

RECOMMENDATIONS FROM
THE NORTH GOLF COURSE COMMUNITY ADVISORY BOARD
REGARDING PRESERVATION AND DEVELOPMENT OF THE
NORTH GOLF COURSE

January 18, 2008

North Golf Course Community Advisory Board was constituted by the University of New Mexico (UNM) and charged with providing recommendations and parameters for preservation and development of UNM's North Golf Course.

To that end, North Golf Course Community Advisory Board met numerous times in public and in executive sessions and sought and received input from UNM and its representatives.

It is contemplated that prior to implementation of some of the Recommendations that a sustainability and planning study, funded by the legislature, be undertaken.

A map of the golf course area is attached hereto and incorporated by reference. The map has RED, GREEN, and GREEN HASH MARK areas, described below. The map is key to understanding and implementing these Recommendations.

Consistent with its charge, North Golf Course Community Advisory Board provides the following recommendations and parameters to the University of New Mexico, its President, its Board of Regents, its consultants and land planners, and any potential future developers. It is the intent of the North Golf Course Community Advisory Board that those persons and entities will act in accord with these recommendations and parameters. These Recommendations relate to the North Golf Course only and those areas immediately adjacent to it. The specific charge is set forth in the Numbered Paragraphs (i.e. 1) below and the recommendations and parameters are set forth in the Lettered Paragraphs (i.e. 1(A)) that follow the Numbered Paragraphs:

1. Determining the footprint for a regulation nine (9) hole golf course.

A. Maintain the existing 9 hole layout as is with no changes to its outer and inner boundaries.

2. Enhancing and improving the North Golf Course and periphery jogging/walking/bike path including: water conservation, habitat restoration, utilization of native plant species, and sustainable golf course management techniques.

A. Preserve the views from the existing 9 hole golf course layout.

B. Preserve the viewshed so as not to negatively impact views from the golf course looking west and north with some recognition that there is an eastern view as well.

C. Preserve the John Gaw Meem structure and refurbish and renovate it.

D. Preserve and improve a continuous perimeter recreational trail zone around the periphery.

E. Based on the findings of the sustainability and planning study, preserve, improve and reintroduce native and other appropriate plants to enhance soil conservation and wildlife habitat in the North Golf Course Area.

F. Improve and upgrade irrigation of the golf course, including but not limited to use of gray water, making water conservation a priority without degrading the existing 9 hole layout and fairways, roughs, and greens of the golf course.

G. Work with various UNM departments, North Golf Course Community Advisory Board, local planners, architects, and concerned individuals to develop a sustainability program for management of the golf course and to achieve Nos. 2(A) – (F) above.

3. Suggesting funding sources to cover enhancements and improvements;

A. UNM, neighbors, and concerned individuals will work with the Governor, Lieutenant Governor, and legislators to secure capital outlays for enhancements and improvements.

B. All concerned will work for permanent legislative solutions for funding.

C. UNM will consider allocating a portion of greens fees for enhancements and improvements that directly benefit the golf course, and not the periphery.

D. Creation of a non-profit foundation dedicated solely to the preservation, improvement, and conservation of the golf course.

4. Establishing the North Golf Course as a teaching environment for sustainability, conservation, and habitat restoration; and

A. A sustainability and planning study shall be undertaken by UNM with input and recommendations from its various departments, North Golf Course Community Advisory Board, local planners, architects, and concerned individuals regarding the RED and GREEN areas with primary emphasis on the GREEN areas. The study will also consider the area in GREEN HASH MARKS, and specifically whether the existing golf course clubhouse can be relocated.

B. Funding for a sustainability study will be sought from the legislature and other appropriate sources.

C. The sustainability and planning study is crucial to implementation of these Recommendations.

D. Based on the findings of the sustainability and planning study, work with UNM, APS, New Mexico Museum of Natural History and other interested parties to develop an educational program utilizing the North Golf Course area to provide instructional opportunities in

restoration development, conservation, and habitat restoration in urban environments.

5. Constructing a legal framework between the University and the people of New Mexico, to preserve the golf course and agreed upon green space and to determine the available footprint for UNM's future building needs.

A. UNM, its President, the Board of Regents, and North Campus Neighborhood Association, Netherwood Park Neighborhood Association, and Summit Park Neighborhood Association shall enter into a deed restriction or other legally enforceable and binding agreement and covenant to protect in perpetuity or as long as legally possible the areas on the attached map outlined in RED. The RED area is primarily the existing 9 hole layout of the golf course. The RED area shall not be developed for any purposes and shall remain a golf course. The agreement shall be recorded and may be enforced by North Campus Neighborhood Association, Netherwood Park Neighborhood Association, Summit Park Neighborhood Association, their assignee(s), their designee(s), or their successor(s)-in-interest.

B. UNM, its President, the Board of Regents, and North Campus Neighborhood Association shall enter into a deed restriction or other legally enforceable and binding agreement and covenant to protect in perpetuity or as long as legally possible the areas on the attached map outlined in GREEN. The GREEN area is primarily the remainder of the Barren Fairways and the AMAFCA parcel at the northwest corner of the golf course. The GREEN area may only be developed for academic purposes directly related to the educational mission of UNM and then only with further input and recommendations from the North Golf Course Community Advisory Board after the sustainability and planning study is complete. The GREEN area may not be developed for any commercial purposes. The agreement shall be recorded and may be enforced by North Campus Neighborhood Association, Netherwood Park Neighborhood Association, or Summit Park Neighborhood Association, their assignee(s), their designee(s), or their successor(s)-in-interest.

C. The lands outlined in RED and GREEN shall be surveyed by UNM, at its expense, and the legal descriptions arising out of those surveys shall be attached to any recorded agreement(s).

D. Any and all development on or in the GREEN and GREEN HASH MARK areas must be done in accord with the Nos. 1(A) and 2(A) – (G) above, and those Sections, among others, shall be incorporated into and specifically stated in all recorded agreements.

E. So as not to lose the momentum and knowledge base that has developed over the course of this process, the North Golf Course Community Advisory Board shall remain as a standing board for a period of 16 months, unless such time is extended, to further address development in the GREEN and GREEN HASH MARK areas and implementation of these Recommendations. No development may occur in the GREEN and GREEN HASH MARK areas without input and recommendation from North Golf Course Community Advisory Board and before completion of the sustainability and planning study. If circumstances warrant, the North Golf Course Community Advisory Board shall remain as a standing board beyond the 16 month period to provide further input and recommendation on development in the GREEN and GREEN HASH MARK areas and implementation of these Recommendations.

F. Agreements as to the RED area will be finalized, agreed to by the parties, and recorded on or before February 13, 2008. Agreements as to the GREEN and GREEN HASH MARK areas will be finalized, agreed to by the parties, and recorded on or before April 1, 2009.

G. UNM will use its best efforts to publicize in certain national and international land planning, real estate and open space publications the process that UNM and the North Golf Course Community Advisory Board engaged in to demonstrate to the broader public that a “win-win” solution is possible even under difficult, challenging circumstances.

H. All agreements will be prepared by UNM’s counsel, and said agreements will be accompanied by an opinion of UNM’s counsel that they are enforceable against UNM, its President, and its Board of Regents, now and in the future, and that said agreements can be enforced by North Campus Neighborhood Association, Netherwood Park Neighborhood Association, or the Summit Park Neighborhood Association, their assignee(s), their designee(s), or their successor(s)-in-interest.

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