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# State of New Mexico

## Capitol Buildings Master Plan

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Albuquerque Area  
Overview Briefing

Capitol Buildings  
Planning Commission

June 16, 2003

**The ARC - Dekker/Perich/Sabatini Association**

# Agenda

- ✓ **Goal/Questions/Activities**
- ✓ **Space Supply Characteristics**
- ✓ **Space Demand Characteristics**
- ✓ **Opportunities for the future**

# Albuquerque Master Plan

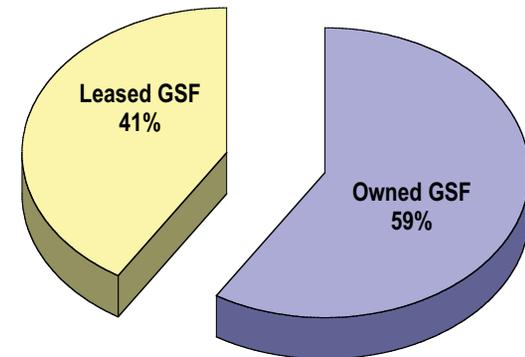
✓ **Goal - Use available data sources to explore preliminary space needs and potential opportunities to meet needs for the Albuquerque Metro area.**

✓ **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

	Owned Buildings		Leased Buildings							Total			
	GSF	% total GSF	USF***	% total USF	Total GSF equiv.*	Total GSF equiv.*%	Annual Lease	% total annual lease	Average \$ /USF	Total GSF equiv.*	Total USF Equiv.**	% total USF %	
Bernalillo County	573,831	42.37%	576,306	93.99%	886,625	93.99%	\$9,674,201	92.23%	\$16.79	1,460,456	949,296	63.56%	
Valencia County	772,024	57.01%	16,029	2.61%	24,660	2.61%	\$261,429	2.49%	\$16.31	796,684	517,845	34.67%	
Sandoval County	8,400	0.62%	20,840	3.40%	32,062	3.40%	\$554,061	5.28%	\$26.59	40,462	26,300	1.76%	
<b>Total</b>	<b>1,354,255</b>	<b>100.00%</b>	<b>613,175</b>	<b>100.00%</b>	<b>943,346</b>	<b>100.00%</b>	<b>\$10,489,691</b>	<b>100.00%</b>		<b>2,297,601</b>	<b>1,493,441</b>	<b>100.00%</b>	
% Total All GSF	59%		41%										

\*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

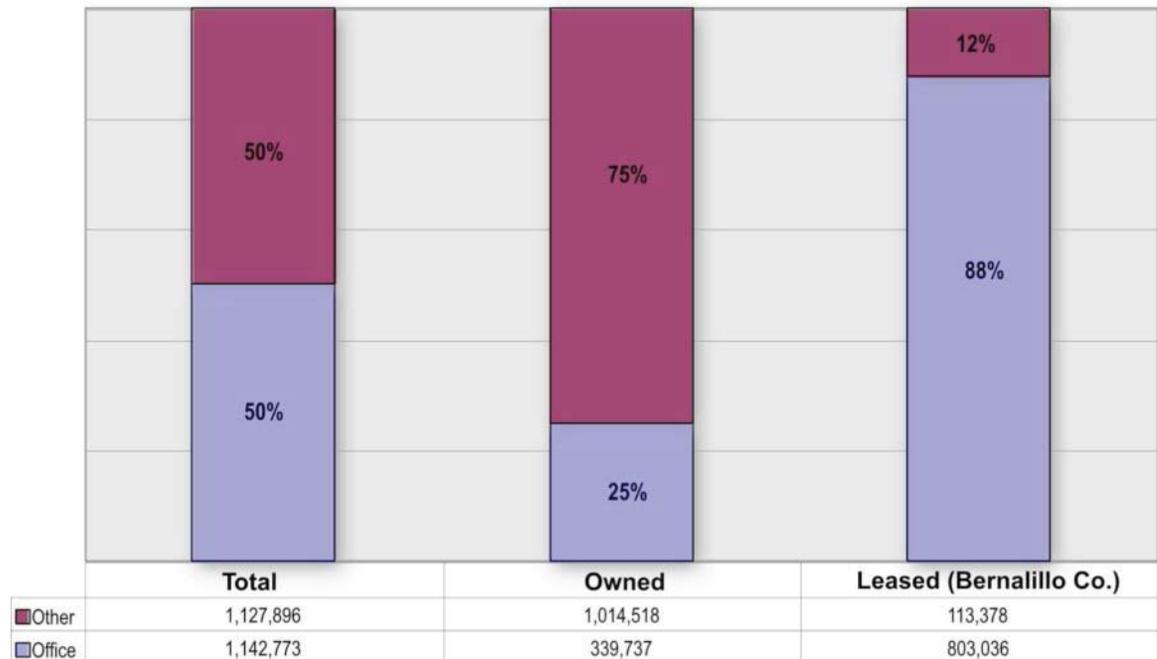
Owned - PCD spreadsheets and 3DI Study

# 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**

Type of State Space in Albuquerque Metro Area  
Gross Square Feet Equivalent

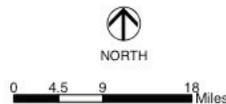
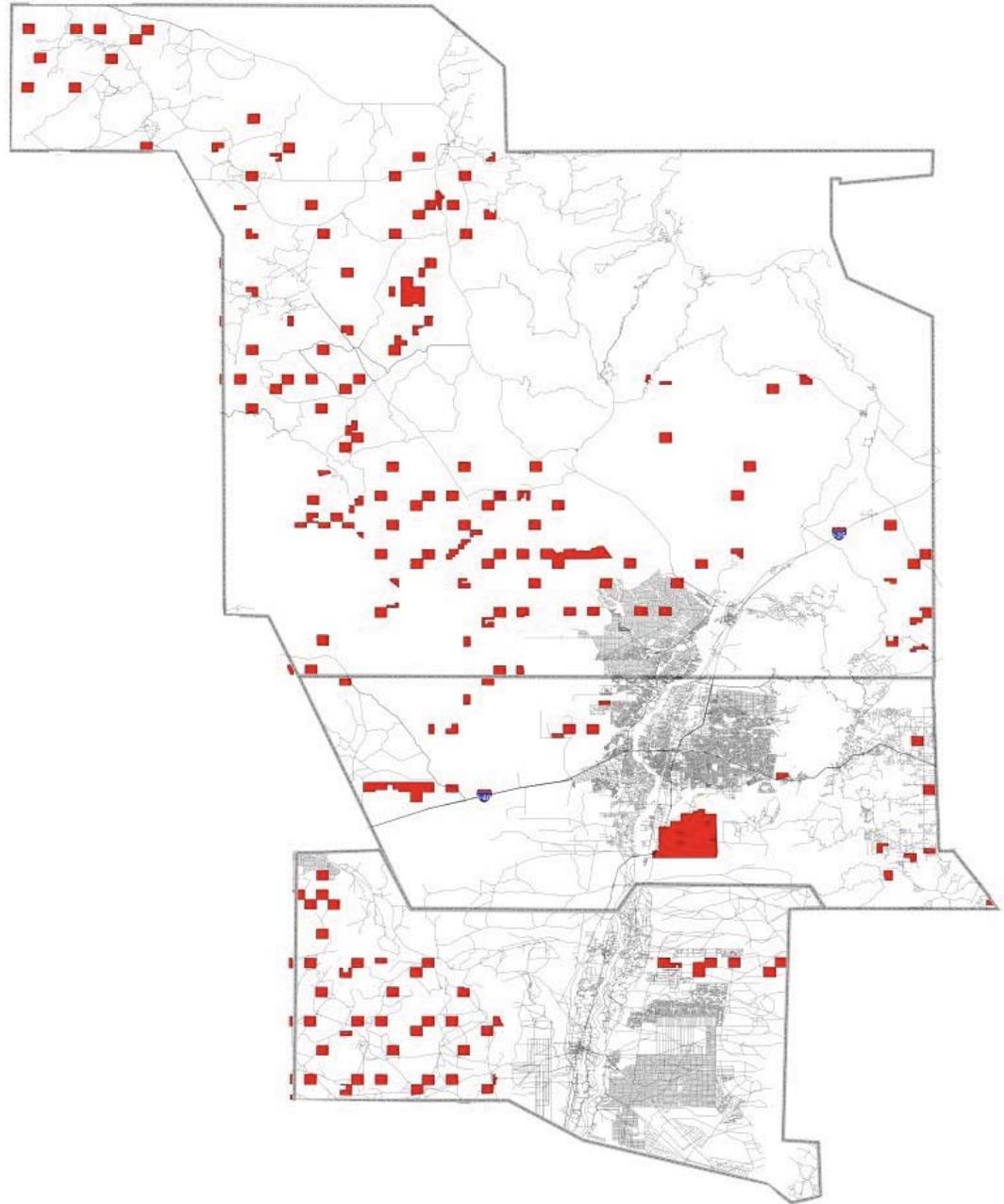


