Agenda

✓ Goal/Questions/Activities
✓ Space Supply Characteristics
✓ Space Demand Characteristics
✓ Opportunities for the future
Albuquerque Master Plan

✓ Goal - Use available data sources to explore preliminary space needs and potential opportunities to meet needs for the Albuquerque Metro area.

✓ Questions:
  • What are characteristics of state facilities in the Albuquerque area?
  • How will the Albuquerque Metro area grow?
  • What are the opportunities for providing state services?
Supply Characteristics

✓ The state owns or leases the equivalent of 2.3 million gross square feet (gsf) in the Albuquerque metro area
✓ About 41% of total equivalent space is leased

Existing State Facilities (Owned and Leased) in Albuquerque Metropolitan Area

<table>
<thead>
<tr>
<th>Owned Buildings</th>
<th>Leased Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>GSF</td>
<td>% total GSF</td>
</tr>
<tr>
<td>----------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Bernalillo County</td>
<td>573,831</td>
</tr>
<tr>
<td>Valencia County</td>
<td>772,024</td>
</tr>
<tr>
<td>Sandoval County</td>
<td>8,400</td>
</tr>
<tr>
<td>Total</td>
<td>1,354,255</td>
</tr>
<tr>
<td>% Total All GSF</td>
<td>59%</td>
</tr>
</tbody>
</table>

*Converts leasable square feet (USF) to equivalent gross square feet (GSF)
**Converts gross square feet (GSF) to equivalent leasable square feet (USF)

Sources: Leased space - Mike Malinowski - PCD
Owned - PCD spreadsheets and 3DI Study
Supply Characteristics

✓ Type of Space

• **Total amount of space is about 50% office use**

• **Owned buildings are 25% office - 75% other**

• **Leased facilities are about 88% office use**

Sources: Leased space - Mike Malinowski - PCD

Owned - PCD spreadsheets and 3Di Study
Supply Characteristics

✓ State Land Office land ownership in Albuquerque Metro Area
✓ State Land Ownership in Bernalillo County (source: Bernalillo County Assessors Office)
Supply Characteristics*

✓ Location of State-owned and leased facilities in the Albuquerque metro area under jurisdiction of GSD PCD

*Does not include Museums, State Fair, SHWD, Courts, UNM, SLO
Supply Characteristics*

✓ Most of the space that the state owns is in Valencia County (57%)
✓ Most of the leased space is in Bernalillo County (92%)

*Does not include Museums, State Fair, SHWD, Courts, UNM, SLO
YDDC site (near I-25 and Candelaria NE)
✓ Turquoise Lodge site
(6000 Isleta Blvd, SW)
✔ Los Lunas Hospital

~ 74 acres
Supply Characteristics

- The state paid about $10 million a year in leases in the Albuquerque area in 2002 (about the same as Santa Fe [1998]).
- About 98% of the leased cost was for office space.

<table>
<thead>
<tr>
<th>Type of Lease</th>
<th>Current Annual Lease</th>
<th>% of Dollars</th>
<th>Leaseable SF</th>
<th>Average RLSF</th>
<th>Number of Leases</th>
<th>% of Leases</th>
</tr>
</thead>
<tbody>
<tr>
<td>OFFICE</td>
<td>$9,811,272</td>
<td>98.0%</td>
<td>648,659</td>
<td>$15.13</td>
<td>69</td>
<td>92.0%</td>
</tr>
<tr>
<td>OTHER</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Use</td>
<td>$122,161</td>
<td>1.2%</td>
<td>61,466</td>
<td>$1.99</td>
<td>4</td>
<td>5.3%</td>
</tr>
<tr>
<td>Warehouse</td>
<td>$75,968</td>
<td>0.8%</td>
<td>11,870</td>
<td>$6.40</td>
<td>1</td>
<td>1.3%</td>
</tr>
<tr>
<td>Storage</td>
<td>$1,800</td>
<td>0.0%</td>
<td>360</td>
<td>$5.00</td>
<td>1</td>
<td>1.3%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$10,011,201</strong></td>
<td><strong>100%</strong></td>
<td><strong>722,355</strong></td>
<td><strong>$10.00</strong></td>
<td><strong>75</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Source: Leased space - Mike Malinowski - PCD
Supply Characteristics

✓ Compared to the Santa Fe area:
  • Albuquerque has about 60% of the total amount of space
  • There is more leased space in Albuquerque (total and as a total percent)
There are about 3,600 state employees in the Albuquerque Area

*Does not include Museums, State Fair, SHWD, Courts, UNM, SLO.

Source: State Personnel Office
Regional Development Context

✓ The Albuquerque Region* will continue to be the dominant growth engine in the State of New Mexico. The Albuquerque Region:

• 39% of the State’s population lives in the region, projected to increase to 42% by 2030.
• 48% of the State’s employment is in the region
• 47% of the State’s gross receipts (2001) are generated in the region

*Albuquerque Region encompasses the Counties of Bernalillo, Valencia, Sandoval and Torrance served by the Mid Region Council of Governments
Regional Development Context

✓ Is expected to more than double in population over the next 50 years.
  • The region is projected to slightly increase its share of the State’s population and economy.
Regional Development Context

✓ Where is the metropolitan growth going to occur in the region?

