, albeit in a rather haphazard fashion. The buildings, however, were imposing institutional-looking structures that created an atmosphere of higher learning reminiscent of more established university campuses back East. In addition to the physical changes, administrative changes were also affecting the campus environment at this time. In 1901, Luther Foster, a former administrator at Utah Agricultural College, Montana Agricultural College, and the University of Wyoming, became president of NMCA&MA. Over the next fifteen years, under Foster's guidance and as student enrollment slowly increased, NMCA&MA became the center for innovative farming techniques in support of the state's agricultural industry.

NMCA&MA expanded its role as an experimental agricultural school when it acquired acreage west of the railroad tracks in 1904. Known as the Horticulture Farm, and later named the Fabian Garcia Science Center, this area continued to grow in acreage until 1991, resulting in a farm of just over 40 acres. In the early years of the twentieth century, the land was leveled, irrigated, and tilled so that the horticulturists could perform several different kinds of experiments on crops, including wheat, corn, carrots, tobacco, cotton, peas, celery, peaches, grapes, onions, and pecans.[13] Today, this agricultural heritage is reflected in its numerous utilitarian farm buildings, most of which are found in the Fabian Garcia Horticultural Farm Historic District. These masonry and wood frame buildings represent retain many of their original wood entry doors and sliding loading-platform doors, as well as windows, and represent examples of typical New Mexican vernacular building styles.

The Horticulture Farm is probably best known for the work of Professor Fabian Garcia (Figure 9). Fabian Garcia was born in Chihuahua, Mexico, in 1871 and came to the Mesilla Valley with his grandmother in 1875. He overcame his humble beginnings and was in the first graduating class of NMCA&MA. He went on to earn an advanced degree at Cornell University and

[13] New Mexico Agricultural Experiment Station, "Sixteenth Annual Report of New Mexico College of Agriculture and Mechanic Arts, 1904-05" (Las Cruces, New Mexico: 1905), 9; New Mexico Agricultural Experiment Station, "Twenty-Third Annual Report of New Mexico College of Agriculture and Mechanic Arts, 1911-12" (Las Cruces, New Mexico: 1912); New Mexico Agricultural Experiment Station, "Twenty-Fifth Annual Report of New Mexico College of Agriculture and Mechanic Arts, 1913-14" (Las Cruces, New Mexico: 1914), 1.

returned to NMCA&MA as a professor of Horticulture. In 1913, he became Director of the Agricultural Experiment Station, a position he held for thirty-two years. His research at the experiment farm and the articles he wrote, in both English and Spanish, contributed to the successful start of the chile and pecan farming industry in the Mesilla Valley and across New Mexico. In 1913, he developed a type of wilt-resistant chili pepper that was ideally suited for southern New Mexico's climate (Figures 9 and 10).

Figure 9: Fabián García portrait by Addison P. Center, Las Cruces, New Mexico, ca. 1901-1904
Photo courtesy the Rio Grande Historical Collections, New Mexico State University

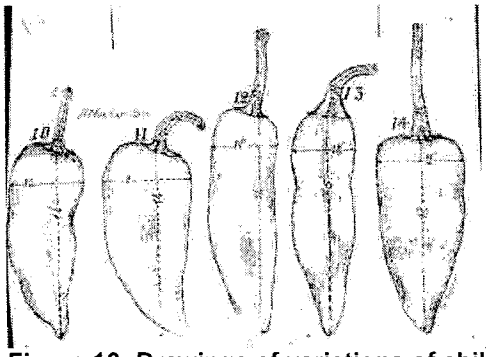


Figure 10: Drawings of variations of chili pods from New Mexico Experimental Station, New Mexico College of Agriculture and Mechanic Arts, 1913-14.
Drawn by J.W. Rigney. Courtesy the Rio Grande Historical Collections, New Mexico State University

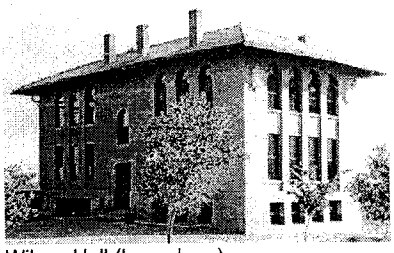
Figure 11: Fabián García with 14 foot high corn stalks, 1900-1910.
Photo courtesy the Rio Grande Historical Collections, New Mexico State University

Spanish Renaissance Revival Period (1907-1940)

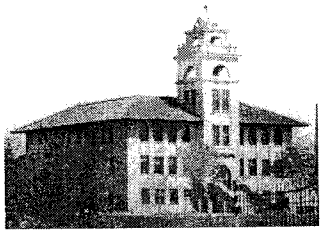
When the College's President Luther Foster hired Henry C. Trost of the El Paso, Texas, architectural firm Trost & Trost, to develop a campus plan and accompanying architectural style for the institution in 1907, he set in motion a concept that would influence future campus buildings for more than fifty years (Figure 12). Trost had developed an architectural theme he called "Arid America" that reflected the environmental factors found in the deserts of the Greater Southwest. Following a Revivalist trend in American architecture in the early twentieth century in which Americans looked back at its earlier architectural history for design inspiration, Trost was influenced by a variety of styles including the Chicago School, Prairie, Mission, Spanish Colonial, and Pueblo revival styles, which he blended to create what he believed would be uniquely suited to the Southwest's arid climate. Most of the buildings Trost designed for the NMCA&MA campus drew from these styles to create what he called a "Spanish Renaissance" look (Figure 13).[14]

Figure 12: Henry C. Trost, the university's first architect and campus planner
Source: Photo courtesy of the El Paso Public Library

Trost's Spanish Renaissance Revival style was picked up by both contemporary and later NMSU architects such as Otto Thorman, Percy McGhee, and Robert Merrell, who also incorporated aspects of a general Mediterranean style found not only in Spanish Mission styling, but classical Italian villas as well. Henry Trost's influence on the university's architectural tradition cannot be overstated; it lasted well into the 1950s and is currently being revitalized in the twenty-first century. The Spanish Renaissance Revival style represents the largest number of historic buildings on today's campus.



Wilson Hall (boys dorm)



Goddard Hall

Gymnasium (now music center)

Figure 13: Spanish Renaissance Revival architecture
Photos courtesy the Rio Grande Historical Collections, New Mexico State University

[14] *A New Mexico State University Walking Tour: A Legacy of Henry C. Trost* (Las Cruces: Doña Ana County Historical Society, 1997), 1-3; Lloyd C. and June Marie F. Engelbrecht, *Henry C. Trost: Architect of the Southwest* (El Paso: El Paso Public Library Association, 1981), 93-5.

As the college grew, both in new buildings and in reputation through its agricultural programs, the layout of the campus still lacked a cohesive plan. To rectify this shortcoming, Trost devised a master plan for campus development, which centered on a landscape feature called "The Horseshoe" and almost immediately gave the campus layout a focal point and the promise of an appealing green open space in the middle of the dusty, somewhat barren southern New Mexico landscape (Figure 14). He planned six buildings on either side of The Horseshoe with a central administrative building at the top of the **U**'s curve. Below the **U**, two shoulders extended to the north and south, thus providing additional open space and a "gateway" onto the campus along the Pike from the agricultural district to the west. This basic plan went unchanged well into the late twentieth century with only two modifications – the elimination of the two shoulders and the construction of the new Hadley Hall inside the curve of The Horseshoe.[15]

Even before The Horseshoe plan was officially adopted by the university, Trost designed his first campus buildings, the YMCA building, at the corner of Espina Street and University Avenue, and Wilson Hall, which housed the university's agricultural department, to the south. He designed the buildings in 1907, and construction was completed in 1909.[16] Two years later, a gymnasium building was built immediately to the east of the YMCA building (Figure 15). Both buildings invoke the Italian Renaissance Revival style with their arched windows and red tile roofs, although the Gymnasium's gabled entry porch also suggests the Italianate Cottage style.[17] Trost also designed a beautiful Renaissance Revival building with a Chicago-style arched entrance to serve as the college's central administrative building. It was built in 1908 at the top of The Horseshoe's curve directly on axis with the Pike and named Hadley Hall in honor of the college's first president. It featured a large, galvanized-iron dome, with flanking towers and a central, two-story arched entry (Figure 16).[18] The building was razed in 1958.

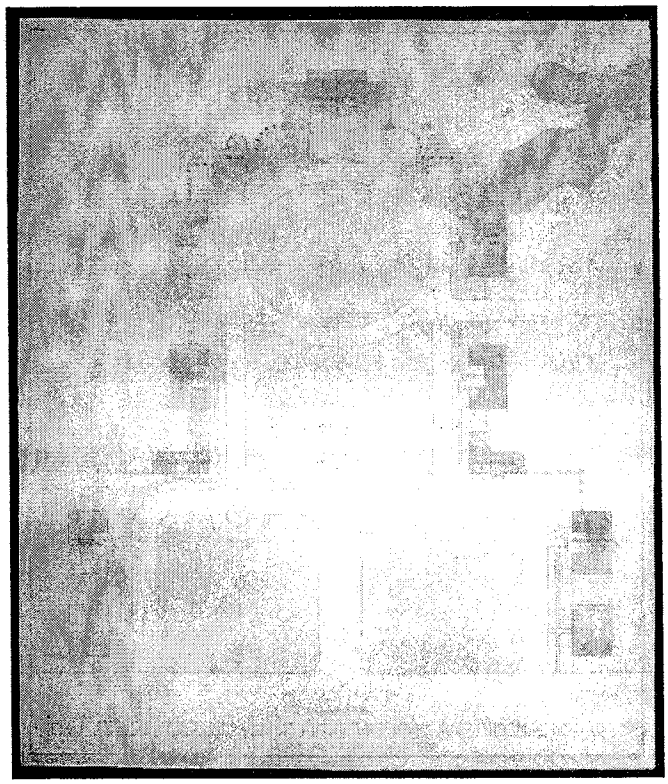


Figure 14: The Henry C. Trost campus plan
Courtesy the Rio Grande Historical Collections, New Mexico State University

[15] *A New Mexico State University Walking Tour*, 1-3; Engelbrecht, *Henry C. Trost*, 93-5.
[16] The YMCA actually commissioned the building to give male students a place to live, exercise, and study. The university purchased the building in 1964. Together with the gymnasium (now attached to the Music Building) and the Seed House, they comprise the oldest buildings on campus.
[17] McAlester, *Field Guide to American Houses*, 408-14.
[18] Engelbrecht, *Henry C. Trost*, 93-5.

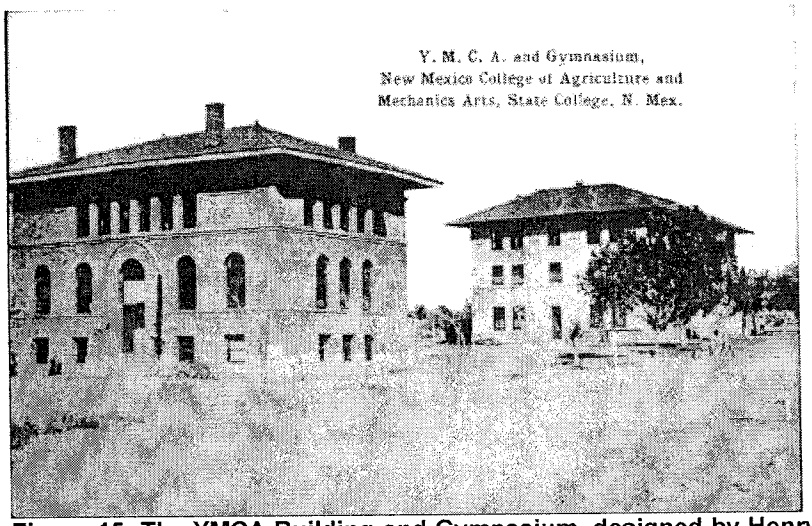


Figure 15: The YMCA Building and Gymnasium, designed by Henry C. Trost. These two buildings are the oldest remaining structures on the campus and reflect his Spanish Renaissance style.
Photo courtesy the Rio Grande Historical Collections, New Mexico State University

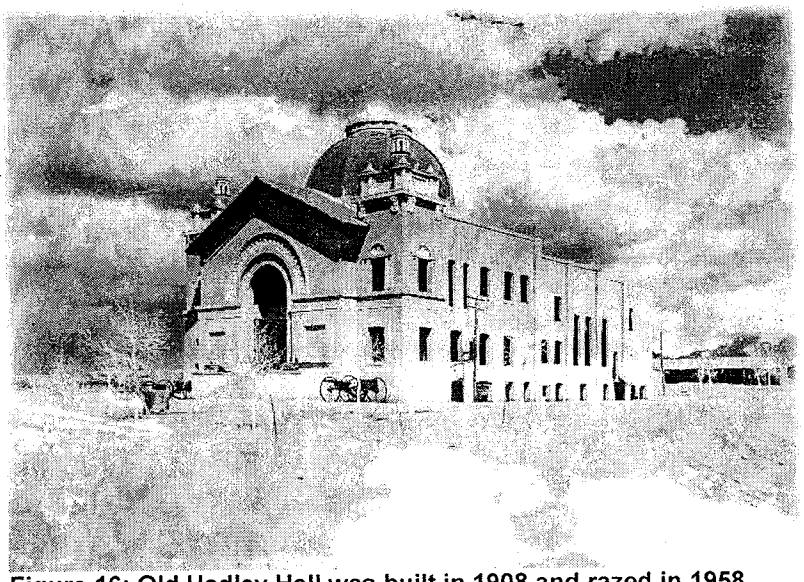


Figure 16: Old Hadley Hall was built in 1908 and razed in 1958
Photo courtesy the Rio Grande Historical Collections, New Mexico State University

In 1911, the college established an agricultural extension department to advance the knowledge of dry-farming techniques in arid climates. NMCA&MA researchers touted these new techniques through extension programs across the state, and in 1912 the college collaborated with the Santa Fe Railroad to hire a special College Demonstration Train that toured New Mexico to teach dry-farming techniques to farmers throughout the state.[19]

[19] Kropp, *That All May Learn*, 121, 152-179.

As New Mexico finally gained statehood in 1912, NMCA&MA continued its moderate growth. The United States' entry into World War I affected the campus' student population when more than 120 students from its small student body enlisted to serve in the war. The spring semester of 1918 was shortened to two months, so that students could use the remaining time for "war work." At the same time, the war effort also brought new students to the campus. Hundreds of soldiers arrived to take courses in such mechanical arts as engineering and blacksmithing. The war years were also affected by fluctuating commodity prices, and the agricultural department served as the center of debates and conferences on farming techniques and farm policies during this period of economic uncertainty.

Trost's influence continued to shape the campus through the 1920s with his design of Young Hall (1928). This building originally the campus library, was built in the Spanish Renaissance Revival style and featured red brick walls roofed in red tile. Young Hall was a popular gathering place because its "front yard" faced The Horseshoe and was landscaped with flowers and trees. Young Hall's entryway originally housed two WPA murals painted by Tom Lea in 1934.

Another El Paso architect, Otto Thorman, also made a significant contribution to the early architectural heritage of the campus with his design of Goddard Hall (1913) and the President's House, now the Nason House (1918) (Figure 17). The three-story Goddard Hall, built in an Italian Villa style, quickly became an iconic structure on campus with its tall, domed tower that rose over the campus and faced onto one of The Horseshoe shoulders (Figure 16). It was built for the Engineering Department (still housed there) and named Goddard Hall in 1934, for a former dean of engineering, Ralph W. Goddard, who was a pioneer in the field of radio communication.

Figure 17: Otto Thorman, architect
Source: Photo courtesy of University of Texas El Paso Library

The concrete base of Goddard's radio transmitter still exists just behind the building, a reminder of the college's first radio station, established in 1924.[20]

The 1918 President's House, located north of The Horseshoe on University Avenue, was designed as the home for the college's president and his family. This Prairie style building, the first on campus, housed university presidents and their families for over sixty years before becoming the home of the Center for Latin American Studies in 1983.[21] Together with Young Hall, it is one of only a few buildings on campus with its original brick walls still visible.

[20] *A New Mexico State University Walking Tour*, 18-19; Kropp, *That All May Learn*, 181, 205.
[21] *A New Mexico State University Walking Tour*, 10-11.

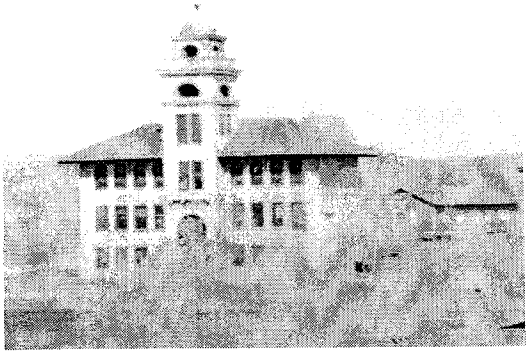


Figure 18: Goddard Hall was built in 1913
Photo courtesy of NMSU Facilities Planning files

The highest point of Tortugas Mountain which had always served as a point of orientation for the college was branded in 1920 by whitewashing the rocks to form the letter "A" for "Aggies." It was laid out on March 31 of that year using a survey transit in the tower of Goddard Hall and a three mile long human chain to pass on directions.[22] The "A" is at the apex of a line of sight that runs from the west end of The Pike (College Drive) and through the center of The Horseshoe. The "A", which is 80 feet wide and 300 feet tall, has become such an important local landmark that Tortugas Mountain is now most popularly known as "A Mountain."

Despite sparse funding and relatively low enrollment, NMCA&MA flourished in the first decades of the twentieth century. Not only did Henry C. Trost's architectural plan define the look and feel of the campus, but the school's distinguished faculty also helped to establish the college as a premier agricultural teaching institute. Campus life also flourished, with new Greek and literary societies springing up every few years. Athletics also continued to expand and in 1928, the new Miller Fields at the west corner of Espina Street and Horseshoe (site of today's Skeen Building) were built to accommodate the growing popularity of football, tennis, track, and several auxiliary sports, such as archery.[23]

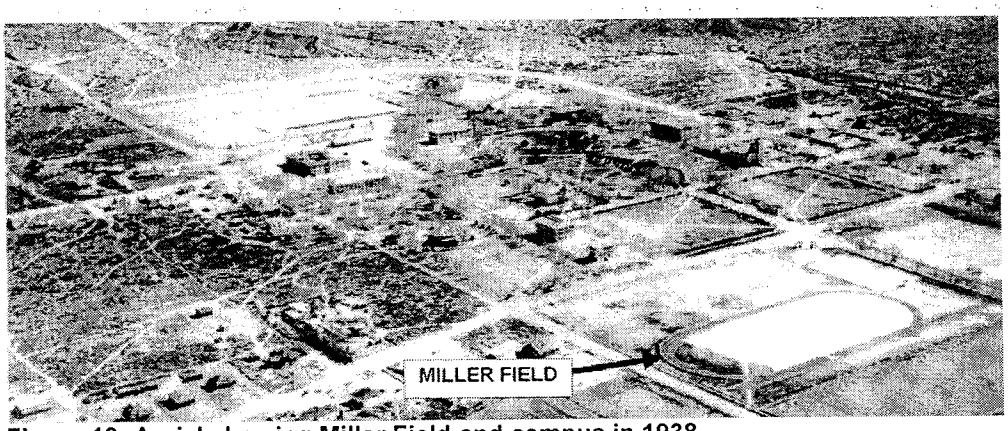


Figure 19: Aerial showing Miller Field and campus in 1938
Photo courtesy of NMSU Facilities Planning files

[22] Roundup, April 13, 1955, p.3.
[23] Kropp, *That All May Learn,* 179, 197.

Henry C. Trost died in 1933, but by 1929 his protégé, Percy McGhee, of the firm Braunton & McGhee, had already taken over the design of campus buildings. Following his mentor's vision, McGhee designed some of the most beautiful buildings on the campus during this time period. Kent Hall, named in 1938 for former college president Harry L. Kent, was designed by McGhee in 1929 and built by contractor J.C. McElroy in 1930. Originally a much needed men's dormitory, it now houses the University Museum. This Mission Revival style building was constructed in a U-shape with an interior courtyard enclosed by a double colonnade. It also has a distinctive Moorish Arabesque style entryway and a Spanish-Moorish style bell tower.

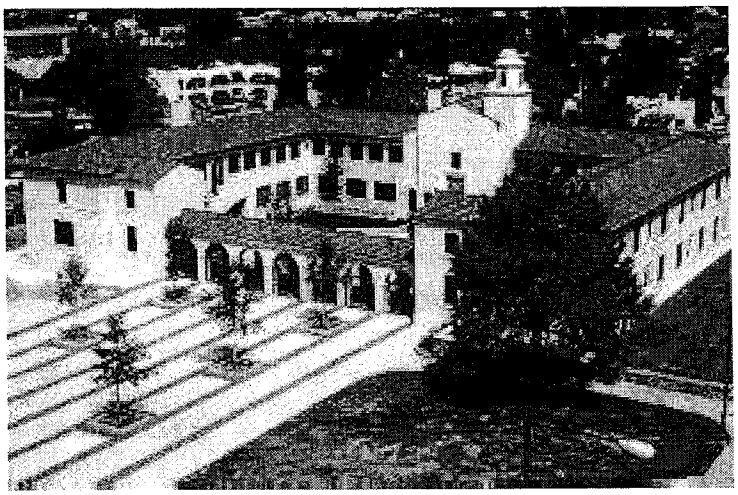


Figure 20: Kent Hall, originally a boy's dormitory, was designed by Percy McGhee in 1929
Photo courtesy the Rio Grande Historical Collections, New Mexico State University

Foster Hall, located on The Horseshoe, was designed by Percy McGhee and built in 1930 as the School of Agriculture and Biology. This two-story building has strong Spanish Baroque Revival (Churrigueresque) features, such as its elaborate, arched entranceway, framed with a baroque bas-relief plaster molding.[24] Named for former president Luther Foster, the building enclosed laboratory and classroom space. It features WPA murals painted by Santa Fe artist Olive Rush.[25]

Another building designed by Percy McGhee is Dove Hall, which was built in 1936 and sits just off the northeast corner of The Horseshoe. Originally designed to house the Home Economics Department, Dove Hall was named for Claude C. Dove, the college's first professor of education and psychology.

During the 1930s, construction on campus included Dove Hall in 1936, a wing added to Goddard Hall in 1937, and Williams Hall. This work was supported in part by the Works Progress Administration (WPA) – a federal New Deal program. This financial support lasted into the early 1940s with the construction of Rhodes and Garrett Halls, Milton Hall, a building for the Dairy Department (now encompassed by Neale Hall), the Regulatory Building (later incorporated into Science Hall), and the Biology Annex. WPA funds were also used to install sidewalks around The Horseshoe and to paint the murals in both Young and Foster Hall.[26]

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[24] McAlester, *Field Guide to American Houses*, 210; Cyril M. Harris, *American Architecture: An Illustrated Encyclopedia* (New York: Norton: 1998), 60.
[25] *A New Mexico State University Walking Tour*, 20-21.
[26] Kropp, *That All May Learn,* 199-203, 225, 214-15.

Land for the Agronomy Farm (now called the Horse Farm), on Union Avenue in Mesilla Park, was first purchased in 1934, to bolster the college's agricultural department. Originally it was comprised of a mercantile building and several other structures, but within the next year, the farm was expanded with the addition of two adobe and concrete buildings: one for a residence and one for storage. A little less than sixty acres in size, the farm added badly needed lands for agronomy experiments. As the periodic droughts during the Depression years continued to worsen the farm economy of the state, the college conducted experiments with dry-farming techniques through its agricultural experimental stations.

During the late 1930s and early 1940s, enrollment increased, reaching a record high of 1,000 in 1939. This was soon to change, however, as World War II engulfed the European and Asian continents and the United States began its involvement in the great conflict.[27] The college introduced new academic programs, including a new pilot training program established by Professor Daniel Boone Jett at the State College Airport, and a national defense trade school where soldiers were taught mechanical skills. By the end of January 1942, more than 150 former students had enrolled in the armed services and several had already died in combat. More students, faculty, and administrators were soon to follow, including President John Milton, who served in the South Pacific and received a silver star for gallantry.[28]

The College During World War II (1941-1945)

By the end of the 1941-42 school year nearly 300 former students were in uniform and many more were at home waiting to be drafted. By the spring of 1943 some 1,400 ex-Aggies were serving in the military. The war years saw a significant change on campus. Hundreds of soldiers converged on the campus for training and the college adopted a three-term schedule for the first time to help harmonize the conflicting schedules of student-soldiers and regular students. By the mid-1940s, student enrollment dropped dramatically to about 600 students, and intercollegiate athletics were suspended. As more traditional male students dropped out, it was the student-soldier and an increasing women's enrollment that kept the institution financially viable during this time.[29]

While there was activity on campus to support the troops and continue the land grant mission, there were several delays in construction due to wartime rationing of building supplies. However, there were also WPA programs that supported buildings that were considered useful to the war effort. The Mechanical Arts building, which included an aircraft maintenance hangar and spaces in which to teach the associated mechanical skills, was completed under such a WPA program. It was completed in 1942, whereas Milton Hall (the Student Union Building) was started at the same time as Mechanical Arts but was not completed until after the war, because it was considered non-essential to the war effort.

As the war years came to an end, campus life began to return to normal and with the help of federal programs such as the G.I. Bill, the stage was set for a new era of growth at NMCA&MA.

[27] Swastika, (New Mexico College of Agriculture and Mechanical Arts, 1941), 28-29; Kropp, *That All May Learn,* 238-257.
[28] Kropp, *That All May Learn,* 258-75, 285, 290.
[29] Kropp, *That All May Learn,* 275-85.

Post-War Expansion (1946-1955)

By the fall semester of 1946, enrollment was back up to more than 500 students, over half of whom were veterans. With the promise of more veterans enrolling and bringing their families, the college faced its most serious housing shortage to date. The college obtained prefabricated housing and trailers from Alamogordo Air Base and the former Carlsbad Air Forces training base to meet the demand. During World War II the military erected temporary Quonset huts on campus to serve as barracks, hospitals, and offices, and some of these were re-used for college classrooms, including two such structures used between 1948 and 1961 as Agriculture Engineering buildings on the site where Gerald Thomas Hall is now located.[30]

The college responded to the needs of returning veterans by setting up a community center, guidance center, and nursery school to help former G.I.s and their families. A few hundred student-veterans also formed an independent veterans' association on campus to provide assistance with various problems, such as housing and hospitalization.[31]

The year 1946 also saw the return of intercollegiate sports on campus, the popularity of which triggered a fund-raising campaign to build a new athletic stadium – the original Aggie Memorial Stadium (located on the site of the present Health and Social Services Building–see Figure 19). In 1948, the Board of Regents allocated $90,000 for the stadium, although construction did not officially begin until March of 1950. Memorial Stadium, featuring a six-story tower topped by an octagonal, red-tiled roof, was dedicated to all the Aggies who died in the Spanish-American War and two World Wars.

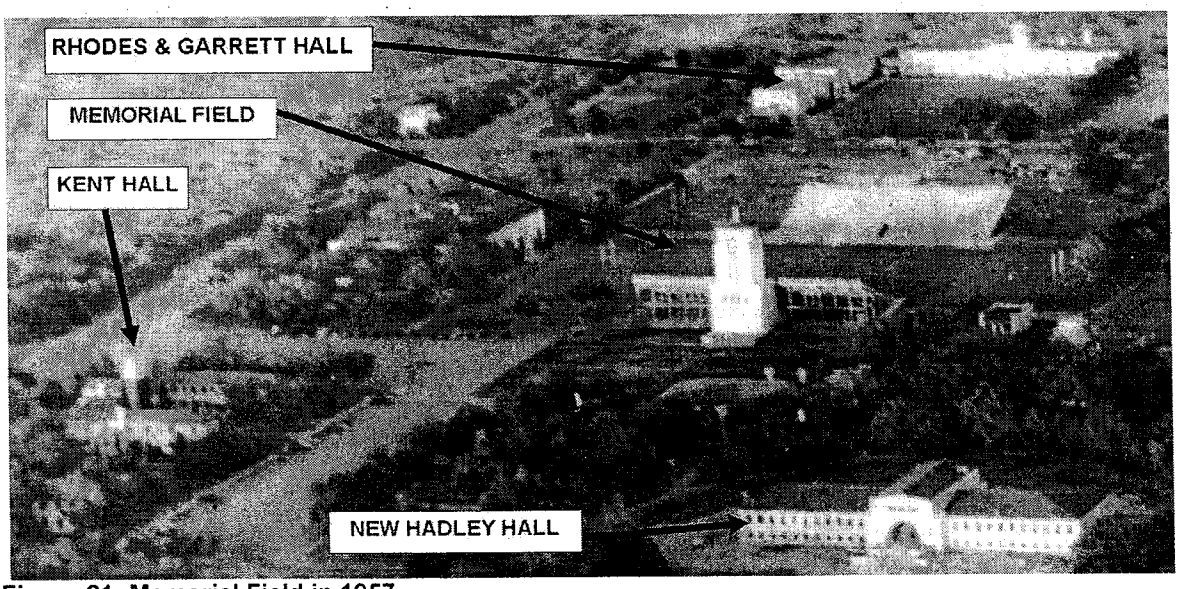

Figure 21: Memorial Field in 1957
Photo courtesy of NMSU Facilities Planning files

[30] Round-up 7-6-1961. These two buildings were subsequently moved to Facilities Maintenance area of the campus and are still in use today.
[31] Kropp, *That All May Learn*, 296-7.

During the 1940s, buildings were added in the Horticultural Farm in the area around the innovative Cold Storage building constructed in 1912. The new buildings were constructed in the same New Mexico Vernacular style and are still in use today. NMSU's agricultural heritage is reflected in its numerous utilitarian farm buildings on campus, but the largest and most distinctive concentration are situated at the Horticultural Farm. The farm is laid out along either side of University Avenue, on the west side of Interstate 10, the farm currently has several buildings for storage, packing, and laboratory work, along with greenhouses, and a botanical garden, which features flora native to southern New Mexico.[32]

When the noted horticulturalist Fabian Garcia died in 1948, he left a portion of his estate valued at $80,000 to the college in order to build a dorm for poor boys and "boys with Spanish surnames." In 1949, Garcia's last wish became true when the seventy-five room dorm opened. Constructed by C.H. Leavell Construction of El Paso the building served as a dorm for twenty years until it was converted into office space in 1969. After World War II, the agricultural department continued to make great strides in research, highlighted by the development of a new type of Acala cotton plant that resisted wilting; consequently, in 1949, the U.S. Department of Agriculture built the Cotton Ginning Research Laboratory across the Pike from the old seed house to encourage continued cotton research. The gin was built on land purchased from NMSU to serve farmers of New Mexico, Texas, Arizona, and California, and to help produce better ginning techniques.[33]

In response to the Smith Doxey Cotton Classing Act of 1937, and the mechanization of cotton picking after World War II, the need for quality cotton ginning laboratories arose. The first ginning laboratory was built in Stoneville, Mississippi in the 1930s; however, there were different cotton issues in the western states, where irrigated, high-quality, long-staple cotton was grown, rather than the short-staple variety grown in the humid low-lands of the south. In 1949, a Senate commission was formed to decide on a spot for a western laboratory and the competition was fierce among members of the commission for location in their home states. A tie-breaking vote by Clinton P. Anderson, Senator from New Mexico, located the new cotton ginning laboratory in New Mexico. The college leased several acres of land to the U.S. Department of Agriculture for the lab facility, and Charles A. Bennett designed the laboratory which opened in 1949. At the time, it was one of only four in the nation (the others were in Stoneville, Mississippi; Chickasha, Oklahoma; and, Clemson, South Carolina and years later one was built at Lubbock, Texas) and was erected to serve New Mexico, west Texas, Arizona, and California.

With the onset of the Cold War, the college also became involved in defense-related research through experiments at the White Sands Proving Ground. This work increased government funding on campus and enhanced the college's reputation for advanced training in mathematics and the physical sciences. This funding culminated in a government grant to the college's Physical Science Laboratory.[34]

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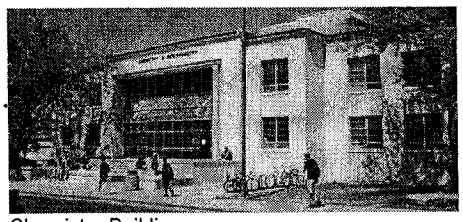
[32] New Mexico Agricultural Experiment Station, "Forty-Fifth Annual Report, Agricultural Experiment Station of the New Mexico College of Agriculture and Mechanic Arts, 133-34" (Las Cruces, New Mexico: 1934), 15.
[33] Agricultural Extension News, March 1957, 6-7.
[34] Kropp, *That All May Learn*, 322-32.

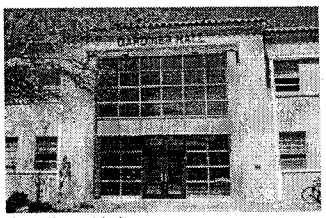
As the college continued to grow, other undergraduate and graduate degrees were also expanded during this period, including major concentrations in dramatics, journalism, and agricultural engineering. By the early 1950s enrollment increased to more than 1,500 students, prompting the college to build more dormitories and more classroom and laboratory space. In 1953 a new administration center, the new Hadley Hall, was constructed. Its red-tiled roof and arched entranceways continued the Trost architectural tradition on The Horseshoe. Branson Hall, the new library building, was completed in 1951, and the English Department moved into the old library (Young Hall) in early 1953. Other noteworthy buildings completed in the early 1950s included the O'Loughlin House built on University Avenue just east of the President's House. Built in 1953 as a model home for the Home Economics department, this ranch house represents a benchmark of gendered education at NMCA&MA, where female students in the Home Economics department were taught how to run a proper household.

Regional Modernism (1955-1963)

This period is characterized by President Roger B. Corbett's push to modernize the campus and develop into a large academic institution. In addition, new building technologies and materials offered architects of the 1950s a chance to experiment with modernist designs that emphasized glass curtain walls and functionality over architectural detailing. Despite these new designs, architectural firms at NMSU such as Wolgamood and Millington paid homage to the previous Spanish Renaissance Revival style with the use of stucco exteriors and red-tile roofs.



Chemistry Building



Gardiner Hall

Figure 22: Regional Modernism buildings

In 1955, enrollment reached 2,000 students. Roger B. Corbett was named president that year and promised that within fifteen years, there would be more than 5,000 students on campus, officially breaking NMCA&MA of the stigma of being a "small" institution (Figure 23).[35] President Corbett's intentions also included a "grow big" plan for the built campus environment. As faculty, staff, and student populations continued to grow, the need for extra office, classroom, and agricultural space did as well. The college also began making plans to offer advanced degrees beyond the master's, and a formal graduate school was founded. President Corbett declared that the college was a proper university in every respect but its name and began working to change the name of the college.[36]

Figure 23: Roger B. Corbett, University President 1955-70
Source: Photo courtesy of NMSU website

[35] Kropp, *That All May Learn*, 332-45.
[36] Kropp, *That All May Learn*, 345-60, 368-9.

In 1957, Corbett announced that old Hadley Hall would be condemned and razed and several new structures would be built to usher in a modern look for the campus. Several buildings were designed and constructed in the late 1950s to illustrate this modernity. Jett Hall (1956) was the first modernist building on The Horseshoe. Not only did it diverge from the traditional Trost styling, but it also changed the layout of the Trost campus plan. The building was located on the corner of Espina Street and South Horseshoe – thus eliminating the south shoulder of The Horseshoe, which significantly altered this aspect of the original campus plan. Jett Hall was quickly followed by the Chemistry Building (1957), Gardiner Hall (1957), and the Astronomy Building (1959), all of which featured curtain walls of windows and plain concrete porches and doorway surrounds. Architecturally, these scientific buildings display a sleek, modern, technical look, but still pay homage to Henry C. Trost's designs by retaining red-tile roofs and stuccoed exteriors.[37]

To relieve its persistent housing problem due to ever-increasing enrollment, the university began to build more dorms, such as Breland Hall (1954), the Hamiel Hall addition to the Rhodes and Garrett complex (1955), and Alumni Hall (1960) in what was rapidly becoming the student residential district on the east edge of the campus. The university also constructed two large housing complexes – Sutherland Village and Tom Fort Village – in 1958 and 1959, respectively, to serve as married student housing.

Sutherland Village, named for W.A. Sutherland, an early member of the Board of Regents, included 200 identical square structures featuring driveways, walled backyards, clotheslines, and modern appliances, some situated on slightly curvilinear streets reminiscent of many post-war residential suburbs. At $55 per month rent and all utilities paid by the university, it was not long before the demand for housing prompted the Board of Regents to seek funds to build another village.

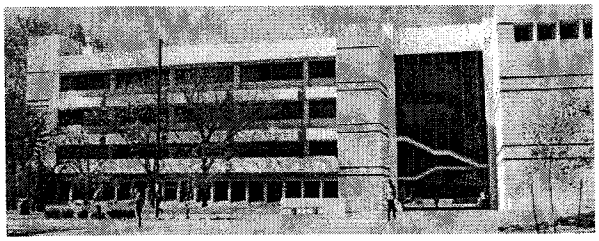
A year later, 100 houses were completed in Tom Fort Village, also named for a former member of the Board of Regents. These units were virtually identical to those in Sutherland – concrete block with flat roofs, metal casement or aluminum sliding windows, and plain doors. Although these elements reflect the university's attempts to build cheaply, other aspects of the villages show that the university was still interested in creating a true neighborhood environment for students and their families. Each street is landscaped with several different kinds of shade trees and shrubs, and a large park on the north end of Sutherland Village offers a commons area for both adults and children.

On December 17, 1958, the Board of Regents changed the name of the college to New Mexico State University of Agriculture, Engineering and Science. The engineering, agriculture, and arts and sciences schools were upgraded to "colleges," and the first doctoral degree was issued in 1960. New Mexico State had made the transition from small state college to a major state university.

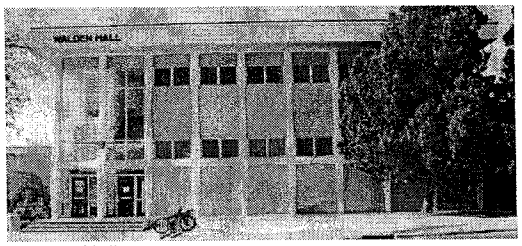
[37] Kropp, *That All May Learn*, 345-60, 368-9.

Modernism (1963-1990)

The "high tech" 1960s and 70s were reflected not only in Americans' material culture, but their architecture as well. As NMSU's math and science programs became more involved in cutting-edge research, new campus buildings began to reflect this with a "modern" look. Buildings from this design era shed their red-tile roofs and stucco walls in favor of more steel, glass, and concrete suggesting forms related to the International and New Formalism styles of Modernism.



Guthrie Hall



Walden Hall

Figure 24: Modern architecture

As NMSU moved into the 1960s, the faculty and students in engineering, physics, and agriculture continued to make important contributions to their fields aided by a new computer center.[38] The university received numerous federal and private grants to expand its math and science programs including continued defense-related government funding throughout the 1960s and '70s. This increase in research stimulated the construction of new buildings in a Modernist style, exemplified by Jacobs Hall (1963) and Walden Hall (1966).

More student housing was provided through the construction of dormitories: Regents Row (1962), Monagle Hall (1965), and the new García Hall (1965). These were built on the east side of the campus in a variety of modern and Mediterranean styles, and featured large grassy areas where students could socialize and play sports. This continuous building cycle, starting in the mid-1950s, affected some of the more traditional "gathering spots" on campus such as McFie Circle, which had evolved over time to serve the student housing area on the east side. New construction, such as Zuhl Library, a large addition to Breland Hall, and the Corbett Center (the new student union), together with a large parking lot, eventually altered campus street alignments, and the Circle had virtually disappeared by the 1980s.

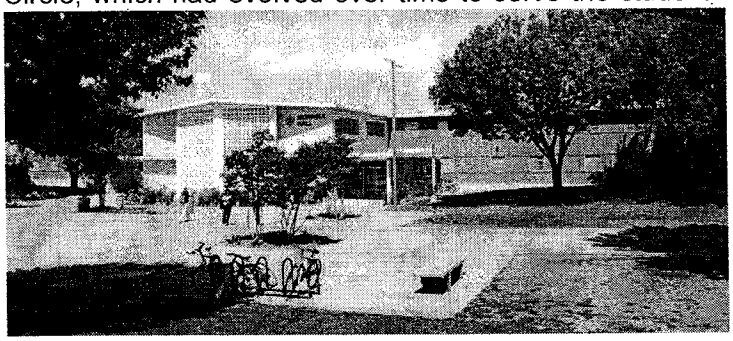


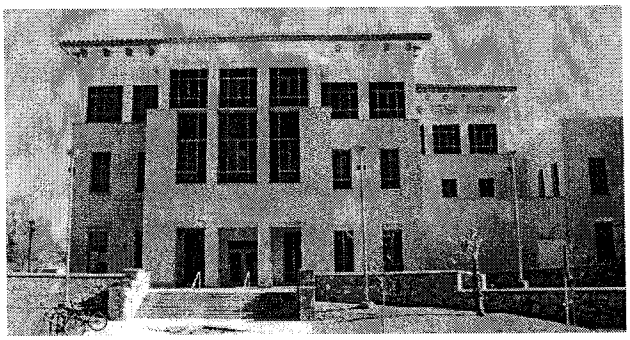
Figure 25: Monagle Hall, formerly the Women's Residence Center, was built in 1965 and still functions as a dormitory.
Photo by Brigida Blasi

[38] The name of the college was legally changed to New Mexico State University by a state constitutional amendment in 1961.

Trost Revival (1990 - present)

Within the last two decades there has been a revival of Henry Trost's original Spanish Renaissance Revival designs. Although these newest buildings on campus employ modern materials and construction techniques, there is an unmistakable Trost-influenced styling in their architectural design. Locally on campus, this style has also been called "Trost Revival." In 1992 a revival of the Trost idiom became the formal architectural vocabulary for the campus.

Health & Social Services



O'Donnell Hall

Figure 26: Trost Revival buildings

By 1990, the academics and student body of NMSU had grown exponentially and Martin Hoffmeister, the university architect, developed a new master plan for the campus. Hoffmeister, trained at the Prague Academy of Arts, Yale, Harvard, MIT, and the University of Chicago, wanted the campus to look more like the original master plan devised by Henry C. Trost. Skeen Hall (1999), which sits at the corner of Espina Street and North Horseshoe on the site of the old Miller Fields, is an example of his attempt to return to Trost's look. Skeen Hall has many of the elements of the Spanish Renaissance Revival look with its red-tile roof, stuccoed exterior, and decorative domed tower. To accommodate a large student body and add visual appeal to the campus, Hoffmeister also designed landscapes, pedestrian malls, and bicycle paths. The area on the east side of the campus between the residential area and the Pan American Center was designed to be a mirror of The Horseshoe; however, Regents Grove and the Duck Pond are all that remain of that original plan.[39]

As the university enters the twenty-first century, student enrollment on the main campus is more than 16,000, and its colleges now offer more than seventy fields of study for undergraduate degrees, fifty masters degrees, and twenty-two doctoral degrees in all major fields of study. It is home to the state's NASA Space Grant Program and has agricultural extension programs in every county of the state.

[39] *A New Mexico State University Walking Tour*, 3-5.

The Architects of NMSU

Henry Charles Trost

Henry Charles Trost (1860-1933), was born in Toledo, Ohio, to German immigrants Wilhelmina and Ernst Trost. Ernst Trost was a carpenter and building contractor, from whom Henry received his earliest tutelage. After attending art school in his native city, Henry moved to Colorado, living first in Denver, and then in Pueblo. Largely a self-taught architect, Trost opened his first office in Pueblo in 1880. Trost subsequently lived in Chicago for nearly a decade (1888-1896), where he was influenced by Louis Sullivan and Sullivan's protégé, Frank Lloyd Wright. During this time Trost was a designer of ornamental metal and may have worked in this capacity for the firm of Adler & Sullivan. He was influenced not only by Sullivan and Wright, but also by the Mission Revival-style California Building at the 1893 World's Columbian Exposition in Chicago.

By the time he moved to El Paso in 1903 to join his brother in forming Trost & Trost, Henry C. Trost was already in the process of developing a stylistic variation on American architecture that was adapted to the region he called "arid America." Trost was prolific, designing hundreds of buildings large and small, and versatile as well, working in a multitude of styles, from Victorian to Art Deco. The majority of Trost's 600 designs were for buildings in his adopted hometown of El Paso, but he also realized many projects in Albuquerque, Phoenix, and Tucson, in addition to the plan for NMSU he developed in 1907. His El Paso firm of Trost & Trost was commissioned to design the first architectural plan for the growing campus of New Mexico College of Agriculture and Mechanic Arts (NMSU). The campus plan that emerged, the only one (inclusive of both landscapes and buildings) undertaken by Henry C. Trost in his long and varied career, was the original layout for "The Horseshoe," the quarter-mile long landscape that is the historic center of NMSU's main campus. The plan called for six buildings to be constructed on either side of The Horseshoe, itself a pair of parallel east-to-west-running boulevards curving to meet at the east end, with a large, domed administration building centered at the "bottom" of The Horseshoe.

According to *A New Mexico State University Walking Tour: A Legacy of Henry C. Trost*, "all Trost's designs include Mission Revival (or Southwestern Style) and elements of the Prairie style." His early exposure to two of the leading architectural theorists of his day, Sullivan and Wright, followed by his sojourn to Tucson in 1899, where he first observed examples of Spanish Mission architecture, helped Trost become the architect of the "Spanish Renaissance" revival-style for which he became known, and which is so evident in his NMSU buildings. According to the YMCA Historic Structure Report, Trost's campus buildings distilled many of the elements of the "architectural vocabulary of the prominent architects at the turn of the century. By the time Trost designed the university campus they had become a part of the American architectural vernacular . . . [and by including] indigenous southwestern styles . . . Trost created a style for the campus that occupies a unique and important place in the region's architectural heritage."

Trost's Spanish Renaissance Revival idiom varies somewhat from building to building, but distinguishing common characteristics among the surviving buildings usually include shallow-pitched, red clay-tile roofs, reminiscent of California mission architecture, plus bracketed overhangs as an adaptation to the warm, sunny climate; a "banded" appearance in the elevations and an often elaborate entryway, recalling Italian Renaissance (especially Palladian)

structures; and a square or rectilinear massing. The rectilinear massing of the buildings, along with the aforementioned elevation banding and the roof overhangs, are all also suggestive of Wright's Prairie style, adapted to the arid Southwest. Originally all of Trost's NMSU buildings were built using reddish brick masonry; all but Young Hall have since been covered with stucco.

In one of the only direct expressions of his architectural aesthetic known to exist, a 1907 pamphlet issued by Trost & Trost, Henry Trost wrote of the adaptive ingenuity of his Spanish predecessors in designing for the climate of the Southwest:

> Back of [the] Spanish Mission style is more than mere imitation – more than a fad – more than a return to the simplicity of an earlier period.....With accurate instinct, the old Spanish builders adapted their structures to the requirements of the environment. ...The climate of the arid southwest, as well as the physical aspect, is marked by sharp contrasts. The difference between night and day temperature [sic] is 30 to 40 degrees, or double that if the day temperature be read in the sun. The sun's rays strike the earth directly, for the atmosphere is dry, and there is no blanket of water vapor in the air to absorb and retain the heat, [and] for the same reason, it is always cool in the shade, and the breeze blows constantly. Natural vegetation is scant, and neutral in tone. The object, therefore, is to build so as to cut off the intense heat of the sun in the summer, to retain the artificial warmth of the house in winter, and to create a green, flowery oasis for man's pleasure and comfort. This threefold end was attained by the Spaniards with their thick walls, patios, deep porches, and large, high-ceiled rooms.[40]

Trost used the phrase "arid America" to describe the distinctly regional variant of the Spanish Mission style:

> It is interesting to observe how the various American Colonial styles and the ancient classic styles have affected the Spanish Mission or "arid America" style, especially when applied to larges masses or high structures. The long, simple lines remain, with the impression of solidity, and the perfect adjustment to the environment. But ornamentation plays a less important part, the column takes classic form, and the arch is flattened, simplified, and used more sparingly.[41]

Trost appears to have adhered to these ideas in his own designs for the NMSU campus, for the most part keeping the main masses of his campus buildings simple, using ornamentation sparingly. The only exception, Old Hadley Hall, which was the centerpiece of the campus plan, was an homage to the Renaissance architect Brunelleschi's domed cathedral, Santa Maria del Fiore in Florence. Old Hadley Hall no longer exists, having been razed in 1958 to make space for new buildings on the fast-growing campus.

Thirteen buildings were to have been constructed under Trost's original campus plan; only six were actually built, including the aforementioned Old Hadley Hall. Three survive today: the YMCA building (1907), the Music Building (1911), and Young Hall (1928). Not only was the full complement of Trost buildings never built, his proposed series of arcades or "loggias"

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[40] 1907 pamphlet issued by Trost & Trost, reproduced as Appendix to *Henry C. Trost: Architect of the Southwest*, Lloyd C. and June-Marie Engelbrecht, El Paso: El Paso Public Library Association, 1981, pp. 117-118.
[41] Ibid.

connecting the buildings along The Horseshoe, intended to create an integrated central campus area within which students and faculty could comfortably circulate, was also never realized.

The original 1907 plan and architectural style provided the template for NMSU's buildings well into the 1950s, and buildings erected at NMSU before the mid-1950s often directly reflected Trost's influence. However, the university's burgeoning enrollment after World War II resulted in a need for new classroom space, which in turn caused campus planners to make changes to the campus' original design – for example, the building of Jett Hall in 1955 on The Horseshoe's south "shoulder" and the expansion of the campus to the east and south in the 1960s.
Trost's influence on later NMSU building designs can be seen in Otto Thorman's President's Residence (1917), and Goddard Hall (1913). Former Trost associate and protégé Percy McGhee carried on Trost's architectural spirit in the design of Kent Hall (1929) and Foster Hall (1930). The Trost tradition continued into the 1940s and 1950s through the work of Jerry Schaefer and Robert Merrell who designed Rhodes and Garrett dormitories (1941) and the second Hadley Hall (1953), and through the architecture firm of Wolgamood and Millington who designed Gardiner Hall and the Chemistry Building (both 1957) that began to incorporate more Modernist detailing, but retained such Trostian features as symmetrical massing plans, red clay-tile roofing, and a distinctively Southwestern regional style.

Although campus building design turned markedly more modernistic after 1960s, by 1990 the new Master Plan by University Architect Martin Hoffmeister recognized Trost's importance to the school's architectural legacy, and urged a return to the Trost idiom for future development at the university. Hoffmeister's plan also expressed a new focus on returning the campus to the kind of pedestrian circulation system originally envisioned by Henry C. Trost: "Outdoor spaces will be developed for pedestrian malls and green areas. Pedestrian malls will form a network connecting all classroom buildings. Green areas will be connected by a shadow network to permit walking in the shade."[42] As NMSU heads into its second century, the guiding spirit of Henry C. Trost, with his pioneering insights into the practical and aesthetic consequences of an architecture style for arid lands, still lingers over the high desert campus he designed over a century ago.

Otto H. Thorman

Otto H. Thorman (1887-1966) grew up in St. Louis, attended Architectural Night School at the University of St. Louis, and began his career as a draftsman at Maureen, Russell & Garden. He was known for working mainly in the Spanish Pueblo Revival style during his career, and was tapped to design the president's house at the University of New Mexico, although his design was never implemented. From 1909 on, he worked out of offices in Albuquerque, and in 1911 he opened a separate office in El Paso, where he eventually settled permanently.

In the second decade of the 20th century, Thorman was responsible for two iconic NMSU buildings. Thorman designed Goddard Hall (1913), which paid homage to the Spanish Renaissance Revival style that Henry Trost had inaugurated at the school. This Mission-Style

[42] *The Architectural Master Plan: Trost to Hoffmeister*, quoted in *A New Mexico State University Walking Tour: A Legacy of Henry C. Trost*, 1997, p.4.

building was the first on campus to employ a prominent Mission-style bell tower in its design; this bell-tower motif would be repeated by subsequent architects at NMSU.

Otto Thorman also designed the NMSU President's Residence (1917) where he used the Prairie style of architecture, which was one of the predominant "modern" house types of the time. While the Nason House, as the President's Residence is now known, is clearly built in the Prairie style, it is also clearly related to Trost's earlier Spanish Renaissance buildings: Romanesque arched windows, brick construction, and the shallow pitched hip roof with overhanging bracketed eaves all pay homage to Trost's YMCA Building, Gymnasium, and Young Hall.

Percy McGhee

Percy McGhee (1889-1971) was born in Waco, Texas, and became the second university architect for NMSU following the death of his mentor, Henry C. Trost. McGhee designed Kent Hall (1929), which continued the Trost tradition of Spanish Renaissance Revival style and has become an iconic building on the NMSU campus. McGhee's Kent Hall, a large red clay-tile roofed building with a square central courtyard, arcades along one side of the courtyard, a Moorish bell tower projecting from the main entryway and Moorish ceramic tile panels above two doorways, was probably McGhee's most visible contribution to NMSU's campus. McGhee was also responsible for the design of Foster Hall (1930) and Dove Hall (1936), both of which follow the Spanish Renaissance Revival style.

Like Trost, McGhee worked in a number of different architectural idioms, including Prairie style, Tudoresque, Spanish Colonial and Spanish Pueblo Revival, and, late in his career, even in the International/Moderne style in the Murray Hotel (1937) in Silver City, New Mexico. In Las Cruces, in addition to his NMSU buildings, McGhee designed the Doña Ana County Courthouse (1936-39), a Spanish Pueblo Revival building, and the 1934 Thomas Branigan Library (now the Branigan Cultural Center), also in the Spanish Pueblo Revival Style. He perhaps best know for continuing the "Bhutanese Revival" style initiated at the University of Texas El Paso (UTEP) by Charles Gibson and George Robertson based on initial designs by Henry Trost.

Robert E. Merrell

Robert E. Merrell (1895-1947) was born in Keller, Texas, and received a BS in Architecture in 1919 and an MA in Architecture in 1921 from Texas A&M. His first professional experience came in the office of the college architect at Texas A&M, and after working for several years for private firms in Texas, he came to New Mexico in the late 1920s, where he designed the Clovis Hotel (1932), for a time the tallest building in the state, in a "Pueblo Deco" style. He was also known for designing school buildings around the state of New Mexico, in addition to buildings at college campuses, notably the Roosevelt County Museum at Eastern New Mexico University (1940).[i]

In the 1930s Merrell worked on Work Progress Administration projects and while a partner in the firm of Schaefer and Merrell (formed with Jerry Schaefer in 1938), he designed Milton Hall, Garrett Hall, and Rhodes Hall, all in 1941, and all in Spanish Colonial Revival style. With his design of Garrett Hall, Merrell acknowledged the earlier work of McGhee's Kent Hall and Thorman's Goddard Hall, both of which feature prominent Moorish or Mission bell-towers at their main entryways. Merrell's design of the new Hadley Hall (1953) at the east end of The

Horseshoe is a later Schaefer and Merrell building, which shows a more purely utilitarian influence than his earlier work on campus. New Hadley Hall does retain some features of the Spanish Renaissance Revival style such as a front-gabled entryway dominating lower symmetrical wings (similar to Rhodes, Kent, and Garrett Halls), but otherwise it signals the beginning of a movement away from traditional styles at New Mexico State toward more a more Modernist approach.

Leo J. Wolgamood

Leo J. Wolgamood (1904-1975) was born in Colorado Springs, Colorado, and after attending college and traveling in Europe, Mexico, and Cuba, worked as a draftsman at the architectural firm of Klauder and Huntington, and later at Fisher, Fisher, & Hubbell. After working as a draftsman for the influential John Gaw Meem in Santa Fe from 1941-42, he served in the Civil Engineer Corps of the U.S. Navy from 1942-1946. In 1946, Wolgamood became a Registered Architect and formed a partnership with Alfred R. Millington in Santa Fe.

In the mid-1950s, Wolgamood designed a number of school buildings in New Mexico, including high schools in Alamogordo, Gallup, Bayard, the Cristo Rey School in Santa Fe, and a men's dormitory at New Mexico Tech in Socorro. At NMSU, Wolgamood designed Breland Hall (1956), Gardiner Hall, and the Chemistry Building (both 1957). The latter two buildings reflected the trend towards Regional Modernism by incorporating Modernist styling, such as large glass curtain walls at the main entries, with earlier Spanish Renaissance Revival styling, such as red-tile roof parapets that emulate the work of Trost and McGhee.

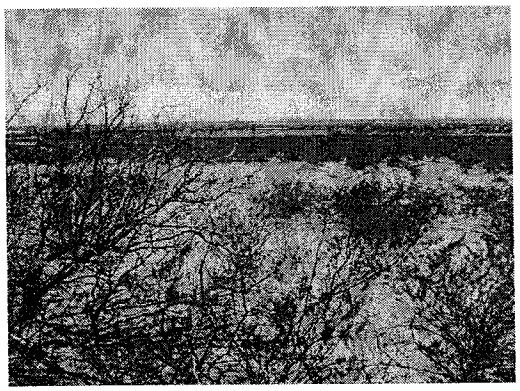
W. C. Kruger

Willard C. Kruger (1910-1984) grew up in Raton, New Mexico, and received a university degree from Oklahoma A&M College in 1934. One of the most illustrious of New Mexico architects in his time, Kruger served as State Architect from 1936-37, after which he went into private practice, eventually establishing W.C. Kruger and Associates architectural firm in Santa Fe, which stayed in business for over fifty years. During the time that he practiced, Kruger was the architect for many important projects, including several New Deal projects under the Public Works Administration (PWA) and Works Progress Administration (WPA), such as the Mora County Courthouse (1939) and Socorro County Courthouse (1940). His firm also designed the Carrie Tingley Hospital in Hot Springs (now Truth or Consequences, 1937), and Clayton High School (c. 1936). All were designed in the Spanish Pueblo Revival or Territorial Revival styles.

In the post-World War II era, W.C. Kruger and Associates were responsible for a large number of highly visible projects, including the Los Alamos Master Plan (1947, both the laboratory and the town – Kruger's was the only private architectural firm employed by the Manhattan Project); the Corp of Engineers Building, Sandia Base (1950); the Governor's Mansion (Santa Fe, 1955); the UNM Medical School Basic Science Building (Albuquerque, 1965); and the state Capitol Building (Santa Fe, 1966). At NMSU, W.C. Kruger and Associates were responsible for the design of the Pan-American Arena, the home of the university's men's and women's basketball and volleyball teams, which was dedicated in 1968, as well as numerous distinctive additions to existing university buildings, such as Chemistry and Gardiner Hall.

Agricultural Land Use and Landscape Design at NMSU

The university was established under the terms of the Morrill Act of 1862 (re-authorized in 1890). The act, named after its sponsor Congressman Justin Morrill of Vermont, gave every state (or territory) in the Union a grant of 20,000 acres of public land for every member of its congressional delegation. The states were to sell this land to raise funds to establish colleges in engineering, agriculture, and military science. In 1889, the territory of New Mexico, following the stipulations of the Morrill Act, established the land-grant agricultural college and experimental station in Las Cruces. Originally named the New Mexico College of Agriculture and Mechanic Arts, what is today NMSU continues the traditions of its land-grant heritage by offering programs in agricultural research, extension education, and public service.



NMSU is one of only a few agricultural universities in the United States located in a desert environment, in this case the Chihuahuan Desert. The Chihuahuan Desert is somewhat unique in that it is located at a relatively high elevation - 2,000 to 5,000 feet above sea level in the vicinity of Las Cruces. At this altitude, winter temperatures can drop down quite low with freezing temperatures lasting several days not uncommon. Native plants include creosote bush, white thorn, candelilla, and mesquite (Figure 26).

Figure 27: Creosote bush and mesquite growing on the far eastern edge of the NMSU campus

As a land grant educational institution, chartered to engage in agricultural research, NMSU's experimental stations are strategically positioned to conduct research on how to grow food and livestock in marginal environments. This is becoming increasingly important on a global scale as the world population grows and demands for food production increase in light of an ever-shrinking arable land base. The land grant universities in desert climates are thus on the "cutting edge" of research that explores the potential for increasing the carrying capacity of desert lands.

NMSU's Agricultural Tradition as Expressed in Land Use

Since opening its doors in 1890, NMSU has been involved in research on the effects of agriculture in arid lands and the use of irrigation. Such research was a natural outgrowth of land use traditions of the college's location in the Rio Grande valley, whose agricultural patterns were first developed by Native American tribes in the region and later codified by the Spanish land grant tradition. This Hispanic tradition utilized plots of land located almost perpendicular to the flow of the river that was the source of irrigation. Diversion dams of various types were built upstream to channel the water into the main irrigation ditch (the acequia madre) and from which smaller ditches (laterals or acequias) diverted this water into the fields (Figure 27).

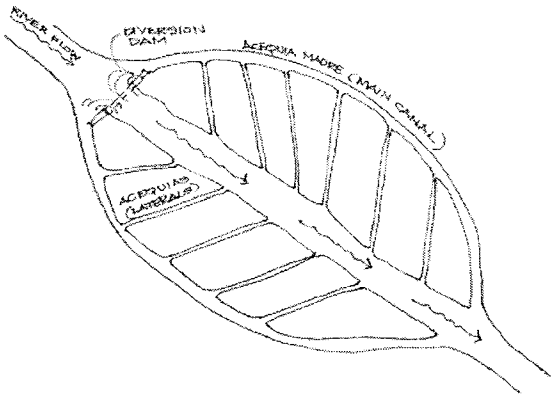


Figure 28: Diagram of a typical irrigation system

The land on which the university is situated was once part a farm owned by Jacob and Bertha Schaublin, who gifted it to the fledgling school. The plot contained 100 acres and was perpendicular to the flow of the Rio Grande. The east-west axis of this land parcel would soon become the most dominant feature of the campus layout. The farm land used by Schaublin and subsequently by the college was watered in part by an acequia located at the west end of the parcel (Figure 29).

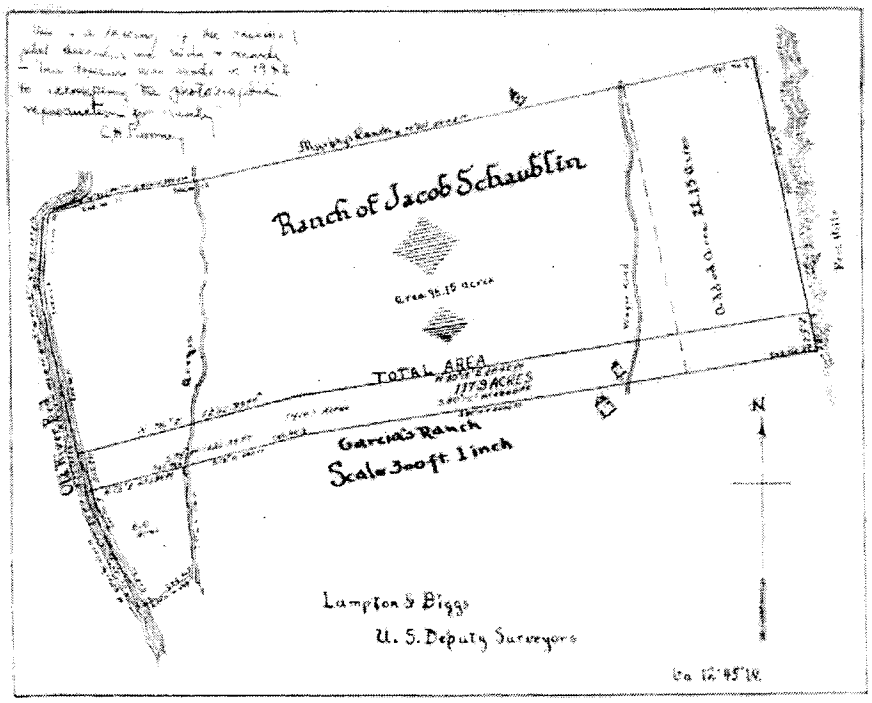
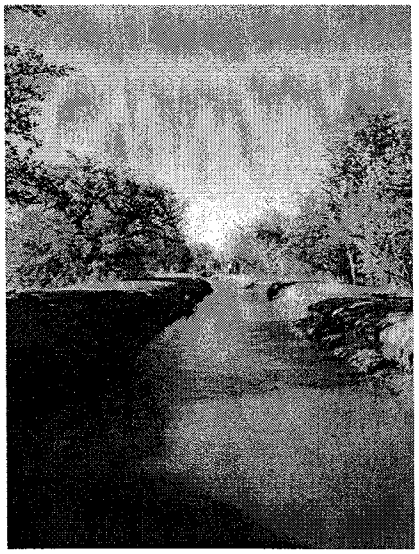


Figure 29: Schaublin land granted to the Agricultural College and Experiment Station as depicted on a bronze plaque attached to the Miller Gates.
Photo courtesy of the Rio Grande Historical Collections, New Mexico State University



Upon completion of the Elephant Butte Dam in 1916 and the subsequent establishment of the Elephant Butte Irrigation District (a part of the Bureau of Reclamation's Rio Grande Project initiated in 1912), the small acequia serving NMSU's farm land was improved in the early 1920s and named the Las Cruces Lateral. The total length of the lateral is 13.72 miles as it winds it way through the City of Las Cruces, across the western corner of the university, and eventually rejoins the river several miles south of the city. The district is listed on the National Register of Historic Places and the New Mexico State Register of Cultural Properties (Figure 30).

Figure 30: The Las Cruces Canal in 2007

Based on the analysis of early photographs of the campus, the college's farm fields were located generally uphill of the acequia and were irrigated by well water. Figure 30 shows the farm layout 1883. Note that a pump house is shown at the east end (uphill) of the agricultural fields. A ditch from the pump house runs south and then curves to the west and runs down-slope paralleling the fields. Figure 31 shows an irrigation ditch running from east to west, toward the south side of the fields, with the original campus buildings in the background to the east. The date of the photo is not known, but it is post-1913 because Goddard Hall can be seen to the right of the center of the photograph. The southern edge of the campus in this area is slightly higher than the northern edge, contrary to the overall slope of the valley; therefore, placing the pump and ditch at the high edge was the logical way to irrigate the fields to the north. The remains of this ditch may be reflected in the border of the fields on the southwestern section of the campus today.

Figure 30 also indicates the variety of crops grown in the late nineteenth century, which were far fewer than what is grown in the Mesilla valley today. Figure 5 also shows a tree-lined road running east and west and an "L" shaped building labeled "Station Building." This building was undoubtedly the so-called "Seed Lab," now known as the Nematology Building, while the tree-lined road is "The Pike," also known as College Avenue.

Figure 32 is an overlay of the planting map on a current satellite view of the campus. It clearly shows how the college's agricultural fields came right up to the edge of the newly constructed academic buildings. This land use patterning is also shown in early campus photographs. Figure 33 shows Goddard Hall and Wilson Hall with crops planted immediately to the west of the buildings. The fields were neatly fenced, and rather elaborate gates highlighted The Pike's entrance to the campus. The land to the north of the YMCA, now called the President House Yard, appears to be planted in a similar way. Note that rows of trees had also been planted along the roads, probably as wind breaks.

How these fields, that are uphill of the Pump House, were irrigated is not understood. Water could have been pumped up to the fields from the well, or another well could have been drilled upslope. Later aerial photographs show a water tower east of all the campus buildings. Figure 34 also shows the close proximity of the agricultural department's livestock pens to the campus buildings.

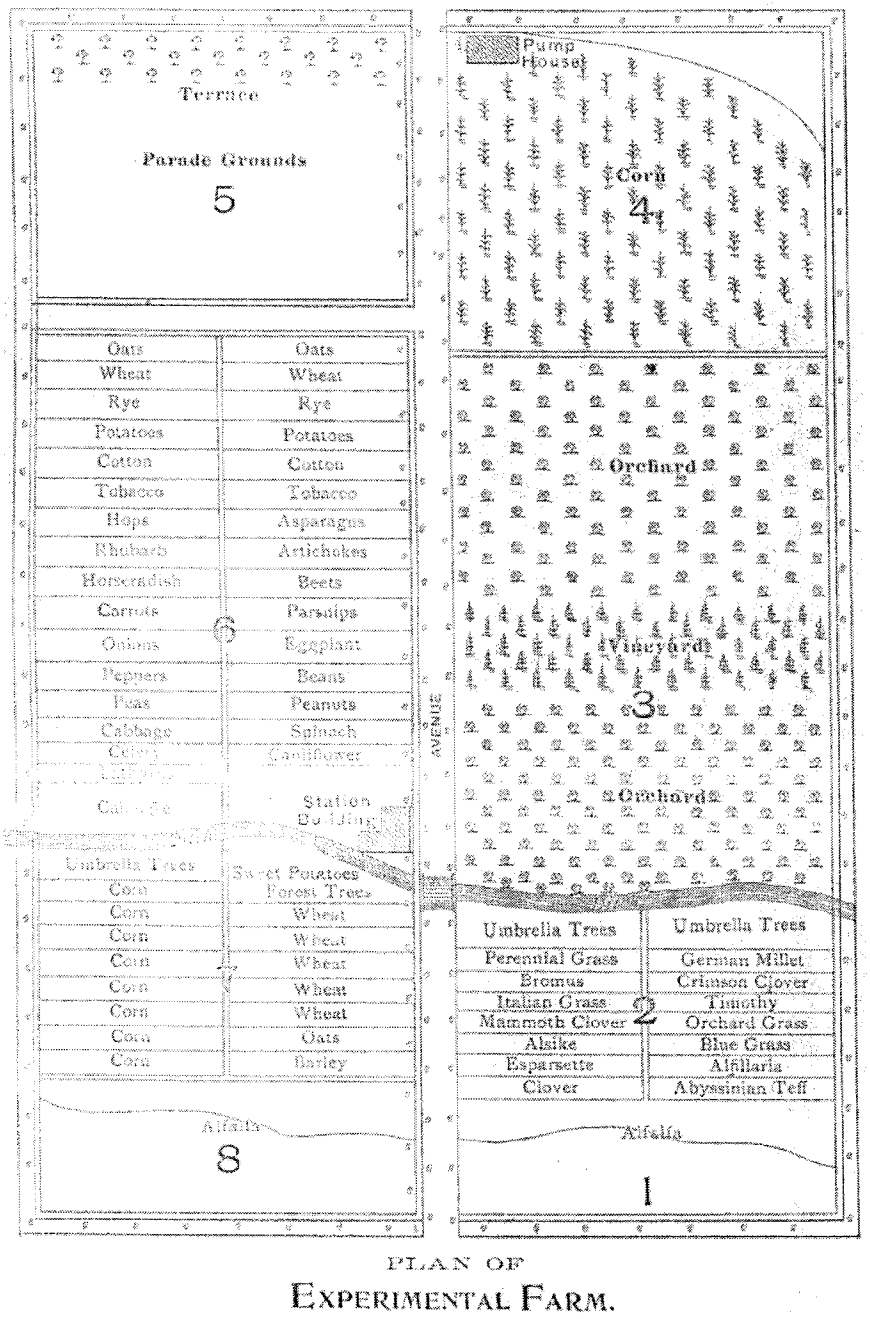


Figure 31: Planting map at the college's experimental farm in 1894.
Photo courtesy of the Rio Grande Historical Collections, New Mexico State University

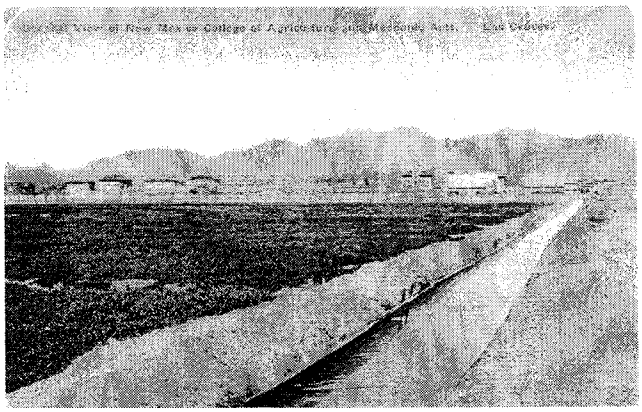


Figure 32: Irrigation ditch (looking east) on the southern edge of the college's agricultural fields
Photo courtesy of the Rio Grande Historical Collections, New Mexico State University

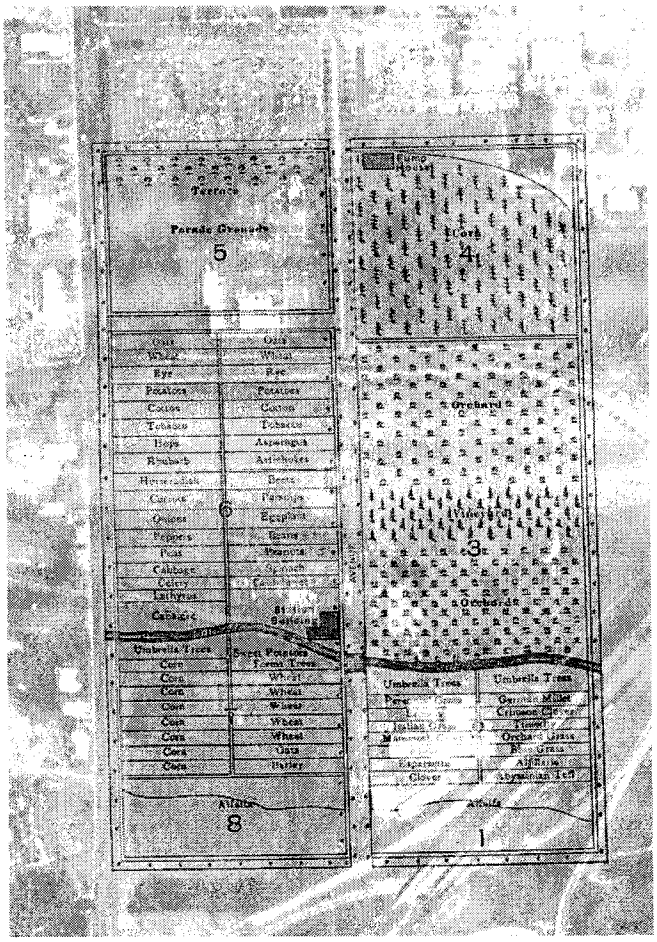


Figure 33: Overlay of the original planting map on a recent aerial

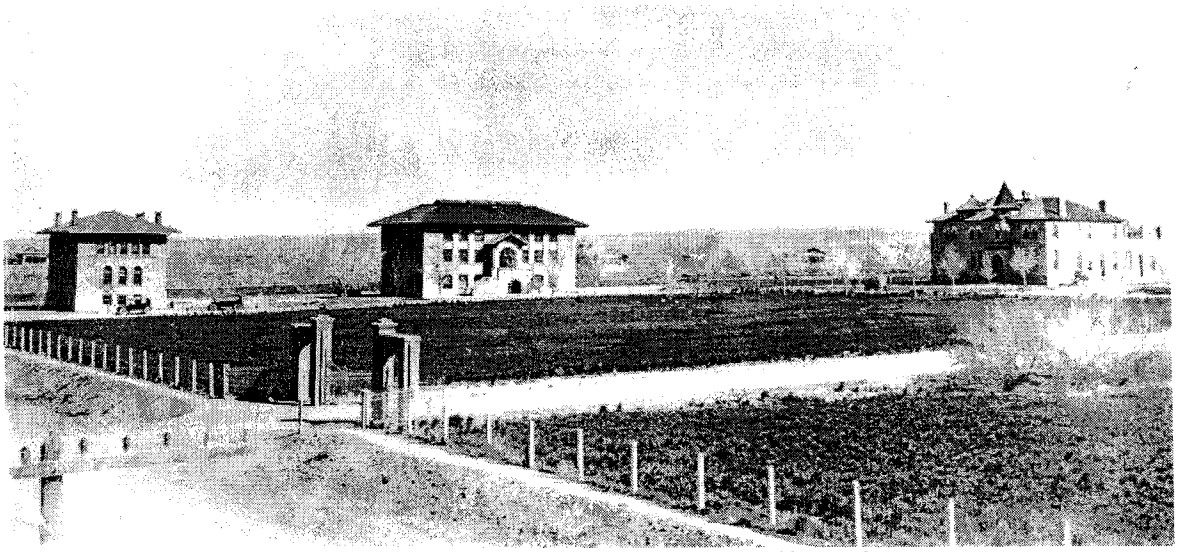


Figure 34: Photograph, circa 1918, showing plowed fields in The Horseshoe
Photo courtesy of the Rio Grande Historical Collections, New Mexico State University

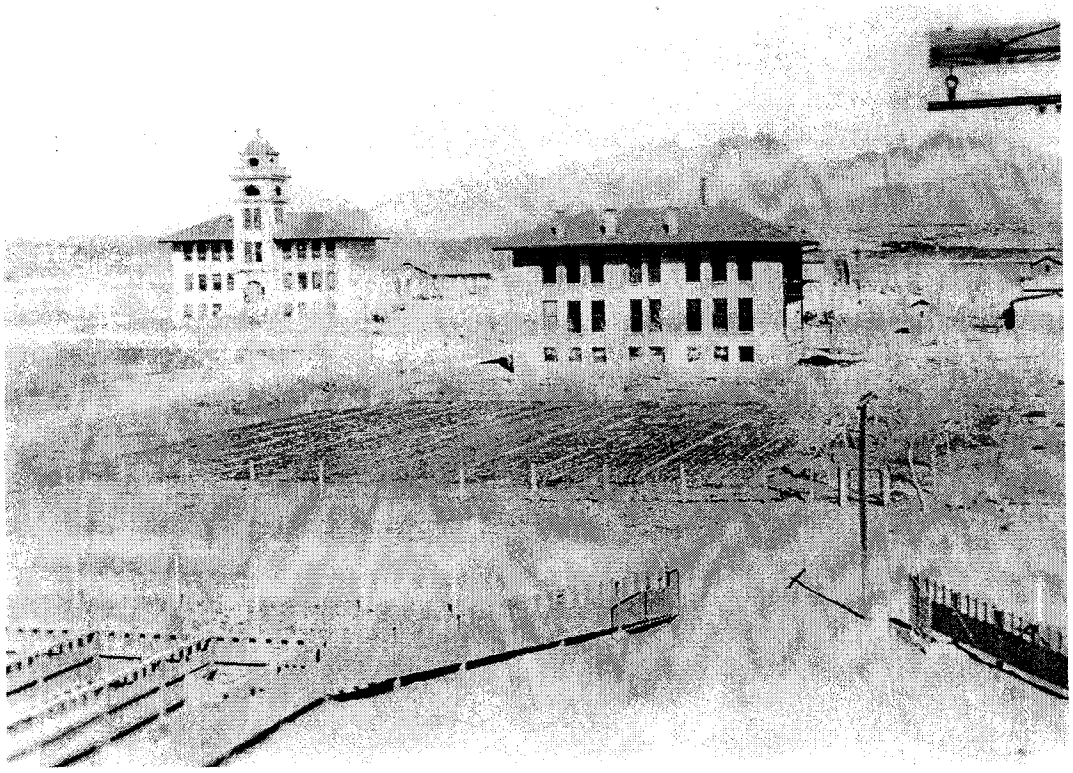


Figure 35: View of campus (Goddard and Wilson Halls) with Department of Agriculture animal pens in the foreground.
Photo courtesy of the Rio Grande Historical Collections, New Mexico State University

Landscape Design and Image at NMSU

Very early on, the Board of Regents was aware of the visual image of the campus landscape. A campus publication from December 9, 1908, reported:

> The Board of Regents in a recent meeting, made provision for graveling and decorating the campus. President Garrison was given authority to go ahead with the work, and he intends to do so at once. A scheme for the lower part of the campus has already been formulated and by next Spring the beautiful sage brush and the cactus gardens will be a thing of the past. The part of the campus which lies in front of the old main building and extends to the north as far as the YMCA building will be shorn of its sage brush covering. The cactus gardens will be removed to a more artistic site, probably, it will occupy a small plot in front of the science hall and south of the YMCA.

Despite this pronouncement, it was some time before the school grounds imitated the mature landscaping of older college campuses. In the early 1930s irrigation systems for lawns were developed and soon thereafter the college apparently embraced the idea of irrigated lawns, thus accepting the idea that landscaping was a necessary part of presenting an attractive campus image. By 1938, campus landscape designers had transformed the former farm fields into lawns and tree-lined blocks. Figure 35 shows The Horseshoe planted with grass with mature trees forming landscape boundaries. The open space west of the President's House (north of the YMCA and Gymnasium building) is also planted with grass and tree-lined.