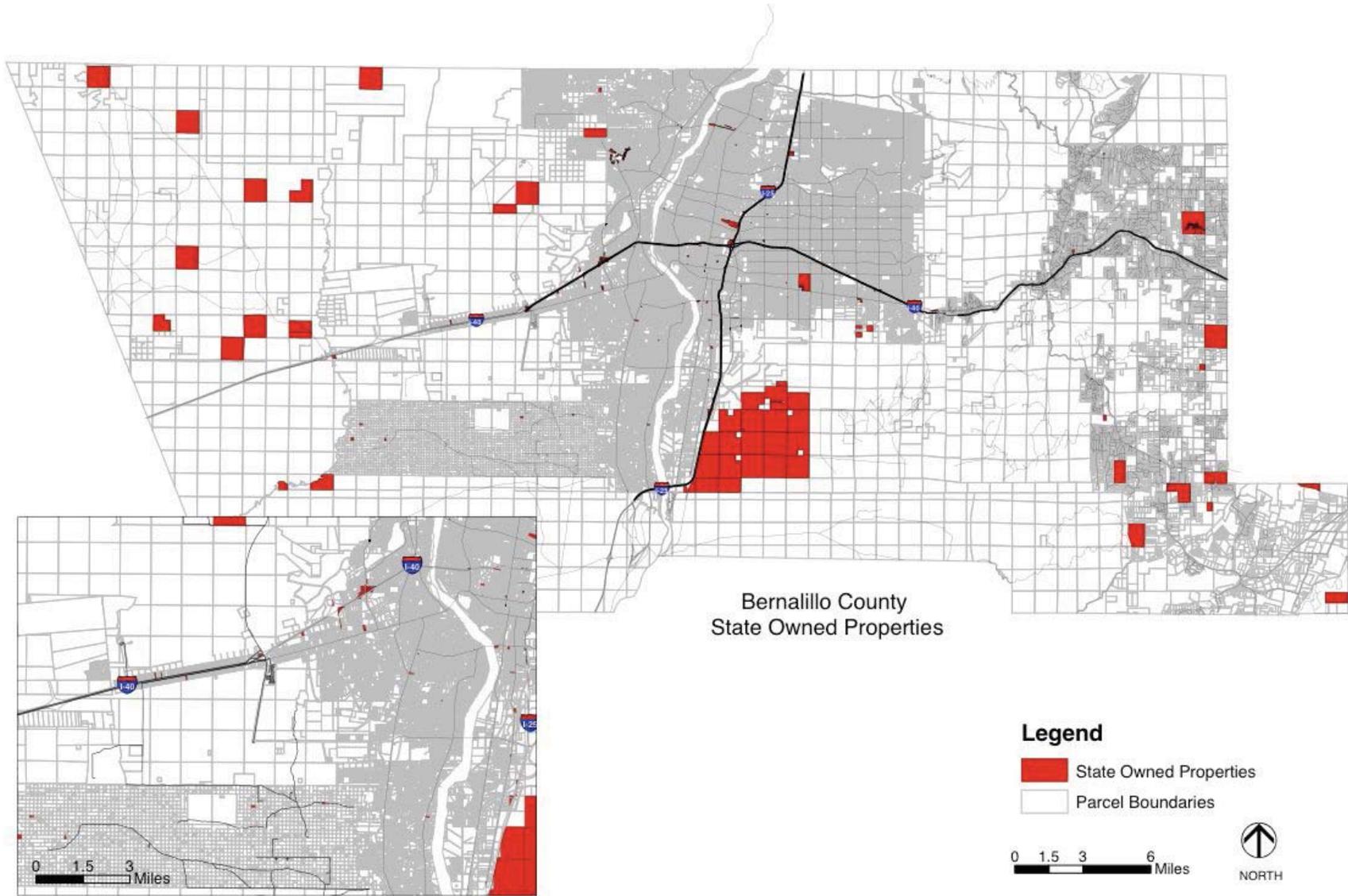
Sources: Leased space - Mike Malinowski - PCD

Owned - PCD spreadsheets and 3DI Study

# Supply Characteristics

- ✓ State Land Office land ownership in Albuquerque Metro Area

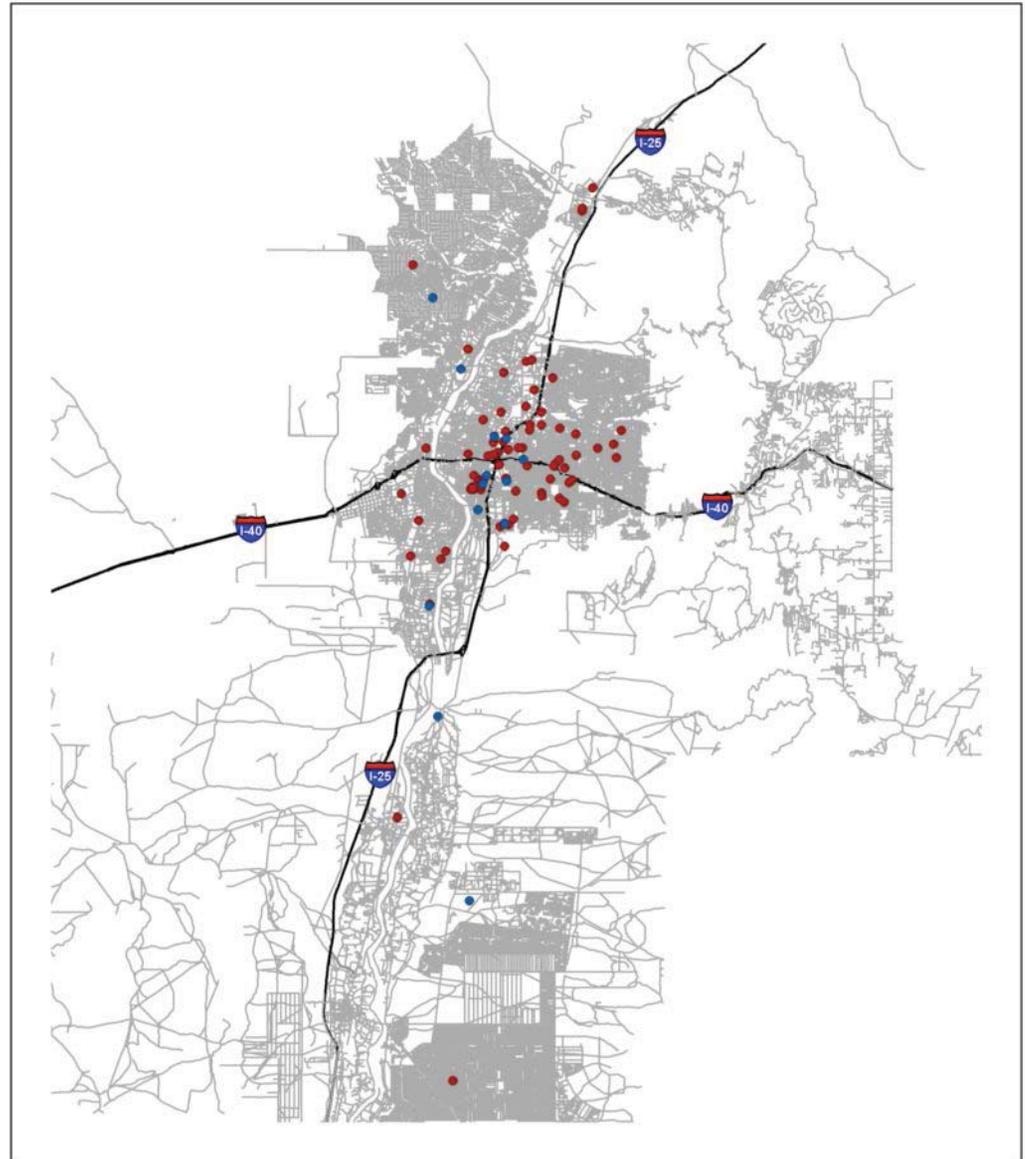




✓ **State Land Ownership in Bernalillo County (source: Bernalillo County Assessors Office)**

