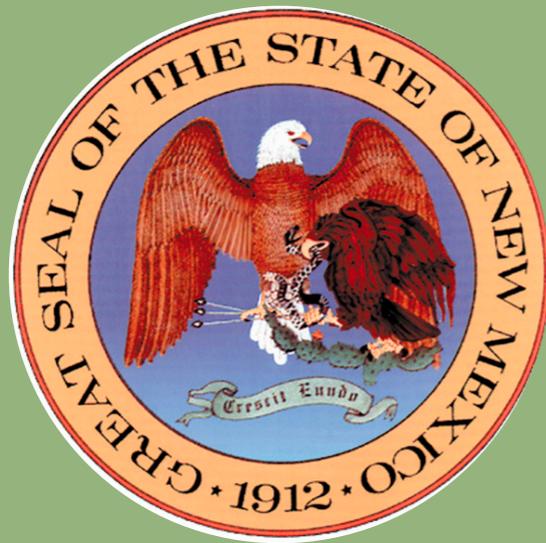


Capitol Master Plan Santa Fe Area Overview

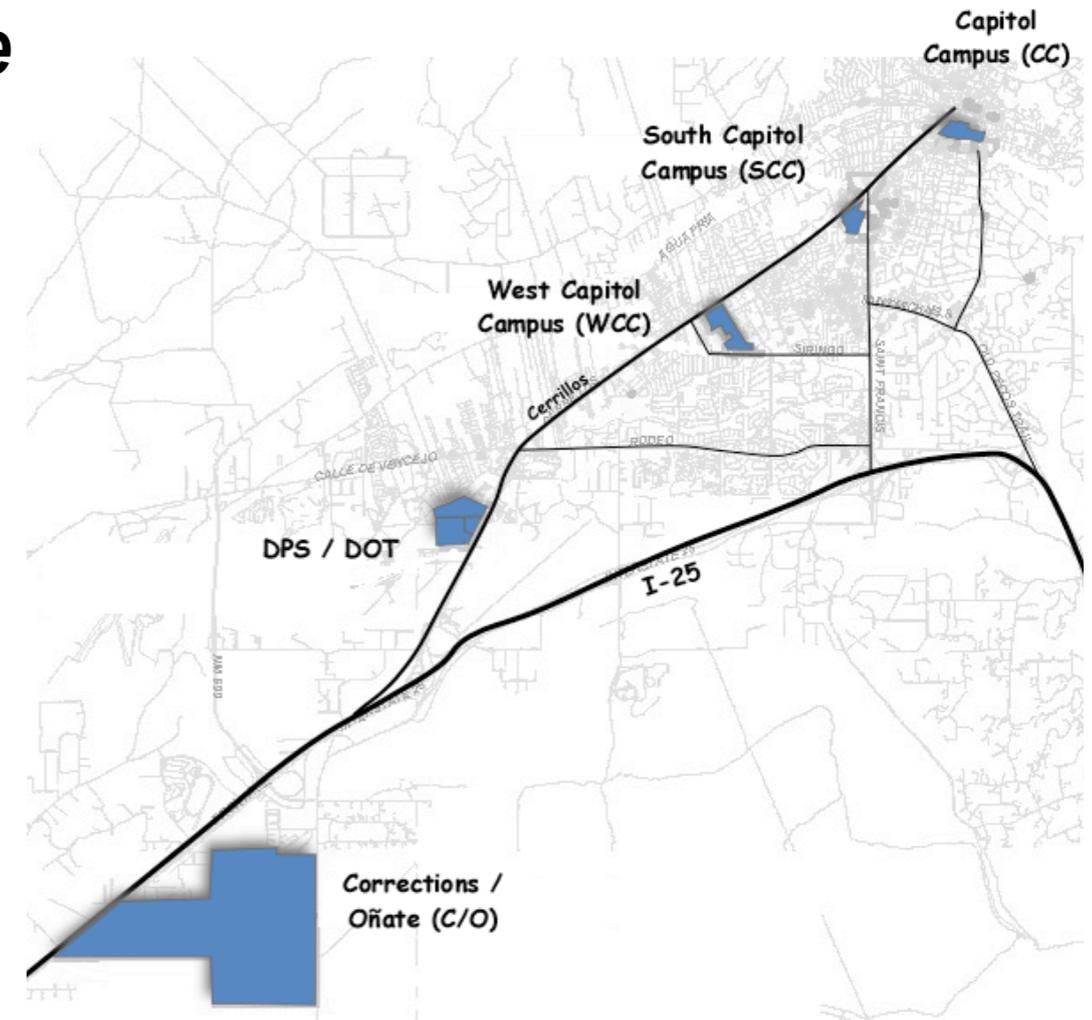


January, 2009

- ✓ **Main Capitol Campus**
- ✓ **South Capitol Campus**
- ✓ **West Capitol Campus**
- ✓ **Other Capitol Campuses**
 - ▶ *Possible HHS campus*
 - ▶ *DPS / DOT*
 - ▶ *Oñate / Corrections*

Background

- ✓ **Have 5 state-owned campuses**
 - ▶ *~2.7 million total gsf*
 - ▶ *~43% (1.2 million gsf) general office related*
- ✓ **There is not adequate supply in state-owned buildings ... consequently**
 - ▶ *Many agencies are in leased space (~900,000 equivalent GSF, \$14.5+ million yearly leased space)*
 - ▶ *Agencies in state-owned buildings*
 - *May be crowded*
 - *In multiple locations*
 - *Not located by adopted location principles*
 - ▶ *Many state-owned buildings require renewal*