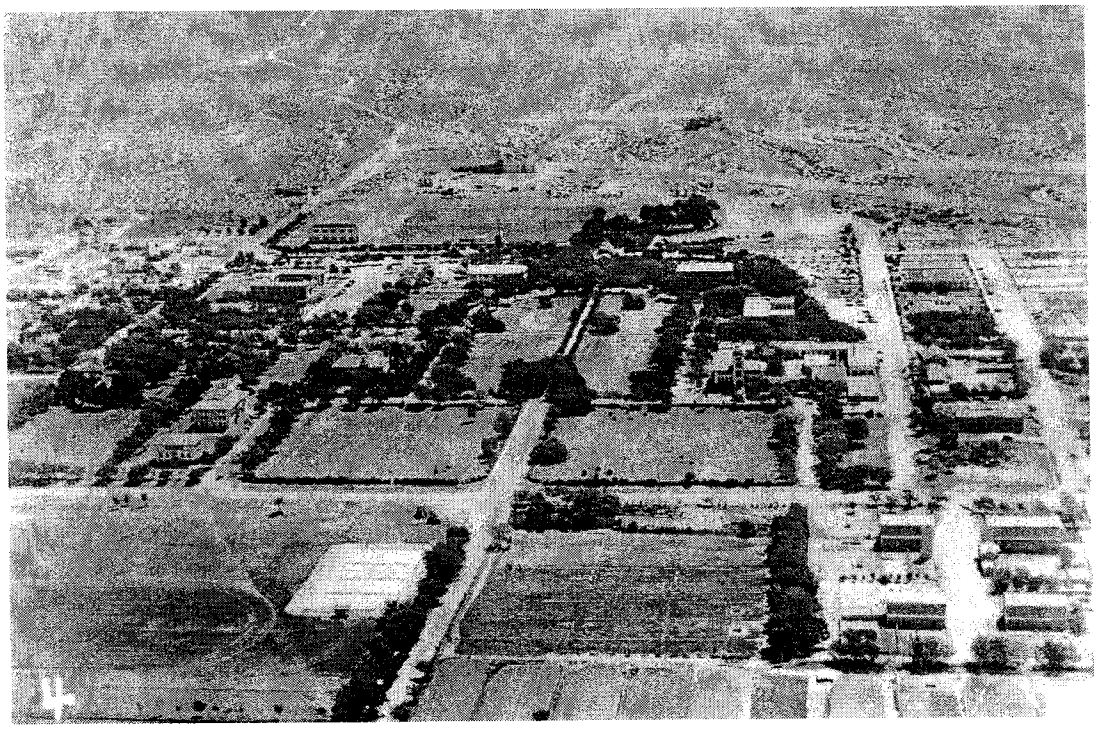


Figure 36: 1938 aerial photograph of the campus looking east showing mature landscaping on The Horseshoe and the President's House. Photo by Ray Boutz, courtesy of the Rio Grande Historical Collections, New Mexico State University

As the campus grew and more buildings were constructed, the agricultural fields together with the livestock pens on the west side of campus became "land banks" awaiting future development. This pattern is a familiar one on almost all university campuses, where athletic fields and parking lots eventually give way to building sites. The early photos and the campus today illustrate this process at NMSU.

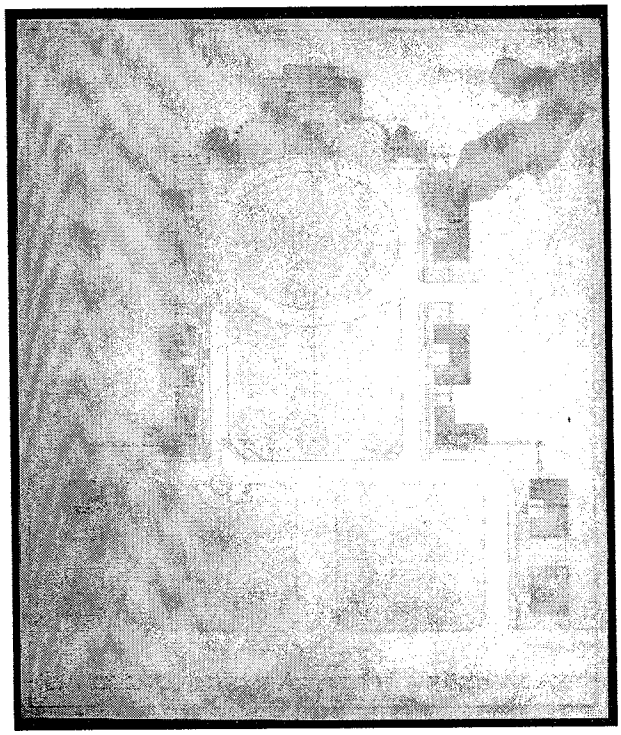
The following is a synopsis of the more prominent landscape designs on campus.

The first landscape feature on campus was "The Pike" – the historic name for present-day College Drive which runs a little over one-half mile east from the edge of the main campus adjacent to Interstate 10 to its terminus at The Horseshoe at Espina Street. In the late nineteenth century, the Pike was a wagon road/footpath linking the railroad station at Mesilla Park to the campus, and its alignment with Tortugas Mountain gave incoming students and faculty a reference marker for finding the college in its formative years. Starting out as a wagon road, it has since been graded, widened, and paved. Beginning in the early 1930s, however, the road was tree-lined in an almost a country lane-like setting (Figure 36). Today, most of these mature trees have died or otherwise been removed and in their place are newer, smaller versions of this historic landscape feature.

Figure 37: The tree-lined Pike, date unknown
Photo courtesy of the Rio Grande Historical Collections, New Mexico State University

NMSU's most historically noteworthy and recognizable landscape is "The Horseshoe." Created in 1907 by Henry Trost, The Horseshoe was the centerpiece of campus' master plan for development. As originally designed, this landscape icon was laid out in a modified **U** shape that was oriented east-west. The closed end of the **U** was on the east while the open end faced the college's agricultural fields. At the west end, Trost extended the **U** shape to the north and south by creating two shoulders, which provided additional open space and served as a "gateway" onto campus from the west (Figure 37). Trost planned six buildings on either side of The Horseshoe, including a central administrative building at the top of the U's curve.

This basic plan went unchanged until 1955 when Jett Hall was constructed on The Horseshoe's south shoulder. This resulted in not only a loss of open space on the main campus, but affected the orientation of Goddard Hall. As originally planned, Goddard Hall's main entrance faced west and overlooked the shoulder's open space. By building Jett Hall on this space, the effect of Goddard's orientation was lost except to those who understood The Horseshoe's original plan. Matching the orientation of Goddard Hall on the north shoulder was the college's first Science Building which also faced west and overlooked the open space adjacent to the YMCA Building. The Science Building was demolished in the 1950s and replaced by the Chemistry Building,



which was designed to face south. The north shoulder was subsequently paved over for a parking lot, thus further diminishing Trost's original design.

Figure 38: Trost's original 1907 plan for The Horseshoe.

The Horseshoe has also undergone other physical changes with regard to landscaping. As noted above, agricultural fields dominated the landscaping even after Trost introduced his master plan. However, not long after, the landscape began to take on a more urbane collegiate appearance rather an agricultural one. Very early on, decorative stucco entry gates with wrought iron fencing were erected at the west end of The Horseshoe (Figure 38). At the same time, footpaths, some flanked by mature trees, began to bisect and crisscross the open space (Figure 39). Today these footpaths no longer exist, and trees have been randomly planted within The Horseshoe.

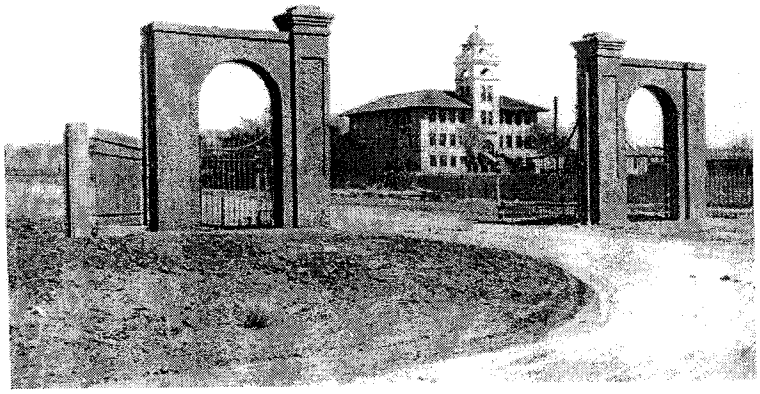


Figure 39: Entry gates to main campus, circa 1914. Goddard Hall is seen in the background
Photo courtesy of the Rio Grande Historical Collections, New Mexico State University

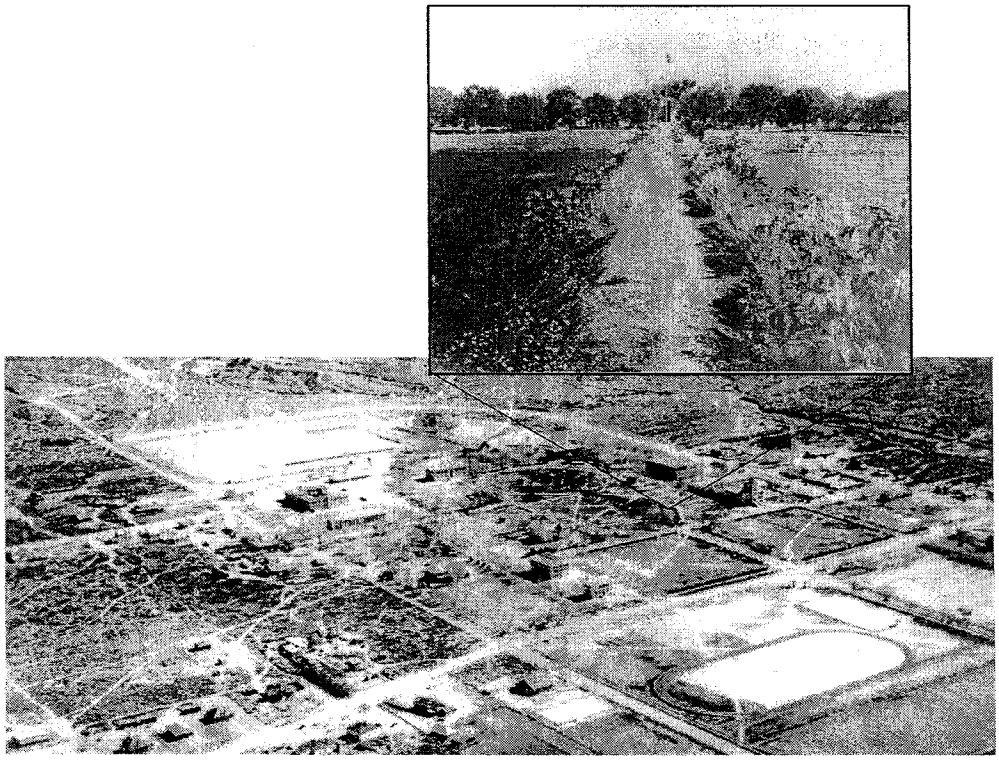
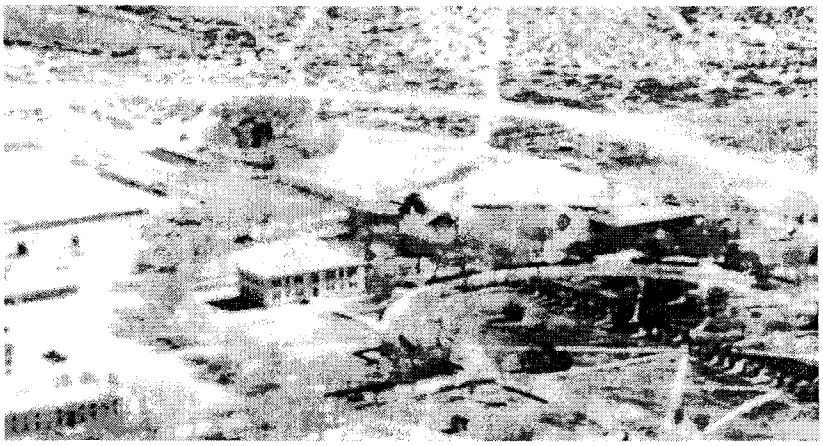


Figure 40: Footpath leading to old Hadley Hall across The Horseshoe, date unknown (inset). Footpaths crisscrossing The Horseshoe, 1938 (large photo).
Photo courtesy of the Rio Grande Historical Collections, New Mexico State University

Another interesting landscape feature is McFie Circle. It is generally bounded by Corbett Center and Garcia Annex on the east, Breland Hall, the Student Health Center and Zuhl Library on the south, and the Zohn-Jacobs-Hardman building complex on the west. The circle itself originally encircled Milton Hall, the former student union, and an entrance to the north along Jordan Road. The development of McFie Circle is a particularly interesting study of land use and development on the campus.

Prior to 1955, there were no campus buildings in this area (Figure 43). A curving perimeter road linking University Avenue with Espina Street provided access to the south side of campus – roughly following what today is Jordan Road and Gregg Street. In the 1940s, the campus expanded eastward across the perimeter road (Jordan Road) to build dormitories – Rhodes and Garrett Halls, and Garcia Memorial Hall (now Garcia Annex). This was followed by the construction of Breland Hall and the third wing of the Rhodes/Garrett complex, Hamiel Hall, in 1955 (Figure 44). The grouping of these dormitories, together with the construction of Milton Hall in 1941 on the west side of Jordan Road to serve as the university's student union, formed a student living area that soon developed into a natural gathering place for informal recreation and socializing.



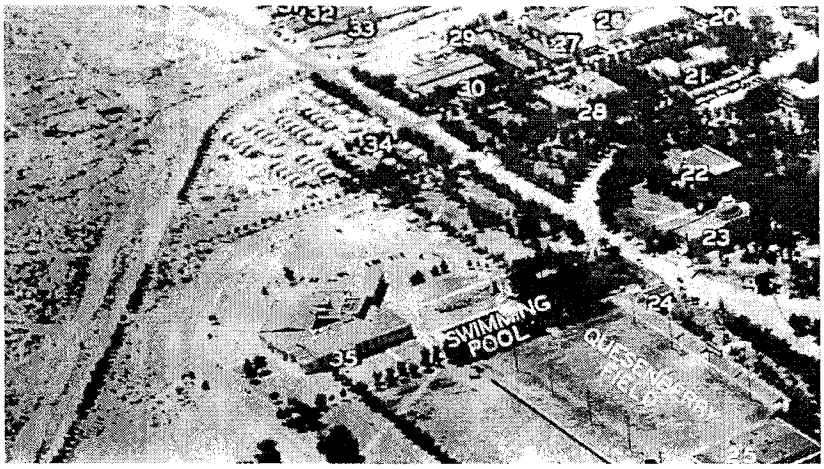


Figure 41: Aerial photos of the campus in 1938 (top) and 1948 (bottom) showing the perimeter road along the southeast side of the campus prior to the development of McFie Circle.
Photo courtesy of the Rio Grande Historical Collections, New Mexico State University

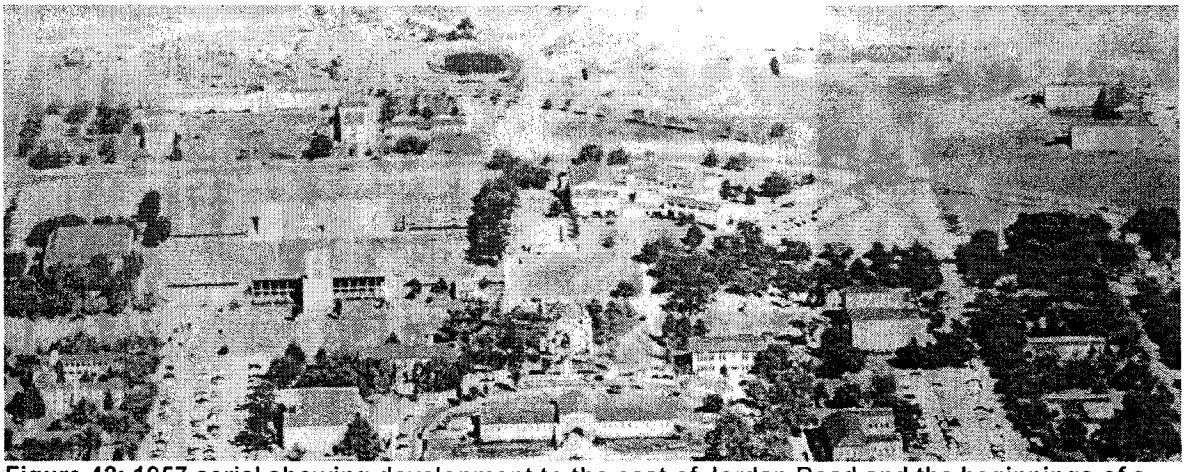


Figure 42: 1957 aerial showing development to the east of Jordan Road and the beginnings of a student living area on the east side of campus.
Photo on display in Hadley Hall

The construction of the Student Health Center immediately to the west of Breland Hall in 1965 dramatically altered the street system in this area (Figure 45). The arc of the curving perimeter road was cut off, and two north-south streets flanking the health center were constructed. The resulting street reconfiguration created a circular drive that became known as McFie Circle. This drive served the dormitories and created a large parking lot in its center with access points coming from the north, south and west. The western access, coming from the rear of new Hadley Hall, was subsequently cut off by the construction of Hardman Hall.

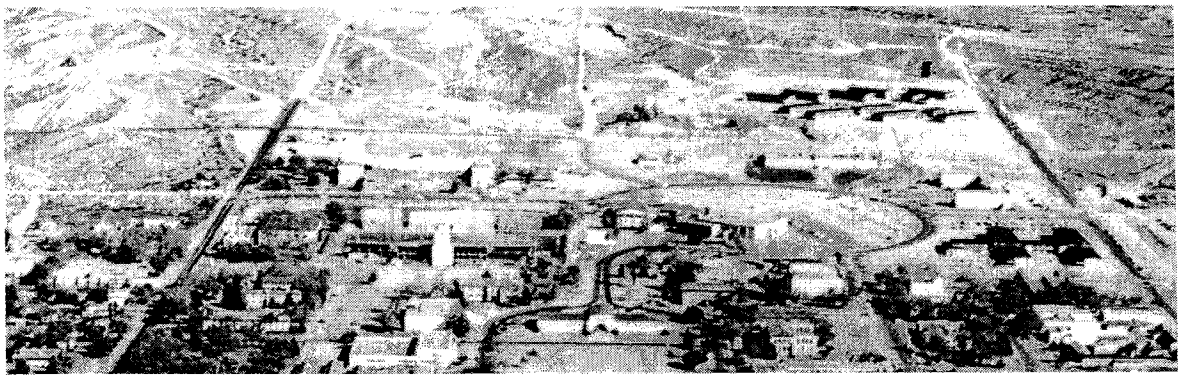


Figure 43: McFie Circle in 1965
Photo courtesy of the Rio Grande Historical Collections, New Mexico State University

By the late 1960s and early 1970s, McFie Circle had become a well-recognized gathering spot for students, who drove onto campus, parked, and "hung out" at the newly constructed Corbett Center student union, which was completed in 1968. By the late 1960s, additional dormitories, including Monagle Hall, the new Garcia Hall, and the Alumni Dorms (now demolished) had increased the number of students living in this area (Figure 46). The "circle" is now partially obliterated by new campus buildings and pedestrian walkways that have replaced streets; however it is still known by its historic name.

Figure 44: McFie Circle circa 1970
Photo courtesy of the Rio Grande Historical Collections, New Mexico State University

As the campus expanded both east and west, other "new" landscape features, both formal and informal, developed. For example, McFie Circle, a well-known campus gathering place during

the 1960s, was created almost ad hoc through a combination of street re-configurations and student interests; meanwhile, Frenger and International Malls, Regent's Grove and the Duck Pond were planned design features that took shape as the campus closed itself off from outside vehicular traffic. Within a short period of time, these places have become fledgling heritage zones which have developed a place attachment for NMSU students, faculty, and staff and are discussed in more detail under the Heritage Conservation Places section.

There are other important landscape design features on campus. Trees become important landscape features, which over time contribute to the university's heritage and sense of place. The university has a long history of tree planting, particularly rows of trees that border streets and roads along the edge of campus. Early photos indicate that this arboreal alignment has been a campus feature from the early 1900s. One of the tree species frequently used is the Afghan Pine (*Pinus eldrica*) (Figure 47). This evergreen is well suited to the dry climate and hot summers of Las Cruces. It is used as a wind break in the agricultural fields at the Fabian Garcia Horticulture Center, and as a visual and sound barrier to traffic along busy University Avenue.

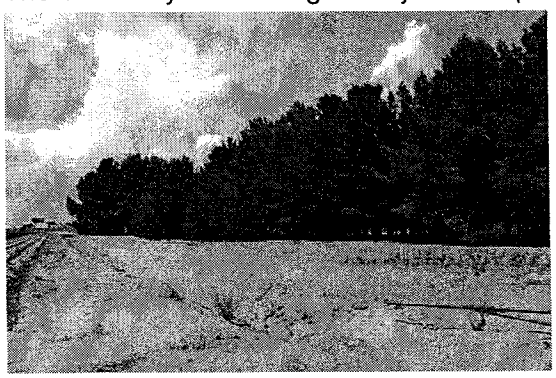


Figure 45: Rows of Afghan Pines provide a wind break for fields and a sound and sight barrier along streetscapes.

Another tree species that is growing in popularity on the Campus is the California Fan Palm (*Washingtonia filifera*). Although palms are not native to the Chihuahuan Desert, they generally grow well in the Las Cruces area. The first palm planted on campus is reported to be located on the west wall of Jett Hall (Figure 15). The use of this species was popularized by Baker Morrow's design for the courtyard at Zuhl Library.

Figure 46: Reportedly the first palm tree planted on the NMSU campus

The use of rock retaining walls on campus is also a part of a masonry tradition prevalent in southern New Mexico and the El Paso area. These sloped or vertical walls, made of limestone, are frequently used as landscaping detail at the university, particularly in the historic academic district (Figure 49).

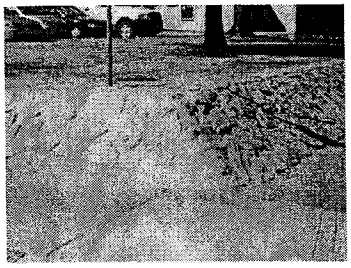
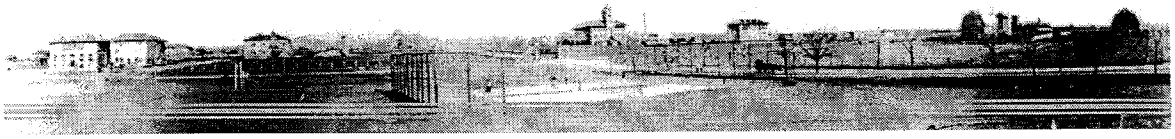


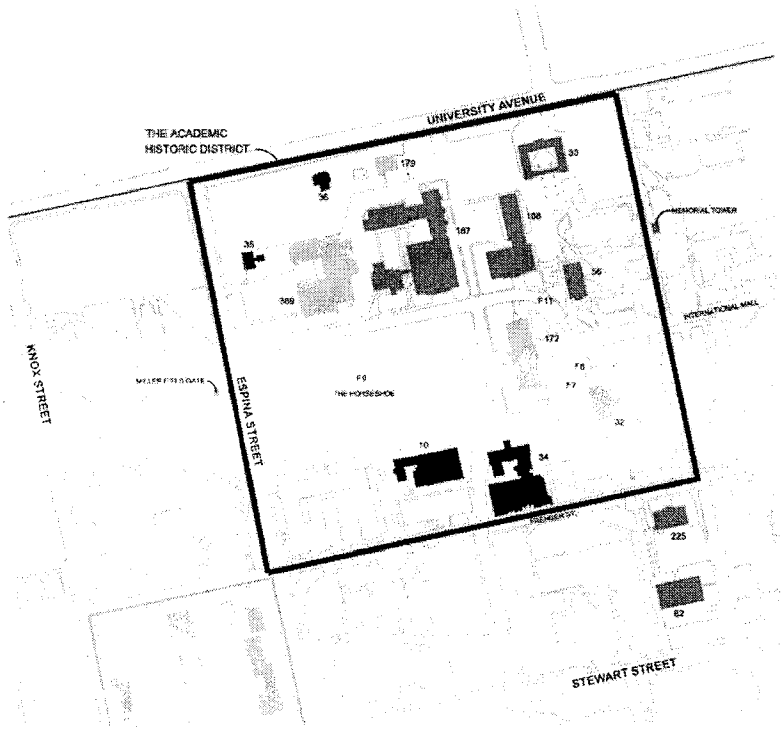
Figure 47: Sloped limestone masonry retaining walls



HISTORIC PROPERTIES AT NMSU

The Academic Historic District

The Academic Historic District, the core of the early Trost designed campus, is comprised of both Spanish Renaissance Revival and the Regional Modernist styles of architecture that span a period of significance from 1907 to 1959. For the most part, the historic buildings flank the sides of The Horseshoe – Trost's preeminent landscape feature – which coincides with Trost's original building plans. The district reflects not only the university's earliest architectural traditions, but also the school's transition from traditional to modernist styling. In addition to buildings and the cultural landscape, there are also a number of commemorative objects including alumni donated gifts, which are considered National Register eligible.



CONTRIBUTING BUILDINGS

BLD. #	NAME
10	GODDARD HALL
32	YOUNG HALL
33	KENT HALL
34	FOSTER HALL
35	CONROY HONORS CTR.
36	NASON HOUSE
56	DOVE HALL
172	HADLEY HALL
179	O'LOUGHLAN HOUSE
185	HAMIEL HALL
187	CHEMISTRY BLDG.
188	GARDINER HALL
389	MUSIC CTR.

HISTORICALLY SIGNIFICANT OBJECT

F6 = GREEK BULLETIN BOARD
F7 = FISH POND
F9 = McFIE HALL CORNERSTONE
F11 = FOUNTAIN

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES (NRHP)
CONTRIBUTES TO DISTRICT
NON-NMSU PROPERTY
HISTORIC DISTRICT BOUNDARY

Figure 48: Academic Historic District boundaries

The Horseshoe (Unnumbered feature)

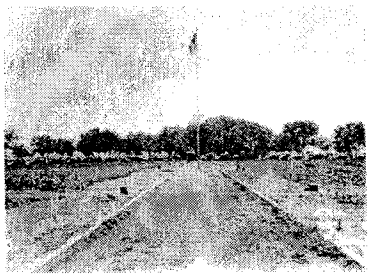
Architect	Henry C. Trost
Building Number	Not applicable
Date of Construction	1907
Name Origin	Named for configuration of the U-shaped feature
Primary Materials	Grass with statuary
National Register Criteria	History & Landscape Design (A and C)

Figure 49: The Horseshoe, circa 1953
Photo courtesy of the Rio Grande Historical Collections, New Mexico State University

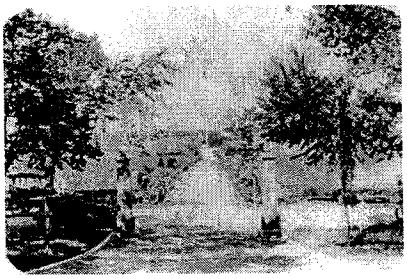
Description: The Horseshoe is a **U**-shaped area, oriented on an east-west axis approximately twelve acres in size. It is bounded by Espina Street on the west, which runs perpendicular to the **U**, and North and South Horseshoe Streets which curve toward one another and connect on the east end of The Horseshoe. Hadley Hall, the university administration building, is centered in the eastern curved section of the **U**. Starting from the southwest corner of The Horseshoe and moving in a counterclockwise motion, several building facades further define the boundary of The Horseshoe: Jett, Goddard, Foster, Young, Dove, and Gardiner Halls, and the Chemistry and Music buildings. Between Young Hall and Dove Hall, on the eastern terminus of The Horseshoe, two stone fountains built in 1908 and 1937 flank a brick bulletin board built by the class of 1931.

Major Alterations: The Horseshoe has undergone several modifications both in design and landscaping during its 100-year history. In the 1950s, the new Hadley Hall was constructed within the **U** at its eastern a cross road was built in front of the building thus truncating the bottom of the **U**. The original curve was then cut-off and made into a pedestrian mall as other new buildings were added in the area. Also in the 1950s, the construction of Jett Hall eliminated the south shoulder that faced Goddard Hall. The north shoulder was later paved for parking.

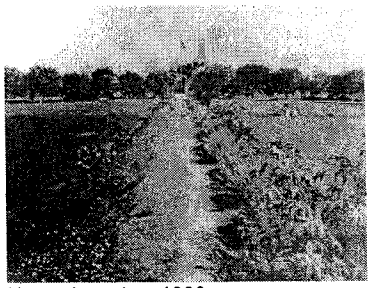
In addition to these design changes, The Horseshoe has undergone numerous modifications to its landscape design. A historic photograph from 1919 shows crops being grown within the **U**. By 1926, a driveway and footpath split the center axis of The Horseshoe, which was still planted with agricultural crops (Figure 53). Soon thereafter, elaborate entry gates were constructed at The Horseshoe's intersection with Espina Street (Figure 54), and the footpath to old Hadley Hall became enclosed with dense vegetation forming what was called "Lover's Lane" (Figure 55). By the mid-1950s, the heavy vegetation had been removed and The Horseshoe was again open space, albeit with grass and a few, scattered trees. Tree planting has continued on The Horseshoe to the present day.



Horseshoe 1919



Horseshoe 1926



Horseshoe circa 1930s

Figure 50: Historic views of The Horseshoe
Photos courtesy of the Rio Grande Historical Collections, New Mexico State University

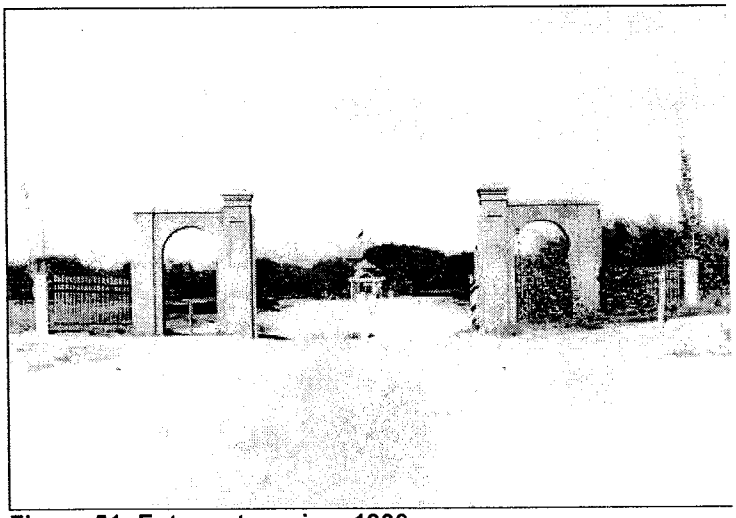


Figure 51: Entry gates, circa 1930s
Photo courtesy of the Rio Grande Historical Collections, New Mexico State University

Lover's Lane, date unknown

Lover's Lane, date unknown

Figure 52: Lover's Lane
Photos courtesy of the Rio Grande Historical Collections, New Mexico State University

Historical Significance: Despite these changes, The Horseshoe remains the most recognizable landscape feature on the NMSU campus. It retains its open space and continues to anchor the academic center of the campus, as originally envisioned by Henry Trost in 1907. Its high degree of integrity and historical significance make it eligible for the National Register.

Character Defining Features:

- Shape, central area with horseshoe shaped road defining it
- Open space on interior
- East-west axiality

Recommendations: The Horseshoe should remain an open space, aligned with buildings. Landscape elements and sculpture could be added, including paths, but such elements should not imply a division of the space. For example a row of new trees parallel to Espina Street should not be added that would divide the space into two parts. The major planting feature should continue to be the lawn. Since the very early days, there has been a flag pole placed on the axis; that feature should remain.

Building 35: YMCA Building

Current Name	Conroy Honors Center
Architect	Henry C. Trost
Building Number	35
Date of Construction	1907
Name Origin	Originally commissioned by YMCA; William B. Conroy was 19th President of NMSU and strong supporter of honors program
Primary Materials	Brick, stucco, red tile roof
National Register Criteria	Listed on National Register for its Architectural Style (C)

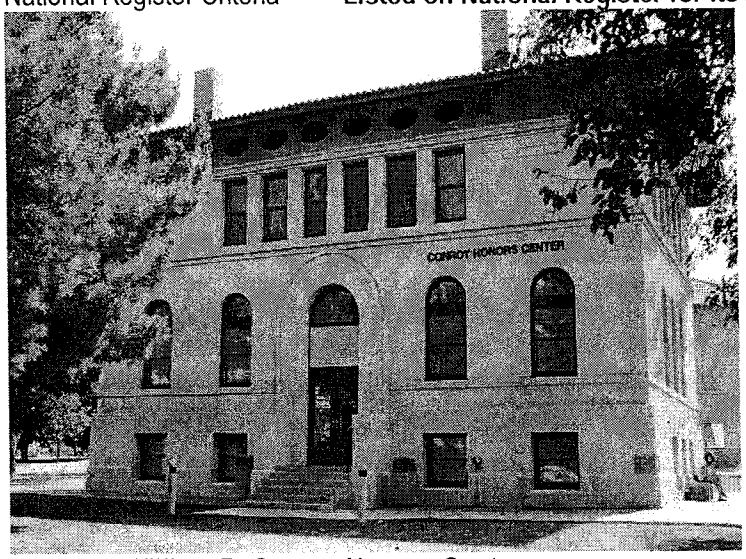


Figure 53: William B. Conroy Honors Center

Architectural Description: The William B. Conroy Honors Center, the former YMCA Building, is a Henry C. Trost-designed Renaissance Revival building constructed of stuccoed masonry on a raised basement. The west-facing façade is centered on a one-and-a-half story projecting arched entryway with a concrete spandrel panel and a glass tympanum above the pair of fully glazed entry doors. The arched entryway is raised on a concrete landing, which is flanked by pairs of single-hung windows at the basement level and by pairs of single-hung windows with glazed arches at the second story. Third story windows are six single-hung windows at the center of each elevation, flanked at each side by recessed panels. Three stuccoed horizontal bands define the three stories, framing the window courses on each story. Six ovoid, "ocular" windows, centered over the six third floor windows, define the attic level. The building is surmounted by a red-tile, hipped roof with a low pitch and two raised brick chimneys at the ends of the roofline.

Major Alterations: An elevator and stair tower was added to the rear of the building in 2003 to provide accessibility. At that time, the building was rehabilitation was completed in consultation with the State Historic Preservation Office.

Historic Significance: The YMCA Building was listed on the National Register in 1988 under: New Mexico Campus Buildings Built 1906-1938. It was considered significant as one of the original campus buildings on The Horseshoe and an excellent example of the Spanish Renaissance Revival vocabulary adopted in 1906 by the Board of Regents.

Character Defining Features:

- Three story massing
- Tripartite façade
- Decorative belt coursing and recessed panels
- Hipped red clay tile roof with brick chimneys
- Fenestration pattern, including rectangular, oval and arched openings
- Raised concrete landing

Recommendations: Very specific recommendations regarding the history and use of this building are included in the 1999 Historic Structure Report completed for NMSU by VCHP and BPLW Architects and Engineers.

Building 389: Gymnasium

Current Name	Music Center
Architect	Henry C. Trost
Building Number	389
Date of Construction	1911
Name Origin	Named for its use.
Primary Materials	Brick, stucco and clay tile roof
National Register Criteria	Contributes to district for its History & Architecture (A and C)

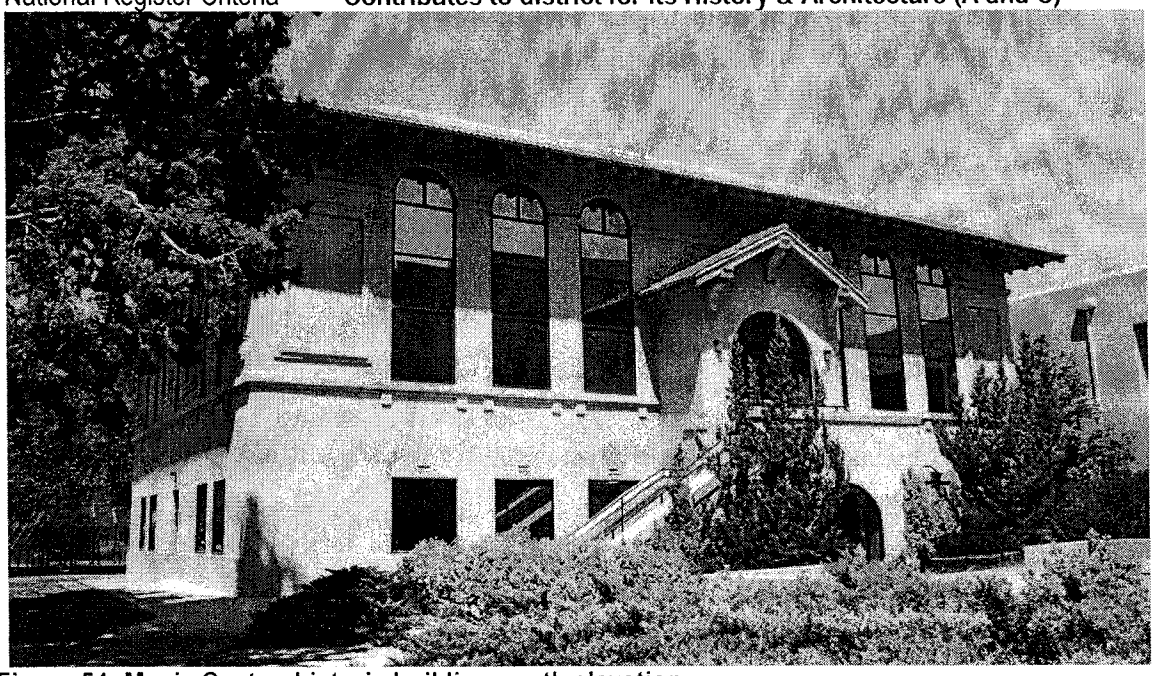


Figure 54: Music Center, historic building south elevation

Architectural description: The Music Building is a two-story stuccoed brick Renaissance Revival building with a hipped, gently sloping red clay tile roof. Its south-facing façade has a two-story projecting entry porch with a pitched-roof overhang supported by three ornamented wooden corbels. A concrete landing in its south façade with west- and east- facing stairs leads to a second-story porch entryway with a pitched-roof overhang of red clay tiles supported by three ornamented wooden corbels in the front and exposed rafter ends at the sides. In the center of this porch is an arched, fully glazed entryway. The metal door is itself fully glazed, and is flanked by two full-height single sidelites and surmounted by a two-lite arch; the two halves of the arch are divided from each other by a slender mullion. A second arch below the landing provides another access point at the first story. This entryway has a single fully glazed metal door with two single sidelights, the metal door is curved to fit into the apex of the arched opening.

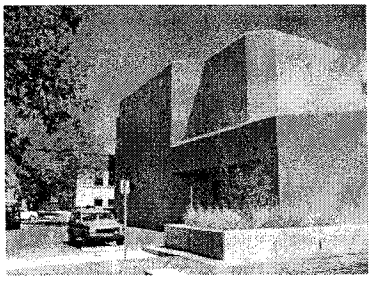
Flanking the porch at either side at the second story are three tall arched windows, each infilled with five fixed lights; at the spring-level of the arches is a horizontal stucco band that wraps

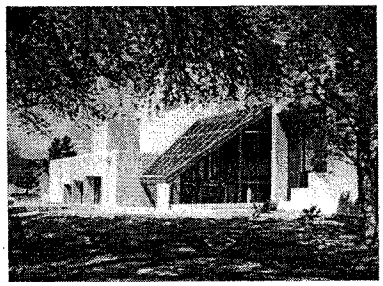
around the building. Flanking these window-courses at either end of the south elevation are rectangular, raised stucco panels. Along the bottom edge of the second-story windows is another stucco cornice molding or sill-course that wraps around the building, and under this sill-course are irregularly spaced stucco dentils. The first story includes three smaller fixed-light windows flanking the porch.

Four second-story blind windows at the west elevation, are framed by raised, stuccoed surrounds which are infilled with plaster panels, while the four windows at the first story of the west elevation are fixed, single-light square windows. The east elevation has been mostly eclipsed from view by the large Music Center addition to the east. The older Trost building is now pierced by a two-story glass connector at the east elevation by a skyway between the Music Center addition and the original 1911 building.

At all four elevations, the distinct "banding" created by the horizontal sill-course and the spring-level stucco band help to emphasize the Renaissance-Revival style of the building.

Major alterations:
Construction of the Music Center (1982) dwarfed the original 1911 building and blocked it from view on The Horseshoe. The original rectangular windows for each story have been blended into a two story arched window with fixed reflective glass with a rectangular basement window below. On the west elevation the two story arch is infilled with stucco (Figure 55). Metal handrails have been added to the outside staircase at the west elevation.


Gym in background of addition


Music addition looking northwest

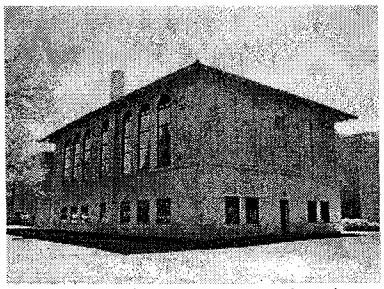
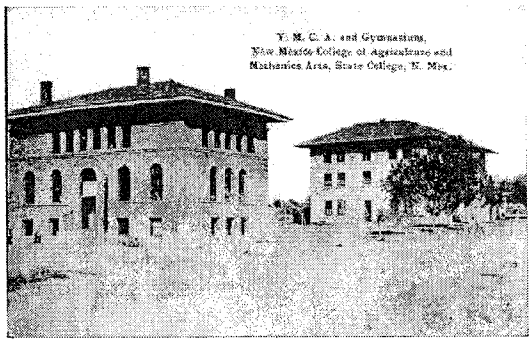

Infilled arch windows on west elevation

Figure 55: Additions to the historic gymnasium building



Historic Significance: The Gymnasium was designed by Henry C. Trost as a component of the original Horseshoe campus plan and an example of the Spanish Renaissance Revival style. . Despite later modifications that physically connected it to the Music Center, the Gymnasium building still retains a high level of architectural integrity, and continues anchor northwest corner of the original Horseshoe. It is thus considered a contributing building to the historic district (Figure 56).

Figure 56: Northwest corner of Horseshoe, circa 1911
Photo courtesy of the Rio Grande Historical Collections, NMSU

Character Defining Features:

- Three story massing
- Hipped red clay tile roof with overhang and brackets
- Raised entry with stair, arched opening, gabled red tile roof and large brackets
- Stuccoed walls with fenestration pattern
- Raised stucco belt-course and decorative banding
- Stuccoed panels flanking arched window openings
- Remnants of raised running track
- Exposed roof truss

Recommendations: In future projects, the architectural design should work to restore the architecture of this early Horseshoe, Henry C. Trost Renaissance Revival building (Figure 57). On the interior the raised wood running track/spectator gallery and exposed framing should be preserved.

Figure 57: Gymnasium Building circa 1911
Source: Photo courtesy of the Rio Grande Historical Collections, New Mexico State University

Building 10: Goddard Hall

Architect	O.H. Thorman
Building Number	10
Date of Construction	1913
Name Origin	Ralph W. Goddard, Dean of School of Engineering
Primary Materials	Brick, stucco and wood windows
National Register Criteria	Listed on National Register for its Architecture (C)

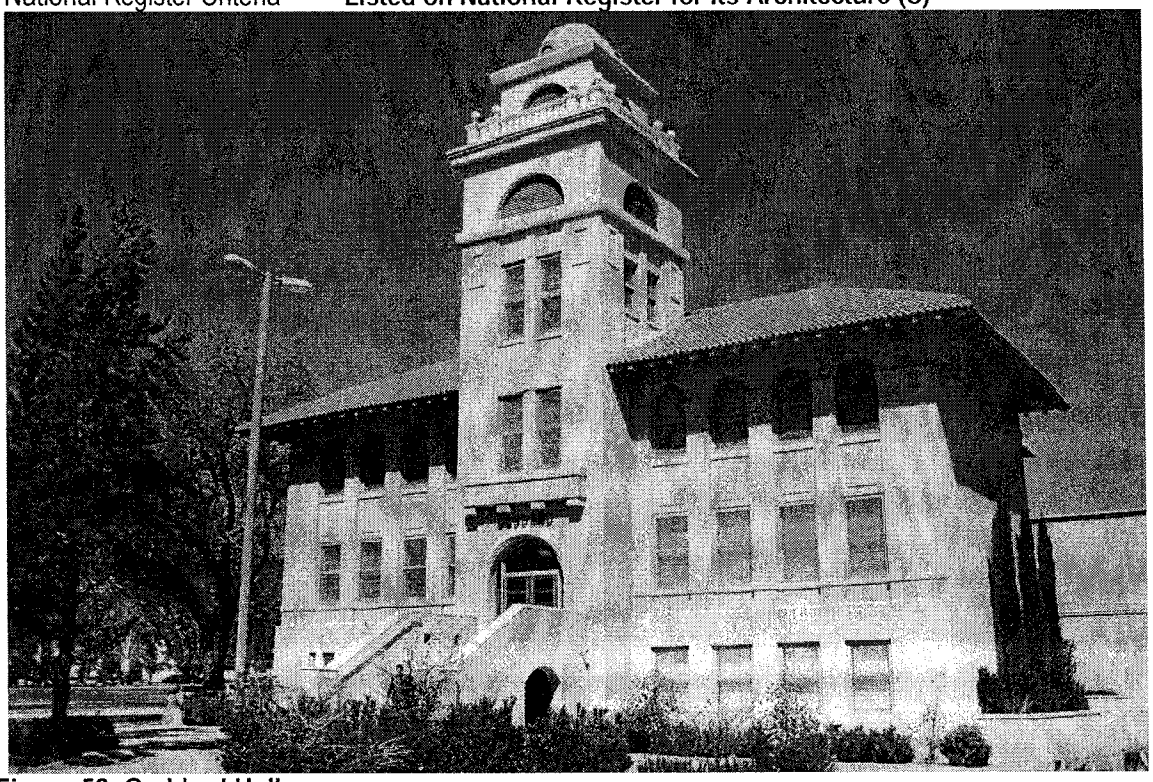


Figure 58: Goddard Hall

Architectural Description: Goddard Hall (original footprint: 1913), which houses the College of Engineering, is a three story Renaissance Revival building with a concrete foundation, stuccoed brick walls and a red tile hipped roof, with exposed rafter ends supporting a deep overhang (Figure 58). The west façade of the building features a central six story entry tower with a raised concrete stair and landing. At the ground level, this stair walls have an arched tunnel which admits access to a ground-story entrance of paired six light, wood doors. The second-level entrance at the top of the landing is an archway with paired, six-light wood doors, surmounted by a glazed arch stenciled with the words "COLLEGE OF ENGINEERING." Capping the raised stuccoed concrete arch surround is a concrete balconet with supporting dentils; the balconet supports the bases of two vertical 1/1 windows. Two more windows of equal height above a spandrel pierce the fourth story of the bell-tower; surmounting these windows is a sill course topped by single semi-circular blind windows in each elevation of the

fifth story. The bell tower is crowned by a parapet-walk and cupola structure with a semi-hexagonal, hemispheric reddish metal "dome." The four elevations at this sixth "story" behind the parapet have small single semi-circular blind windows echoing those at the fifth story.

Flanking the bell tower and entryway are the north and south extensions of the three story main portion of Goddard Hall. Each wing of the west elevation of Goddard Hall has four bays of windows. The basement windows, and foundation of the window bay, are flush with the wall, while the remaining stories of the vertical window bays are inset into the wall and rise to an arch. 1/1 double hung windows are aligned one above the other from the ground floor to the third story, and each vertical "bay" of windows is inset into the wall, with spandrels separating each third-story window from the one below it. The second story windows are separated from the ground story windows by a sill course that wraps around the building. From the top of the third-story windows spring glazed arches. A stuccoed concrete band encircles the building at the spring level of the third story window arches.

The south elevation of the building has no fenestration, while the north elevation carries on the Renaissance Revival fenestration pattern of the west elevation: inset window bays, ranging from west to east in a two-three-three-two pattern, with spandrels separating the second and third story windows in each bay, and the third-story windows culminating in rounded arches at their apexes. The concrete stucco banding encircling the building helps to accentuate the Italian Renaissance Revival feeling of the building.

The newer 1937 east wing of the building is a single-story building of stuccoed masonry walls with a concrete foundation (Figure 59). A masonry parapet wall is cut at regular intervals by three decorative red clay tile pent roofs, each supported by three large projecting rafter ends resting on horizontal beams. Under each of these three roof overhangs are groups of three arched 12/1 windows. An entry door offset to the west of center in this building's north elevation includes a glazed arched entry surmounted by a blind arch, topped by a gabled parapet flanked by flat parapet walls.

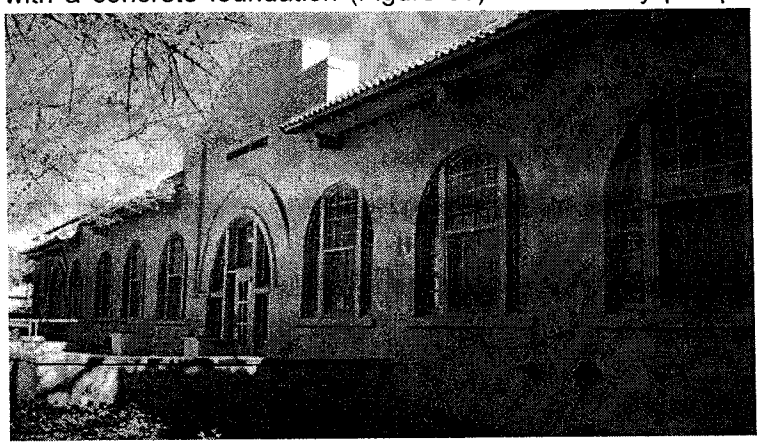
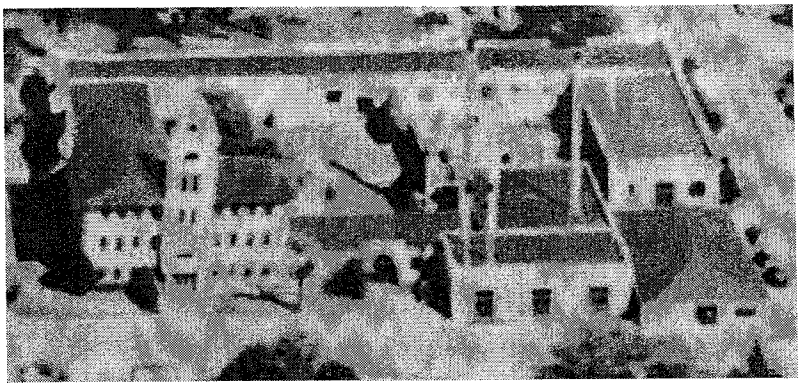
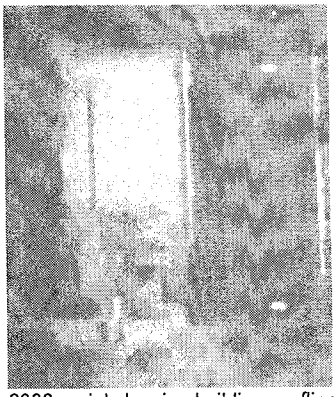


Figure 59: Goddard Hall Annex

Major Alterations: In 1937, using WPA funds, Goddard Hall Annex was constructed to the east. The façade facing The Horseshoe remains. It appears that in the 1950s another addition was constructed to the south which created a courtyard with the original buildings in the Goddard complex. In the 1960s, the west grand entry to Goddard was removed; however, in 2001, this entrance was reconstructed. It appears that at this time another addition was link to the original Goddard Hall and constructed in the area that would have been the north side of the 1950s courtyard.



Goddard Hall complex circa 1957-61



2008 aerial showing building rooflines

Figure 60: Goddard Hall additions

Historic Significance: Goddard Hall was listed on the National Register in 1988 under: New Mexico Campus Buildings Built 1906-1938. It was considered significant as one of the original campus buildings on The Horseshoe, a component of the Trost campus plan, and as an example of Spanish Renaissance Revival style.

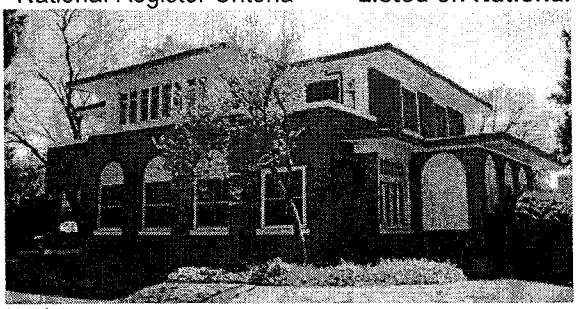
Character Defining Features:

- Three story massing with bell tower
- Ornate architectural detailing on tower
- Tripartite arrangement of façade
- Arched window bays with spandrel panels
- Stuccoed walls
- Hipped clay tile roof with overhang and decorative brackets
- Bas-relief spandrels
- Raised concrete entrance and steps
- Glass filled arches and entry
- Goddard Hall Annex: arched wood windows with glazing panels and formal entry elements

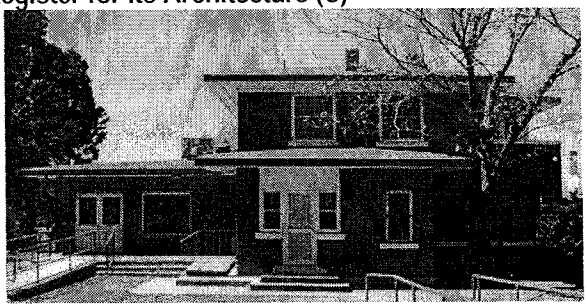
Recommendations: This building is in good overall condition and there are no specific repair recommendations.

Building 36: President's House

Current Name	Nason House
Architect	O.H. Thorman
Building Number	36
Date of Construction	1918
Name Origin	Originally the President's Residence; renamed in 1987 for graduate student Willoughby Nason
Primary Materials	Brick
National Register Criteria	Listed on National Register for its Architecture (C)



Northwest corner



East Elevation

Figure 61: President's House

Architectural Description: This is a two-story stretcher-bond brick Prairie-style building on a concrete foundation. The house is entered via a wooden flush door with half-high 4/1 double-hung sidelights in a projecting one-story bay at the east elevation. This doorway and sidelight combination is off-center in the face of the projection; to the north of the doorway is a single 8/2 window protected by a wrought iron grille, completing the fenestration in the east elevation of the one-story projecting entry bay. In the south-facing elevation of the entry block are two windows protected by grilles, each 8/2 double hung windows. Immediately above the one-story entry projection, which is surmounted by a shallow hipped roof, in the east elevation of the main two-story central block of the building is a pair of approximately square 8/2 double-hung windows.

The west elevation of the central block, like the east and south elevations, has a large one-story bay that steps westward in plan from the central block. At the west elevation of this projecting bay are three arched window-openings identical in size and shape, all infilled with plaster either partly or wholly, and all painted white, in the following sequence: the southernmost of the window openings contains an 8 over 2 double-hung rectilinear window set within a white plaster or concrete infill; the window does not occupy the entire space of the window but is surrounded on the sides, top, and bottom by the plaster within the larger arched window space. This window is also protected by an external metal grille. The middle window of this group also contains an inset 8 over 2 double-hung window of the same size as the southernmost window; this one does not have a protective grille. The northernmost of these three arched windows is completely infilled with plaster or concrete.

On the north end of this western projection is another blind arch window identical in size and shape to the three on the west elevation. Above this western projection, in the west elevation of the main block that is set back from the projection, are two large 8/2 double-hung windows set symmetrically in the elevation.

The north elevation of the building has an 8/2 rectilinear double-hung window at its westernmost end; above this window the building steps back in elevation to form an inset corner platform at the top of the first story, entered through a wood door in the west face of a second-story north sleeping porch. Facing this inset platform on the north elevation of the inset is an 8/2 double-hung window.

Below the sleeping porch at the first story are three arched window openings much like those on the west elevation of the westward projection; in this case, however, the window openings are all filled with 8/2 double-hung rectilinear windows; the only portion of the opening that is infilled in this case is the blind arch above each window. At the second story, the sleeping porch has a symmetrical row of four pairs of vertical single-pane windows, each pair of lites separated by a slender wood mullion, and each pair of windows separated from its neighbors by a molded concrete mullion.

At the northeast corner of the building is a one–story rectangular entryway with rectilinear openings to the east (a window opening without infill or glazing) and the north (a walk-up doorway without a door). Adjacent to the north-facing entry opening is a metal plaque indicating that the President's Residence was rededicated with a new name, Nason House, for a deceased graduate student named Willoughby Nason, on October 30, 1987.

Within the recess of this open entry porch is a six-paneled wood door on the east elevation.
The building is surmounted by a shallow-pitch hipped roof with large overhangs at the top of the second level; the roof eaves overhang and follow the outline of the main block and second story projections. Smaller hipped roofs cover the one-story projections at the east, south, and north elevations as well. The hipped roofs, projecting wings, bands of windows, and overhanging eaves are all strong Prairie-Style details; the arched window openings, by contrast, are an eclectic borrowing from the early Mediterranean-style and Territorial Collegiate buildings elsewhere on the NMSU campus.

Major Alterations: At the first story immediately south of the entryway projection is a recently added U-shaped accessibility ramp leading to an east-facing double door in a projection jutting southward from the main block of the building. On the east elevation of the southward projection, adjacent to the double doors, is a single large picture window; both the picture window and the double doors have projecting brick surrounds.

On the south elevation of this projection at the first story are three large roughly square picture windows, with brick surrounds and sills. At the west elevation of this projection is a single fire-escape stairway leading to the roof of the southward projection. At the first story immediately under the fire escape is an 8/2 double-hung window. Surmounting the southward projection is a large HVAC unit. In the building's central block in the south elevation's second story above the single-story south projection, fenestration consists of a 4-light band of vertical windows separated by slender vertical mullions, flanked by two 8/2 double-hung windows.

Historic Significance: The President's House was listed on the National Register in 1988 under: New Mexico Campus Buildings Built 1906-1938. It is recognized for its architectural contribution as the only Prairie style building on campus, and one of only two buildings still retaining its brick facade.

Character Defining Features:

- Two story, Prairie style massing
- Flat roof with wide overhangs
- Brick walls and fenestration pattern
- Arched window openings, wooden-sash windows, ribbon windows

Recommendations: Features on the interior should be preserved if possible. These include the original wood floors, door moldings, baseboards, and crown molding; built-in china cabinet with leaded glass doors; fireplace mantle and compound blind hearth over hearth; built-in storage window seat in front room; and original, unornamented banisters.

Building 32: Young Hall

Architect	Henry C. Trost
Building Number	32
Date of Construction	1928
Name Origin	Named for Regent R.L. Young
Primary Materials	Brick
National Register Criteria	Contributes to district for its History and Architecture (A and C)

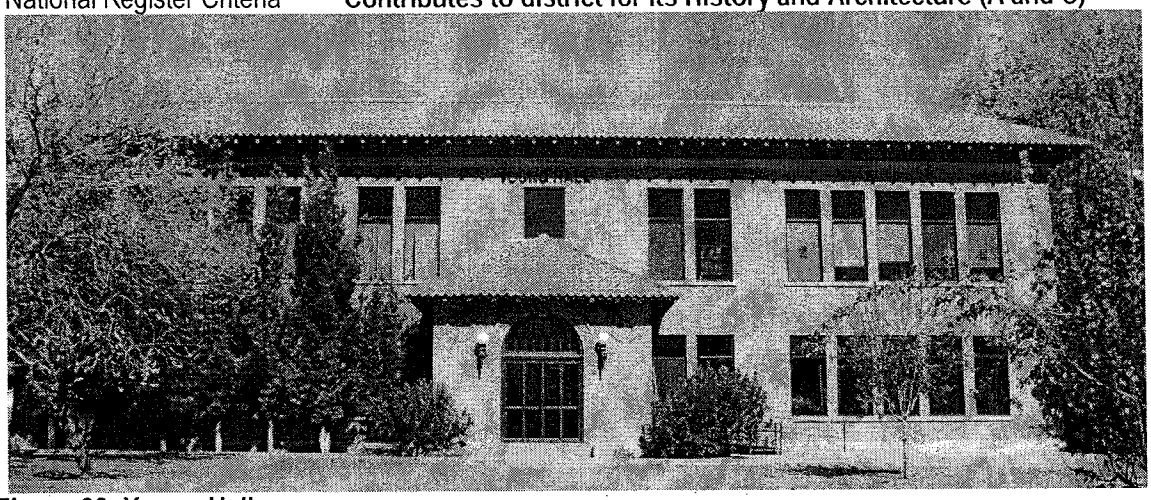


Figure 62: Young Hall

Architectural Description: Young Hall, the former campus library and current ROTC building, is a symmetrical, two-story brick west-facing Italian Renaissance-style building on a concrete foundation, surmounted by a hipped, red clay-tiled roof with an overhang supported by wooden corbels. In the center of the façade is a one story, hip-roofed entry porch, with an arched, multi-light window in the west elevation, and single glazed, flush entry doors on the side elevations, each surmounted by transom lights. The arched opening in the west elevation of the entryway was formerly the main entry door for the building; it is slightly raised from the ground and was reached by a two-step concrete stair. The doorway has been replaced by a steel, fixed, eight-light window. This window is surmounted by a fixed, multi-light arch (need to check this to see how many lights are in arch). The archway and its legs are bordered by multiple, variegated courses of bricks protruding slightly from the plane of the elevation.

Flanking the former entryway are two torch-like sconces crowned with frosted globes. These in turn are flanked by single round, blind windows, which are each bordered by two slightly protruding courses of bricks.

Between the hipped roof of the entryway and the top of the arch is an overhang supported by wooden corbels, echoing the elements of the building's main roof. Above the roofline of the entryway is centered a single, fixed-light window with a molded concrete sill. Surmounting this window are black dimensional letters spelling out "YOUNG HALL."

Flanking the entryway on both stories are two clusters of windows: a pair of 1/1 fixed light windows, and a group of five 1/1 fixed-light windows. All of these windows have molded concrete sills. Roughly equidistant between the heads of the second-story windows and the bases of the corbels runs a concrete belt-course, which wraps around the building.

At the east elevation of the building is a large two-and-a-half story, flat-roofed, brick addition with concrete coping dating to 1982. Set beneath an overhang supported by a beveled brick pier is a two-story, multi-light glass entryway set at an oblique angle to the plane of the east elevation.

Major alterations: 1982 alterations include a two-story glass entry with a beveled pier at the east elevation, replacement of the original windows with fixed lights, and reconfiguration of the original main entry (Figure 63). The original doors were replaced with fixed multi-light windows, and leaf doors with a glazed window and a transom light above were installed in the north and south walls of the entry portal. The additions in the rear of the building are not visible from the façade.

Figure 63: Young Hall northeast corner

Historic Significance:
Young Hall, the university's first library building, was designed by Henry Trost in the Spanish Renaissance Revival style and is purposefully located on The Horseshoe. It is also one of only two buildings that still has its original brick façade.

Character Defining Features:

- Two story massing
- Hipped red clay tile roof
- Cornice brackets
- Fenestration pattern
- Arched entry on west with hipped roof
- Exposed brick

Recommendations: While this building has lost integrity through the large addition on the east, the alteration to the entry and the replacement of windows, it still holds a prominent position on The Horseshoe and maintains the overall design, scale and massing that support the history of The Horseshoe. As such the Henry Trost Renaissance Revival features and scale should be maintained. If there are any future additions, they should be executed on the east end of the building.

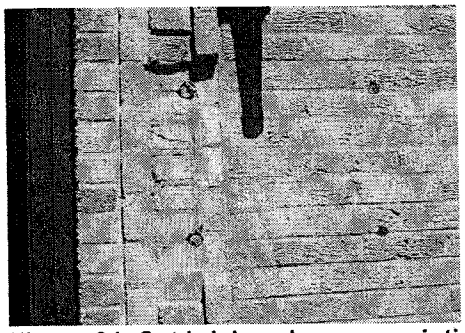


Figure 64: Cut brick and poor repointing

At some point a sign was located on the west elevation at the entry door. To install the sign the brick was cut (apparently this was easier than moving the sign six inches to the south). After sign was removed the broken bricks were repointed with a Portland cement mortar. NMSU should monitor this area for signs of continued deterioration. At a minimum, the university should repoint with a mortar to match the historic. If the brick has continual deterioration, new matching brick should be installed.

Building 33: Kent Hall

Architect	Percy McGhee
Building Number	33
Date of Construction	1929
Name Origin	Harry L. Kent, university president (1921-36)
Primary Materials	Stuccoed masonry walls, wood brackets and clay tile roof
National Register Criteria	Individually Eligible for its History and Architecture (A and C)

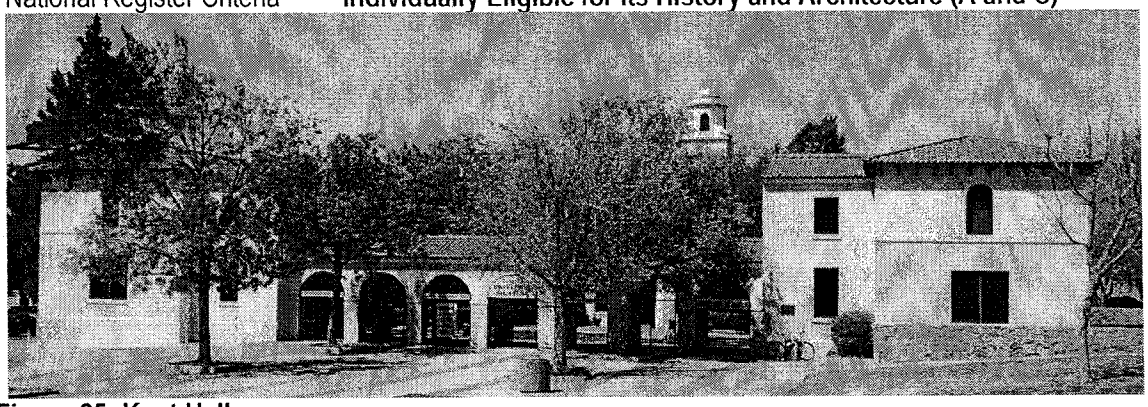


Figure 65: Kent Hall

Architectural Description: Kent Hall is a two-story Mission Revival building with stuccoed masonry walls resting on a concrete foundation. The building, which houses the university museum, is composed of three two-story wings in a U-configuration on the east, west, and north elevations, plus a seven-arched, single-story arcade at the south elevation; the three wings and the arcade on the south combine to form a square central courtyard. Surmounting the wings and arcade is a roofline with clay-tile roofs both gabled and hipped, with wooden corbels supporting the overhangs.

The building's north façade features a projecting two-story entrance with a front-gabled red-tile roof that steps down to a lower hipped roof. The pair of five-panel wood entry doors at the center of the entrance is framed by a molded surround, which is surmounted by a geometric ceramic tile-panel of Moorish design. Above this tile-panel is a vertically aligned, raised plaster panel with a symmetrical fish scale-patterned inset. Surmounting all is a raised plaster quatre-foil set in the gable-end.

Flanking the entry doors at the first level are single fixed-light windows with blind arches, above which are single fixed-light vertical windows at the second level, flanking the fish scale insert. At the corners of the projecting entrance are stucco quoins, and flanking the entrance are also single fixed-light, rectangular replacement windows set in the original arched window opening, with stucco filling in the area around the replacement.

Flanking the projecting entrance are extensions of the north wing running on an east-west axis, with five roughly symmetrical single-light fixed windows on both stories and on either side of the entrance projection. The second story windows are accentuated by a sill-course, which wraps

around the building. From the ends of this north wing, the east and west wings extend southward, each containing nine fixed light windows on each story, with roughly every third window containing a recessed bay pierced with a slit-window aperture; these courses of windows are identical in both stories, and the second story windows are underscored by the sill-course. The western elevation of the west wing is bisected by an exterior brick chimney, which rises several feet above the roofline.

Completing the square courtyard plan of the whole, from the southern ends of the east and west wings and projecting inward toward the courtyard are a pair of gable-ends, which are connected to each other via the seven-arched single-story arcade. Each arch of this arcade has a wrought-iron insert.

The "inner" elevations of the north, east, and west wings are punctuated with regular fenestration patterns at the first and second stories facing inward onto the courtyard. On the ground story of these elevations are large single-light fixed windows, separated into bays by molded plaster "colonnades" with simple "capitals" parallel with the tops of these windows. The fenestration at the second story is likewise uniform on all three inward-facing wing elevations, with fixed single-light windows, smaller and greater in number than the first story windows, and all underscored by molded concrete sills. The south end of the courtyard is bounded by the inner, north-facing elevation of the seven-arched arcade.

On the south elevation of the north wing of the building, facing the interior of the courtyard, is another entrance projection rising two stories, roughly identical in shape to the entrance projection on the north façade, and in fact continuing its north-south roofline. Paired metal glazed doors with a tiled spandrel panel above are framed with a concrete, molded surround. Surmounting the tile spandrel panel is a single, fixed-light vertical window. In the gable end above this window is a simple, recessed plaster-mold foil-like design. Flanking the entry molding at the first level are single, fixed light, arched windows. Echoing this motif, two more single fixed-light arched windows flank the entrance projection at the first story of the south elevation of the north wing.

Rising above all is an asymmetrically placed octagonal bell-tower with a predominantly yellow mosaic dome in the California Mission style, which surmounts the roofline of the north wing. The tower's south wall extends to the ground level within the courtyard and is flush with the south elevation of the north wing; the tower also abuts the south entrance projection on its east side.

Major Alterations: Iron gates added to arcade. Balcony on interior courtyard filled in with windows. Windows replaced with anodized aluminum, fixed tinted lights. Stucco infill in areas where windows didn't fill the original openings.

Historic Significance: Kent Hall is the quintessential campus building using Trost's Spanish Renaissance Revival vocabulary, but designed by his protégée Percy McGhee. Its enclosed courtyard and many intricate architectural details make the building an excellent example of this design style.

Character Defining Features:

- Two story massing with enclosed courtyard
- Arcade
- Gabled, red clay tile roof with overhang and decorative brackets
- Decorative tile panels
- Plaster cinquefioil
- Terra cotta door surrounds
- Stuccoed walls with quoins at corners
- Recessed front entrance covered by gabled roof
- Cupola with scrolls at each corner
- Tiled dome (yellow with blue chevrons)

Interior:

- Foyer: original crown molding, beveled to ceiling and includes picture molding
- Original square doorways recessed inside arched openings,
- Arched windows recessed inside square openings,
- Original entry doors, molding, and hardware with vestibule,
- Three stepped arch openings, above front entrance, two on either side of entrance that open to small rooms,
- Stone/brick/plaster chimney piece, with original composite mantle with scrolled edges, original wood floor.
- Chimney piece features a Native American swastika emblem, which was the NMSU emblem until the Nazi party made it their internationally known symbol. The swastika at Kent Hall is hidden under a wooden plaque with the new NMSU emblem of three triangles. The former director of the University Museum in Kent Hall (Ed Staski) covered the swastika to avoid offending visitors.

Recommendations: This building is in good overall condition and there are no specific recommendations.

Building 34: Foster Hall

Architect	Percy McGhee
Building Number	34
Date of Construction	1930
Name Origin	Luther Foster, university president (1901-08)
Primary Materials	Masonry walls, concrete decorative features and clay tile roof
National Register Criteria	Listed on National Register for its Architecture (C)

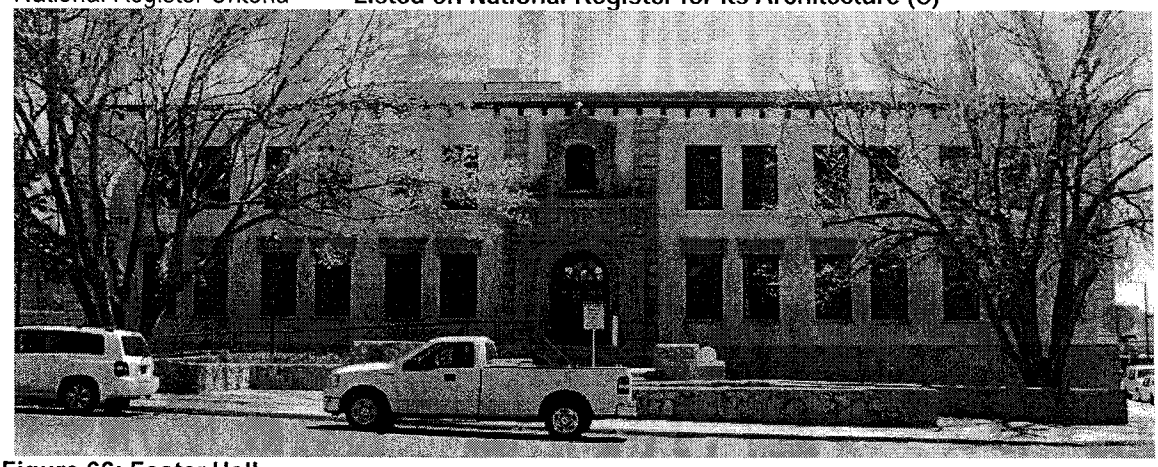


Figure 66: Foster Hall

Architectural Description: Foster Hall is a two-and-a-half story Spanish Baroque style rectilinear building with a central, recessed entryway (Figure 66). The building has a concrete foundation, stuccoed masonry and a hipped red tile roof with decorative wood corbels under a short overhang. The façade is horizontally divided into three using stucco relief and the corners have quoins. The first and second floor windows are rectilinear 2/2 single-hung anodized aluminum. The second floor windows have no surrounds and are slightly recessed from the wall plane, while the first floor windows have a concrete, bullnose sill and an ornate, molded Spanish Baroque head.

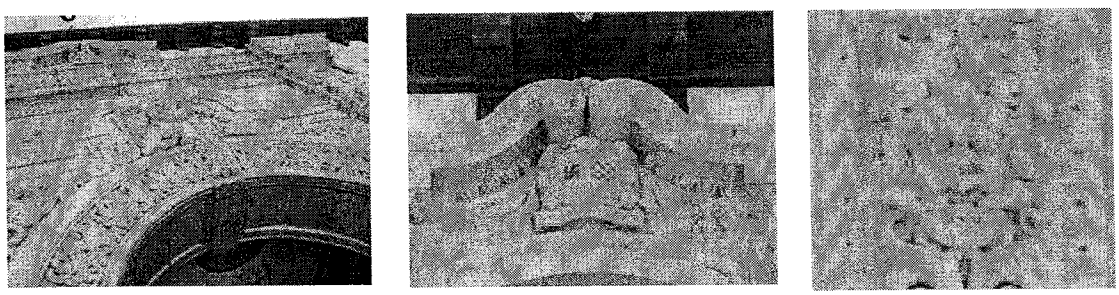
The central entrance is reached by an asymmetrical concrete stair with flanking rough stone walls that lead to a symmetrical concrete stair flanked by stepped stuccoed walls surmounted by concrete caps and concrete scrolls. The entryway is recessed with paired wood doors that have a single panel below and a six true-divided light vision panel above. The paired doors are separated by a transom bar from the arched fanlight above. The fanlight is divided into two parts: the inner part is a half-circle segmented into six lights by a rectilinear grid, and the outer part consists of seven lights radiating in a fan-pattern.

The interior of this recessed porch is adorned by several murals painted in 1936 by WPA artist Olive Rush (Figure 67). The mural depicts a young boy on the east wall holding a bag of Acala cotton from the Agronomy Department of New Mexico State College, because Acala cotton was a major experimental crop during this period. The sack also features the number 1517, which was Dr. Stroman of MCA&MA's new breed of Acala cotton, which was much celebrated and

considered a superior cotton crop. Featured on the west wall is the 1936 dairy champion as well as children holding wormy fruit, which emphasized the Agricultural Department's important role in pest control experiments. The ceiling depicts flora and fauna. A large black circle painted around the ceiling represents a microscope lens, in which are depicted algae, cells, and other microorganisms. Outside the scope of the lens are depicted various types of flora and fauna at a macroscopic level, symbolic of the college's role in animal husbandry and agriculture ("Olive Rush Retouches Foster Murals," *Round-up*, April 15, 1951).

Figure 67: Olive Rush Murals at Foster Hall entrance

The two story entrance surround is elaborately decorated concrete flanked by quoin pilasters that have asymmetrically scrolled capitols. The entrance is arched with an ornate leaf motif flanked by pilasters with the same motif that rise to a bearded mascaron. The arch and pilaster are surmounted by a stepping, scrolled and ornate architrave that flanks a lion mascaron. This architrave is surmounted by a window with a 9-pane metal grille with a scrolled segmental arch head (Figure 68). This window unit is flanked by ornate tapered pilasters that rise to a stepped and ascending, banded architrave with abutting scrolls at the center. The whole is flanked by finials.

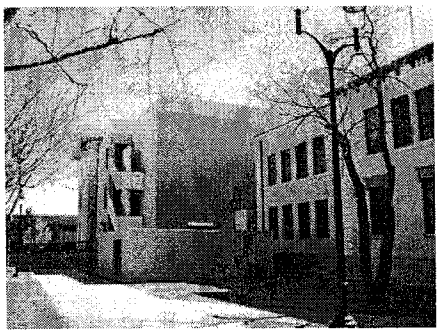


Arch with intricate detailing | Agriculture shield with swastika | Mascaron

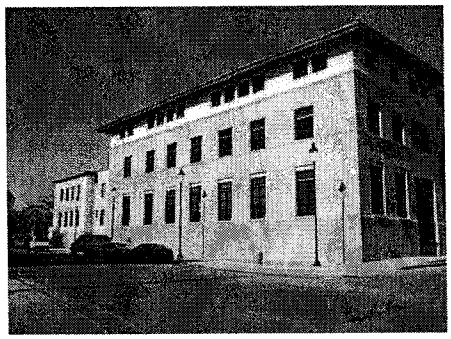
Figure 68: Churrigesque entry details

Major Alterations: Two large additions extend south from the original building (Figure 69). The first addition shows on the east and is a massive structure with little fenestration. The second

addition was completed in 2007 and returns to the Trost idiom with stuccoed walls, a tiled roof, cornice brackets, and quoins. Both are much larger in scale than the original building.



First Addition



2007 Addition

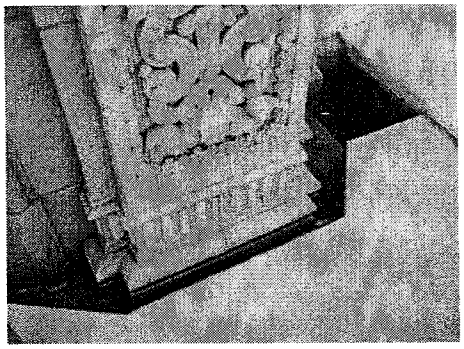
Figure 69: Additions to Foster Hall

Historical Significance: Foster Hall was listed in National Register in 1988 under the multiple property nomination: New Mexico Campus Buildings Built 1906-1938. The building is significant for its architectural styling as the only example of Spanish Baroque architecture on campus, thus elaborating on the university's recognized Spanish Renaissance Revival style. It has significant architectural detailing in its vestibule. It is also important for its location on The Horseshoe.

Character Defining Features:

- Two story massing
- Ornate central Spanish Baroque, recessed entrance
- Clay tile hipped roof with small overhang and decorative eave brackets
- Masonry stucco walls with quoins at corners
- Fenestration pattern
- Decorative window lintels
- 1936 murals by Olive Rush
- Tiled wall and floor at base of murals

Recommendations:



The concrete walk at the entrance was raised to accommodate the accessibility retrofit for Foster Hall. This resulted in a "trench" at the base of the decorative entry (Figure 70). Although there is an area to the side of the concrete trench that is lower and allows water to drain in that direction, this area becomes a place for ponding water and should be monitored over the years to ensure that damage is not occurring to the most detailed and ornate historic entrance on campus.