# Supply Characteristics\*

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



## Legend

- Properties Owned
- Properties Leased

Properties Owned and Leased  
in the Albuquerque Metro Area



0 2 4 8 Miles

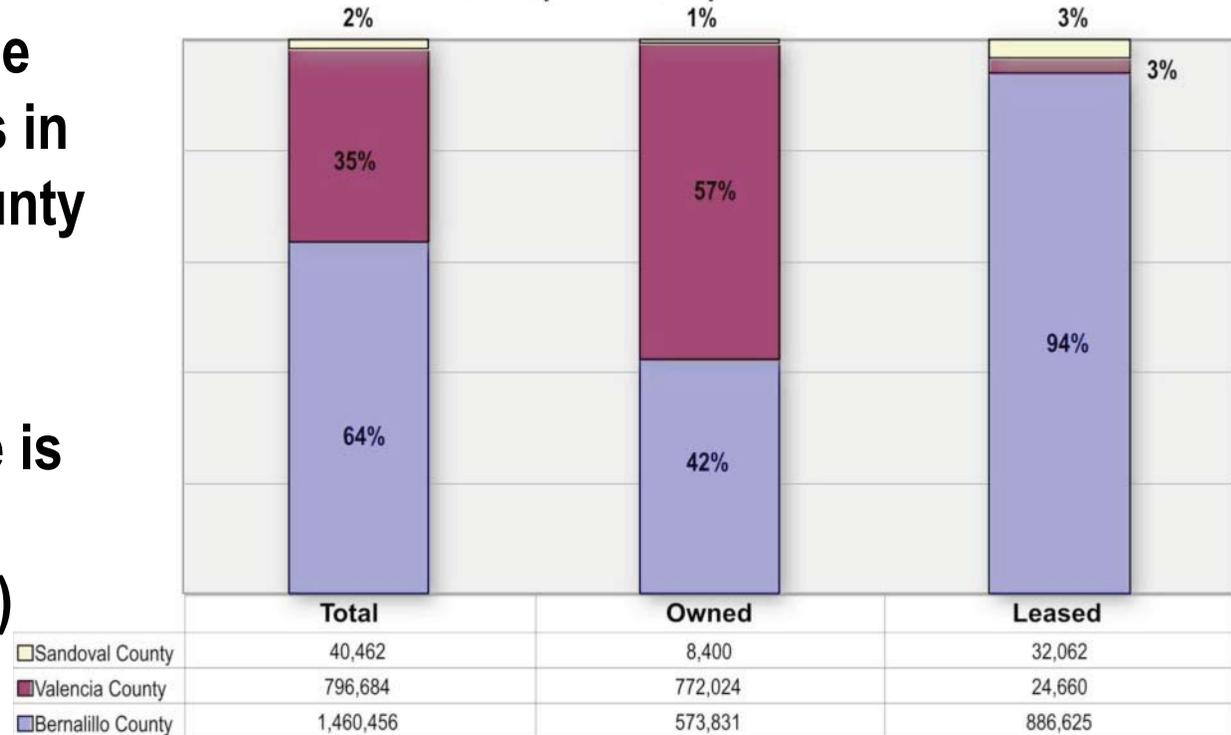


\*Does not include Museums, State Fair, SHWD, Courts, UNM, SLO

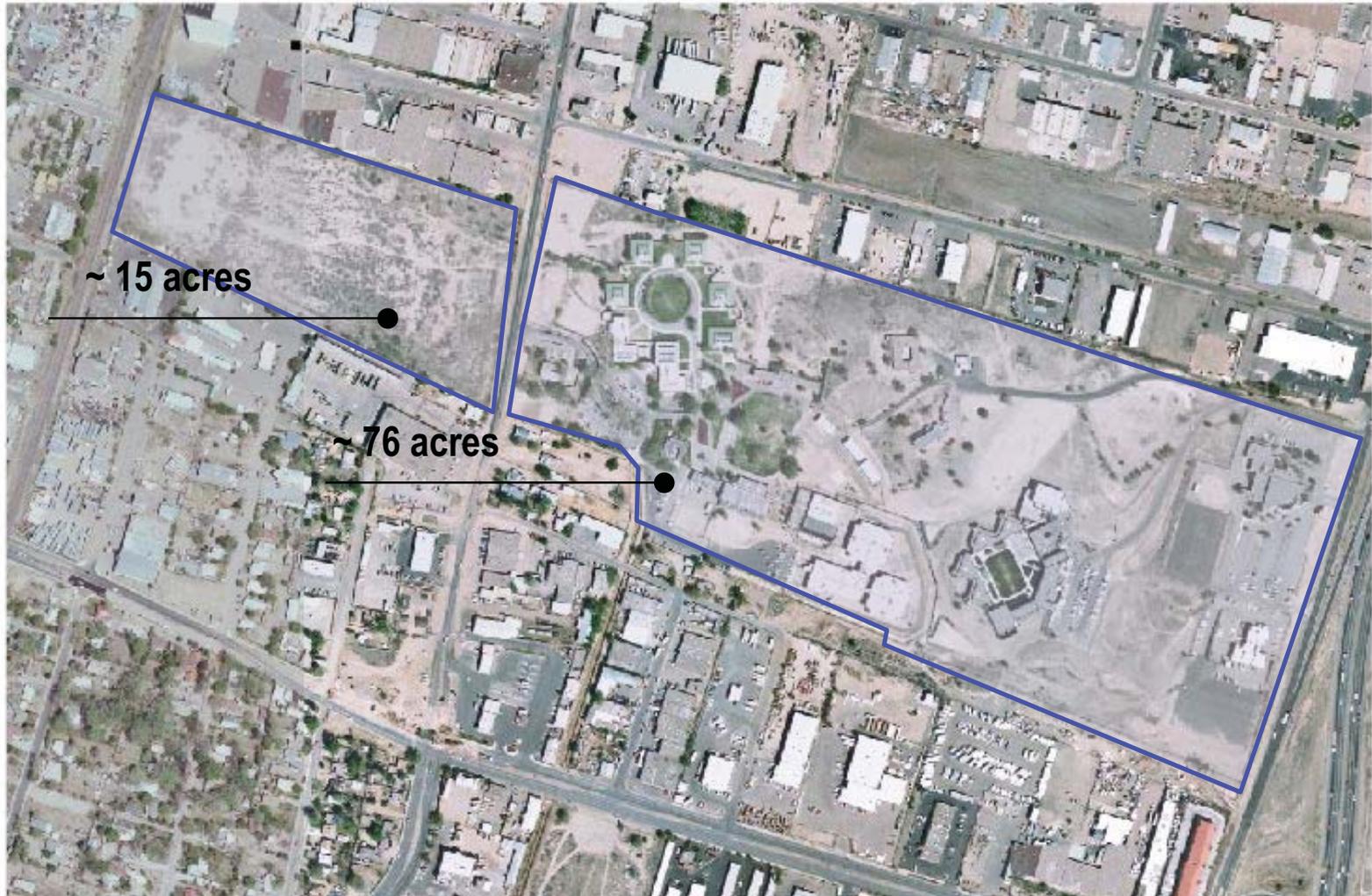
# Supply Characteristics\*

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

Location of State Facilities in Albuquerque Metro Area  
Gross Square Feet Equivalent



\*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



# 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

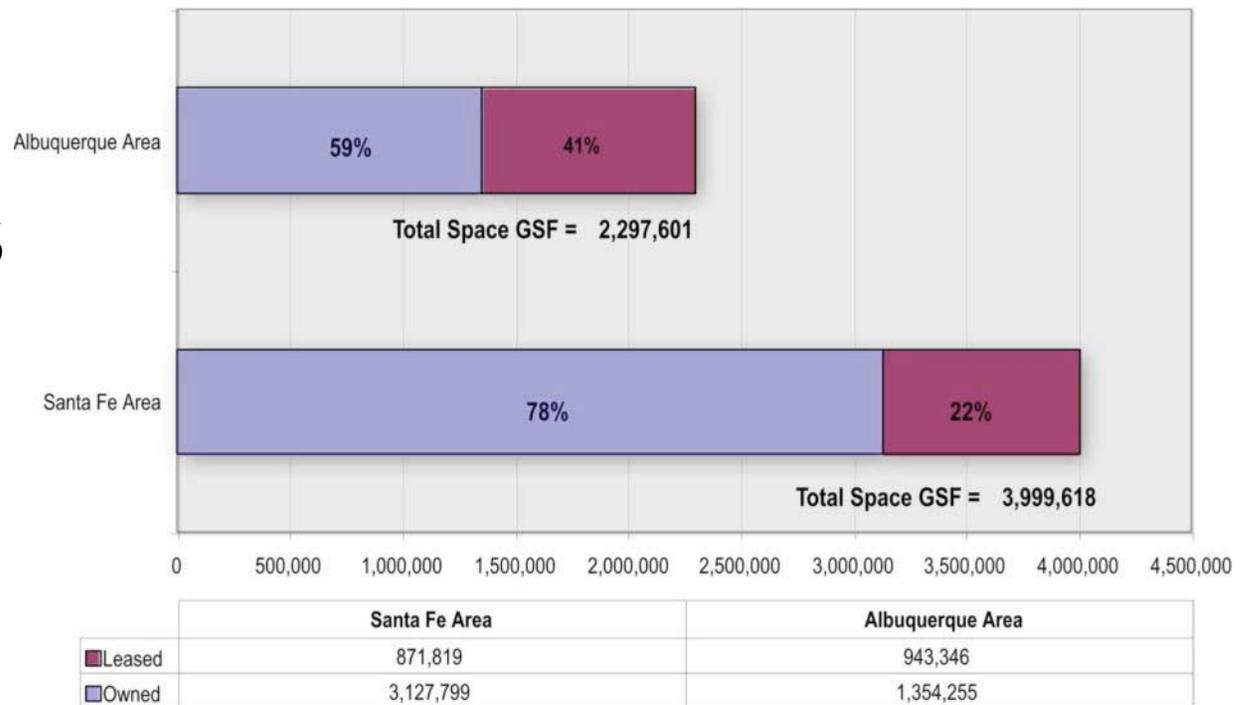
Type of Lease	Current Annual Lease	% of Dollars	Leaseable SF	Average RLSF	Number of Leases	% of Leases
OFFICE	\$9,811,272	98.0%	648,659	\$15.13	69	92.0%
OTHER						
Special Use	\$122,161	1.2%	61,466	\$1.99	4	5.3%
Warehouse	\$75,968	0.8%	11,870	\$6.40	1	1.3%
Storage	\$1,800	0.0%	360	\$5.00	1	1.3%
	<b>\$10,011,201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