✓ Future development policy

- ▶ **Continue to meet State needs within designated ‘campuses’**
- ▶ **Adopt location principles and gradually locate (re-locate) agencies as opportunities become available**
- ▶ **Collocate agencies or functions according to adopted criteria**

▶ **Main Capitol Campus**

- *Constitutionally created or statutorily attached agencies (elected officials).*
- *High degree of legal or financial responsibilities.*
- *High degree of interaction with constitutional agencies.*
- *Special Relationship to Capitol Area*

▶ **South Capitol Campus**

- *Administrative and administrative support*
- *Field offices (depending upon plan)*

▶ **West Capitol Campus**

- *High Interaction with the public*
 - *Field offices*
 - *Support functions*

▶ **Other Campuses**

- *Specialized to function*

✓ Strategy

- ▶ ***Create more state-owned space***
- ▶ ***Gradually, relocate agencies from leased space to state-owned space***

✓ Implementation issues

- ▶ ***Timing***
 - *“Domino” critical impacts*
- ▶ ***Lack surge space***
 - *Space is needed to house agencies while existing buildings are renovated to accommodate new tenants*
- ▶ ***Financing***
 - *Use of lease revenues to finance new facilities*

Main Capitol Campus

Main Capitol Campus

✓ Campus Development Goals

- ▶ *Provide adequate, quality space for appropriate executive, legislative, and judicial branch agencies*
- ▶ *Realize efficiency of state funding by moving agencies from leased space into owned space*

✓ Existing Campus Facility Conditions

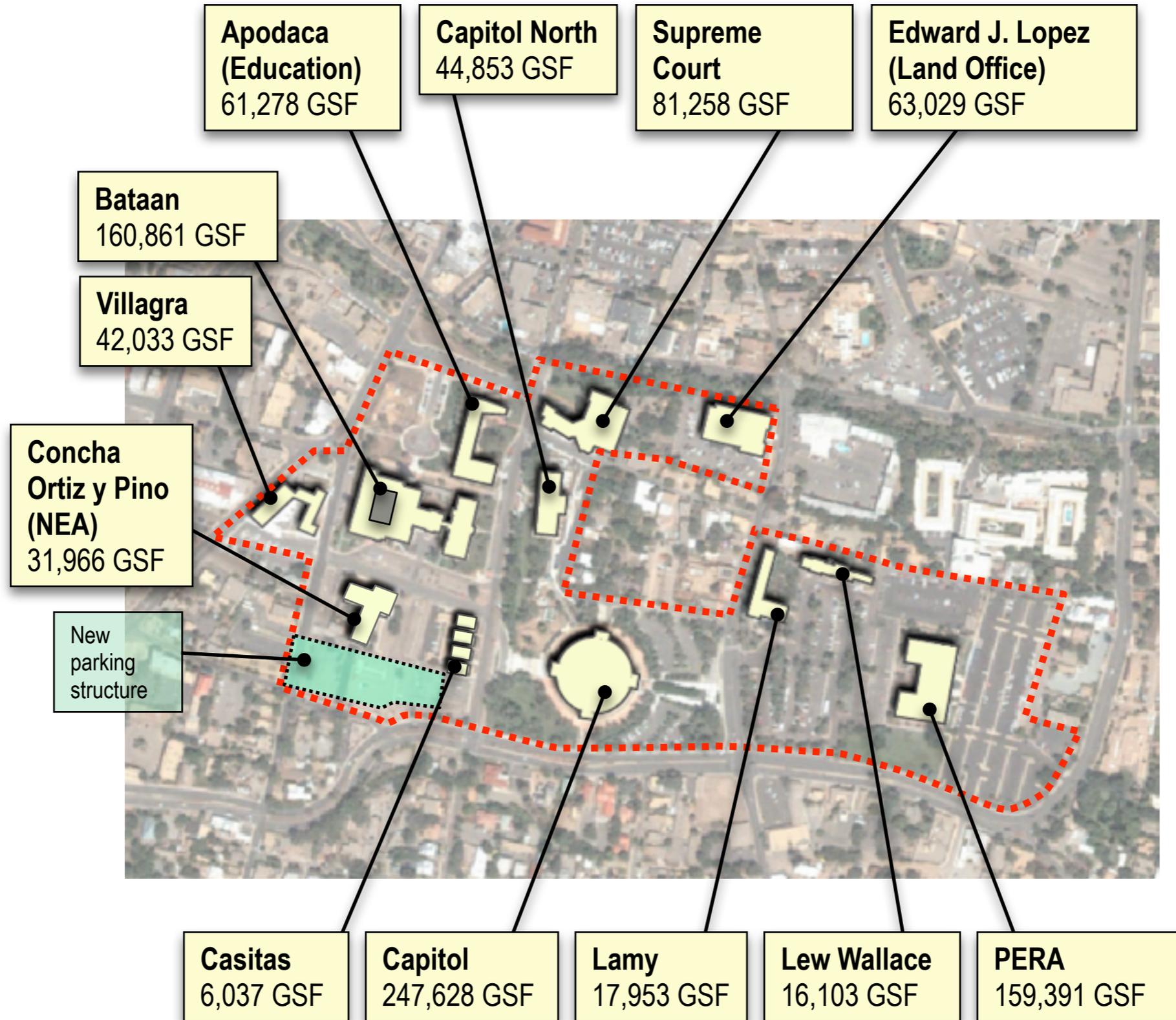
- ▶ *Agencies in state-owned buildings*
 - *May be crowded*
 - *In multiple locations*
 - *Not located by adopted location principles*
- ▶ *Many state-owned buildings require renewal*