Figure 70: Concrete "trench"

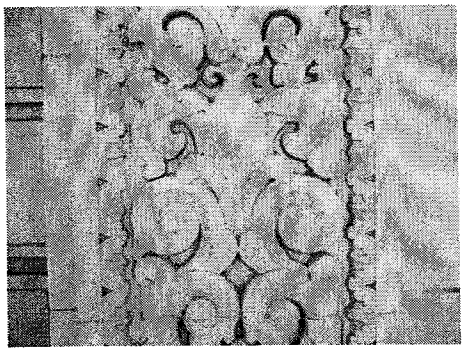


Figure 71: Decorative detail

The decorative entryway is multi-toned (Figure 71). It is unclear if this is original, but there is a coating on the "concrete" colored areas as well. This coating is crazing and flaking. An architectural conservator should be hired to analyze this Churrigesque entrance and provide recommendations for repair and maintenance.

Figure 72: Damage to vestibule accent wall

While the main fields of the Olive Rush murals in the vestibule appear to be in overall good condition (they were rehabilitated in 2007-08 by Luis Neri Zegal of the National New Deal Preservation Association), the adjacent accent walls are spalling and covered with graffiti (Figure 72). This damage should be repaired.

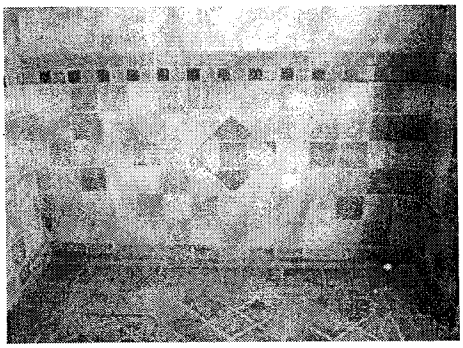
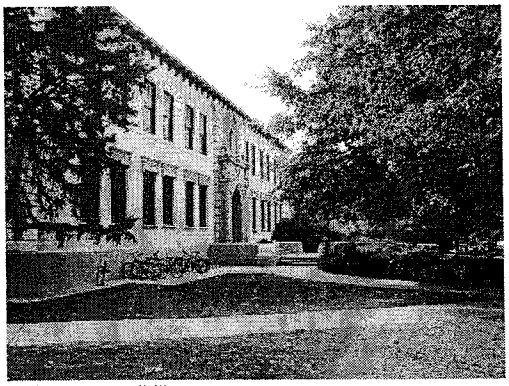


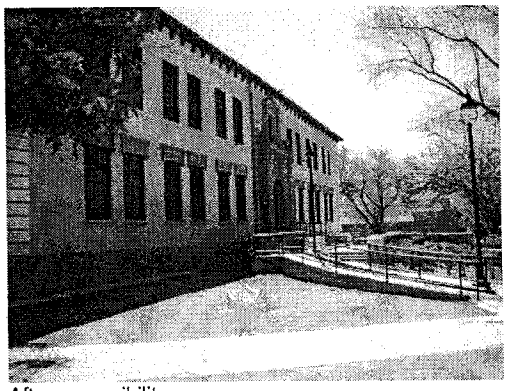
Figure 73: Foster vestibule tile

The tile walls and floors appear to be in good condition (Figure 73). They should be considered part of the historic character of the vestibule and when an architectural conservator is hired for the other important features of this building, that person should provide a conditions assessment, recommendations for repair and maintenance for these elements as well.

Recently accessibility upgrades were made to the historic Foster Hall entrance. Originally the entrance was symmetrical with three steps on east/west axis at a right angle to the door. The resulting "T" shaped concrete walk was framed with stuccoed walls that ended with a decorative volute. This formal symmetrical entrance was changed to an asymmetrical approach with stairs angled toward the west and a ramp arcing to the east. The historic stair remained in place on the east/west axis and the volutes became engaged in the new concrete ramp (Figure 74). Overall this design accomplished the goals of accessibility, but resulted in an adverse effect on the most formal and architecturally decorative entrance on The Horseshoe.



Before accessibility



After accessibility

Figure 74: Accessibility alterations that affected character of Foster Hall

There is no recommended action at this time, however in the future if there is a desire to rework the entrance or alter the grades adjacent to the entrance, the historic entry detailing should be considered and alterations designed to restore the original symmetry for the building and the grounds.

There are several items on the interior that are of interest and should be preserved if possible. These include: 1) terrazzo tile floor at central staircase and vestibule floor; 2) staircase that splits into two at the landing between the first and second floors; and 3) original wood banisters with brass brackets.

Building 56: Dove Hall

Architect	Percy McGhee
Contractor	R.E. McKee (El Paso)
Building Number	56
Date of Construction	1936
Name Origin	Claude C. Dove, Professor of Education & Psychology
Primary Materials	Brick walls, stucco and clay tile roof
National Register Criteria	Individually Eligible for its History and Architecture (A and C)

Figure 75: Dove Hall

Architectural Description: Dove Hall is a rectilinear stuccoed brick building constructed in the Renaissance Revival style (Figure 75). The stuccoed base steps forward from the main wall which is flush for two stories and then banded from the window head to the bottom of wood corbels at the overhang of the hipped red tile roof. The entrance is centered on the west elevation with paired recessed steel doors with an upper vision panel. The doors are framed by a segmental arch flanked by classical pilasters above which are metal dimensional letters "DOVE HALL" and an architrave. This entryway is surmounted by a fixed single-pane window (with a metal grille on the interior), flanked by classical pilasters topped with an architrave. A wrought-iron balconet encloses the window and pilasters.

The fenestration flanking the entry consists of a series of flush anodized aluminum windows, arranged on both floors in a paired-single-paired pattern, each with single fixed panes with faux mullions and muntins on the interior. The first floor windows rest on the stuccoed base and the second floor have a concrete sill.

Other entrances (south and east) have simplified versions of the front entrance with the paired wood doors, segmental or jack arches surmounted by a central fixed window. Above this is a trio of fixed anodized aluminum windows with concrete sills. The fenestration pattern on the east elevation is asymmetrical, but as with the west elevation the first floor windows rest on the stuccoed base and the second floor windows have concrete sills. There is a stuccoed, molded chimney on the east elevation.

Major alterations: An entry ramp on the south side and a basement entry was added on the north side. Original wood double hung windows were replaced with anodized aluminum fixed units with faux lites on interior.

Historical Significance: This building is significant for its contribution to the university's Spanish Renaissance Revival architectural vocabulary, and its association with the WPA-funded campus construction and its location on The Horseshoe.

Character Defining Features:

- Two story massing
- Hipped clay-tile roof with overhang and decorative brackets
- Stuccoed walls
- Fenestration pattern
- Two story segmental arched entry
- Masonry built-in benches with scroll volutes
- Wrought-iron balconets

Interior:

- Staircase, which splits in two at the second floor landing
- Banisters spiral at the newel post
- Original molding along staircase
- Original crown molding, chair rail, and door molding in entry hallway

Recommendations: When new windows are desired for this building in the future, the window that is installed should be wood and match the historic configuration.

Building 172: Hadley Hall

Architect	Robert Merrell
Contractor	C. H. Leavell and Co. (El Paso)
Building Number	172
Date of Construction	1953
Name Origin	Hiram Hadley, university president (1888-94)
Primary Materials	Stuccoed masonry
National Register Criteria	Contributes to district for its History and Architecture (A and C)

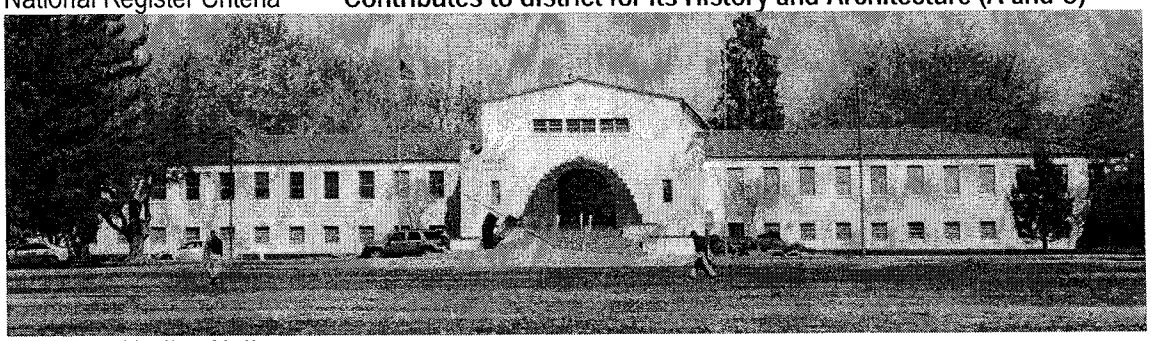


Figure 76: Hadley Hall

Architectural Description: Situated within the "top," or east end, of The Horseshoe, Hadley Hall's west façade looks down the length of this important and historic campus landscape feature; the ends of Hadley Hall's north and south wings extend nearly to the eastern termini of North Horseshoe and South Horseshoe Drive, respectively (Figure 76). This predominantly Mission Revival style building has a concrete foundation, stucco walls and gabled red tile roofs. It is dominated at the center by an elevated, two-story, front-gabled central entrance with a low-pitch red clay-tile roof. The brick stairs and landing lead to paired, fully glazed metal entry doors which are recessed within an arched porch. This archway is ovoid, and features saw-tooth marble surrounds gently sloping to a rectangular marble keystone at its apex. Surmounting the arch are three sets of paired aluminum windows in a horizontal band, and above this band of windows is a single louvered vent centered in the gable-end.

Flanking the arch in the entrance are single, tall and narrow 2/2 single-hung windows. The entrance steps down in plan to ledges flanking the entrance that are parallel with the top of the first story. On each side of the entrance, the ledge is surmounted by two ornamental concrete urns.

Extending north and south from the two-story entrance are two-story wings, each with eleven aluminum 2/2 double-hung windows on the first story and 4/4 double-hung windows on the second story of the west elevation. Both story windows have concrete sills, the second story is surmounted by a stucco band and the first story windows are set in a stucco reveal that extends from grade to a foot above the window header. At the north and south elevations at the ends of these wings are single glazed entry doors with sidelights, accessed via raised concrete landings, with molded concrete door surrounds and segmented architraves.

The east elevation of Hadley Hall echoes the west elevation in many particulars, including the continuation to this elevation of the central large entryway along the same east-west roofline to a gable-end echoing that of the west elevation. The east gable-end elevation has a fenestration pattern identical at both stories to that of the west facade. The saw-toothed archway motif and recessed porch leading to inset, off-center paired metal glazed doors is also repeated on this elevation, with the important difference that this entry, due to a west-to-east slope in topography, is not reached via a raised concrete landing but is accessed via a concrete promenade at grade. At the east elevation, as at the west elevation, the roofline of the entrance again steps down to a ledge at the top of the first story, which is surmounted on each side by paired concrete urns. The fenestration at the east elevation of the north and south wings echoes that of the west elevation of these wings.

Major Alterations: None

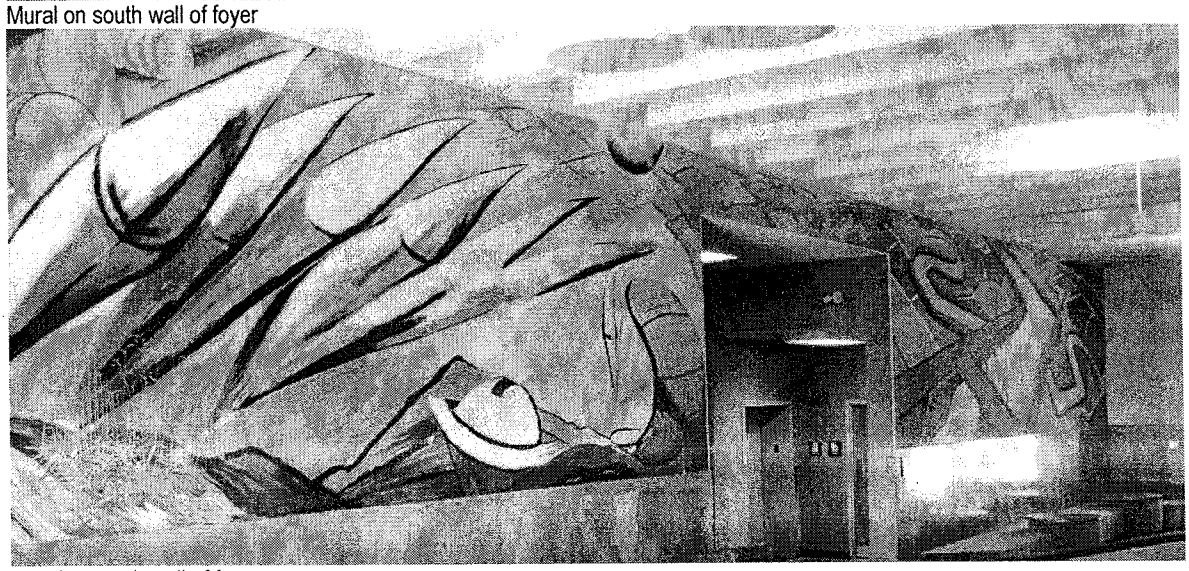
Historic Significance: This building contributes to the Spanish Renaissance Revival architectural vocabulary found in this historic district.

Character Defining Features:

- Massing: three story central bay with flanking two story wings
- Gabled, red clay-tile roofs (north/south orientation on wings and east/west on center)
- Stuccoed walls and fenestration pattern (horizontal emphasis)
- 2/2 and 4/4 windows
- Oval saw-tooth arched entry with marble surrounds
- Marble-covered grand staircase
- Urns on west elevation
- Sconces at side entries
- Decorative door surrounds at side entrances

Recommendations: Maintain and preservation the marble wainscots, original ceiling fixtures, exposed beam ceiling and murals in the foyer (Figure 77). The murals on the south wall were painted in 1959 by NMSU art professor Kenneth Barrick. They depict New Mexico historical themes, including the Spanish Colonial and Early American periods. The murals on the north wall represent twentieth century motifs (a dam and rockets) were painted by an unknown artist at about the same time as Barrick's.

Mural on south wall of foyer



Mural on north wall of foyer

Figure 77: Hadley Hall murals. Note beam ceiling, light fixtures and marble walls

Building 179: O'Loughlin House

Architect	Unknown
Building Number	179
Date of Construction	1953
Name Origin	Margaret O'Loughlin, former head of Home Economics Department
Primary Materials	Stuccoed concrete masonry unit
National Register Criteria	Contributes to district for its History and Architecture (A and C)

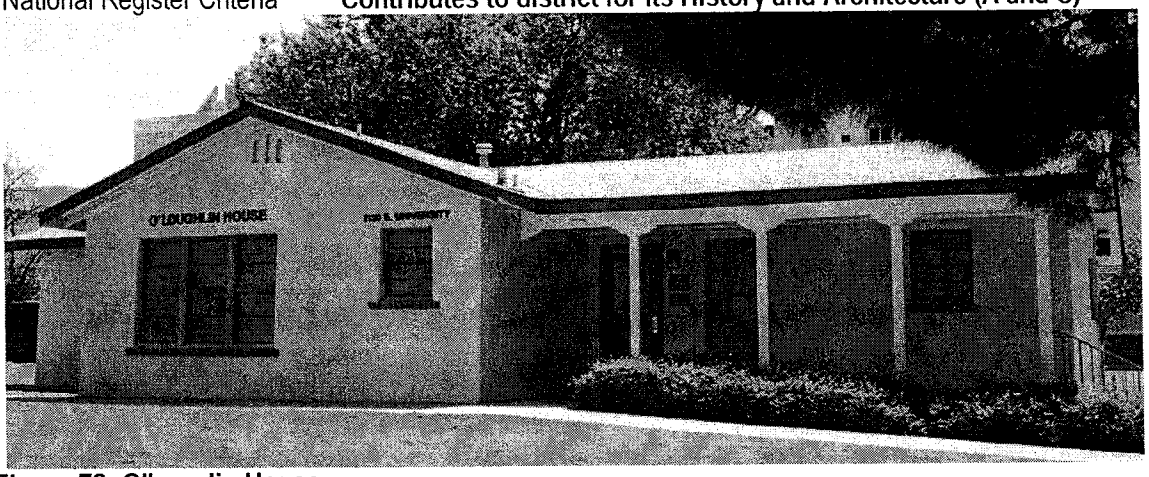


Figure 78: O'Louglin House

Architectural description: This is a single-story, roughly T-shaped cross-gabled Ranch-style house of stuccoed concrete block on a concrete foundation, with its north façade fronting on University Avenue. The north façade features an integral porch supported by wood square columns with Zapata corbelled capitals. Within the porch is a metal half-glazed door and an aluminum single-hung 2/2 window adjacent to the door and nearly the same height and width as the door, with a brick sill nearly at the porch's floor-level; the other window, is situated toward the west end of the porch, is roughly half the size of the first window, and is a paired 4 light, steel casement with a brick sill. East of the porch, still on the north elevation, is a gable-end with two sets of windows, one a single small 2/2 aluminum window, and the other a triple set of larger 2/2 aluminum windows. All windows on the building have brick sills.

The gable-ends on the east and west elevations include louvered attic vents under the eaves. The south elevation features a raised concrete landing near its western end, leading to two separate single entry doors with six-light glazed wooden doors accessed via wooden outer screen doors. This elevation also features a large single fixed window flanked by vertical four-light steel casements on either side, each surmounted by a single fixed light. This window is underscored by a brick sill. The fenestration on the gable end at this south elevation is similar but not identical to that on the gable end at the north elevation; as at the north elevation, there is a single smaller 2/2 double hung window, but instead of a triple set of large 2/2 aluminum windows there is a double-set of large 2/2 aluminum windows.

The whole structure is surmounted by an asbestos shingle roof with an overhang and covered rafter ends.

At the apex of the east and west gable ends are louvered attic vents. At the west gable end is a pair of off-center 2/2 double hung windows separated by a wood mullion. At the east gable end are two single 2/2 double hung windows positioned symmetrically in the elevation.

Major Alterations: None

Historic Significance: The O'Loughlin House was built as a model home for the Home Economics Department, in order to teach students how to manage a "modern" home. It uses the architectural vocabulary of a simplified Ranch House with regional vernacular detailing.

Character Defining Features:

- One story massing
- Intersecting gable roof
- Engaged porch with zapata corbel posts
- Tongue-in-groove wooden soffit and porch ceiling
- Stuccoed walls with fenestration pattern
- Steel-sash windows
- Quarter-round cornice molding

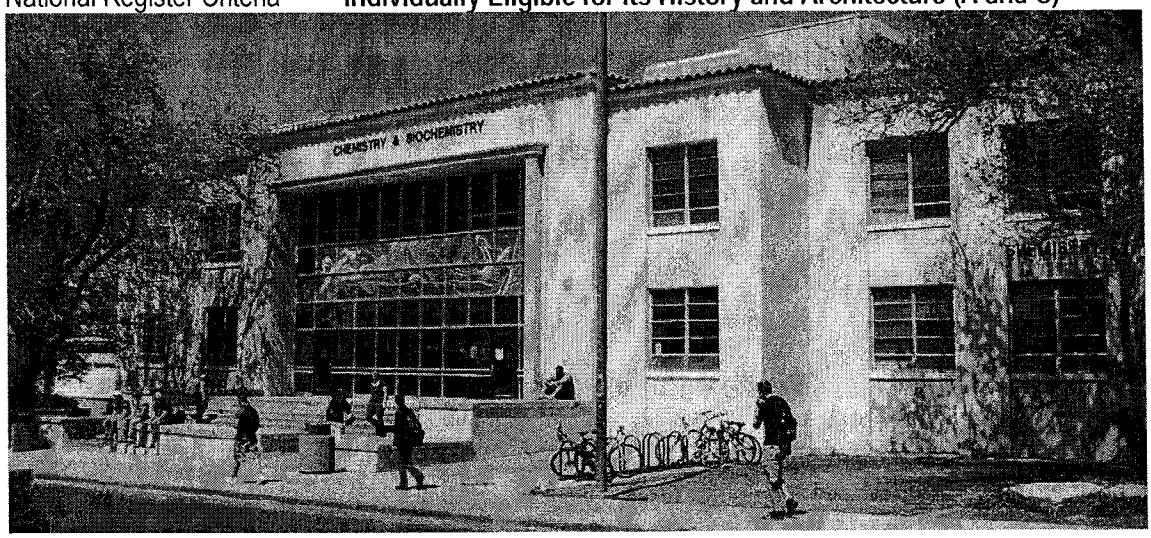
Interior:

- Original wood floors
- Built-in shelving in hallway made from steel pipe and wood planks in a geometric design
- Double closets with double sets of two leaf sliding doors in bedrooms
- Original crown molding, coved ceilings, and baseboards
- Original doors with some original hardware
- Two linen closets with original shelving (one small, one large and U-shaped)
- Galley kitchen with original cabinets
- One large bathroom with original bathtub, cabinets, light fixtures, and wall vents, one with original floors but redone for ADA compliance

Recommendations: This building is in good overall condition and there are no specific recommendations.

Building 187: Chemistry Building

Architect	Wolgamood and Millington
Contractor	R.E. McKee (El Paso)
Building Number	187
Date of Construction	1957
Name Origin	use
Primary Materials	CMU, stucco and aluminum windows
National Register Criteria	Individually Eligible for its History and Architecture (A and C)



South Elevation

Figure 79: Chemistry Building

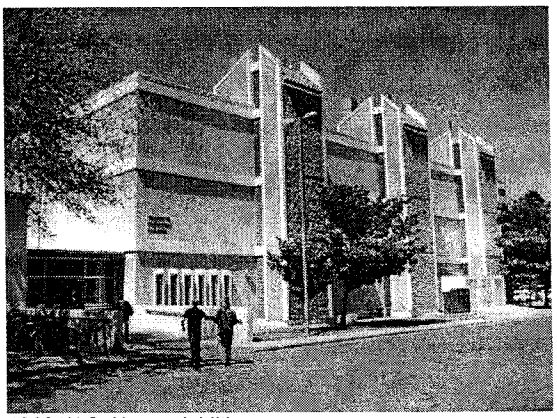
Architectural Description: The 1957 Chemistry Building is a two-story Modern Renaissance Revival style building, rectilinear in plan with a 5 bay south façade (Figure 79). The central bay serves as the entrance and is flanked by two bays that step back in plan. The building has a concrete foundation, stuccoed CMU walls and a flat roof with parapets that are capped with low-sloped, red tiles.

The dominant feature of the entrance bay is a recessed curtain wall with 5 rows of glazing framed a by notched concrete pilaster strips topped with a concrete lintel. A concrete stair, the same width as the curtain wall, leads to the entrance and is flanked by low stuccoed walls with concrete caps. Within, and at either end, of the curtain wall there are two steel doors with full vision panels. The first row of glazing is the same height as the doors, the central 3 rows are square and the top row is similar in height to the first, but includes a hopper window at the base. The top two rows of the square units are painted with a 1962 mural by Ken Barrick, depicting "the bonding process taking place between two energy spots." Centered in the stuccoed area between the curtain wall lintel and the cornice molding are metal dimensional letters spelling out "CHEMISTRY & BIOCHEMISTRY."

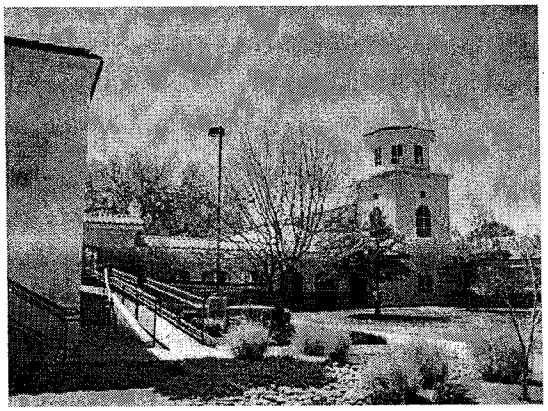
The bays that flank this curtain wall entrance step back in plan. Each bay contains aluminum paired 4 horizontal pane over a single hopper windows with a larger mullion between the pairs and a concrete sill. The windows have no surround, but are set within two story stucco inset that rises from grade to the head of the second story window. The roofline of this bay begins below the cornice molding of the entrance bay. Flanking this bay and also stepping back in plan are bays at the same roof height and with two of the two-story window elements (with inset, aluminum hoppers, etc) as the bay that flanks the entrance bay.

Wings (built in 1968 and 1997) at the rear of the building are linked via a one-story connector and greatly increase the footprint of the original 1957 building. The 1968 wing is three stories constructed of concrete with banded stucco, a flat roof, and three corrugated concrete pointed towers with red tile shed roofs along the east elevation. The windows are tall and narrow with projecting, prefabricated concrete surrounds. The 1997 addition is designed in a Regional Modernist design, with red tile roof, stuccoed CMU walls, arches in an interior courtyard and an octagonal cupola with a red tile roof.

Major Alterations: There were two additions to the Chemistry Building completed in 1968 and 1997 (Figure 80). These were added at the north of the building and greatly increased the footprint. Although massive, these additions are distinctive from the historic building, are not visible from The Horseshoe and do not detract from the architectural integrity. The Chemistry Building was added onto again in 1997 and this renovation returned to the earlier Trost idiom.



1968 W.C. Kruger Addition



1997 Trost Idiom Addition

Figure 80: Chemistry Building Additions

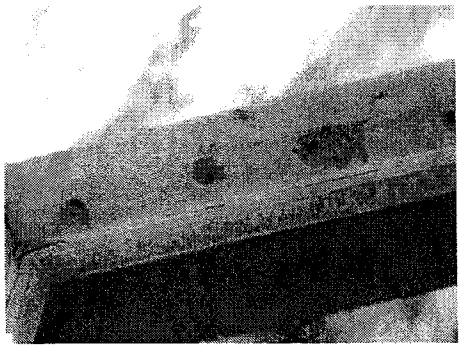
Historic Significance: Like the Astronomy Building, this building is an example of the architectural transition from Trost's Spanish Renaissance Revival style Regional Modernism where modernist style was combined Trost's basic design features. The building is representative of the modern architectural styling envisioned by NMSU President Roger B. Corbett to bring the university into the "modern age."

Character Defining Features:

- Two story massing with stuccoed walls that step back in plan
- Rectangular glass curtain wall at entrance with aluminum mullions

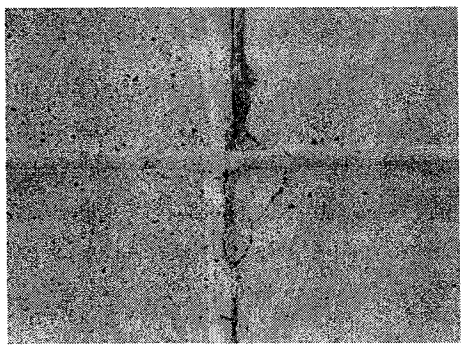
- Flat roof with red-tile parapet coping with plaster cornice molding
- Symmetrical fenestration pattern
- Paired 4/1 aluminum hopper windows with concrete sill
- Concrete pilasters flanking curtain wall with surmounting cornice

Recommendations:



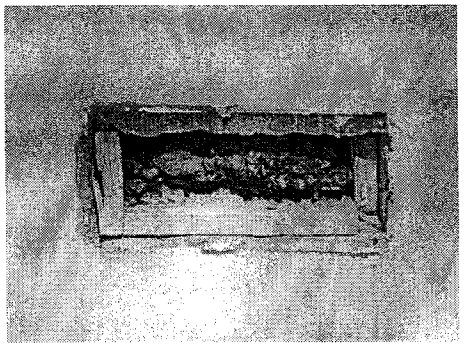
It appears that there were bars built into the walls at the window openings. These have since been removed but the ends left uncovered and the minor stucco damage around them left in disrepair. There does not appear to be continuing damage; when the next stucco repair project is designed, it should include repair of the window heads.

Figure 81: Damage at window head



The concrete pilasters flanking the entrance are beginning to show minor cracking which could eventually lead to spalling. The cracks should be monitored and an architectural conservator should be involved in developing the specifications for repair and/or completing the repair.

Figure 82: Cracking pilaster



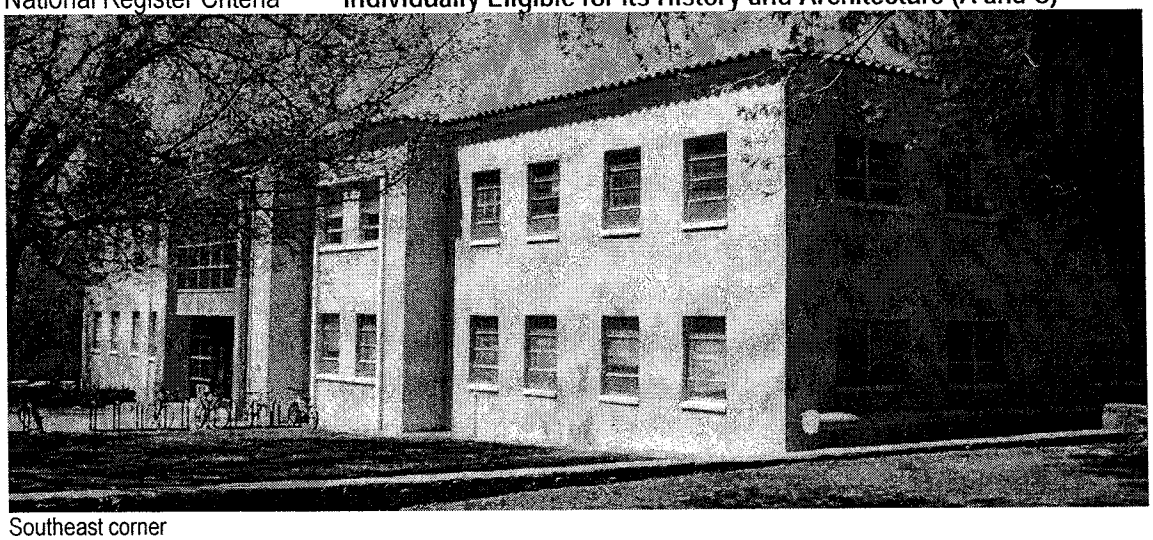
This exposed "vent" is located on the south elevation, west wing of the building. If this was intended to act as a vent, the concrete should be removed to restore airflow. In either case, a new cover should be installed so the rough carpentry and opening is not visible or subject weathering.

Figure 83: Exposed rough carpentry

There are some interior details that are original and should be maintained. These include original doors and hardware and original banisters on staircases.

Building 188: Gardiner Hall

Architect	Wolgamood and Millington
Contractor	R.E. McKee (El Paso)
Building Number	188
Date of Construction	1957
Name Origin	Dr. George W. Gardiner, former head of the Department of Physics and founder of Physical Science Laboratory in 1946.
Primary Materials	CMU, stucco and aluminum windows
National Register Criteria	Individually Eligible for its History and Architecture (A and C)



Southeast corner

Figure 84: Gardiner Hall

Architectural Description: Gardiner Hall is a two-story, rectilinear Regional Modernist building with a 5 bay south façade (Figure 84). The building has a concrete foundation, stuccoed CMU walls and a flat roof with parapets that have a cornice molding and are capped with low-sloped, red tiles.

The dominant feature of the entrance bay is a recessed curtain wall with 9 rows of square glazing framed a by notched concrete pilaster strips topped with a concrete lintel. The middle row of the curtain wall uses metal inserts instead of glazing. Centered on the curtain wall are paired steel doors with full vision panels.

The bays that flank this curtain wall entrance step back in plan. These bays have pilaster strips and concrete lintel that frame two aluminum 4 horizontal pane over a single aluminum hopper windows with stucco wall between them with a concrete sill running between the pilasters. Flanking this bay and also stepping back in plan are bays with four of the aluminum hopper windows flush with the wall and with concrete sills. The east and west elevations include 3-pane, paired horizontal hoppers with concrete sills. There is a small third-story penthouse with a similarly low-pitched red tile roof at the northwest corner of the building.

Major Alterations: In 1968, the Graduate Physics Building wing was constructed at the rear of Gardiner Hall. The addition is a three-story rectangular building oriented on a north-south axis. It includes pre-cast concrete walls covered with stucco, a flat roof, and vertical columns of paired, narrow windows (Figure 85). This addition is connected to the main building by a small, stuccoed secondary entranceway. There is a large galvanized steel HVAC room on the roof of the addition that is visible from The Horseshoe.

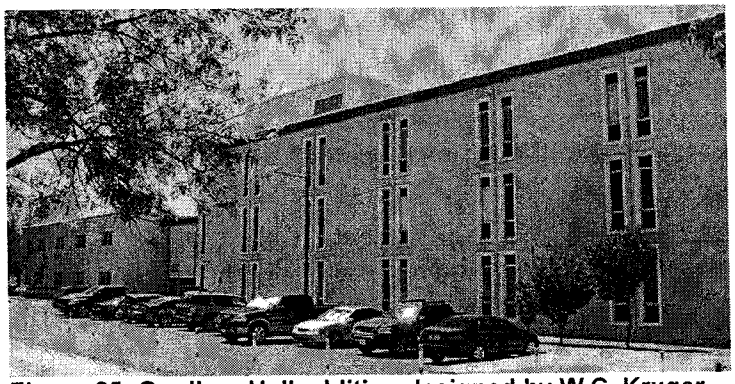


Figure 85: Gardiner Hall addition designed by W.C. Kruger

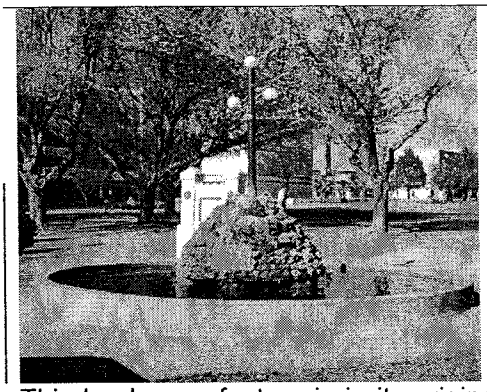
Historic Significance: Like the Astronomy and Chemistry buildings, this building is an example of the architectural transition from Trost's Spanish Renaissance Revival style Regional Modernism where modernist style was combined Trost's basic design features. The building is representative of the modern architectural styling envisioned by NMSU President Roger B. Corbett to bring the university into the "modern age."

Character Defining Features:

- Two story massing
- Stuccoed walls that step back in plan
- Rectangular glass curtain wall and mural at entrance
- Flat roof with red-tile parapet coping
- Plaster cornice molding
- Symmetrical fenestration pattern and metal-hopper windows with concrete sills

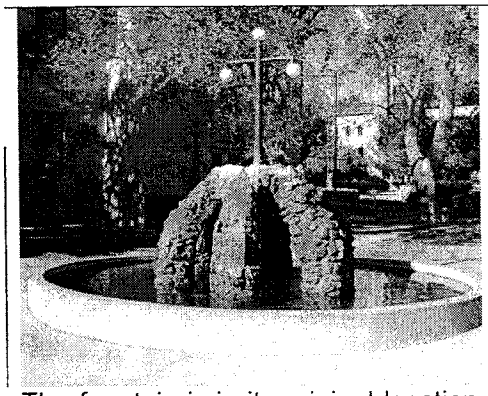
Recommendations: There are no specific conditions issues for this building. However there are some minor details on the interior that should be preserved if possible: original metal banisters on central staircase, and the building's original doors and hardware.

National Register Eligible Objects Contributing to District



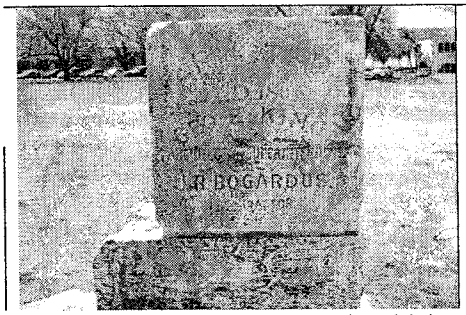
Object Name	Fish Pond
Date of Placement	1908
Name Origin	Upper classmen used to dunk freshmen (fish) in water.
Primary Materials	Concrete and lava rock.
Area of Interest	Alumni donated object.

This landscape feature is in its original location and should be maintained in place. Inspect lava rocks for deterioration and repair in kind.



Object Name	Fountain
Date of Placement	1937
Name Origin	Named for use.
Primary Materials	Concrete and lava rock.
Area of Interest	Alumni donated object.

The fountain is in its original location and should be maintained in place. Inspect lava rocks for deterioration and repair in kind.



Object Name	McFie Cornerstone
Date of Placement	1897
Name Origin	Building remnant
Primary Materials	Limestone
Area of Interest	Remnant of first academic building on campus

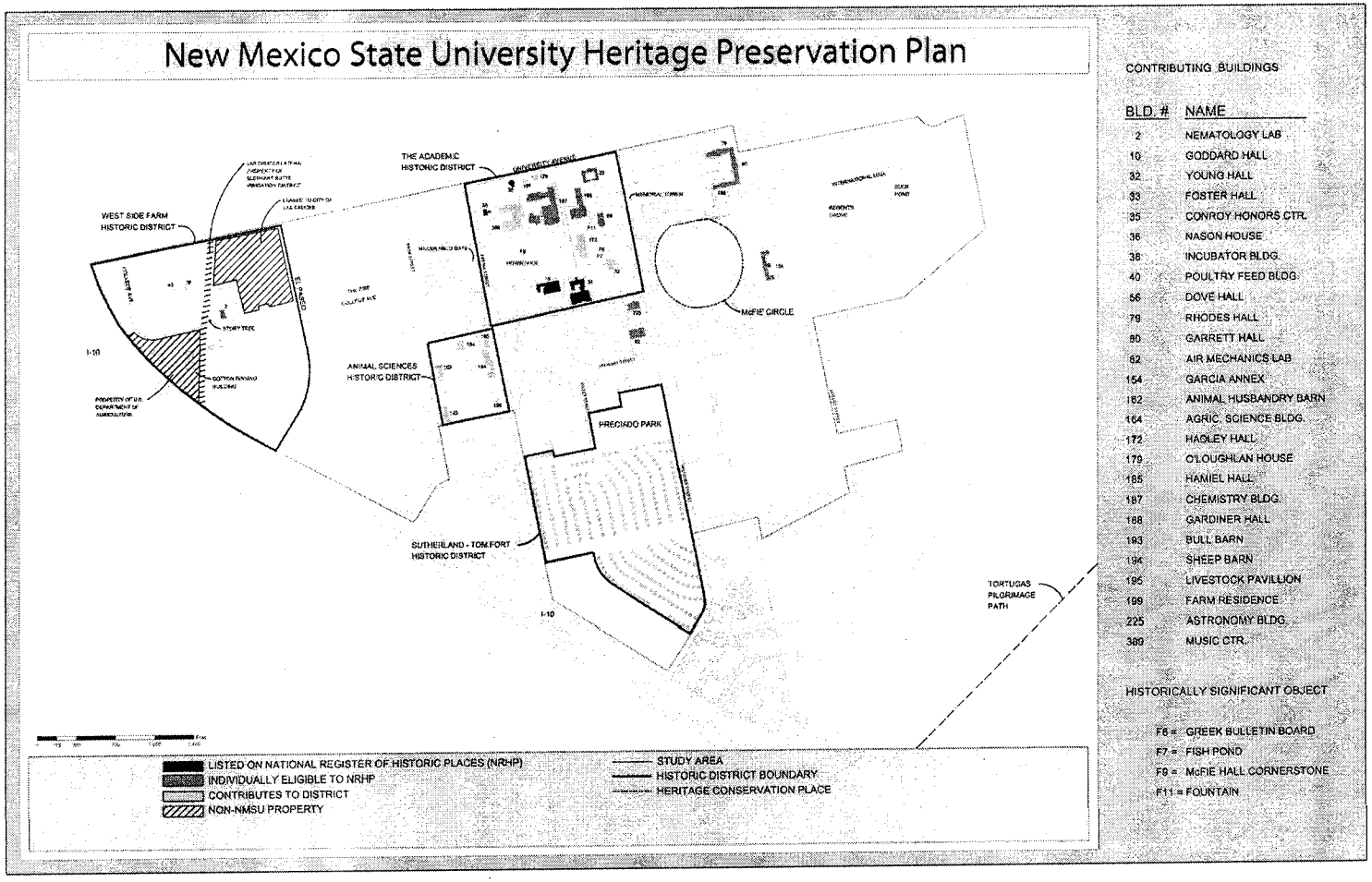
The McFie Cornerstone should be preserved in place as it marks the location of the first academic building on campus. It has incised lettering that should be monitored to ensure these inscriptions are maintained and preserved. An architectural conservator should be consulted to provide preservation recommendations.

Object Name	Greek Bulletin Board
Date of Placement	1931
Name Origin	Named for its use.
Primary Materials	Concrete and stucco.
Area of Interest	Alumni donated object.

The Bulletin Board should remain in place, as it is in its original location. Its pilasters, clay tile, wood framed opening and plaque should be maintained.

INDIVIDUAL PROPERTIES ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES

This chapter describes those properties that are considered individually eligible for the national register. They include traditional cultural properties and individual buildings that are not located in historic districts.



CONTRIBUTING BUILDINGS

BLD. #	NAME
2	NEMATOLOGY LAB
10	GODDARD HALL
32	YOUNG HALL
33	FOSTER HALL
35	CONROY HONORS CTR.
36	NASON HOUSE
38	INCUBATOR BLDG.
40	POULTRY FEED BLDG.
56	DOVE HALL
79	RHODES HALL
80	GARRETT HALL
82	AIR MECHANICS LAB
154	GARCIA ANNEX
162	ANIMAL HUSBANDRY BARN
164	AGRIC. SCIENCE BLDG.
172	HADLEY HALL
179	O'LOUGHLAN HOUSE
185	HAMIEL HALL
187	CHEMISTRY BLDG.
188	GARDINER HALL
193	BULL BARN
194	SHEEP BARN
195	LIVESTOCK PAVILLION
199	FARM RESIDENCE
225	ASTRONOMY BLDG.
389	MUSIC CTR.

HISTORICALLY SIGNIFICANT OBJECT

F6 = GREEK BULLETIN BOARD
F7 = FISH POND
F9 = McFIE HALL CORNERSTONE
F11 = FOUNTAIN

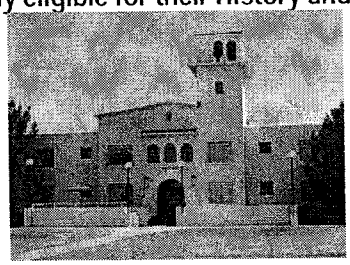
843

Buildings

Buildings 79, 80 and 185: Rhodes Hall, Garrett Hall, and Hamiel Hall

Architect	R.E. Merrell
Building Number	79, 80, 185
Date of Construction	1941–1955
Name Origin	Eugene Manlove Rhodes (western writer); Elizabeth Garrett (wrote "Oh Fair New Mexico"); Flora Hamiel (secretary to seven NMSU Presidents)
Primary Materials	Masonry, stucco
National Register Criteria	Individually eligible for their History and Architecture (A and C)

Rhodes


Garrett

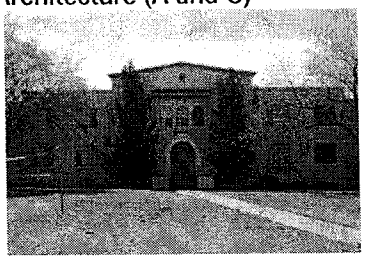

Hamiel

Figure 86: Rhodes Hall, Garrett Hall, and Hamiel Hall

Architectural Significance:

These three two-story Renaissance Revival dormitories form a **U**-shaped plan, opening westward (Figure 131). Built separately from 1941-55 but planned from the beginning as a single joined unit, the buildings are situated thus: the center is Garrett Hall; Rhodes Hall is the north wing and Hamiel Hall the south. All feature stuccoed masonry walls resting on a raised concrete foundation with a partial basement in Hamiel Hall. All have entrances centered on their wing that serve as the architectural focal point that faces onto the interior green.

Garrett Hall, the north-south axial "bottom" of the **U** features a projecting two-story front-gabled entryway in its west façade with an arched entrance at its center; it is reached by a set of concrete stairs rising from the ground level. Within the recessed porch formed by this archway is an off-center, metal, fully glazed door with a single-paned sidelite and two single-paned transom lites, one over the sidelite and one over the door.

Framing the recessed entryway is an arch with a dog-tooth circular architrave featuring a prominent keystone at its apex; above the keystone are dimensional letters spelling out "Garrett." Flanking the entry recess and supporting the architrave are two thick molded plaster pilasters, each topped with a small setback featuring a molded plaster escutcheon just beneath the spring-line of the arch. Abutting the arch itself just above these escutcheons are large metal sconces with curved, frosted panes.

Surmounting the archway and the dimensional letters is a bank of three arched windows with multi-light casements, with the façade bordering the windows slightly projecting from the plane of the elevation and underscored by a molded concrete sill with hanging dentils. Over the bank of windows is a decorative tile pent roof supported by seven pairs of carved wood brackets.

There is a louvered quatrefoil vent between the top edge of the pent-roof and the eaves of the entryway, which, like the pent-roof, is supported by pairs of carved wood brackets.

Rising along the south side of Garrett Hall's entryway and offsetting the symmetry of the south elevation of the entryway's gable-end stands a four-story high square tower, with a small six-light casement in the west elevation of the third story and a molded cornice overhang between the third and fourth stories. Surmounting this cornice is a square fourth-story cupola with pairs of off-center arched openings in each elevation, topped by a hipped red clay-tile roof. The cupola is surrounded by a wrought-iron balcony rising from support brackets that project outward from under the molded cornice overhang; the balcony encloses the fourth story observation catwalk and terminates in long, needle-like finials that rise past the roofline of the cupola.

Rhodes and Hamiel, the two east-west-running axes of the complex, each have projecting two-story front-gabled entryways surmounted by a gently pitched red-clay tile roof with eaves supported by pairs of carved wooden brackets. Each of these entryways is reached by concrete stairs, and features a centered arched porch with a recessed entry consisting of fully glazed metal doors, sidelights, and multi-pane transom lights. Sconces flank the archways, and surmounting the archways is a bank of three arched, multi-light, metal single-hung windows under a decorative tile pent roof supported by wood brackets echoing those under the eaves. Centered over the pent roofs and sunken into the gable ends under the entryway eaves are single louvered quatrefoil attic vents. In many of these details the Rhodes and Hamiel entryways echo that of Garrett, the most prominent exception being that there is no observation tower at these facades.

In all three of the attached dormitory buildings the wings flanking the two-story entryways have multi-light, metal casement windows in all elevations, and flat roofs with hipped coping protected by composition roll roofing. Plaster molding bands the building under the cornice.

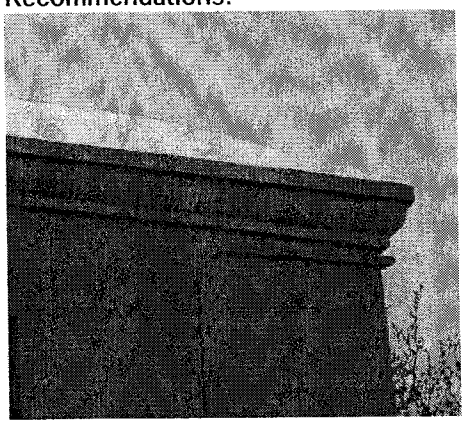
Major Alterations: A large ramp has been added to Garrett Hall's facade to meet ADA requirements.

Historic Significance: Rhodes, Garrett Hall and Hamiel Halls are associated with the continuation of the Spanish Renaissance Revival style of architecture at the university and with the expansion of the campus on its east side during the mid-twentieth century.

Character Defining Features:

1. **All:** Two story massing with taller central entrance; masonry walls with stucco; red tile parapet coping; steel casement windows.
2. **Rhodes:** Arched entrance w/ rope decorations around interior and exterior of arch; cross gabled entrance roof; small terra cotta pent roof over entrance with decorative brackets.
3. **Garrett:** Stepped arch with balconets over side windows; square tower offset to right of main entrance with metal balcony with decorative S-shaped metal brackets underneath, red tile flat roof, and two arched openings.
4. **Hamiel:** plain arch surmounted by three arched windows and pent roof.

Recommendations:



The red tile parapet coping has been removed from the building and replaced with modified bitumen roofing. The tile parapet coping should be restored when the building is re-roofed.

Figure 87: Parapet without red tile coping

The interiors of the dormitory retain some historic features and these should be preserved if possible. They include original chimneys, exposed wood beam ceilings, built-in bookcases with leaded glass doors, wrought iron chandeliers, statuary niches, molded panels between windows, double wood staircase with wrought iron railing, original baseboards (under vinyl), original doors and hardward, built-in half-arc shelving and original bathroom cabinetry in dorm rooms.

Building 154: Garcia Annex

Architect	Unknown
Contractor	C.H. Leavell Construction
Building Number	154
Date of Construction	1949
Name Origin	Fabian Garcia, NMSU horticulturist
Primary Materials	Stuccoed masonry wall, terra cotta tile roof
National Register Criteria	Individually eligible for its History and Architecture (A and C)

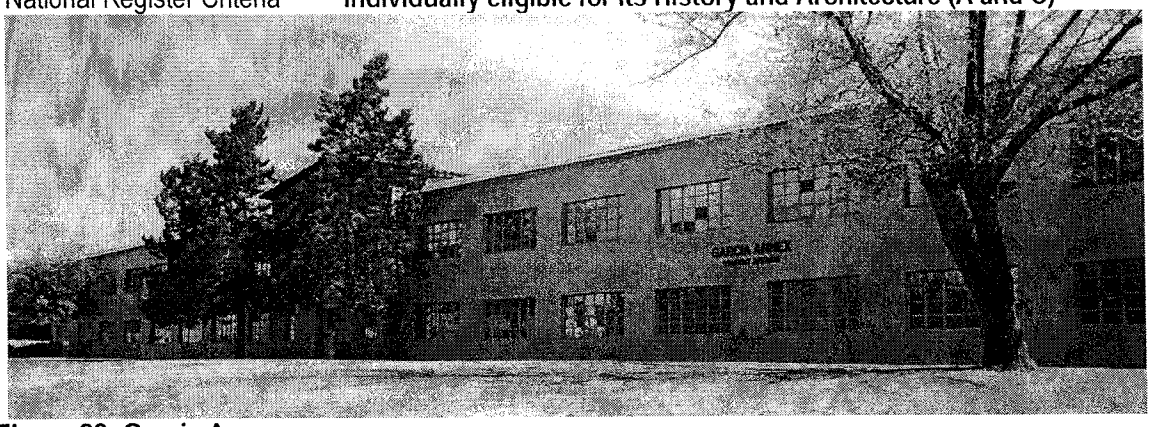


Figure 88: Garcia Annex

Architectural Description:

Garcia Annex is a two-story, symmetrical, Modern Regionalist E-shaped building of stuccoed masonry walls; the "legs" of the E extend east (Figure 133). Centered on the west elevation is a protruding entryway with a front gabled, red clay-tile roof. The doorway is arched with a modern version of the Spanish Baroque archway, which projects slightly from the wall plane. Flanking the door are fluted pilasters surmounted by a variation of Ionic plaster capitals and an architrave. Rosettes are set within the spandrels. Topping the architrave is a plaque that tapers inward at the sides from bottom to top. In the center of this plaque and flanked by plaster dolphins are the words "FABIAN GARCIA MEMORIAL HALL" in raised plaster letters. At the four corners of this plaque are small plaster-relief urns. Centered above the plaster plaque in the gable end of the entryway is a large, recessed quatrefoil window with leaded lights (Figure 89).

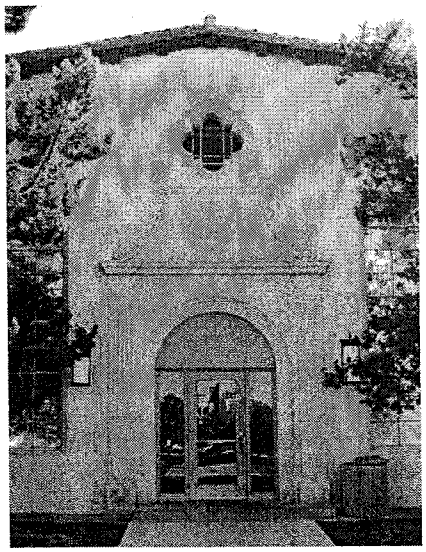


Figure 89: Entrance to Garcia Hall Annex

Flanking either side of the plaster archway are simple, decorative plaster quoins rising from the ground to the level of the architrave. Flanking the quoins and set back slightly within the plane of the entryway façade are two-story stacked vertical ribbons of 30-light casement windows separated into groups of 15 by a metal transom bar. Flanking the central entryway are long, L-shaped wings with hipped red-clay tile roofs. At the west elevation these north and south wings are each symmetrically glazed with sixteen large, horizontally oriented 24-light casement windows, eight windows to a story.

The north and south elevations, corresponding to the "top" and "bottom" of the "E," each have twelve multi-pane casement windows (six to a story) like those at the west elevations of the wings. Fenestration along the "leg"-ends and the "inner" elevations of the "E" carry on a similar pattern of more or less symmetrical casement window groups at each story. The central front-gabled entryway of the west elevation carries its roofline to the east side of the building to form the central "leg" of the "E"; the gable-end at the east elevation differs from the west façade in that instead of an entry door there is an external stuccoed masonry chimney centered in the gable-end, with multiple chimney pots protruding above the roofline from the top of the single chimney column. The external chimney is flanked by vertical, two-story metal 33-light casement windows, with each set of windows divided into vertically stacked segments by two metal transom bars each into three groups of 12, 9, and 12 lights.

Major Alterations: None

Historic Significance: This building represents a transition from a classical Spanish Renaissance Revival style based on the idiom developed by Henry C. Trost to one with a newer, more modern architectural vocabulary developed following World War II. Funding for the construction of this building came from the estate of long-time professor Fabian Garcia whose wish it was to build a dormitory for poor boys and boys with Spanish surnames.

Character Defining Features:

- One story massing with higher central portion
- Stuccoed walls with symmetrical window placement
- Red clay tile roof
- Eave brackets
- Arched entrance with surrounds, pilasters and cinquefoils topped by concrete plaque with scrollwork: "Fabian Garcia Memorial Hall,"
- Fluted window reveals on E/W center projection

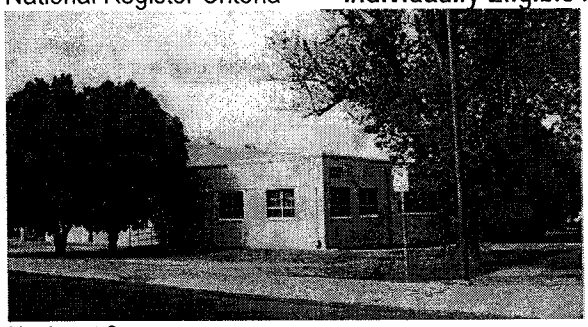
Interior:

- Two-story lobby with wooden stair railing and balustrade on the second-story landing, exposed wood beam ceiling with decorative brackets at sides, and square rafters with supporting corbels.
- Dining Hall fireplace with fluted chimney, carved stone surrounds and coping for mantle, some original doors/hardware, stone stepped arch surrounds entrance door.

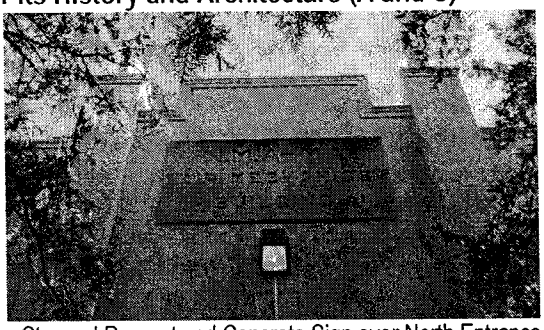
Recommendations: Architecturally, this building is in overall good condition with no specific recommendations; however, when McFie Circle is developed, the lawn and viewshed leading to Garcia Hall Annex should be preserved.

Building 82: Air Mechanics Laboratory

Architect	Robert Merrell
Contractor	unknown
Building Number	82
Date of Construction	1941
Name Origin	Designed for aeronautics department during World War II
Primary Materials	CMU, stucco and steel windows
National Register Criteria	Individually Eligible for its History and Architecture (A and C)



Northeast Corner



Stepped Parapet and Concrete Sign over North Entrance

Figure 90: Air Mechanics Laboratory

Architectural Description: This single-story utilitarian building consists of two adjoining rectangular blocks, oriented on an east-west axis. Both sections are similar in square footage and materials but the roofline of the south block rises approximately four feet higher than the north. This south block was originally designed as a hangar and mechanical shop for aircraft. A flat roof with rounded concrete coping and crown molding, masonry stucco walls on a raised concrete foundation, and metal awning windows contribute to the utilitarian feel of the building. The shorter block consists of the main building façade and entrance, which faces north. Stylistic details are evident on this elevation only.

Concrete steps with concrete-capped railing walls lead to a centrally located portal. The middle bay of the portal contains an arched entry with a metal-frame fully glazed door, flanked by a full sidelight on the east side, and crowned by a multi-glaze transom in the tympanum. Above the arch, an inscribed sandstone plaque identifies the building as "N.M.A-MA AIR MECHANICS BUILDING 1941." This is topped by a crenellated parapet with plaster molding. Two flanking bays are separated from the entrance bay by concrete pilasters topped with decorative concrete urns. These bays feature glass block lights with concrete sills and metal plaques below. A bay containing a bank of six 6/3 steel awning windows with a continuous concrete sill extend from each side of a central portal. Two bays, each with pairs of 6/3 steel awning windows, fill both ends of the facade.

Major Alterations: Originally the interior of this building was open to serve as an aircraft maintenance hangar; however the interior has been converted to offices. Greenhouses have been attached to the south side and are not visible from the main façade.

Historic Significance: This building is significant for its association with WPA-funded campus construction and its support of aeronautical research at the university during World War II.

Character Defining Features:

- Two block, one story massing
- North entrance with paired door, flanked by pilasters (topped with concrete decorative urns), glass block windows and WPA plaques
- Arched transom window
- Sandstone plaque identifying the building
- Flat roof with stepped parapet at north entrance
- Cornice molding at parapets
- Concrete plaques with New Mexico Zia symbol between "WPA" above and "1941" below

Recommendations:

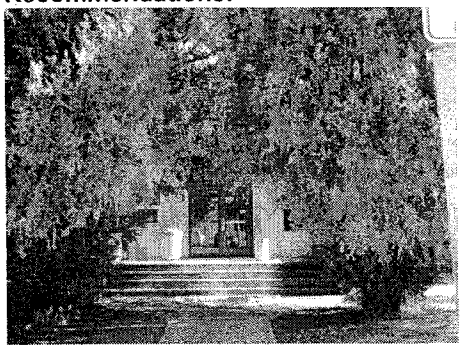


Figure 91: Overgrowth of trees at entrance

Remove or greatly prune trees at entrance. They not only detract from the historic architectural character of this building, as the entrance is the most interesting feature, but they attract pigeons. There are droppings on the sidewalk and around the entrance; not only is this unattractive, it is also a health hazard. Such conditions can cause a blood disease called *histoplasmosis*. The droppings should be treated as hazardous waste and removed prior to treating the trees.

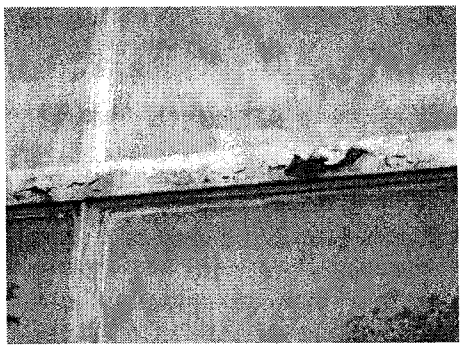
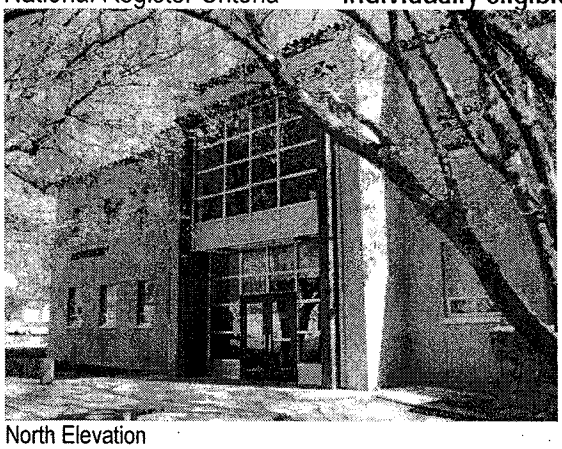


Figure 92: Rusted steel window muntin

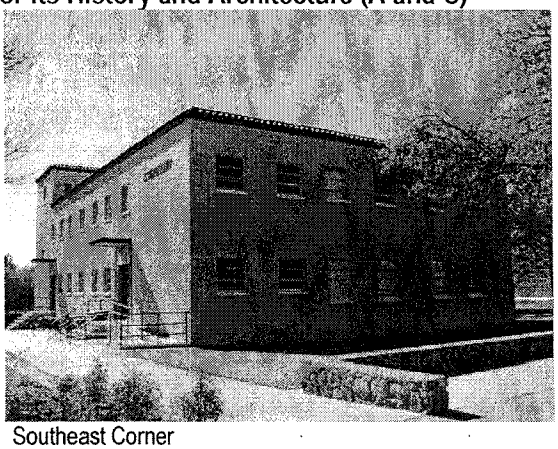
Some of the original steel windows on the building are rusting badly. The rust should be removed the surface properly prepared and repainted. If the rust has caused structural damage, the window element (or window as a whole) should be replaced with a unit to match the historic.

Building 225: Astronomy Building

Architect	Wolgamood and Millington
Contractor	R.E. McKee
Building Number	225
Date of Construction	1959
Name Origin	Use
Primary Materials	CMU, stucco and aluminum windows
National Register Criteria	Individually eligible for its History and Architecture (A and C)



North Elevation



Southeast Corner

Figure 93: Astronomy Building

Architectural Description: The Astronomy Building is a rectangular two-story building designed in the Modern Renaissance Revival style. A north facing façade shows four bays on each side of a projecting central portal. The building features CMU walls covered with stucco, a flat roof with terra-cotta tile coping along a parapet, and plaster cornice molding. The portal is framed with plaster molding and features a set of double metal-frame glazed entry doors surrounded by multiple fixed-glass sidelights, and a four-light fixed transom. A metal four-panel spandrel separates the transom from a sixteen light curtain wall above. Flanking the portal, each bay features 3/1 metal hopper windows with concrete sills in both stories. This pattern is repeated in the east and south elevations. In addition, two sets of double glazed entry doors with a transom light are in the south elevation. A square, flat-roofed penthouse, with tile coping rises above the northwest corner and allows access to the roof. The building has a concrete foundation and a basement.

Major Alterations: Accessibility ramp on south elevation; elevator addition (2008).

Historic Significance: The building is an example of the architectural transition from Trost's Spanish Renaissance Revival style to Regional Modernism where a modernist approach was combined Trost's basic design features. The building is representative of the modern architectural styling envisioned by NMSU President Roger B. Corbett to bring the university into the "modern age."

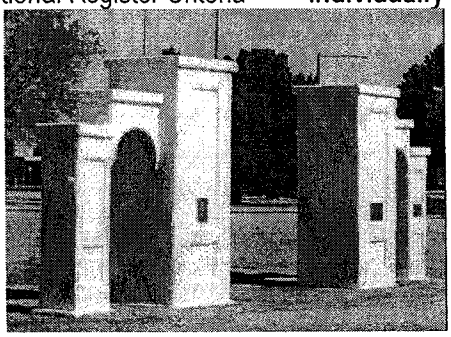
Character Defining Features:

- Two story massing
- Stuccoed walls that step back in plan
- Rectangular glass curtain wall at entrance with aluminum mullions
- Concrete pilasters flanking curtain wall with surmounting cornice
- Fenestration pattern
- Flat roof with red-tile parapet coping
- Plaster cornice molding
- 3/1 and 4/1 aluminum hopper windows with concrete sills

Recommendations: This building appears to be in overall good condition, thus there are no specific repair recommendations.

Miller Gates

Architect	unknown
Contractor	unknown
Building Number	Not applicable
Date of Construction	1924
Name Origin	Unknown
Primary Materials	Concrete and stucco
National Register Criteria	Individually eligible for its History (A)



Architectural Description: The Miller Gates are symmetrical, tripartite concrete structures that are coated with stucco centered on a large opening. The structures step down from the middle toward the exterior. Each has a rectilinear coping, recessed panels and a small base. The central portion has a circular arch.

Major Alterations: Original metal gates and fencing have been removed. Commemorative plaques installed.

Historic Significance: The Miller Field Gates mark the entrance to the university's original athletic fields (now the site of Skeen Hall).

Character Defining Features:

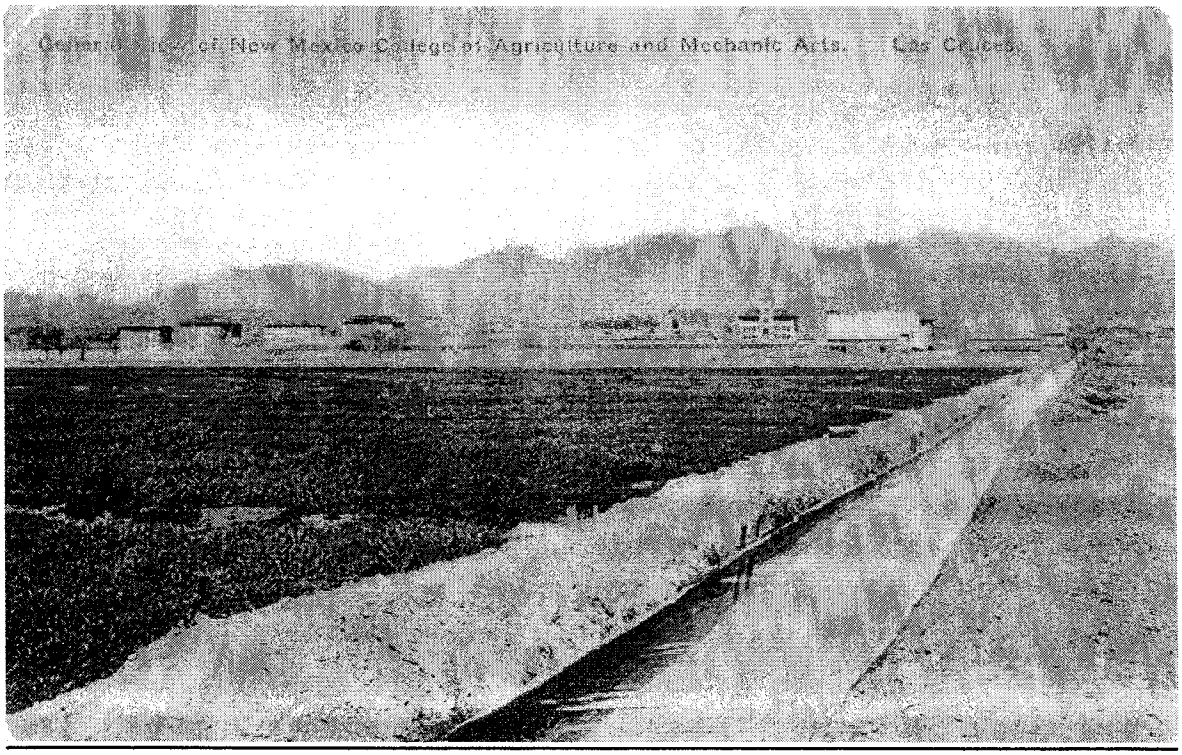
- Symmetry around the large central opening
- Tripartite composition
- Recessed panels
- Circular arch
- Coping
- Stucco

Recommendations: Gates and commemorative plaques should be maintained in place.

THE NMSU ACADEMIC HISTORIC DISTRICT & INDIVIDUAL HISTORIC BUILDINGS: CONCLUDING REMARKS

The Academic Historic District, including its buildings and objects, and the historic properties located adjacent to the district embody virtually every era of the university's history and contain examples of the many architectural design phases found on the main campus. This area has been identified as extremely significant to the university's architectural design and planning heritage by not only architectural historians, but by the architects and planners who developed the university's latest Master Plan (for discussion, see Volume 2). As such, it is fitting that the university pay particular attention to this area and carefully consider not only future modifications to individual historic buildings, but to the overall character and historical integrity of the historic district when planning future campus development. In addition, care should be taken when performing routine maintenance on these buildings so that their character-defining features are not compromised (see Volume 2 for a discussion of recommended maintenance actions). By taking these precautionary steps in both planning and maintenance, the university can continue to improve the facilities that already exist while maintaining the historic qualities that make New Mexico State University a special place at which to study, teach, and conduct research.

NEW MEXICO STATE UNIVERSITY HERITAGE PRESERVATION PLAN VOLUME 2 & APPENDICES



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OTHER NATIONAL REGISTER HISTORIC PROPERTIES

While the Academic Historic District and its adjacent buildings described in Volume 1 represents the most well known collection of historic buildings on the NMSU campus, it is by no means the only historic property or district located on the main campus. The follow section describes three additional historic districts that, according to the NMSU architectural survey (Appendix C, this volume), appear to meet the criteria for inclusion in the National Register of Historic Places.

West Side Farm Historic District

The West Side Farm Historic District is comprised of buildings associated with the university's agricultural heritage spanning a period of significance from 1890 to 1959. It includes the Seed House (Nematology Building) – NMSU's oldest structure – two utility farm buildings (the Incubator Building and the Farm Poultry Building), and agricultural fields that have been farmed for over a century.

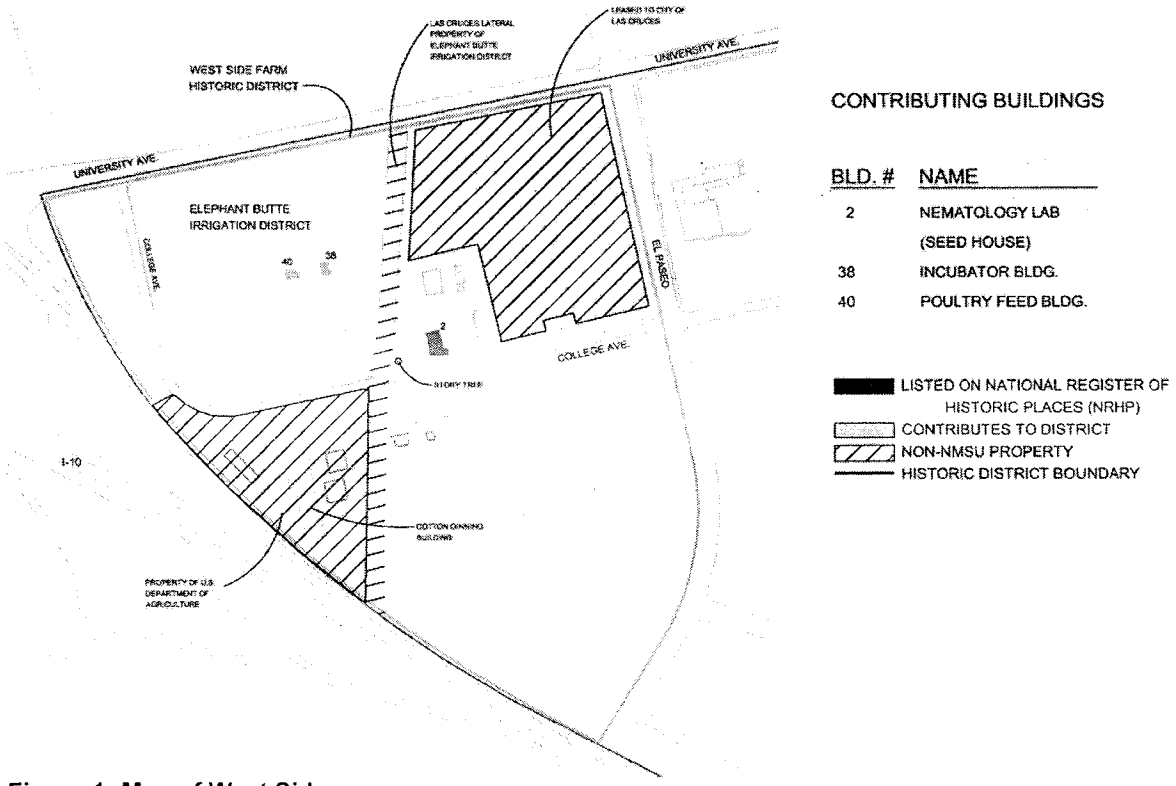


Figure 1: Map of West Side

Of related interest is the Cotton Ginning Research Laboratory, however, since it is owned by the U.S. Department of Agriculture and not NMSU, it is not included in this preservation plan (Figure 89). Similarly, the Las Cruces Lateral, which runs through the west end of the district, played an

important role in the development of this district; however, it is owned by the Elephant Butte Irrigation District and thus is not under NMSU's authority (Figure 90).

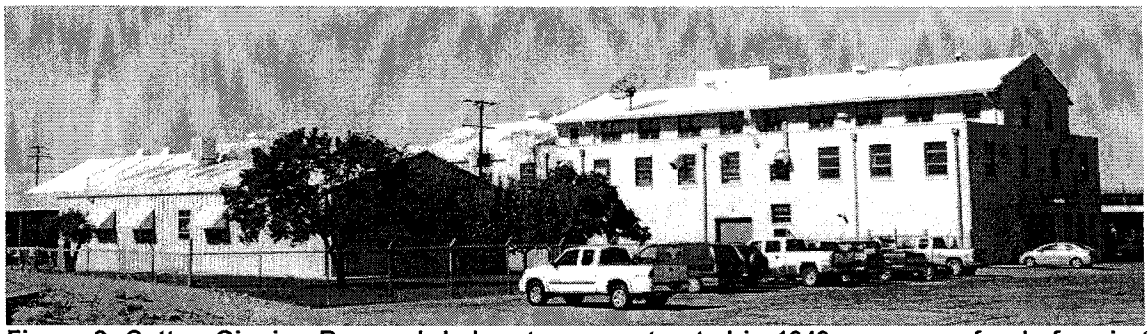


Figure 2: Cotton Ginning Research Laboratory, constructed in 1949, was one of only four in the nation and served New Mexico, west Texas, Arizona, and California.

Figure 3: Las Cruces Lateral constructed in 1890 with improvements made between 1919 and 1925. Listed on the National Register of Historic Places.

Under an agreement with NMSU, the City of Las Cruces has a 99-year lease for an 8.8 acre parcel of land for the construction of new convention center. This land is located on former university agricultural fields within the West Side Farm Historic District. Under the terms of the lease agreement, NMSU is responsible for ensuring that any building or usage of the land conforms to the university's Master Plan, while the city is responsible for compliance with applicable environmental and historic preservation laws.[1]

[1] Greg Walke, Assistant Director, NMSU Facilities Planning & Construction, personal communication, 4/21/2009.

Building 2: Seed House

Current Name	Nematology Lab
Architect	Unknown
Building Number	2
Date of Construction	Circa 1890
Name Origin	Named for its use
Primary Materials	Adobe, stucco
National Register Criteria	Individually eligible for its History and Architecture (A and C)

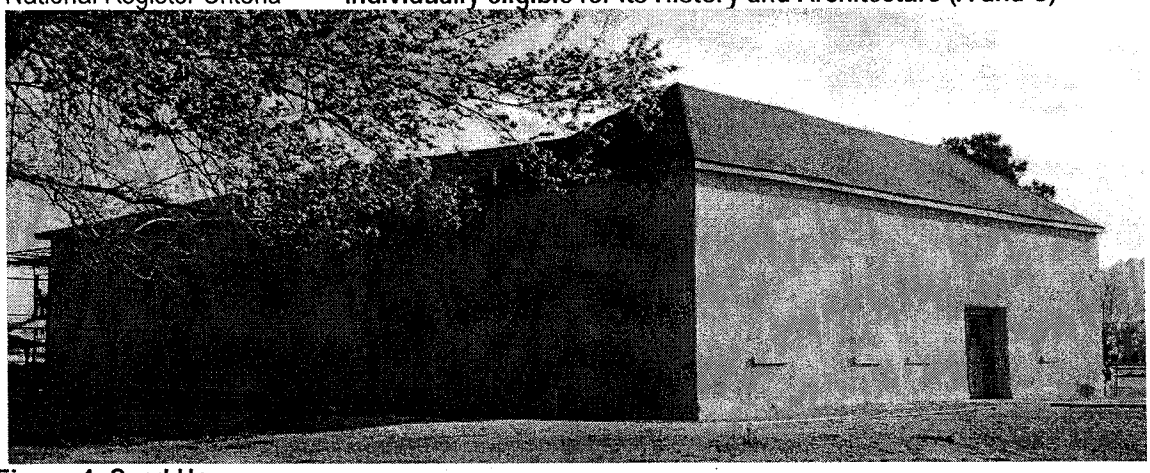
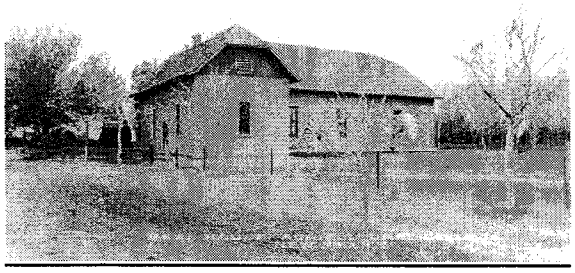


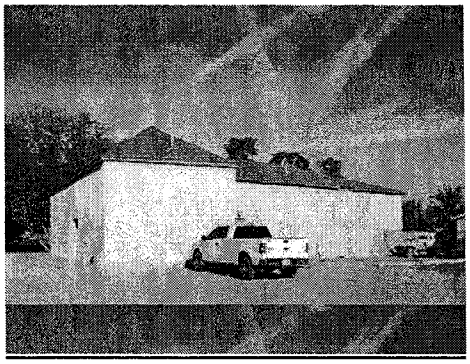
Figure 4: Seed House

Architectural Description: The Seed House is a single-story, roughly L-shaped New Mexico Vernacular building with a stone foundation, stucco-covered adobe, and a hipped, asphalt shingle roof with a slight overhang and covered rafter ends. The larger, north leg of the L angles obliquely to the west and as a result is not quite perpendicular to the smaller, south section of the building, which is aligned on an east-west axis. Windows on all elevations have been filled in with CMU; the concrete sills underscoring these blind windows are still visible. At the south façade, paired wood doors with single lights in the upper third allow access to the building; a single wood door with a light in the upper third allows access at the east elevation of the north leg of the building. Small metal chimneys or vent pipes protrude from the roof in several places.

Major Alterations: Walls stuccoed, windows filled in, removal of chimney and roofline altered (Figure 5).

Historic Significance: This building was given to the newly founded college in 1889 as part of the original land donation that included the Jacob Schaublin ranch. It was the first building on campus and is the only remaining nineteenth century structure.





Seed House circa 1890s **Nematology Lab, 2008**

Figure 5: Seed House before and after alterations

Character Defining Features:

- Tall one story massing
- Hipped roof with slight overhang
- Fenestration pattern with outline of original windows and sill projections
- Visible rubble foundation line

Recommendations: It is recommended that the Seed House maintain its original L-shape and be restored to its 1890 character. This would include opening the closed fenestration and install 2/2 vertical wood windows, paired wood panel doors (on south), and reconfigure roofline to historic with flared gable and clipped hip roof on end with clapboard inset on wall and aligning with roof.

With the proposed construction of the Las Cruces Convention Center, the building could be developed for interpretation of NMSU agricultural history.