- The Regional Plan developed by the Mid Region Council of Governments (MRGCOG) in 2000 tried to answer this question through adopting a non-mandatory 50 year vision, growth principles and land use plan in conjunction with long range transportation plans.
- There is general agreement in local plans that the West Side, Valencia County and Rio Rancho should absorb most of the regional growth through more compact urban form.
- Downtown Albuquerque receives special attention as the region’s most important government and banking center and current efforts to increase office space and improve its mix of residential and entertainment uses.

• Key Ideas
  – Compact growth in existing developed areas
  – Balance jobs/housing
  – Protect valley agriculture
  – Promote new compact master planned communities
Comparison of 1999 & 2050:
from Focus 2050 Land Use
for Metropolitan Albuquerque Area

- Similar urban form to today
- Jobs and housing balance
- Centers and corridors
- New towns mixed use
- Leave most of valley in agriculture
Comparison of 1999 & 2050 from Focus 2050 Land Use: West Side

- Quail Ranch grows
- Growth Not extending Beyond Petroglyphs
- Westland grows
- Coors Blvd. Infill
- Atrisco Bus. Pk Major Center
Comparison of 1999 & 2050 from Focus 2050 Land Use: Valencia County

- Los Lunas & Belen Urban Centers
- More Basic Jobs To Balance Housing
- Growth of Small Towns Clustered on East Mesa
- Preserve Valley Irrigated Agriculture

Growth of Small Towns Clustered on East Mesa

More Basic Jobs To Balance Housing
Comparison of 1999 & 2050 from Focus 2050 Land Use: Rio Rancho
**Long Range Roadway System for Metro Area (MPO)**

- Focus on existing arterial roads capacity improvements and West Side connections
- Paseo del Volcan only major new corridor looping metro area. MRG Connections Plan (in process) also expected to confirm.
- Extension of University to Mesa del Sol desired to provide sufficient access to develop.
Mesa del Sol Update

- State Land Office mixed-use master planned area on 12,400 acres south of the Sunport airport. Plan calls for two employment centers and eight mixed use villages for over 30,000 homes and 60,000 jobs.
- Annexed by Albuquerque with agreement to extend utilities at “no net cost” to the City.
- In 2002, the State selected Forest City Enterprises as the master developer.
- Residential land would be sold off & commercial land leased. SLO would like jobs created before rooftops.
- After 20 years of planning, Mesa del Sol is home to the Journal Pavilion amphitheatre and is in partnership with Bernalillo County to develop a square-mile Regional Recreation Complex.
- State Legislature appropriated $4 million for extending University Blvd. More funding needed.
Mesa del Sol Land Use Plan
Supply vs. Demand

✓ Space Projections

- **Caveats**
  - Used broad assumptions
  - Database of users and space probably has some gaps

- **Projected space with similar methods as for Capitol Area**
  - Simple projection (Office and Other) - 1.5% per year
  - Office Space
    - Identified service area populations
    - Assumed similar ratio for employees to service area population will continue into the future
    - Assigned square footage to each person (198 sf/.65 = 304 gsf/person - based on current usage in Albuquerque area)
  - Projections are within 10% of each other
Supply vs. Demand

Projected Space Required - Present to 2050

- Total Space Needed - 2050 = ~4.7 million GSF equivalent
- Total Office-type space = ~2.3 million GSF equivalent

Comparative Sizes

<table>
<thead>
<tr>
<th>Building</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coronado Center</td>
<td>1.14 million sf</td>
</tr>
<tr>
<td>Cottonwood Center</td>
<td>1.01 million sf</td>
</tr>
<tr>
<td>Winrock Center</td>
<td>0.874 million sf</td>
</tr>
</tbody>
</table>
Supply vs. Demand

Projected Additional State Office Space Required - Present to 2050

✓ Total Additional Space Needed - 2050 = ~2.4 million GSF equivalent
✓ Total Additional Office-type space = ~1.2 million GSF equivalent

Comparative Sizes

<table>
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<th>Building</th>
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Supply vs. Demand

✓ Observations

• State spends a significant amount for leased facilities in the Albuquerque metro area
  – $10 million+ year
  – About 1/3 is for agencies that have potential of federal reimbursement (1/4 of space)

• Albuquerque metro area will continue to grow and be dominant in population, jobs and commerce to foreseeable future.
  – Additional office space will be required to match service area growth.
  – Without state-owned facilities available, additional leased facilities will be required.

• Most of growth will occur in Albuquerque’s west side, Rio Rancho, Valencia County and eventually Mesa Del Sol

• Except for the Los Lunas Campus, there is no existing State property with significant capacity to absorb growth.
Supply vs. Demand

✓ Potential Opportunities

- **Construct additional state-owned office facilities**
  - More advantageous to own than lease in the long-run

- **Develop a state service campus (or multiple campuses) in an area(s) central to population served**
  - Acquire land in prime developing areas (e.g., Westside, Mesa Del Sol; potentially through cooperation with SLO)
  - Consider possible shift of existing uses (e.g., relocate YDDC and use for other purposes, continued use of old State Hospital in Los Lunas, long-term relocation of State Fair?)