Main Capitol Campus

- ✓ **Recommended 5 year planning strategy**
 - ▶ ***Relocate constitutional officers to Main Campus***
 - ▶ ***Construct new owned facilities in the most cost-effective manner***
 - *Phase projects over several years*
 - *Redirect lease revenue to fund capital costs*
 - *Minimize multiple moves in achieving long-range goal where possible*
 - ▶ ***Relocate agencies from leased space to state-owned space***
 - ▶ ***Begin as soon as possible because there is considerable lead time to design, construct, and relocate agencies***

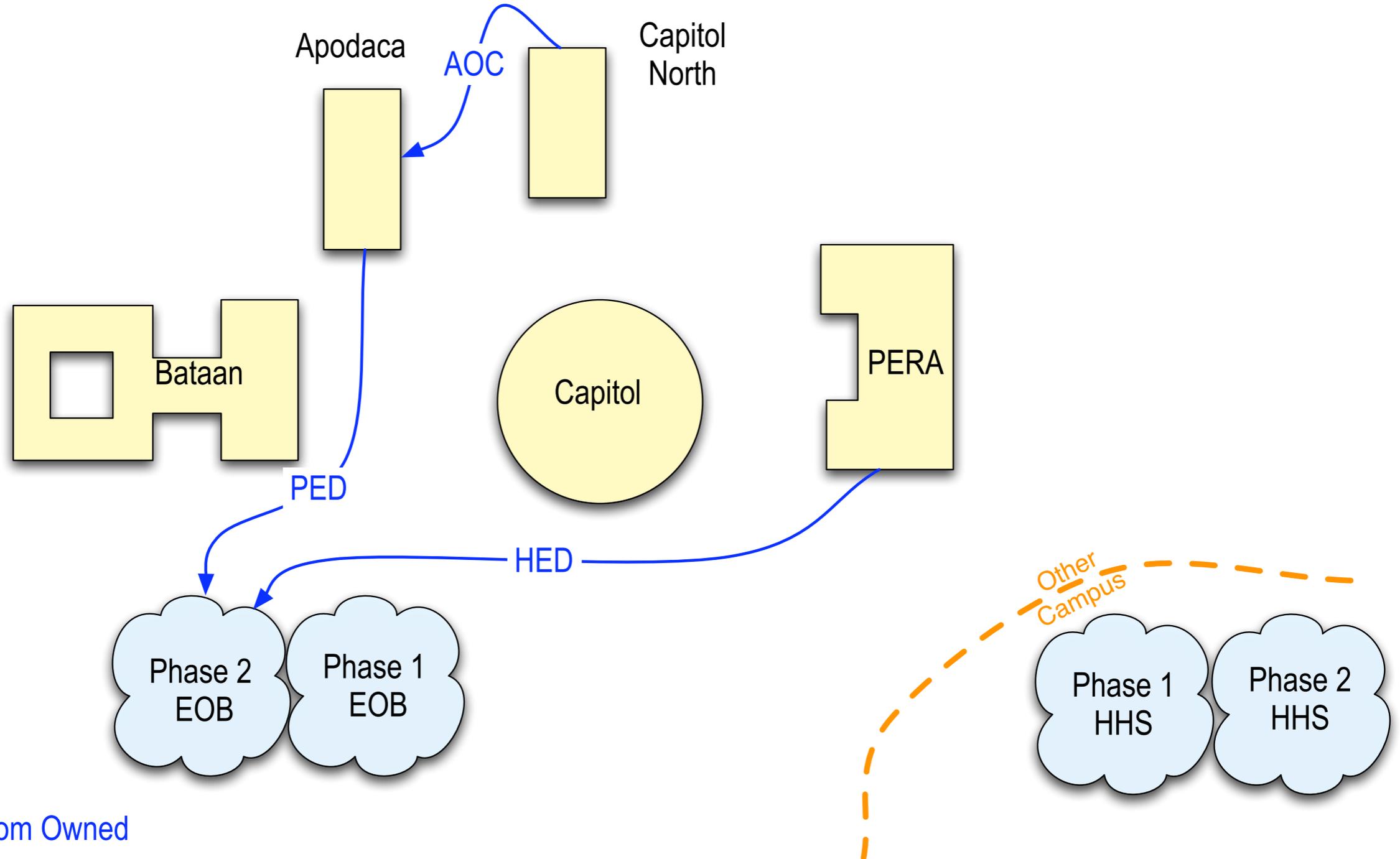
Main Capitol Campus

✓ Existing Buildings



Main Capitol Campus

✓ Long term planning period activities



Main Capitol Campus