Building 38: Incubator Building

Current Name	Soil Instrument Storage
Architect	unknown
Building Number	38
Date of Construction	1953
Name Origin	Named for its use
Primary Materials	CMU, roll roofing
National Register Criteria	Contributes to district for its History (A)

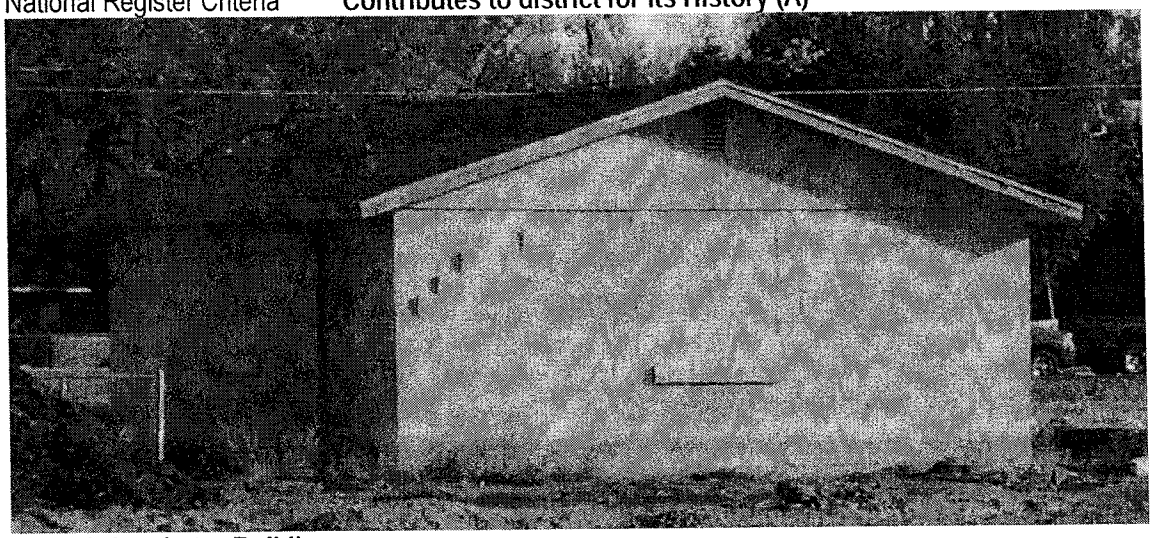


Figure 6: Incubator Building

Architectural Description: The incubator building is a rectilinear CMU structure with a gabled roll roofing, vertical boards in the gable end and enclosed rafter tails (Figure 6). The window openings have been filled-in, but the concrete sills still protrude from the façade. The door is wood.

Major Alterations: None

Historic Significance: The incubator building was associated with NMCA&MA's poultry raising projects at the agricultural experimental station.

Character Defining Features:

- One story simple rectilinear massing
- CMU walls with fenestration pattern

Recommendations: The building has structural damage: not only are stepped cracks developing, but the CMUs are moving outward from the wall plane (Figure 6).

Building 40: Poultry Feed Building

Architect	unknown
Building Number	40
Date of Construction	1953
Name Origin	Named for use
Primary Materials	CMU, corrugated metal
National Register Criteria	Contributes to district for its History (A)

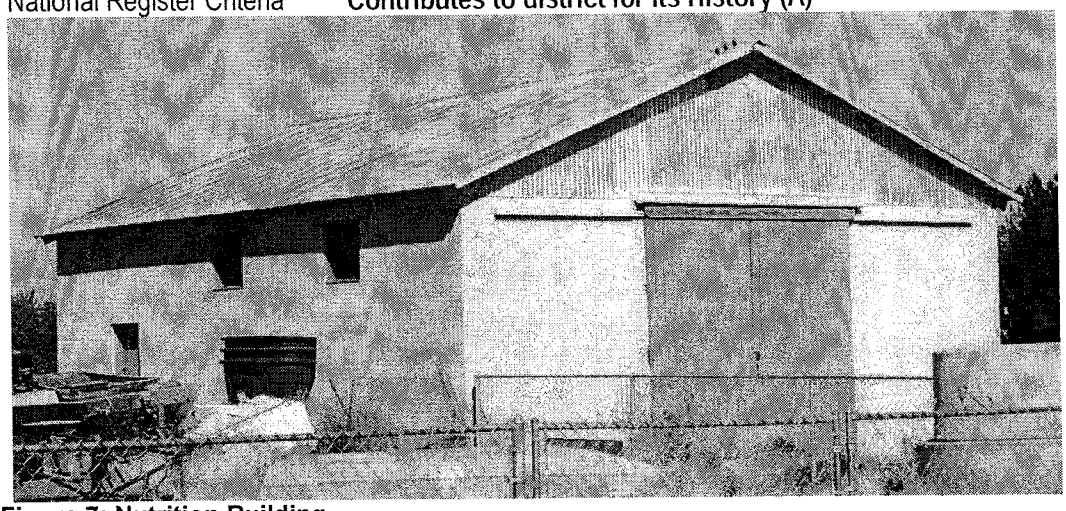


Figure 7: Nutrition Building

Architectural Description: The Poultry Feed Building is a simple front-gabled, single-story, painted CMU building resting on a concrete slab. Main entry is sliding, paired wood garage doors with a steel rail on the east elevation; the gable-end above is sheathed in corrugated metal. There are two square windows each at the north and south elevations covered with plywood, as well as single, flush steel blank doors on each of these elevations. The west elevation has a rectangular opening into the loft. The whole is surmounted by a corrugated metal roof.

Major Alterations: None.

Historic Significance: The Poultry Feed Storage Building is significant for its association with the university's agricultural research mission and helps anchor the district with regard to historic usage.

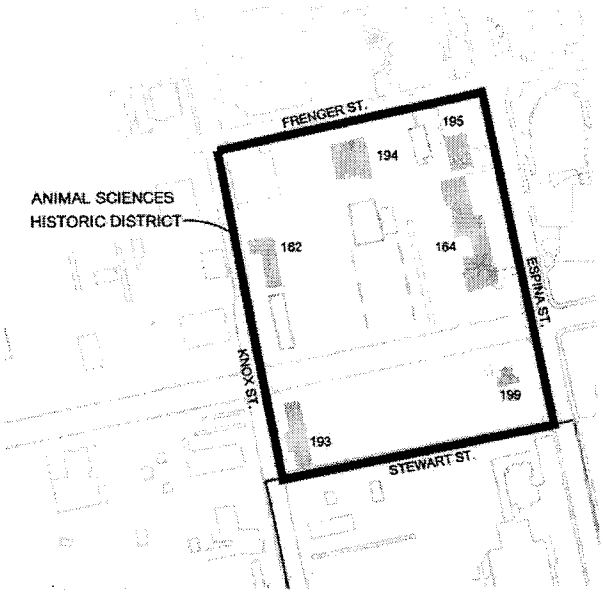
Character Defining Features:

- CMU walls
- Corrugated metal gable roof, with corrugated metal in the gable end
- Sliding wood door on steel rail.

Recommendations: The building is in fair condition, there are no specific recommendations.

Animal Sciences Historic District

This district is associated with research into animal husbandry and its significance is derived not only from its architecture, but also its arrangement of buildings, animal pens, chutes, and other typical livestock structures, which when viewed as a whole represent a historical pattern of use relating to animal science research.



CONTRIBUTING BUILDINGS

BLD. #	NAME
162	ANIMAL HUSBANDRY BARN
164	AGRIC. SCIENCE BLDG.
193	BULL BARN
194	SHEEP BARN
195	LIVESTOCK JUDGING PAVILION
199	FARM RESIDENCE

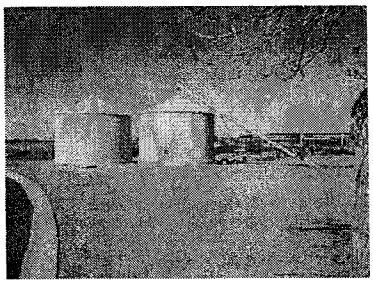
LISTED ON NATIONAL REGISTER OF HISTORIC PLACES (NRHP)
CONTRIBUTES TO DISTRICT
NON-NMSU PROPERTY
HISTORIC DISTRICT BOUNDARY

Figure 8: Map of the Animal Sciences Historic District

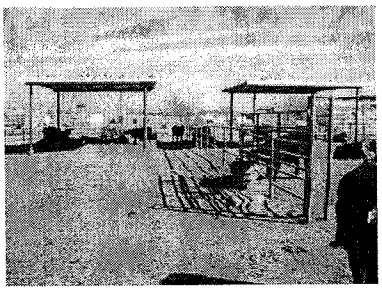
Based on aerial photographs and historic Sanborn Insurance Maps, most of the buildings and structures found in this area (including those that now meet National Register criteria) replaced earlier penning structures and large livestock barns beginning in the mid-1950s and continuing until the early 2000s. The present historic district is marked by livestock pens and chutes made of tubular steel used to separate and confine livestock animals (Figure 96-97). Flat-roofed, open-sided shade structures are commonly found in the pens. Other structures include concrete feed troughs and feed storage facilities such as hay barns and grain silos. These structures are arranged according to the needs of the livestock managers and research projects.

The livestock pens and feed structures found in the Animal Husbandry Area comprise a cultural landscape related to the teaching mission of NMSU. The arrangement of pens, storage areas, circulation paths and equipment, as well as the buildings discussed below, reveal logical decisions made by livestock managers and caretakers. The functional patterning of these structures and buildings relating to contemporary animal husbandry is a cultural landscape that should be documented prior to any major alterations in the area, as suggested in the university's 2006 Master Plan. Documentation should include plan drawings, photographs, and interviews

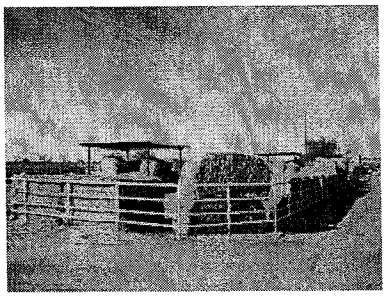
in order to better understand the functional rationale behind the placements and uses of pens, buildings, structures, and equipment.



Grain silo



Livestock pens



Hay storage

Figure 96: Animal Sciences Area features

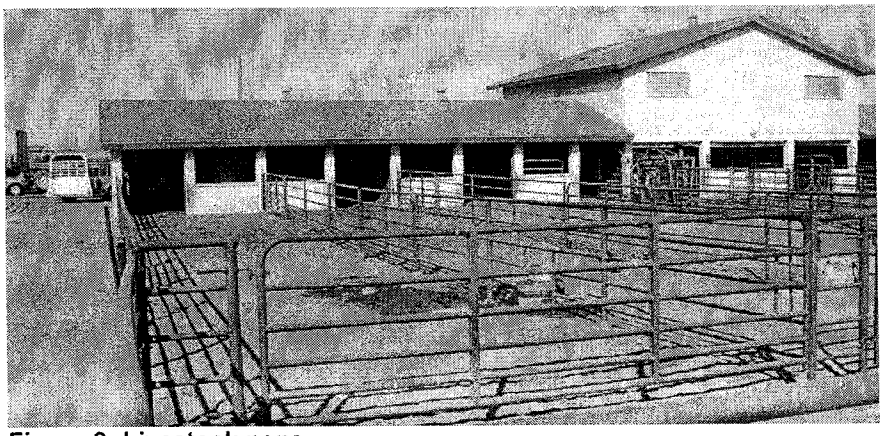


Figure 9: Livestock pens

Building 162: Animal Husbandry Barn

Current Name	Feed Mill
Architect	unknown
Building Number	162
Date of Construction	1950
Name Origin	Named for its use
Primary Materials	CMU, stucco, corrugated metal roof
National Register Criteria	Contributes to district for its History (A)

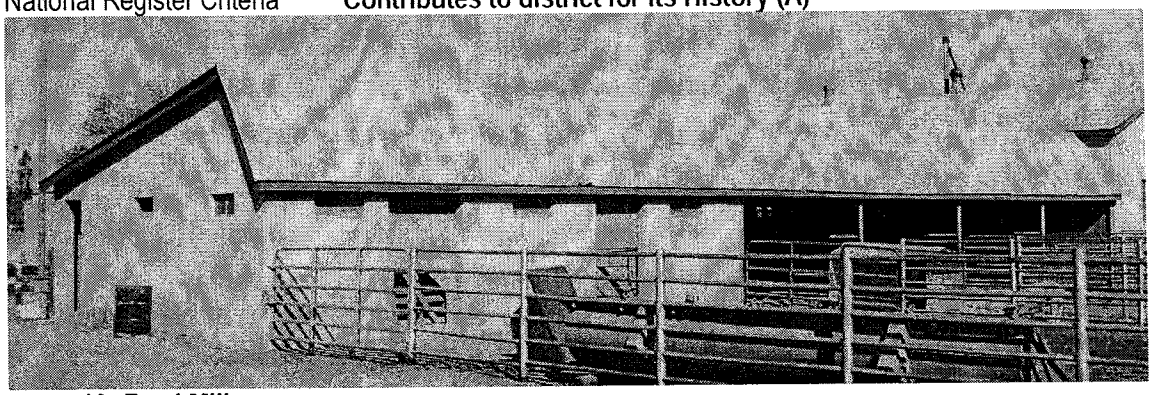


Figure 10: Feed Mill

Architectural Description: This is a specialized stuccoed CMU farm building that is rectilinear in plan with a corrugated metal salt-box roof (Figure 103). There is a large corrugated-metal sliding door in the north and south elevations and a smaller one at the top of a raised concrete landing in the north elevation. Two metal casement windows exist in the east gable end and one in the north. The wing consists of four open stalls in the center and an enclosed tack room and stable in the south. Fenestration includes symmetrical metal sliding windows just below the eaves, running the length of the west elevation; they also appear in the south and east elevation of the tack room. Steel pipe stock pens and gates are attached to the rear of the building.

Major Alterations: None

Historic Significance: This building is a contributing property for its association with animal husbandry research and helps anchor the district with regard to historic usage.

Character Defining Features:

- Raised concrete floor
- Metal casement windows
- Wood doors
- Salt-box corrugated metal roof
- Steel pipe stock pens on east

Recommendations: This building is in overall good condition, therefore there are no specific repair recommendations.

Building 164: Agricultural Science Building

Current Name	**Neale Hall**
Architect	**unknown**
Contractor	**C.H. Leavell & Company**
Building Number	**164**
Date of Construction	**1951**
Name Origin	**Professor P.E. Neale, Animal Husbandry Department**
Primary Materials	**Stuccoed masonry**
National Register Criteria	**Contributes to district for its History (A)**

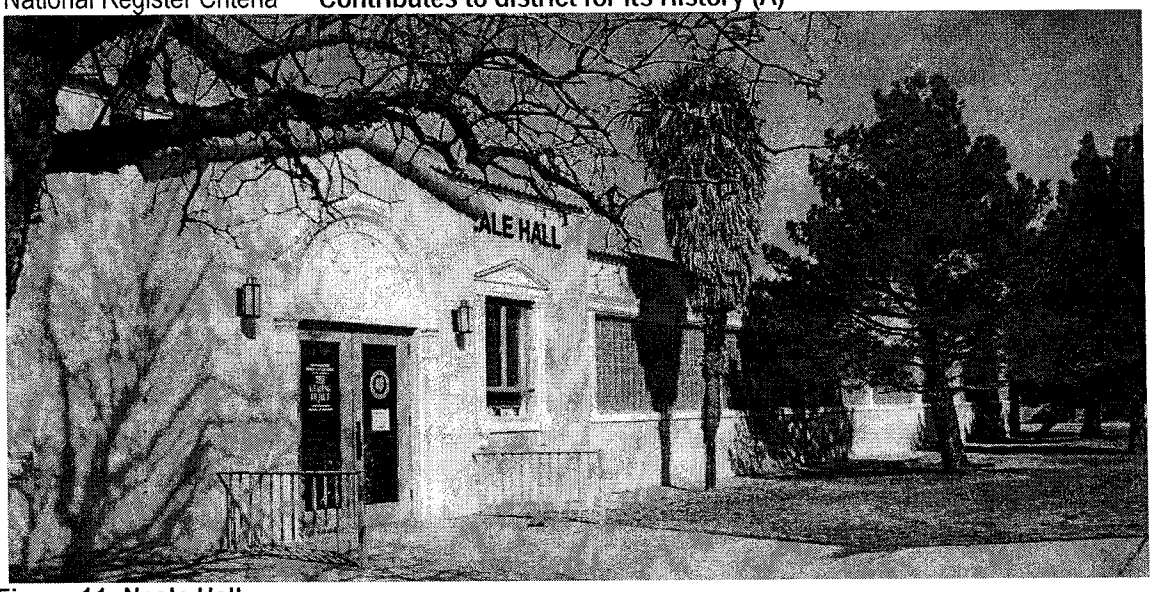
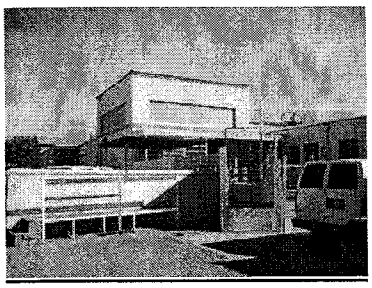


Figure 11: Neale Hall

Architectural Description: Neale Hall is a one-story Regional Modernist building constructed of stuccoed masonry walls, featuring a flat roof and a red clay-tile coping atop the parapet (Figure 104). The entry façade using Territorial Revival detailing is at the south end of the east elevation. The entrance is gable with a red tail roof and protrudes slightly from building. It includes paired, fully glazed steel doors flanked by pilaster under simple capitals supporting a blind arch over the doors. The archway is flanked by small metal sconces. Stepping back in plan and flanking the gabled entry are fixed 2/1 casement windows with projecting, pediment-like molded concrete window heads, pilasters, and sills. Over the eastern window are dimensional letters spelling out "NEALE HALL." A pair of simple wrought-iron railings flanks the concrete walkway leading to the entryway.

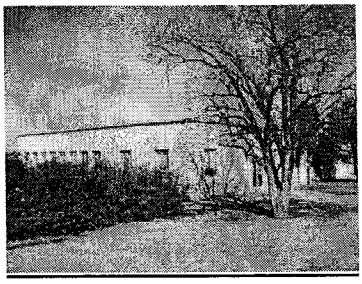
The building extends to the north and steps back in plan again. The elevation is fairly plain, but includes seven horizontal ribbons in a row of block glass lights with a continuous concrete sill, concrete mullions separating each ribbon from the next, and a simple continuous cornice along the window heads. On the south elevation, there is a row of 2/1 casement windows with a simple concrete sill continue along the south elevation of the building. The west elevation exhibits a stepped configuration that allows for entrances and livestock ramps into the laboratories.

There is a square second-story at the northwest corner constructed of materials similar to that of the original building, including a parapet with red clay-tile coping and block-glass windows (Figure 12).



Livestock ramp

North end of west elevation - labs



South end of east elevation

Figure 12: Neale Hall architectural features

Major Alterations: A recent masonry stucco addition on the north end of Neale Hall contains neither fenestration nor cornice and, as such, is distinctive from the historic building fabric and does not detract from the historical integrity.

Historic Significance: This building is associated with research into the study of the slaughtering, curing, and processing of animals and meat products. It also included a wool lab and poultry pathology lab. It architectural styling blends with Spanish Renaissance Revival idiom found on campus.

Character Defining Features:

- One story massing
- Flat roof with red clay tile parapet coping
- Stuccoed walls with fenestration pattern
- Glass-block ribbon windows
- Entry with concrete arch, Territorial Revival columns and paired doors
- Window pediments
- Band of stuccoed concrete molding
- Glass block fenestration on rear of building
- Livestock ramp into building

Recommendations: The building is in good overall condition and there are no specific recommendations at this time.

Building 199: Farm Residence

Architect	unknown
Building Number	199
Date of Construction	1953
Name Origin	Named for its use
Primary Materials	CMU, stucco walls, brick, steel windows
National Register Criteria	Contributes to district for its History (A)

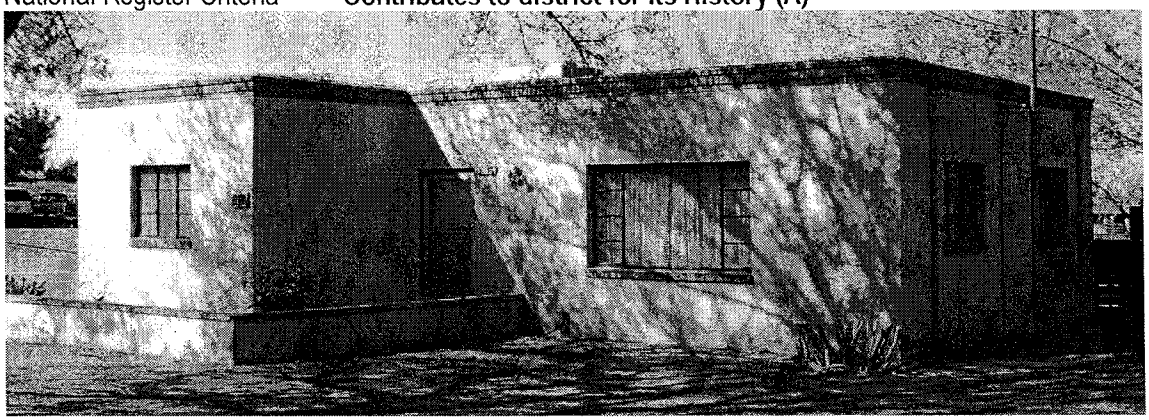


Figure 13: Farm Residence

Architectural Description: The Farm Residence is a simple Territorial Revival, one-story building with a concrete foundation, stuccoed CMU walls and a flat roof with a double-coursed brick coping on a parapet (Figure 106). In the façade is a wood flush entry protected by a glazed metal storm door. North of this door is a picture window framed by four fixed lights, and south of the door is a projecting bay with a blank north elevation and a nine-light casement window in the south elevation. The entrance has an uncovered porch featuring a stuccoed knee-wall topped with brick, echoing the coping atop the house walls.

Along the north elevation are two bays, each with nine-light casements underscored with brick sills. The south elevation features two more identical nine light casements at the east and west ends, flanking an off-center four-light casement window. These windows also each feature a brick sill.

At the west elevation is a flat-roofed porch extending into the residence's backyard, which is bordered by a wood stave fence. The porch is supported by five slender 4x4 posts. Under the porch are two wood doors, both padlocked shut on the outside. These doors pierce a shallow wooden projection of vertical planks added to the back of the stuccoed masonry building and painted white.

The porch and the projection that it covers extend about two thirds of the way north along the west elevation. The stucco wall resumes beyond the end of the porch and the projection. In the middle of the stucco wall at the north end of the west elevation is a single 9-lite steel casement window, underscored by a brick sill.

Major Alterations: None
Historic Significance: This residential structure has served as the Herdsman's Residence since 1957, as such is contributes to the Agricultural Historic District.

Character Defining Features:

- One story, residential massing
- Flat roof with brick coping
- Stucco walls with simple fenestration pattern
- Steel casement windows with brick sills

Recommendations: The building appears to be in overall good condition, there are no specific recommendations at this time.

Building 193: Bull Barn

Architect	unknown
Building Number	193
Date of Construction	1957
Name Origin	Named for its use
Primary Materials	Poured concrete, stucco, asphalt shingle roofs
National Register Criteria	Contributes to district for its History (A)

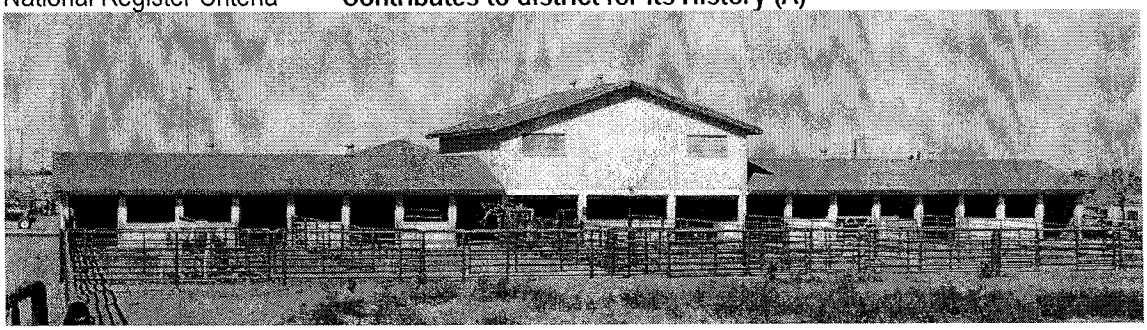


Figure 14: Bull Barn

Architectural Description: The Bull Barn is a stuccoed poured concrete (most likely with some CMU components) building with an asphalt shingle roof, consisting of a two-story central front-gabled section flanked by two long, single-story wings surmounted by gable roofs perpendicular to the roofline of the central section. The gable roofs have a small overhang and boxed rafter ends (Figure 107).

Fenestration in the central section along the west façade includes a pair of six-panel panel wood sliding entry doors, flanked by single 2/1 metal awning windows, and surmounted by a pair of six-panel wood sliding doors on the second story, somewhat off-center from the entryway below, providing entry to the hay-mow. Wooden louver air vents flank this second-story entryway. The north elevation has a single nine-panel wood sliding door. The length of the east elevation, including the first story of the east elevation of the central section, consists of open stalls.

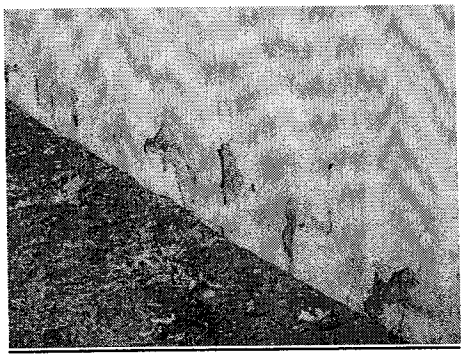
Major Alterations: None

Historic Significance: The Bull Barn contributes to Agricultural Historic District through its use an agricultural laboratory and helps anchor the district with regard to historic usage.

Character Defining Features:

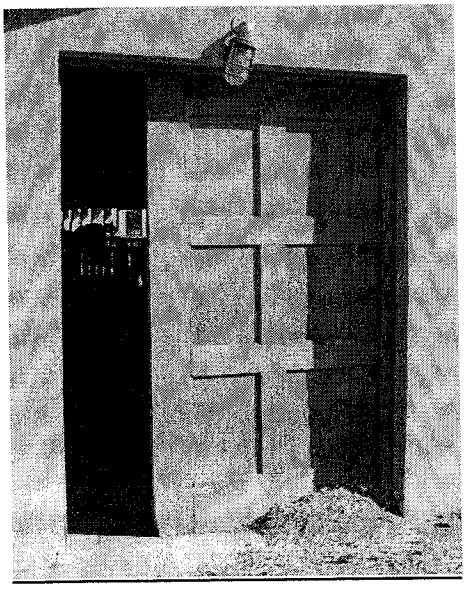
- Two story massing, flanked by one story wings
- Gabled roof with eave
- Fenestration pattern on east
- Sliding garage doors
- Double doors to hay mow

Recommendations:



The stucco at grade on the west elevation is deteriorating. If it gets much worse, it should be patched (Figure 15). If building is slated for stucco repair in the near future, special attention should be paid to grade conditions.

Figure 15: Deteriorating stucco at Bull Barn



The wood doors and other features are weathering and should be sanded, properly prepared and repainted (Figure 16).

Figure 16: Bull Barn door

Building 195: Livestock Judging Pavilion

Architect	unknown
Building Number	195
Date of Construction	1957
Name Origin	Named for its use
Primary Materials	CMU, stucco, red tile roof
National Register Criteria	Contributes to district for its History (A)

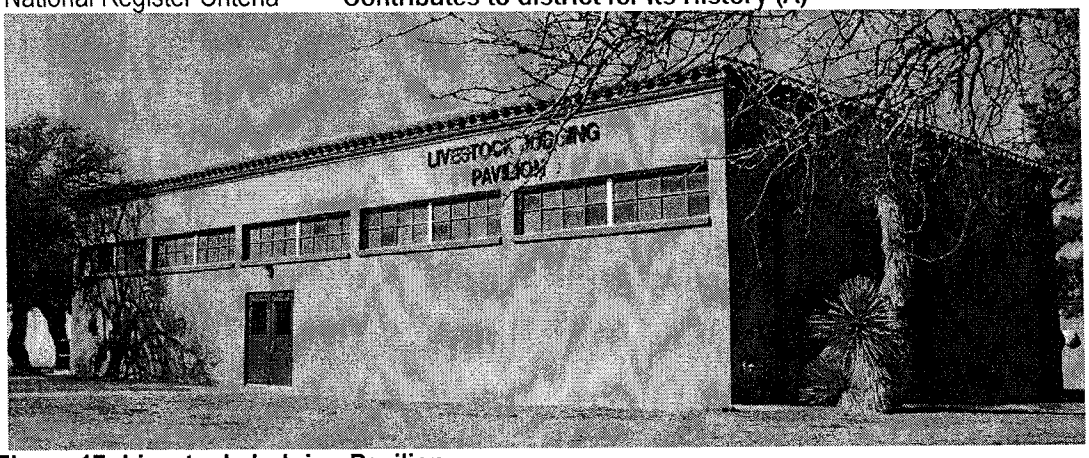


Figure 17: Livestock Judging Pavilion

Architectural Description: This is a rectilinear, single-story, stuccoed CMU structure (Figure 110). It includes concrete window sills, a flat roof with cornice molding and a red clay-tile coping at the parapet. The east elevation has five bays with paired 8 light steel ribbon windows in each bay. The central bay has paired metal doors with vision panels in the upper halves. Centered above the entryway is a simple modern light fixture. At the north and south elevations are wood panel sliding garage doors allowing access to the interior space, which is an open-span room with concrete bleachers. An entry well leads to a small basement at the south elevation.

Major Alterations: None

Historic Significance: The Judging Pavilion features Spanish Renaissance Revival styling that harmonizes with other historic campus buildings. It use has contributed to agricultural education at the university and thus contributes to the Agricultural Historic District.

Character Defining Features:

- Two story massing
- Flat roof with red clay tile coping and slight overhang
- Stuccoed walls
- 8 pane steel windows set in a ribbon pattern
- Plaster cornice molding
- Wood panel sliding garage doors

Recommendations: On the interior the Judging Pavilion retains its original layout of one open span room with concrete bleachers on the northwest side, which should be preserved.

Building 194: Sheep Barn

Architect	unknown
Building Number	194
Date of Construction	1957
Name Origin	Named for its use
Primary Materials	Stuccoed concrete blocks
National Register Criteria	Contributes to district for its History (A)

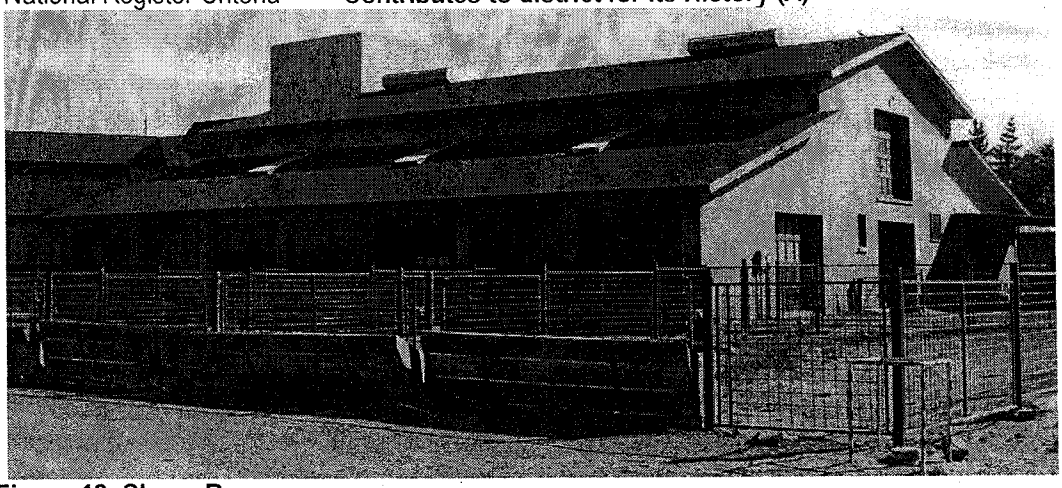


Figure 18: Sheep Barn

Architectural Description: The Sheep Barn is large, rectilinear CMU structure with a gabled hay loft, surmounted by an asphalt tile monitor roof and clerestories filled in with corrugated metal under the eaves (Figure 111). This central structure is flanked by asphalt tile shed roof bays. The north elevation has three metal roll-up overhead doors, one at the center and one at each side-bay. Over the central door there is a second story is a large metal louvered vent above the central door underscored by a concrete sill. East and west elevations are identical and consist of seven bays separated by masonry piers; each bay is accessed via a metal roll-up overhead garage door.

Major Alterations: Skylights on the roof

Historic Significance: The Sheep Barn contributes to the Agricultural Historic District for its use as an outdoor agricultural laboratory and helps anchor the district with regard to historic usage.

Character Defining Features:

- Stuccoed walls
- Monitor roof with clerestories
- Seven bay fenestration on east and west elevations

Recommendations: Overall good condition; there are no specific recommendations.

The Sutherland-Tom Fort Historic District

This historic district is comprised of the Sutherland Village and Tom Fort married student housing developments and associated landscape. The two housing complexes, built in 1958 and 1959 respectively, represent examples of low-cost, affordable married student housing built during a period of rapid university growth in the 1950s. The very nature of these simple, masonry houses, built in a simplified Ranch style have precluded any significant architectural modifications and thus preserved the historic integrity of these structures. In addition, the layout of these homes, i.e., uniform lot size and setbacks on slightly curvilinear streets, are representative of post-war suburban residential housing development.

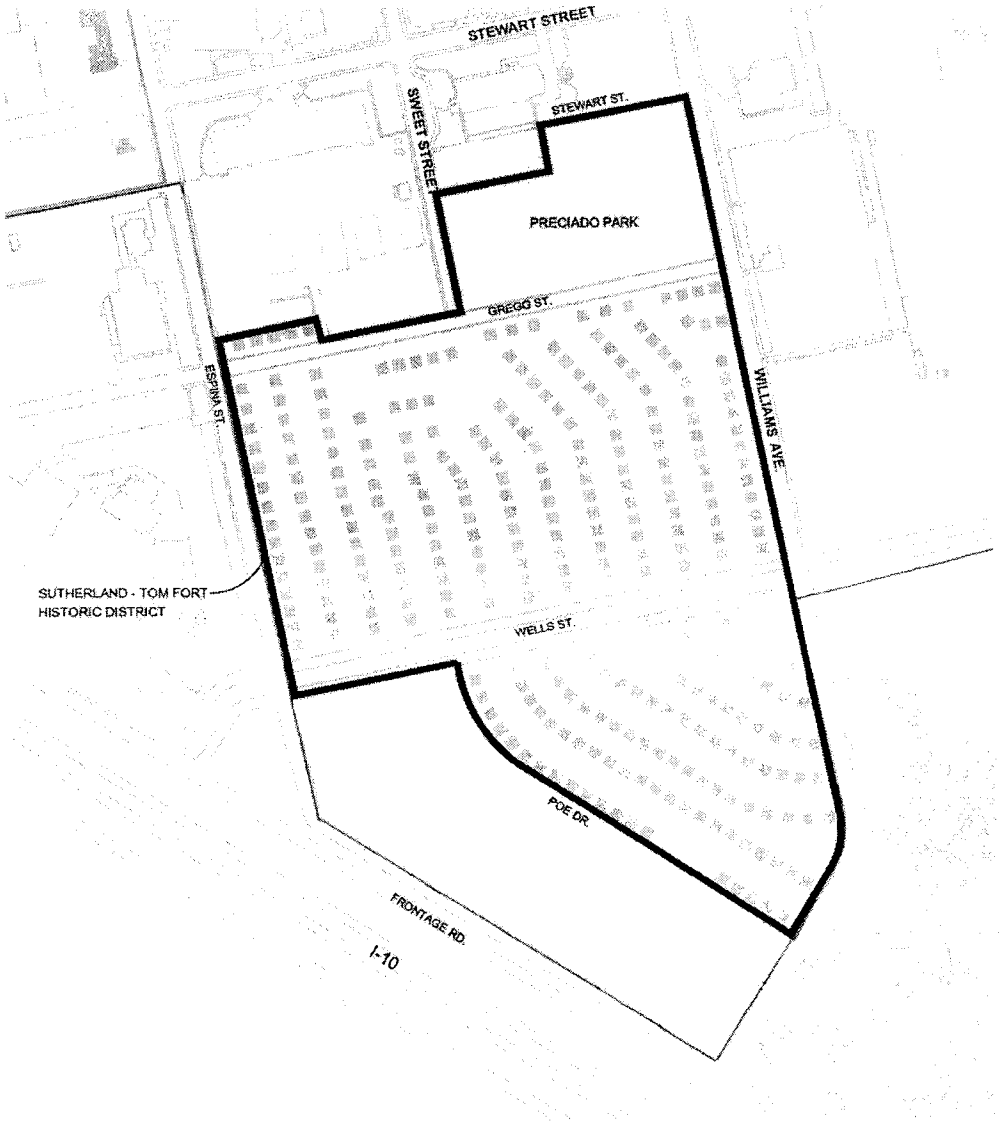


Figure 19: Sutherland-Tom Fort Historic District boundaries

Preciado Park (Unnumbered Feature)

Alternate Name	Sutherland Park
Architect	Unknown
Building Number	None
Date of Construction	1958
Primary Materials	grassy park with mature deciduous trees
National Register Criteria	Contributes to district for its History (A)

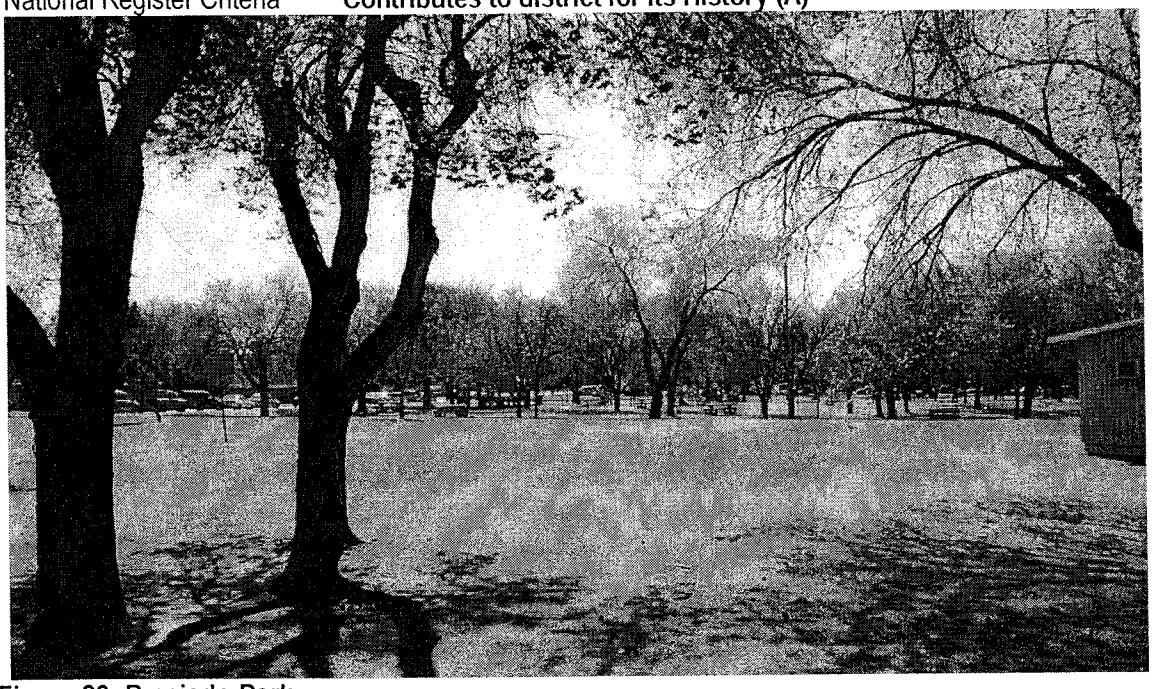


Figure 20: Preciado Park

Architectural Description: The park is approximately six acres in size and features mature deciduous trees dispersed throughout the grounds with grass cover in between. The park is rectangular in shape, bounded by Williams Avenue on the east, Gregg Street on the south, Sweet Avenue on the west, and O'Donnell Hall on the north. Its informal design – without axes or symmetry – is typical of suburban park design of the 1950s. Tree planting locations avoid lines and geometric patterns. Such an informal design has its roots in the English pastoral landscape tradition that sought to imitate nature rather than making nature conform to a rigid geometry. Within the park, picnic table, a shade structure, volleyball courts, a basketball court, plastic playground equipment, and scattered seating benches provide recreation and relaxation. None of the park furniture or equipment is historic.

Major Alterations: None

Historic Significance: Immediately after World War II, the site of this Sutherland Park contained a temporary housing village for married students, known as "Aggieville" or White Rock. When Sutherland Village and Tom Fort Village were completed in 1958 and 1959 respectively the temporary structures were removed and the area converted into Preciado Park to create a

residential neighborhood setting for NMSU students and their families. The park contributes to the NMSU Residential Historic District for its association with Sutherland Village and Tom Fort Village housing developments.

Character Defining Features:

- Open space with grass and trees

Recommendations: Because this park has intrinsic value as open space on campus, it is recommended for preservation, should the Sutherland Village and Tom Fort Village housing be demolished Preciado Park would lose its historic association.

Building Group 206: Sutherland Village

Architect	unknown
Building Number	206
Date of Construction	1958
Name Origin	W.A. Sutherland, former member of the Board of Regents
Primary Materials	concrete block, concrete slab foundation
National Register Criteria	Eligible as a district for its History and Architecture (A and C)

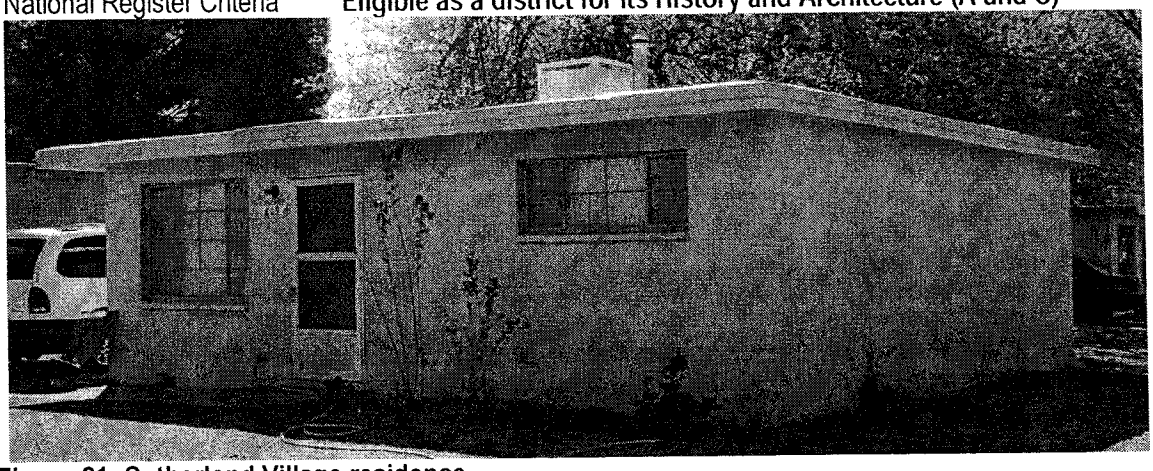


Figure 21: Sutherland Village residence

Architectural Description: Sutherland Village, a district of houses for students with families, consists of 200 identical single-story, rectilinear painted CMU buildings on a concrete slab with an overhanging flat roof. The primary elevation of each building features two steel casement windows, one of 8 lights and the other of 16 lights, asymmetrically flanking a wooden flush entry door with an aluminum screen door. There are also three casement windows on the rear elevations and a wooden flush door. Important landscape features associated with the buildings include: front yard setbacks, some with shade trees, fenced-in rear yards with shade trees, storage sheds, children's play equipment, and spaces for entertaining family and guests.

Major Alterations: None.

Historic Significance: Sutherland Village was constructed in response to the steady rise in the student population in the 1950s. Its simple design and construction, together with its slightly curvilinear street patterning, reflects the mass-produced "subdivision" housing development pattern occurring throughout the United States at this time. The housing units themselves are remarkable for their lack of alterations to both the interior and exterior features of the buildings. The subdivision is also noteworthy for its role in promoting educational opportunities for married students and students from a diversity of cultural and socio-economic classes by providing these groups with low-cost housing on campus.

Character Defining Features:

- One story rectilinear massing
- Flat roof with overhang

- Fenestration pattern
- Steel casement windows
- Front and rear yard areas

Original features on interior:
- Cabinetry/counters in kitchens
- Doors/hardware
- Closet doors
- Built-in wood phone niches in hallways

Recommendations: These buildings are in overall good condition with no specific repair recommendations. The NMSU Master Plan calls for complete redevelopment of this area within the next 20 years. It is recommended that alternatives be explored as to how these redevelopment plans can consider the historic significance of this housing area. Alternatives could include preserving a small area of housing that is representative of the larger subdivision, providing interpretive signage on the subdivision's significance to the university, or, if demolition is the only feasible alternative, document and record the subdivision in accordance with HABS/HAER standards for archival purposes.

Building Group 214: Tom Fort Village

Architect	Unknown
Building Number	214
Date of Construction	1959
Name Origin	Tomlinson Fort, former member of Board of Regents
Primary Materials	Concrete block resting on concrete slabs
National Register Criteria	Eligible as a district for its History and Architecture (A and C)

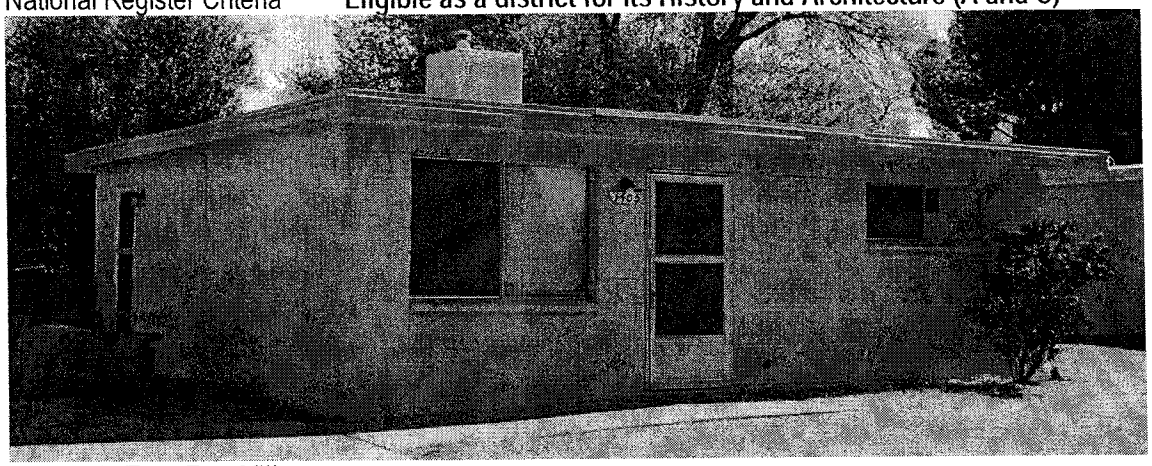


Figure 22: Tom Fort Village

Architectural Description: Tom Fort Village consists of 100 identical single-story, rectilinear painted CMU buildings on a concrete slab with a flat roof with and a overhang. Each house has a small yard set back from the street. The primary elevation of each building features two aluminum slider windows, asymmetrically flanking a wooden flush entry door with an aluminum screen door. There are also three aluminum windows on the rear elevations and a wooden flush door.

Major Alterations: None.

Historic Significance: Like Sutherland Village, Tom Fort Village was constructed in response to the steady rise in the student population in the 1950s. Its simple design and construction, together with its slightly curvilinear street patterning, reflects the mass-produced "subdivision" housing development pattern occurring throughout the United States at this time. The housing units themselves are remarkable for their lack of alterations to both the interior and exterior features of the buildings. The subdivision is also noteworthy for its role in promoting educational opportunities for married students and students from a diversity of cultural and socio-economic classes by providing these groups with low-cost housing on campus.

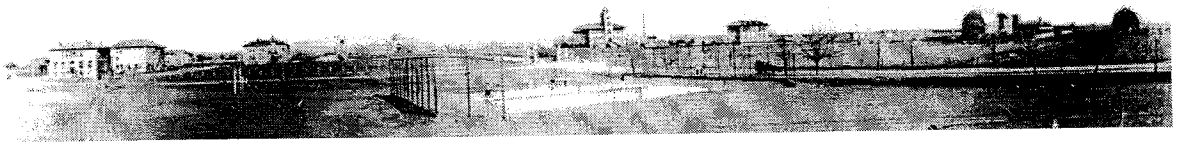
Character Defining Features:

- One story rectilinear massing
- Flat roof with overhang
- Fenestration pattern
- Aluminum slider windows

Original features on interior:

- Cabinetry/counters in kitchens
- Doors/hardware
- Closet doors
- Built-in wood phone niches in hallways

Recommendations: See recommendations for Sutherland Village.



NMSU PROPERTIES NOT ON MAIN CAMPUS

Fabian Garcia Horticultural Farm Historic District

In addition to the four historic districts located on NMSU's main campus, there are additional historic properties located on NMSU property outside this boundary. One example, recorded by the NMSU survey team, is located at the Fabian Garcia Research Center, approximately a mile west of NMSU's main campus. Named the Fabian Garcia Horticultural Farm Historic District, this collection of historic agricultural buildings and associated landscapes was established by the university in 1904 for the purposes of agricultural research. It is named after Fabián García who was instrumental in creating the farm and guided research there for many years. His innovative research and crop development was recognized throughout the Southwest's agricultural community. Today, the Horticultural Farm includes agricultural fields, storage buildings, and the "Landscape Garden" (small botanical garden). The contributing buildings in the district represent excellent examples of early and mid-century Southwestern vernacular styling – a style commonly found on New Mexico farms.

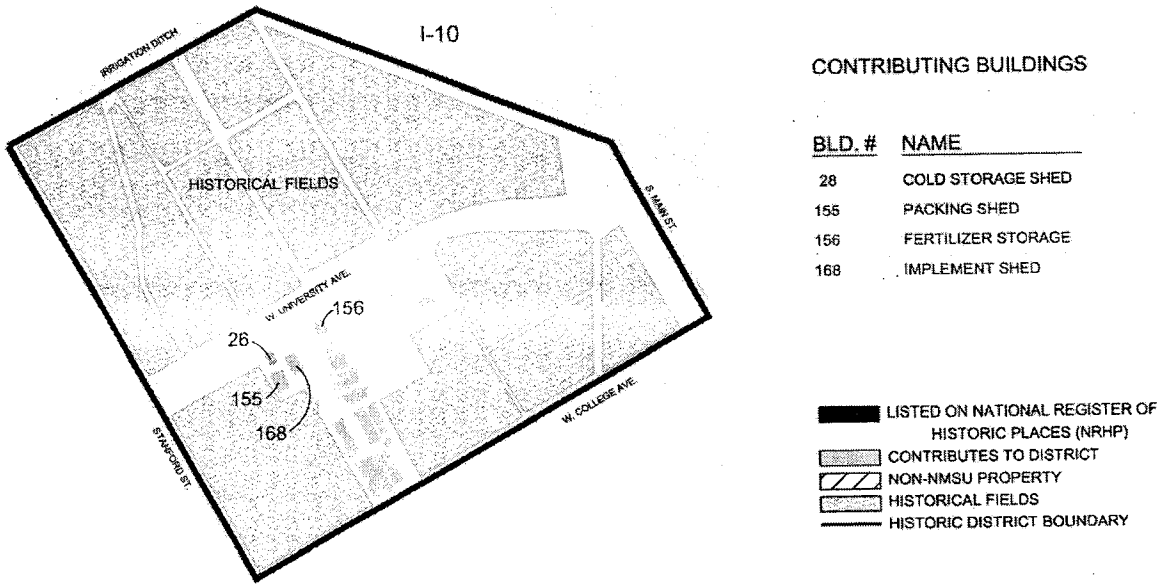


Figure 23: Fabian Garcia Historic District boundaries

Horticultural Fields (Unnumbered feature)

Architect	Not applicable
Building Number	Not applicable
Date of Construction	1912
Name Origin	Not applicable
Primary Materials	
National Register Criteria	Contributes to district under Criteria A

Figure 24: Onion fields in the Horticulture District

Architectural Description: The landscape of Fabián García's Farm is comprised of horticultural fields that grow a variety of vegetables for research purposes. An important part of the Fabián García Farm is the small botanical garden fronting on the main access road to the farm. The majority of the plants are drought tolerant plants suitable for gardening in the Southwest. The plan of the garden is a formal biaxial plan with walks at 90 degrees. The garden contains a gazebo, fountain, and at the center of the axes, a very large palm tree.

Major Alterations: None

Historic Significance: The Fabián García Farm is one of the major examples remaining on the main NMSU campus of the agricultural history of the State's only land grant college.

Character Defining Features:

- Fields with crops in rows
- Landscape garden

Recommendations: Continue to use area as horticultural fields. Although the landscape garden is not been in existence long enough to be considered individually for the National Register, it is an important property located within the Horticultural Farm.

Building 28: Horticulture Farm Cold Storage Shed

Architect	unknown
Building Number	28
Date of Construction	1912
Name Origin	Named for its use
Primary Materials	Stuccoed adobe, concrete foundation, gabled corrugated steel roof
National Register Criteria	Contributes to district under Criteria A and C

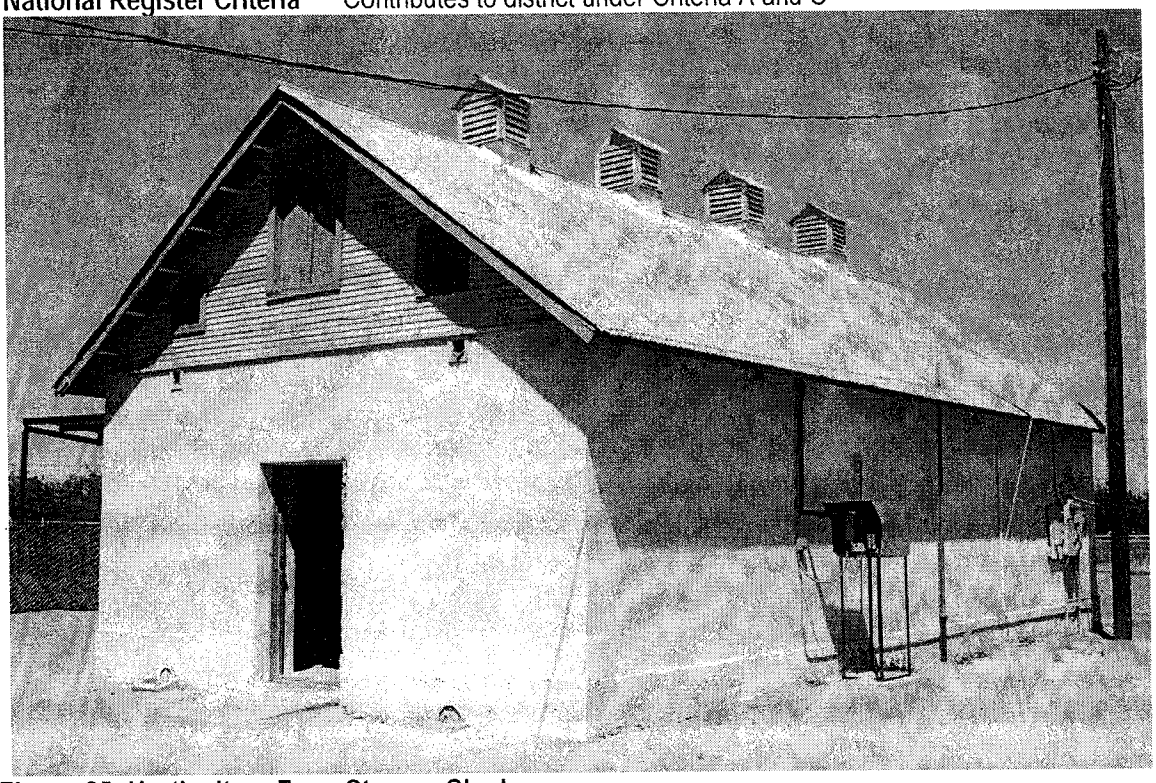


Figure 25: Horticulture Farm Storage Shed

Architectural Description: The Horticulture Farm Storage Shed is simple and rectilinear with stuccoed concrete walls resting on a concrete foundation that projects slightly from the wall. The south elevation of the building has a wood screen door and the north elevation has a two panel tongue-in-groove wood door; east and west elevations have no fenestration. At the south and north elevations at the base of the foundation are two ventilation holes flanking the door. The gable ends are clad in shiplap wood siding, and contain paired wood loft doors flanked by square wood vents. Directly under the line of the shiplap cladding are two additional ventilation holes directly above those at the foundation. The corrugated metal roof is surmounted by four symmetrically spaced vent cupolas with wood louvers, each with its own corrugated metal gabled roof with a roofline paralleling that of the building as a whole. The eaves of the building feature exposed rafters, with the rafter tails protected by simple barge-boards.

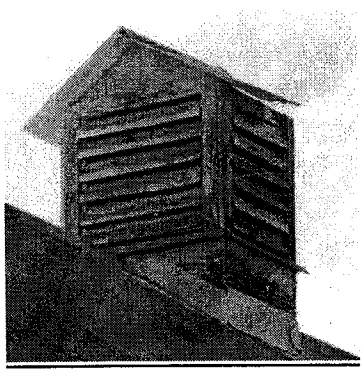
Major Alterations: None

Historic Significance: This building contributed to early research into cold storage technology for preserving crops for agricultural experiments. The building also represents a fine example of vernacular New Mexico farm architecture.

Character Defining Features:

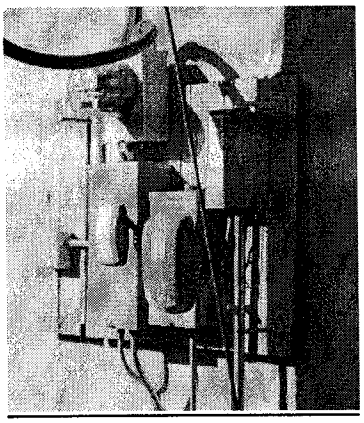
- Single story, rectilinear massing
- Stuccoed walls
- Wood doors
- Shiplap wood cladding in gable ends
- Ventilation cupolas with louvered vents and gabled roof

Recommendations:



Vents are deteriorating. The paint is failing, wood beginning to weather, and the corrugated gable is lifting from the structure. The wood should be properly prepared and repainted; replace pieces only if deteriorated beyond repair. Affix corrugated roofing properly.

Figure 26: Deteriorating ventilation cupola



The utility boxes and electrical meter for this area are located on the east elevation of the cold storage shed. Ideally these should be moved to another location the next time upgrades are made in this district.

Figure 27: Meter and boxes on east elevation

On the interior the original wood and metal cold storage doors manufactured by the York Corporation should be preserved.

Building 155: Horticulture Farm Packing Shed

Architect	unknown
Building Number	155
Date of Construction	1948
Name Origin	Named for its use
Primary Materials	Concrete, stucco, wood doors
National Register Criteria	Contributes to district under Criteria A and C

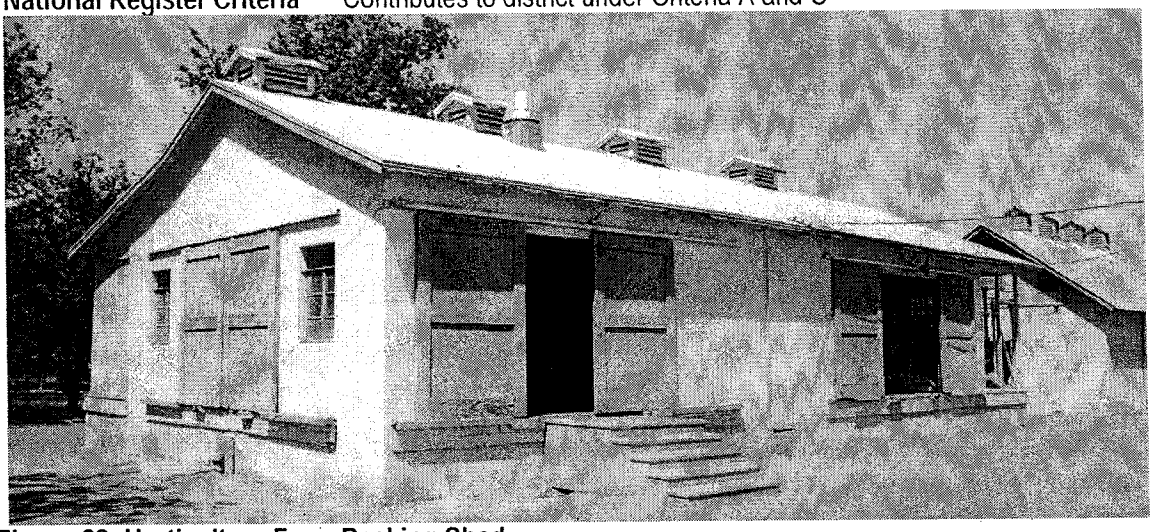


Figure 28: Horticulture Farm Packing Shed

Architectural Description: This packing shed is a rectilinear farm building constructed with a concrete foundation and stuccoed concrete walls on a concrete foundation with a raised finish floor that allows for dock loading on all elevations. The building has a gable roof with a shed roof extension covered with rolled roofing; the short eaves include fascia boards on all elevations except the north which has exposed rafter tails. The roofline is oriented along the building's east-west axis and includes four symmetrically placed wood cupola vents, with gable roofs that aligned parallel with the main roof. There are two sliding wood garage doors at the north elevation, and a single sliding wood garage door flanked by two 8-light metal casement windows at the east elevation. At the south and west elevations is an open inset porch with metal supports screened with a wire mesh. Set back under the porch at the west elevation is a large, wood double sliding door.

Major Alterations: None

Historic Significance: The Packing Shed contributes to the historic district for its close association with the university's mission as an agricultural research institution. The building also represents a fine example of vernacular New Mexico farm architecture.

Character Defining Features:

- Single story massing with gabled roof extending to shed roof on west
- Ventilation cupolas

- Stuccoed walls with steel casement windows
- Paired wood sliding doors, door rails and raised finished floor height
- Open porch on west

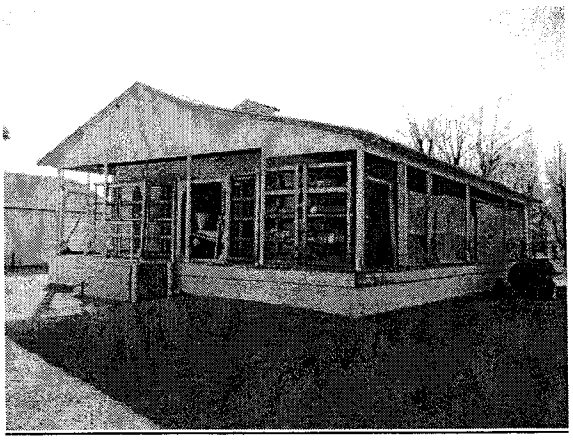


Figure 29: Packing shed porch

Recommendations:

There is a structural crack on the southeast corner of the building. This should be studied by a structural engineer and recommendations for repair made. The repair should meet the *Secretary's Standards.*

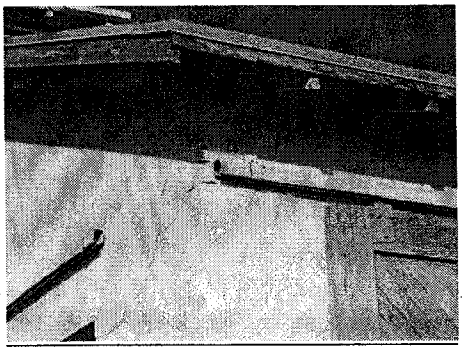


Figure 30: Structural crack

Prepare and paint wood elements to prevent damage, especially if the end grain is exposed to the weather. In badly damaged areas replace damaged wood with wood to match historic.

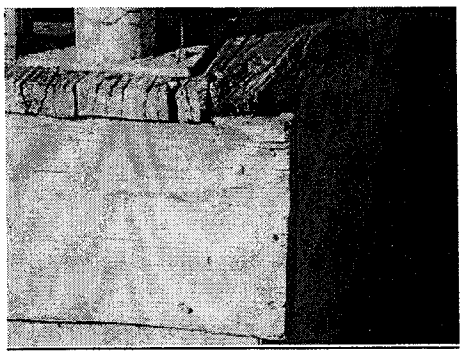
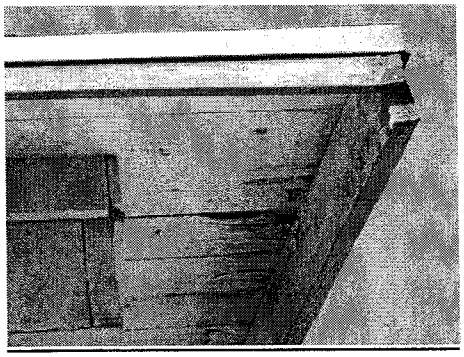
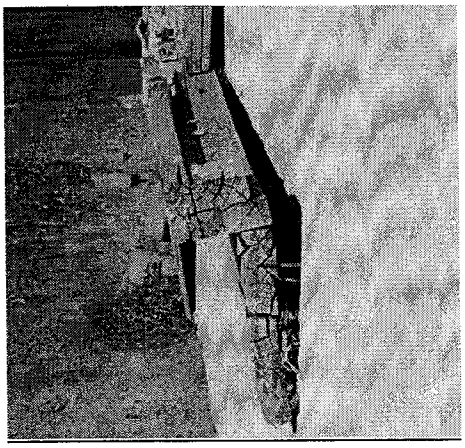


Figure 31: Damaged wood flooring



The roof on the packing shed seems to have been replaced fairly recently with roll roofing and a galvanized drip edge; however the substrate and the fascia boards are damaged. These should be sanded to sound wood and repainted. Where deteriorated beyond repair; monitor the damage. Repair may require affecting the new roof system.

Figure 32: Damaged substrate and fascia



The wood door rail is deteriorating and pulling from the wall. New rails that match the historic configuration with the same dimensional lumber pieces should be installed.

Figure 33: Deteriorating sliding door rail

Inspect and repair ventilation cupolas when working on the ventilation cupolas for the Cold Storage Building.

Building 156: Horticulture Farm Fertilizer Storage

Architect	unknown
Building Number	156
Date of Construction	1948
Name Origin	Named for its use
Primary Materials	CMU, stucco, steel casement windows
National Register Criteria	Contributes to district under Criterion A

Figure 34: Horticulture Farm Fertilizer Storage

Architectural Description:
This rectilinear single-story, CMU building rests on a concrete slab foundation. It has two metal sectional roll-up garage doors in the west elevation; two small, square, 4-light metal casement windows and a small louvered attic vent in the gable-end on the north elevation; casement windows on the east and south elevations and a composition shingle side-gabled roof with barge boards at all elevations.

Major Alterations: None

Historic Significance:
The Fertilizer Storage Building contributes to the Fabian Garcia Horticulture Historic District for its association with the operation of the farm and helps anchor the district with regard to historic usage.

Character Defining Features:
- One story massing
- Gable roof
- Garage door fenestration pattern

Building 168: Horticulture Farm Implement Shed

Architect	unknown
Building Number	168
Date of Construction	1955
Name Origin	Named for its use
Primary Materials	CMU, stucco, steel casement windows
National Register Criteria	Contributes to district under Criteria A

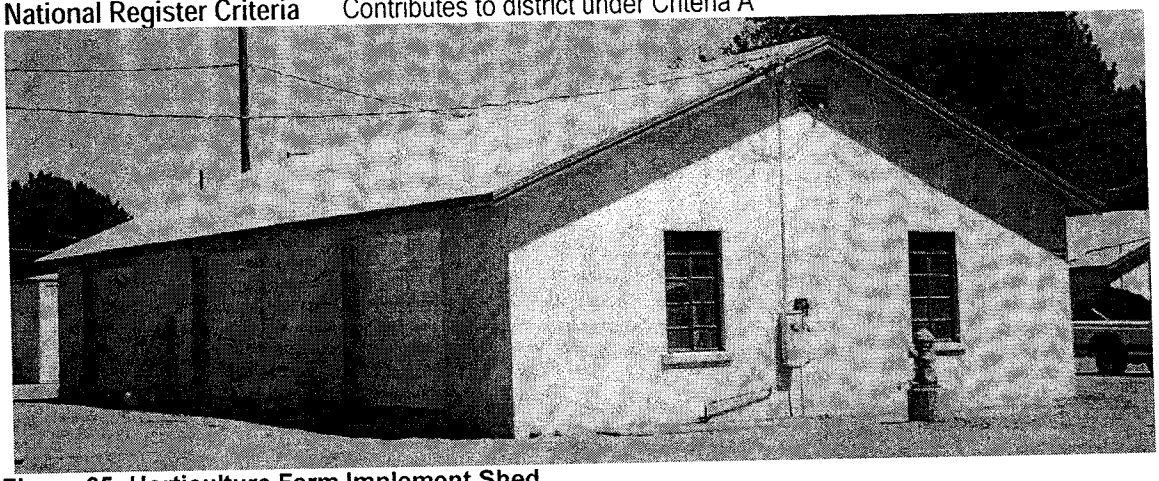


Figure 35: Horticulture Farm Implement Shed

Architectural Description: This side-gabled, rectilinear garage is constructed of stuccoed CMU on a concrete slab. There are three sectional roll-up garage doors each on the east and west elevations, and two steel paired 4 light casements with a fixed two light panel above on the north and south elevations; these windows are underscored by concrete sills. There are single louvered metal attic vents in the gable-ends, and the roof is rolled roofing with partially exposed rafter ends at the east and west elevations.

Major Alterations: None

Historic Significance: The Implement Shed contributes to the Fabian Garcia Farm Historic District for its association with the operation of the farm and helps anchor the district with regard to historic usage.

Character Defining Features:

- One story massing
- Gable roof
- Steel casement windows with concrete sills
- Garage door fenestration pattern.

Recommendations: The building is in good overall condition with no specific recommendations.

Traditional Cultural Properties

Tortugas Pilgrimage Path (unnumbered feature)

Architect	Not applicable
Building Number	None
Date of Construction	Not applicable
Name Origin	Not applicable
Primary Materials	Not applicable
National Register Criteria	Individually eligible for History (A)

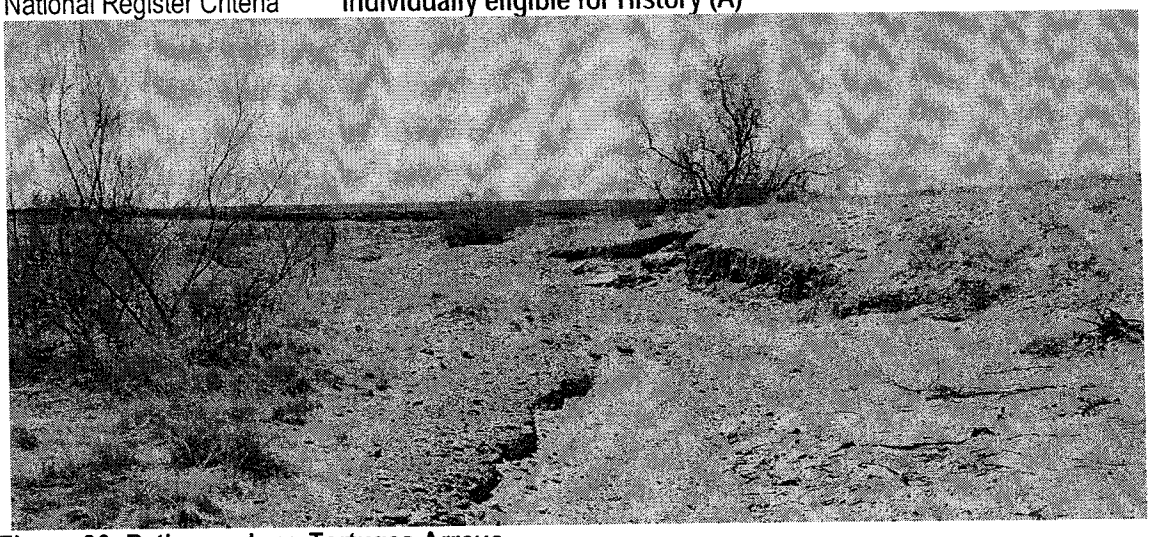


Figure 36: Pathway along Tortugas Arroyo

Description: Undeveloped section of the Tortugas Arroyo that cuts across the southeast corner of NMSU campus (Figure 130).

Major Alterations: None

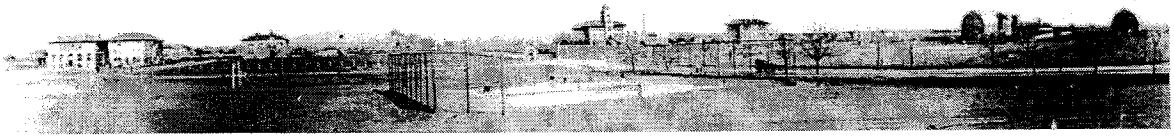
Historic Significance: The village of Tortugas is situated just south of Las Cruces and the NMSU campus. Many of its residents are descendents of the Mission Indians living in the El Paso valley who have over the years have integrated into the Hispanic community that has resulted in a mix of Native and Hispanic customs and traditions. This group moved into the Mesilla valley in the late 1800s and settled in two villages – San Juan and Guadalupe – now commonly referred to as Tortugas. Today, an organization known as *Los Indigenes de Nuestra Senora de Guadalupe* keeps alive the traditions of this unique community. Beginning on December 10 of each year, the residents of Tortugas celebrate a three-day long fiesta honoring the Virgin of Guadalupe. On the second day of the celebration, the people of the community use the Tortugas Arroyo as a pilgrimage path to reach the summit of Tortugas Mountain (also known as "A" Mountain) where two alters dedicated to *la Virgen* are located. Following the ascension, personal prayers are offered and a mass is held on the peak. Following this day-long event, the participants retrace their four-mile journey back down the mountain, through the arroyo and

return to the *La Casa del Pueblo* (community house) in the village. The route through the arroyo is an integral part of this annual pilgrimage.

Character Defining Features:

- The arroyo alignment and natural setting

Recommendations: Coordinate any development of the arroyo or this part of campus with the Tortugas Indian community to insure that a suitable pilgrimage path is maintained for them.



OTHER MAIN CAMPUS PROPERTIES

Heritage Conservation Places

Heritage Conservation Places do not meet the rigorous historical or architectural standards required of National or State Register properties; however, they do contribute to overall heritage of the university and thus should be considered by campus planners for preservation (See Appendix B). They offer tangible symbols of NMSU's history and are visible reminders of that history.

Memorial Tower (Unnumbered Feature)

Architect	**Unknown**
Building Number	**590**
Date of Construction	**1950**
Name Origin	**Named in honor of all NMSU students, faculty, and staff who died serving in the military**
Primary Materials	**Stuccoed masonry with red tile roof**

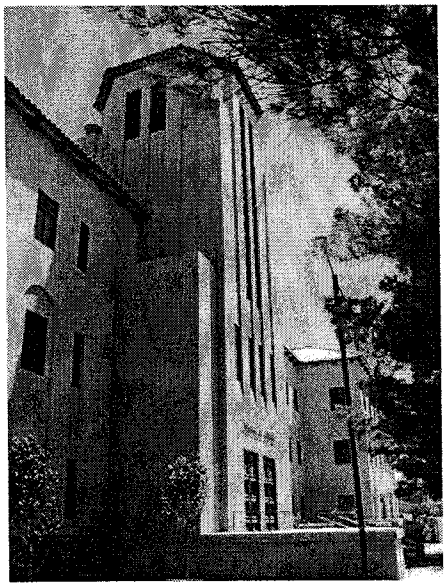
Figure 37: Memorial Tower

Architectural Description: Tall, slender tower designed in an Art Deco style (Figure 135). Its vertical massing is accentuated by projecting pilasters that terminates in an octagonal room at its apex. The silver-colored finial at the top of the roof accentuates the verticality of the structure. The tower features a red terra cotta roof, stucco exterior, and planters at the corners of the top of the tower. It features its original double-leaf entry doors.

Major alterations: The tower was originally built onto the west stands of the first Aggie Memorial Stadium located in the northeast part of the campus. The stadium was eventually replaced by a

new stadium in the campus' southeast corner; however, the tower was left standing. It was eventually incorporated into the design of the Health and Social Services Building constructed in 2004.

Heritage Significance: The tower is dedicated to those students, faculty and staff who lost their lives in military service. The first-floor lounge contains photographs of almost all of the 126 "Aggies" who died serving their country in World War II. In the 1950s and 60s, it was a landmark feature on the campus as it stood above every building except the tower on Goddard Hall.



Character Defining Features:

- Three to four story massing
- Art Deco verticality
- Stuccoed walls and vertical fenestration pattern
- Main entry doors
- Octagonal, red tile roof, its offset and color differentiation from the new building (Figure 136).

Figure 38: Memorial Tower in 2008

"A" Mountain Viewshed (Unnumbered feature)

Architect	Not applicable
Building Number	none
Date of Construction	1890 – 1980s
Name Origin	Not applicable
Primary Materials	Asphalt, trees, grass, the "A" on Tortugas Mountain

Heritage Significance: The "A" Mountain Viewshed is comprised of three components that preserve the history of the university's axial east-west alignment and provide a strong heritage focal point for the campus. Although built at different times and during different stages of campus development, the four components – "A" Mountain, the International Mall, The Horseshoe, and the Pike – combine to reinforce the historicity of the university's traditional east-west alignment. From the earliest days, when students stepped off the train at the Mesilla Valley depot, the Pike directed them towards the small cluster of college buildings. By following the Pike and keeping an eye on the highest point of Tortugas Mountain, students and faculty found their way to the fledgling campus. As Henry Trost developed a new, more formal campus plan, he aligned The Horseshoe along the same east-west coordinates as the Pike thus maintaining a viewshed in line with Tortugas Peak. In the 1920s, this peak became formalized into campus lore when students whitewashed rocks to form the letter "A" on the slope facing campus. As the campus expanded eastward from The Horseshoe, the International Mall was designed by campus architect Martin Hoffmeister to extend this east-west alignment.

The Pike (Unnumbered Feature)

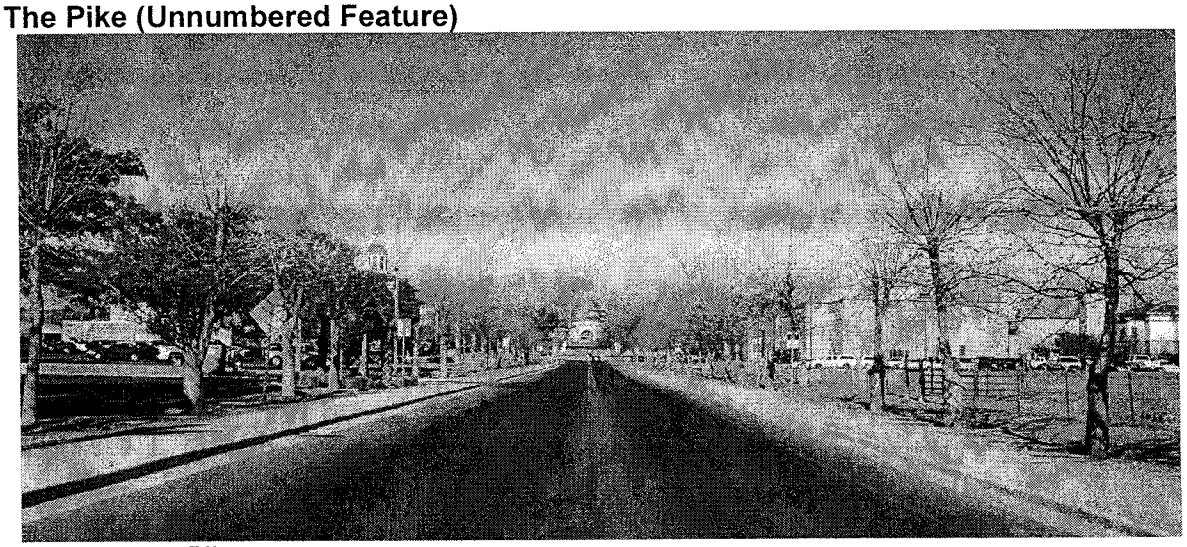


Figure 39: The Pike

"The Pike" (the historic name for present-day College Drive) was originally an old farm road serving the Schaublin farm, which in 1890 was incorporated into the newly created NMSU campus. The Pike, or College Drive, runs a little over one-half mile west from Interstate 10 to the intersection of Espina Street and The Horseshoe. Historic photographs from 1930 show the Pike as a dirt road lined with trees with college farm fields located on either side. Although now

asphalt paved, the road is still lined with recently planted pecan trees, and farm fields still dominate the landscape west of El Paseo Street.

The Horseshoe: See detailed description under **The Academic Historic District**.