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)*

Comparison of Santa Fe and Albuquerque Area Facilities  
Gross Square Feet Equivalent



# Demand\*

✓ There are about  
3,600 state  
Employees in  
the Albuquerque  
Area

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

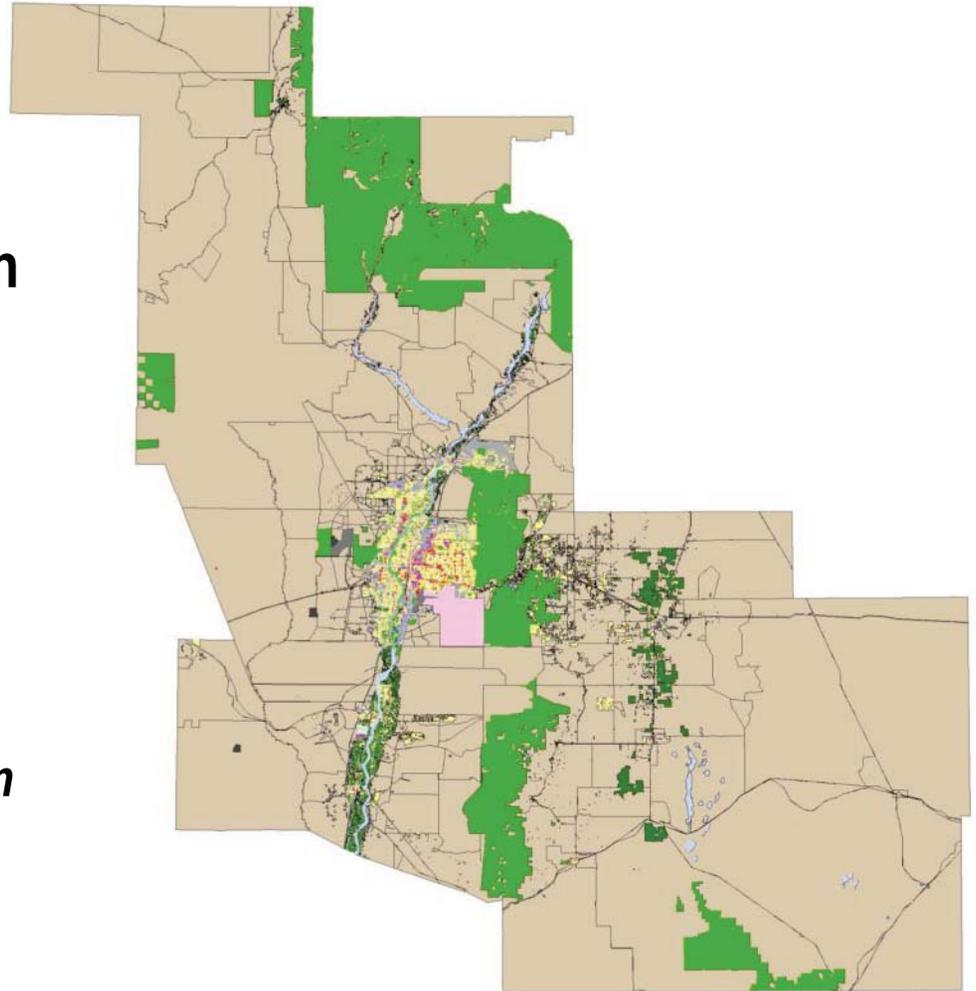
Source: State Personnel Office

Agency ID	Agency Name	# Positions	% Total
690	Children Youth & Family Dept	782	21.8%
665	Health, Department of	600	16.8%
631	Labor, Department of	442	12.3%
630	Human Services Department	391	10.9%
333	Taxation & Revenue Department	234	6.5%
644	Vocational Rehabilitation	166	4.6%
355	Public Defender	150	4.2%
770	Corrections, Department	123	3.4%
790	Public Safety, Department of	115	3.2%
632	Workers Compensation	112	3.1%
606	Blind, Commission for the	56	1.6%
667	Environment, Department of	55	1.5%
465	Gaming Control Board	52	1.5%
420	Regulation & Licensing Dept	49	1.4%
550	Engineer, State	49	1.4%
305	Attorney General, Office of	29	0.8%
508	Livestock Board	26	0.7%
516	Game & Fish Commission	20	0.6%
705	Military Affairs	20	0.6%
780	Crime Victims Reparation Comm	19	0.5%
469	Racing Commission, State	14	0.4%
521	Energy, Minerals, & Nat Res Dpt	11	0.3%
449	Nursing Board	10	0.3%
350	General Services Department	9	0.3%
601	Status of Women, Commission of	9	0.3%
624	Aging, State Agency on	9	0.3%
765	Parole Board, Juvenile	6	0.2%
352	Educational Retirement Board	3	0.1%
369	Records, Commission of Public	3	0.1%
569	Organic Commodities Commission	3	0.1%
668	Natural Resources Trustee, OFC	3	0.1%
670	Veteran Service Commission	3	0.1%
950	Higher Education, Comm on	3	0.1%
479	Veterinary Examiners Board	2	0.1%
218	Admin Office Courts	1	0.0%
358	Governor, Office of the	1	0.0%
366	Public Employees Retire Assoc	1	0.0%
<b>Grand Total</b>		<b>3,581</b>	<b>100.0%</b>

# 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***



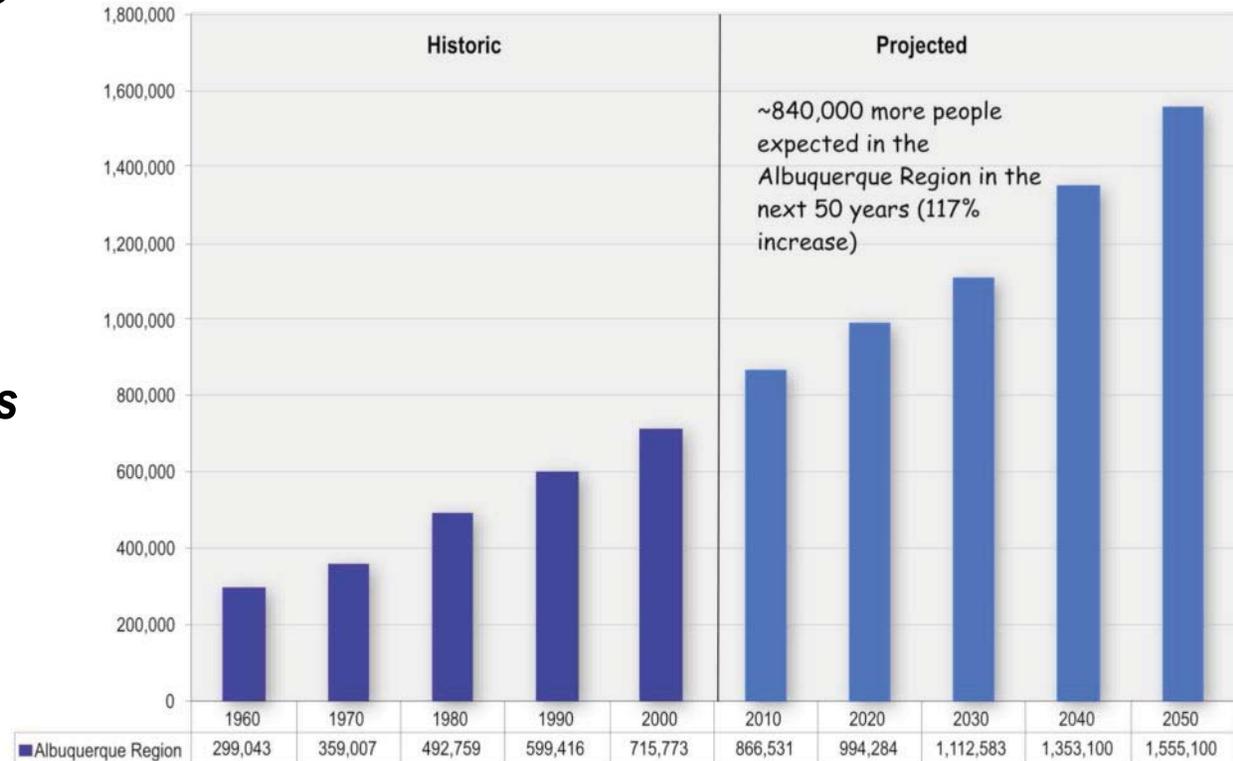
*\*Albuquerque Region encompasses the Counties of Bernalillo, Valencia, Sandoval and Torrance served by the Mid Region Council of Governments*