South Capitol Campus

South Capitol Campus

2000 Plan

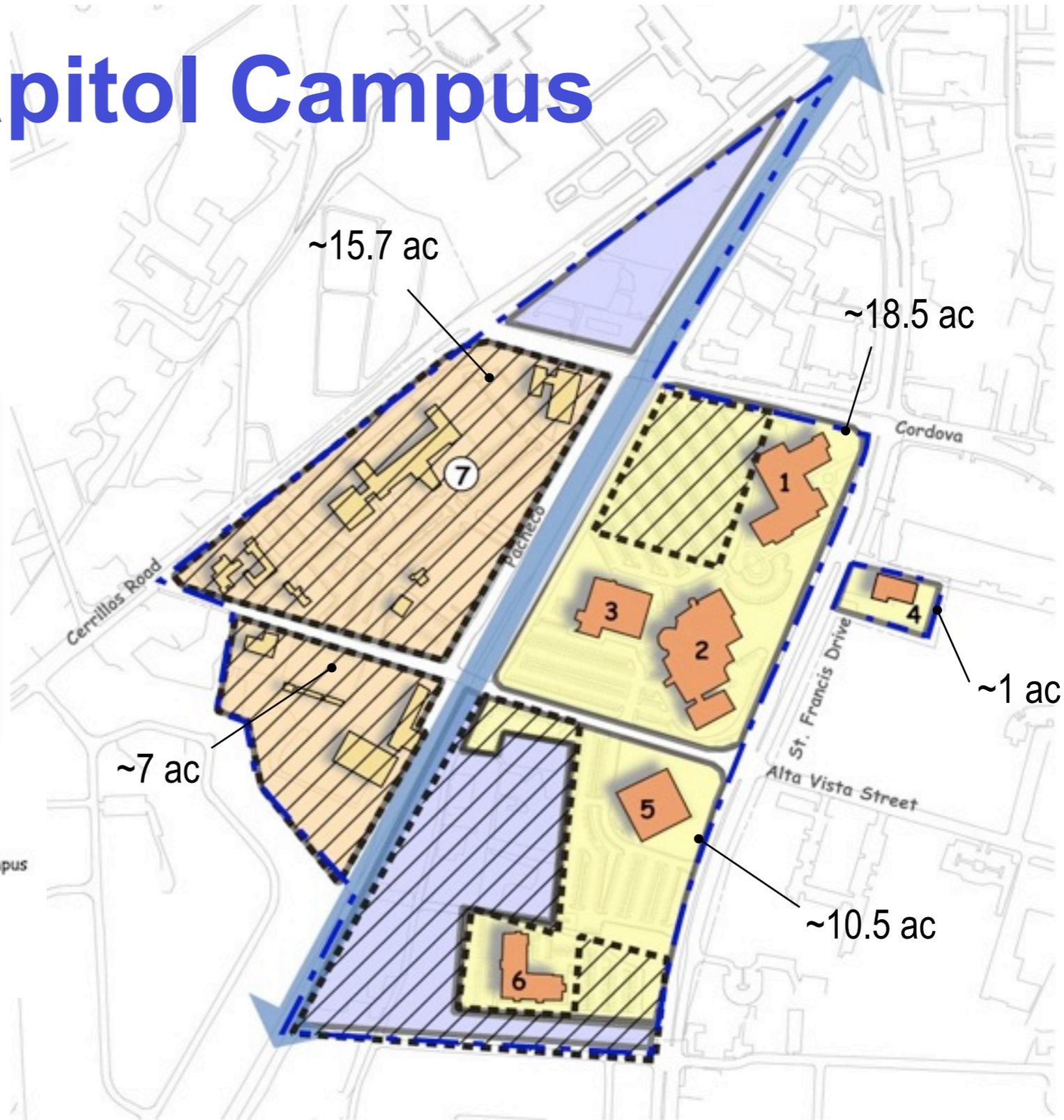
Study Area (ac.)	85.0
State Property (ac.)	52.7
GSD	30.0
DOT	22.7
Potential Expansion (ac.)	12.0
Existing GSF (owned)	767,877
% Total GSF / Campus	33%
Peak Occupants	2,752
Total Parking	2001

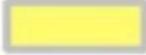
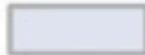
BUILDING KEY

- 1. Joseph Montoya Building
- 2. Harold Runnels Building
- 3. Simms Building

- 4. Health Vital Records
- 5. Manuel Lujan Building
- 6. Piñon Building
- 7. Highway Department Campus

Existing Buildings To Remain 



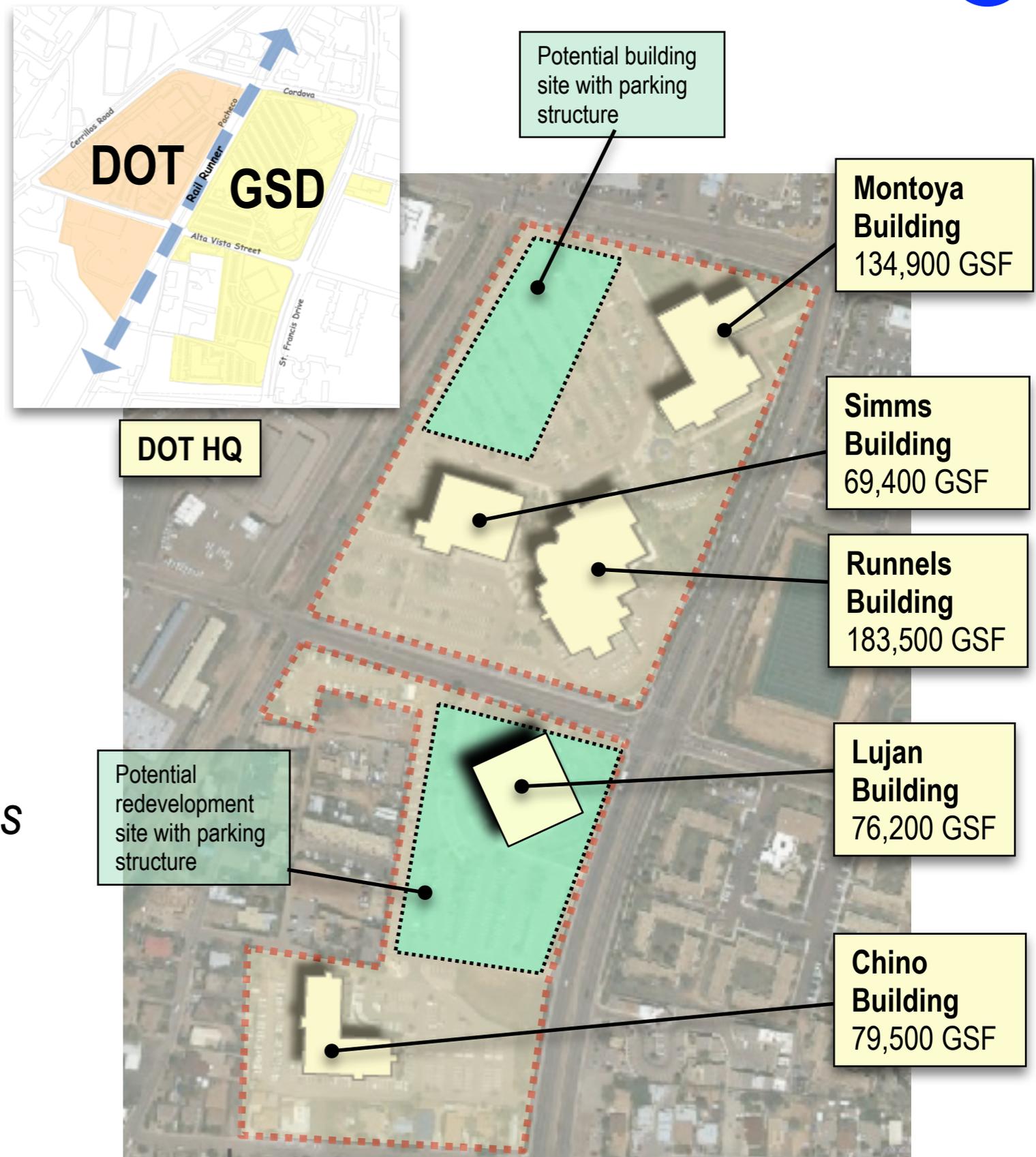
State Owned		Acquire - As available	
State Owned - Highway Department		Developable Areas	