"A" (at highest point of Tortugas Mountain)

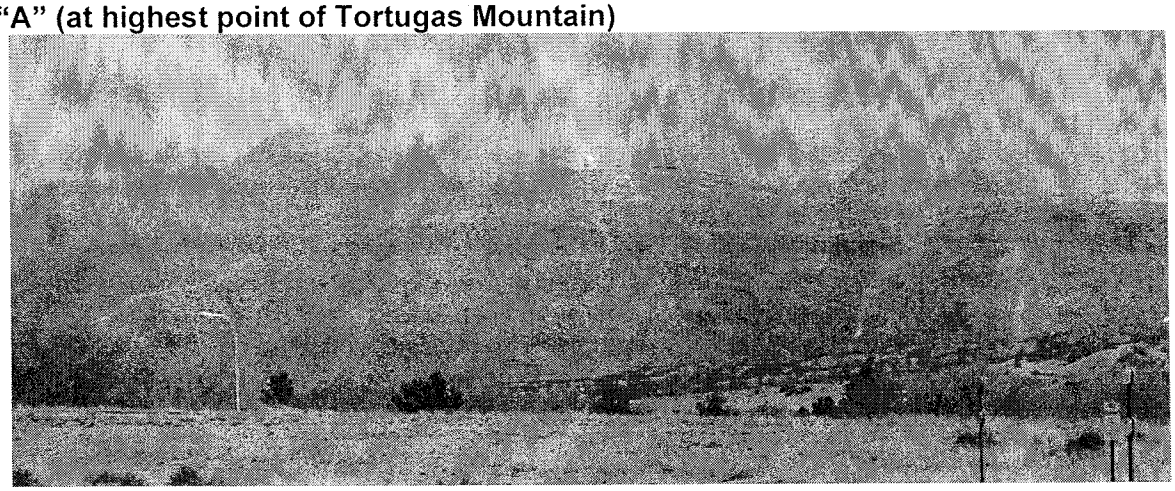


Figure 40: "A" Mountain

The "A" is a whitewashed letter (approximately 300 feet high by 80 feet wide) on the west side Tortugas Mountain, near the crest, and three miles east of the campus (Figure 132). More than just a letter, it represents a tradition of "Aggie Pride" within the student body. The letter was laid out on March 31, 1920, using a survey transit in the tower of Goddard Hall and a three mile long human chain to pass on directions (*Roundup*, April 13, 1955). The "A" is at the apex of a line of sight that runs straight from the west end of College Drive (The Pike) and through the center of The Horseshoe.

International Mall (Unnumbered Feature)

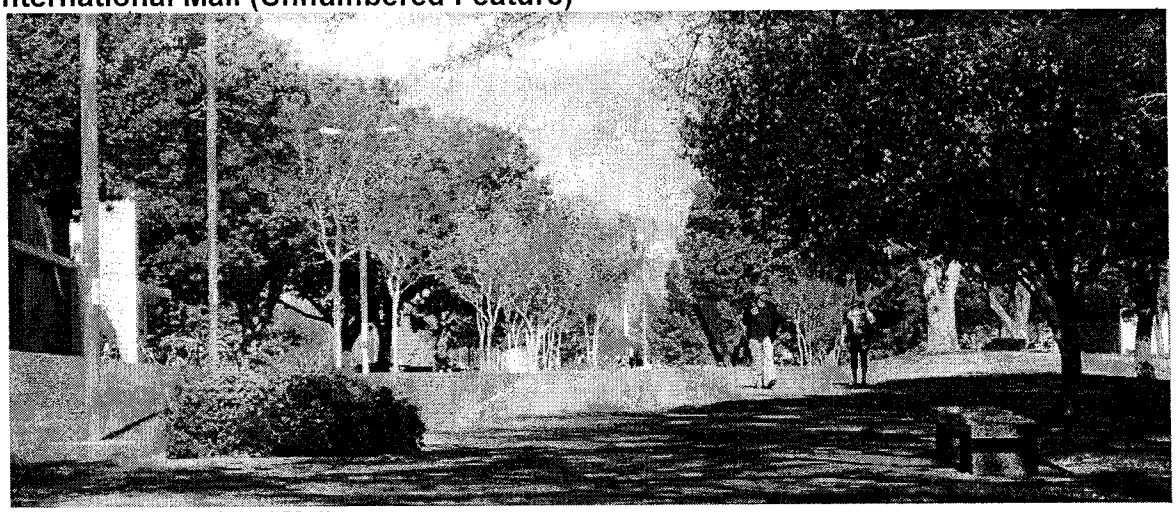


Figure 41: International Mall

The International Mall is a pedestrian mall created in the 1980s, which runs approximately one-half mile in length from the east end of The Horseshoe to the Pan American Center. A continuous line of buildings defines the north boundary: Guthrie Hall, the English and Speech buildings, Monagle Hall, and Garcia Hall. The south boundary passes near Hardman Hall, Milton Hall, Corbett Student Center, and the Educational Services Center. Between Corbett and the Educational Services Center, the Mall runs adjacent to the open area marked by the Corbett Student Center, Regents Grove, and the Duck Pond. Trees and planters dot both sides of the walkway, which is stamped concrete.

Recommendation: The unobstructed alignment of the "A" Mountain Viewshed is an important heritage conservation landscape feature which should be maintained.

Story Tree (Unnumbered feature)

Architect	Not applicable
Building Number	none
Date of Construction	1927
Name Origin	Tree was gathering place for readings by State College Story League, a literary society
Primary Materials	Cedar of Lebanon tree

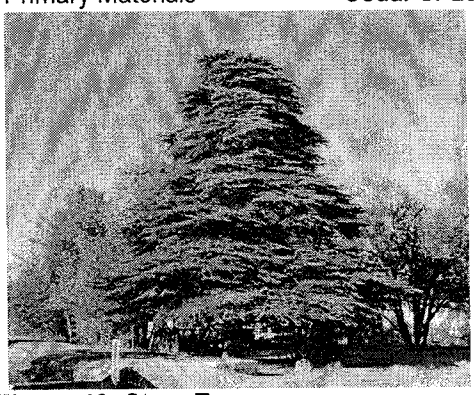


Figure 42: Story Tree

Description: The Story Tree is located in a tiny park situated between the Las Cruces lateral and the Seed (Nematology) Building (the oldest building on campus). The Cedar of Lebanon tree, which towers over the area, and adjacent mulberry trees provide a canopy of shade and shelter from the wind. The tree's lowest branches are approximately eight feet above the ground; these and the surrounding shrubs lend a feeling of being in a cozy room. The Las Cruces lateral runs just west of the Story Tree and crosses under College Road. Because the lateral (an acequia) is banked up, the Story Tree site is lower than the water level in the ditch and this provides a cooling effect to escape the desert heat.

Major Alterations: None

Heritage Significance: According to university lore, the a campus literary group called the State College Story League gathered to read literature aloud underneath the tree branches in the late 1920s. A commemorative plaque mounted on a rock marks the location.

Character Defining Features:

- Cedar of Lebanon species
- Plaque about literary society

Recommendations: Maintain tree. As it comes to the end of its life, plant a new tree of the same species nearby.

McFie Circle (Unnumbered Feature)

Architect	Not applicable
Building Number	Not applicable
Date of Construction	1960s
Name Origin	John R. McFie, a founder of the university
Primary Materials	Asphalt parking with planting strips and edges

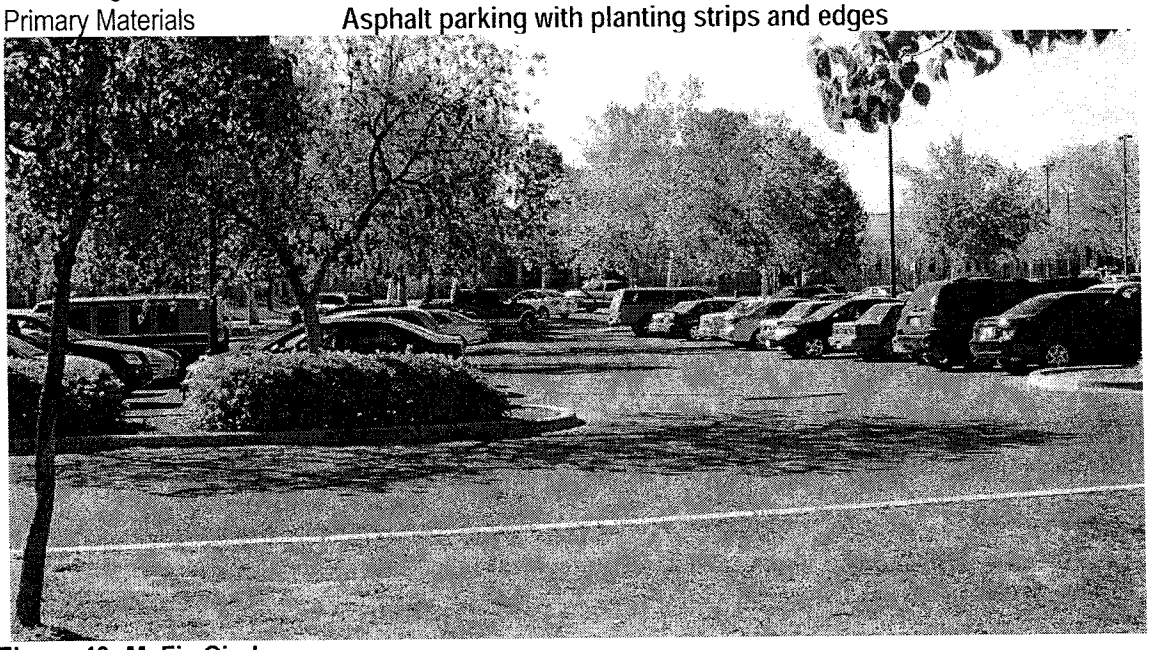


Figure 43: McFie Circle

Architectural Description: McFie Circle is bounded by Corbett Student Center and Garcia Annex on the east, Breland Hall, the Student Health Center, and Zuhl Library on the south, and the Zohn-Jacobs-Hardman complex on the west. Milton Hall was originally located within the circle; however, recent development has obscured this part of the circle's arc. In addition to Milton Hall, the circle features a parking lot which is accessed by Jordan Drive to the north (Figure 137). A bronze statue of former university president John Milton stands west of the building named for him.

Major Alterations: McFie Circle first appears in aerial photos in the 1960s and continued as a traffic pattern and parking plan until disrupted by the expansion of Zuhl Library in the early 1990s. Remnants of the original circular pattern are visible in the curving street/pedestrian way between the Zohn-Jacobs buildings and Milton Hall and on the south side of Zuhl Library. A pedestrian walkway also extends from Corbett Student Center to the Milton-Zuhl plaza and scattered trees occur in the parking islands. The circular orientation of McFie Circle has been obscured by buildings and parking lots. Additional information on the development of this feature can be found in the Landscape Design section of this report (above).

Heritage Significance: McFie Circle is a gathering place recognized by students on campus. It is rapidly developing into a campus heritage area.

Character Defining Features:

- Open space
- Semi-circular shape

Recommendations: The location of McFie Circle and the adjacent campus features makes it potentially the major public space for the upper campus. The Master Plan calls for its redesign and relocation of parking to another site. From a campus landscape standpoint, this change would be an enormous improvement. While the student body was small, The Horseshoe could serve as the major landscaped open space. As the campus grows, the community needs more than one "town plaza." The redesign of this area should integrate the front yard of Garcia Annex.

Regents' Grove and Duck Pond (Unnumbered Feature)

Architect	**Martin Hoffmeister**
Building Number	**Not applicable**
Date of Construction	**1980s**
Name Origin	
Primary Materials	**Plantings**

Duck Pond

Regent's Grove

Figure 44: Regents' Grove and Duck Pond

Description: Open space with grass and gentle slopes. The grove is a group of pines with labels of past regents. The duck pond is to the east of the grove and has an asymmetrical shape with trees at the edge. These open spaces do not have boundaries or definition.

Major Alterations: None known.

Heritage Significance: An important open space for the campus; the grove honors past regents.

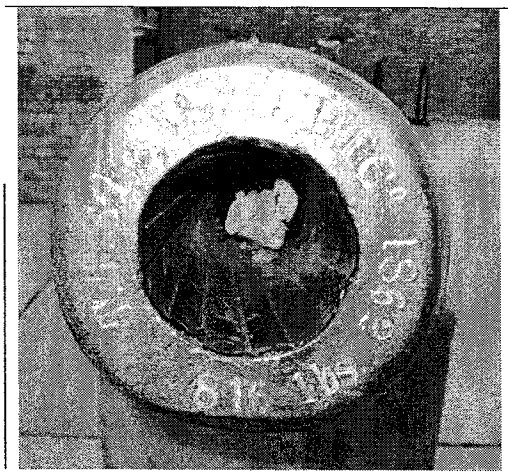
Character Defining Features:

- Open space
- Grouping of trees at the grove
- Duck pond shape

Recommendations: The Regents' Grove is a very pleasant landscape and should be enhanced with more trees and places to sit. The logistics of having a tree for each regent are very difficult and probably cannot be sustained. The number of trees could become inappropriately large through the years. Another approach, often used in memorial gardens, is to have a stand alone plaque that can receive additional names as regents serve their terms. A group of regents could plant one tree rather than have a tree for each person.

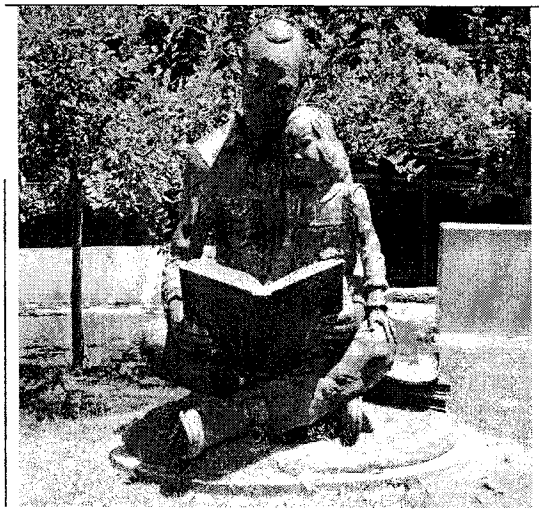
The Duck Pond offers a body of water that provides a welcome oasis for the campus. As funds permit, more amenities for sitting and picnicking can be added. Depending upon whether more ducks are welcomed, planting near the water's edge would provide nesting places. A variety of edge treatments could be added as well.

Heritage Conservation Objects



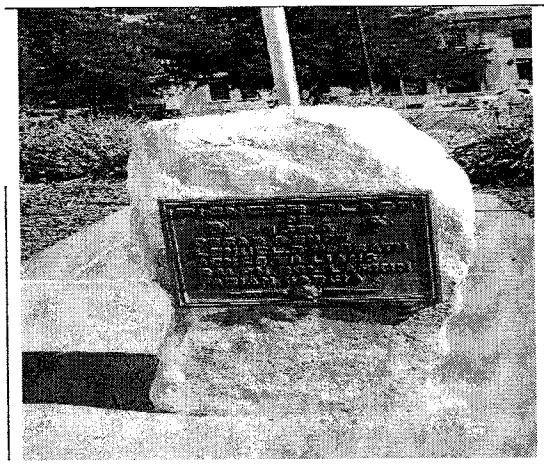
Object Name	1862 Cannon
Location	The Academic Historic District
Date of Placement	unknown
Name Origin	
Primary Materials	Cast iron
Area of Interest	Connection to Civil War history in New Mexico

This enigmatic object has obvious historic value, having been made in 1862, but its historical association with NMSU is unclear. Interestingly, a historic photograph of the first Hadley Hall shows two canons flanking the building's main entry (see Figure 15). It is recommended that more research be conducted to try and place this object in its historical context and then find an appropriate place in which to display it.



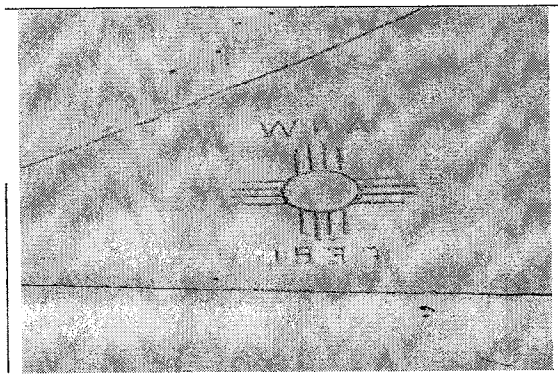
Object Name	Learning Statue
Location	The Academic Historic District
Date of Placement	Unknown
Name Origin	
Primary Materials	Bronze
Area of Interest	Representation of learning.

This statue was mentioned by several participants in the public meeting as having heritage qualities despite its relatively recent placement on campus. It is recommended that the statue be maintained in place.



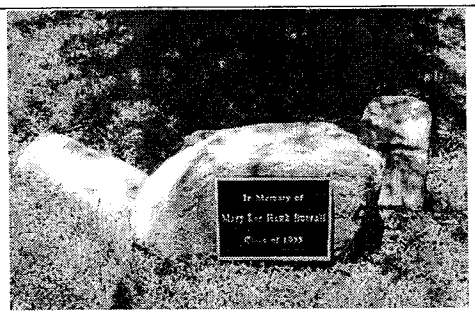
Object Name	Pioneer Class Memorial
Location	The Academic Historic District
Date of Placement	unknown
Name Origin	Named for 1890 class.
Primary Materials	Stone and bronze plaque
Area of Interest	Alumni donated object.

There is very little historical information about this memorial; however, it does have heritage qualities and should be maintained in place. It is noteworthy that the base for the plaque also supports the flagpole in The Horseshoe, which is a traditional feature of this historic landscape. It is recommended that additional research be conducted to try and develop a historical context.



Object Name	WPA sidewalk stamps
Location	The Academic Historic District
Date of Placement	1937
Name Origin	n/a
Primary Materials	Concrete
Area of Interest	Historical development of The Horseshoe

When sidewalks are replaced, an attempt to should be made to retain historic WPA stamp in place. If this is not possible, the stamp should removed and curated as a historical object.



Object Name	Burrall Stone
Location	The Academic Historic District
Date of Placement	unknown
Name Origin	unknown
Primary Materials	Stone and bronze plaque
Area of Interest	Donated memorial.

No Photograph Available	Object Name	**Experimental radio pad**
	Location	**Goddard Hall courtyard**
	Date of Placement	**1924**
	Name Origin	**Named for use**
	Primary Materials	**Concrete**
	Area of Interest	**Early engineering history on campus**

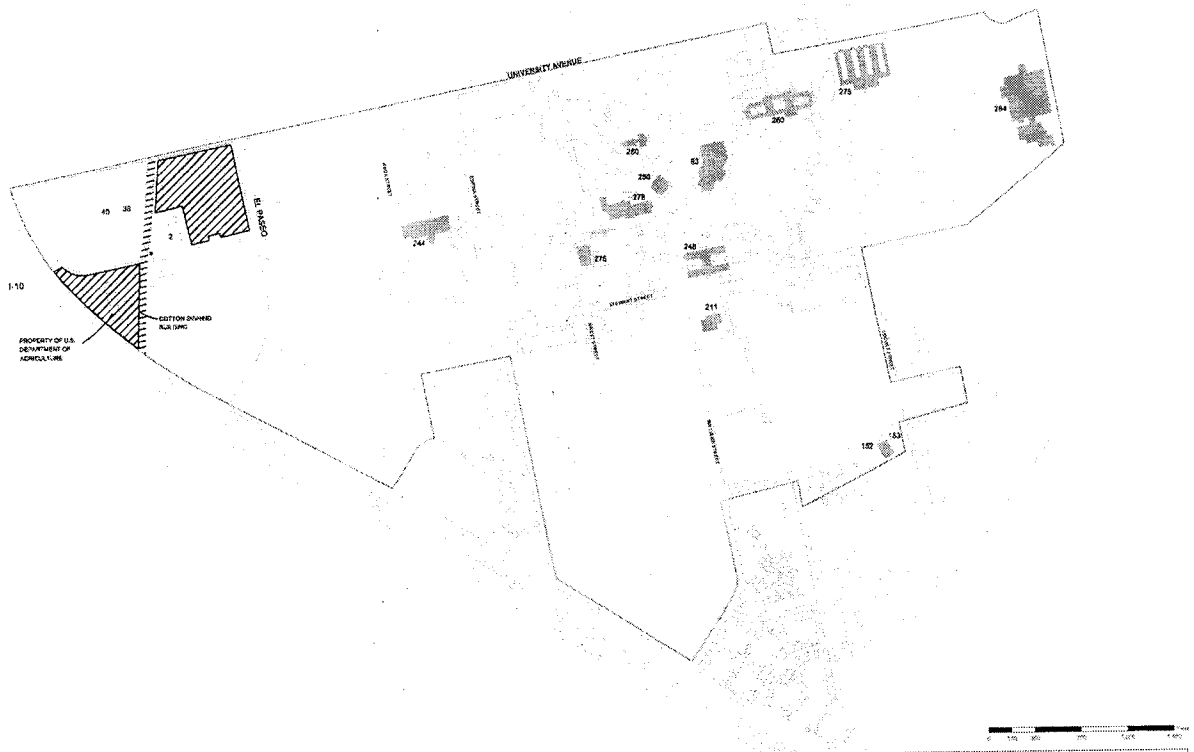
Professor Ralph W. Goddard was a pioneer in radio communication and this object is the surviving remnant of his experimental work at NMSU. It represents the base of the transmitter for the first radio station on campus.

Properties of Interest

in addition to identifying and evaluating properties for eligibility in the National Register, the NMSU Architectural Survey identified a number of buildings that have importance to the NMSU campus for their architecture or associating with events on campus, but (a) have been constructed within the past 50 years, and do not meet the National Register requirement for "exceptional importance," (b) are of local importance, or (c) have too many alterations to meet National Register requirements. These properties are important representations of how architectural design and its prominence as a component of the university image changed over time. If they are razed or altered to the extent that they are no longer recognizable, the Modernism architectural vocabulary of NMSU during the late 1950s to the late 1960s will be lost. Special attention should be paid to these buildings when designing alterations. If they must be razed, it is recommended that they be documented according to HABS/HAER standards.

Although VCHP recognizes the potential significance of such properties, the focus of this preservation plan is on buildings, structures, and objects either listed on or eligible for listing in the National Register. Buildings identified by the NMSU survey as possibly eligible for the State Register are considered in this plan as "properties of interest" and are described below. The buildings discussed in this section are those that were identified in the NMSU architectural survey as potentially eligible for the State Register of Cultural Properties.

New Mexico State University Heritage Preservation Plan



PROPERTIES OF INTEREST

BLD. #	NAME
244	GERALD THOMAS HALL
278	BRANSON LIBRARY
250	JACOBS HALL
266	GUTHRIE HALL
83	MILTON HALL
248	REGENT'S ROW
260	MONAGLE HALL
211	RENTFROW GYM
275	GARCIA HALL
284	PAN AMERIGAN CTR
152	CUSTODIAL QUONSET
153	STORAGE QUONSET
276	WALDEN HALL

908

Building 83: Milton Hall

Architect: 1941	**Unknown**
Architect: 1959	**Wolgamood & Millington**
Building Number	**83**
Date of Construction	**1941, 1959**
Name Origin	**John Milton, university president (1938-47)**
Primary Materials	**Stuccoed masonry**
Area of Interest	**Architectural style**

Milton Hall

Important Features:

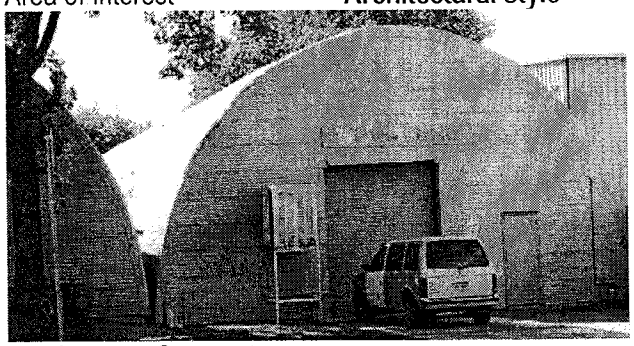
- Two story massing
- Fenestration pattern
- Terra-cotta tile gabled roofs with brackets under the eaves
- Flat roofs with concrete coping
- Pent roofs with mission tile
- Arched openings
- Cartouches
- Concrete urns
- Covered porch with square posts and corbelled capitals

Comments: Milton Hall with its addition is the embodiment of the shift in the overall look of the campus from the Trost-McGhee period seen in buildings such as Kent Hall, Dove Hall, and Young Hall, to the modernist idiom seen in the Astronomy and Chemistry buildings and Gardiner Hall. It is important as a building that represents both the Renaissance Revival architecture of the 1906 Regents and the 1950s Modern Regionalism as desired by President Corbett. It also has a prominent place on McFie Circle and as such should be preserved.

The Master Plan discusses demolition of at least a portion of this building. If it is to be demolished, a more thorough history of the building should be written and documentation completed using HABS standards.

Building 153: OFS Storage Quonset

Architect	Unknown
Building Number	153
Date of Construction	Circa 1948
Name Origin	Named for its style and use
Primary Materials	Corrugated metal
Area of Interest	Architectural style



OFS Storage Quonset

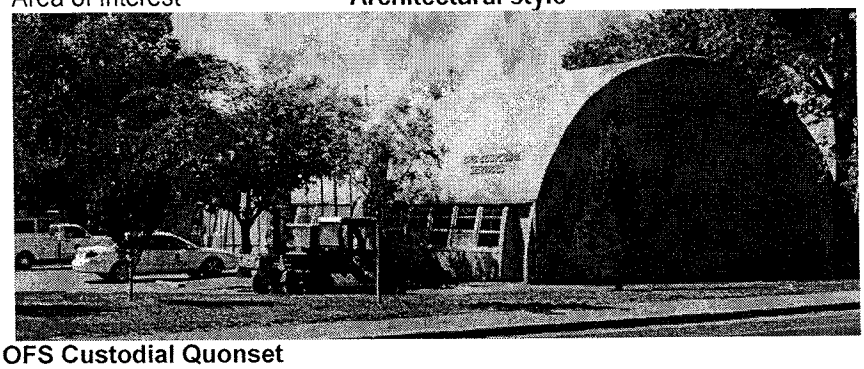
Important Features:

- Metal cladding
- Barrel vault shape
- Fenestration pattern

Comments: The EPPWS Shop is a good example of a Quonset hut converted to an adaptive use and is representative of the post-World War II period on campus, as such it should be preserved.

Building 152: OFS Custodial Quonset

Architect	Unknown
Building Number	152
Date of Construction	1948
Name Origin	Named for its style and use
Primary Materials	Rounded corrugated metal sheets resting on concrete slab foundation
Area of Interest	Architectural style



OFS Custodial Quonset

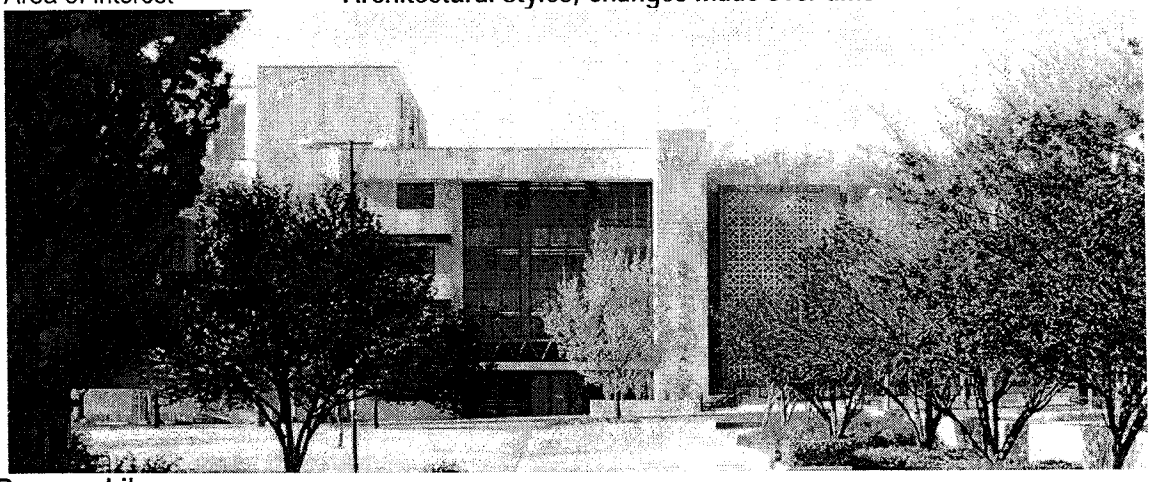
Important Features:

- Barrel-vault shape
- Corrugated metal
- Steel awning windows

Comments: This building is in overall good condition with no specific recommendations.

Building 278: Branson Library

Architect: 1951	Schaefer and Merrell
Architect: 1953	Wolgamood and Millington
Architect: 1966	Loren Mastin
Architect: 1974	Charles E. Nolan, Jr., and Associates
Building Number	278
Date of Construction	1951, 1953, 1966, 1974
Name Origin	John W. Branson, university president (1949-55)
Primary Materials	Concrete, textile block, metal
Area of Interest	Architectural styles; changes made over time



Branson Library

Important Features:

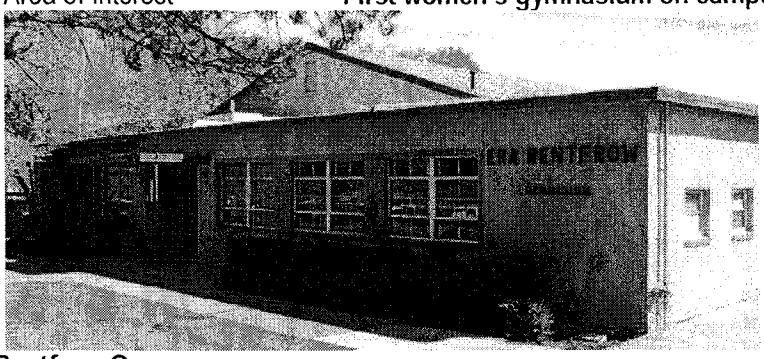
- Two story massing
- Flat roof
- 1951 fenestration pattern hidden behind textile block screen
- Plate glass windows
- Canopy of geometrically patterned tubular steel at south entrance

Comments: Branson Library represents the changing approaches to Modern architecture and the changing values of the university in a relatively short period. This is an interesting structure because of those alterations and merits further study and theoretical/historical architectural analysis.

In 1996, murals by the distinguished El Paso artist Tom Lea were hung in the lobby of the Branson Library. These murals were painted in 1934 under a WPA grant for Young Hall Library. "Conquistadors" depicts the conquest by DeVargas and Onate, along with the Pueblo Revolt of 1680 and the Reconquest. "Old Mesilla" depicts various scenes in Mesilla, including the celebration of the Gadsden Purchase. These murals should be preserved.

Building 211: Rentfrow Gym

Architect	Unknown
Building Number	211
Date of Construction	1958
Name Origin	Era Rentfrow, university registrar (1922 – 62)
Primary Materials	Steel truss, stuccoed masonry walls, flat composition roof
Area of Interest	First women's gymnasium on campus



Rentfrow Gym

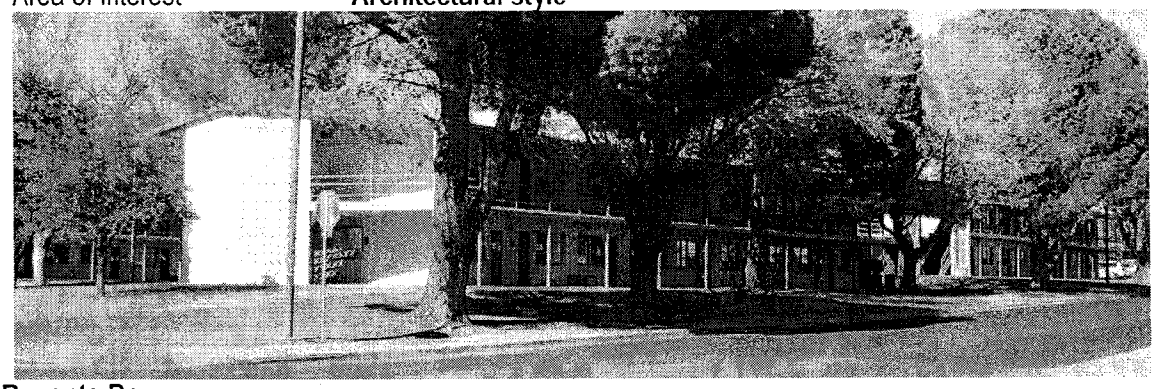
Important Features:

- Gymnasium massing with one story office massing to south and west
- Stuccoed walls
- Brick surrounds
- Ceramic tile mullions
- Jalousie windows
- Sidelights and transom window

Comments: Rentfrow Gymnasium is slated for demolition in the Master Plan. It should be documented using HABS standards. The name of the structure, Era Rentfrow, should be carried forward on another campus building of similar visibility and import. Ms. Rentfrow not only served a 40-year career with NMSU, but she personally made loans to students to help with tuition, board or books. After she passed away in 1988 an endowment was created in her name. She is an important figure in the history of NMSU and the honor of her name should continue.

Building 248: Regent's Row

Architect	Unknown
Building Number	248
Date of Construction	1962
Name Origin	
Primary Materials	
Area of Interest	Architectural style



Regents Row

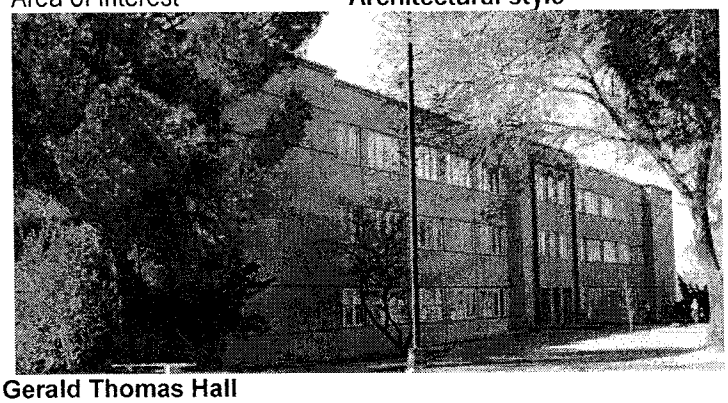
Important Features:

- Two story massing with H-shaped plan
- Slightly gabled roof with overhang
- Open central courtyards
- Exterior staircases and balconies
- Brick window sills
- Textile-block screens

Comments: Regents Row is an example of Modernist dormitory architecture from the 1960s. It was part of a general effort to articulate NMSU's development as a modern university campus. This building is slated for demolition in the Master Plan. Ideally it would be documented using HABS standards prior to being razed.

Building 244: Gerald Thomas Hall

Architect	Wolgamood and Millington
Building Number	244
Date of Construction	1963
Name Origin	Gerald Thomas, university president (1970-84)
Primary Materials	
Area of Interest	Architectural style



Gerald Thomas Hall

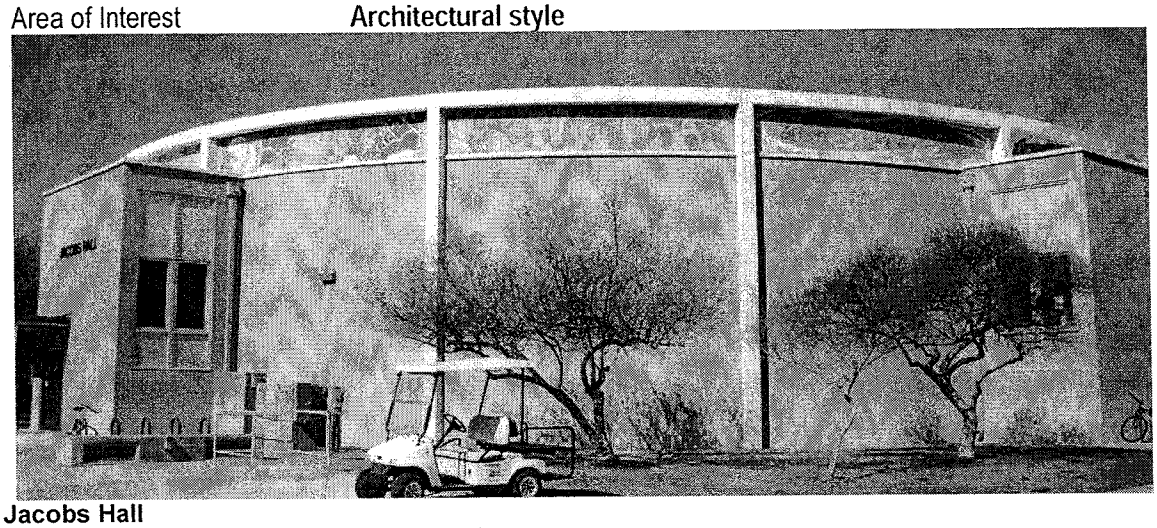
Important Features:

- Three story, rectilinear massing
- Flat roof with coping on parapets
- Central entrance with flanking ribbon window bays
- Horizontal banding

Comments: Gerald Thomas Hall exemplifies the Modernist design adopted by NMSU to symbolize its status as a university with a new emphasis on engineering and the sciences. This building brought the many departments of agricultural education (from as many as 17 different buildings) under one roof for the first time. Attention to its architecture should be paid when making alterations.

Building 250: Jacobs Hall

Architect	Unknown
Building Number	250
Date of Construction	1963
Name Origin	Carl Jacobs, university professor
Primary Materials	Concrete, stucco
Area of Interest	Architectural style



Jacobs Hall

Important Features:

- Round building
- Concrete pilasters,
- Murals of music themes circling the building by Ken Barrick

Comments: Jacobs Hall is an expression of the Modernism that NMSU adopted to articulate its new status as a full-fledged university. It may also be eligible for its murals, painted by Kenneth Barrick (1913-2007). Barrick, a former student of Grant Wood, painted numerous murals on the NMSU campus and in southern New Mexico, using a potassium silicate paint that he developed to withstand the harsh environment of the desert southwest.

This building is slated for demolition in the Master Plan. It should be documented using HABS standards prior to razing.

Building 260: Monagle Hall

Architect	Unknown
Building Number	260
Date of Construction	1965
Name Origin	Jack Monagle, professor of chemistry & dean of the College of Arts and Sciences
Primary Materials	Steel with Masonite panel, textile block, stucco
Area of Interest	Architectural style

Monagle Hall

Important Features:

- Masonite panel sheathed walls
- Stuccoed walls
- Textile-block screens and gabled entries that extend from main wall
- Three-light, aluminum awning windows
- Three courtyards

Comments: Monagle Hall is important for its modern design that represented a design response to NMSU's new status as a full-fledged university and the growth of its student body. This building is slated for demolition in the Master Plan. It should be documented using HABS standards prior to razing.

Building 276: Walden Hall

Architect	Jerome Hartger
Contractor	Hesselden Construction Company
Building Number	276
Date of Construction	1966
Name Origin	Earl Walden, professor of mathematics and dean of College of Arts and Sciences
Primary Materials	Concrete, glass
Area of Interest	Architectural style

Figure 45: Walden Hall

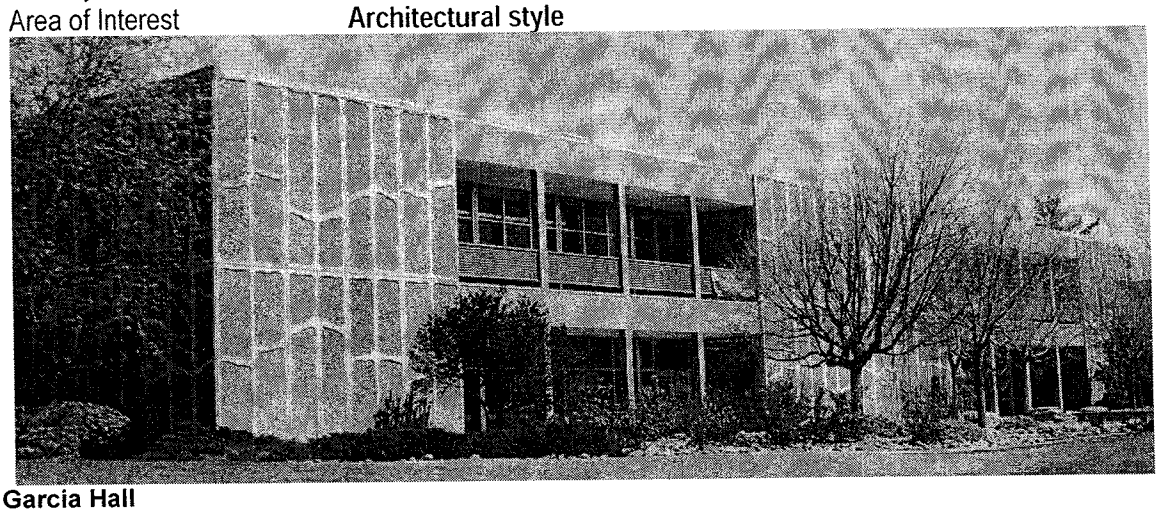
Important Features:

- Two story rectilinear massing
- Flat roof with overhang and boxed eaves
- Undulating New Formalist pilasters
- Fenestration pattern with concrete belt course
- Symmetry
- Covered entrance on north

Comments: Walden Hall is important because of its outstanding New Formalist design (Figure 45). This architectural style is unique on campus and represents a period when the architecture that was valued for academic institutions was Modernism completed in a grand and formal vocabulary.

Building 275: Garcia Hall

Architect	Lake and Henderson
Building Number	275
Date of Construction	1967
Name Origin	Fabian Garcia, professor of agriculture and horticulturalist
Primary Materials	Concrete, pebble dash panels, metal
Area of Interest	Architectural style



Garcia Hall

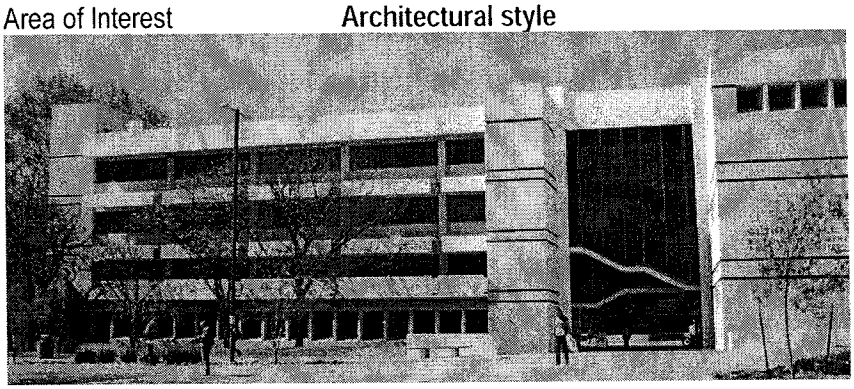
Important Features:

- Glass curtain wall above entrance ways in recessed porticos
- Pebble wall masonry panels with curvilinear lines
- Asymmetrical arms & legs separating pebbled sections
- Enclosed balconies with metal geometric railings
- Courtyards

Comments: Garcia Hall is important for its articulation of the Modernist phase of the development of the NMSU campus. Attention to its architectural features should be paid in alterations.

Building 288: Guthrie Hall

Architect	Loren Mastin
Building Number	288
Date of Construction	1968
Name Origin	G. L. Guthrie, dean of the College of Business
Primary Materials	Masonry, stucco
Area of Interest	Architectural style



Guthrie Hall

Important Features:

- Vertical glass stairwell
- Ribbon windows with deep reveals
- Incised horizontal banding
- False balconies

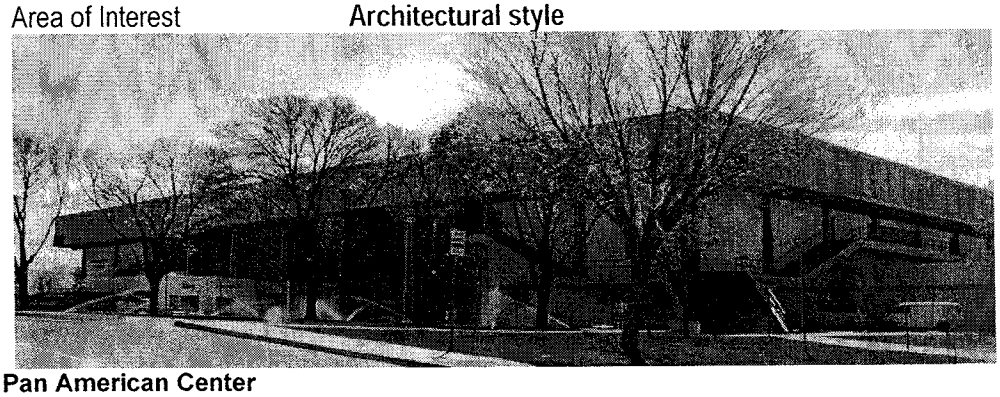
Interior:

- Artwork on the ceiling in the landings between the first and second stories and on the mezzanine level

Comments: Guthrie Hall may is an excellent expression of the Modernism and the first building to house the business and economic program. This building is an example of how NMSU articulated its new status as a university with an emphasis on the modern fields of science, engineering, and business. Attention should be paid to its original detailing as alterations are made to the building.

Building 284: Pan American Center

Architect	W.C. Kruger
Building Number	284
Date of Construction	1968
Name Origin	Unknown
Primary Materials	Concrete, glass, metal
Area of Interest	Architectural style

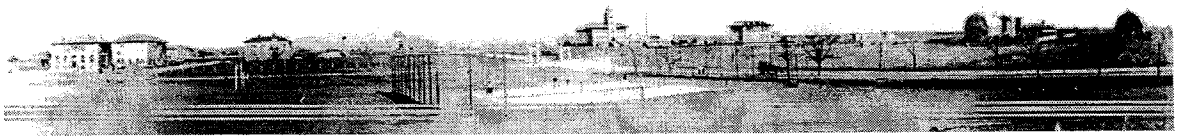


Pan American Center

Important Features:

- Tall two story massing
- Curtain wall on north elevation
- Grand two story pilasters
- Steel "architrave with triglyphs in frieze"
- Open interior span

Comments: The Pan American Center is important to the campus as the first indoor arena and is a good example of W.C. Kruger's work. When completed, the building was described in the NMSU newspaper, the Round Up, as "equal to two side by side football fields." Moreover, the paper claimed that the ten 300-foot-long trusses were the largest of their kind in the United States. The Pan American Center has served as a facility for basketball, special events, and graduations since its opening in 1968. It is also an interesting example of New Formalism applied to a field house.



Comparison with Master Plan

The Master Plan divides the NMSU campus into "districts" and discusses the planning issues and proposals associated with these districts. The following discussion summarizes these issues and is followed by an analysis of the planning topics with regard to their effects on historic properties, historic districts, and heritage conservation places. This preservation plan only discusses those districts that affect historic resources and points out the preservation issues associated with each district.

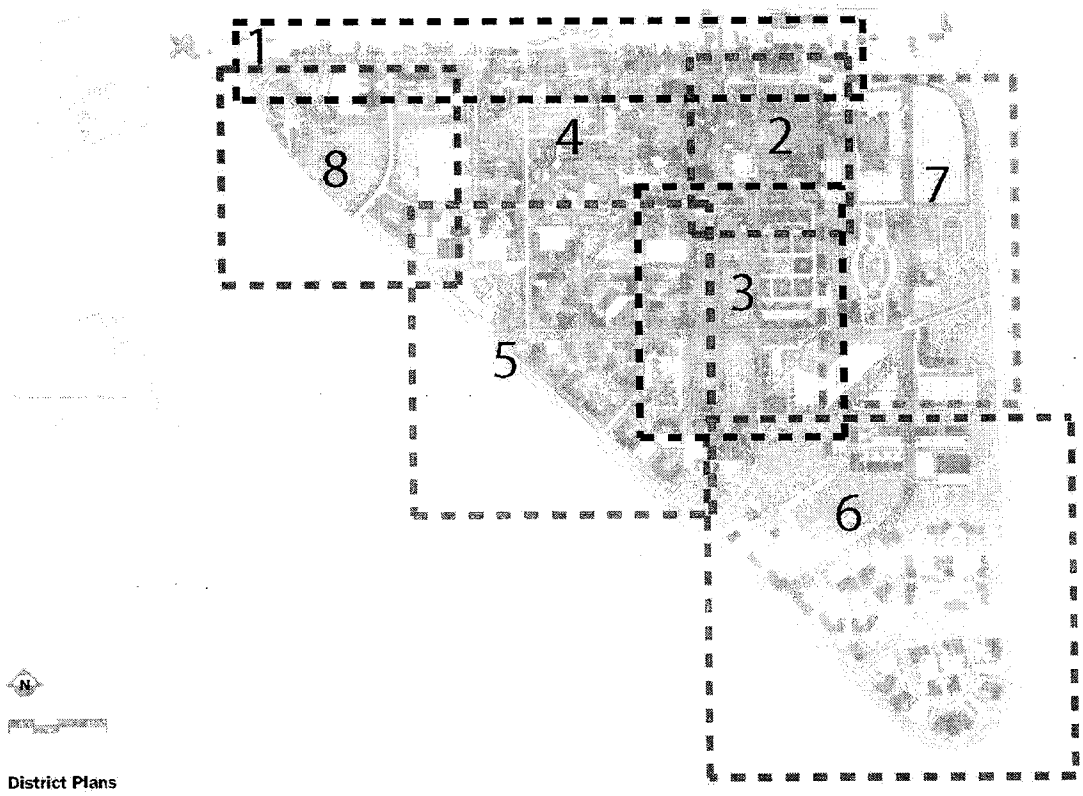


Figure 46: Master Plan Districts
Source: NMSU Master Plan

Master Plan District 1: University Avenue

Summary: This district affects the Academic Historic District and individually eligible properties on campus. The Master Plan envisions the area along University Avenue as a rich automobile and pedestrian environment where the city and the university work together to encourage mixed

use development that serves faculty, staff and student needs and emphasize "town and gown" interaction. According to the Master Plan:

1) City of Las Cruces plans to:
    i) Modify the overlay district rules to encourage mixed use development that would place parking behind the buildings and sidewalks with a landscape edge adjacent to the street.
    ii) Provide a landscape median and a bike lane on both sides of University Avenue.
    iii) Incorporate Road Diet and traffic calming methods along this corridor.

2) The university plans to:
    i) Increase the number of university buildings along University Avenue and create orientations that address both the street and the campus with multiple entrances that allow access onto the campus.
    ii) Develop a landscape verge for shade trees along the street with sidewalk adjacent and pedestrian scaled lighting.
    iii) Reconfigure the entrance at Jordan Street to serve as the primary entry for the campus.

Analysis: (1) The city items are outside the boundaries of the NMSU historic districts and do not appear to be likely to have an adverse effect on those districts.

(2.i) The university's plans clearly call for increasing the building density along University Avenue in order to emphasize the "town and gown" interface. While this will enhance interaction between the city and university, NMSU planners and architects should take into the account the scale, massing, and architectural styling of the smaller scale historic buildings that already exist along this corridor, specifically Kent Hall, Gardiner Hall, the O'Laughlin House, and the President's House (Nason House). In addition to these historic properties found on University Avenue streetscape, university planners should also consider the effects of building scale and massing on the YMCA Building and Gymnasium Building (the Music Building's practice hall), which although are not located directly on University Avenue, could be adversely affected by inappropriately scaled buildings to their north.

It should be noted that both the YMCA Building and the President's House are listed on the National Register of Historic Places and the State Register of Cultural Properties, therefore any expenditure of federal or state funds for new construction in their immediate vicinity would be subject to review by the SHPO.

(2.ii) Developing a landscape border and updating the pedestrian needs on the University Avenue corridor will most likely not have an adverse effect on the NMSU historic districts. Historically this edge of the campus was tree-lined. In addition there are a series of stone walls along this corridor (as well as other edges of the campus), which have been highlighted in this plan as noteworthy landscape features which contribute to the heritage character of the university. By emphasizing these features in the new design, the university has an opportunity to blend the old with the new and perpetuate a campus landscaping tradition.

(2.iii) The reconfiguration of the Jordan Street entrance to become the new main entryway into campus has many merits. The Master Plan discusses creating multiple story buildings and a

parking garage in the area around Jordan Street. Once again, however, planners and architects should take into consideration the historic Rhodes, Garrett and Hamiel dormitory complex to minimize any adverse effects on this historic property. Most notably, new construction plans should carefully consider the scale of the historic buildings and their open courtyard and design any new structures to account for a change in scale if necessary. For example, new, larger-scale buildings or structures that face the historic buildings could be stepped back as they rise in stories above the elevations of Rhodes, Garrett and Hamiel Halls. Any building placed in the parking lot to the east the dormitories would have less of an adverse effect on the historic character and may not require such design considerations.

Master Plan District 2: Existing Housing

Summary: In this area, the Master Plan proposes developing mixed use housing and a new signature entry to the campus. The plan calls for creating an open/green space in the area of McFie Circle. This open space would be reinforced through the architectural definition of buildings that face onto it. Specifically the plan calls for:

1) Preserving the Rhodes, Garrett and Hamiel complex and Garcia Hall;
2) Refurbishing Regent's Grove and expanding the Duck Pond; and,
3) Enhancing the International Mall.

Analysis: (1) As noted above, when redesigning the new Jordan Street gateway entrance, the university and their consultants should consider scale and massing of any new construction and its potential effects upon the historic qualities of Rhodes, Garrett and Hamiel Halls. Specific preservation recommendations and a list of character defining features for this dormitory complex are noted earlier in this report.

(2) Based on input derived from the public meeting and an analysis of this cultural landscape, Regent's Grove and the Duck Pond are considered heritage conservation places. The grove of trees (with their identification plaques), the pond and accompanying open space at this end of campus are considered important elements to the overall heritage of the campus. The Master Plan supports the heritage value of this area and calls for the enhancement of outdoor space in order to make it even more desirable to students, faculty, and staff. If the Master Plan's recommendations for this area are followed, this area will grow in popularity as will its importance as a campus heritage place on campus.

(3) International Mall has also been identified as a heritage conservation place. The most important aspect form a heritage viewpoint is to maintain the mall's linear orientation that honors the original axis of the Pike and provides an attractive pedestrian corridor for the campus community. According to the recommendations in the Master Plan, the university would continue to develop this corridor with a canopy of trees and to create an improved interface with Regent's Grove and the Duck Pond of the mall's east end. As with Regents Grove and the Duck Pond, improvements to the International Mall will undoubtedly result in its increase in popularity and importance as a heritage place on campus.

Master Plan District 4: Academic

Summary: The Master Plan proposes several infill projects, the demolition of buildings, and the removal of small parking lots. Proposed renovation or new projects that affect the historic character of the district include:

1) The phased construction of a new Arts Complex at the corner of Espina Street and University Avenue;
2) Construct new academic facilities southwest of the intersection of Espina and Frenger streets;
3) Maintain historic pattern of buildings and courtyards around The Horseshoe;
4) Maintain International Mall and Frenger Mall as east-west pedestrian corridors;

Analysis: (1) Proposed construction of a new Arts Complex at the corner of University Avenue and Espina Street will have an effect on The Academic Historic District. Of particular importance will be the scale and massing of the proposed Arts Complex and how that will affect the architectural and historic integrity of the three historic properties located adjacent to this site – the YMCA Building (Conroy Honors Center), NMSU's first Gymnasium (now part of the Music Building), and the President's House (Nason House). Of particular concern is the YMCA Building, the oldest original university building and an iconic example of Trost's architectural heritage at NMSU. Although not specifically stated in the Master Plan, from a historic preservation viewpoint new development in this area should respect the YMCA building's setting and its importance to the campus heritage encouraging a building design with massing and scale that honors Trost's architectural plans.

This north side of The Horseshoe has already seen considerable new development some of which has significantly altered the historic visual effects of this critically important area of the campus. For example, the Old Gymnasium lost much of its prominence when it was completely cut-off from visual and physical access to The Horseshoe during its incorporation into the Music Building.

(2) Immediately southeast of The Academic Historic District, the 2006 Master Plan calls for the demolition of the buildings, pens, chutes, and feed structures in order to construct new academic facilties. The loss of these buildings and structures will significantly impact the Animal Sciences Historic District – an area that many in the general public as well as preservationists have deemed important to the university's heritage. It is recognized that (a) this is area is a valuable piece of campus real estate, which may be better used by the university, and (2) the curriculum content of the animal science program has changed dramatically over the past fifty years. As such, it is inevitable that this area will be redeveloped in the future. At the same time, however, this area is a reflection of not only the history and heritage of the university's main campus, but also reflects the changing history of agricultural education. It is therefore recommended that the buildings, livestock pens, feed structures, and circulation paths be documented prior to any major alterations in the area. Documentation should include of plan drawings, photographs, and a written history that includes faculty, staff, and student interviews in order to better understand the functional rationale behind the placements and uses of pens, buildings, structures, and equipment.

(3) Retaining the historic pattern of buildings and courtyards around The Horseshoe will not only

maintain the strong edges to the most important open space on campus, but also creates the opportunity for many small courtyards which are also a feature of the Master Plan. Maintaining the architectural integrity of the historic buildings around The Horseshoe is extremely important for the perpetuation of this historic district. As other buildings and courtyards are added to the area, the cumulative effects of these actions should be taken into account early in the planning process.

(4) In order to enhance International Mall and Frenger Street Mall as the two primary east/west pedestrian corridors, Frenger Mall will need infill development to help define its edges. This, together with landscaping features, is called out in the 2006 Master Plan. Development of Frenger Mall as noted in the plan does not appear to include items that would have an adverse effect on the adjacent Academic Historic District.

Master Plan District 5: Academic / Research

Summary: The Master Plan recommends that this area be the focal point of new academic and research building expansion on the campus. Using this area would allow NMSU to expand its facilities and still maintain a comfortable walking distance to the center of campus. It would also offer an improved visual image of the university from Interstate 10. This new construction would necessitate the demolition of the contributing buildings and landscapes to the Sutherland-Tom Fort Historic District.

Analysis: The Master Plan recommendations will affect the Sutherland-Tom Fort Historic District by essentially removing any vestiges of these historic properties. It is recommended that university planners and architects begin a discussion as to how to mitigate the effects of this redevelopment upon the contributing properties of the district. It is recommended that this discussion include not only the university planning staff, but historic preservation professionals, and other interested parties or stakeholders in this project. This group discussion should center on ways to find "common ground" that address the historic preservation issues while allowing for development.

Master Plan District 8: West Campus

Summary: Currently, the far west side of campus is used predominantly for the cultivation of feed for animals being kept by the Department of Animal Sciences. The Master Plan recommends that:

1) The area continues to reflect the university's agricultural heritage;
2) The Las Cruces Center and NMSU hotel/conference center be sited in this area;
3) The conference center "should reflect the regional influences that shaped the campus celebrating the links to its agricultural past;"
4) College Avenue at Interstate 10 be reconfigured so traffic will be directed towards The Horseshoe and the center of campus;
5) The historic Seed House (Nematology Building) be preserved, and that access to the historic Cotton Ginning building and adjacent labs via the existing road alignment be maintained;
6) The view east from El Paseo Road to the Organ Mountains should be preserved to

create a buffer zone for this viewshed.

7) El Paseo Road, the proposed primary entrance to the convention complex, be designed to preserve the view of the campus and Organ Mountains from College Drive.

Analysis: (1) This area has the strongest historical ties to the university's role in agricultural education and research and is one of the last intact vestiges of this agricultural legacy on campus. Thus the Heritage Preservation Plan and the Master Plan are in agreement that this area should continue to reflect this significant chapter in the university's heritage.

(2-3) The proposed convention center complex – located on 8.8 acres of historic agricultural fields north of the Pike and east of the acequia to El Paseo Avenue – will impact the cultural landscape that comprises portions of the West Side Farm Historic District. Development of the complex could also affect the historic Seed House and historic viewshed along College Drive.

Planning and design of the new convention center complex should carefully consider how to implement the Master Plan's recommendations. Specifically, university and city planners should address how the:

a) Center can celebrate the university's links to its agricultural past;
b) Design of the new complex can reflect the university's agricultural heritage;
c) University can preserve the Seed House and alignment of the Pike; and
d) University can develop a new entrance sequence at the intersection of El Paseo Avenue and College Drive that will preserve the historic viewshed of the campus and "A" Mountain (Figure 155).

To meet the first and second qualities, the Convention Center could be developed with more of an urban edge facing the corner of University Avenue and El Paseo Avenue, but step down and open out in plan towards the remnant agricultural fields on its south and southwest sides. Such a site plan could commemorate these fields as an integral part of the campus heritage.

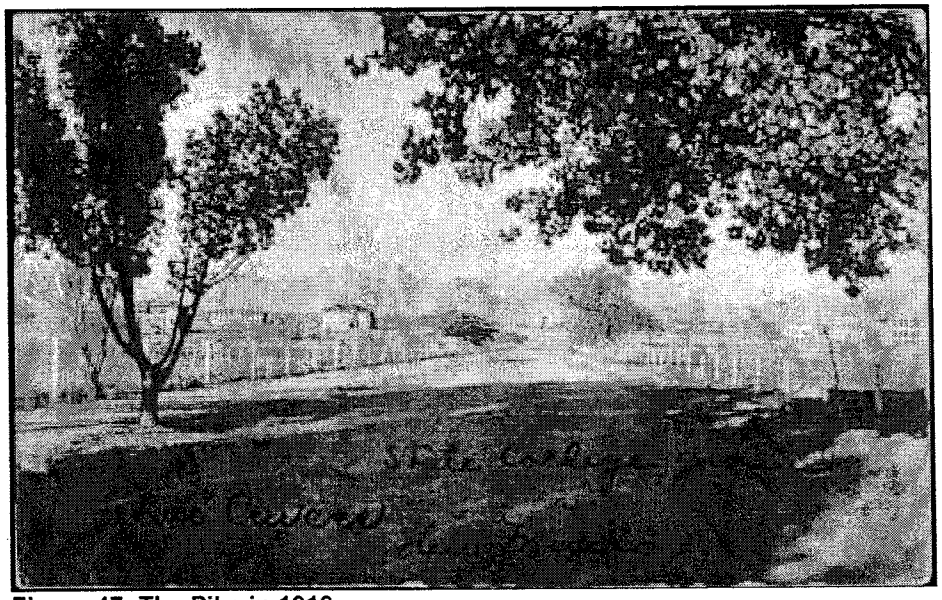


Figure 47: The Pike in 1919
Photo courtesy of the Rio Grande Historical Collections, New Mexico State University

The conceptual idea is to integrate the facility and its landscape design with the campus' agricultural heritage to the greatest extent possible. The university could provide interpretation of their agricultural heritage by showcasing the first building on campus (the Seed House), outlining the development of Acala cotton, explaining the historic significance of the work done at the Cotton Gin, and emphasizing the viewshed of the Pike. Ideally, the Seed House would be restored to match the historic photographs. The building could be dedicated to interpretation of the early campus agricultural research and provide space for activities that would support the preservation of the agricultural fields. These and other heritage places (such as, the Story Tree and the *acequia*) could be tied to convention center complex with walking trails and interpretive signage for those interested in learning about the early history of the university and its role developing arid lands agriculture.

One goal of the 2006 Master Plan is sustainability. One option NMSU may want to explore in this direction is to use the university's existing agricultural fields to grow food crops that could be used by the hotel and convention center kitchens. Historically there were many different crops planted on these fields that would be desired in a modern commercial kitchen. This would not only enhance and showcase the heritage of the area, but it would support sustainability of the center.

(4) With regard to traffic flow and the preservation of the "A" Mountain viewshed, the new entrance at the intersection of El Paseo Avenue and College Drive (the Pike) could greatly enhance the quality of this area, not to mention the safety of those driving along College Drive and crossing El Paseo Avenue. The viewshed from the fields to the "A" on Tortugas Mountain is the most important historical axis on the campus. The new intersection should be designed to highlight this feature. By encouraging more people to experience this view, the university will promote a better understanding of its campus heritage. The most difficult portion of the project

will be to integrate surface parking into the landscape. Ideally, cars would be stored in multi-level garages to avoid using up large tracts of land. If surface parking is used, landscape buffers should be designed to reduce the "sea of cars" visual effect. The tradition of using lines of Afghan Pines and other tree rows could be employed to visually break up any surface parking.

Finally, the planning of these new facilities, especially on its west end, will require consultation with the SHPO regarding the effects of the development on the Las Cruces Lateral (the Acequia), which is listed on the National Register.

Conclusions: the Master Plan and Historic Preservation

The Academic Historic District

The Master Plan calls for substantial new construction on the north side of The Horseshoe. The university planning staff should carefully consider the effect of new construction on the historic buildings which represent Trost's original campus plan, particularly the President's House (Nason House), the old Gymnasium (now part of the Music Building), and the YMCA Building (Conroy Honors Center). The Master Plan recognizes the historical significance of The Horseshoe and these historic buildings and supports their preservation. The Preservation Plan recommends that a "green" buffer be maintained whenever possible around building perimeters and that particular attention be given to the scale and massing of any new building so as not to adversely affect these important historic buildings.

West Side Farm Historic District

The historical integrity of this district will be affected by the proposed development of a convention center complex on former agricultural fields. Care should be taken to integrate this complex into the university's agricultural heritage; there is an opportunity to highlight this heritage not only by building design, but through interpretive displays, signage and the use of the remaining fields. The Master Plan supports the preservation of this area in light of its importance to the university's agricultural history.

Animal Sciences Historic District

The Master Plan calls for the demolition of this entire area for redevelopment. The buildings, structures, pens, and layout of this area all address the historic usage of this area for livestock research. This usage has traditionally been a cornerstone of NMSU's educational heritage and the loss of it will have a significant visual impact on the campus' overall layout. If this area cannot be incorporated into future planning as presently configured, the Preservation Plan recommends a detailed documentation of the area's historical significance prior to demolition. Such documentation would provide an archival record of this aspect of the university's history.

Sutherland -Tom Fort Historic District

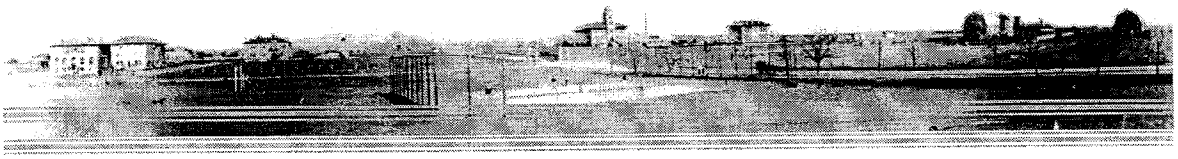
Based on recommendations in the Master Plan, this historic district is planned to be razed and redeveloped for academic and research purposes. Although the two housing subdivisions –

Sutherland Village and Tom Fort Village – do not represent a well-recognized "high style" of architecture and are of relatively recent construction, they, together with Preciado Park, nonetheless are properties and have an important place in the heritage of the university. Based on the public meeting held in conjunction with the preparation of this plan, it became clear that there is a level of community support for maintaining these homes, which further underscores their contribution to the university's heritage. While the Master Plan does not support preservation of this area; the Preservation Plan urges university planners to consider these historic properties and explore alternatives to mitigate the adverse effects of proposed development in this historic district.

Other Historic Buildings & Heritage Conservation Places

The Master Plan acknowledges the importance of other historic buildings, such as the Rhodes-Garrett-Hamiel complex and the Garcia Annex, which are not located within a historic district. The Preservation Plan discusses how best to preserve and maintain these historic buildings. In addition, the Master Plan recognizes campus landscapes such as the International Mall, Frenger Mall, Regent's Grove, and the Duck Pond as having value. These landscapes areas have also been highlighted in the Preservation Plan as Heritage Conservation Places, and offers recommendations for their preservation and enhancement.

In summary, the Master Plan and the Preservation Plan are in agreement on the need for preserving historic buildings, districts, and heritage places. The challenge will be in exactly how these historically significant properties and landscapes are to be considered and affected by future development.



RECOMMENDATIONS FOR FUTURE STUDY

The historic significance of buildings, structures, and objects are generally judged within a fifty-year time window. In other words, buildings are not to be evaluated with regard to historic significance until they have reached fifty years old. This, of course, is a moving time target, and therefore the university must be constantly evaluating its campus buildings and updating its inventory of historic places. It is recommended that the university plan for future historic preservation surveys every five years.

Critical to evaluating the historical significance of buildings, landscapes, and places is understanding the historic context in which these properties were built and used. There are certain facets of the university's history that need further study, which in turn will assist the historic preservation process. These studies include:

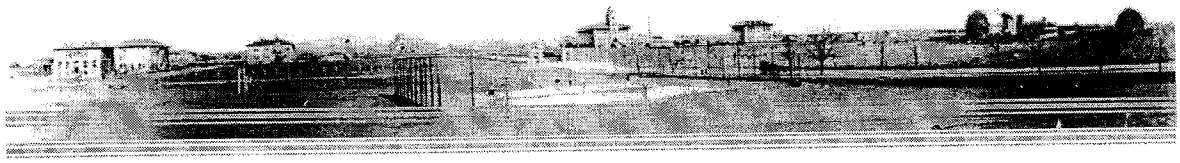
- Agricultural educational practices, such as irrigation techniques, crop research, and animal husbandry, on campus dating from the nineteenth through the twenty-first centuries. How have these practices changed over time and been reflected in the university's curriculum and patterning of fields and support buildings.

- The educational and training activities on campus during World War II and how these activities affected the university's built environment.

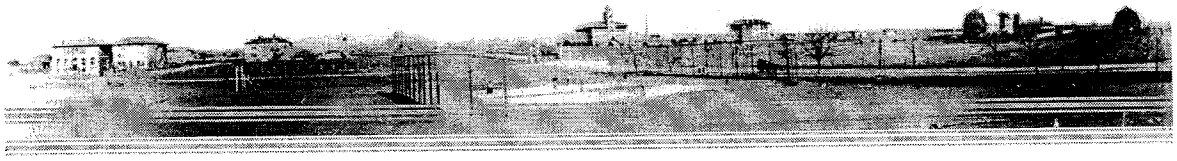
- During the research for this plan, VCHP found numerous maps and historic photographs that need to be dated, analyzed, and catalogued. This effort would greatly enhance future preservation studies.

Finally, the university's other campuses and properties (see below) should be evaluated to determine if there are significant historic buildings located on their campuses (such as the Fabian Garcia Research Center). Of particular interest are the buildings constructed in the early 1920s and now associated with the Alcalde Center for Sustainable Agriculture located in northern New Mexico. Other historic buildings may also include some of the ranch buildings associated with NMSU's research centers located in rural areas across the state.

Principal Campuses	New Mexico Location
NMSU – Las Cruces	Las Cruces
NMSU – Alamogordo	Alamogordo
NMSU – Carlsbad	Carlsbad
NMSU – Grants	Grants
NMSU – Doña Ana Community College	Las Cruces
Main Center	Las Cruces
East Mesa Center	Las Cruces
Nevada Street Center	Las Cruces
Gadsen Center	Anthony
Sunland Park Center	Sunland Park
Chaparral Center	Chaparral



Other Campuses	
Fabian Garcia Research Center	Las Cruces
Horse Farm	Las Cruces
Clayton Livestock Research Center	Clayton
Alcalde Center for Sustainable Agriculture	Alcalde
Southwest Center for Rangeland Sustainability	Corona
Jornada Ranch Agricultural Research Center	Dona Ana
Leyendecker Plant Science Center	Las Cruces
Clovis Agricultural Research Center	Clovis
Tucumcari Agricultural Research Center	Tucumcari
Los Lunas Agricultural Research Center	Las Lunas
Farmington Agricultural Research Center	Farmington
Artesia Agricultural Research Center	Artesia
Other Properties	
Apache Point Observatory	Cloudcroft
Santa Fe Ranch Demonstration Site	Santa Fe
Government Affairs Offices	Santa Fe
Cooperative Extension Service Offices	All 33 counties and 5 tribal offices



HISTORIC PRESERVATION MAINTENANCE RECOMMENDATIONS & DEVELOPMENT GUIDELINES

Management Approach

Ideally, the university should integrate routine maintenance and guidance developed for this Heritage Preservation Plan into daily campus maintenance and yearly development plans. University task forces and committees responsible for studying and making recommendations to future campus development plans and staff at Physical Plant charged with maintaining real property at the university should incorporate historic preservation ideas in daily operations.

The most efficient way to accomplish this goal is to incorporate *The Secretary of the Interior's Standards for Preservation Planning* and the Secretary's Standards for the *Treatment of Historic Properties* into the day-to-day operations of the university so that historic preservation is not a later "add-in" to a project, which can result in costly redesigns; or overlooked in daily maintenance routines or project planning, which can result in a loss of historic character (see Appendix A). Most historic buildings and landscapes lose aspects of historic integrity because maintenance staff has not been informed on how daily maintenance should be conducted to preserve significant building features. If maintenance staff is made aware of the historic preservation issues for the properties they care for, they can incorporate them into their daily, weekly and yearly routines. The best method to bring historic preservation to their attention is through training sessions that use craftsmen, preservation specialists, and/or product representatives who know the specific preservation issues and provide hands-on training on how to work with historic materials.

Maintenance staff, architects, engineers, planners and facilities/physical plant administrators can be informed about historic preservation regulatory requirements and university policies on campus heritage preservation. This could include classroom training sessions, site visits to discuss issues specific to a property, developing a familiarity with this Heritage Preservation Plan, and working closely with the State Historic Preservation Office and other preservation-oriented groups to gain additional insight about historic preservation in general. To incorporate historic preservation into the university culture – beyond training and using this Heritage Preservation Plan – Physical Plant should work to design a system that ensures 1) compliance with the regulations; 2) university policy; and 3) the recommendations of this Heritage Preservation Plan. The system should track maintenance and new projects from their inception through completion and inform all parties that have responsibility for the repair and alteration of historic properties on campus.

General Historic Preservation Development Guidance

Historic preservation at the university should employ a philosophy that unites the Regents, administrators, building stewards, and maintenance staff in the overall goal to provide modern facilities and retain the historic qualities of the campus' buildings and landscapes that provide a sense of place and heritage. Heritage preservation on campus is not intended to make the institution a "museum" or a place where changes cannot be made, but rather is intended to engender a pride and understanding of the historic architecture and important landscapes that provide a nationally unique environment within which academics take place. As such, preservation standards, the regulatory process, and this Heritage Preservation Plan should be seen as development tools for the university–allowing for changes to the campus which honors the past and is valued by alumni, students, faculty, and the general public in Las Cruces and the State of New Mexico.

Additions to historic buildings or new buildings located in historic districts should respect the massing and proportion of the existing buildings in the district through such elements as setbacks, fenestration patterns, and detailing. New development and architectural design should not mimic the architecture of Trost, McGhee, or Wolgamood, which would create a false sense of history, but rather should honor its temporal environment and architecture while using the concepts and elements of the architectural styles.

The *Secretary of the Interior's Standards for Preservation Planning* (see Appendix A) can aid the university in moving forward with future plans, however, some specific guidelines for development are provided below in Table 2.

Table 1: Development Guidelines

GENERAL DEVELOPMENT GUIDELINES	
Landscape	Protect important landscape views when infilling and developing the campus.
	If it is possible to introduce grass species that require less water, it should be done as a way to conserve water. However, the species of grass introduced should be one that covers evenly, rather than grows in clumps. The species selected must withstand student use of the area.
	NMSU ground mounted signs and planting may change in design through the years; however, the scale of this feature should not be larger than its present prominence.
	Development of a Landscape Plan: As a further development of the recent Master Plan, a Master Landscape Plan should be undertaken to establish the principles of development of the major pedestrian malls, the Duck Pond/Regents' Grove open space, parking lot design, connecting outdoor spaces, and other landscape features. A palate of designs for retaining walls, benches, and shade structures, and

	other pedestrian amenities should be defined to help tie the campus together while allowing for the design of individual projects.
	Preservation of Special Specimen Trees: Because so many resources are tied up in maintaining mature trees, they should be carefully protected in the development of new structures and landscape features. Shade is a valuable commodity in the Las Cruces climate, and it takes a long time for a tree to provide really usable shade. For example, the Master Plan calls for the redevelopment of McFie Circle. The mature Arizona Sycamores there should be protected in this process.
Building Development	For additions to the south of historic buildings: at least 4 hours of solar access on December 21 of each year should be received on the portion of the roof closest to the new building or addition. This provision will allow for the addition of solar panels (not visible from the ground) to the roof of the protected buildings.
	On all other elevations, the building envelope for a proposed building should fall below a place drawn along the top of the historic building's adjacent wall and 45 degrees to the ground.
Energy	Window Efficiency: look to other project examples that have preserved historic windows and overall building character while upgrading the R-value of their building systems to meet modern energy requirements. An example is the Naval Yard in Washington D.C., where new energy efficient windows were added on the interior of the building to allow the exterior to retain its historic character.
	Walls: It is best to use an insulation system on the interior of a wall system or by furring out an interior wall. In general, historic buildings should not be covered with an EIFS system to produce higher energy efficiency; however, if the university were to choose such a system, the final look should match the historic texture and color of stucco.
Energy	Roofs: Most buildings on campus can be retrofitted with a tapered insulation system that ensures water drainage and promotes a higher R-value. These can be hidden behind parapets and do not affect the overall historic character of the buildings. Avoid spray foam systems; if a rubber roofing system is used, pay special attention to flashing details and ensure system cannot be seen from grade.
Accessibility	Ramps should be designed to have the least possible visual impact on historic properties. Rather than ramping straight into buildings at the center walkway, consider an L- or U-shaped ramp that would allow the ramp to run parallel to the building for most of its length. Use short landscape walls and plantings to hide ramps and reduce their visual profile.
	Elevators should be added to the least visible elevation and the addition should match the massing and overall composition of the historic property.
	Where possible, retain historic hardware. If the historic hardware must be replaced, salvage the historic (perhaps for curation), and replace with a modern accessible unit that blends with the character of the door.

Routine Maintenance

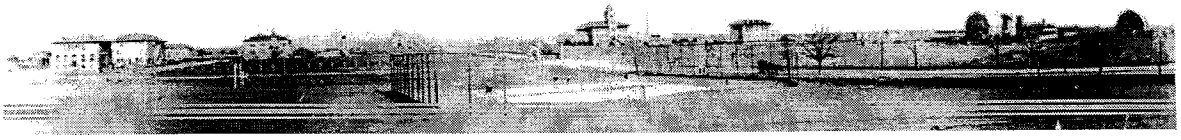
All maintenance and repair to historic structures at the university should work to make an efficient contemporary use of the historic properties, while preserving their historic, architectural and cultural values. The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (and more specifically the standard for Rehabilitation) can lead university building planners and maintenance staff through this process. The standards are included in Appendix A of this Heritage Preservation Plan. Table 3 outlines general preservation practice for routine maintenance projects on university historic properties. Maintenance staffs should be encouraged to utilize the following general guidelines when carrying out their activities:

Table 2: General Maintenance

GENERAL INSPECTIONS	
Roof	Inspect pitched and flat roofs, including underside of substrate if it can be seen on interior, once each year for leaks and deteriorating roofing, flashing, and other components.
Walls	Monitor cracks in stucco. Inspect the wall surface every six months, particularly at corners where cracking from foundation settling can often appear. If stucco cracks are moving and/or growing, contact an engineer for advice on building stabilization.
Windows	Inspect windows yearly for operability and a proper seal. Also inspect paint and overall window condition, to ensure there is no moisture, insect or use damage.
Doors	Inspect doors yearly for operability and a proper seal. Also inspect paint and overall condition, to ensure there is no moisture, insect or use damage.
Foundation	Inspect basements and foundations every six months to ensure that they are dry. If there is cracking, monitor as with stucco above.
Porches	Inspect porch columns and architectural features yearly for moisture and insect damage, condition of paint, and structural soundness.
Character Defining Features	Inspect all character defining features yearly, including decorative elements, to ensure that they are not suffering from moisture damage, sunlight, use or other types of deterioration.
GENERAL MAINTENANCE	
Landscape	Tree health shall be maintained with appropriate watering and attention to prevention and treatment of disease.
	Prior to the end of the natural life of trees in important landscapes, a replacement tree of the same or similar species should be planted nearby. Tree replacement should be spaced in time to avoid the maturing and death of several trees at once.
Roof	Flat roofs can use modern materials, such as rubber roofing, as long as they are not visible from grade. Ensure that roof and flashing materials are compatible. Remove insect hives and screen openings at eaves where bats, birds and insects

	might gain access to the interior.
Walls	Stucco colors and texture should be analyzed on a building-by-building basis throughout the campus to determine historic colors and textures. The older stuccos tended to have a smooth texture and generally lighter tans, while modern stucco has a pebble-dash texture and typically darker browns. When re-stuccoing buildings, the historic colors and textures should be used to maintain and restore architectural character.
Walls	When repairing stucco, match color, texture, and composition of the historic stucco. Cut deteriorated material from wall to provide preparation prior to initiating patch. Provide test panels to ensure the best possible mix and technique, prior to completing repairs on historic buildings. Once the staff has identified a good stucco mix and application technique, document it and use as standard repair method.
Windows	Clean cracks and crevices at windows yearly to maintain operability. If window is inoperable, repair using materials that match historic. When replacing hardware, the new hardware should match the historic. When re-glazing, install new panes using clean putty lines. When repainting, properly prepare the surface, scraping loose paint, repairing deteriorated wood (with epoxy resins or Dutchmen that match the original wood species and window component profiles), sanding and repainting. When painting, use clean lines and be sure to remove any residue from glazing. When adding screens or energy-efficiency devices, install on interior to minimize visual impact on exterior.
Doors	When replacing hardware, the new hardware should match the historic. If ADA hardware is required, choose hardware that is compatible with the historic in color, material and overall design. When installing screens or storm units, purchase units that fill the frame; or units where the panels and mullions line up with the historic panels and proportions of the doors. When repainting, properly prepare the surface, scraping loose paint, repairing deteriorated wood (with epoxy resins or Dutchmen that match the original wood species and window component profiles), sanding and repainting. When painting use clean lines and be sure to remove any residue from glazing or adjacent trim.
Foundation	Patch minor cracks to match the surrounding concrete in texture and color. Patches will last longer and be less likely to cause damage to surrounding historic material, if the concrete matches the original in composition. If concrete is deteriorated on the surface, scrape loose concrete from wall and repair with concrete mix that closely matches the original. Concrete that matches original in composition will last longer and be less likely to cause damage to surrounding historic material.
Character Defining	Many of the buildings in this plan have a number of character defining features that are not included in the above categories. If the features are concrete, maintain as noted in

Features	foundations, but also ensure that the lines of the features are kept intact. If the features are wood, follow the painting and patching recommendations noted under windows.



