Arrowhead Park Master Plan

Vision:  *To be the Premier Regional Community for Science and Technology*

Purpose of Master Plan .......A Foundation for “A Significant Place”

- Quality, competitive, sustainable real estate development....
- Ensure standards of NMSU and Arrowhead maintained, and enhance the community around the Park
- Development standard to assure tenants of value of their investment
Master Plan Development Process

- Input / Data Gathering – six month process
- 3 day charrette, dozens of interviews, data searching
  - NMSU Administration
  - NMSU Colleges
  - City / County Leaders
  - Local Developers
  - EDD / MVEDA
  - Community Representatives
  - State / Regional Leaders
  - Commercial Real Estate Brokers
- Gather Info Nationally on Peers / Best Practices
- Development of framework concepts and supporting details around existing assets and constraints
Identified Goals for Development Plan

- Become a “best-in-class” mixed-use development
  - 10-20 year plan for a true live-learn-work-play environment
- Class A office to attract high wage paying tenant companies
- Gateway to NMSU campus and to City of Las Cruces
- Flexible spaces to inspire innovation, entrepreneurship, and technology development
- Enable NMSU Research collaborations with corporate partners
- Target Sectors –
  - Life Sciences, Aerospace, AgriBiz, Water/Energy, Film / Creative Media
Development Framework

Key Districts for Development

- Innovation  Education & Entrepreneurship
- Research  NMSU, BCOM, Corporate
- Creative Campus  Film, Technology, Arts
- Town Center  Mixed Work/Live/Play Areas
- Retail  Commercial Retail Centers
Circulation

Enhancing Connection to NMSU & Community

- Opportunities for students, faculty, local residents
- New connector from Locust across arroyo to Town Center
- Tie to Sisbarro Park trail system and campus bike paths
- Integrate with MPO regional trail system
- Extension of Aggie and Roadrunner transit systems
- Future I-10 interchange and Arrowhead Drive
Vision for Park Life

“A Significant Place”, Enhancing Community

- Walkable urban design in core areas
- Shared community / gathering spaces
- Shared parking areas hidden by buildings
- Green spaces and water features
- Multi-modal roadways, paths, trails
Park Architecture

Holding True to our Historic NMSU Style
  ❖ Spanish Renaissance Revival
  ❖ Tile Roofs, Corbels / Red Trim
  ❖ Two-Toned Stucco, Punched Windows

Expanded Architectural Features
  ❖ Incorporate more Class A, tech office park features
  ❖ Expanded Glass Areas
  ❖ Greater Use of common spaces, plazas, patios
Landscape Development

A Welcoming Environment

- Extensive landscaping to green and soften the environment
- Water features to cool the surroundings, attract wildlife
- Shading through trees and structures
- Plants and groundcovers consistent with native landscape
- Multi-Use trails and paths, arroyo upgrades
Arrowhead Park - Two Frameworks, One Future

With I-10 Interchange And EBID Dam Redevelopment

Without I-10 Interchange And EBID Dam Redevelopment
Thank You
From the Staff at Arrowhead Center

Arrowhead Place -
Coming in April 2018