Railroad R.O.W. 

South Capitol Campus Buildings

✓ Key Issues

- ▶ **Runnels crowding (DOH, Environment)**
- ▶ **General building renewal**
- ▶ **Revise site master plan**
 - *Reflect development on just GSD land*
 - *Address density concerns*
 - *Coordinate with DOT development*



South Capitol Complex

- ✓ **Recommended development principles**
 - ▶ ***Priority given to moving agencies from leased space***
 - ▶ ***Redevelopment of low density existing uses***
 - ▶ ***Use of integrated structured parking to support tenants of GSD occupied buildings***
 - ▶ ***Increased pedestrian linkages between the facilities and the intermodal transportation uses***
 - ▶ ***Investment in renewal of existing facilities***

West Capitol Campus

3. West Capitol Campus

✓ Planning framework

Study Area (ac.)	64.30
State Property (ac.)	31.50
Potential Expansion (ac)	26.20
Existing GSF (Owned)	396,130
% Total Owned GSF on this Campus	13%
Peak Occupants	248
Total Parking	998.00

Conservative capacity for an additional 250,000 GSF (.5 FAR) w/o land acquisition to 950,000 GSF w/ land acquisition.

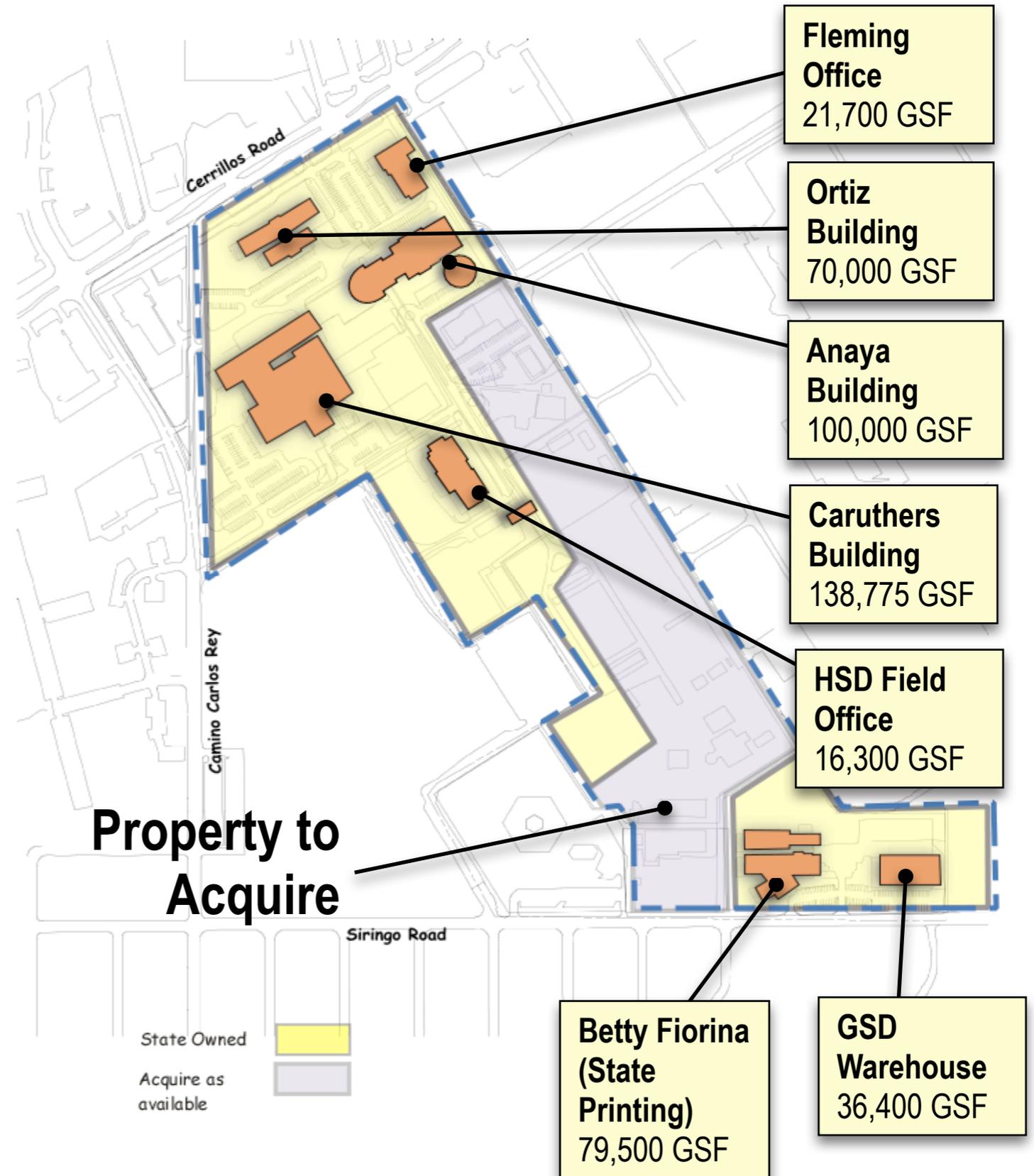


West Capitol Campus Buildings

✓ Key Issues

▶ ***Substantial future development requires property acquisition from federal government and Santa Fe Public Schools***

- *May require additional funding*



Other Capitol Campuses

✓ Issues

▶ ***Potential new State Campus in Santa Fe for Health and Human Services related agencies***

- *Why*

- Not consistent with location principles for Main Capitol Campus
- GSD property at South Capitol insufficient
- Land not yet available at West Capitol
- Campuses devoted to Specialized Uses
 - » Public Safety Campus
 - » Oñate / Corrections (National Guard / Wastewater Treatment Facility)
 - » DOT District 05
- Valdes property insufficient

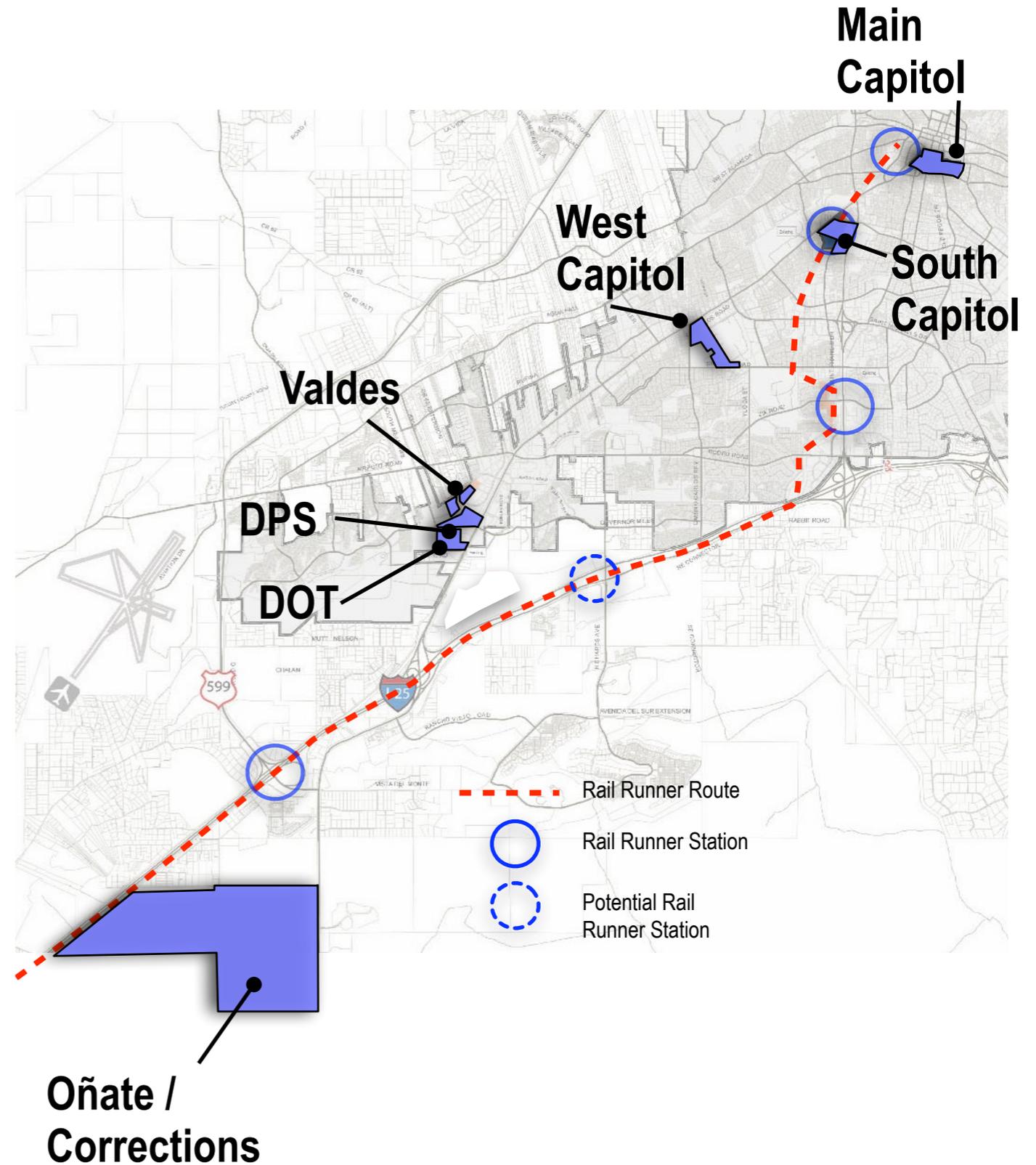
- *Identify Requirements*

- Large enough to accommodate existing and projected development
- Accessible
 - » Car
 - » Rail Runner