GLOSSARY

adverse effect
Alteration to a historic property that damages the characteristic-defining feature(s) of the property, which makes it eligible for inclusion in the National Register.

arcade
A series of continuous arches; a covered passageway, with open archways on one or both sides.

architrave
A molded trim band surrounding the outside of a rectangular wall opening.

awning window
A section of window that pivots from the top and opens outward.

balconet
A low railing outside a window to mimic the appearance of a balcony.

balustrade
An entire railing system (as along the edge of a balcony) including a top rail and its balusters, and sometimes a bottom rail.

barge board
sometimes called a vergeboard. Sloped board at the edge of a projected eave at a gable end; covers rafter ends. Sometimes highly decorated; carved.

bas relief
Low-relief carving, of which no portion is undercut or separated from the background plane of material.

bilaterally symmetrical
Having identical parts on each side of an axis (syn: bilateral, isobilateral, bilaterally symmetric).

blind arch
An arch with the opening sealed with the same material as the wall. May be recessed.

bracket
An angled support that helps transfer the load of a horizontal structural member to a vertical one; similarly, various decorative elements in the corner of an opening or below a projection; types include angle bracket, console, cut bracket.

bullnose
A rounded plaster edge.

capital
The upper decorated portion of a column or pilaster on which the entablature rests.

casement
A window sash that opens on hinges fixed to its vertical edge.

cast concrete
Concrete that is poured into a form and cured.

character-defining feature
Prominent or distinctive aspect, quality, or characteristic of a historic property that contributes significantly to its physical character.

Churrigueresque
A highly ornamental Spanish and Mexican Baroque style, dating from the early 18th century and featured in later Spanish Renaissance revival styles.

cinquefoil
A five-lobed (or five-cusped) ornamental circular window.

clerestory
An upper zone of wall pierced with windows that admit light to the center of a lofty room.

column
In structures, a relatively long, slender structural compression member such as post, pillar, or strut; usually vertical, supporting a load which acts in (or near) the direction of its longitudinal axis.

composition shingles
Various types of shingles made with fibers and binder materials, such as asphalt. Date from late 19th c.

coping
Protective covering running along top of wall, parapet, chimney, pilaster, often made of wood, stone, terra cotta, concrete or metal.

corbel
A member which projects from within a wall and supports a superincumbent weight. Generally a corbel has sections that extend farther outward as it stacks upward toward the load it is carrying.

cornice
The projection at the top of a wall; the top course or molding of a wall when it serves as a crowning member. Two general type of cornices are the box cornice and the open cornice. A cornice along the slope (rake) of a gable or pediment is termed a raking cornice. Also, the upper projection of the entablature in classical architecture.

curvilinear
Consisting of or bounded by curved lines: represented by a curved line.

curtain wall
A non-load-bearing exterior wall supported by the skeleton frame of a building; typically used in mid-rise and high-rise buildings; may be of any material, including masonry or glass.

dentil
Small decorative blocks alternating with a blank space, often with moldings above and/or below.

double hung
A window with two sashes that slide past each other vertically; either both sashes are hung with cord, pulley, and counterweight on each side, or the bottom sash has cords and counterweights on each side; typically the lower sash is in inside the upper sash; window types are usually expressed by the number of panes, for example: one over one.

escutcheon
Protective plate around a keyhole, a door handle, etc.; also a shield on which armorial designs are depicted.

facade
The main, or front elevation of a building, where the main entryway is located.

fanlight
Refers to any curved window over a door – was once restricted to curved windows with radial muntins.

fascia board
Board forming a horizontal band at edge of an eave.

fenestration
The arrangement and design of windows in a building.

finial
Pointed ornament, often at top or peak of a roof or parapet wall.

flat roof
A roof with a low enough pitch that it can be walked upon – may be flat or may have a very shallow incline for drainage.

gable
The triangular portion of wall at the gable end under the roof overhang, between the two inclined roof slopes meeting at the roofline.

gabled roof
A pitched roof with two sloping planes meeting at the roofline, forming a vertical gable at each end.

glass blocks
Hollow glass masonry units that admit light but ensure privacy, installed with mortar joints.

glazing
The glass of windows and doors.

Gothic Revival
The revival of medieval Gothic architectural motifs and styles, beginning at the beginning of the 19th c., becoming widespread through middle of 19th c. Essentially an outgrowth of the picturesque or Romantic reaction against the rise of industrialism and scientific rationalism, which began in 18th c. Symmetrical facades, gable dormers, steeply pitched roofs, cross gables, scrollwork bargeboards.

HABS/HAER
See Historic American Building Survey/Historic American Engineering Record

Heritage Conservation Places (HCPs)
Properties that contribute to overall heritage of the university. Although these places, viewsheds and objects do not meet the rigorous historical or architectural standards required of National or State Register properties, these properties offer tangible symbols of NMSU's history and are visible reminders of that history.

hipped roof
Roof that slopes inward from all exterior walls. See **gabled roof**.

Historic American Building Survey / Historic American Engineering Record
A program of the National Park Service that established standards for recording and documenting historic buildings and engineering structures. See Appendix A of this Plan.

historic property
A building, structure, object, district, or site that meets National Register criteria and is thus included or eligible for inclusion in the National Register of Historic Places. It also includes artifacts, records, and remains that are related to or located within such properties. It also includes properties of traditional, religious, and cultural importance to an Indian tribe that meets the National Register criteria.

hopper window
A window that pivots from the bottom and generally opens in towards the building.

International Style
A form of Modernism that strives to depart from historical styles and detailing; a reaction to the various historical revival movements in architecture. Typically non-load-bearing walls, projecting asymmetrical geometric forms, flat walls, flat roofs; horizontal bands of windows set flush with exterior wall surfaces. Common materials include concrete, steel, glass.

Italian Villa Style
Also sometimes referred to as Italianate Style, this is an eclectic country-house design style. Low-pitched, heavily bracketed roofs, asymmetrical plan, square towers, rounded arch windows.

jalousie
An enclosed porch or balcony with fixed louvered panels and adjustable slats.

knee wall
A low wall that does not extend to a ceiling; or, a wall that extends from a floor to meet a steeply sloped ceiling, as in an attic; or, an exterior wall that does not extend upward a full story.

lintel
A horizontal structural member that supports a load over an opening; usually made of wood, stone, steel, or concrete; may be exposed or obscured by wall covering.

lite
The individual glass panes in a window or door are referred to a "lites." A multi-paned window would be referred to as a multi-lite window (or door).

louvered vent
Angled slats fixed to a window opening in a stacked arrangement, with spaces between them to admit ventilation to an interior space.

mascaron
Spanish; a decorative element in the form of a human head, rendered grotesquely; Renaissance Revival keystones, Spanish Colonial door knockers.

massing
The composition of the exterior volumes of a building, especially when the building has multiple "massed" elements (e.g., a central block plus wings)

Mission Style
An architectural style characterized by stucco walls, round arches supported by piers, continuous wall surface forming parapets, hip roof with red tile roof covering, decorative stringcourse outlining the arches,

and overhanging eaves with exposed rafters.(Towers, curvilinear gables, and gablets found in larger examples of this style.)

mitigation
The act of eliminating, minimizing, or otherwise accounting for an adverse effect upon a historic property.

Modernism
Not to be confused with Modern houses, in the sense of post-World War II subdivision development styles such as ranch houses. "Modernist" structures are from earlier in the 20th c. (1920-1940) and can be broken out into styles such as Art Deco and Moderne. "Art Deco" featured zigzags and other geometric motifs, smooth stucco wall surfaces, and towers and other vertical projections. "Moderne" structures featured smooth stucco wall surfaces, flat roofs, ledge coping, horizontal grooves, and balustrades. Regional Modernism partakes of modernist elements and locally available materials and styles, e.g. "Pueblo Deco," a style sometimes practiced by Henry C. Trost.

monitor roof
A raised, linear section of roof with a band of clerestory windows, to admit natural light to interior.

mullion
Vertical member separating (and often supporting) window, doors, or panels set in series.

muntin
A secondary framing member, typically horizontal, to hold panes within a window, widow wall, or glazed door. (mullions are the vertical members)

National Register criteria
The criteria established by the Secretary of the Interior for use in evaluating the eligibility of properties for the National Register.

National Register of Historic Places (National Register; NRHP)
A list of eligible historic properties maintained by the Secretary of the Interior.

newel post
The vertical post that terminates a stair railing, at bottom and at each point where railing turns.

New Formalism
A form of modernist architecture that is characterized by buildings that are freestanding blocks with symmetrical elevations, level rooflines with heavy, projecting roof slabs, many modeled columnar supports, and frequent use of the arch as a ruling motif to produce a kind of classicism without classical forms.

parapet
A low wall or protective railing; often used around a balcony or balconet, or along the edge of a roof.

pediments
Triangular gable ends on classical building or same form used elsewhere, as over a door or a window.

penthouse
A small, sloping roof attached to a wall at its higher end; or, a structure on the top of a flat-roofed building. pent roof. Either a **shed roof**, with a single incline, or the roof of a **penthouse.**

pilaster
a column with a base and capital that is "engaged" (attached) to the wall behind it; usually ornamental, although sometimes it also serves a structural purpose.

portal
A monumental gateway or entrance, especially one with a classical enframement.

Prairie Style
A style founded by Frank Lloyd Wright, inspiring many imitators in early 20th c. America. Rejected historical styles; featured low-pitched hipped roofs, wide eaves, casement ribbon windows, right angles with no ornamentation.

Quarter round cornice molding
A cornice molding that is approximately a quarter circle in cross section.

quatrefoil
A four-lobed (or four-cusped) ornamental circular window.

Queen Anne Style
A building style of the Victorian era, a reinterpretation of an earlier architectural era dating to the reign of England's Queen Anne from 1702-1714. Victorian Queen Anne revival buildings feature asymmetrical exteriors; gabled, hipped, and mansard roofs, sometimes all in one structure; scrollwork brackets, trim, porches, bay and oriel windows, turrets, carvings. Interior floor plans are often laid out in a "pinwheel" pattern typical of Queen Anne houses.

quoins
At the corners of a building, large rectangular blocks of masonry that perform both a structural and aesthetic function; often arranged in an alternating pattern. Typical of Renaissance architecture and in Renaissance revival structures. Brick, wood, stucco, other materials.

ribbon casements
Horizontal arrangement of casement windows without intervening structural elements; casements are windows with one or more sashes that swing open along their entire length, usually swinging via a hinge at the side of the opening to which they are fixed.

salt box roof
Steeply pitched side-gable roof, usually on a one-story lean-to addition that continues the back roof slope of a two-story gable down to the first story.

sconce
An electric lamp, resembling a candlestick or a group of candlesticks, which is designed and fabricated for mounting on a wall.

scrolls
A spiral decoration, as in a bas-relief end-view of a parchment roll, or a spiral banister rail-end, etc.

segmental arch
An arch the curvilinear portion of which forms less than a half-circle.

shed roof
See also **pent roof.** A roof with one slope; rafters span from one outside wall to opposite wall.

sill
A horizontal timber, at the bottom of the frame of a wood structure, which rests on the foundation; or the horizontal feature at the base of a window or door.

sill course
A masonry stringcourse that either continues, or is immediately below, the windowsills; sometimes forms a band across an elevation or around building.

spandrel
The area between two stories of windows filled in with a decorative panel; at NMSU it is typically a concrete panel with a decorative, geometric pattern.

Spanish Baroque
See **Churrigueresque.** A highly ornamental style of architecture dating to the late renaissance; elaborate symmetrical ornamentation and scrolls, curves, and distorted classical forms.

Spanish Eclectic Style
A style of architecture most commonly found in the American Southwest and in Florida, that features decorative details borrowed from the history of Spanish architecture, usually featuring low-pitched roof with little to no eave overhang, prominent arches above door or a main window, with an asymmetrical façade. Features Mission or Spanish tiles and often elaborately ornate entryways in "Churrigueresque" ornamental style. Early 20th c.

Spanish-Pueblo Revival
A style indigenous to the American Southwest with identifying features such as a flat or parapet roof, adobe or stucco exterior, projecting vigas, kiva fireplaces, portales and Zapata corbels.

Spanish Renaissance Revival
A historical revival movement characterized by detailing and features that included large, elaborate entryways (see Churrigueresque), symmetrical massing and facades, smooth stucco or brick elevations, and low-pitched, hipped, red clay-tile roofs. Is closely related to California Mission Revival and Italian Renaissance revival.

springline
The imaginary line drawn horizontally from the top of the vertical elements of an archway; the point at which the arch's curvilinear segment "springs" from the two vertical supporting legs of the archway.

stretcher bond
Masonry unit (such as brick) laid horizontally along its length in the direction of the plane of the wall.

terrazzo
A floor finish of stone (usually marble) chips laid in a mortar bed, ground and polished smooth.

Territorial Collegiate
More the spirit of local boosterism than a style, Territorial Collegiate expressed the desire of promoters especially in new states and territories to make a statement that they were building social and civic institutions to take their place alongside established cultural centers (i.e., the Northeast). Thus, in New Mexico, early institutional buildings did not borrow from local or regional styles and materials but instead mimicked national styles, such as Richardsonian Romanesque.

Territorial Revival
Revival of the provincial Greek Revival of 1846-80 and the Territorial style that came with the American military in the mid-1800s, defined by John Gaw Meem and Gordon Street as form of regional classicism

for the New Deal (WPA) Federal presence in New Mexico. This style omits pitched roofs, emphasizes flat roofs, buff stucco, brick copings, and white porches, and pedimented lintels.

Tongue-in-groove soffit
Tongue-in-groove wood joints feature a projecting "tongue" on the edge one board that fits into a recessed "groove" on another to form a tightly fitting joint. A soffit is the flat underside of a roof eave or overhang.

transom
A glazed unit above a window or door; may be fixed or operable.

trefoil
A three-lobed (or three-cusped) ornamental circular window.

tympanum
Wall panel below an arch and above transom over a doorway.

undertaking
A project, activity or program funded in whole or part under the direct or indirect jurisdiction of a Federal agency, including those carried out by or on behalf of a Federal agency; those carried out with Federal financial assistance; and those requiring a Federal permit, license or approval.

viewshed
A particular landscape vista that has meaning to a culture, group, or community and is thus important to their heritage conservation.

vision panel
A glazed window slit, usually in an institutional building door, to allow a view to the other side of the door.

wainscot
A wood covering of an interior wall; most often paneling; may cover all or the lower portion of the wall; originally a high-quality oak imported into England from Scotland for paneling (wain scot-oak).

zapata
A Spanish Colonial style holster above a wood column; typically with flat sides and scroll-cut ends, often in the profile of a console or cyma.

APPENDICES

APPENDIX A: FEDERAL GUIDELINES FOR HISTORIC PRESERVATION

APPENDIX B: ELIGIBILITY CRITERIA FOR THE NATIONAL REGISTER OF HISTORIC PLACES & HERITAGE CONSERVATION PLACES

APPENDIX C: RESULTS OF THE NMSU ARCHITECTURAL SURVEY

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APPENDIX A

FEDERAL GUIDELINES FOR HISTORIC PRESERVATION

A Summary of Applicable
Federal and State Historic Preservation Laws

The Secretary of the Interior's Standards
for the Treatment of Historic Properties

The Secretary of the Interior's Standards
for Preservation Planning

Secretary of the Interior's Standards for
Architectural and Engineering Documentation (HABS/HAER)

The preparation of the New Mexico State University Heritage Preservation Plan is guided by principles set forth in both federal and state historic preservation legislation. As NMSU formulates its own institutional guidelines regarding heritage conservation, it should cognizant of the applicable federal and State laws and regulations. This is particularly true of university-owned historic properties (such as the YMCA Building, the President's House, and Goddard Hall) that are currently listed on the National Register of Historic Places and the New Mexico State Register of Cultural Properties.

Federal and State Historic Preservation Statues

The federal and State statutes most applicable to the historic properties located on the NMSU campus are:

- The National Historic Preservation Act (16 U.S.C. 470, as amended);
- The New Mexico Cultural Properties Act (N.M. Stat. §§ 18-6-1 through 18-6-17, as amended); and
- The New Mexico Prehistoric and Historic Sites Protection Act (N.M. Stat. §§ 18-8-1 through 18-8-8).

In addition, the review process for compliance with the National Historic Preservation Act has been set forth in the *Code of Federal Regulations* (30 CFR Part 800), "Protection of Historic Properties." There are also numerous guidelines published by the National Park Service dealing with eligibility criteria for the National Register of Historic Places and similar issues that determine whether or not a property is historically significant under federal legislation.

Guiding Principles

The National Historic Preservation Act (NHPA) is the guiding force behind the federal historic preservation policy. In Section 1(b), the Act states in part:

- The spirit and direction of the Nation are founded upon and reflected in its historic heritage;
- The historical and cultural foundations of the Nation should be preserved as a living part of our community life;
- Historic properties significant to the Nation's heritage are being lost or substantially altered, if inadvertently, with increasing frequency; and
- The preservation of this irreplaceable heritage is in the public interest so that its vital legacy of cultural, educational, aesthetic, inspirational, economic, and energy benefits will be maintained and enriched for future generations of Americans.

The New Mexico Cultural Properties Act (NMCPA) was created in 1969 in response to the NHPA passed some three years earlier. The Act declares that the state's historical and cultural heritage is one of its "most valued and important assets," and that the public has an interest in preserving historic sites, structures, objects, and similar places. Furthermore, the Cultural Properties Act provides for the preservation, protection, and enhancement of structures, sites, and objects of historic significance in a manner conforming with the provisions of the NHPA.

The Cultural Properties Act was been supplemented in 1978 by the passage of the New Mexico Prehistoric and Historic Sites Protection Act that states that any program or project using state funds must attempt to preserve, protect or minimize harm to prehistoric or historic sites that are listed on the National Register of Historic Places (National Register) and the State Register of Cultural Properties (State Register).

Review Process

In addition to creating guiding principles for historic preservation, the National Historic Preservation Act, New Mexico Cultural Properties Act, and the New Mexico Prehistoric and Historic Sites Preservation Act all set up similar processes to identify historic resources and review the effects of federal or state projects (defined as "undertakings") on these resources. These statutes establish registers of cultural and historic properties worthy of preservation, known at the National Register and the State Register, respectively. These acts call for the state historic preservation officer (SHPO)and/or the Advisory Council on Historic Preservation be given a reasonable opportunity to comment on the proposed effects of any modifications to a building, structure, site, or object listed on either the National or State register. The federal review process has been codified in 36 CFR Part 800.

Definitions

The NMCPA and the NHPA define specific categories of historic resources or groups of resources. These terms are commonly used by historic preservation specialists and should be familiar to NMSU staff working with such properties:

- "Historic resource" or "historic property" (NHPA) means any prehistoric or historic district, site, building, structure, or object included in, or eligible for, inclusion on the National Register, including artifacts, records, and material remains related to such a resource or property. It also includes any properties of traditional religious and cultural importance to Indian tribes or other groups/communities that meets the National Register criteria.
- "Cultural property" (NMCPA) means a structure, place, site, or object having historic, archaeological, scientific, architectural or other cultural significance.
- "Registered cultural property" (NMCPA) means a cultural property that has been placed on the State Register on either a permanent or temporary basis by the state's Cultural Properties Review Committee.
- "Building", "Structure", and "Site" refer to different categories of historic properties. Buildings are places that shelter human activity, while structures are related to purposes other than human shelter. Sites are locations of significant events (prehistoric or historic in time) with historical, archaeological, or cultural value, regardless of whether or not there is a standing building or structure.
- "Individually eligible property" (NHPA) means a single building, structure, site, or object that meets the National Register criteria. If such a property is a building or a structure, it may include interior as well exterior features, and may also include landscaping features immediately surrounding the property. Whether such features are significant is determined by the university in consultation with the SHPO, and defined on the evaluation form.
- "Historic district" (National Register) means a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. An historic district has prescribed geographical boundaries, and may be comprised of resources that are not "individually eligible," but when considered as a whole are historically significant. A district can consist of "contributing" and "noncontributing" buildings, structures, sites, objects, or landscapes.

Contributing features are those that complement the historical or architectural nature of the district. Noncontributing features are those that do not contribute to the district's historic significance, for example, because they were added to the district at a later date, are in a style not relevant the district's historic design, or have been modified to such an extent that they have lost their historic significance. All features – buildings, structures, and landscapes – located within an historic district should be identified as "contributing" or "noncontributing." Noncontributing resources are not considered to be historic properties, and thus are not subject to the NHPA review process.

- "Cultural landscapes" are a geographic area, including both cultural and natural resources and the wildlife or domestic animals herein, associated with a historic event, activity, or person, or that exhibit other cultural or aesthetic values. There are four general types of cultural landscapes, not mutually exclusive: Historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes. This type of property is often referred to as a "Traditional Cultural Property" or TCP, which reflects its religious or cultural importance to an Indian tribe or traditional community. Such a property must meet the standard criteria for National Register eligibility to be considered a "historic property."

- "Cultural resources" are commonly considered under the same definition as "cultural property" or "historic resource"; however, the term often has a broader definition that includes those features of both the natural and built environment that have a cultural value to some socio-cultural group. This concept incorporates the larger mosaic of things, values, beliefs, perceptions, customs, traditions, and symbols that make the cultural environment.

No matter what term is used, it is important to note that when someone is talking about cultural or historic properties, cultural resources, or historic districts, they are talking about specific classes of buildings or structures that have certain safeguards designed to protect their significant historic qualities under state and federal law. Therefore, facilities managers, their staff, and university planners must know which properties are "historic," the process for getting approval of projects that affect them, and the standards that must be used in their rehabilitation and maintenance.

Secretary of the Interior's Standards for the Treatment of Historic Properties

Another valuable information resource for NMSU architects, planners, and facilities managers are the standards set forth in *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (1995). It presents guidelines for preserving, rehabilitating, restoring, and reconstructing historic buildings, and is the standard used by the SHPO for reviewing proposed modifications to historic properties. These guidelines should be consulted for any maintenance or rehabilitation project being undertaken by the university on one its historic buildings.
The Secretary's Standards consist of four treatment categories.

(1) Preservation. This standard is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.

Although upgrading mechanical, electrical, and plumbing systems are permitted, additions to the building are usually not allowed under this standard. In general, this standard allows very little flexibility with regard to materials, use, and form.

(2) Rehabilitation. This standard is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

(3) Restoration. This standard is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

(4) Reconstruction. This standard is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Of the four standards, the Rehabilitation Standard is the one most likely to be used on the NMSU camps. It is advisable that when considering modifications to an existing historic campus building that university architects and planners consult with the SHPO during the initial design phase regarding the appropriate treatment plan.

The Secretary of the Interior's Rehabilitation Standards

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Rehabilitation Guidelines

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.

Choosing Rehabilitation as a Treatment

In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the *Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or* missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.

Identify, Retain, and Preserve Historic Materials and Features

Like Preservation, guidance for the treatment Rehabilitation begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on *identifying, retaining, and preserving* character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.

Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of Rehabilitation work, then *protecting and maintaining* them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the

cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair Historic Materials and Features
Next, when the physical condition of character-defining materials and features warrants additional work *repairing* is recommended. Rehabilitation guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind--or with compatible substitute material--of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace Deteriorated Historic Materials and Features
Following repair in the hierarchy, Rehabilitation guidance is provided for *replacing* an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, they never recommend removal and replacement with new material of a feature that--although damaged or deteriorated--could reasonably be repaired and thus preserved.

Design for the Replacement of Missing Historic Features
When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the Rehabilitation guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions for the New Use
Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character. The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the Rehabilitation guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alterative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed. Additions and alterations to historic buildings are referenced within specific sections of the Rehabilitation guidelines such as Site, Roofs, Structural Systems, etc., but are addressed in detail in New Additions to Historic Buildings.

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations
These sections of the guidance address work done to meet accessibility requirements and health and safety code requirements; or retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of Rehabilitation projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of meeting code and energy requirements.

Secretary of the Interior's Standards for Preservation Planning

To assist architects and planners working in the field of historic preservation, the Secretary of the Interior has published Standards for Preservation Planning through the National Park Service. These standards are reproduced below.
Preservation planning is a process that organizes preservation activities (identification, evaluation, registration and treatment of historic properties) in a logical sequence. The Standards for Planning discuss the relationship among these activities while the remaining activity standards consider how each activity should be carried out. The Professional Qualifications Standards discuss the education and experience required to carry out various activities.
The Standards for Planning outline a process that determines when an area should be examined for historic properties, whether an identified property is significant, and how a significant property should be treated.
Preservation planning is based on the following principles:

- Important historic properties cannot be replaced if they are destroyed. Preservation planning provides for conservative use of these properties, preserving them in place and avoiding harm when possible and altering or destroying properties only when necessary.

- If planning for the preservation of historic properties is to have positive effects, it must begin before the identification of all significant properties has been completed. To make responsible decisions about historic properties, existing information must be used to the maximum extent and new information must be acquired as needed.
- Preservation planning includes public participation. The planning process should provided a forum for open discussion of preservation issues. Public involvement is most meaningful when it is used to assist in defining values of properties and preservation planning issues, rather than when it is limited to review of decisions already made. Early and continuing public participation is essential to the broad acceptance of preservation planning decisions.

Preservation planning can occur at several levels or scales: in a project area; in a community; in a State as a whole; or in the scattered or contiguous landholdings of a Federal agency. Depending on the scale, the planning process will involve different segments of the public and professional communities and the resulting plans will vary in detail. For example, a State preservation plan will likely have more general recommendations than a plan for a project area or a community. The planning process described in these Standards is flexible enough to be used at all levels while providing a common structure which promotes coordination and minimizes duplication of effort. The Guidelines for Preservation Planning contain additional information about how to integrate various levels of planning.

Standard I. Preservation Planning Establishes Historic Contexts
Decisions about the identification, evaluation, registration and treatment of historic properties are most reliably made when the relationship of individual properties to other similar properties is understood. Information about historic properties representing aspects of history, architecture, archeology, engineering and culture must be collected and organized to define these relationships. This organizational framework is called a "historic context." The historic context organizes information based on a cultural theme and its geographical and chronological limits. Contexts describe the significant broad patterns of development in an area that may be represented by historic properties. The development of historic contexts is the foundation for decisions about identification, evaluation, registration and treatment of historic properties. This portion of preservation planning was carried out under the Getty Grant and through the student project at the School of Architecture and Planning.

Standard II. Preservation Planning Uses Historic Contexts To Develop Goals and Priorities for the Identification, Evaluation, Registration and Treatment of Historic Properties
A series of preservation goals is systematically developed for each historic context to ensure that the range of properties representing the important aspects of each historic context is identified, evaluated and treated. Then priorities are set for all goals identified for each historic context. The goals with assigned priorities established for each historic context are integrated to produce a comprehensive and consistent set of goals and priorities for all historic contexts in the geographical area of a planning effort.

The goals for each historic context may change as new information becomes available. The overall set of goals and priorities are then altered in response to the changes in the goals and priorities for the individual historic contexts.

Activities undertaken to meet the goals must be designed to deliver a usable product within a reasonable period of time. The scope of the activity must be defined so the work can be completed with available budgeted program resources.

This portion of preservation planning was carried out under the Getty Grant, but can be revisited on individual buildings or districts when specific actions are being planned.

Standard III. The Results of Preservation Planning Are Made Available for Integration Into Broader Planning Processes
Preservation of historic properties is one element of larger planning processes. Planning results, including goals and priorities, information about historic properties, and any planning documents, must be transmitted in a usable form to those responsible for other planning activities. Federally mandated historic preservation planning is most successfully integrated into project management planning at an early stage. Elsewhere, this integration is achieved by making the results of preservation planning available to other governmental planning bodies and to private interests whose activities affect historic properties.
If the recommendations of this Heritage Preservation Plan are carried out, this standard will be met through inclusion of preservation in day-to-day activities for university groups involved in planning and maintenance on historic properties, as well as inclusion of preservation in future development plans.

Preservation Planning Guidelines
These Guidelines link the Standards for Preservation Planning with more specific guidance and technical information. They describe one approach to meeting the Standards for Preservation Planning. Agencies, organizations or individuals proposing to approach planning differently may wish to review their approaches with the National Park Service.

The Guidelines are organized as follows:
- Managing the Planning Process
- Developing Historic Contexts
- Developing Goals for a Historic Context
- Integrating Individual Historic Contexts-Creating the Preservation Plan
- Coordinating with Management Frameworks
- Recommended Sources of Technical Information

Managing the Planning Process
The preservation planning process must include an explicit approach to implementation, a provision for review and revision of all elements, and a mechanism for resolving conflicts within the overall set of preservation goals and between this set of goals and other land use planning goals. It is recommended that the process and its products be described in public documents.

Implementing the Process
The planning process is a continuous cycle. To establish and maintain such a process, however, the process must be divided into manageable segments that can be performed, within a defined period, such as a fiscal year or budget cycle. One means of achieving this is to define a period of time during which all the preliminary steps in the planning process will be completed. These preliminary steps would include setting a schedule for subsequent activities.

Review and Revision

Planning is a dynamic process. It is expected that the content of the historic contexts described in Standard I and the goals and priorities described in Standard II will be altered based on new information obtained as planning proceeds. The incorporation of this information is essential to improve the content of the plan and to keep it up-to-date and useful. New information must be reviewed regularly and systematically, and the plan revised accordingly.

Public Participation

The success of the preservation planning process depends on how well it solicits and integrates the views of various groups. The planning process is directed first toward resolving conflicts in goals for historic preservation, and second toward resolving conflicts between historic preservation goals and other land use planning goals. Public participation is integral to this approach and includes at least the following actions:

1. Involving historians, architectural historians, archeologists, folklorists and persons from related disciplines to define, review and revise the historic contexts, goals and priorities;
2. Involving interested individuals, organizations and communities in the planning area in identifying the kinds of historic properties that may exist and suitable protective measures;
3. Involving prospective users of the preservation plan in defining issues, goals and priorities;
4. Providing for coordination with other planning efforts at local, State, regional and national levels, as appropriate; and
5. Creating mechanisms for identifying and resolving conflicts about historic preservation issues. The development of historic contexts, for example, should be based on the professional input of all disciplines involved in preservation and not be limited to a single discipline. For prehistoric archeology, for example, data from fields such as geology, geomorphology and geography may also be needed. The individuals and organizations to be involved will depend, in part, on those present or interested in the planning area.

Documents Resulting from the Planning Process

In most cases, the planning process produces documents that explain how the process works and that discuss the historic contexts and related goals and priorities. While the process can operate in the absence of these documents, planning documents are important because they are the most effective means of communicating the process and its recommendations to others. Planning documents also record decisions about historic properties.

As various parts of the planning process are reviewed and revised to reflect current information, related documents must also be updated. Planning documents should be created in a form that can be easily revised. It is also recommended that the format language and organization of any documents or other materials (visual aids, etc.) containing preservation planning information meet the needs of prospective users.

Developing Historic Contexts

General Approach

Available information about historic properties must be divided into manageable units before it

can be useful for planning purposes. Major decisions about identifying, evaluating, registering and treating historic properties are most reliably made in the context of other related properties. A historic context is an organizational format that groups information about related historic properties, based on a theme, geographic limits and chronological period. A single historic context describes one or more aspects of the historic development of an area, considering history, architecture, archeology, engineering and culture and identifies the significant patterns that individual historic properties represent, for example, Coal Mining in Northeastern Pennsylvania between 1860 and 1930. A set of historic contexts is a comprehensive summary of all aspects of the history of the area.

The historic context is the cornerstone of the planning process. The goal of preservation planning is to identify, evaluate, register and treat the full range of properties representing each historic context, rather than only one or two types of properties. Identification activities are organized to ensure that research and survey activities include properties representing all aspects of the historic context. Evaluation uses the historic context as the framework within which to apply the criteria for evaluation to specific properties or property types. Decisions about treatment of properties are made with the goal of treating the range of properties in the context. The use of historic contexts in organizing major preservation activities ensures that those activities result in the preservation of the wide variety of properties that represent our history, rather than only a small, biased sample of properties.

Historic contexts, as theoretical constructs, are linked to actual historic properties through the concept of property type. Property types permit the development of plans for identification, evaluation and treatment even in the absence of complete knowledge of individual properties. Like the historic context, property types are artificial constructs which may be revised as necessary. Historic contexts can be developed at a variety of scales appropriate for local, State and regional planning. Give the probability of historic contexts overlapping in an area, it is important to coordinate the development and use of contexts at all levels. Generally, the State Historic Preservation Office possesses the most complete body of information about historic properties and, in practice, is in the best position perform this function.

The development of historic contexts generally results in documents that describe the prehistoric processes or patterns that define the context. Each of the contexts selected should be developed to the point of identifying important property types to be useful in later preservation decision-making. The amount of detail included in these summaries will vary depending on the level (local, State, regional, or national) at which the contexts are developed and on their intended uses. For most planning purposes, a synopsis of the written description of the historic context is sufficient.

Creating a Historic Context

Generally, historic contexts should not be constructed so broadly as to include all property types under a single historic context or so narrowly as to contain only one property type per historic context. The following procedures should be followed in creating a historic context.

1. Identify the concept, time period and geographical limits for the historic context

Existing information, concepts, theories, models and descriptions should be used as the basis for defining historic contexts. Biases in primary and secondary sources should be identified and accounted for when existing information is used in defining historic contexts.

The identification and description of historic contexts should incorporate contributions from all disciplines involved in historic preservation. The chronological period and geographical area of each historic context should be defined after the conceptual basis is established. However, there may be exceptions, especially in defining prehistoric contexts where drainage systems or physiographic regions often are outlined first. The geographical boundaries for historic contexts should not be based upon contemporary political, project or other contemporary boundaries if those boundaries do not coincide with historical boundaries. For example, boundaries for prehistoric contexts will have little relationship to contemporary city, county or State boundaries.

2. Assemble the existing information about the historic context
   a. Collecting information: Several kinds of information are needed to construct a preservation plan. Information about the history of the area encompassed by the historic context must be collected, including any information about historic properties that have already been identified. Existing survey or inventory entries are an important source of information about historic properties. Other sources may include literature on prehistory, history, architecture and the environment; social and environmental impact assessments; county and State land use plans; architectural and folklife studies and oral histories; ethnographic research; State historic inventories and registers; technical reports prepared for Section 106 or other assessments of historic properties; and direct consultation with individuals and organized groups.
      In addition, organizations and groups that may have important roles in defining historic contexts and values should be identified. In most cases a range of knowledgeable professionals drawn from the preservation, planning and academic communities will be available to assist in defining contexts and in identifying sources of information. In other cases, however, development of historic contexts may occur in areas whose history or prehistory has not been extensively studied. In these situations, broad general historic contexts should be initially identified using available literature and expertise, with the expectation that the contexts will be revised and subdivided in the future as primary source research and field survey are conducted. It is also important to identify such sources of information as existing planning data, which is needed to establish goals for identification, evaluation and treatment, and to identify factors that will affect attainment of those goals.

      The same approach for obtaining information is not necessarily desirable for all historic contexts. Information should not be gathered without first considering its relative importance to the historic context, the cost and time involved, and the expertise required to obtain it. In many cases, for example, published sources may be used in writing initial definitions of historic contexts; archival research or field work may be needed for subsequent activities.

   b. Assessing information: All information should be reviewed to identify bias in historic perspective, methodological approach, or area of coverage. For example, field surveys for archeological sites may have ignored historic archeological sites, or county land use plans may have emphasized only development goals.

3. Synthesize information
The information collection and analysis results in a written narrative of the historic context. This narrative provides a detailed synthesis of the data that have been collected and analyzed. The

narrative covers the history of the area from the chosen perspective and identifies important patterns, events, persons or cultural values. In the process of identifying the important patterns, one should consider:

- Trends in area settlement and development, if relevant;
- Aesthetic and artistic values embodied in architecture, construction technology or craftsmanship;
- Research values or problems relevant to the historic context; social and physical sciences and humanities; and cultural interests of local communities; and
- Intangible cultural values of ethnic groups and Native American peoples.

4. Define property types

A property type is a grouping of individual properties based on shared physical or associative characteristics. Property types link the ideas incorporated in the theoretical historic context with actual historic properties that illustrate those ideas. Property types defined for each historic context should be directly related to the conceptual basis of the historic context. Property types defined for the historic context "Coal Mining in Northeastern Pennsylvania, 1860-1930" might include coal extraction and processing complexes; railroad and canal transportation systems; commercial districts; mine workers' housing; churches, social clubs and other community facilities reflecting the ethnic origins of workers; and residences and other properties associated with mine owners and other industrialists.

a. Identify property types: The narrative should discuss the kinds of properties expected within the geographical limits of the context and group them into those property types most useful in representing important historic trends.
   Generally, property types should be defined after the historic context has been defined. Property types in common usage ("Queen Anne House," "mill buildings" or "stratified sites") should not be adopted without first verifying their relevance to the historic contexts being used.

b. Characterize the locational patterns of property types: Generalizations about where particular types of properties are likely to be found can serve as a guide for identification and treatment. Generalizations about the distribution of archeological properties are frequently used. The distribution of other historic properties often can be estimated based on recognizable historical, environmental or cultural factors that determined their location. Locational patterns of property types should be based upon models that have an explicit theoretical or historical basis and can be tested in the field. The model may be the product of historical research and analysis ("Prior to widespread use of steam power, mills were located on rivers and streams able to produce water power" or "plantation houses in the Mississippi Black Belt were located on sandy clay knolls"), or it may result from sampling techniques. Often the results of statistically valid sample surveys can be used to describe the locational patterns of a representative portion of properties belonging to a particular property type. Other surveys can also provide a basis for suggesting locational patterns if a diversity of historic properties was recorded and a variety of environmental zones was inspected. It is likely that the identification of locational patterns will come from a combination of these sources. Expected or predicted locational patterns of property types should be developed with a provision made for their verification.

c. Characterize the current condition of property types: The expected condition of property types should be evaluated to assist in the development of identification, evaluation and treatment strategies, and to help define physical integrity thresholds for various property types. The following should be assessed for each property type:
    1. Inherent characteristics of a property type that either contribute to or detract from its physical preservation. For example, a property type commonly constructed of fragile materials is more likely to be deteriorated than a property type constructed of durable materials; structures whose historic function or design limits the potential for alternative uses (water towers) are less likely to be reused than structures whose design allows a wider variety of other uses (commercial buildings or warehouses).
    2. Aspects of the social and natural environment that may affect the preservation or visibility of the property type. For example, community values placed on certain types of properties (churches, historic cemeteries) may result in their maintenance while the need to reuse valuable materials may stimulate the disappearance of properties like abandoned houses and barns.
    3. It may be most efficient to estimate the condition of property types based on professional knowledge of existing properties and field test these estimates using a small sample of properties representative of each type.

5. Identify information needs
Filling gaps in information is an important element of the preservation plan designed for each historic context. Statements of the information needed should be as specific as possible, focusing on the information needed, the historic context and property types it applies to, and why the information is needed to perform identification, evaluation, or treatment activities.

Developing Goals for a Historic Context
A goal is a statement of preferred preservation activities, which is generally stated in terms of property types. The purpose of establishing preservation goals is to set forth a "best case" version of how properties in the historic context should be identified, evaluated, registered and treated.

Preservation goals should be oriented toward the greatest possible protection of properties in the historic context and should be based on the principle that properties should be preserved in place if possible, through affirmative treatments like rehabilitation, stabilization or restoration. Generally, goals will be specific to the historic context and will often be phrased in terms of property types. Some of these goals will be related to information needs previously identified for the historic context. Collectively, the goals for a historic context should be a coherent statement of program direction covering all aspects of the context.

For each goal, a statement should be prepared identifying:
1. The goal, including the context and property types to which the goal applies and the geographical area in which they are located;
2. The activities required to achieve the goal;
3. The most appropriate methods or strategies for carrying out the activities;
4. A schedule within which the activities should be completed; and

5. The amount of effort required to accomplish the goal, as well as a way to evaluate progress toward its accomplishment.

Setting priorities for goals

Once goals have been developed they need to be ranked in importance. Ranking involves examining each goal in light of a number of factors.

1. General social, economic, political and environmental conditions and trends affecting (positively and negatively) the identification, evaluation, registration and treatment of property types in the historic context.
   Some property types in the historic context may be more directly threatened by deterioration, land development patterns, contemporary use patterns, or public perceptions of their value, and such property types should be given priority consideration.
2. Major cost or technical considerations affecting the identification, evaluation and treatment of property types in the historic context.
   The identification or treatment of some property types may be technically possible but the cost prohibitive; or techniques may not currently be perfected (for example, the identification of submerged sites or objects, or the evaluation of sites containing material for which dating techniques are still being developed).
3. Identification, evaluation, registration and treatment activities previously carried out for property types in the historic context.
   If a number of properties representing one aspect of a historic context have been recorded or preserved, treatment of additional members of that property type may receive lower priority than treatment of a property type for which no examples have yet been recorded or preserved. This approach ensures that the focus of recording or preserving all elements of the historic context is retained, rather than limiting activities to preserving properties representing only some aspects of the context. The result of considering the goals in light of these concerns will be a list of refined goals ranked in order of priority.

Integrating Individual Contexts-Creating the Preservation Plan

When historic contexts overlap geographically, competing goals and priorities must be integrated for effective preservation planning. The ranking of goals for each historic context must be reconciled to ensure that recommendations for one context do not contradict those for another. This important step results in an overall set of priorities for several historic contexts and a list of the activities to be performed to achieve the ranked goals. When applied to a specific geographical area, this is the preservation plan for that area.

It is expected that in many instances historic contexts will overlap geographically. Overlapping contexts are likely to occur in two combinations-those that were defined at the same scale (i.e., textile development in Smithtown 1850-1910 and Civil War in Smithtown 1855-1870) and those defined at different scales (i.e., Civil War in Smithtown and Civil War in the Shenandoah Valley). The contexts may share the same property types, although the shared property types will probably have different levels of importance, or they may group the same properties into different property types, reflecting either a different scale of analysis or a different historical perspective. As previously noted, many of the goals that are formulated for a historic context will focus on the property types defined for that context. Thus it is critical that the integration of goals

include the explicit consideration of the potential for shared property type membership by individual properties. For example, when the same property types are used by two contexts, reconciling the goals will require weighing the level of importance assigned to each property type. The degree to which integration of historic contexts must involve reconciling property types may be limited by the coordinated development of historic contexts used at various levels.

Integration with Management Frameworks

Preservation goals and priorities are adapted to land units through integration with other planning concerns. This integration must involve the resolution of conflicts that arise when competing resources occupy the same land base. Successful resolution of these conflicts can often be achieved through judicious combination of inventory, evaluation and treatment activities. Since historic properties are irreplaceable, these activities should be heavily weighted to discourage the destruction of significant properties and to be compatible with the primary land use.

Recommended Sources of Technical Information

A Planning Companion: A Guide for State Historic Preservation Planning. Susan L. Henry Renaud, 1983 (draft). Describes an approach to preservation planning that uses fully developed historic contexts as special technical studies necessary to effective planning and decision-making.

Guidelines for Local Surveys: A Basis for Preservation Planning. (formerly National Register Bulletin 24). Anne Derry, H. Ward Jandl, Carol D. Shull, and Jan Thorman; revised by Patricia L. Parker, 1985.
Local Historic Preservation Plans: A Selected Annotated Bibliography. Neil Gagliardi and Stephen Morris, 1993. Provides an overview of the range of local historic preservation plans from across the country, including information on how a number of communities have addressed various issues in their preservation plans.

The National Historic Landmarks Program Theme Study and Preservation Planning. Robert S. Grumet. Technical Brief 10, Archeology & Ethnography Program, National Park Service, 1990, revised 1992.

National Park Service, 1994, Thematic Framework.
Use of the National Park Service Thematic Framework need not be limited to the federal level, as the conceptualization it provides can equally inform preservation and interpretation at local, state, and regional levels.
Preparing a Historic Preservation Plan. Bradford J. White and Richard J. Roddewig. Planning Advisory Service Report No. 450, 1994. Describes components that are important in a good preservation plan and explains how several communities have carried out preservation planning activities. Available from the American Planning Association, 122 South Michigan Avenue, Suite 1600, Chicago, Illinois 60603-6107; (312) 786-6344.

Protecting Archeological Sites on Private Lands. Susan L. Henry, with Geoffrey M. Gyrisco, Thomas H. Veech, Stephen A. Morris, Patricia L. Parker, and Jonathan P. Rak. Provides useful information on strategies for protecting archaeological sites in local communities.

Reaching Out, Reaching In: A Guide to Creating Effective Public Participation in State Historic Preservation Planning. Barry R. Lawson, Ellen P. Ryan, and Rebecca Bartlett Hutchison, 1993. Describes an approach for designing public participation programs for State Historic Preservation Office preservation planning, with a mini-case study from the Maryland Historical Trust. May also be applicable in local community preservation planning settings.

Taking Command of Change: A Practical Guide for Applying the Strategic Development Process in State Historic Preservation Offices. Douglas C. Eadie, 1995.
Describes a strategic planning approach designed to provide practical guidance to SHPOs in managing growth and change.

Secretary of the Interior's Standards for Architectural and Engineering Documentation (HABS/HAER)

When a historic property undergoes unavoidable adverse effects, either through significant building alteration or demolition, a standard mitigation alternative is to document the property prior to it undergoing change. The Secretary of the Interior, through the National Park Service, has established standards for documenting such historic properties.

Secretary of the Interior's Standards for Architectural and Engineering Documentation
These standards concern the development of documentation for historic buildings, sites, structures and objects. This documentation, which usually consists of measured drawings, photographs and written data, provides important information on a property's significance for use by scholars, researchers, preservationists, architects, engineers and others interested in preserving and understanding historic properties. Documentation permits accurate repair or reconstruction of parts of a property, records existing conditions for easements, or may present information about a property that is to be demolished.

These Standards are intended for use in developing documentation to be included in the Historic American Building Survey (HABS) and the Historic American Engineering Record (HAER) Collections in the Library of Congress. HABS/HAER, in the National Park Service, have defined specific requirements for meeting these Standards for their collections. The HABS/HAER requirements include information important to development of documentation for other purposes such as State or local archives.

Standard I. Documentation Shall Adequately Explicate and Illustrate What is Significant or Valuable About the Historic Building, Site, Structure or Object Being Documented.
The historic significance of the building, site, structure or object identified in the evaluation process should be conveyed by the drawings, photographs and other materials that comprise documentation. The historical, architectural, engineering or cultural values of the property together with the purpose of the documentation activity determine the level and methods of documentation. Documentation prepared for submission to the Library of Congress must meet the HABS/HAER Guidelines.

Standard II. Documentation Shall be Prepared Accurately From Reliable Sources With Limitations Clearly Stated to Permit Independent Verification of the Information.
The purpose of documentation is to preserve an accurate record of historic properties that can be used in research and other preservation activities. To serve these purposes, the documentation must include information that permits assessment of its reliability.

Standard III. Documentation Shall be Prepared on Materials That are Readily Reproducible, Durable and in Standard Sizes.
The size and quality of documentation materials are important factors in the preservation of information for future use. Selection of materials should be based on the length of time expected for storage, the anticipated frequency of use and a size convenient for storage.

Standard IV. Documentation Shall be Clearly and Concisely Produced.
In order for documentation to be useful for future research, written materials must be legible and understandable, and graphic materials must contain scale information and location references.

Secretary of the Interior's Guidelines for Architectural and Engineering Documentation
Introduction
These Guidelines link the Standards for Architectural and Engineering Documentation with more specific guidance and technical information. They describe one approach to meeting the Standards for Architectural Engineering Documentation. Agencies, organizations or individuals proposing to approach documentation differently may wish to review their approaches with the National Park Service. The Guidelines are organized as follows:

Definitions

Architectural Data Form-a one page HABS form intended to provide identifying information for accompanying HABS documentation.

Documentation-measured drawings, photographs, histories, inventory cards or other media that depict historic buildings, sites, structures or objects.

Field Photography-photography, other than large-format photography, intended for the purpose of producing documentation, usually 35mm.

Field Records-notes of measurements taken, field photographs and other recorded information intended for the purpose of producing documentation.

Inventory Card-a one page form which includes written data, a sketched site plan and a 35mm contact print dry-mounted on the form. The negative, with a separate contact sheet and index should be included with the inventory card.

Large Format Photographs-photographs taken of historic buildings, sites, structures or objects where the negative is a 4 x 5, 5 x 7" or 8 x 10" size and where the photograph is taken with appropriate means to correct perspective distortion.

Measured Drawings-drawings produced on HABS or HAER formats depicting existing conditions or other relevant features of historic buildings, sites, structures or objects. Measured drawings are usually produced in ink on archivally stable material, such as mylar.

Photocopy-A photograph, with large format negative, of a photograph or drawing.

Select Existing Drawings-drawings of historic buildings, sites, structures or objects, whether original construction or later alteration drawings that portray or depict the historic value or significance.

Sketch Plan-a floor plan, generally not to exact scale although often drawn from measurements, where the features are shown improper relation and proportion to one another.

Goal of Documentation
The Historic American Buildings Survey (HABS) and Historic American Engineering Record (HAER) are the national historical architectural and engineering documentation programs of the National Park Service that promote documentation incorporated into the HABS/HAER collections in the Library of Congress. The goal of the collections is to provide architects,

engineers, scholars, and interested members of the public with comprehensive documentation of buildings, sites, structures and objects significant in American history and the growth and development of the built environment.

The HABS/HAER Collections

HABS/HAER documentation usually consists of measured drawings, photographs and written data that provide a detailed record which reflects a property's significance. Measured drawings and properly executed photographs act as a form of insurance against fires and natural disasters by permitting the repair and, if necessary, reconstruction of historic structures damaged by such disasters. Documentation is used to provide the basis for enforcing preservation easement. In addition, documentation is often the last means of preservation of a property, when a property is to be demolished, its documentation provides future researchers access to valuable information that otherwise would be lost.

HABS/HAER documentation is developed in a number of ways. First and most usually, the National Park Service employs summer teams of student architects, engineers, historians and architectural historians to develop HABS/HAER documentation under the supervision of National Park Service professionals. Second, the National Park Service produces HABS/HAER documentation, in conjunction with restoration or other preservation treatment, of historic buildings managed by the National Park Service. Third, Federal agencies, pursuant to Section 110(b) of the National Historic Preservation Act, as amended, record those historic properties to be demolished or substantially altered as a result of agency action or assisted action (referred to as mitigation projects). Fourth, individuals and organizations prepare documentation to HABS/HAER standards and donate that documentation to the HABS/HAER collections. For each of these programs, different Documentation Levels will be set.

The Standards describe the fundamental principles of HABS/HAER documentation. They are supplemented by other material describing more specific guidelines, such as line weights for drawings, preferred techniques for architectural photography, and formats for written data. This technical information is found in the HABS/HAER Procedures Manual.

These Guidelines include important information about developing documentation for State or local archives. The State Historic Preservation Officer or the State library should be consulted regarding archival requirements if the documentation will become part of their collections. In establishing archives, the important questions of durability and reproducibility should be considered in relation to the purposes of the collection.

Documentation prepared for the purpose of inclusion in the HABS/HAER collections must meet the requirements below. The HABS/HAER office of the National Park Service retains the right to refuse to accept documentation for inclusion in the HABS/HAER collections when that documentation does not meet HABS/HAER requirements, as specified below.

Standard I: Content

1. Requirement: Documentation shall adequately explicate and illustrate what is significant or valuable about the historic building, site, structure or object being documented.
2. Criteria: Documentation shall meet one of the following documentation levels to be considered adequate for inclusion in the HABS/HAER collections.

a. Documentation Level I;
    1. Drawings: a full set of measured drawings depicting existing or historic conditions.
    2. Photographs: photographs with large-format negatives of exterior and interior views; photocopies with large format negatives of select existing drawings or historic views where available.
    3. Written data: history and description.
b. Documentation Level II;
    1. Drawings: select existing drawings, where available, should be photographed with large-format negatives or photographically reproduced on Mylar.
    2. Photographs: photographs with large-format negatives of exterior and interior views, or historic views, where available.
    3. Written data: history and description.
c. Documentation Level III;
    1. Drawings: sketch plan.
    2. Photographs: photographs with large-format negatives of exterior and interior views.
    3. Written data: architectural data form.
d. Documentation Level IV: HABS/HAER inventory card.

3. Test: Inspection of the documentation by HABS/HAER staff.
4. Commentary: The HABS/HAER office retains the right to refuse to accept any documentation on buildings, sites, structures or objects lacking historical significance. Generally, buildings, sites, structures or objects must be listed in, or eligible for listing in the National Register of Historic Places to be considered for inclusion in the HABS/HAER collections.
The kind and amount of documentation should be appropriate to the nature and significance of the buildings, site, structure or object being documented. For example, Documentation Level I would be inappropriate for a building that is a minor element of a historic district, notable only for streetscape context and scale. A full set of measured drawings for such a minor building would be expensive and would add little, if any, information to the HABS/HAER collections. Large format photography (Documentation Level III) would usually be adequate to record the significance of this type of building.
Similarly, the aspect of the property that is being documented should reflect the nature and significance of the building, site, structure or object being documented. For example, measured drawings of Dankmar Adler and Louis Sullivan's Auditorium Building in Chicago should indicate not only facades, floor plans and sections, but also the innovative structural and mechanical systems that were incorporated in that building. Large-format photography of Gunston Hall in Fairfax County, Virginia, to take another example, should clearly show William Buckland's hand-carved moldings in the Palladian Room, as well as other views.

HABS/HAER documentation is usually in the form of measured drawings, photographs, and written data. While the criteria in this section have addressed only these media, documentation need not be limited to them. Other media, such as films of industrial processes, can and have been used to document historic buildings, sites, structures or objects. If other media are to be used, the HABS/HAER office should be contacted before recording.

The actual selection of the appropriate documentation level will vary, as discussed above. For mitigation documentation projects, this level will be selected by the National Park Service Regional Office and communicated to the agency responsible for completing the

documentation. Generally, Level I documentation is required for nationally significant buildings and structures, defined as National Historic Landmarks and the primary historic units of the National Park Service.

On occasion, factors other than significance will dictate the selection of another level of documentation. For example, if a rehabilitation of a property is planned, the owner may wish to have a full set of as-built drawings, even though the significance may indicate Level II documentation.

HABS Level I measured drawings usually depict existing conditions through the use of a site plan, floor plans, elevations, sections and construction details. HAER Level I measured drawings will frequently depict original conditions where adequate historical material exists, so as to illustrate manufacturing or engineering processes.

Level II documentation differs from Level I by substituting copies of existing drawings, either original or alteration drawings, for recently executed measured drawings. If this is done, the drawings must meet HABS/HAER requirements outlined below. While existing drawings are rarely as suitable as as-built drawings, they are adequate in many cases for documentation purposes. Only when the desirability of having as-built drawings is clear are Level I measured drawings required in addition to existing drawings. If existing drawings are housed in an accessible collection and cared for archivally, their reproduction for HABS/HAER may not be necessary. In other cases, Level I measured drawings are required in the absence of existing drawings.

Level III documentation requires a sketch plan if it helps to explain the structure. The architectural data form should supplement the photographs by explaining what is not readily visible.

Level IV documentation consists of completed HABS/HAER inventory cards. This level of documentation, unlike the other three levels, is rarely considered adequate documentation for the HABS/HAER collections but is undertaken to identify historic resources in a given area prior to additional, more comprehensive documentation.

Standard II: Quality

1. Requirement: HABS and HAER documentation shall be prepared accurately from reliable sources with limitations clearly stated to permit independent verification of information.
2. Criteria: For all levels of documentation, the following quality standards shall be met:
    a. Measured drawings: Measured drawings shall be produced from recorded, accurate measurements. Portions of the building that were not accessible for measurement should not be drawn on the measured drawings, but dearly labeled as not accessible or drawn from available construction drawings and other sources and so identified. No part of the measured drawings shall be produced from hypothesis or non-measurement related activities. Documentation Level I measured drawings shall be accompanied by a set of field notebooks in which the measurements were first recorded. Other drawings, prepared for Documentation Levels II and III, shall include a statement describing where the original drawings are located.

b. Large format photographs: Large format photographs shall clearly depict the appearance of the property and areas of significance of the recorded building, site, structure or object. Each view shall be perspective-corrected and fully captioned.
c. Written history: Written history and description for Documentation Levels I and II shall be based on primary sources to the greatest extent possible. For Levels III and IV, secondary sources may provide adequate information; if not primary research will be necessary. A frank assessment of the reliability and limitations of sources shall be included. Within the written history, statements shall be footnoted as to their sources, where appropriate. The written data shall include a methodology section specifying name of researcher, date of research, sources searched, and limitations of the project.

3. Test: Inspection of the documentation by HABS/HAER staff.
4. Commentary: The reliability of the HABS/HAER collections depends on documentation of high quality. Quality is not something that can be easily prescribed or quantified, but it derives from a process in which thoroughness and accuracy play a large part. The principle of independent verification of HABS/HAER documentation is critical to the HABS/HAER collections.

Standard III: Materials

1. Requirement: HABS and HAER documentation shall be prepared on materials that are readily reproducible for ease of access; durable for long storage; and in standard sizes for ease of handling.
2. Criteria: For all levels of documentation, the following material standards shall be met:
   a. Measured Drawings:
      Readily Reproducible: Ink on translucent material
      Durable: Ink on archivally stable materials.
      Standard Sizes: Two sizes: 19 x 24" or 24 x 36"
   b. Large Format Photographs:
      Readily Reproducible: Prints shall accompany all negatives.
      Durable: Photography must be archivally processed and stored
      Negatives are required on safety film only. Resin-coated paper is not accepted. Color photography is not acceptable.
      Standard Sizes: Three sizes: 4 x 5", 5 x 7", 8 x 10".
   c. Written History and Description:
      Readily Reproducible: Clean copy for xeroxing.
      Durable: Archival bond required.
      Standard Sizes: 8 1/2 x 11"
   d. Field Records:
      Readily Reproducible: Field notebooks may be xeroxed. Photo identification sheet will accompany 35mm negatives and contact sheets.
      Durable: No requirement.
      Standard Sizes: Only requirement is that they can be made to fit into a 9 1/2 x 12" archival folding file.
3. Test: Inspection of the documentation by HABS/HAER staff.
4. Commentary: All HABS/HAER records are intended for reproduction; some 20,000 HABS/HAER records are reproduced each year by the Library on Congress. Although field records are not intended for quality reproduction, it is intended that they be used to supplement the formal documentation. The basic durability performance standard for HABS/ HAER records is 500 years. Ink on Mylar is believed to meet this standard, while color photography, for

example, does not. Field records do not meet this archival standard, but are maintained in the HABS/HAER collections as a courtesy to the collection user.

Standard IV: Presentation
1. Requirement: HABS and HAER documentation shall be clearly and concisely produced.
2. Criteria: For levels of documentation as indicated below, the following standards for presentation will be used:
   a. Measured Drawings: Level I measured drawings will be lettered mechanically (i.e., Leroy or similar) or in a handprinted equivalent style. Adequate dimensions shall be included on all sheets. Level III sketch plans should be neat and orderly.
   b. Large format photographs: Level I photographs shall include duplicate photographs that include a scale. Level II and III photographs shall include, at a minimum, at least one photograph with a scale, usually of the principal facade.
   c. Written history and description: Data shall be typewritten on bond, following accepted rules of grammar.
   4. Test: Inspection of the documentation by HABS/HAER staff.

Architectural and Engineering Documentation Prepared for Other Purposes
Where a preservation planning process is in use, architectural and engineering documentation, like other treatment activities, are undertaken to achieve the goals identified by the preservation planning process. Documentation is deliberately selected as a treatment for properties evaluated as significant, and the development of the documentation program for a property follows from the planning objectives. Documentation efforts focus on the significant characteristics of the property, as defined in the previously completed evaluation. The selection of a level of documentation and the documentation techniques (measured drawings, photography, etc.) is based on the significance of the property and the management needs for which the documentation is being performed. For example, the kind and level of documentation required to record a historic property for easement purposes may be less detailed than that required as mitigation prior to destruction of the property. In the former case, essential documentation might be limited to the portions of the property controlled by the easement, for example, exterior facades; while in the latter case, significant interior architectural features and nonvisible structural details would also be documented.

The principles and content of the HABS/HAER criteria may be used for guidance in creating documentation requirements for other archives. Levels of documentation and the durability and sizes of documentation may vary depending on the intended use and the repository. Accuracy of documentation should be controlled by assessing the reliability of all sourcesand making that assessment available in the archival record; by describing the limitations of the information available from research and physical examination of the property, and by retaining the primary data (field measurements and notebooks) from which the archival record was produced. Usefulness of the documentation products depends on preparing the documentation on durable materials that are able to withstand handling and reproduction, and in sizes that can be stored and reproduced without damage.

Recommended Sources of Technical Information

HABS/HAER Photography: Specifications and Guidelines. HABS/HAER, National Park Service, Washington, D.C., Draft 1997. Provides criteria for the production of large format photographs for acceptance to the HABS/HAER Collections.

HABS Historical Reports. HABS/HAER, National Park Service, Washington, D.C., 1993. Provides guidelines for producing written data on historic buildings to HABS standards.

HABS/HAER Production Notes

- Field Records
- Large-format photographs
- Measured drawings

Recording Historic Sites and Structures Using Computer-aided Drafting (CAD) (.PDF File). HABS/HAER, National Park Service, Washington, D.C., 2000. Addresses the application of the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation to the use of computer-aided drafting (CAD) software in the production of two-dimensional HABS/HAER measured drawings.

Recording Historic Structures. John A. Burns, editor, AIA. The AIA Press, Washington, D.C., 1989. The definitive guide to recording America's built environment. Since issued in 1989, this publication is in its third printing.

Recording Historic Structures and Sites for the Historic American Engineering Record (.PDF Files). HABS/HAER, National Park Service, Washington, D.C., 1996. Provides guidelines for documenting historic engineering and industrial sites and structures to HAER standards using measured drawings and written data.

Recording Structures and Sites with HABS Measured Drawings. HABS/HAER, National Park Service, Washington, D.C., 1993. Provides procedures for producing measured drawings of historic buildings to HABS standards.

Transmitting HABS/HAER Documentation. HABS/HAER, National Park Service, Washington, D.C., 1999. Provides transmittal procedures and archival requirements of documentation for acceptance to the HABS/HAER Collections.

APPENDIX B

ELIGIBILITY CRITERIA FOR THE NATIONAL REGISTER OF HISTORIC PLACES

NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES

HERITAGE CONSERVATION PLACES

Determining National Register Eligibility

Properties Eligible for the National Register of Historic Places

The National Register of Historic Places, a division of the National Park Service, has established four criteria for evaluating the significance of historic buildings and structures. These are discussed in the National Park Service Publication entitled, "How to Apply the National Register Criteria for Evaluation," *National Register Bulletin* 15, (Washington, DC: National Park Service, 1991).

Of the four criteria, three are relevant to understanding the significance of buildings on the NMSU campus:

- Criterion A (Historical Events). Properties associated with events that have made a significant contribution to the broad patterns of history;
- Criterion B (People). Properties associated with the lives of persons significant in the past;
- Criterion C (Design/Construction). Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Under normal circumstances, properties are not considered for National Register eligibility until they reach 50 years of age. It is at this point that the National Register believes enough time has elapsed to develop a historical perspective needed to evaluate significance. If a property is thought to achieved significance within the past 50 years, it can be considered under Criteria Consideration G which considers properties that "achieves significance within the past fifty years is eligible if it is of exceptional importance."

In addition to the requirement that a property meet a significance criterion, it must also retain integrity. There are seven aspects of integrity:

1. Location: place where a property was constructed or where the historic events occurred.
2. Design: combination of elements that create the form, plan, and style of a property.
3. Setting: physical environment (topography, vegetation, relationship to other buildings or open space) of the historic property.
4. Materials: the physical elements combined at a specific period in time in a specific configuration to form a historic property.
5. Workmanship: physical evidence of the craft or technology of a particular culture or group who built the historic property during a given period.
6. Feeling: expression of the historic sense of a particular period in time.
7. Association: direct link between an important event and the historic property.

If a historic property meets these requirements (done in consultation with the State Historic Preservation Officer) it can be determined eligible for inclusion on the National Register and may go through the formal nomination process, which is ultimately accepted by the Keeper of the National Register.

Properties Eligible for the State Register of Cultural Properties

A "cultural property" is a structure, place, site, or object having historic, archaeological, scientific, architectural or other cultural significance. The State Register generally follows the same significance criteria and aspects of integrity as the National Register; however, importantly it does not consider the age of a property.

Heritage Conservation Places

In addition to the National and State Register eligible properties that meet the rigorous criteria for inclusion into those lists of significant historic buildings, structures, and objects, there are other properties on campus that contribute to overall heritage of the university and thus should be considered by campus planners for preservation. Although not meeting the rigorous historical or architectural standards required of National or State Register properties, these other properties, what we have called for the purposes of this preservation plan "Heritage Conservation Places," offer tangible symbols of NMSU's history and are visible reminders of that history.

The word "heritage" is a common catchphrase in the preservation community, which is not often defined and is frequently substituted for the word "history." As used in this plan, however, heritage is used to convey those aspects of history that are embraced and consciously affirmed by a culture, community, or group (in this case the students, faculty, staff, and alumni of NMSU), but do not necessarily encompass all the ancillary, and often problematic, issues that are attached to the comprehensive history of a culture or community.[2] There is a certain mythological quality to term heritage that suggests that the complete historical picture is not being presented, but rather a generally positive, self-conceptualized vision of one's history that acts as a form of cultural re-definition. Heritage Conservation Places (HCPs) reinforce this self-interpretation and enrich the group's identity and feelings of place attachment.

The HCPs identified in this plan all share several commonalities:

1. They may or may not meet National or State Register criteria for defining historic properties under the National Historic Preservation Act or the New Mexico Cultural Properties Act ;

2. There are four types of HCPs:
    a. Individual objects;
    b. Buildings and structures (or parts thereof);
    c. Landscapes settings or viewsheds; and
    d. Zones which represent a combination of buildings and designed open space.
3. They all have attributes which characterize the place and integrate it into the heritage of NMSU. These attributes include:
    a. Community Identity. HCPs are recognizable by most of the campus community.

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[2] Michael Kammen, *In the Past Lane. Historical Perspectives on American Culture.* New York: Oxford University Press (1997), pp. 219-20. See also, Mary Hufford, "Introduction: Rethinking the Cultural Mission", pp. 1-14 and Setha M. Low, "Cultural Conservation of Place", pp. 66-77, both in Mary Hufford, ed., *Conserving Culture. A New Discourse on Heritage,* Urbana: University of Illinois Press (1994).

b. They all have spatially defined boundaries. Their forms are not transient or ephemeral.
c. They do not necessarily have integrity with regarding to location, that is, they are not tied to a specific place on campus, nor do they have to be necessarily historically authentic, that is tied directly to a historical event. Instead they symbolize NMSU's history as a heritage-affirming object.
d. When arranged in a Heritage Conservation Zone, HCPs can link historic properties (i.e., National Register eligible buildings, structures, and landscapes) that may be physically separated in space.

These Heritage Conservation Places (or zones) can often be identified by asking the question: Would this "thing" (building, object or setting) be missed by the greater university community if it was suddenly taken away from the campus landscape? If most people answer "yes" then it is probably an HCP because of its contribution to NMSU's historical identity and campus sense of place.

APPENDIX C

RESULTS OF THE NMSU ARCHITECTURAL SURVEY

The NMSU Architectural Survey identified four historic districts, an additional four individual buildings, and one individual landscape feature were recommended eligible for listing in the National Register. In addition, eleven buildings and one associated landscape that were seen as not eligible for the National Register because they are less than 50 years old were recommended eligible for listing on the State Register of Cultural Properties. Another three buildings and three objects were recommended for further study to determine their National and State register status and whether they contribute to the proposed Academic Historic District, respectively.

National Register eligible buildings and districts are associated with specific dates referred to as their Period of Significance. According to National Register Bulletin 16A, this period is the "length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing (p. 42)." The NMSU architectural survey has recommended a general period of significance for the entire campus as 1890 to 1959. Specific periods for each historic district are given below.

- NMSU Agricultural Historic District: This discontiguous district consists of 1) the Small Animal Area: a rectangular block bounded by Knox Street, Frenger Street, Espina Street, and two buildings on the south side of Stewart Street; and 2) the West Side: an area including The Pike (College Drive between Espina Street and Union Avenue) and the area bounded by University Avenue, Union Avenue, and I-10. The Small Animal Area includes seven contributing buildings, four non-contributing buildings, and the associated contributing landscape. The West Side includes four contributing buildings, three contributing landscape features, and the surrounding fields. Two of those buildings, the Cotton Ginning Research Lab and the Seed Lab, are individually eligible for listing in the National Register. In addition, the West Side includes a number of non-contributing outbuildings. The period of significance for this district is 1890 to 1959.

- Fabian Garcia Horticultural Farm Historic District: This district, which lies west of I-10, includes four contributing buildings, one non-contributing building, and a large contributing landscape of agricultural fields. In addition, the district includes a number of non-contributing outbuildings. The period of significance for this district is 1904 to 1959.

- NMSU Academic Historic District: This district, which encompasses the heart of the original campus, includes fourteen contributing buildings, one contributing outbuilding, two contributing landscapes, five contributing objects, one contributing site, two non-contributing buildings, two non-contributing objects, and three objects that warrant further study to determine eligibility. Four of the contributing buildings are already individually listed in the National Register, and the contributing outbuilding and a landscape are historically associated with one of those buildings and should have been included in the original nomination. The period of significance for this district is 1907 to 1959.

- NMSU Residential Historic District: This district includes two nodes, 1) Sutherland Village, with two hundred identical houses and a park, and 2) Tom Fort Village, with one hundred identical houses. This district possesses a very high level of integrity and may be eligible for listing at the state or national level of significance. The period of significance for this district is 1958 to 1959.

The individually eligible resources outside the historic districts are:

- Rhodes-Garrett-Hamiel Hall (listed in the State Register of Cultural Properties)

- OFS Custodial Building
- Garcia Memorial Hall (Garcia Annex)
- Rentfrow Gym
- the "A" on Tortugas Mountain

Buildings recommended potentially eligible for the State Register of Cultural Properties are:

- Branson Library
- EPPWS Shop
- Garcia Hall
- Gerald Thomas Hall
- Guthrie Hall
- Jacobs Hall
- Milton Hall
- Monagle Hall
- Pan American Center
- Regents Row
- Walden Hall

Buildings that warrant further study to determine their eligibility for the National and State registers are:

- Horse Farm Office
- Horse Farm Paddock
- PSL Anderson Hall

Heritage Conservation Areas: Memorial Tower (now part of the Health and Social Services Building) and five "heritage landscapes" that lie outside historic districts and warrant consideration in developing the NMSU Master Plan:

- Duck Pond and Regents' Grove
- Frenger Mall
- International Mall
- McFie Circle

Buildings without historical significance: Of the 98 buildings and structures surveyed, 42 buildings, three structures, and two objects were determined not eligible for listing in the National or State registers, due to a lack of integrity, insufficient significance, or age. One complex of buildings, the Alumni Residence Center, was demolished while the survey was underway. Of those 42 buildings, seven are within eligible historic districts but do not contribute to those districts, nor do the post-1958 outbuildings within those districts.

Differences Between NMSU Survey and Preservation Plan

Naming of the Historic Districts: VCHP has renamed some of the historic districts to better reflect their relationship to the campus and the university's history. As noted in National Register Bulletin 16A (1991, p. 8), the name should indicate the property's historic importance or the name that was commonly used for the property during its period of significance.

Agricultural Historic District: VCHP has split this district into two separate entities – the West Side Farm Historic District and the Animal Sciences Historic District. It is believed that the two areas have different management and planning issues, which are best addressed by the creation of two distinct districts.

District Boundaries: Boundaries for The Academic Historic District vary slightly from the NMSU survey by excluding the Air Mechanics Laboratory, the Astronomy Building, and the Miller Gates. These properties are, however, considered individually eligible for inclusion in the National Register.

Contributing Versus Individually Eligible Buildings: VCHP differs from the NMSU survey in that it found Kent Hall, Dove Hall, Gardiner Hall, and the Chemistry Building to be not only contributing properties to The Academic Historic District, but also individually eligible for inclusion in the National Register.

President's Yard: NMSU's survey identified this area (located on the corner of University Avenue and Espina Street) as listed on the National Register as a part of the President's House property. However, after researching the National Register nomination form, it was discovered that this area was not included in the designation and further research failed reveal any formal university policy or plan that set aside this landscaped area specifically for the president's use. Although it was never officially designated as the president's yard, historic photographs appear to show that this "green" space has probably served as a de facto extension of the president's yard in the past. However, there is no university documentation to indicate that this was meant to be a permanent landscape design. VCHP has concluded that this area has been primarily a "land bank" awaiting future development and in the meantime has undergone several manifestations of landscape designs. As such the landscape features found on the property today are not contributing to The Academic Historic District and needs no further consideration in this plan.

President's Garage: VCHP does not believe that this structure is historically or architecturally significant, and although it was built during the district's period of significance, it is not a contributing property to The Academic Historic District as recommended by the NMSU survey.

Commemorative Objects and Artwork: While VCHP agrees with the NMSU survey that under National Register criteria guidelines the Fountain, Fish Pond, Greek Bulletin Board, and McFie Cornerstone are contributing properties to The Academic Historic District, and that the Miller Gates are individually eligible for inclusion in the National Register. There are other objects, such as the Civil War cannon, the Burrall Stone, the Pioneer Class Memorial, WPA sidewalk stamps, the Learning Statue, and the Goddard experimental radio pad that are better classified as Heritage Conservation Places rather than National Register properties as recommend by the NMSU survey.

Seed House (Nematology Building): VCHP believes that this building is National Register eligible under both Criteria A and C, rather than only A as recommended by the NMSU survey.

Cotton Ginning Building: While VCHP agrees that this building is National Register eligible (under Criterion A), the property is owned by the U.S. Department of Agriculture, not NMSU, therefore will not be considered further in this plan.

Las Cruces Lateral: Also referred to as "the acequia" by the NMSU survey, this historic ditch is listed as a contributing property to the Elephant Butte Irrigation District; however, the ditch itself is not owned or controlled by NMSU. As such, it will not be considered further in this plan; however, its status as a National Register property should be noted by university planners when considering this area of the campus.

Proposed Convention Center Site: The City of Las Cruces has signed a 99-year lease with NMSU to build a new convention center on 8.8 acres of land situated within the West Side Farm Historic District. The city has assumed responsibility for complying with applicable historic preservation laws and regulations for this piece of property.

Story Tree: Although the tree, located in the West Side Farm Historic District (NMSU's Agricultural Historic District), is certainly a well-recognized heritage property on the campus, VCHP does not believe that there is enough supporting historical documentation to raise it to the level of contributing property to the National Register district. It is treated as a Heritage Conservation Place in the preservation plan.

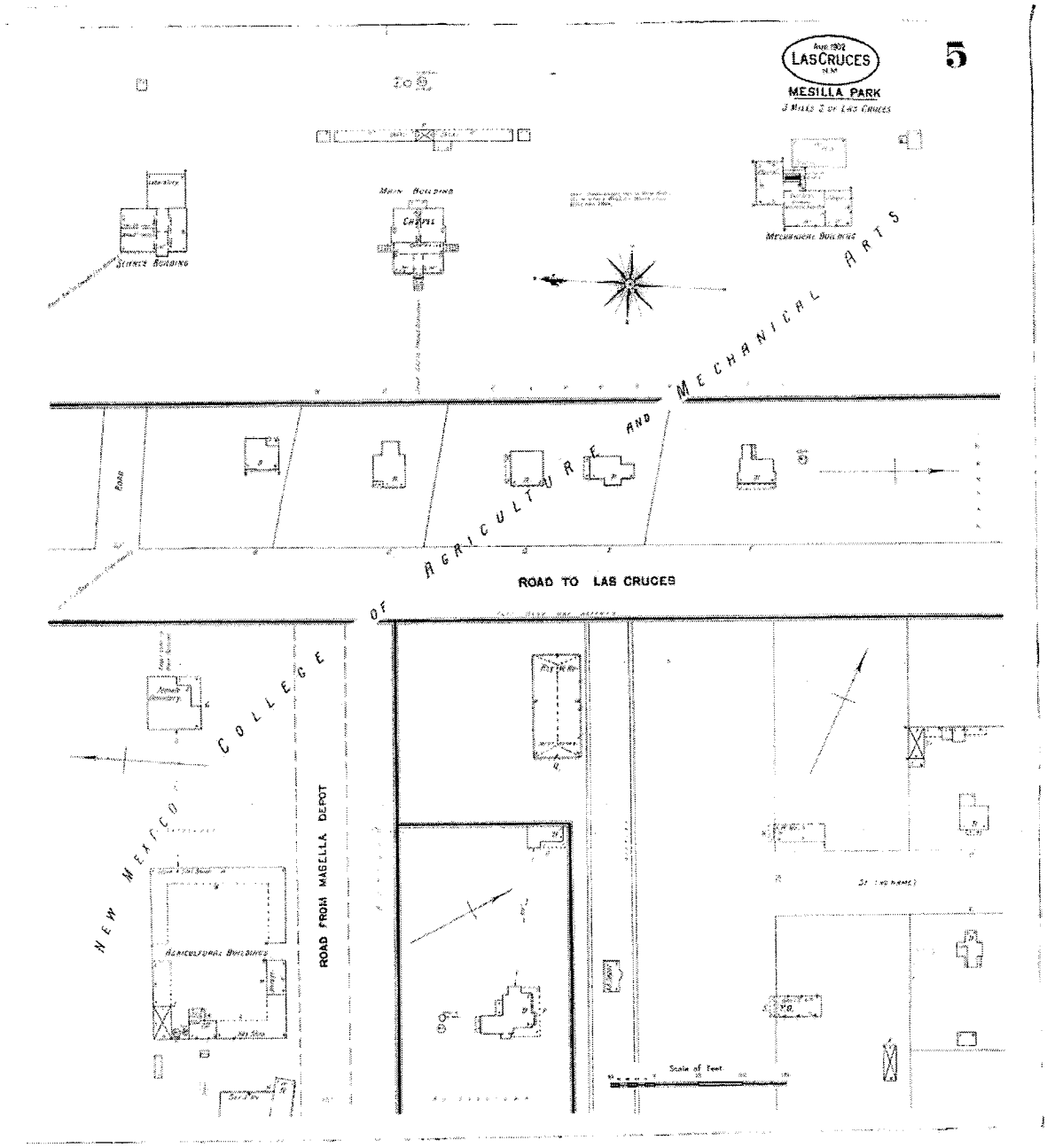
"A" Mountain Viewshed: VCHP has created a new multiple-property Heritage Conservation Place comprised of the Pike, The Horseshoe, the International Mall, and the whitewashed "A" on Tortugas Mountain all of which are independently identified by the NMSU survey. VCHP believes this viewshed better reflects the interrelationship among these places as it reflects the historical east-west axis of the campus.