# 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.*

Population of Albuquerque Region 1960 - 2050



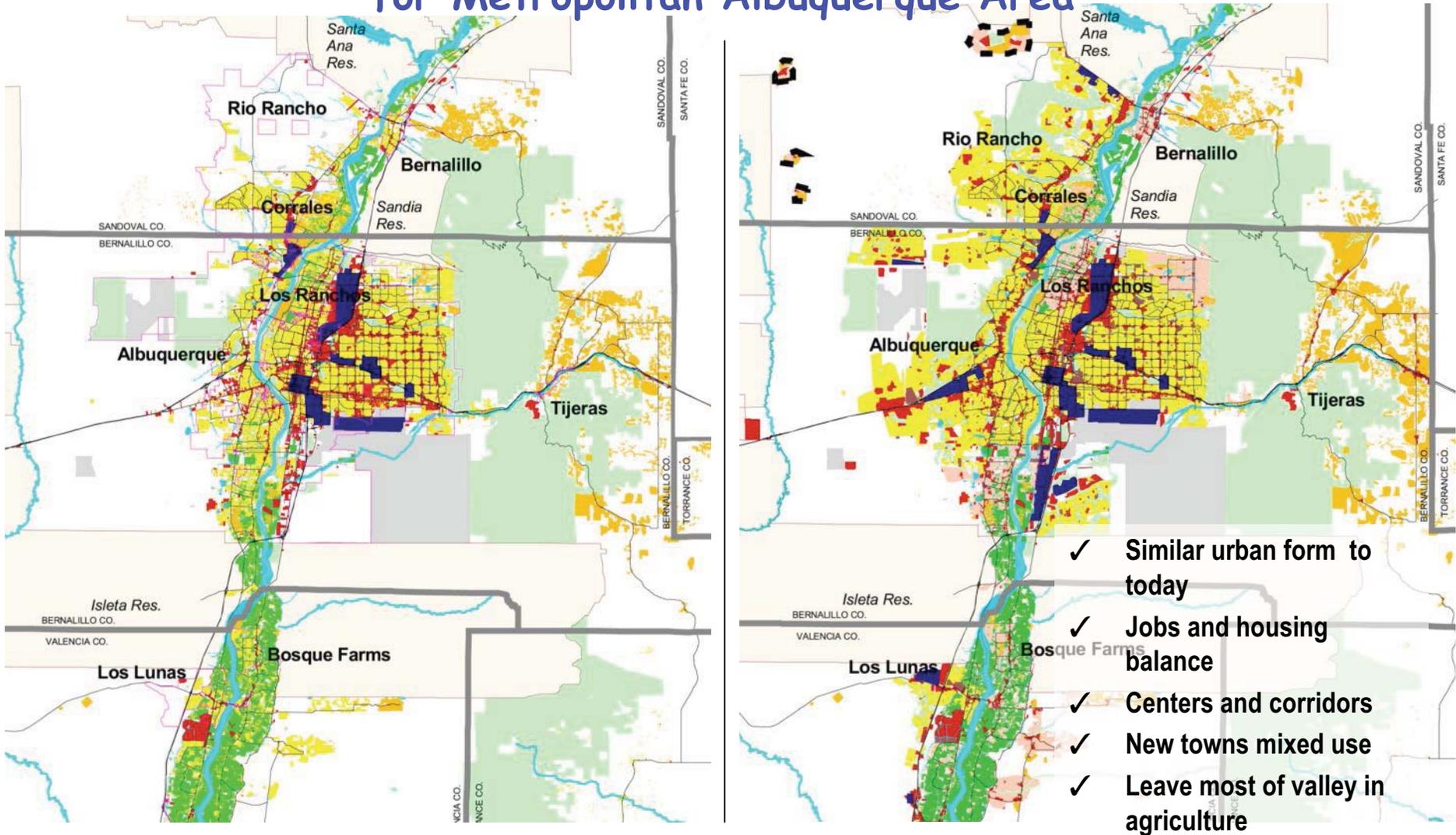
# Regional Development Context

- ✓ **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**

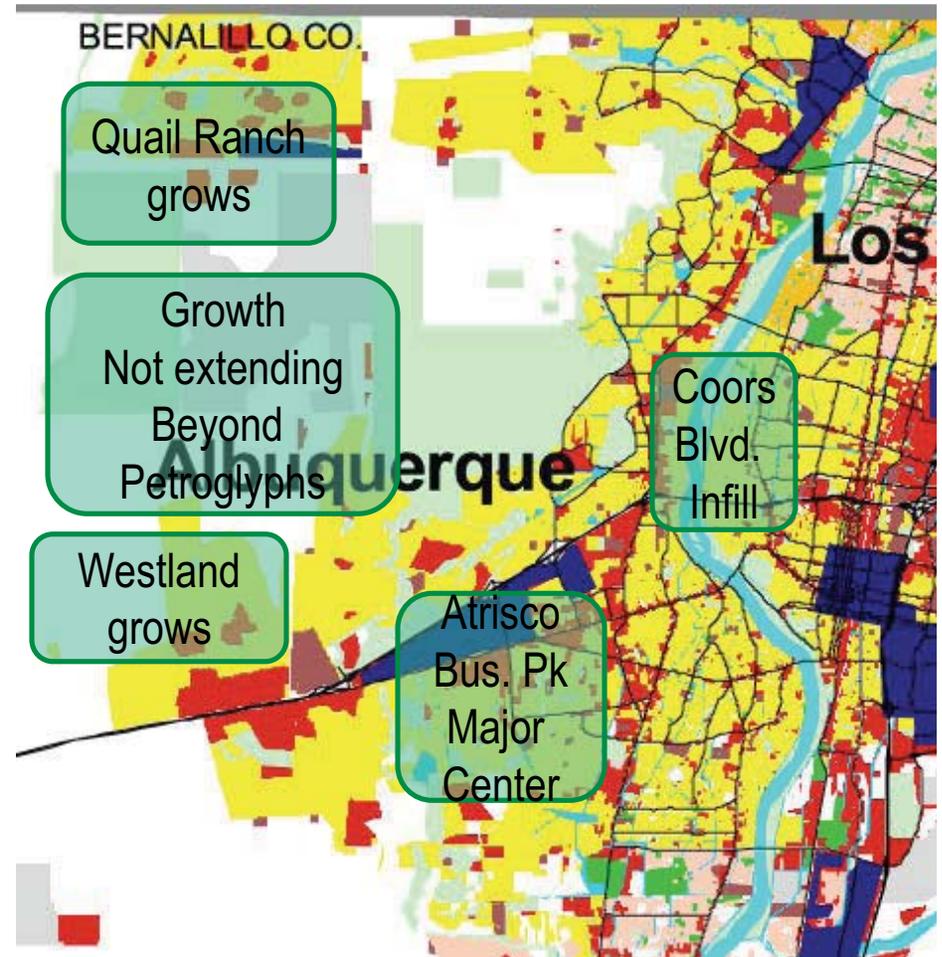
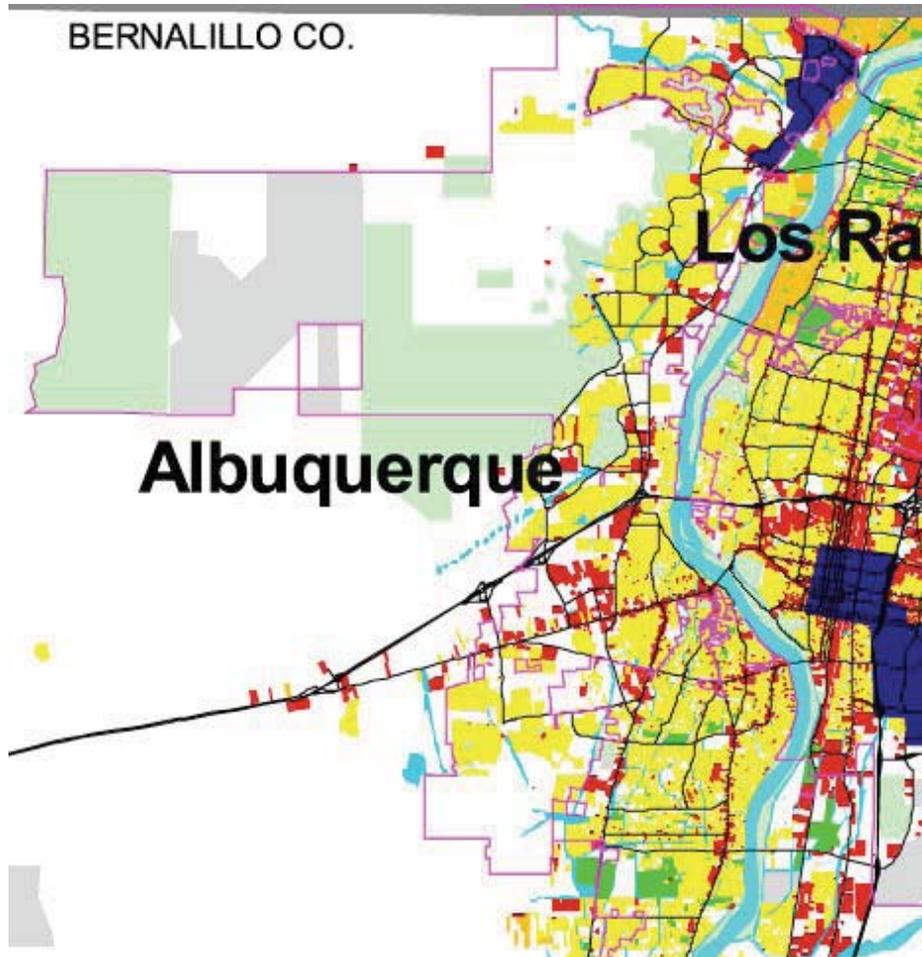
- Compact growth in existing developed areas
- Balance jobs/housing
- Protect valley agriculture
- Promote new compact master planned communities