Other Campuses

✓ Issues

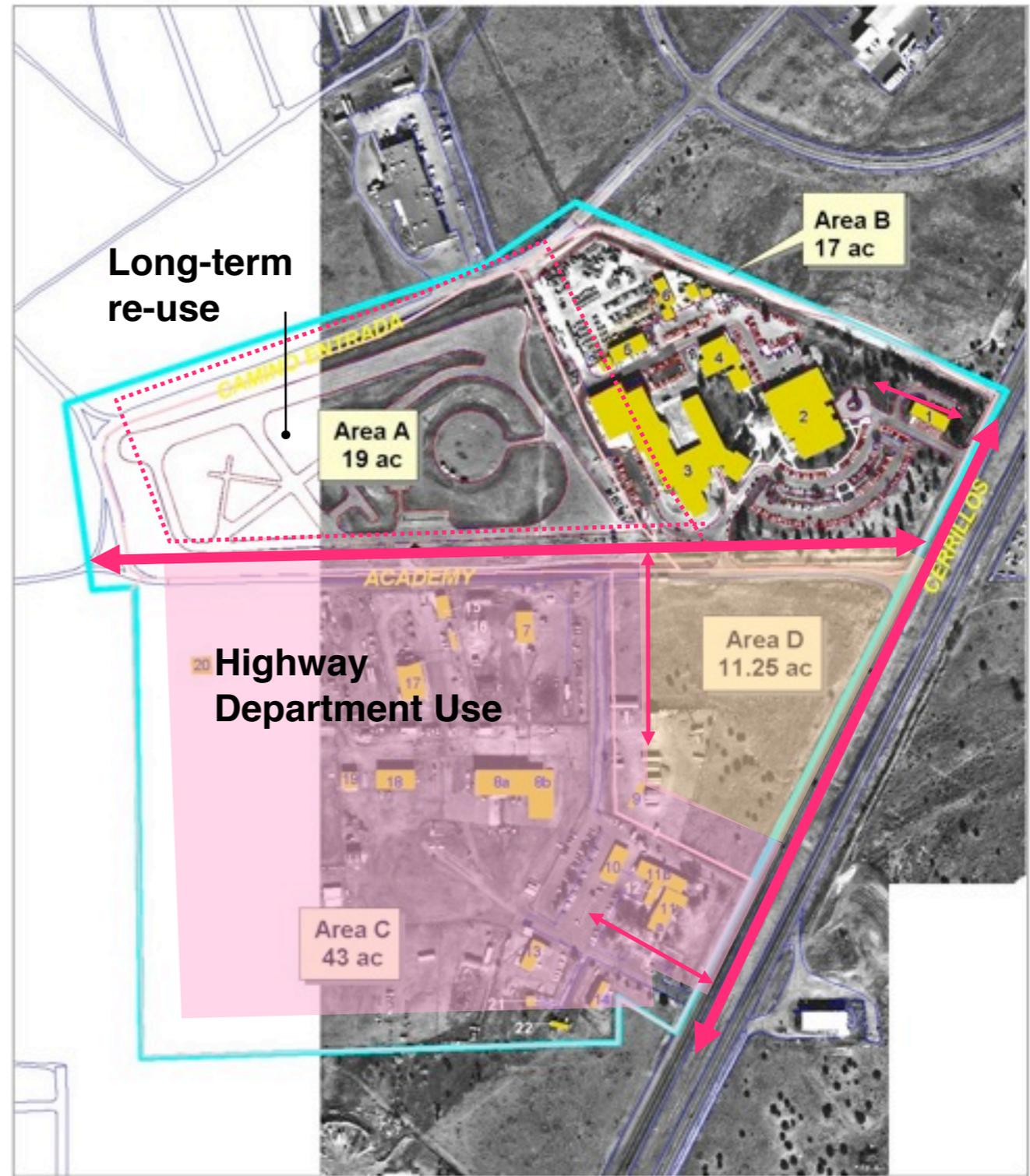
- ▶ *Locate state facilities to maximize leverage of Rail Runner stops*



4. Public Safety / Highway Department

Study Area (ac.)	90.25
State Property (ac.)	79.00
Potential Expansion (ac)	0.00
Existing GSF (Owned)	244,083
% Total Owned GSF on this Campus	8%
Peak Occupants	243
Total Parking	482

Conservative capacity for an additional 600,000 GSF (.2 FAR) w/o land acquisition to 750,000 GSF w/ land acquisition.



Legend:

- Sub Study Area
- Study Area
- Public Safety / Highway Dept. Buildings
- SF Edge of Road
- Public Safety Site

Public Safety Campus / Hwy. Dept. Building Index

<ul style="list-style-type: none"> 1. District 01: Headquarters 2. State Police Headquarters 3. Law Enforcement Academy 4. Radio Communications 5. State Police Vehicle Maintenance 6. Portable Buildings 7. SHD - Patrol Yard Shop 8a. SHD - Maintenance Shop 8b. SHD - Store Building 9. SHD - Trailer 10. SHD - Carport 11a. SHD - Main Office 11b. SHD - Lab 	<ul style="list-style-type: none"> 12. SHD - Carport 13. SHD - Service Center 14. SHD - Mobile Home 15. SHD - State Police Residence 16. SHD - Station Office 17. SHD - District Sign Shop 18. SHD - Welding/Wood Shop 19. SHD - Steam Room 20. SHD - Gen. Office/ Materials Testing Lab 21. SHD - Bldg. & Grounds Storage Shed 22. SHD - Survey Office
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4