Rentfrow Gymnasium: VCHP does not believe that this building meets the level of architectural or historical significance to warrant a determination of individual National Register eligibility as recommended by the NMSU survey. VCHP has included this building in Appendix E as a property of interest on campus and thus should be given some consideration during the planning process.

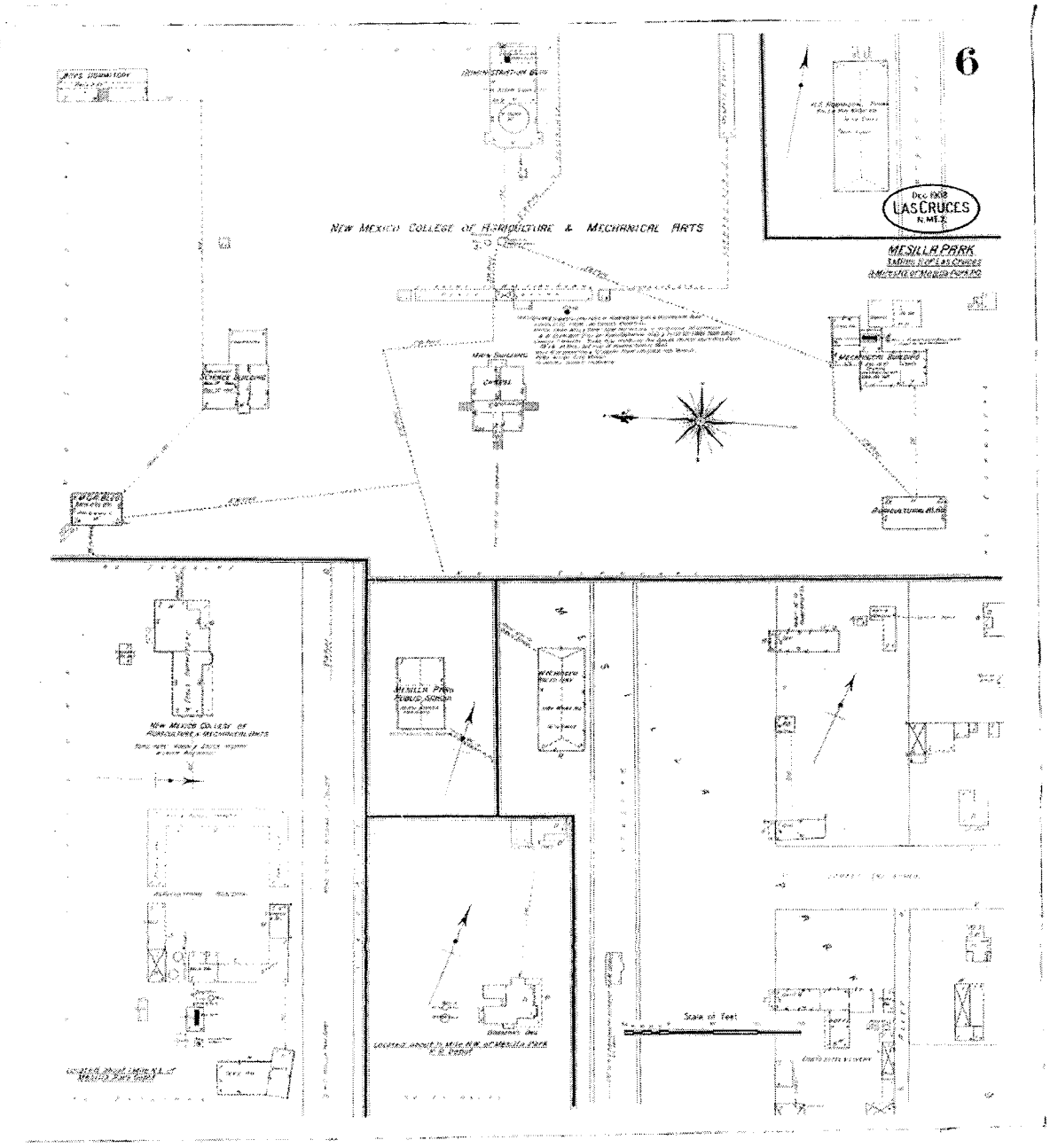
Sutherland Park: This is the name used by the NMSU survey for the contributing property to the Sutherland-Tom Fort Historic District (their Residential Historic District); however, this landscape is also called Preciadio Park in the Master Plan and by the university's planning staff. This plan will refer to the park as Preciadio Park.

APPENDIX D

HISTORIC CAMPUS MAPS



1902 Sanborn Map



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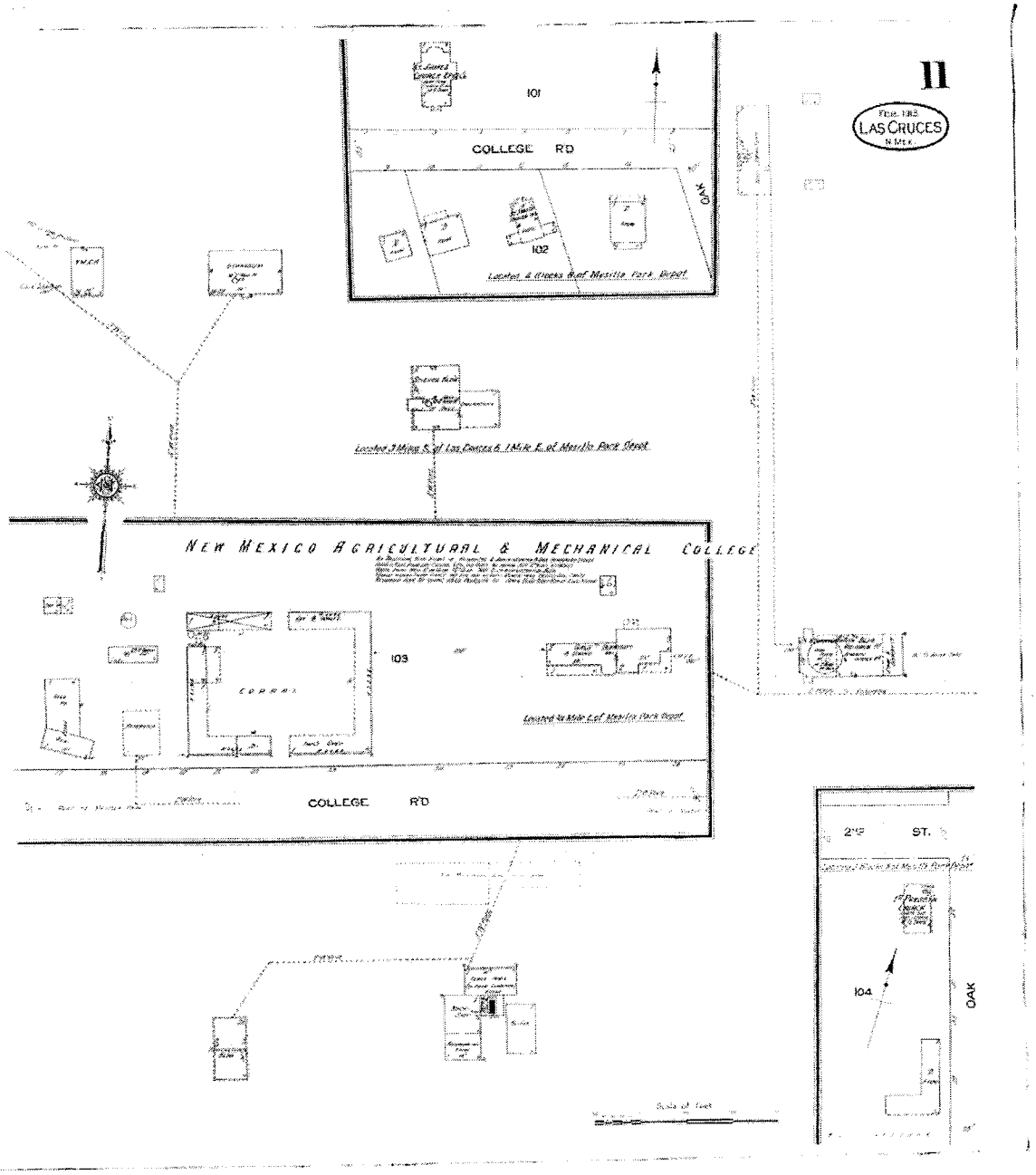

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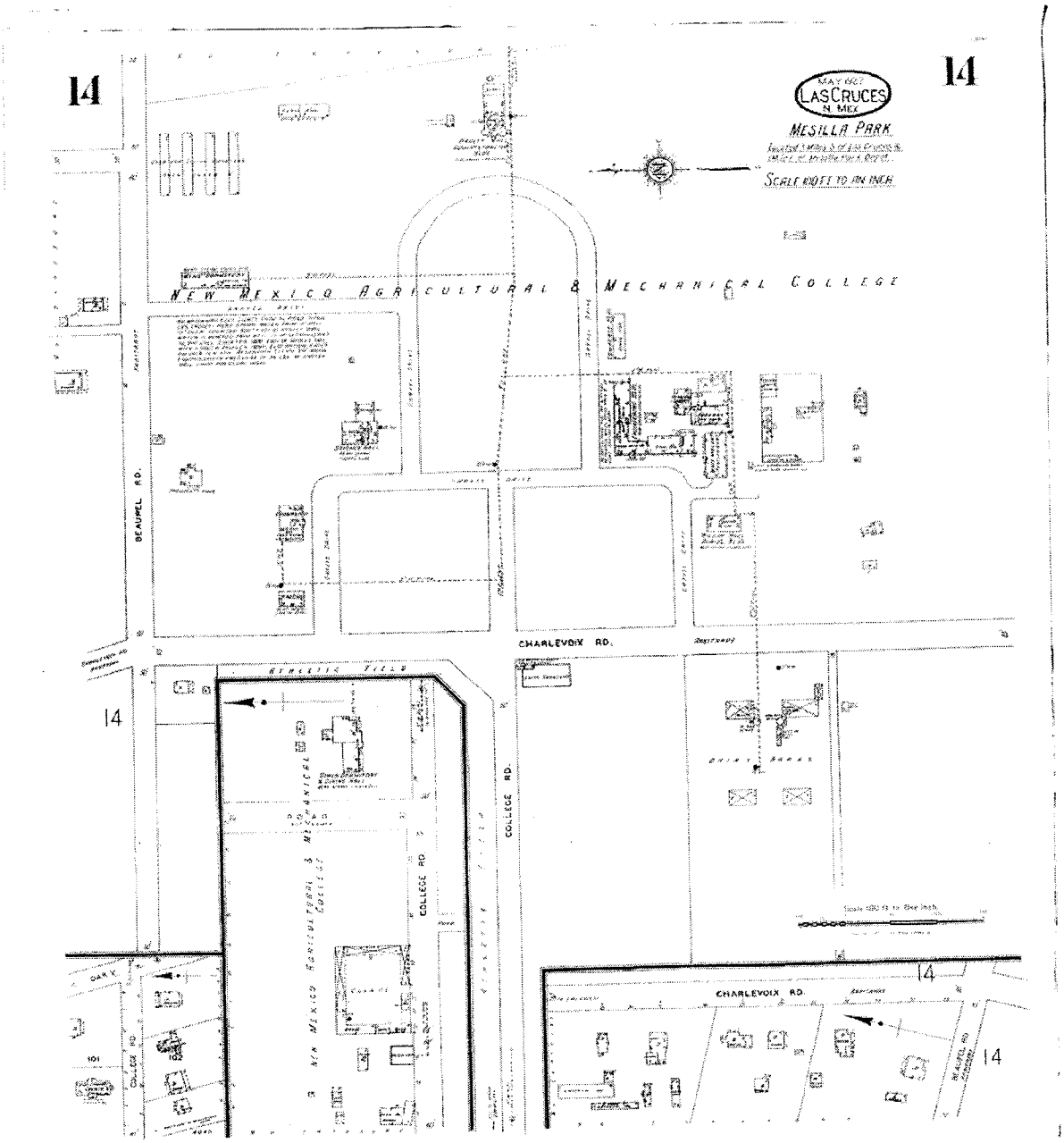
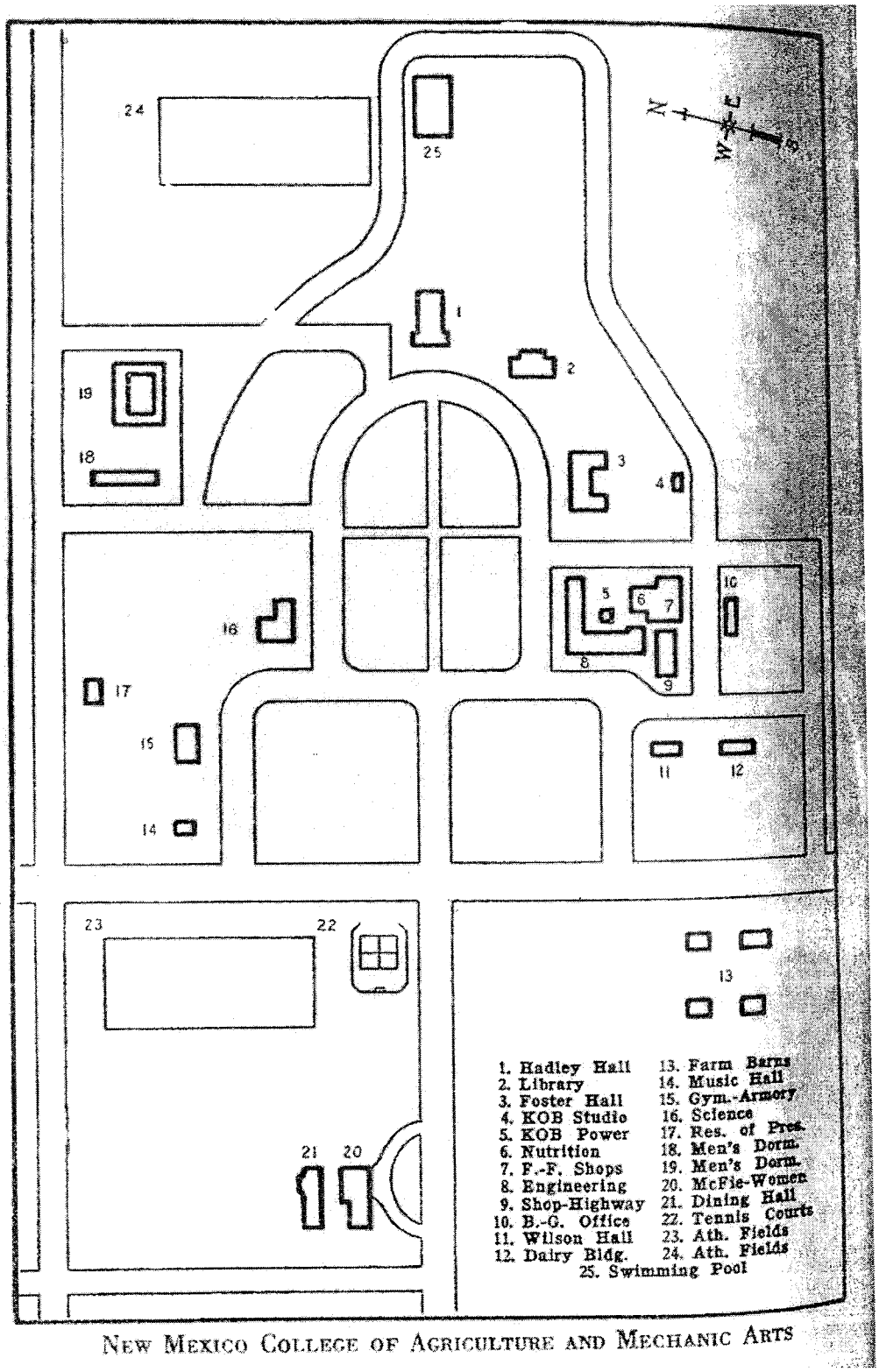
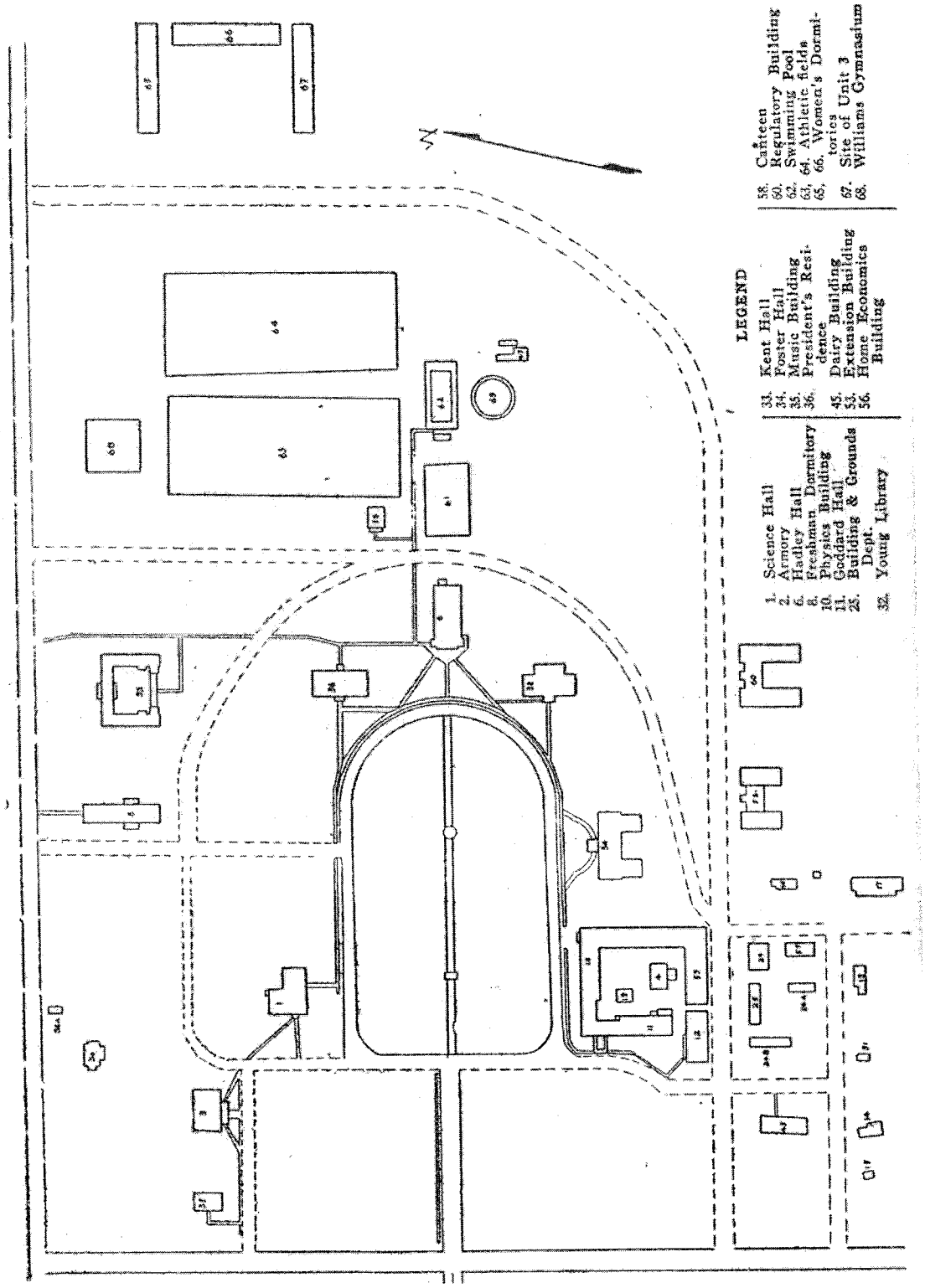


1927 Sanborn Map

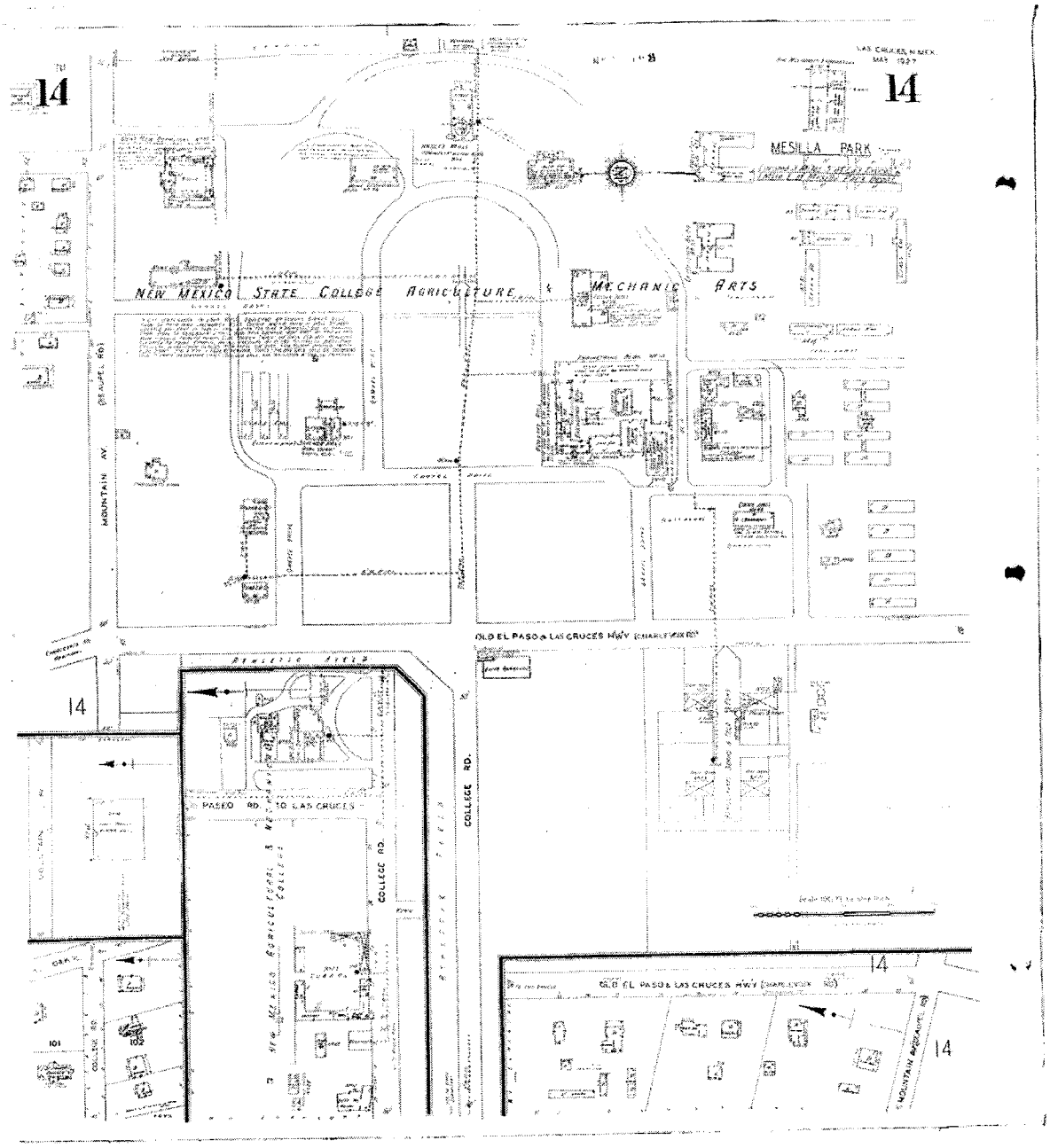


NEW MEXICO COLLEGE OF AGRICULTURE AND MECHANIC ARTS

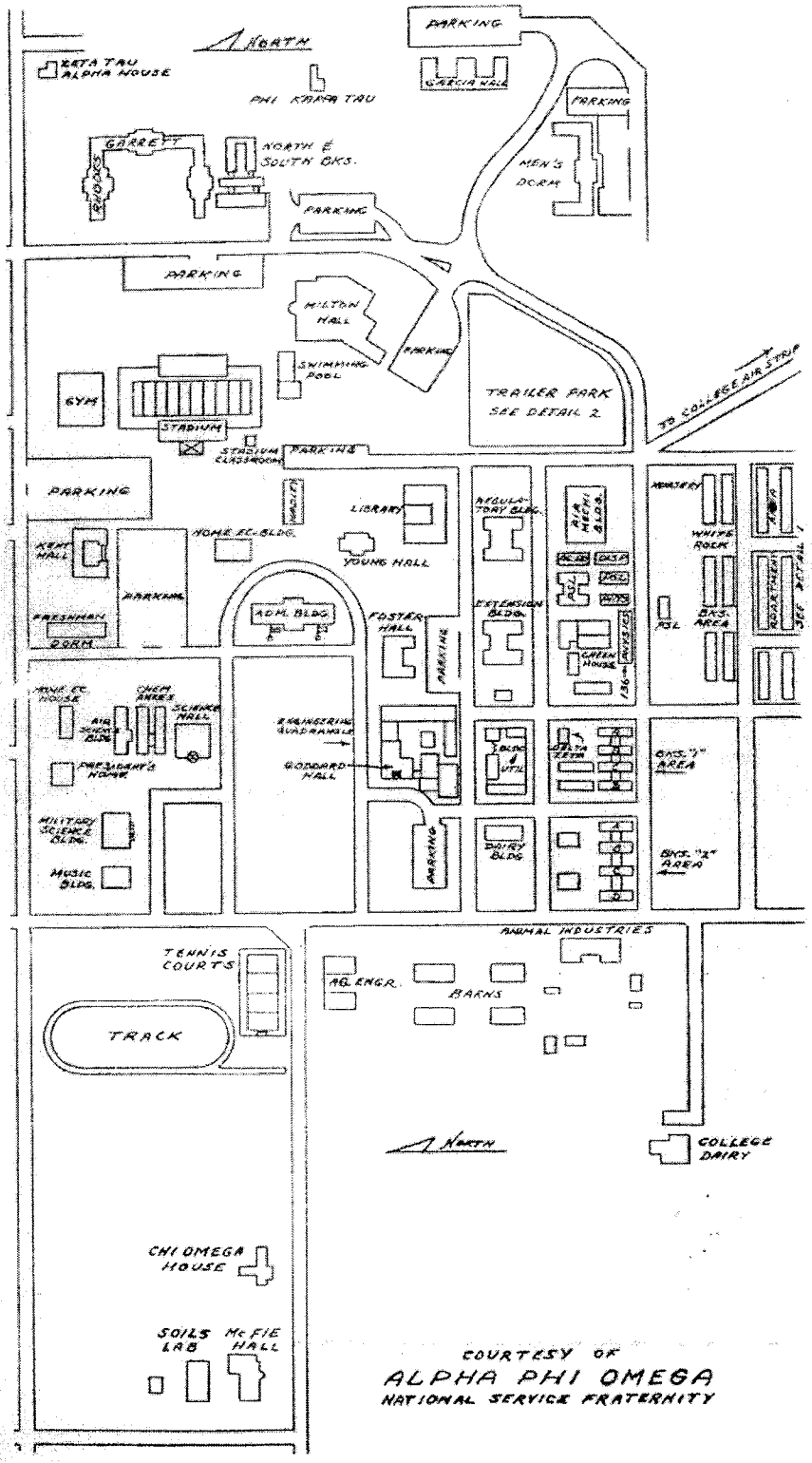
1931 Map from Student Bulletin



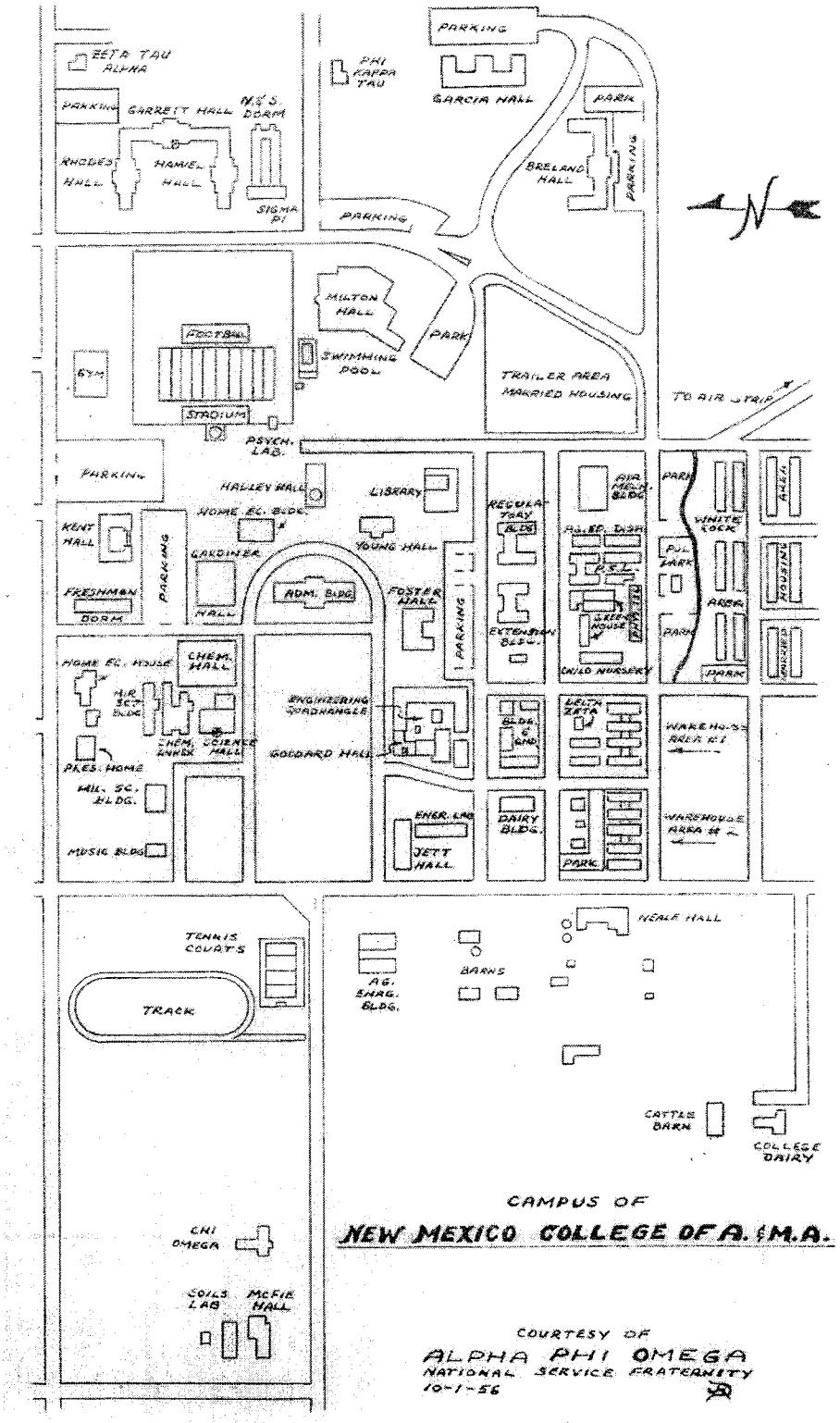
1942 Map from Student Bulletin



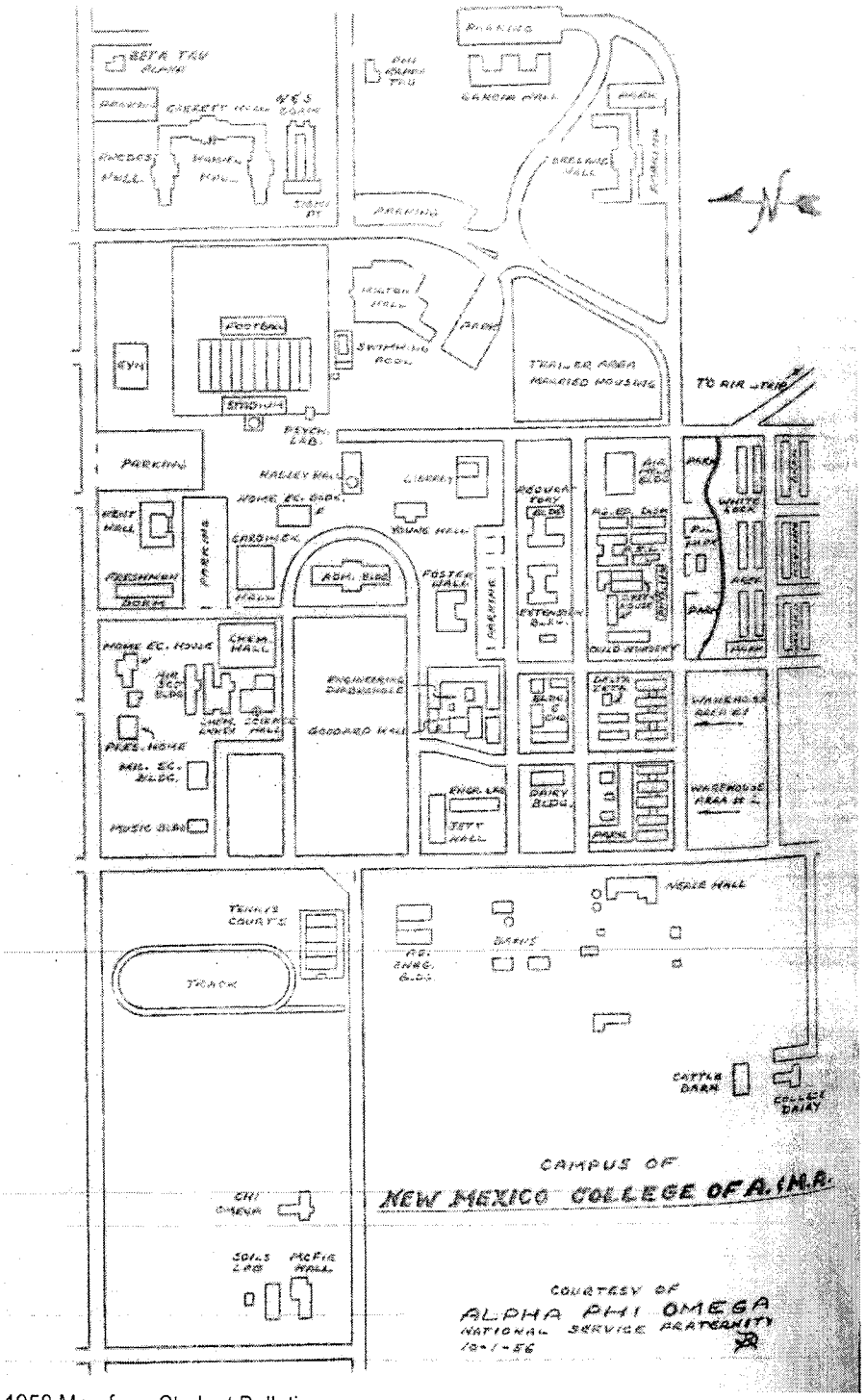
1948 Sanborn Map



1955 Map from Student Bulletin



1957 Map from Student Bulletin



1958 Map from Student Bulletin

Attachment "B"

Draft Minutes from the February 23, 2010, Planning and Zoning Commission

Minutes will be inserted in a timely manner prior to Final Action, April 5, 2010

Attachment "C"

Draft Minutes from the February 16, 2010, Planning and Zoning Commission Work Session

Attachment "C"

WORK SESSION OF PLANNING AND ZONING COMMISSION
FOR THE
CITY OF LAS CRUCES
City Council Chambers
February 16, 2010 at 6:00 p.m.

BOARD MEMBERS PRESENT:
Charles Scholz, Chairman
Godfrey Crane, Vice Chair
Donald Bustos, Secretary
Ray Shipley, Member
Charles Beard, Member

BOARD MEMBERS ABSENT:
Shawn Evans, Member

STAFF PRESENT:
David Weir, AICP
Vincent Banegas, ACIP
Gary Hembree, Senior Planner
Susan Lowell, Planner
Becky Eich, Recording Secretary

I. CALL TO ORDER 6:00

Scholz: I'm going to call the meeting to order. This is the Planning and Zoning work session for February 16, 2010. And the first thing I want to do is identify the participants so we know who's here. So from staff we have:

Lowell: Susan Lowell from Community Development.

Banegas: And Vince Banegas also from Community Development.

Scholz: Okay. And Commissioners, we have ...

Beard: Charles Beard.

Scholz: And Charles Scholz the chair.

Shipley: Ray Shipley.

Crane: Godfrey Crane.

Scholz: And he's the vice chair.

Bustos: Donald Bustos.

Scholz: And let's see you are the ex-secretary, right?

Bustos: The x.

Scholz: The ex-secretary. You're secretary aren't you now, Charles Beard?

Beard: Yes.

Scholz: Fine, thank you very much.

II. APPROVAL OF WORK SESSION MINUTES - June 16, 2009

Scholz: The first thing we need to do is the approval of the work session minutes of June 16, 2009. When I read these the other day I thought, my God that's a long time ago. And our good friend Clayton Eiserman was with us at the time and he has since passed away. And so I'll entertain an approval of the work session minutes of June 16th.

Shipley: I move to approve the minutes of June 16th.

Scholz: Is there a second?

Beard: Second.

Scholz: Okay. It's been moved and seconded. Any additions or corrections? I had one; on page 18, line 41, it should say country not county. And that's the only change I could find that I remembered anyway. Any other additions or corrections? Okay all those in favor of approving the minutes please say aye.

ALL COMMISSIONERS - AYE.

Scholz: And those opposed same sign. And those who abstain.

Beard: Abstain.

Crane: Abstention.

Scholz: Okay, two abstentions. So it's three for, and two abstentions.

III. PRESENTATION AND DISCUSSION OF THE REQUEST TO REPEAL/REPLACE THE FOLLOWING TWO ITEMS CONCOMITANTLY. ITEM C IS PRESENTED FOR YOUR INFORMATION; IT IS NOT AN ACTION ITEM.

a. **UNIVERSITY DISTRICT PLAN**

The proposed University District Plan repeals and replaces the 1992 University Avenue Corridor Plan for the purpose of instituting policies that reflect public input and best practices for planning a lively and walkable destination. (Case No. PA-10-01)

b. **UNIVERSITY DISTRICT OVERLAY**
The proposed University District Overlay repeals and replaces Chapter 38, Section 38-44 of the Municipal Code purpose of instituting provisions that support the policies of the University District Plan. (Case No. ZCA-10-01)

c. **LAS CRUCES MUNICIPAL CODE, CHAPTER 2 PERTAINING TO THE UAC-CDRC**
The proposed revisions repeal and replace Section 2-1012 through Section 2-1020 of Chapter 2 of the Municipal Code for the purpose of instituting provisions pertaining to the University District Citizen's Design Review Committee, formerly the University Avenue Corridor Citizen's Design Review Committee that support the policies of the University District Plan.

Scholz: Our agenda today is to, let's see there'll be a presentation and discussion of the request to repeal/replace the following two items concomitantly, item C is presented ... It's University District Plan, University District Overlay and then the code pertaining to the University District. All right, so Ms. Lowell you're going to kick off our presentation.

Lowell: I will thank you. All right. Next week at your regularly scheduled Planning and Zoning Commission on the 23rd, we will be presenting for you two cases that we'd like you to consider concurrently, plus one item for your information which pertains to changes to the municipal code that has to do with the University Avenue Corridor Citizen's Design Review Committee.

We are requesting a repeal and replace of three documents, two of which are cases for your review; PA-10-01 is the University Avenue Plan and the ZCA pertains to the overlay. The third item pertains to changes in the municipal code which we'll present for your information as it pertains to the board. Although we'll ask you to suspend the rules and hear both cases together, revisions to the plan precede the overlay. In light of the extensive nature of these documents, we thought we'd give you an overview tonight and outline the amendments that were recommended by the UAC Citizen's Design Review Committee. Will this work for you this evening?

Scholz: Sure.

Lowell: Okay. So the planning process that we have engaged in over the last 15 months was initiated by the Community Development staff and it has basically been a process of listening and synthesizing what we have heard

and what people have drawn and listening again. We held meetings. We've held focus groups with businesses, with residents, with property owners, with NMSU staff, students, faculty. We've had a walking tour. We've had open houses in local businesses including the grocery store. We've taken this to the Farmer's Market. We launched an on-line survey questionnaire to which 545 ASNMSU students responded. All in all over a thousand people have responded and participated during this 15 month process. We started with the revision of the plan. The draft you are reviewing is a long range plan. It's a document to provide a foundation for the changes that are anticipated to take place over many years.

What's different between what you are reviewing now and the current plan, the 1992 plan? Well, for one thing the organization and the approach, and that's the most noticeable change. The elements of the revised plan are organized differently. We grouped the policies that are relevant to geographic areas by those that pertain to the entire district, such as transportation. And those that pertain to each of the three zones within the district such as land use and design. We did this because it represents a wholistic approach to planning, and frankly it's easier to review. The current plan addresses subjects such as land use, design, transportation; each of those subjects is subdivided to address the seven areas that currently exist in the UAC. The principles that have guided this process are new, primarily because the public shared their overriding concerns for safety, the importance of the pedestrian character of the area, its sense of place, and a desire for continuous activity there. Those values became the vision statement that recognizes the University District as a regional destination. In addition, because NMSU's master plan celebrates University Avenue as their front door, we're all aware that quality of life in the district and on campus is much more important. The current plan was not based on a set of shared values. It intended and has done so to guide future development or development to the east and the west ends, and preserved the middle by restricting development.

This is the vision statement that drives the plan. It envisions a place that can function for people. People at the top of the list. The maps you see above represent the current configuration of the district. This also is a sign change in the new document. The physical configuration of the district is different. And this primarily is to give greater continuity and contiguousness with the existing street network, street system, as well as the levels of activity that are proposed in each of the areas. The current plan and overlay divides the district into seven areas, each with separate uses and separate design standards. But new trends in development are difficult to realize in this chopped up context. The revision consolidates the district into three zones, each with a unique character. The University Avenue Zone is envisioned as the area of greatest activity, density, and variety of uses. That's the red area. The Transition Zone or orange is envisioned as the area that is a buffer between that active University Avenue Zone and the neighborhoods north of the district. The Convention

Zone is envisioned as a regional destination for conventions and related public events.

In summary, the plan calls out 26 goals and over 100 policies to achieve an active pedestrian oriented district. Those goals and policies address form, function, and urban design; form including the boundaries of the three zones and the three zones within it, function as a mixed use, multimodal district with improved circulation for both cars and people. Improved connectivity, improved safety. This also includes elements to be considered for redesigning University Avenue between I-25 and I-10, as well as urban design. How the spaces, the buildings, the landscape are arranged, closer to the street with wider sidewalks, a tree canopy, landscape and side improvements for comfort, safety, access, as well as economic activity.

The overlay, which is Case ZCA-10-01, is a set of regulations that implement the policies of the plan. This overlay is a significant departure from the current version in both intent and strategies. The intent is to allow greater flexibility and encourage development of a mixed use, walkable district. It introduces new vocabulary, liked mixed use, parking garage with and without liner building, brewpub. It organizes in one table permitted land uses and parking requirements for all zones. It organizes tables and graphics of development and urban design standards for each zone, for blocks, lots, density, setbacks, building and accessory, etc, etc. It introduces a stepped approach to nonconforming uses that attempt to minimize hardships for redeveloping properties within the district. And it unifies regulations that apply district-wide for landscaping, for signage, encouraging the use of landscape to mitigate excess heat, wind, and air pollution.

Some quick examples of how the goals and policies of the plan are regulated through the overlay. At the top of the list streets and public spaces are a very big part of this plan with many policies that identify transportation and land use planning as inseparable tasks. In the plan there are policies to enhance public safety for example, by improving pedestrian and bicycle access. These are implemented in the overlay with the initiation of preliminary engineering for right-of-way improvements to University Avenue's traveled way, road side, and intersections. With so much focus on University Avenue, we wondered what a five lane cross section like University Avenue could look like if it developed according to the University District Plan. We found this example in Fayetteville, Arkansas. What happens when infrastructure to improve sidewalks and the environment is introduced? What happens when mixed use is built up next to the street and begins to infill street side? What happens when infill is matched on the other side of the street along with curb-side parking? Infill in the vicinity. And finally a roundabout for directing traffic.

I think that's pretty fun. I'm going to do it again. Not that this can happen so quickly, but I think it clearly illustrates the depth and breadth of the plan. In addition, the plan calls for improving connectivity and

circulation which we regulate in the ordinance by requiring that alleys be preserved wherever possible for providing pathways for pedestrians and vehicular access. In addition, the ordinance considers developing callecitas to improve connectivity. Callecitas were introduced to Las Cruces in the downtown master plan in 2005. It's a shared access-way. It's wide enough for a vehicle to share space with pedestrians and cyclists. The plan calls for encouraging a rich mix of uses to increase pedestrian activity including some that are new to Las Cruces, such as brewpub, live-work units, and parking garages with or without liner buildings. Per the University District we are defining mixed use development to allow more than one type of use in a building or a set of buildings, including residential, that's both horizontal as well as vertical. The ordinance regulates this first by defining what they are and where they're permitted. In the case of live-work units for example, they are permitted in both the University Avenue Zone as well as the Transition Zone, with the condition that the work is of a commercial nature and subject to business registration requirements not a home occupation.

In the plan there are many policies that alter the form and the space of the area by bringing the buildings closer to the street, varying their façade designs and materials, avoiding monotonous flat facades, and by adding landscaping with drought tolerant plants for shade and comfort. In the overlay this means setbacks are reduced, buildings are oriented to the street with more windows, canopies, and projecting signs are allowed. The point of regulating the form of the space is to increase the elements that help make the place livable. We are also proposing changes in the administration of the University District by expanding the Citizen's Design Review Committee and enabling staff review of sign permits and minor modifications. Seven positions and not five are suggested including the City Councilor for that district, the NMSU architect, a student representative, a business owner, an additional design professional such as an architect or a landscape architect, design builder, artists, and two residents. Of the seven, three shall be property owners.

On the third of February the University Avenue Corridor Citizen's Design Review Committee met to review the draft, plan, and the overlay. They amended the overlay and this amendment is reflected in the draft that you have before you to review. It includes language that would allow drive-thus and remove parking maximums. Highlights of the amended text for drive-thrus include discouraging as opposed to prohibiting drive-thrus because they don't support a pedestrian oriented environment and they're not consistent with the goals for the University District. Requiring review by the committee and applying the following standards; windows and stacking lanes, drive-thrus and stacking lanes shall not be located within the front setback or along street facing facades, where possible at the rear of the building. Circulation, design, and location shall not impede vehicular traffic flow nor pedestrian movement and safety. Shared driveways or driveways located off non-arterial streets should be used

where possible. And screening architectural elements, landscaping, and/or other screening elements shall be used to minimize the visual impacts of the drive-thru.

The committee disagreed with the parking maximums that staff proposed in the overlay so staff proposed a two part solution to amend the standards which the committee then approved. First parking standards will return to the ranges in the 2001 Zoning Code as amended. For example, before the committee's amendment, parking spaces for religious institutions were set at a maximum of one parking space for every five seats in the primary facility. The amendment returns to the 2001 Zoning Code where a range applies of three to five seats per parking space. And secondly the overlay maintains that parking lots be located in the rear of the buildings whenever possibly, not in the front setback, and not on the side setback of the façade facing a street. In general staff agrees that parking in the University District is really important. The plan recommends developing a parking management plan and resident only permits. In the interim, solutions in the overlay include encouraging shared parking agreements, extending the radius to a quarter of a mile within which off street parking requirements may be met. And encouraging transit improvements and instituting complete streets ordinance. Until we have a complete inventory of parking availability throughout the district which is part of the parking management plan, staff initiated discussions with NMSU and discovered that public parking on campus is available after five and all day Saturday and Sunday. So we took this map from the NMSU master plan, this is their current parking distribution plan which shows in red all of the surface parking available on campus. When we counted the number of spaces which NMSU encouraged us to do, from College Avenue north, that's within the first block, there are over 3,000 spaces including the 100 or so spaces at the Las Cruces Center at El Paseo and Union.

NMSU's future parking distribution plan shows a total that exceeds 4,000, where you see those two pink arrows indicates two proposed parking garages, each with 500 spaces. So this brings us to a stopping point. Well I'm going to skip to this, because this is an important consideration for you this evening as well. This is the calendar as it's been set and I think Mr. Banegas will speak to this.

Banegas: Commissioners, Vince Banegas for the record. Regarding the remaining steps if you will in the adoption of these documents. Staff was taking a look at the best approach number one on how to proceed with adoption and number two trying to satisfy a rather tight timeframe in which to carry these documents forward, recognizing that we had to go through not only the public input process but the University Avenue Corridor Committee process, review process who renders a recommendation to this body. Your review and ultimate recommendation from you all to City Council. But we took a look at the calendar and tried to condense the timeframe as

much as possible given the direction that we had. And this is what we came up with. There was a slight modification on the very last step, but suffice it to say tonight we're kind of greasing the wheel if you will, talking about the plan and ordinance together, talking about the other ordinance amendment regarding the committee makeup, membership, that type of thing. We will be headed to your next regular meeting on the 23rd, recognizing that doesn't give you an awful lot time to review the plan and ordinance. We thought this work session would help facilitate that. But ultimately we are scheduled for the March 1st City Council meeting in which the ordinances will receive a first read. As you know or may know City Council has to have a first read on any ordinance and then subsequent final action. So on March 1st they'll hear the ordinance affecting the committee and the ordinance affecting the overlay itself, and then all three documents are headed to City Council theoretically for adoption if everything goes as planned on April 5th. So, rather ambitious timeline, we recognize, but we're trying to again facilitate some tight timeframes and get these forward as soon as we possibly can. So with that I'd be happy to answer any questions you may have on that timeframe.

Beard: Are you looking for small inputs or are you looking for major inputs?

Banegas: Anything and everything. Any input that we receive whether from the public or from this body will be forwarded obviously to City Council and addressed at the City Council forum. And if an amendment is necessary you know that'll certainly be taken under consideration ultimately by council. So whatever your desire is, large or small.

Beard: I brought this up last time, but the problem ... I mean you just look at these pictures and you don't see the automobiles that are trying to get from one direction to the other direction that have nothing to do with the university. It's a major corridor for me to get to half of the places I want to go to in the city. If it wasn't for that trying to move people east and west, I think this would be absolutely a fabulous plan. I mean I really do. But you got most of the cars that are going east and west there are people like myself and it is really ... I don't know how you get around it. Somebody from here suggested that we move the main east/west thoroughfare somewhere else off of University and to me I think if you were just to close down University as a thoroughfare from Espina all the way up to Pan Am Center, you might be able to get ... I think this plan ... you would have to come up with a way of getting the people east and west. You just have to do it and then this plan would go sailing through just perfectly well. It'd be a great idea. I just don't know how you can do both of them; take care of the major transportation and take care of the university needs.

Banegas: Just for clarification, Commissioner Beard, in reference to the roadway, University Avenue in this case, are you looking at it from the perspective of the land uses that are being introduced or in terms of what the plan may say in terms of potential future modification to incorporate other modes of transportation within that right-of-way? I'm trying to get a feel for which side you're looking at.

Beard: You mean as far as putting the buildings up next to the street and putting the parking behind the buildings?

Banegas: Well I guess my question really speaks to in context to what the plan and ordinance are trying to achieve in terms of mixed use. We recognize that this area, particularly NMSU and obviously some of the businesses that are already there are becoming a destination point if you will for visitors, travelers, residents, but we do recognize there is some pass through. It's a route to go from point A to point B, they take University. But I guess from staff's position, by introducing a mixed use environment in a manner that the plan and ordinance seeks to do. In essence you know you're having residential opportunities adjacent to areas where you could either work and/or shop and/or eat and so forth. And thereby minimizing some automobile traffic in the lay of the land if you will through land use perspective. That's kind of where I was going with that.

Beard: You know there are some end uses that I occasionally use that I probably would continue to use. You know I notice that you said there was 3,000 parking spaces on that one side of the line. I don't know if you've ... I'm sure that you have, tried to go over there and park. You can't find any place to park unless it's all the way down close to Union or it's on the other side of the Pan Am Center. It's really a pretty hard place ... if you go to Kinkos or something like that you go in, there's usually a space there, no problem. You do your thing and then you leave. I would say try to get to these locations, these destinations, other than using University. Go up Espina; go you know those other roads to get rid of the traffic going up and down University. I don't know how you solve the problem to tell you the truth. I think an overpass going right over the university would be great.

Scholz: Commissioner Beard, I understand your question and I have some questions about that too. And perhaps Susan Lowell would like to speak to that, but I see Commissioner Shipley has his hand up.

Shipley: I'm about to come out of my socket here.

Scholz: Go ahead.

Shipley: Okay, Mr. Banegas I think what the problem is, is University right now is a thru-fare and you're going to restrict it and you're going to put businesses there and you're going to put more people on sidewalks and things of that nature. You're going to cut the lanes down from five to two or whatever the case might be. That takes five corridors that you've got east/west corridors in the city and reduces it to four. And so the traffic on the other streets whether it be Lohman, whether it be the other major corridors going through there, is going to increase and you're going to have more problems and people complaining there. So you haven't found a solution. One of the solutions I said before when we talked about this was can we go on the back side of the university and along I-10 and build a corridor, a transportation corridor that has basically no stops, very few intersections, and that traffic that needs to traverse from the west side to the east side or the east side to the west side can go through there at a reasonable speed and it would be a major corridor and they would avoid going down into the area where the students are, and you know and make that thing. We've never got an answer to that point. And it's something that we ought to do because we need to have more east/west corridors to (*inaudible*). As we add more on the East Mesa, we build a new high school out there. The kids are going to be running back and forth and that's the problem we've got to plan for today. That's what Mr. Beard's trying to say.

The other thing I would say about parking is that you know I'd like to see that map and I'd like to look at the map that the university gave you in detail. I didn't see it in our packet. Is it in our packet? Okay, well I'd like to see that before next week. I'd like get a copy of that and look at that. The reason I say that is because I agree with Mr. Beard, I go down and go to Quintana Grill and trying to find a place in there to park. If you go down to The Game you know to have something there, you can't find a place in there to park, you have to park on the street. You have to park in somebody's yard or near that and you're always subject you know am I parking in a place that I'm going to get towed. So the other thing is that when those things ... you take the street parking that's already there, say along where the Quintana Grill is and that, and you take that away and Kinkos goes away, and you make them park in the back, you've got to rebuild all those buildings. And you know the stuff that's there is going to be grandfathered there for a long period of time. That could be 20, 30, 40 years before you know use changes to make them put that stuff in the back. So the things that you're proposing in concept will work, but the way things are around here, the people are not going to fall in line and say okay let's take down these 15 blocks and we're going to rebuild it into what your diagram is. What you're showing is very beautiful and very appropriate, but it's not going to happen here in 10 or 15 years. And it's going to take some time.

The other thing I just want one other thing.

Scholz: Okay.

Shipley: With regards to the Design Review Committee that your talking about, the University Corridor Design Review Committee, I would think that you would not want to have a City Council person on that committee, for one reason, is that any decision by that committee that's made is going to come to then Planning and Zoning Commission and if it can't be resolved there the it's going to go to the City Council. By having a City Council person on there at the very beginning, that alleviates what you're doing there. That person should make a decision when it's something that comes to the City Council, not in the beginning and shouldn't be setting policy because then somebody ... it's going to come up and you can say well that person's already decided and that's how it's going to be. And that's not a way ... you know you want a committee that's representative of the people there. And I recognize that the council person has a responsibility for that section of time, but that person has that responsibility in the final decision of the whole council, not one person. And I think that that person shouldn't have a vote and shouldn't be putting forward ideas that come forward later. I think that should come later.

Scholz: Commissioner Crane.

Crane: I concur with what my colleagues have said. I think the back breaker here is the fact that University Avenue unlike Main Street which we have the luxury of rebuilding as a low volume corridor, has to remain a major cross city artery. And I've forgotten about the new high school going up on Dripping Springs Road. We've got convention center, and the capacity of the highway is going to be reduced by the fact that you have crosswalks that look like in addition to the ones at the intersections. Excellent idea to cut down the jaywalking. I suppose must be 20,000 people a day who need access mostly early in the morning and late in the afternoon to the campus. I don't have a solution for this, but it seems that it's going to be really incompatible with having the walkable, livable, cozy, urban, pedestrian mall such as we have on Main Street. I'm sorry to say this but I can't see a way out that's practicable. I mean you could have an underground expressway but nobody has the money for that. Going around the back of the university to make the fifth cross town artery is not practicable because it's going to be too far and it's too far south and the trip is going to be three times longer. Throwing the traffic onto Missouri which is my favorite way to get across town. I do not like to go University, too many lights, unsynchronized, jaywalkers, etc, and it's only going to get worse. I'd love to see the plan succeed and I'm sure it will, but we must be careful not to raise people's hopes too high. It's not going to be quite the leafy strolling place that it looks like in the pictures because of the traffic. And I don't know how to get around that.

Scholz: Susan, you probably have some answers or at least some additional information. Can I ask a couple of questions before you do that? My concern is also with the traffic and I read through the plan. I think it's a good plan. I think it's a step in the right direction. And when we first looked at this last year when you presented it I thought, or you and someone else presented it I believe, I thought it was an interesting you know way to go about it and I think the input that you've gotten from the public has been helpful. But it doesn't deal with the cross town traffic you know. We're stuck with that and I'm not sure what to do about that. And as far as the parking goes, I park at the university every day. What I've discovered is that when the university builds up the Jordan Street Corridor as an entrance to the university, they're going to displace a very large parking lot. In fact what is a double parking lot basically for students and for faculty. Now they're talking about building a parking ramp to compensate for that, but as I recall they're going to put the bookstore in first and then the Domenici center on the opposite corner, and then they're going to build a parking ramp which means there'll be a displacement of about I'm guessing a 100 or 150 parking spaces from the front of the university. And so it seems to me that we're going backwards in that direction. There will be less available parking even in off hours simply because there'll be new buildings there. And of course when they build the arts center at the corner of Espina and University, while that's not taking up any parking spaces, it's certainly going to generate more traffic. So you know I like the idea but I don't see that we're solving traffic problems here by doing it. And you know I understand the urban design features of having buildings close to the sidewalk, having people live above buildings. This is a very sensible thing. This is what we did in the old days you know in the city and there's no reason why we can't do it again here.

My other concern is the proposal to put Triviz under University Avenue. And I understand that ... I don't know if that's in the works or that's a distant proposal. When I read this it looked to me like it was already ... that the MPO had already approved that and we were applying for funds for it. A lot of people get to University by coming down Triviz. Now a fair amount since we opened up Don Roser, a fair amount of people are using Don Roser and coming to that intersection and that's relieved the traffic to some degree on Triviz. And the reason I'm aware of this is because I drive down Missouri quite a bit and when I go under the underpass at I-25 there's always a backup of cars particularly at this time of night or when we started our meeting, of people trying to come down Don Roser out of the shopping center and that area and then turning on Triviz and going south and obviously going toward the university whether they end up at the university or not I don't know. If Triviz is put under University Avenue will it have a connection with University Avenue or are we trying to divert that traffic away? If we're diverting it away, what are we

going to do is shift everything back to Don Roser again and I think really complicate the situation.

Lowell: If I may, among the things that I would like to say in response to all of your concerns regarding traffic, is first of all a general statement that the intention of the plan of course is over a long period of time. This is a long range plan. And that the intention has always been first and foremost to ensure the safety of the pedestrians who use the area, not at the expense of the car. So, the way that we've begun to accommodate that is to work with the public works department, the utilities department for preliminary engineering. All of these elements need to be considered and will begin to be considered before any changes to the roadway can occur. But the fact that we have a plan that intends to alter the area with mixed use as well as pedestrian safety has laid the groundwork for that kind of pre-engineering to occur. One of the major consequences that University Avenue is experiencing at this point from an engineering perspective, our understanding is that there are now three major projects that will have an impact on traffic on University Avenue. One of which is the Department of Transportation's reconfiguration of the I-25/University interchange. They have proposed during public meetings five different scenarios, one of which would be to pull the entrance ramp that currently takes traffic onto University through that very convoluted pathway to pull that traffic across University, not underneath, but across. Create a new intersection and then directly into campus. There is a proposal ... and I will try to get from the Department of Transportation the number five scenario that ...

Scholz: I would certainly like to see them. I'm puzzled as to how that would ...

Lowell: Yeah, well I'm trying to indicate it with the cursor here. I will get a slide from DOT so I can show you one of the options. But it's basically to take traffic to University, add a new entrance into campus, as well as a new entrance from campus back onto I-25. There's also in that scenario there's an improvement reintroducing the on-ramp, the northbound on-ramp. There is on the south end of campus off I-10 the proposed new Arrowhead interchange which will bring traffic into campus off Arrowhead. There is the improvement of the interchange between I-10 and I-25 that has been funded. That is under way.

In regard to concerns for the traffic impact that the high school will generate. According to the traffic engineer a traffic impact study was done, but the traffic counts on University west of I-25 were not considered. They cut it off at Telshor.

Shipley: We understood that.

Lowell: Yeah, that's what happened. But anyway I think what I'm trying to say is that pre-engineering will be able to answer the questions that we can't answer at this point because there are a lot of unknowns.

Shipley: One further question if I may.

Scholz: Yes, go ahead Commissioner Shipley.

Shipley: The impact if this is a long range plan and you know we are basically looking at a University that currently is what, 18,000, 16-18,000, and we're looking at estimated in 10, 15 years that going to 20-25,000, 30,000 eventually some day or whatever. I mean to be ... it's going to keep growing. So the bottom line is the more students you add the more you know the difficulty that University has in dealing with traffic because the living spaces that they're doing, the apartments they're going to fill farther to the north, there's no place for them to go to the south as it is right now, so those homes up there, they're going to be rented and people are going to be coming and you're going to be crossing that. One of the suggestions that I made early was to find a route around the outside, to put most of the traffic ... and that wouldn't be a difficult thing to do, I mean I don't know how much you'd have to give up or whatever, but it would be something that looked like it would be worth studying. Because we really have ... like I said that access point through University when that goes away, everything that comes into that area is going to end up in a bottle neck. And it's a bottle neck now at various times during the day and people try to go other ways, they go the back way around campus and you see that. I went out on University and just got out of my car, walked over to the side on the curb and sat down on a little place and just watched the students during the day, at about three different times during the day. Between the skateboards, the kids on bicycles, the people that are blind that use those intersections, I was ... I literally turned around four or five times cause I thought I was going to witness an accident. I mean they don't really pay good attention to the traffic that's coming through there and that traffic is supposed to be going through there at what 30 miles an hour, 35.

Lowell: 35.

Shipley: And you see cars going through there at 45 and 50 and you see ... and I saw a couple of kids on skateboards, their boards went underneath a car and I'm just ... because they were coming too fast and couldn't stop and lost control and it just ... it's very scary. And I want to find a solution now that we can do you know that we can say we really planned this and we really thought this out. And the thing is if this is a long range plan, we should be planning for 35-40,000 kids that are going to be going to school there. And ought to know that we need how many, you know what in our plan does it say how many parking spaces do we need for 30,000 kids or

25,000 kids? What do we got to do? And that's what should be being ... we should be looking at now.

Scholz: I want to add one other thing to that. We're clearly going to be playing catchup here because the university is planning on building the fine arts center. They're planning on building the bookstore, they already have the funding for it. And I suspect they'll build the hotel as soon as they feel it's you know it's operational or economically possible. And that's certainly going to impact the traffic. And I don't see that we're taking this into account. Revising the exits to the interstate may well channel traffic off of University Avenue temporarily, but it certainly isn't going to do much to the cross flow. And when we approved the annexation of the ... for the new high school a couple of months ago, one of our concerns was the flow of traffic on University Avenue because University Avenue is basically, that is Dripping Springs Road is basically a two lane road east of Telshor. And our recommendation was that it be built to four lanes all the way to the high school in order to facilitate this. Because I anticipate hundreds of students driving from the west side, particularly when they temporarily close Las Cruces High School, driving across on University Avenue. It's going to add to the confusion. So, I see that our biggest problem is traffic. You know I like the urban designs. I like the other thing that we've done or that you're planning, but I don't see ... I don't think we're addressing this basic problem.

Banegas: Mr. Chairman, Commissioners, I guess to kind of address some of those issues and concerns at least I'll hit the parking part first, just Susan the master plan that the NMSU put out that's for how long? What's their time horizon? Okay. So they have in reference to how NMSU has been proposing or planning their needs if you will, they are looking at perhaps not the full 40 years that was referenced, but they are taking a gander down the road trying to anticipate some of the needs that they may have and this one certainly starts to examine some of the parking demand that they're likely to see or envision within the time horizon specified.

The traffic issue is one and I think Susan said it best, we don't obviously have clear concise answers for you today, but certainly when the city starts to examine any and all improvements to University Avenue a lot of the work, the review of material, the study, will have to take place and any change that is being proposed will have to be vetted out to the public, obviously before any groundwork even begins to take place. We still have to go look for funding and a host of other issues. But I will say Mr. Chairman that Dan Soriano, we've talked quite a bit about some of the options that are being ... that were discussed back then in terms of University Avenue improvements, whether or not we should reduce lanes, that kind of thing. And he shares some concern as several of you do with what to do with the traffic. I mean where will that traffic go? And he understands that there's a heck of a lot more study that needs to take

place in order to determine the likely scenario of what will take place. But again Susan did say that there's a lot of unknowns and there certainly are. With every item that we throw out on the table it seems like there's a couple of other issues that come to light that may or may not take place, we don't know. Some other agencies are involved in them. We don't know what their timeframes are necessarily or specifically and so we need to examine those and hopefully tighten the reins a little bit and get a little firmer in terms of their time horizon, their planning time horizons and see how it all plays out. Without a doubt nothing will take place on that roadway in terms of any reconfiguration without further study. But at this point at least in the plan we are introducing that concept to try and accommodate all modes of transportation. We're not excluding automobile, but we do recognize that some of the safety concerns that were identified by Commissioner Shipley do exist. A lot of people fear University Avenue in terms of just walking along the sidewalks that are out there. They don't feel comfortable with it. And so what we're trying to do is introduce concepts that help achieve a better system if you will in terms of transportation for that corridor. Is it the perfect solution? Perhaps not, but we hope to at least study it well enough to come up with ideas and improvements that could work and could address the parking impact, could address the traffic impacts that are likely to be seen with any improvement that takes place. That's all I have at this point, but recognize that further study is definitely being considered.

Scholz: Commissioner Crane.

Crane: This may be a question for our chairman more than for Mr. Banegas, but next week we will have the same material before us and it will be a public meeting.

Scholz: Yes.

Crane: Would it be appropriate for us to bring up the same considerations, problems, again although we're not going to get a different answer from you of course, but I think they should be aired in front of the public. How do you feel about that?

Banegas: I would welcome them. As staff I think your concerns are just. They need to be voiced and put on the record so that council will be aware.

Crane: I don't want you to think we're nagging you or piling on or grandstanding, we wouldn't do that.

Banegas: Sure. We may just to go a little further, Susan and I will go back and try and gather again some more definitive answers if we can and certainly some timeframes in terms of where things stand.

Crane: There was one point that crossed my mind when Susan was speaking about the I-25/University intersection rebuild and we're speaking about southbound traffic on I-25 having a direct access to the campus, will that apply to northbound as well? Northbound traffic, would it apply to traffic coming down University Avenue from the east? Northbound will be sent up I-10 I suppose. Your suggestion was that work was afoot or planned to alleviate some of the traffic on University Avenue, and you mentioned southbound I-25.

Lowell: Southbound I-25.

Crane: I'm wondering about northbound I-25 and westbound University, people coming from the Talavera area, will they be able to get direct access to the campus instead of trotting further down University?

Lowell: Let us get the PDF, the slides of the Department of Transportation's options so we can show you what is currently being evaluated.

Scholz: Yeah, that'd be very helpful.

Lowell: There are a couple of options for westbound. If they do do the southbound intersection on University Avenue then that would be one to speed traffic directly into campus and they're also looking at improving Geothermal, that as well.

Crane: Also I'm not sure if it's in here. I did go through this fairly thoroughly but didn't read every word. What is the current traffic density on University? What is it projected to be if we did nothing? What is it projected to be if the diet which I thought was an excellent word, dieting is imposed on University Avenue with the crosswalks and possibly more or fewer turn lanes. I'm concerned that ... at the same time we are trying to reduce traffic and make it a more walkable corridor when all other forces involved around here are trying to increase the traffic. In other words the load is going to be increasing at the time that we need to decrease it. And somehow or other that has to be addressed full on even if there isn't a solution. It has to be explicitly discussed I think that this is being faced in all possible considerations of being looked into.

Lowell: Commissioner in the overlay in the transportation section the one item that initiates preliminary engineering will answer those questions. We can get current traffic counts, they are in the plan appendices, however projects are going to be varied according to the other projects that are going to impact traffic into and around the campus, and so that makes this area quite a complex design exercise for transportation, both moving the

vehicles as well as introducing bikeways because they currently don't exist.

Crane: Thank you.

Scholz: Susan, was there a ... at least I thought I saw that the traffic counts were less now than they were three or four years ago. Is that accurate?

Lowell: According to the data that we had which were raw counts from the New Mexico Department of Transportation, it appeared as though that was the case. Now the latest count that we had in the plan was 2007. There have since been calculations made for 2008 which show those numbers climbing again.

Scholz: Okay.

Lowell: So that, again another reason for not only doing the impact analyses for the new projects along University, but also looking at the impacts of all these possible changes to the surrounding network of roadway.

Scholz: Right. Yeah I could understand that. It seemed to me, I was reading the minutes from the last meeting, from last June's meeting, and of course we had some concern about the catholic high school and the traffic patterns and so on at a previous meeting, at a previous Commissioner meeting in May, and then eventually we rehashed that at the end of June and approved it. It seemed to me that simply counting cars wasn't enough. You know we had to and in fact Dan Soriano spoke to that, he said you know what we're doing is simply counting traffic flow, we're not counting noise, we're not counting you know impact in a sense. And so to call it a traffic impact study I think is a little misleading, but because we really have to consider who's driving in and out of this area, who lives in the area, you know those kinds of things. Anyway, I just thought I'd mention that. Commissioner Beard you had a question or a comment.

Beard: Yeah. I'm just trying to think of how I would solve this particular problem so that you can go ahead with your particular plan. Everybody that lives on the west side of I-10 is either headed up Main Street or Espina or University Avenue. They usually take Union, make a right hand turn onto University and head east if they want to go to the other side of I-25 or if they want to go to Sam's or somewhere like that. I don't know, I think you have to somehow divide the people that want to go from A to B, from the people that want to stay in C, the university. And in my mind I think putting an underground or lower traffic way through University for those people that don't want to stop, want to get to the other side, east or west, would be one way to separate the people that want to go to the university or some aspect that's around university. Those roads that are going to be

using, or the people that are going to be using University and the other facilities around the University, then they stay at the ground level. The people that want to go east and west you put them down below and get them through without stopping. To me that might ... I can't think of another way of getting traffic around other than sending them over to Missouri. And a lot of people of course are using Missouri. Missouri is really building up faster and faster with traffic. Somehow I think you've got to separate that traffic in order to make this plan really work well. Is get me from the west side to the east side without having to interfere or intermingle with the university people. But still if I wanted to I would have the ability to. And I think by having levels the kids are not going to want to go up over a pass or they're not going to want to walk down through a tunnel and come back up on the other side. It takes away from your theme. So you want to keep them ground level. You want to stay level with the university and the store fronts that you're putting up. The people that don't want to use that, you get them down below. And so you have one corridor that's headed east and you have another corridor that's headed west, no traffic lights. They just go right on zinging right on through.

Scholz: You're talking about the big dig, right?

Beard: Big dig, right.

Scholz: Have you been in Boston? Wacker Drive in Chicago, right. Upper and lower Wacker.

Crane: They've done that with the railroad in Reno and also in the Alameda Corridor in LA.

Scholz: That's right.

Crane: Supposed to be phenomenally expensive but while Mr. Beard was making that suggestion, I got thinking is there a way around it. Why don't we pitch the university having just what he suggested but this would be less expensive, go underground along Stewart. Which is the next east/west street in the university campus.

Scholz: He's breaking out his laser now guys.

Crane: No that's Stewart. This is way far future, except that it can't be delayed if we're going to make this University Avenue work nicely. This is College Avenue, right? And I don't think that runs all the way through does it?

Scholz: No, it doesn't. I was wondering why there was that pink stripe across their map.

Crane: (*inaudible*) all the way through Stewart. It's incredibly expensive either way and the university's not going to like it, but it is perhaps a little more feasible than having a dual level University Avenue with underground two lanes, four lanes, be a location of utilities and what have you.

Scholz: Ms. Lowell.

Lowell: Yes, sir.

Scholz: Oh, I thought you were going to comment on this.

Crane: Let me just wrap this up a little. It's a little bit like what happened when Main Street was closed and the traffic was routed around up Church and down Water. It's better than going right around the bottom of the university. But it's expensive.

Scholz: I had a question for Mr. Shipley, could we have those pictures you know those Department of Transportation designs before the next meeting?

Shipley: Maybe in our packet?

Scholz: Well I think the packets are here, but if we could have them delivered you know like by Friday or something like that so we could take a look at them over the weekend, that'd be helpful.

Lowell: We'll do that and then we'll also add the two slides from the NMSU master plan with the current parking distribution plan which is this one.

Scholz: Right.

Lowell: And the future.

Scholz: Right. The green stripe and the pink stripe parking plans. Yes. Yes, go ahead Mr. Shipley.

Shipley: You gave us these three pages and I noticed that there's a comment under the University District CZ and it says, I had to put them together and I tried to read it because I was looking at the thing and I said I can't understand. It says, civic buildings are not subject to the development standards of this article. The particulars of their design shall be determined by and I can't tell what that word is, warranty, or war and then it's carried over and it's rantg.

Lowell: I believe that's true. I'll readjust that exhibit.

Shipley: As required by the director. And I don't know, what do you mean by the director? Applicable standards include design that is architecturally distinctive for their function, outdoor gathering spaces and energy efficient "what standard shall we apply here Tom Schuster, question". So I'm pretty good at cutting and pasting, but I can't cut when the words cut off, I can't tell what it is.

Scholz: We could call Tom and ask him.

Shipley: And this is in the University District I guess that the CZ. Not the Transportation Zone but the Convention Zone. You have to lay them out together. As I was comparing that's ...

Lowell: For a point of clarification.

Shipley: Yes.

Lowell: I apologize. The summary table that you're trying desperately to piece together is a document that was created some time ago for staff reference to compare both the current and the proposed overlay, and that is a left over note which has been solved by ... in the overlay page 40 what we have done under the building and site design standards for the Convention Zone. We have three sections, two of which apply to the buildings. Basically, the concept is that civic buildings are buildings that are occupied by not for profit organizations including government organizations that are dedicated to arts, culture, education, recreation, government, transit, and/or for use approved by the legislative body. The above uses with a religious foundation are not considered civic buildings. So the standards, we've just released the standards for civic buildings. They're considered to be unique structures and will stand as such in this district in the Convention Zone.

Shipley: Okay.

Lowell: So setbacks and height and all of those limitations are removed.

Scholz: Okay, you have another question?

Shipley: Yes, sir, I do.

Scholz: Go ahead.

Shipley: On the handout we got a subdivision two, subdivision II University District Citizen's Design Review Committee and I assume that the part in yellow, it came out in yellow on my form, is that added or is that subtracted? Is that deleted or is that added?

Lowell: That is added sir.

Shipley: Okay, so that should be all in one.

Lowell: Yes.

Shipley: Over here on page two dash, that's the date I guess. Let's see. On the back of the first page it says subparagraph C, the Citizen's Design Review Committee will also serve as an advisory body to the Planning and Zoning Commission for all plan and code amendments, special use permit requests and variances affecting the University District Overlay. Does that mean that they're going to ... you know it says as an advisory, so they're going to give us a recommendation that they think its okay?

Lowell: They will do what they currently do which is make recommendations to this body.

Shipley: But they have no authority to approve this?

Lowell: No. They made recommendations to you.

Scholz: Like the Design Review Committee does.

Lowell: It is the design review committee, one in the same.

Scholz: Right. Only for this particular overlay.

Lowell: For this district.

Scholz: Yes. Right.

Banegas: Now if I could just point of clarification and Susan if I'm incorrect please correct me, but in terms of design of projects, individual projects that come forward, as long as they abide by the rules and regulations that, if it gets approved, that are approved, the committee would have final authority on the design of projects, the layout of projects and so forth. But in terms of any recommendations or I should say any changes to either plan and/or overlay, they would make a recommendation to this body.

Scholz: Okay.

Shipley: Why would we want them ... I mean that basically takes something away from the Planning and Zoning Commission?

Banegas: Presently the Planning and Zoning Commission doesn't have the jurisdiction if you will on design matters.

Scholz: Right.

Banegas: It basically stays the way it's been operating for years. The committee looks at design issues. P&Z never has unless there's been an appeal on some particular component of a design. If the applicant says I don't want to do that and the committee says we recommend you do, they want to appeal the committee's decision, then it would end up in your lap, on an appeal.

Scholz: Okay. Commissioner Beard.

Beard: I'm sticking to my plan.

Scholz: Dig. Dig. Dig.

Beard: Cost wise you know you've got at the long, like you had suggested. This is a 15 year, 30 year type of thing that's only going to get worse. It's not going to get better. So we've got to do something I think that's going to make it better in the future. Is University Avenue state property or is that city property?

Scholz: It's now a city property as I recall.

Banegas: It's now city.

Scholz: As of 2002 I think.

Beard: So we couldn't get state aid in order to do something there for the big dig?

Banegas: Well we could certainly through the MPO process for example if there's a need for federal funds to assist in any improvements we can go through the MPO process and other processes that may be available for any road projects such as what may be proposed or headed for University Avenue consideration.

Beard: Okay. Is Union, is it state or is it that city?

Banegas: City.

Beard: Okay.

Scholz: When will the convention center be open? Will it be open yet this year or by the end of the year?

Banegas: 2011 is what, exactly when I don't know.

Scholz: Okay. I don't know when they're going to break ground for the new bookstore. Do you know? Okay.

Lowell: According to NMSU the bookstore will break ground this spring as well as the arts complex breaking ground this summer.

Scholz: Okay.

Lowell: The bookstore is on a fast track due to open for the fall 2011.

Scholz: Yeah, it must be 2011. Well the reason I ask is because this will certainly give us some idea of the impact of those buildings. Now I don't think the bookstore is going to generate much traffic, but certainly the fine arts center will. And when the convention center is opened it also will generate traffic. And we'll certainly have a better idea of what we're facing. It doesn't solve any of the problems of course, but at least it gives us I think a heads up. Commissioner Shipley.

Shipley: One last question. You said when I asked this question about the comments on the Convention Zone you said it was overlay page 40. And I'm looking at the overlay that we were given page 40 which is the draft, University District Overlay and page 40 deals with landscaping. So, landscaping, landscaping standards.

Lowell: I beg your pardon, it's 39 in your version.

Shipley: Okay.

Lowell: Page 39. Number three.

Shipley: Building site and design standards.

Lowell: Yes, sir.

Shipley: Okay. Do some homework on that.

Scholz: Any other questions for the staff? Comments? Well thank you very much for the presentation. We'll all take a look at this. You'll give us a better view of the Department of Transportation's plans and we'll talk about this next time.

IV. ADJOURNMENT 7:17

Scholz: If there's nothing else then I'll declare this session over at 7:17. We are adjourned.

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Chairperson

Attachment "D"

Draft Minutes from the February 3, 2010, University Avenue Corridor Citizen's Design Review Committee

Attachment "D"

UNIVERSITY AVENUE CORRIDOR
CITIZEN'S DESIGN REVIEW COMMITTEE

The following are the minutes of the UAC meeting held on Wednesday, February 3, 2010 at 10:30 a.m., located at City Hall, 200 North Church Street, Las Cruces, New Mexico.