# Comparison of 1999 & 2050: from Focus 2050 Land Use for Metropolitan Albuquerque Area

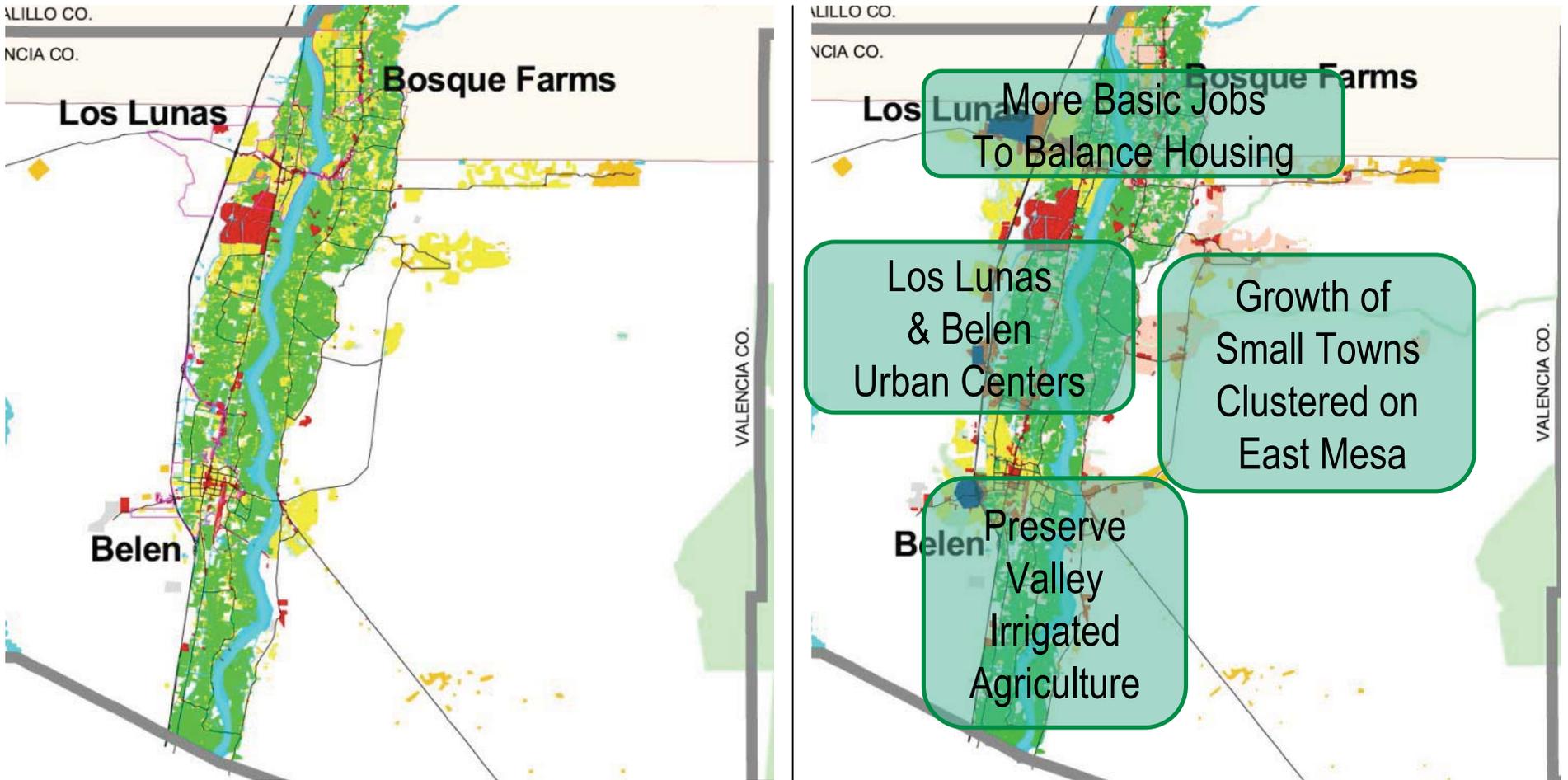


- ✓ Similar urban form to today
- ✓ Jobs and housing balance
- ✓ Centers and corridors
- ✓ New towns mixed use
- ✓ Leave most of valley in agriculture

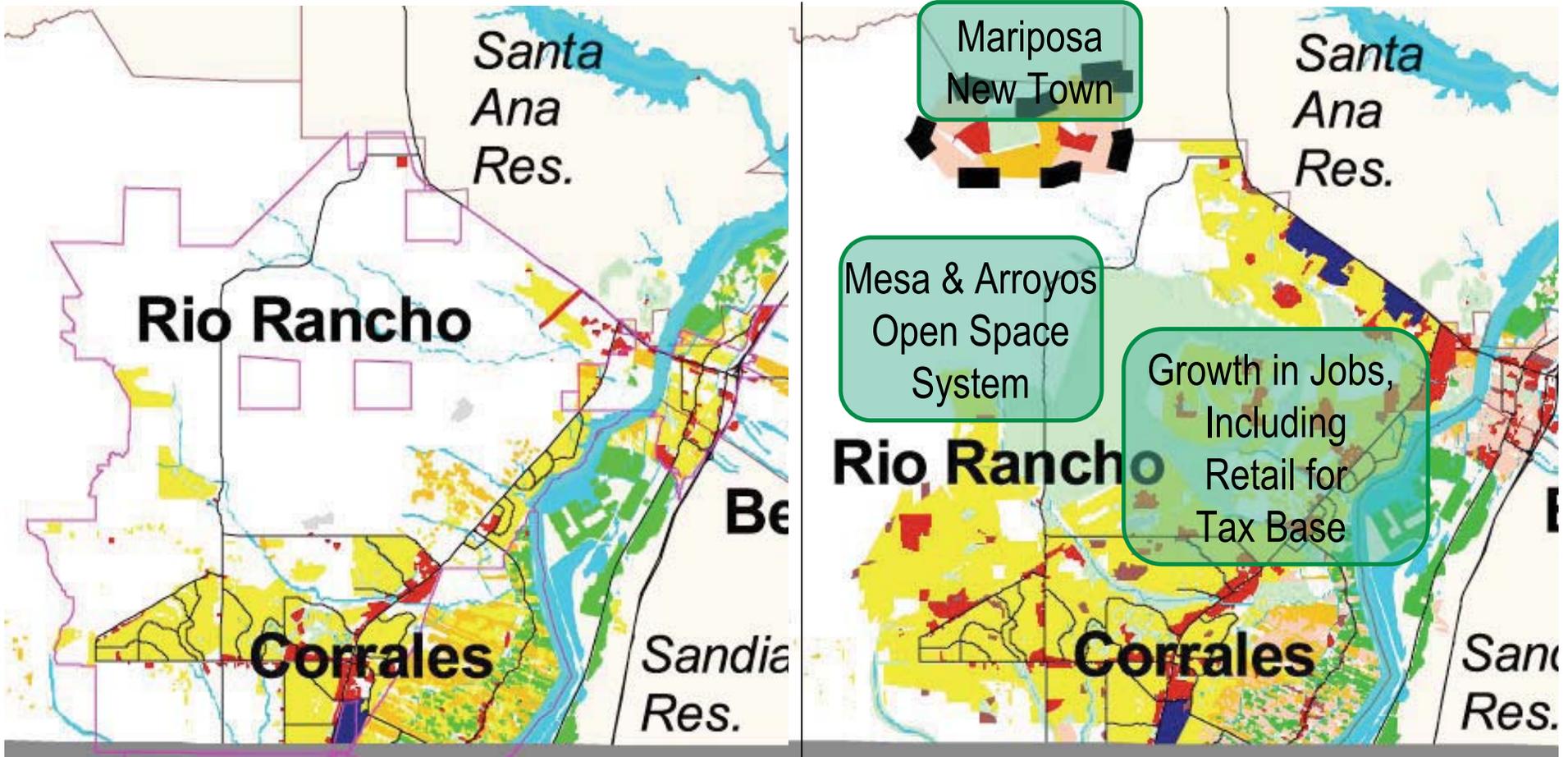
# Comparison of 1999 & 2050 from Focus 2050 Land Use: West Side



