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2 Break out sessions for Growth Scenario Exercises were conducted. Please see attached notes from
3 each table.
4

5 Councilor Smith presented for Group 1. He said they went with the third choice because it
6 provided us opportunities to look at things in the reality context as well as the idealized. We were
7 looking at taking some of the areas where we want to have nodes of new commercial and radiating
8 out from those. We're looking at the new city property across from Mountainview, looking at
9 some of the development Mr. Moscato has been involved with Metro Verde, and then looking at
10 some of the existing things going on. We also wanted to make sure we were connecting with
11 transit and bike trails so that we have destination points and connecting pieces. We want to
12 preserve agriculture. We were very strong about wanting to make sure we protected the arroyos.
13 We have green spaces, connected infrastructure, and neighborhood housing areas. Near the
14 arroyos we looked at some of these areas to intensify development and concentrate but also leave
15 several areas natural. In the downtown area and historic areas, we're looking at historic
16 preservation, new use, connecting the Amador Proximo with hike and bike trails, and transit. We
17 want to consider the market realities and the steps involved, continue to look at infill opportunities,
18 preserve some of the character of our community, especially adobe structures, and looking at
19 multimodal connectivity.
20

21 Councilor Eakman presented for Group 2. Looking at redistricting in 2020, we know mine and
22 Councilor Gandara's districts are going to increase. We are excited about downtown, Amador
23 Proximo, and East Lohman with 113 acres that the City brought from Albuquerque, which could
24 be a second downtown area. We are looking at a lot of four-story development in downtown. We
25 need a transit system out to the West Mesa and the Airport. We want to save trees and it should
26 go into our planning. We are seeing growth towards the University. We have a natural grade
27 going out towards US 70.
28

29 Councilor Gandara continued for Group 2. She said we want to change use of downtown,
30 maximum development, compact location, maximize mixed use, walkable communities and
31 complete corridor, emphasize open space, improve access to parks, increase the number of trees,
32 disconnect to industry in the West Mesa, improve access to job centers, different use of alleys,
33 infrastructure invested within existing built neighborhoods, investment in inner moving outward,
34 city commitment to redevelop investment tools, TIDD in the Amador Proximo and historic
35 districts, redesign corridor infrastructure, transit to West Mesa area, to downtown, health centers,
36 the mall, and East Mesa complete streets, parks, open space, improve and expand Apodaca Park,
37 and improve infrastructure in the El Paseo area. We chose option 3.
38

39 Sharon Thomas presented for Group 3. We talked about all the projects going on and started
40 thinking about infill and corridor centers because we recognize that there is going to be other
41 growth. We talked about the area where the City was doing planning with the State Land Office.
42 We saw this as remaining protected. We talked about bringing in the space around the high school
43 because you can't walk to it or bike to it. This land belongs to BLM and we had some
44 conversations to get the State Land Office to trade with BLM, so it would be owned by the State
45 Land Office. We also looked at cluster development, open space, and trails to get to this school.
46 Along University, there's the Aggie Uptown and that's not part of the City yet but that is something

1 we'll have to make decisions about. We looked at downtown as a big commercial center. Sonoma
2 Ranch and 70 is developing into regional. We thought maybe there was some way we could have
3 one on this side to spread out your main centers. We agree with more trees. We don't do parkways
4 and developments anymore so there's no trees. The number of empty stores at the mall keeps
5 increasing and lack of people so we talked about that being converted into a lifestyle mall and
6 more places to do accessory dwellings. We talked about the major corridors being Amador and
7 Lohman, Solano, El Paseo and eventually Sonoma Ranch. We would like some development
8 around the Industrial Park because there is no place for people to live.

9
10 Todd Stuve presented for Group 4. We thought the strategic development was just right. It was
11 just enough rural and just enough compact and the most realistic. We wanted to protect things that
12 were natural. We wanted to preserve some of the agriculture on the west side of town. We thought
13 about protecting some of the area around the airport, one for possible airport growth and potentially
14 to have some buffer to the residents. We wanted to focus on the area around Centennial High
15 School and connect it with some of the roads to the eastern border of Sonoma Ranch Boulevard.
16 We thought that there is a huge opportunity to develop along University Avenue and revitalize
17 parts of Telshor. We thought about expanding south into the downtown areas to provide a more
18 enhanced downtown. We are seeing a lot of growth to the northeast side of town. We felt Mesa
19 Grande would make sense to connect through the center of town at Lohman and Sonoma Ranch
20 to reduce some of the congestion along Triviz, along Telshor, and support the neighborhoods that
21 will be developed. Sometimes it is difficult to get to the northwest area, so we thought there might
22 be some good east to west connections, connecting Mission on the other side of the dam. We
23 thought it was important to look at how transit would improve the ability for folks to get to places
24 in our City, so having loops that made sense around the NMSU area and take them through the
25 downtown area, and also places around the Picacho area. We discussed how to revitalize along
26 the University section, so we discussed urban high-density housing and some mixed-use
27 commercial area. We looked at places on Solano, downtown, El Paseo, and Alameda that need to
28 be revitalized and have some mixed commercial/residential.

29
30 Councilor Sorg presented for Group 5. We have a dividing line with Interstate 25 and we only
31 have 3-4 corridors crossing that interstate. So, I tried to plan out the growth that is on the East
32 Mesa in a way that people don't have to cross that dividing line. I'm trying to approach this in a
33 people centric way. On either side of 70, we tried to show as much mixed use as possible. There
34 is a lot of development to go on the East Mesa. We would also like to see work centers on the
35 other side of I-25 so people can work. We chose scenario 3 and I have also been saying trees for
36 years.

37
38 Jim Carrillo said every group used scenario 3 and we saw a lot of similarities. Don't forget the
39 heart of the City and the reason why Las Cruces is here.

40
41 Matt Noonkester said we are going to take all the maps back and look at areas of consensus,
42 conflict, and then let Ian run these through some of our analysis to give you individual feedback
43 and how the group came together.

44
45 Jim Carrillo said we will use this to develop a future development plan.

46 **Meeting Adjourned at 5:03 p.m.**