**Department of Public Safety
State Highway Department**

100 0 100 200 300 Feet

The ARC - Denver Park Neighborhood Association

What's Changed / Issues

✓ Changed

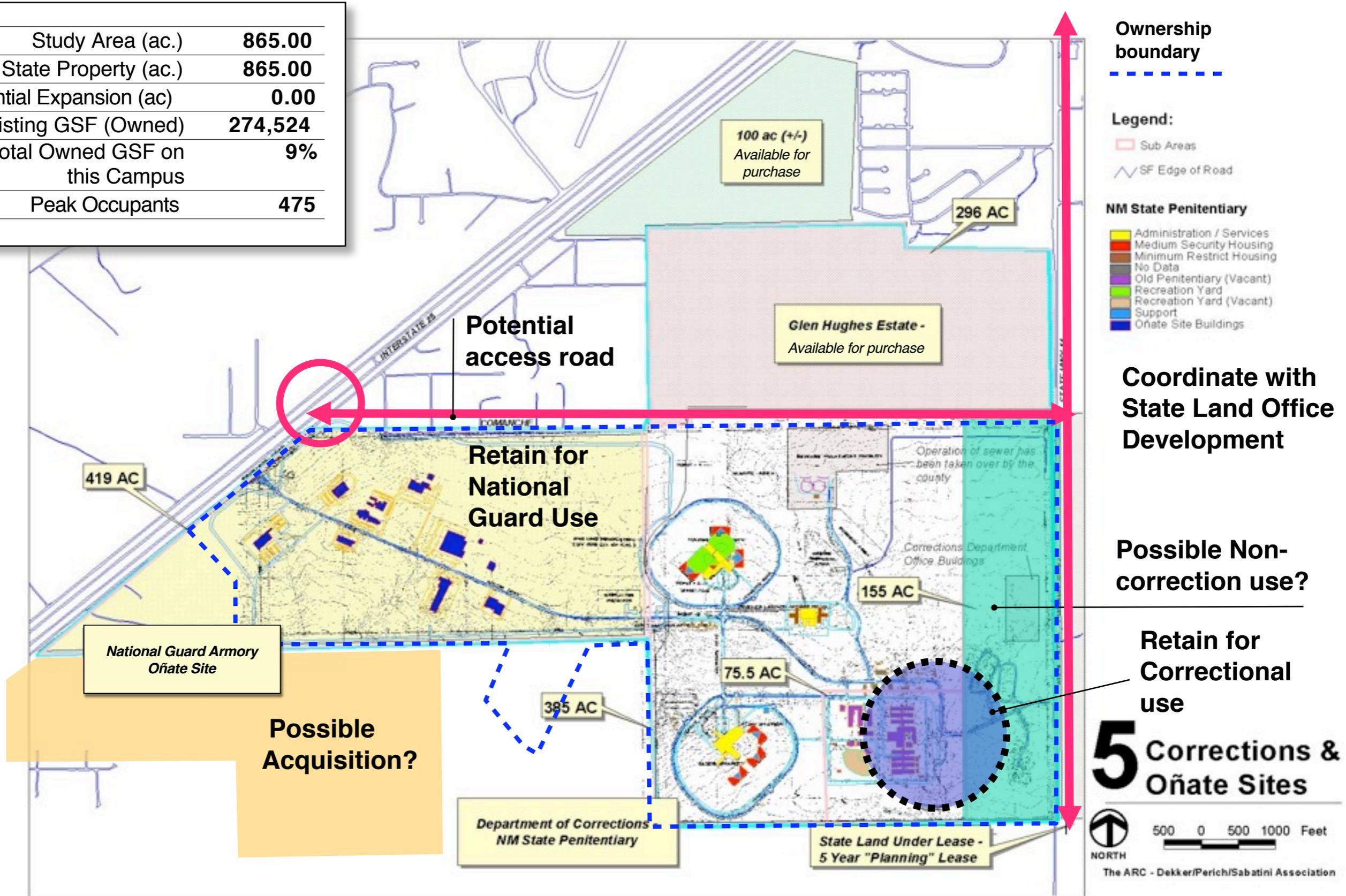
- ▶ *Acquired Valdes Industrial Park land (and not Jaguar land)*
- ▶ *Homeland Security / Office of Emergency Management no longer part of DPS*
- ▶ *DPS updated master plan*
- ▶ *RFP issued by DOT to relocate District 5 office*

✓ Planning Issue

- ▶ *Update plan to reflect new circumstances*

5. Corrections / Oñate Site

Study Area (ac.)	865.00
State Property (ac.)	865.00
Potential Expansion (ac)	0.00
Existing GSF (Owned)	274,524
% Total Owned GSF on this Campus	9%
Peak Occupants	475



419 AC

National Guard Armory
Oñate Site

Possible Acquisition?

Potential access road

Retain for National Guard Use

385 AC

Department of Corrections
NM State Penitentiary

100 ac (+/-)
Available for purchase

Glen Hughes Estate -
Available for purchase

75.5 AC

State Land Under Lease -
5 Year "Planning" Lease

155 AC

296 AC

Operation of sewer has been taken over by the county

Corrections Department Office Buildings

The ARC - Dekker/Perich/Sabatini Association



Architectural Research Consultants, Incorporated

Albuquerque, New Mexico • 505-842-1254 • Fax 505-766-9269 • Internet: www.ARCplanning.com



Dekker/Perich/Sabatini
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