# Comparison of 1999 & 2050 from Focus 2050 Land Use: Valencia County

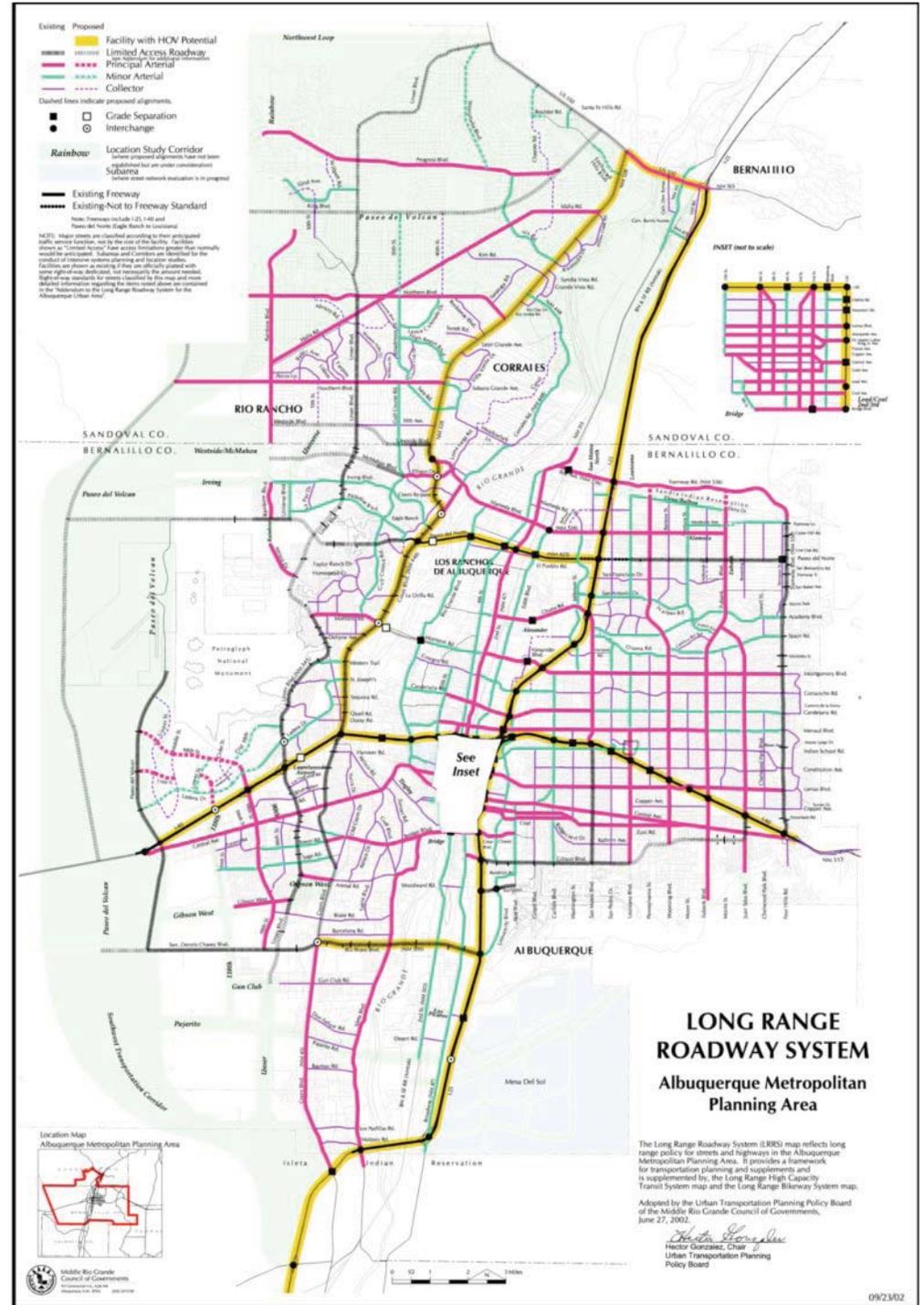


# Comparison of 1999 & 2050 from Focus 2050 Land Use: Rio Rancho



# Long Range Roadway System for Metro Area (MPO)

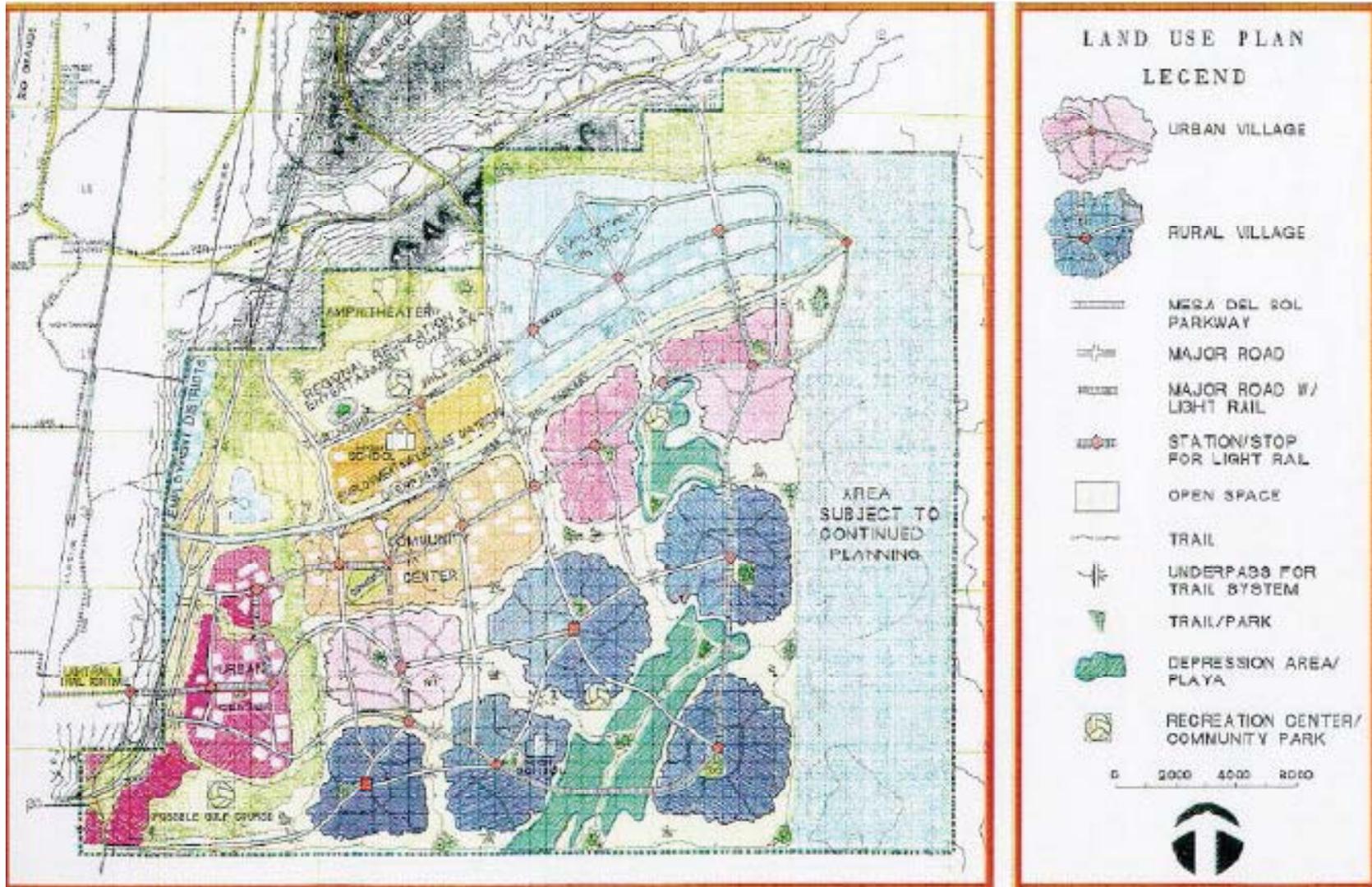
- ✓ Focus on existing arterial roads capacity improvements and West Side connections
- ✓ Paseo del Volcan only major new corridor looping metro area. MRG Connections Plan (in process) also expected to confirm.
- ✓ Extension of University to Mesa del Sol desired to provide sufficient access to develop