PRESENT: John Curry - Chair
Michael Rickenbaker
Samuel P. Maggard
Dolores Connor (Councilor)

ABSENT: John White

STAFF PRESENT: Susan Lowell, Planner
Vincent Banegas, Planning and MPO Administrator
Carol McCall, Planner
David Weir, Director
Tom Schuster, Sustainability Officer
Becky Eich, RC Creations - Recording Secretary

OTHERS PRESENT: Gene Kenan, Dan Lilley, Jim Nelson, Sandy Geiger, Tammy Smith, Gigi Chervanik

I. CALL TO ORDER (10:33 a.m.)

Curry: Okay, we're going to go ahead and call this meeting of the University Avenue Citizens Design Review Committee to order. On our agenda, we're going to move public participation down a little bit so that it comes after the staff presentation. So the meeting is called to order.

II. APPROVAL OF MINUTES

- January 2010

Curry: The first thing we need to handle is the approval of minutes of the last meeting.

Rickenbaker: Move to approve.

Maggard: Second.

Curry: We have a motion and a second to approve the minutes, any discussion? All signify by aye.

ALL COMMITTEE MEMBERS - AYE.

Curry: Motion passes, so the minutes are approved.

III. PUBLIC PARTICIPATION - moved to after staff presentation of the cases.

IV. IN ORDER

Case No. PA-10-01: A request to repeal and replace in its entirety the University Avenue Corridor Plan with the University District Plan for the purpose of instituting planning policies that reflect public input and best practices for planning a lively and walkable destination. Submitted by the City of Las Cruces Community Development Department.

Case No. ZCA-10-01: A request to repeal and replace in its entirety Chapter 38, Section 38-44 of the Municipal Code (University Avenue Corridor Plan Overlay Zone District) with the University District Overlay for the purpose of instituting provisions that support the policies of the University District Plan. Submitted by the City of Las Cruces Community Development Department.

Curry: At this time we're going to consider three cases concurrently; Case No. PA-10-01, Case No. ZCA-10-01, and Case No. ZCA-10-02. And this is something that's been worked on for several years and it's going to be an exciting day, interesting day, so I'm not going to read what these cases are, its right there on the agenda. And I think at this point we'll turn this meeting over to staff for presentation of the three cases.

While we're waiting, just to introduce to you who the committee members are, we have Mr. Michael Rickenbaker, who is the NMSU architect, committee member. We have Dolores Connor who is a city Councilor. My name is John Curry, I am a property owner in the district and over here we have Dr. Sam Maggard and Dr. Maggard is also a property owner in the district. Vince Banegas here at the table and Susan Lowell will be doing the presentation for staff.

Lowell: Thank you. We're going to start this morning with a brief presentation. First of all this is the first of the formal meetings that have been convened for the purpose of reviewing and recommending to the Planning and Zoning Commission three cases to be heard concomitantly. They are to repeal the former plan, the former overlay and a section of Chapter 2 of the municipal code. The red line through the Case No. ZCA-10-02 indicates that that case number does not apply. This is an amendment to the municipal code and it will be identified as such, so sorry about the error.

This is just a description of what the cases are and the most important framework here is that this is the result of, and a statement of, a long range vision for a district. This is not expected to happen overnight, but over a period of time. Today we're going to give you a brief overview of the plan, of the overlay, and the amendment to the municipal code and how we arrived there. We're going to give you an outline of the comments that we've received at the public meeting January 13th through the 25th which was the date when your packets were prepared. You have also been given handouts of the public comments that have been received since then; there are five, and a

spreadsheet which summarizes the content of those comments. And then finally we'll talk briefly about the calendar for the adoption process.

So who, what, when, where. These are the basic questions that we asked. Who started this anyway? Well, Community Development staff partnered with NMSU staff, faculty, students, residents, property owners, business owners, APA, that's American Planning Association best planning practices, and a host of planners in other parts of the country who have blazed the trail in other places like El Paso, Albuquerque, Santa Fe, Tucson, Seattle, Minneapolis, Austin, Texas. We've used the best of the best. What and why? We'll we're revising the UAC, University Avenue Corridor Plan and then from that revision wrote an overlay to implement the policies of that plan. Why? This was in response to your recommendations as the committee, in response to and recommendation by NMSU's master plan, and the University's commitment to work collaboratively with the city in envisioning this district. Why? Because we all have a great concern for the safety of the pedestrians and the bicyclists in this district; it is the most heavily traveled district for pedestrians in the city. Also, on account of current development trends which are hamstrung by the current overlay. When? Round one for this process kicked off 15 months ago on the 5th of November in 2008. It was followed by three rounds of public involvement and review on University Avenue, at NMSU, in local businesses, on-line, and in the hallway of the City Offices. Well, how did we do this, two really simple words, by listening and by synthesizing what we heard, and by listening again. Well, how do people know about it? They found out about it through printed and electronic media; postcards, letters to property owners, flyers, posters, letters to businesses, and residents, press releases, display ads, television interviews, much to my dismay, and radio; e-mail list serves.

So we took planning out of city hall. We took it on a walking tour. We took it to a design workshop with NMSU, students, faculty, and public. We took it to the grocery store, again my favorite. We took planning on-line to NMSU students and faculty. We took planning to focus groups with businesses, property owners, designs and builders, students and faculty. All in all hundreds of people have participated in this process throughout, many of whom multiple times.

The first document to be produced from this effort is a draft plan. We're proposing that it replace the current UAC corridor plan. So what's different? Most noticeably, the organization of the document is dramatically.

Curry: Ms. Lowell let me interrupt you just for a second, Ms. Connor had a comment.

Connor: Susan I hate to interrupt you, but go back to the other page. I just want to identify the University Avenue Corridor Plan which is the plan we are going to be replacing, and recognize former City Councilor Gene Kenan, who is one of the authors of that original plan who has joined us today to see the changes that are coming about, and he's sitting right here in the front row. Thank you.

Curry: Thank you.

Lowell: Again just a brief discussion of what's different with the proposed plan in comparison with the current plan. Most noticeably the organization of the plan is dramatically different and this is in order to streamline the review and concentrate all of the policies that are relevant to the details of each development proposed, where it is, what it's for, how it looks, how it functions, all in relation to the context of the district itself, from block to block, from district to region. The original plan addressed land use, design, transportation, enforcement, and implementation. Each subject is subdivided to review a development application for a project in the individual areas. From a practical point of view, it's unwieldy. Instead, the revision addresses the geographic area in relation to its context. Policies address the district as a whole and each of the three zones within it.

Why? Well the rationale for the change is to streamline review by organizing all of the policies that are relevant to the basics of development application. Where it is and how it relates to the vision for the district. The guiding principles have also changed. Why? Because the public's vision for the area is based on values for safety, pedestrian character, a sense of place, and continuous activity. Why? Because the area is recognized as a regional destination where the city and the university come together and because NMSU's master plan celebrates University Avenue and the district itself as their front door which then elevates the importance of it to the quality of both city and campus life. Although the original plan didn't record a set of shared values as its foundation, it did guide development, both to the east and west ends of the district and preserved the residential core in the middle by restricting development there.

The structure and content have changed. Why, again to increase flexibility. In fact, when asked at public meeting some time ago if we could say one word that would describe the plan, that word would be flexibility. The original plan and code followed the euclidean zoning methods and divided the district into seven areas each with separate uses and design standards. But new trends in planning and development have made this unwieldy. The revision then consolidates the district into three contiguous zones based on the street network and the character of each. Mixed uses throughout and emphasizes the importance of multimodal transportation and connectivity and urban design concerned with form and function, all at a human scale. Overall, the plan addresses the form and function of the district with the intention to expand the boundaries and consolidate areas that are parallel to University Avenue into contiguous development zones.

Two elements to highlight from the plan, because these set the direction of the overlay and the amendment to the municipal code, first of which is the vision for the district which basically expresses an awareness that places can function for people. The second highlight is the physical configuration of the district itself into three zones; what was once seven areas now consolidates into three. The UAZ or University Avenue Zone is the area of greatest activity, density, and variety of uses. The TZ, Transition Zone, is envisioned as the area that's a buffer between the active zone and the neighborhoods north of the

district. The Convention Zone or CZ is envisioned as a regional destination for conventions and related public events.

In summary, the plan calls out 26 goals and over 100 policies to achieve an active pedestrian oriented district. They address form including boundaries and zones. They address function including the multimodal district, mixed use throughout, and improved circulation for both cars and people, and safety. This also includes elements to be considered for redesigning University Avenue from I-25 to I-10. Also, urban design, how the spaces, the buildings, and the landscape are arranged, typically closer to the street with wider sidewalks, a tree canopy, and landscape and site improvements for comfort, safety, access, and economic activity. The overlay is a set of regulations that implement the policies of the plan. This overlay is a significant departure from the current version. In what way? The intent is to allow greater flexibility, encourage development of mixed use in a walkable district. It introduces new vocabulary like the word mixed use, parking garage with and without line or building, and brewpub. It organizes in one table permitted land uses and parking requirements for all the zones. It organizes in tables and graphics for development and urban design standards for each zone for blocks, density, setbacks, accessory building design, frontage elements, placement of surface parking, and parking structures, lighting, and mechanical, and garbage and such.

It introduces an approach to nonconforming uses. It attempts to minimize hardship for redeveloping properties within the district. And it unifies regulations that apply district wide for landscaping and signage; encouraging the use of landscape to mitigate the excess heat, wind, and air pollution and expand the possibilities for signage such as projecting signs, awnings, and canopies.

Some quick examples of elements of the plan and how they're regulated through the overlay, first and foremost, streets and public spaces get a lot of attention in the plan with many policies guiding transportation and land use which we, along with the MPO recommend must be planned simultaneously. The plans policy is to increase public safety for example by improving pedestrian and bicycle access are implemented in the overlay with the initiation of preliminary engineering for right-of-way improvements to University Avenue, the roadside, the travel way, and intersections. This is the first step in redesigning University Avenue which was among the top requests the public made during this entire public review process. And I know you all have seen these, but they say so much more than my tired voice. This is another place that has a five lane road that did some infill and changed its character in Fayetteville, Arkansas to meet the needs of a University district.

Connectivity, the plan calls for improving connectivity and circulation throughout the district. We regulate that in the ordinance by requiring that alleys be preserved whenever possible for providing pathways.

Curry: Excuse me. Let me go back to that Fayetteville one. What is it you liked about that?

Lowell: It conveys graphically a change from a five lane to a filled in mixed use pedestrian oriented district.

Curry: So the difference there is wider sidewalks, parking, and less lanes?

Lowell: Wider sidewalks, on-street parking, infill up to the sidewalks, landscape improvements, infrastructure improvements.

Curry: So you have buildings all the way up to the sidewalks with maybe additional parking behind. That's the type of thing you're trying to get across?

Lowell: Yes.

Curry: Thank you.

Lowell: That's correct. In addition to the preservation of alleys for pathways, we're also introducing, or should I say re-introducing the concept of callecitas and maintaining or, better yet improving, the connectivity index that's been established by the MPO for this district. A callecita is a shared access way. It's wide enough for one vehicle and pedestrians and cyclists. The plan calls for encouraging a mix of uses to encourage pedestrian activity, including some that are new to Las Cruces, such as brewpubs, live-work, and parking garages within and without liner buildings. The ordinance regulates this first by defining what these uses are and where they're permitted. In addition, for the University District we're defining mixed use development to allow more than one type of use in a building or set of buildings including residential. This is both a horizontal mix of uses as well as vertical. The urban form of the University District in the plan there are a lot of policies that address form and space by bringing buildings closer to the street, by varying the building materials, and avoiding long monotonous flat facades, by adding landscaping with drought tolerant plants for both over-stories, that's trees, and under-stories, scrubs and ground covers, and signage all at a human scale. In the overlay this means setbacks are reduced, buildings are oriented to the street with more windows, canopies, and projecting signs. Landscapes are to create a more comfortable environment for pedestrians.

The point of regulating the form of the space is to increase the elements that help make the place livable. Landscapes especially along the roadways are for comfort and for the mitigation of difficult environmental factors including noise and heat. We're also proposing changes in the administration of the University District by expanding the Citizen's Design Review Committee and enabling staff review of sign permits and minor modifications. We're proposing seven positions, that is two in addition to the five that exist currently, including the City Councilor, the NMSU architect, a student representative, a business owner, an additional design professional such as an architect, a landscape architect, interior designer, custom builder, or artist, and two residents, of the seven positions, three to be property owners.

The 30 day comment period began on the 13th at the public meeting. We've received eight comments which were included in your packet. Five additional comments as of this morning have been received and you have copies of all of those. I'd like to talk about two of the comments, one of which was the request for the addition of drive-thrus to the ordinance. At your September meeting you requested and staff investigated language to direct drive-thru development in the University District. There is a handout in your packet that has alternate text, which we wrote. During the internal department review of the ordinance, staff removed this section in favor of remaining consistent with the current plan's prohibition of new drive-thrus. Highlights of the text that was written include discouraging drive-thrus because they don't support a pedestrian oriented environment and are inconsistent with the goals for the University District. Here are some standards that could alter that; windows and stacking lanes, drive-thrus and stacking lanes shall not be located within front setback or along street facing facades, where possible at the rear of the building. Circulation, design and location shall not impede vehicular traffic flow nor pedestrian movement and safety. Shared driveways or driveways located off non-arterial streets should be used where possible. And finally screening architectural elements, landscaping, and/or other screening elements shall be used to minimize the visual impacts of the drive-thru.

Among the comments there were concerns about the setting of parking maximums in the land use permitted use table. This is staff's reasoning for setting parking maximums. Citywide parking maximums have existed in the zoning codes since the 27th of March 2006. The maximums calculated for the University Overlay were taken from the existing zoning code. Where the code presents a range, the University District applied the top of this range; for instance parking for religious institutions ranged from one space for three to five seats in the primary assembly space. For the University Overlay, we set the max at one parking space for five seats, and so on. By looking at parking in the University District as a whole, encouraging shared agreements, extending the radius within which off street parking requirements may be met to a quarter of a mile, encouraging transit improvements and instituting complete streets ordinance, the parking maximums proposed support the core intension of the plan. Also, in discussing parking with NMSU, we learned that parking is not regulated after 5:00 p.m. and all day Saturday and Sunday, so when we take a look at and this isn't really meant for you to see specific details but the form of the campus and the mass of surface parking area available, this is the NMSU parking distribution plan from their master plan. If we drew a line, that blue line at College Avenue and counted the spaces north of College that are available, there are over 3,000 spaces. Taking a look at NMSU's future parking distribution, with the addition of two garages, there would then be more than 4,000 spaces within less than a block of University Avenue.

We propose an alternative to default to the parking maximums set for each land use in the 2001 Zoning Code as amended in 2006, as well as keeping the regulation pertaining to the location of the lots, in other words, ensuring that parking lots are behind buildings whenever possible. Among the comments that we received was a suggestion made to preserve and maintain

the maximum parking requirements with respect to the surface parking lots but remove the maximum if parking were integrated into a building or constructed below grade.

This brings us to the review schedule for adopting the plan and the overlay. Your recommendations are to the Planning and Zoning Commission which will meet in two weeks for a work session on the 16th of February, and one week later for their regular session. They will make recommendations to the City Council for a first read on the first of March and final action on April 5th. So your options today are to recommend approval of the amendments to the Planning and Zoning Commission thus repealing the following; the University Avenue Corridor Plan as represented in Case No. PA-10-01, Section 38-44 University Avenue Corridor Overlay Case ZCA-10-01, and amendments to Chapter 2, Sections 2-1012 through 2-1020 of the municipal code pertaining to the UAC Citizens Design Review Committee. That case number does not apply. And replacing said sections with the University District Plan, the University District Overlay, and a revision of Chapter 2, Sections 2-1012 through 2-1020 pertaining to the University District Citizens Design Review Committee respectively. Recommend denial of the amendments to the Planning and Zoning Commission, thus maintaining the plan, overlay, and municipal code provisions as they presently exist. Modify the amendments in any manner deemed appropriate and recommend approval, that would be repeal and replace, or table and postpone the amendments and direct staff accordingly. That concludes our presentation but this is for discussion.

Curry: Okay. I'd like to thank Susan for her presentation on this. I'd like to remind all of you that this committee is an advisory committee and we vote yes or no and we send our advice up to the powers that be who make the final decision P&Z and ultimately to City Commission. So I think this would an appropriate time for us as a committee to hear public discussion of the proposals. There are a quite a few people here; I'm not sure how many would like to speak. We don't want to cut people off, but we do want to give folks an opportunity to share their concerns, so as you come up and speak, if you would kind of keep that in mind. It's been suggested we try and keep it at about 3 minutes, so I think that's pretty good advice, and when you come up, if you would go up to the mike over there and identify yourself and then speak into the mike, so one at a time, ladies first. I think we've got one right there that wants to come out. Go ahead.

Geiger: Good morning committee members, my name is Sandy Geiger. I did send a letter this morning to Susan Lowell and perhaps it was distributed among the group. My letter has no new information for this particular committee. I repeat that this plan and zoning overlay must carefully integrate the findings of the draft NMSU heritage preservation plan and other such applicable documents. I find it both significant and alarming that what was once a University Avenue Corridor Plan and Overlay is moving forward as a University District Plan and Overlay, presuming a much greater influence over the NMSU campus.

We do have a plan. The draft NMSU Getty foundation heritage preservation plan volumes one and two can be found in your packet for today's

meeting, and it's on line for interested public on the City's website under pending applications, Case No. PA-10-01. What you would do is click on today's meeting date in the second column from the right. Clearly, there is a reason that the heritage preservation plan has not moved forward. I have expressed my disappointment for years and in front of this committee for those responsible for blocking or ignoring its consideration and approval, and continue to request that this heritage preservation plan be recognized, respected, and integrated into all other development and planning proposals impacting the same area. I recommend that city planning staff, members of the NMSU advisor committee to the heritage preservation plan, and the interested public together meet to integrate the University District Plan and Overlay with a draft heritage preservation plan. And if you do not agree to this, I would like to know why not?

We have discussed over the last year in the City of Las Cruces about the importance of historical preservation and have agreed that a plan is the first step for achieving such. We have a plan at the University, although it's in draft form, I'm going to go ahead and begin to use it. Then in my letter I outline eight different areas, or excuse me, eight different subject areas related to Area 6 and 7 called the Convention Center Zone that must be integrated into the University District Plan and Overlay. I don't think I have time to outline them in three minutes, but I do talk about respect for and retention of the character of the area known as the west side farm historic district, preservation of the nematology lab or the seed house, conservation of the story tree, the Las Cruces Lateral, also on both state and federal registers are part of the Elephant Butte Irrigation system. The buildings at the southwest corner of the parcel where the city center is located were leased for 50 years by Jornada Experimental Range from NMSU and one of them houses the Asombro Institute. We've got a good 30-40 acre feet of rich Rio Grande alluvial soil which was piled up, removed from the convention center site, and there are many additional claims and descriptions of agreement between the NMSU master plan and the draft heritage preservation plan that seek to retain the agricultural nature of west campus. Unfortunately, the University District Plan and Overlay mention no agricultural uses for the Convention Zone District.

Additionally, the draft heritage preservation plan lists the following which the University District Plan and Overlay must integrate as well; A Mountain view shed in the pike or College Drive views. They are nominated as heritage conservation place in the heritage plan. Number two, the need to take into account the scale, massing, and architectural styling of the smaller scale historic buildings that already exist along University Avenue; specifically Kent Hall, Gardner Hall, the Laughlin House, the President's House, the YMCA building, and the gymnasium building. The latter two are on the state and federal registers. The need to take into account the noteworthy landscape features which contribute to the heritage character of the University such as the tree lining and rock walls. We have an opportunity to blend the new with the old and perpetuate a campus landscaping tradition.

The draft heritage preservation plan does not list properties on campus; however, I've provided copies in the past to this same review committee called

the Architectural Master Plan Trost to Hoffmeister. It's a New Mexico State University walking tour dated 1997. And two buildings, one in memorial, the Miller house. Henry C. Trost designed 1910, demolished 2008, approved by this committee. And number two, the 1100 through 1400 blocks of University Avenue north side, they're talked about the college row. They were built in 1920, reflect pueblo style, pueblo revival style and inspired by the American Indian villages of north Mexico, excuse me Northern New Mexico. And lastly, I do express concern over the revised formation of the University District Citizen's Design Review Committee. It's described on page 47 in your packet, and basically my criticism is the following, this committee is acting as a land use, not a design review committee. So a land use review committee for a possible 165 acres in the future. The description is not at all representative of a citizens land use committee in my mind. To do so is outlined is known as fiefdom because of the City Councilors controlling role. If the City Councilor for this district is a member, then she should abstain from voting on any plan or zoning overlay that would come before City Council. Other members should be selected in a transparent democratic process that includes advertisements, submittal of (*inaudible*) and letters of interest, and a vote by the City Council in a public meeting, not appointment by the mayor. The revised committee is missing experts in historical and agricultural preservation and representation from knowledgeable members of the NMSU community, staff, or faculty. An NMSU student is a worthy addition but may not have the background to represent these interests. Citizens who own property can also mean the development community.

The requirement for a member with design expertise can also represent the business community. I also disagree with the waiver of term limits on this committee. The proposed committee membership and selection process needs amendment. Thank you very much for your consideration. I hope that the University District Plan and Overlay will consider amendments to include the value of the historical nature of the area that they're considering.

Curry: Thank you Ms. Geiger for your input. Who else would like to speak to us? Mr. Kenan.

Kenan: Thank you very much. My name is Gene Kenan and I have been given credit for authoring this plan by the Councilor, but this all started when as a member of the City Council and a member of the community almost bordering University Avenue, I became concerned that the deterioration of a street like University Avenue could take place like it has along other universities around the country. One of the closest ones that I can refer to as an example would be Central Avenue and the area very close to UNM and how I feel has deteriorated over the years while a hodgepodge of all kinds of things happening along Central Avenue. I feel that our university is such an asset to the city that we should do whatever we can to protect University Avenue from becoming a hodgepodge of all kinds of development because when people come here from out of town or people who have lived here for a long time, they take a pride in the University. It's such an important asset to the city. And when they drive down University

Avenue they should have a good impression or good image of the Street which borders the University. And we I think as a citizens review committee as you folks are should do whatever we can to build an image because it is developing and we see it happening all the time and since we came here in 1963 we've seen it grow from almost a country type street to more and more of a city street with very little guidance or plan, an overall plan for an image. So I think we as a citizens or as a community should be very aware of what the future of University Avenue should be like, so when people come here to visit and maybe to visit the University or maybe they're deciding to live here in the city, then the long-term development should give a good image and we get that by paying attention to what's going on from month to month and try to have something that will give that image for the future development. So, it's very important I think that you folks do whatever you can to cause this to happen. You do have it within your powers and you can have an influence here. And I think the overall development should present a good image. That's about all I have to say. I just think it's very important that we pay attention to it as we go along. I know I for one wanted to see University Avenue become a thing of pride for not only the citizens here in Las Cruces but the people who come here to visit and made decide to come with the university or to live in Las Cruces. It's part of our image. Thanks.

Curry: Thank you Councilor Kenan. I can remember you delivering that same message many many years ago and you've remained consistent on that. And we appreciate your input there. Who else would like to speak?

Lilley: For the record, Dan Lilley.

Curry: Now are you a citizen? I know who you are, but just are you a property owner?

Lilley: Citizen. No, actually I have ... one is a citizen actually NMSU alumni, another is a member of a building committee for the Newman Parish inside the UAZ.

Curry: Okay. You're an engineer as well.

Lilley: Yes, sir. My two cents at first about the corridor in general, I know there are comments that have been made about development aspects of what's there, what should be there. I just wanted to reiterate or state that a lot of times things are financially driven, market driven. The development of a parcel of land, I know in the past we've ... there've been several efforts to preserve existing buildings that have been there for 50 years, 70 years, the financial burden of preserving those or keeping those in a condition that's even just safe, falls on the existing property owner unless a government entity or somebody purchased the property. Those properties generally don't fit what Susan has presented here as far as the setbacks, the location, they're more of a rustic, usually setback a lot further from the property line, not easily developed, not easily utilized for anything other than historic value and looking at and walking through. And I just wanted to bring that to mind because a lot of times the idea

of keeping something there that's been there a long time, the expense of that falls upon the individual property owners and sometimes that's just not available and anybody that wants to come and develop the site usually has other plans that are market driven based on what the existing market will bear, whether it be housing or commercial properties.

Now my real reason for being here, I'm a member of the building committee for the Newman Center which actually provides services to the student campus. It's the Albert Newman Center, Newman Parish, I'm not here to profess their goal or anything else, but they cater to the NMSU students and the campus there. We are in the process of working with a local architect in developing an overall design for that area on Mesa Street. Basically at the intersection between Chaparral and Solano. And I wanted to present in front of the committee that we will be proposing or requesting from the city that with approval of neighbors the vacation, the potentially vacation of Mesa Street so that we can actually develop that particular site as a community based or more congruent to not only just parking and serving our parish community but also serving the public in the area, the students transition in that area. And I've talked with Susan several times about how our proposal fits within the standards that they have for setbacks and building heights and stuff like that, but I just wanted to get it on record that we are here and we are potentially developing within this UAZ with potential request for vacation of a street in there. We will maintain within our plan the alley that's existing there, pedestrian traffic, bicycle traffic, and vehicular access. Thank you for at least putting up with my comments.

Curry: Thank you Mr. Lilley. Who else would like to make a public comment? Yes, ma'am.

Smith: Good morning. My name is Tammy Smith. My background is in art, urban planning. I live in Las Cruces but I'm caring for a piece of property up in that general area we've been discussing. The first thing I want to say is I've known Gene for many years and you're not going to like what I have to say because I strongly disagree with you. I grew up in a highly university area on the east coast. I'm familiar with Harvard Square. I'm familiar with many of the universities and what the surrounding areas are like. I've spent some time in Berkley, California and I'm familiar with that area and types of shops they have. I also lived in Louisiana for a while, so I'm familiar with the two lane area. One of my complaints about NMSU is basically I'll be honest, it's a dead, uninteresting campus. The only time you see anything live is during class change. And I was originally very much interested in the corridor plan and went to some of the early meetings, but when I found out that the comment was, we don't want to look like Central Street, I was absolutely appalled. My son lives in Albuquerque. So I take I-25 and the best step of course is to go all the way to 40 to get to where he lives. But I don't. I get off at Central. And the reason I get off at Central is because it is lively and vivacious and there are fascinating shops and fascinating boutiques and all sorts of ethnic restaurants and there are always people. People of all ages, people as old as I am, if you can believe

that, and students, regular young students. It is a lively area. I have never heard anything against the Central Street area and that's why I take that way even though I am accused, how can you go down that street mom it's only got a 30 mile, 35 mile an hour speed limit, but it's wonderful. And it's wonderful at night. So, I'm sorry Gene to disagree with you, but I think anything we can do to liven up University Avenue and that general area would be not only a tremendous advantage to many of us who happen to share my feelings believe it or not, but I think it would be a great attraction. Thank you.

Curry: Thank you very much for your comments. Who else would like to speak to us? Yes, sir.

Nelson: Good morning committee members. I'm Jim Nelson; I'm the chairman of the University Campus Planning Committee. We are the body that approves all construction projects on campus.

Curry: Really, I thought he did it all.

Nelson: Well, we took advice from Michael. But we often times disagree with him and override him. Our recommendations go directly to the Board of Regents. We are composed of faculty members from each of the colleges on campus plus a student representative and then we have ex-officio members from the University police department, from facility and services, and from anybody else who's concerned with the physical campus at NMSU. We are very very pleased with your activities and what you're trying to do. I've been a resident of

Curry: Get right by the mike so we can hear you.

Nelson: Okay. I've been a resident of Las Cruces since 1963 and my father at the time was in charge of the disputed agricultural area there. He was involved very much when El Paseo Avenue came to a dead end right there at College and he decided that in the best interests of the community to allow them to take that road through down to Mesilla Park. But we would like to support your activities. There is much discussion that needs to be concerned. We want to see the area as part of the university community. We want to see a lot of activity. We want to see things happening during the day time, during the night time. We want a wide variety of activities and mixed use things going on in that area. We welcome your cooperation. We're willing to provide input to you at any time on what we as the university community feel about the development of the university and the growth of the university in a positive way that adds to the community. Thank you for your time.

Curry: Do you have an opinion on these suggested changes? Have you all discussed that?

Nelson: We have not discussed that. My father, to go back, wanted to take and trade that land and there was a lot of support to trade that land for some 10 times as

much land, about 20 miles south of the university. To remove all that local agricultural land and to make into a mixed use development area.

Curry: My grandfather was director of the NMSU agricultural experiment station and so they probably worked together.

Nelson: They know each other. But anyway if you have any questions about the university's input on our side of the street, on the University Avenue Corridor, please direct your questions to me or to Michael. We'll be meeting this afternoon to discuss this very issue and hope to come back with a unanimous resolution in support of your activities this afternoon. Thank you for your time.

Curry: Thank you very much. Who else? Okay, yes, ma'am. You have to be at the mike if you want to speak.

Connor: No hurry.

Curry: And please identify yourself.

Chervanik: Thank you. Good morning. My name is Gigi Chervanik. I just happen to be a property owner on Mesa Street which is in the Transition Zone. This is my (*inaudible*). Anyway, my questions are just brief and perhaps they are already addressed elsewhere because this is the first meeting that I've ever gotten an invitation to. But, just in the big picture, University Avenue is not that big to begin with. More people moving here, the convention center, all that sort of stuff, how would we possibly think that shrinking it would be good in any way, shape, or form? That's my first question. If anybody's got the answer I'd love to hear it.

Secondly, as a property owner in the Transition Zone I'm just kind of curious if anybody's got a sort of sample of what would happen to my property? How I personally would be affected, and how long this entire process for this kind of big change takes? Is it a five year thing, 10 years, 20 years, 50 years? Those are the questions that I have. That's all.

Curry: Okay, I think Susan this is one for you. So she's got three basic questions; number one shrinking University Avenue; number two what will be the personal affect on her property; and number three time period for the transition. You want to comment on those?

Lowell: I don't mean to have my back to you. When you say shrinking of University, do you mean regarding University Avenue itself?

Chervanik: Right, I mean the pictures look real pretty but it looks like the regular major thoroughfare is turned into like you know another city street, stores on this side and the school on that side. With all those lumps in the road for pedestrians and bikes and all that. Although beautiful, is going to make the traffic be even a thousand times worse than it already is.

Lowell: If I could interject. A result of the plan and the overlay is that preliminary engineering for looking at redesigning University Avenue will be underway and among the things that are studied in preliminary engineering are the traffic consequences of redesigning the right-of-way. That is of primary concern because there are many transportation projects that are going to impact traffic not only on University Avenue, but on I-25 and I-10, including access to the campus from multiple directions. And so there are a lot of unknowns at this point, but suffice it to say that this process has initiated that preliminary engineering within the City Public Works Department along with Utility.

In regard to your second question, the Transition Zone, if I could just give a summary of that, the Transition Zone will enable properties in that district to develop in some moderate way either multi-family or small scale commercial endeavors with uses that will not have a negative impact to the surrounding neighborhoods. For instance, the addition of a bakery or a café. But with hours that close before 10 p.m. at night. Types of businesses that would not have a negative impact on generating additional traffic or noise or pollution, things of that sort. So, the ultimate change would be increased ability for you to develop your property should you wish to.

Chervanik: Okay. Well, on that note then, for instance since my property's on Mesa and that's the back end of the zone. You guys were talking earlier about drive-thrus and parking and all that stuff that would be on the back of University. Does that mean that that portion of Mesa Street is going to now be like huge with traffic to compensate for all the businesses that are facing University that have to now have everybody drive around to the back of their store? Just as an example.

Lowell: The advent of additional activity on University Avenue is intended to decrease the access points on the avenue itself and allow access to the businesses along the avenue and in that activity zone via the side streets. Again, any change to the right-of-way is going to be thoroughly studied by the Traffic Engineer and Transportation planners so that design solutions can be proposed for construction that will not negatively impact the area, but will increase in fact, the connectivity. That's a baseline request that this plan and the overlay make in collaboration with the Metropolitan Planning Organization.

In terms of your question regarding the time that this could occur, when City Council adopts the plan and the overlay, it will replace the current plan and overlay. And so development applications coming in the day after would be reviewed according to the new regulations. We don't foresee dramatic changes occurring instantaneously, but there are some very large projects that NMSU is breaking ground on this year and those are going to have some consequences in the private sector. Does that answer your questions?

Chervanik: But like are we talking five years, 10 years for most of this to be redone?

Curry: Your question is how long is this going to take.

Chervanik: Right.

Curry: Michael, you have some comments on that? I think it's going to be many years.

Rickenbaker: I would agree. I think the University may have some of the first projects. The city has the first project, the Las Cruces Center. The University's projects, the Jordan Street Entrance which everybody's calling the bookstore, but that's only one of the tenants. But the Arts Complex phase one. Those projects are immediate, so we'll see those under construction this summer and being completed in the next year or two. But a lot of the rest of the planning that's shown and the University plan is probably 20 to 30 years out and in some cases 40 and 50. So I don't think you know full development along University Avenue is many years off and I think having experienced in another city that I was working in 20 years ago, I know that some of the ideas that were presented have the overlay district revision to that plan 20 years ago, were just done last year. So I can tell you that it is an ongoing process.

Curry: Very long. Okay. Let's continue with our public participation. Is there anyone else who would like to speak? Okay. If not then the next step ... yes ma'am.

Connor: If there's no more public participation, I'd like to address a comment made by Ms. Geiger about the board members or the committee members that sit on this if I may?

Curry: Great. What I was going to do is give each committee member a chance to have committee input and we will start with you.

Connor: Okay. Well I'll address that first because it's been brought up more than once and more than just in this committee. And I can't express how important it is first of all that the City Councilor that represents that district should be included in the committee, much less a voting member. And I can also say that this is not the only committee, although it's been brought to the chambers before that this is the only committee that a Councilor votes on. There are many committees that the mayor has appointed and that we vote on and then those solutions have to come back to the body of the council for another vote. So this is not unique and it's not any different. As far as adding the two additional members, I think would be exceptionally well at how it's been written into the plan.

And the changing of term limits, I have stated this over and over, if we continue to change members, all we do is stall the process. We stall progress because we can't get our feet on the ground long enough before a change is made. And then those changes don't happen, there's not a long-term vision, there's nothing put in to the plan except to continually rotate people through the process and then there's not much we can do about that. So I know her and I will disagree about that and I know that she will continue to disagree with me about that.

And so the other thing I brought up is, I couldn't find my notes that I sent to staff regarding some of the changes to the plan and I've noticed them in this plan now. They're minor things that had to do with no movies in the Convention Zone. That was critical because we have a film institute on campus and if the Convention Center were leased out for a weekend for a movie, whatever, it kind of had some restrictions as to what they could do at the Convention Center. They may have a movie weekend that's bringing directors and producers and training institutes and other things that might be done there. So they were very minor.

What I want to outline in the plan that is critical I think in not just how we move pedestrians, we have to continue to move cars down University Avenue. We have very few east/west corridors. We need to keep traffic moving, but we also want to be apprised of how we discussed it during the master planning of NMSU, that it's a dash and dart crossing University and we can address some of that with the way we address parking on the campus of which we've all talked about and I've now spoken with President Catour about, and I have presented this ... she has a copy of the University District Plan and I know that it was discussed at the regents meeting this last week. But, how we continue to move traffic and accommodate the pedestrian there, because we can't just look at turning 30,000 cars over to the next street. That's not going to get us anywhere and I think some things that will alleviate that that are addressed in this plan, are the re-scoping and replanning of the University Avenue bridge over I-25. And there are already plans and it's been designed about 15 years ago, in December or early January DOT had a public meeting to discuss how Triviz will come underneath University Avenue, similar to what it does over at Lohman. Moving traffic onto campus a little easier and also the widening of the bridge which is necessary because that bridge has already met its timing process from when it was first built.

The other thing about the University District Plan that is sort of new to this is how we will look at in the future and through the precedence it mentions in here a community liaison, an employee that would be hired part time by the city and part time by the University that would be able to address both sides of the street and have offices on both sides of the street. And the community liaison that is mentioned in here, that way they're also a planner for the city but they're also planner for the University, but they're also student communications as to how to live in the district, how to live in the neighborhood, how to be part of the community and how to be part of the campus at the same time. And incorporating our long-term residents that are living in the corridor or in the district area to also be able to live and play on campus as it would be. And have many residents that have lived in this area for many many years. So I'm very pleased with some of the new things that have come out in the plan and I think we're going to address maybe this drive-thru I think still needs some addressing, and I have some concerns about that and some of the parking, but I'll leave that to those with expertise. But I would say that overall there are some immediate changes to the corridor, but we also have to ... I'm looking forward to how we will incorporate this into the neighborhood. This is a plan ... I dropped this off, the draft plan to all of the churches that were in the area. I

walked them in and dropped them off there because Mr. Lilley is the building committee for Newman Center but everybody has it there and I'm looking forward to getting more input. And for those in the audience and for the minutes, I'd also like to express that although there have been amendments to amendments to the original corridor plan, there are very few things that we here at this committee, there are very few changes right now being asked, most of them being signage and I know the new plan kind of takes that away so that we're not involved in looking at every little sign that gets changed on the corridor because that's critical. So I want to thank the staff and the many hours that they've spent on this and the many meetings that they've had and interaction with the community, not just those in the corridor but interaction throughout the community in how this plan has come together. It's pages and pages but I think it's for the most part ... we will find out just like the 2001 Zoning Plan as somethings start to be requested that there might be some changes that will need to be made and I think we can address those as they come up. Thank you.

Curry: Thank you for your comments. Let's just go in a circle so, Michael your next.

Rickenbaker: I was going to defer to the good doctor if he wanted to go next.

Curry: All right, Dr. Maggard.

Maggard: '63 must've been a hell of a good year cause that's the year I got here. With regard to the long range ...

Curry: '53.

Maggard: '63.

Curry: '63.

Maggard: '63. With regards to the long range I recall directing a class to study the improvement and change of University Avenue. Twenty-seven years later it took place. With regard to a member of the council being a member of this committee, I can't imagine getting by without the liaison that that provides us. Overall, I do think staff does a tremendous job here and look forward to working with this in the future.

Curry: Okay. Any other comments on the plan itself at this time? Great.

Rickenbaker: I wanted to thank staff, and I want to thank Susan and all the good people that worked on it. Reason being is you know we really ... we invited the city across the street from the University when we did the master plan. That was a real change in this community. It was a real different approach. It said this university is not outside the city limits. It is, but it isn't. And we can't function outside the city limits. So a lot of great things happened to people who've

moved on to other positions in the city, to other cities. There are new faces, but a lot of great interaction that happened. I should point out that our campus planning committee has now voting members both in Councilor Connor but also representative from the county. So we're not acting in a vacuum. In fact a lot of discussion at one point was to whether or not they should be voting members or not. It too is an advisory committee and so they are advisory to advisory. So that's advisory squared. It has the same impact but I would say that there is an ongoing collaboration that happens now between the city and the University that has in years past not necessarily been as strong. It was strong. It ebbs and flows. But now it's in a very strong collaboration that takes place between our institution and the city. And even though we act like we're not in the city and by law we aren't, we have to act as a contributing member of this community and I think this plan begins to help both sides of the street address the street. Our projects begin to look at how to have a positive front door. There will be resistance and there is resistance, we understand, to the walls coming down and the trees that create sort of our back edge becoming our front door. I understand that. This is a change. But I think there's been quite a bit of involvement including over 135 public meetings for the University's side of the plan that began to say that this really is our face and we really need to turn our face to the community and be a contributing member and turn our back and our loading docks and our dumpsters. I understand that the University plan does not become a part of this plan. But I do acknowledge that the University plan is looking very closely at what is being proposed by the city and in fact as we amend annually adopt our plan, we look at how that adoption could continue to reinforce and support the city side of the development as well as the university side of the development. And I would point out that that's become rather blurred once the city moved across the street to the University's side for the Las Cruces Convention Center and that movement has made us more collaborative I guess and it's not just one side of the street and the other anymore. I think this plan addresses in collaboration with the University's plan, a plan that we believe is very consistent and supportive of one and another. I think that we need to talk about some things.

I liked and I appreciated the adjustments based on parking, but I would recommend that we might want to put together a task force and I'm willing to host it and even sit on it and chair it, to talk about parking parking transit. I said parking twice because it's parking parking transit, but we'd like to change that to transit parking transit, but the reality is its parking parking, but I would like to recommend that we might have a task force that address in more detail. Some of this is informational. We've discovered that a lot of people in the district do not realize that during Saturday and Sunday, when there are times they want to be on campus, that they can park and we don't have a policy or process or even advertising them.

Curry: Yeah, it's not on the signs.

Rickenbaker: Not on the signs. So, there was an important point that came out of the discussion when some of the concerns about parking maximums were that it

might impact some of the businesses, and I shouldn't refer to them as businesses, some of the institutions that function on Sunday morning, that quite frankly there are significant number of spaces available. There is no reason to not want them there. And I think though there's also some discussion about where free parking is, how to take advantage of it, what we can do with our transit systems. We actually have the makings of a transit hub by U.S. Department of Transportation standards by having two park-n-ride services, two city routes, and three University routes all within walking distance. So there are some opportunities here that we might ought to be looking at that could benefit all of the uses, all of the businesses, and all of the institutions and not ... and see if there aren't ways that we can even be more collaborative. I think we're getting a lot more collaborative but I will tell you I've met people who said, oh no I can't park there on a Saturday and I said I just parked there and I don't have a permit to park that vehicle there. So I think there are some other things that we can do, more than just this change.

This change itself I think I've been vocal about how excited I am about it, but I will say again I think this is a wonderful change and I look forward to seeing how to make it happen. And I would agree though there are still some things that we need to tweak and that's part of the process. I think I'm still reviewing some of the comments and I think there are some things particularly about parking that we can address in a way that could accommodate a lot of users and not just the institution.

Curry: Thank you. Did either of you have additional comments?

Banegas: Mr. Chairman, committee members. I just wanted to kind of hope on kind of the same vein as Michael talked of and that is some of the changes that are necessary that can certainly be made with little effort. The document particularly the overlay itself since that is the law, it will become the law once it goes through the process from P&Z up to City Council, there are some ...

Curry: Could you explain publically the process that happens after our votes today?

Banegas: Sure. The process for approving the documents as submitted to this committee which of course includes both plan amendments, we're repealing and replacing basically the plan that is in effect today. We are repealing and replacing the overlay which is the legal representation of those policies in the plan. And we are also repealing and replacing the section that talks about the committee membership, its duties, and so forth. I refer to that as the board ordinance, the particular section for this committee. Once those items get the nod from this body to proceed up, it's a recommendation to the Planning and Zoning Commission. The Planning and Zoning Commission is going to take a look at all three areas that this body has taken a look at and they too will render a recommendation up to City Council. The timing of those meetings as Susan posted up on her presentation, show us going to a work session, Planning and Zoning Commission work session on the 16th of this month, February, regular meeting on the 23rd of this month, and then going to City Council first read

March 1st, and then April 5th for final action. So all throughout those processes, those steps and meetings, there's public input, there's information you know that we obtained from those that speak out or in favor of the proposals. That is all taken into consideration all the way to the very end. But ultimately City Council will render a decision as to whether or not we approve these documents or not.

Curry: Okay. Well I guess I get to make some comments. I'm not an expert in a lot of areas, but there are a couple of areas I'm an expert in and one of them is in parking for commercial buildings and hotels. We have built and own many commercial buildings in Las Cruces and also a number of hotels here, Farmington, and Albuquerque. And I can tell you that the parking maximums listed in this document are simply untenable from a business standpoint. So, I am very excited about this draft, but I can't vote yes without some kind of amendment on the parking issues. And Susan and I have met and talked about it and I have submitted written comments to the plan on it. Now I'm not sure on a church whether you need one parking space for two, or three, or four seats, but I do know what you need for a hotel. And this has a maximum parking of ... that's half of what you need to have a successful hotel. So, what's going to happen if this is incorporated as written is that businesses that want to build a doctor's office or a hotel or something where they know they need more parking, they'll do one of two things; they'll either apply for a variance and we're going to be hit by variance after variance after variance after variance, or they'll build it because it's cheaper without enough parking places, and people are going to poach off of parking in the residential areas. They're going to move out into the residences. They're going to move out into other businesses. It's going to be a real problem.

Just one specific example on the hotel parking, it's got one parking place for ... half a parking place for every room and then it's got something for open space there. That doesn't work. If you're building an 80 room hotel, you need 80 parking places for guests, depending on the kind of hotel, and then you need a parking place for every person who works there. So, there needs to be something done on the parking and I just don't understand and Susan and I have discussed the way it's written in here is it's a maximum parking. There needs to be some flexibility. For example, you're building a 2,500 foot doctors office. A neurosurgeon is going to require a few spaces for him and his staff and a few spaces for people coming in one at a time. I can tell you having built several OB/GYN offices for the same 3,000 square feet, parking requirements are going to be triple or quadruple what it will be for a neurosurgeon, for example. So there needs to be flexibility for the property owner who's doing the development to say to the city, this is how many parking places I need to run this business. And to not have the city say, no, the rules here say you only get X. Cause I can tell you on offices, for certain office uses this is way under parked and it's going to create a lot of problems.

There is a current center in the corridor right now that has a number of different kinds of businesses in it. And it has quite a few little restaurants in it. A few years ago a man, who owned the restaurant on the end and since had to

close down and it's on the third or fourth restaurant since then, asked me to come over there to his space at about 12:30. Well first of all I couldn't find a parking place in the center, so I had to park off site. Then I walked into his restaurant, he was only one-fourth full. He said John, I'm going broke. And the reason I'm going broke is there's not enough parking places. He says walk outside and look. Every space was full and yet his restaurant was only a quarter full. He said I can't make a living at a quarter full. I need this restaurant to be full, but there's nowhere for people to park. So, the parking issue that we've talked about is a real deal breaker on this and to have this written with maximum spaces, if it's not amended I can't support it. It's that big a deal.

The second issue and I think that they've come up with a pretty good alternative here, or pretty good compromise concerns drive-thrus. There are certain businesses that cater to students; examples are pharmacies or a dry cleaner that really have to have a drive-thru. And I understand we're trying to make a very pedestrian friendly area and we're trying to encourage people to walk and bicycle, but we still live, eat, drink, and die by the automobile in the west. It's not like back east. So there needs to ... and we have some very very creative architects in this town, so to me there should be drive-thrus allowed with some of these restraints that Susan's talked about so that these businesses can have drive-thrus but make the architects do a creative job in setting them up so it doesn't disturb the intent of the plan.

So drive-thrus and parking and then Councilor you mentioned amendment needed on allowing movies in the convention center. They've changed it, so we're okay there. So, I guess the next question, first of all if there any other discussion here. Okay. Your comment Susan on ... review again the amended language that you've proposed on drive-thrus and your thoughts on parking for us please.

Lowell: I'd like Vincent Banegas to discuss parking in detail. But I will take the drive-thru question. I believe I gave you a handout with alternate language. It says drive-thru alternate. And this has three restrictions that would be added to how they could be built and sited in the district should you determine they need to be added back in.

Curry: Okay, I'm going to read that. Commercial, retail, and service and office drive-thru windows/drive-up windows are discouraged in the University District. Conventional drive-thru uses do not support a pedestrian oriented environment and are inconsistent with the goals of the University District. Pretty strong language. I'm not sure I agree with it. Although drive-thru facilities are discouraged, the following standards shall apply to facilities approved by the UD CDRC. One, windows and stacking lanes. Drive-thru windows and stacking lanes shall not be located within the front yard setback while on facades that face a street, where possible they shall be located in the rear of the buildings. So I don't understand the where possible. Shall not be located in the front yard setback along facades where possible? Or what does that sentence mean?

Lowell: You could switch where possible to follow, they shall be located to the rear of buildings where possible.

Curry: And would not be allowed ...

Lowell: In the front.

Curry: In the front or along facades that face the street? So if you have a side street it can't be allowed along that façade. So if you have a bank drive-thru on the corner it needs to be in the rear but not on the side?

Lowell: In the rear.

Curry: Okay. So what staff is recommending is that drive-thrus windows, stacking lanes not be allowed in the front yard setback or along facades that face the street. But should be located to the rear of the buildings. Number two, circulation. The design location of the facility shall not impede vehicular traffic flow and shall not impede pedestrian movement and safety. Shared driveways and/or driveways located off of non-arterial streets should be used where possible. Three, screening architectural elements, landscaping, and/or other screening elements shall be used to minimize the visual impacts of the drive-thru facility.

So let me ask a question on a specific drive-thru that's pretty new and that's the bank on the corner of University Avenue and El Paseo, it's Pioneer. Would that drive-thru be allowed?

Connor: Pioneer?

Curry: Not Pioneer. What's the bank on the corner? University and El Paseo. It is Pioneer. Yes, Pioneer bank. They have a detached ... they have a money deal where you can drive-thru. You can make deposits, all that.

Connor: ATM.

Curry: ATM, all that. Would that be allowed?

Lowell: No, it would not. Their drive-thru is in the rear of the building I believe.

Curry: They have a drive-thru there and then they have an ATM in front. They really have two of them.

Connor: They have stacking lanes for the ATM, that's what he's saying.

Lowell: In front. Right. No, it would not be allowed if at all possible.

Curry: If at all possible. Okay.

Lowell: That's where the where possible comes in.

Banegas: Mr. Chairman.

Curry: Yes.

Banegas: Committee members, I think it kind of ties back to an earlier comment that we received. Part of the process to examine new development or re-development in the area would require the detailed plans come before this committee to look at design related issues. And certainly kind of the vagueness of some of the wording offers flexibility for this committee and also staff to literally examine better opportunities to site stacking lanes, drive-up windows, that kind of thing to the extent possible in compliance with the regulations as they were meant to be. We do recognize that in every instance sometimes it would be impossible to follow code as specifically written; therefore, the flexibility exists to consider alternatives.

Curry: Well like I said a dry cleaners or a bank or a pharmacy over the next, who knows what's going to happen along here in the next 10, 20, 30 years is going to need this flexibility. It can be done creatively but do you feel like this language is excellent to do that?

Banegas: Mr. Chairman, committee members, I think that it gives us what we need to at least get the ball rolling and then monitor it for you know future considerations. If amendment is necessary, that's fine. I do want to indicate though that we really have to be cognisant of the fact that the overlay itself, the boundaries of our overlay, the nature of overlays in and of themselves are intended to be unique, different, kind of setting a standard above and beyond what would typically be required elsewhere throughout the city. So, in keeping that in mind of course that is why you're going to see certain restrictions applied here that you're not going to see elsewhere and we're going to be looking for uses, looking for design elements that are specific and supportive of the plan, the ideas that have been generated. There's going to have to be a time when certain uses and the design of those uses may not work for this particular overlay. We recognize that as well. And so maybe they should you know relocate outside the boundaries of the overlay. It's still feasible to serve the area, but not so much within the overlay itself in terms of what we're trying to accomplish.

Curry: Michael.

Rickenbaker: Mr. Chair, originally I was going to propose the amendment but I think the language is as offered is one I can live with. I'm not a fan of drive-thrus and I expressed that in a recent one that was absolutely necessary for a certain purveyor of coffee that decided once it actually saw the site didn't want the drive-thru, it wanted the best site, it wanted the corner facility which was a good choice. Good call on their part. But we ended up with a drive-thru that was

absolutely necessary in order to attract that purveyor of coffee. So then it became a drive-thru that became something else. It's still a missing tooth in that block, but I believe with this language I will support the amendment.

Curry: That's a reasonable compromise. Okay. Dr. Maggard.

Maggard: Back to your parking. I'm having a little trouble. Are you recommending that we put a minimum rather than a maximum parking space?

Curry: Yes, I am.

Maggard: Okay.

Curry: Let's do the drive-thru first. So there's some general agreement here that we can support this drive-thru language here. So maybe we'll just do one big motion that ... when we come to the time to accept a motion of approval subject to certain amendments.

Connor: Mr. Chair, I believe it would be a much cleaner process to follow protocol that you would make your amendment and second and each amendment be voted in that independently of the plan.

Curry: Prior to approving the plan?

Connor: Yes, sir.

Curry: Okay.

Connor: And then what you do is you make your amendments, you vote on the amendments, and then you approve your plan.

Curry: Okay. All right, do we have a motion concerning the drive-thru language?

Rickenbaker: So moved.

Maggard: Second.

Curry: So we have a motion and second to accept the drive-thru language amendment as suggested by city staff. Any other discussion? All in favor say aye.

ALL COMMITTEE MEMBERS - AYE.

Curry: Opposed same. Okay that motion passes. It's good to get that one out of the way. Okay let's talk about parking. Vince.

Banegas: Mr. Chairman, committee members, just to kind of give everyone a little bit more clarity on the background. But Susan did indicate correctly that the parking

regulations pursuant to prior codes were much different than they are in the current code. Back under the 1981 Zoning Code as amended and certainly Mr. Curry you're very familiar with that through your development processes and projects, we had a minimum requirement for years and years and years and starting with the 2001 Code, particularly an amendment that took place in 2006, we started looking at ways to bring those numbers of parking stalls in the area in which those stalls were placed, down to a more realistic reasonable level. Ironically what we had back under the '81 provisions were often times developers and/or builders saying that the requirement was too much and we would always fight the opposite battle of going, seeking variances to those standards. But with the 2006 amendment city staff started looking at why we need to kind of reconsider that philosophy. And we looked at urban design in trying to reduce the sea of asphalt that we would typically see in some of these parking areas. A lot of times the parking demand was based on worst case scenario, yet throughout the year you didn't see the worst case scenario except for maybe Christmas time or holidays.

Curry: You're thinking now more about big box retail?

Banegas: Well big box and other establishments as well, some not so much big box. We also thought that the amount of parking that was established under the prior code kind of contributed to urban sprawl because you couldn't take advantage of a more compact design. So you started pushing development further out instead of concentrating it within. We also started looking at human scale, things of that nature. We wanted to try and encourage better use of alternative modes of transportation as well. We felt that if we tightened up on the parking requirements it would help spur at least the possibility of individuals to consider transit as an example or other modes of transportation in order to accomplish the shopping and daily needs in an appropriate manner. We looked at environmental issues, of course with large scale parking areas, surface parking areas you get a lot of storm water runoff that brings with it a lot of contaminants, and we wanted to try and address the environment issues from reducing the surface area parking. That was also a consideration. Reducing the number of vehicle trips and those type of things all kind of factored into an environmental issue. Again, the heat island affect that some of those large asphalt parking lots creates. We're looking at those as well. But from an infill perspective if we start drawing in the development into a tighter, denser urban form if you will, we looked at opportunities to help with the tax base, allowing development to take place in areas that would otherwise not be allowed because there's a parking lot there. And so we're encouraging the I guess densification and intensification of development to some extent and we thought that was a very positive thing to consider as it relates to parking.

We also found that the one size fits all type of application of parking back in the day under the previous code didn't really work so well. Again I cited the need for variances; sometimes builders would come in and say that's way too much, I don't need that much, and we're kind of hearing the opposite now. But we did look at the one size fits all scenario and tried to break it out a little bit

more in detail so that it was more fitting for the type of use that was being proposed. And also we had support from the comprehensive plan, we still have support from the comprehensive plan to look at parking needs on kind of a case by case basis. And we've done that by the amendment that went into our zoning code back in 2006. So, with what we're proposing in this document particularly in the ordinance, we feel is a good way to address the parking demands and also support the uses that are being proposed pursuant to the plan and the overlay. Staff is willing of course to consider and we will consider based on your direction, of course, to re-examine those parking standards. As Susan eluded to we did take the most restrictive number in the ranges that are applied in our 2001 Zoning Code for the uses identified in the ordinance. So that means that for instance the church was brought up. The church would have even less parking pursuant to the UD's proposed standards than they would under the existing 2001 Code. So what we're saying if you want to allow the most parking for them we can look at the opposite end of the range and apply that, not only to churches but perhaps all other uses as well. That gives some flexibility to them, it increases their parking allowance, but it still keeps it in context to what we're trying to achieve for the overlay.

We did receive a comment through the review process that said we could even, might consider taking away any maximum parking requirement at all if parking is build into buildings for instance that are placed on the property, parking garages for instance, on site or even placed below grade. That way you don't see again the sea of asphalt. You don't see this intrusion parking into the development itself. It would be below grade or incorporated into parking structures. So, those are some alternatives that might be considered in order to give more parking but yet keep a handle on it.

Curry: Well, there needs to be a process in my opinion that would allow some give and take and allow a business to come in and say, hey, this is not sufficient parking for us, without going through a full blown variance. And right now the way it's written if you want to build a hotel, I don't want to build a hotel there, but if someone does in the next 20, 30 years, this is flat. This will not work. It will not work. There's not enough parking.

Lowell: Even if we returned to the range in the 2001?

Curry: That one I'm not familiar with Susan, so I don't know what that means in numbers.

Connor: It's our regular.

Lowell: That's what we're suggesting.

Curry: Oh, okay.

Banegas: That's correct.

Lowell: We're suggesting abandoning what we've written which is derived from that and returning to the ranges that are presented in the 2001 as amended.

Curry: Okay.

Lowell: With the caveat that whenever possible the lots be behind the buildings.

Curry: Yeah.

Banegas: And Mr. Chairman just to give greater illustration, you referenced the three-quarter parking stall per room for a hotel, currently in the 2001 Code it goes the ranges is three-quarter up to 1.25 and so if we use the 1.25 as an example.

Lowell: Right.

Banegas: It gets you closer to where you were going.

Curry: Yeah. There needs ... I like that because there needs to be the ability for a property owner to sit down and discuss it with staff and come up with a reasonable solution. Just take hotels for example, some hotels are extended stay and they have two bedrooms. And several of the hotels we have are that way. And we actually have two cars per room because government per diem is $70 a day, the big two bedroom rents for $140, so you have two different military, border patrol, whoever they are, they each have a vehicle and they share a room because they each have their own bedroom. So we actually need more than one space per key in a case like that. And who better to know that than the owner and the developer without putting a false lid on it. So under the 2001 let's go back to a medical office cause some ... you can see an OB/GYN moving in there or some other type of doctor to cater to students as this thing grows. What would that allow? Is that one per 250 or one per 300, what is that?

Banegas: Let me check here Mr. Chairman.

Curry: The way it used to work is one space per every X-square feet of the building.

Banegas: Let's see. I've got specifically medical.

Curry: Yeah, I'm picking a few out. That's the ones I notice that weren't going to work.

Banegas: Let me find it, it's in a table here. I was going to reference Mr. Chairman, committee members, here it is. Under ... it's included with bank, bonding, financial, but it does go into personal care, medical, dental offices as well. The standard presently in the 2001 Zoning Code is one automobile parking space per 350 square feet, up to 450 square feet. So the range, obviously you'd have less at the 450.

Curry: Okay. So under your proposal it'd be back to one per 350.

Banegas: Correct.

Curry: Okay.

Lowell: Within that range.

Curry: Yeah. Okay. Well like I say an OB/GYN needs a lot more than a neurosurgeon. Yes, sir.

Rickenbaker: Just wanted clarification. That will not push the upper end, will it? And the reason I stress that is I think just allows ... because I can tell you that we went through this discussion with the developer on our hotel and when it was really ... when we finally figured out the real issues we had plenty of ... we had sufficient parking that they were allowed to use that was vacant when they wanted to use it. So it actually ... at first there was a real push back cause they didn't want to build that few of spaces, but then there was a real embrace when they found out they could use spaces that were there and it didn't cost them and they didn't have to build them or lease it. So, I just don't want ...

Curry: Now sharing spaces. That's a different topic. And you are absolutely correct. If you have a shared space thing going on, that's completely different. And I've been a huge proponent over the years of building churches next to shopping centers. Because churches need parking on Sunday morning and to a lesser degree on Wednesday night, and shopping centers aren't open on Sunday mornings or if they are it's very little. And it's crazy to have churches building these enormous parking lots to use once a week and occasionally for funerals, without being able ... so code building those makes a lot of sense, it cuts costs for everybody, gets rid of the sea of concrete. So that type of thing is a different topica.

Rickenbaker: And I think it does address that in this specifically about shared resources and I think that's the thing. As long as we're not in a position that we force the upper end, I would tend to agree with the amendment.

Curry: Right.

Rickenbaker: Understanding that it doesn't preclude sharing and doing less and doing less asphalt. Okay.

Curry: Okay, for the sake of discussion then the chair would entertain a motion to approve these changes subject to the revised language concerning drive-thrus and parking.

Connor: We already did drive-thrus.

Curry: That's right.

Connor: You need an amendment on the parking.

Curry: You're right. We're not going to go that direction.

Connor: Right.

Curry: Let me back pedal. Do we have a motion concerning the revised proposed parking language?

Connor: So moved.

Rickenbaker: Second.

Curry: Okay, so we have a motion and a second to accept the revised language from city staff that takes parking back to the 2001 rules and regs. Any discussion on that?

Banegas: Clarification, the 2001 range.

Curry: The 2001 range.

Banegas: Cause there are other rules and regs.

Curry: Thank you Mr. Banegas. If no discussion on that, all in favor say aye.

ALL COMMITTEE MEMBERS - AYE.

Curry: Opposed same. Okay. We have passed two amendments to the plan, one concerning drive-thrus and one concerning parking. At this time I'd entertain a motion.

Connor: Mr. Chair I make a motion that we accept the University District Plan and as amended.

Maggard: Second.

Curry: We have a motion and a second from Dr. Maggard.

Rickenbaker: Third.

Connor: And you're fourth.

Curry: Any further discussion on that?

Rickenbaker: None.

Curry: All in favor signify by saying aye.

ALL COMMITTEE MEMBERS - AYE.

Curry: Opposed same. Okay it passes. Susan I think you and everybody involved in the city have put in a lot of long hard hours on this. You'll probably have some more involved before this finally gets through, but I'd like to publically say that my workings with you both on the committee and as a private citizen have been great even when we haven't always agreed. It's been handled in a very polite and businesslike manner and I'd like to thank you for your hard work.

Connor: Mr. Chair.

Curry: Yes, ma'am.

Connor: I'd like to ask Susan, did we actually pass these in the proper, because they were three case numbers or did we do them all.

Curry: We combined them.

Connor: Okay. I just want that on the record that they were all passed as one vote.

Curry: Thank you.

V. DISCUSSION ITEM: CODES ENFORCEMENT ACTIVITIES

Curry: On our agenda we have the discussion item if there's anything that needs to be discussed on codes enforcement? Nothing to be done there.

Maggard: Gentleman's been very patiently waiting for two and a half hours I think he ought to at least be acknowledged because I thank you for being here.

Connor: Cause he made it today.

Curry: We do appreciate your coming in. We have as a regular agenda item anything from codes enforcement and city staff and that area that need to be discussed. Do you have anything you need to bring to our attention? Okay.

VI. OTHER COMMITTEE DISCUSSIONS ITEMS AS NEEDED

Curry: Is there any other committee discussion items?

Rickenbaker: I have none.

Connor: None.

VII. ADJOURNMENT (12:22 p.m.)

Rickenbaker: Move to adjourn.

Curry: We have a motion. Do we have a second?

Connor: So moved. Second.

Curry: Motion and a second to adjoint this meeting. All in favor aye.

ALL COMMISSIONERS COMMITTEE MEMBERS - AYE.

Curry: Opposed same. We are adjourned.

_____

Chairperson

Attachment "E"

Public Comment received after February 8, 2010

Attachment "E" 1055

#16

Susan Lowell

From: JOHN MOTT [MOTTJS@MSN.COM]
Sent: Tuesday, February 16, 2010 12:26 PM
To: Susan Lowell
Subject: Convention Center Rezoning

Susan, thank you answering my questions Tue AM. Enclosed is the letter you suggested and thank you again for seeing that it gets to the right place at the right time.

To whom it may concern,

My name is John Mott. I live at 2315 El Paseo Rd with my parents who purchased this property in 1965.

This property has been the family home since then and we hope it will remain that way as long as it is

needed by any of the Mott family, which now includes four generations. 2315 El Paseo Rd has found

it's way into the proposed Transition Zone of the new Convention Center Rezoning plans. While it

is not my desire to stand in the way of progress, I have concerns that this rezoning will inevitably have

an affect on my property taxes. Undoubtedly, those taxes eventually be raised and that would

represent a sort of penalty to my family. With this in mind, and because we desire to live out the rest of

our days at this address, I am making the following request: May there be an exclusion, or provision. or

exception, which prevents the property taxes for 2315 El Paseo Rd from being raised above the level of

R-1, as long as someone named Mott resides at this address?

Thank you, John Mott

p.s. Henry Estrada is my neighbor at 2335 El Paseo Rd. His family has lived there longer than the Mott's have lived here. I would like to extend this request on his behalf, as well.

#17

University Redistricting #17

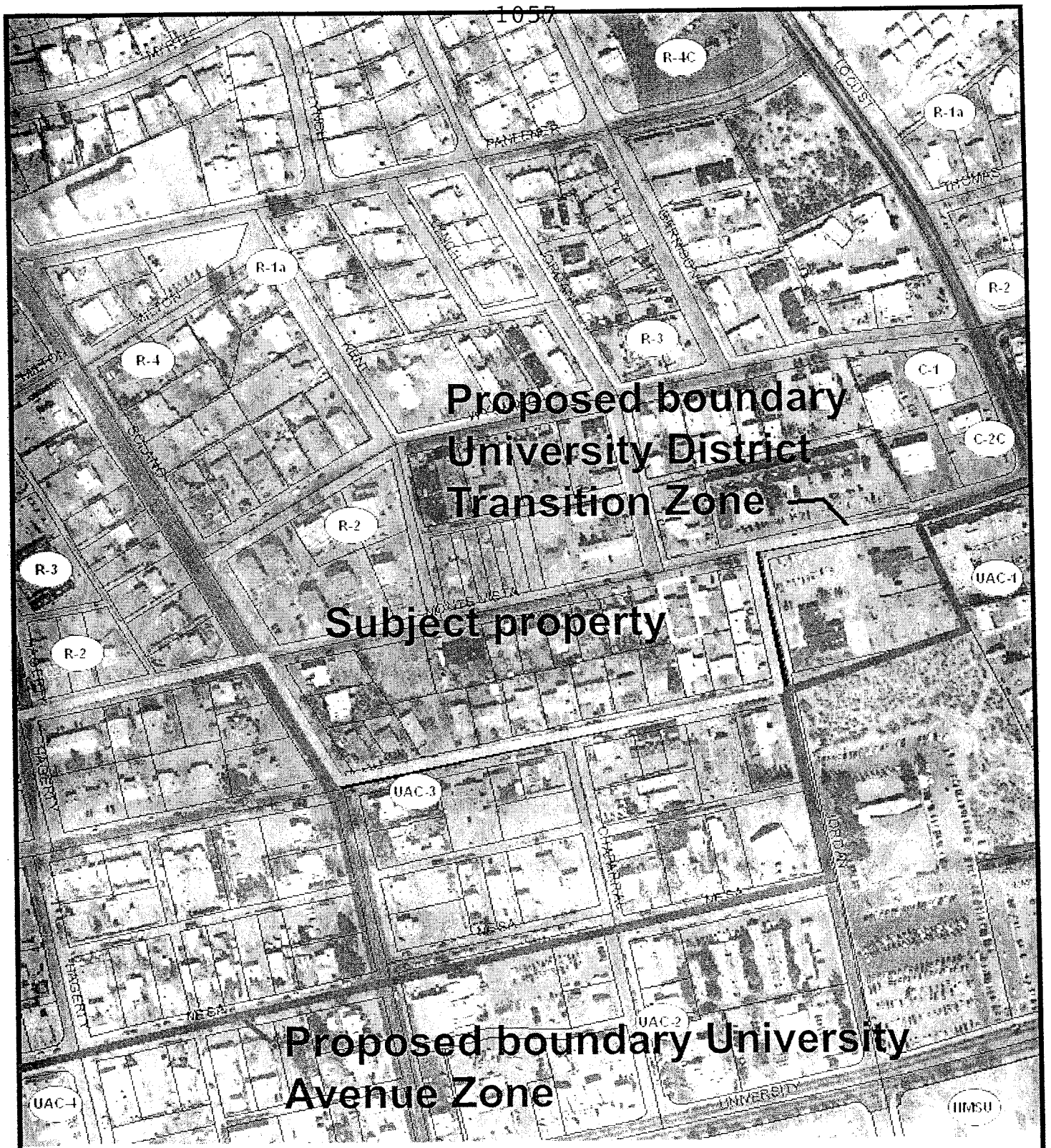
From: Sam Schmitt [schmittysam@gmail.com]
Sent: Tuesday, February 23, 2010 8:33 AM
To: Susan Lowell
Subject: University Redistricting
Good morning Ms. Lowell,

I am a district 2 voter, supporting the redistricting plans as they appear in the February 8th notice. I will not be able to attend the meeting tonight, but I have two items:

1. Would it be possible to have the residential lots between Solano and Jordan, University and Monte Vista, added to the transition zone? I live at 1470 Monte Vista, and support this change.

2. Please let me know if anything major changes. Also, when do we expect to have a council vote on this?

Cheers,
Sam Schmitt



MAP CREATED FOR: .

ADDRESS: 1470 Monte Vista
Las Cruces

OWNER: SCHMITT, FRANK W. & SAM SCHMITT

DATE: 2/23/2010 9:05:27 AM

ZONING:

PARCEL: 02-14567

SUBDIVISION: .

0 65 130 260 390 520 Feet

This map was created by Community Development to assist in the administration of local zoning regulations. Neither the City of Las Cruces or the Community Development Department assumes any legal responsibilities for the information contained in this map. Users noting errors or omissions are encouraged to contact the Community Development Department at (505) 528-3043.

Community Development Department
575 S Alameda Blvd.
Las Cruces, NM 88001
(505) 528-3222

February 22, 2010.

City Council, Planning and Zoning Commission
University Avenue Corridor Citizens Design Review Committee, UAC Planning Staff

Dear Councilors, Commissioners, Members and Staff,

RE: University District Plan and Zoning Overlay Comments (repeated from February 3, 2010 letter to Committee and Staff with corrections)

1. **I repeat that this Plan and Zoning Overlay must carefully integrate the findings of the draft NMSU Heritage Preservation Plan and other such applicable documents. I find it both significant and alarming that what was once a University Avenue Corridor Plan and Overlay is moving forward as a University District Plan and Overlay, presuming a much greater influence over the NMSU campus.**

On p. 9 in the Grassroots Historic Preservation report (NMHPD), 1999, by Attorney Anita Miller, is the following: "A community interested in historic preservation should begin by conducting a survey or a study of its historic, architectural and cultural resources." Historic preservation should be considered as part of the comprehensive planning process, and therefore, should appear with great emphasis in Vision 2040, the associated comprehensive plans, a revised NMSU Master Plan and certainly the University District Plan and Overlay. In New Mexico, often moratoria are enacted to allow communities to address problems not covered by existing land use regulations.

We have such a plan. The draft NMSU Getty Foundation Heritage Preservation Plan Volumes 1 and 2 can be found in your packet for today's meeting and online for interested public on the City's website under Pending Applications Case Number PA 10-01. Click on today's meeting date in the second column from the right.

Clearly there is a reason the Heritage Preservation Plan has not moved forward. I have expressed my disappointment for years for those responsible for blocking/ignoring its consideration and approval **and continue to request that this Heritage Preservation Plan be recognized, respected and integrated into all other development and planning proposals impacting the same area.** I recommend that City planning staff, members of the NMSU Advisory Committee to the Heritage Preservation Plan and interested public together meet to integrate the University District Plan and Overlay with the draft Heritage Preservation Plan. If not, why not?

Broadly speaking, Areas 6 and 7 of the Convention Center Zone, must integrate the following:

1. Respect for and retention of the character of the area known as the "West Side Farm Historic District" and follow through with nomination to the State Register of Cultural Properties and the Federal Register of Historic Places. Area encompasses land within the triangle between Knox St., University Avenue and Sam Steele. The draft Heritage Preservations Plan states that the NMSU Master Plan supports preservation of this area in light of its importance to the university's agricultural history. Past discussions have included heritage gardens and student gardens as appropriate uses. The University District Plan and Overlay prohibits any agricultural uses.
2. Preservation of the Nemotology Lab (Seed House, 1890). It is on the State Register of Cultural Properties and the Federal Register of Historic Places. The Building could be developed for interpretation of NMSU agricultural history is the recommendation given.

3. Conservation of the Story Tree (1927). A campus literary group called the State College Story League gathered to read literature aloud underneath the tree in the late 1920s. A commemorative plaque mounted on the rock marks the location. It is treated as a Heritage Conservation Place in the draft plan.
4. Las Cruces Lateral (1890 acequia). It is on both state and federal registers as part of the Elephant Butte Irrigation District.
5. Incubator Building and Poultry Feed Building (both 1953). Significant for agricultural history.
6. The buildings in the southwest corner of parcel where the City Center is located are leased for 50 years by Jornada Experimental Range from NMSU. One building houses the Asombro Institute (formerly the Chihuahuan Desert Nature Park).
7. The 30-40 acre feet (48400-64540 cu. yd.) of rich Rio Grande alluvial soil which was removed from the City Center site.
8. There are many additional claims and descriptions of agreement between the NMSU Master Plan and the draft Heritage Preservation Plan that seek to retain the agricultural character of west campus.

Additionally, the draft Heritage Preservation Plan lists the following which the University District Plan and Overlay must integrate as well:

1. A-Mountain Viewshed and The Pike-College Drive (Heritage Conservation Place)
2. The need to take into account the scale, massing and architectural styling of the smaller scale historic buildings that already exist along the University Avenue corridor, specifically Kent Hall, Gardiner Hall, the O'Laughlin House, and the President's House (Nason House), the YMCA Building and Gymnasium Building (latter two on State and Federal registers).
3. The need to take into account the noteworthy landscape features which contribute to the heritage character of the university such as the tree-lining and rock walls. We have an opportunity to blend the new with the old and perpetuate a campus landscaping tradition.

The draft Heritage Preservation Plan does not list properties not on campus(es), however, I have provided copies in the past to the Review Committee of A New Mexico State Unversity Walking Tour: A Legacy of Henry C. Trost featuring The Architectural Master Plan: Trost to Hoffmeister (Dona Ana County Historical Society, 1997) which lists the following which the UD Plan and Overlay must integrate as well:

1. In memorial: The Miller House, Henry C. Trost design (@1910, demolished, 2008).
2. 1100-1400 Blocks of University Avenue, North Side – "College Row" (1920-30s). Built by Dan Williams, former Regent. Reflect Pueblo Revival style inspired by American Indian villages of northern New Mexico.

2. Secondly, I express concern over the revised formation of the University District Citizens Design Review Committee. It is described on p. 47 in your packet as follows:

Citizen's Design Review Committee

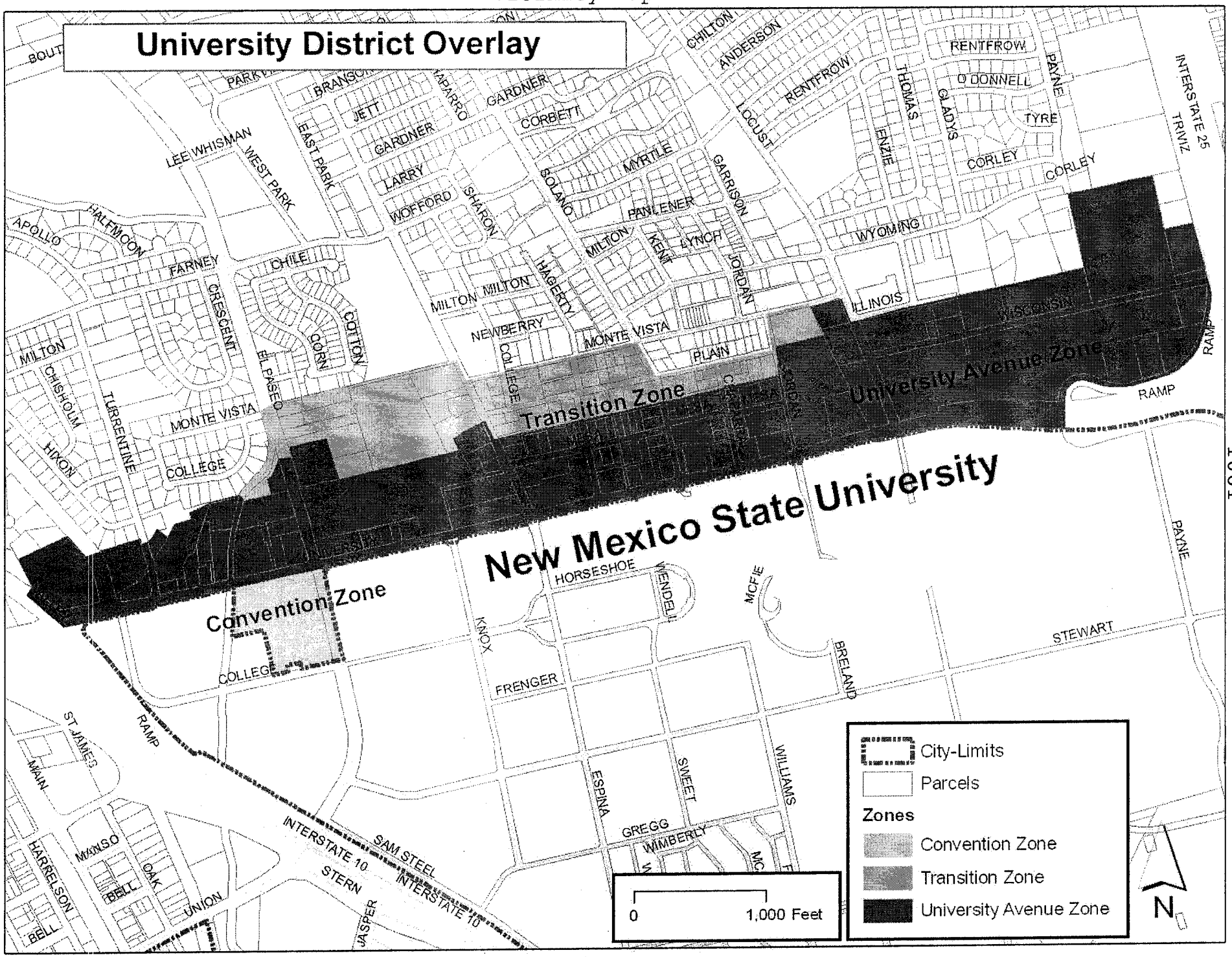
Since 1992, a Citizen's Design Review Committee has served as an advisory body to the City for all new development and property rehabilitation in the District. The Citizen's Design Review Committee should consist of seven members appointed by the mayor; with the advice of the councilor whose district encompasses a majority of the University District Overlay and consent of the city council as a whole. Membership should consist of: the area's councilor; the University Architect or their representative; one citizen who owns a business in the District, one citizen who has

design expertise (in addition to the NMSU Campus Architect or staff) such as an architect, landscape architect, interior designer, artist, or custom builder; three citizens who own property in the District; and one NMSU student representative. At least two of the citizen participants should be permanent residents within the Overlay District

My criticism: This committee is acting as a land use, not a design review committee for a possible 165 acres in the future. The description is not at all representative of a "citizens" land use committee. To do as outlined is known as a "fiefdom" because of the City Councilor's controlling role. If the City Councilor for this district is a member, then she should abstain from voting on any plan or zoning overlay that would come before the City Council. Other members should be selected in a transparent, democratic process that includes advertisement, submittal of vita and letters of interest and a vote by the City Council in a public meeting, not appointment by the Mayor. The revised Committee is missing experts in historical and agricultural preservation and representation from knowledgeable members of the NMSU community (staff or faculty). A NMSU student is a worthy addition, but may not have the background to represent these interests. Citizens "who own property" can mean developers. The requirement for a member with design expertise will also most likely represent the business community. I disagree with the waiver of term limits as well. This proposed committee membership and selection process needs amendment.

3. I withhold detailed comments pertaining to the Demolition Delay section of the UD Overlay at this time. Any such code is a tool within a greater historic preservation survey and plan which again supports the request for careful integration of the draft NMSU Heritage Preservation Plan with the UD Plan and Overlay.

Thank you for your consideration,

Sandy Geiger, NMSU alumna, NMSU retired faculty

Vicinity Map