East Campus
Development Plan Overview
Guiding Principals

• Position land to create long term value for NMSU
• Develop programs that continue the learning experiences for students
• New Development to be compatible with University mission
• Generate reoccurring revenue for Aggie Development and NMSU. Position the property assets to derive the maximum return with minimum risk
• Use public private partnerships (P3) to develop core facilities
• Connect East Campus to the NMSU campus and greater community and make it integral to the NMSU brand
• Integrate sustainable development strategies
• Extend the campus roadways, open space and bikeway network to the greater metropolitan area
• Recognize the cultural and recreational significance of Tortugas (A) Mountain
• Maintain the view corridor from main campus to Tortugas (A) Mountain
**Option 1**

- Golf course remains as is
- Development area along University, Las Alturas & Geothermal
- New driving range

**Option 2**

- Add nine holes to the existing golf course, golf course remains as is
- Development area along University, Las Alturas & Geothermal
- Extend Geothermal to east to intersect with Sonoma Ranch extension south
- Development area along Geothermal & Sonoma Ranch Road
Option 3A

- Reduce existing golf course to nine holes
- Add 18 hole signature golf course
- Development area along University, Las Alturas & Geothermal
- Extend Geothermal to the east to intersect with Sonoma Ranch Road extension south
- New development in clusters around old and new golf course

Option 3B

- Reduce existing golf course to 9 holes
- Add 18 hole signature golf course
- Development area along University, Las Alturas & Geothermal
- Extend Geothermal to east to intersect with Sonoma Ranch Road extension south
- Development area along Geothermal & Sonoma Ranch Road
- New development in clusters around old and new golf course
Proposed uses include:

- Mixed Use Commercial
- Research Programs
- Academic Programs
- Greenspace/Recreation/Athletics
- Future Research and Land Banking
- Cultural and Recreational Area
Development is proposed in three phases:

**Phase 1** Mixed-Use Development

**Phase 2** Mixed-Use Development, Institutional Programs & Golf Course

**Phase 3** Institutional, Special Purpose Program Development, Future Land Bank, Cultural/Recreational Areas
**Phase 1 includes:**

- 36 Acres
- Mixed-use Commercial Development
- Proposed Terrace Drive Extension
- Proposed Telshor Blvd Extension
Illustrative Plan for Phase 1 Mixed-Use Development

Phase 1 Development Overview

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Phase 2 includes:

- Phase 2 Mixed-Use Commercial Development
- Research Program
- Academic Programs
- Reconfigured existing 9 Hole Golf Course
- New 18 Hole Signature Golf Course
Illustrative Plan for Phase 2 Mixed-Use Development

Phase 2 Development Overview

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Aggie Development

Vision

1) View Looking East
Towards Mt. Mountain

2) View Looking South
Gateway Treatment

3) View Looking North
Towards the Plaza & Destination Retail
The existing 9 hole golf course could be reconfigured and an additional 18 hole golf course constructed.

The course is a key public recreational element of the plan.
Phase 3 includes:

- Institutional Research Development
- Special Purpose Programs Development and Land Bank
- Proposed Sonoma Ranch Blvd. Extension
Next Steps include:

- Develop P3 Partnerships with Proven Track Records
- Explore Ground Lease Opportunities
- Explore Joint Venture Opportunities
- Partnership with The University Foundation
- Develop Town and Gown Relationship
- Aggie Development Board Approval