# 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

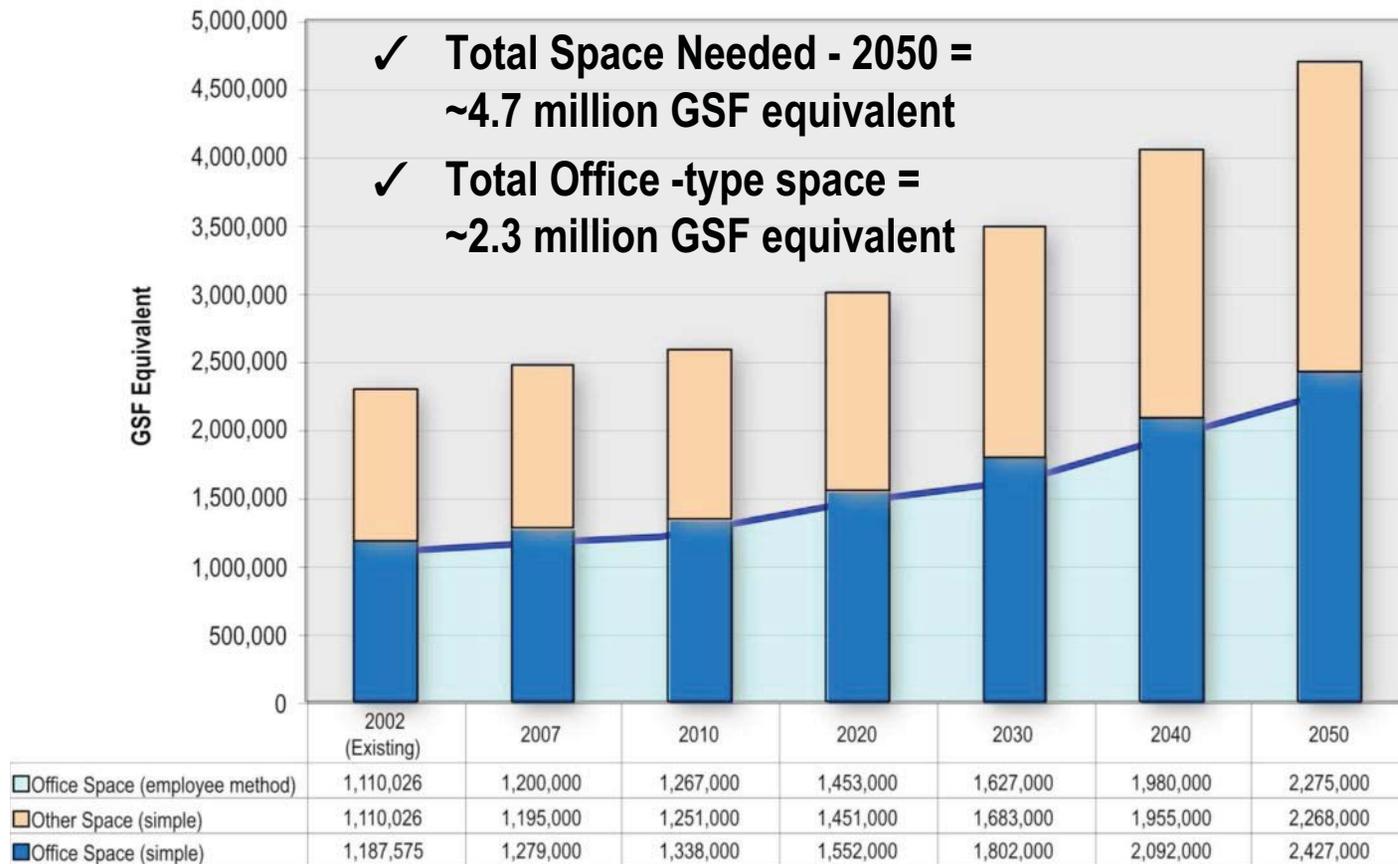
## ✓ Space Projections

- **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 ( $198 \text{ sf} / .65 = 304 \text{ gsf/person}$  - based on current usage in Albuquerque area)
  - Projections are within 10% of each other

# Supply vs. Demand

Comparative Sizes	
Coronado Center	1.14 million sf
Cottonwood Center	1.01 million sf
Winrock Center	0.874 million sf

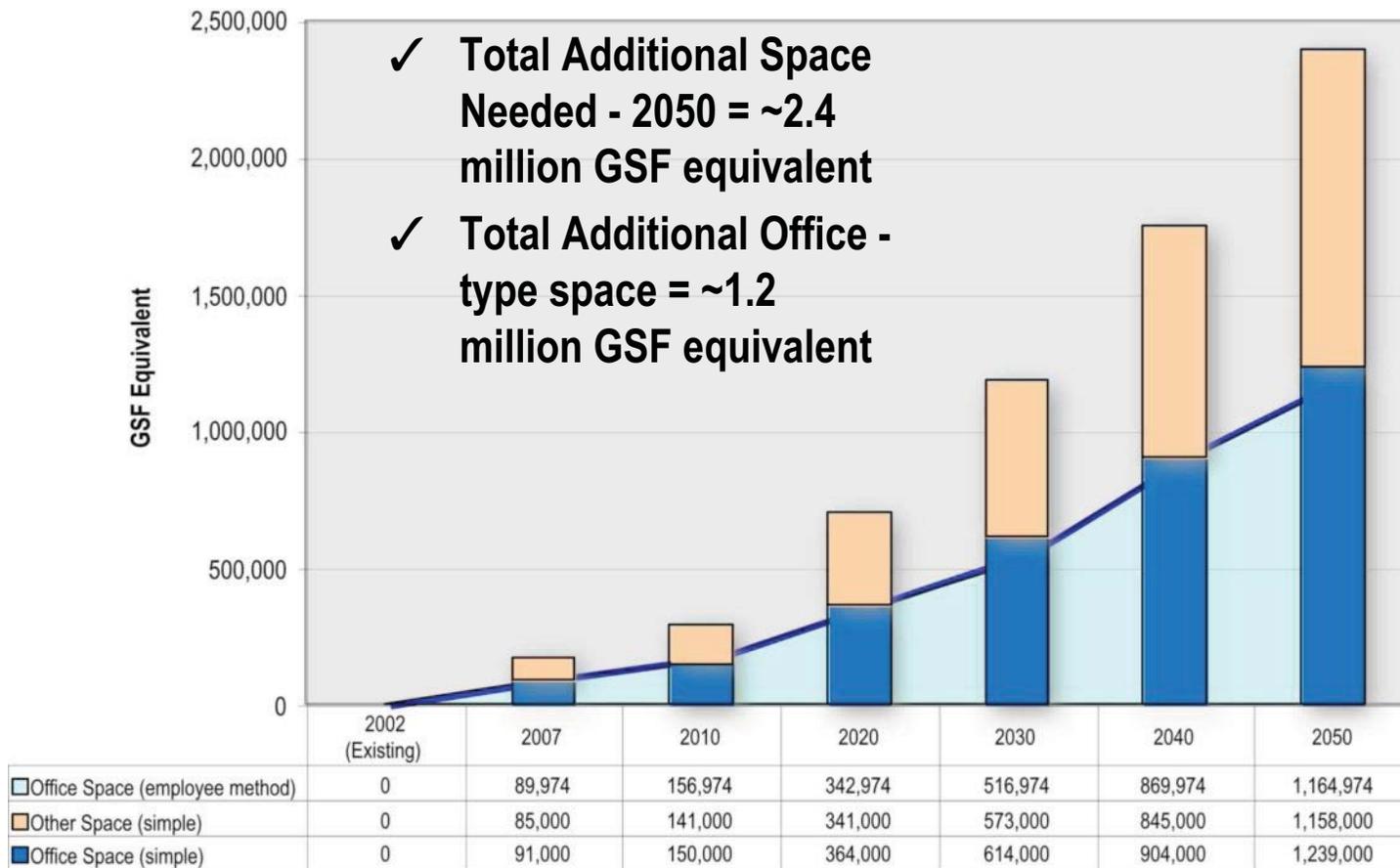
Projected Space Required - Present to 2050



# Supply vs. Demand

Comparative Sizes	
Coronado Center	1.14 million sf
Cottonwood Center	1.01 million sf
Winrock Center	0.874 million sf

Projected Additional State Office Space Required - Present to 2050



# 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?)





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