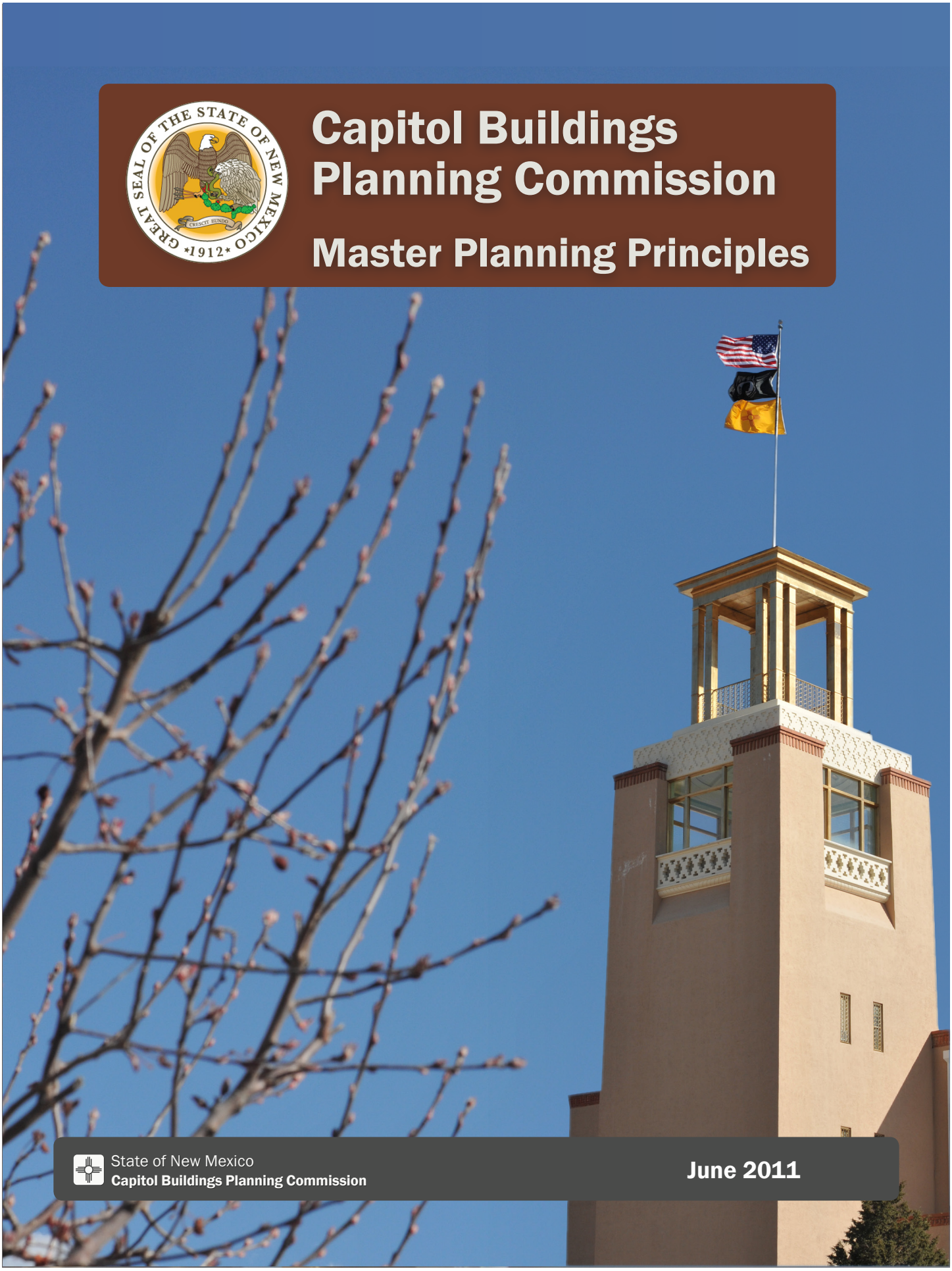
Capitol Buildings Planning Commission

Master Planning Principles



State of New Mexico
Capitol Buildings Planning Commission

June 2011

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Introduction

The Capitol Buildings Master Plan identifies principles applicable to general development and campus planning for all state-owned campuses and facilities. The intent of these principles is to provide clear guidance for sound long-range planning and decision-making.

The principles have been recompiled to provide a comprehensive list that applies to all study areas.

I. General Development Principles (1999)

A. Plan for future growth and change with flexibility to meet changing needs

B. Realize economic efficiencies:

1. Reduce-term lease expenditures by gradually relocating agencies from leased space to state-owned space
2. Promote economies of scale and asset sharing among agencies (e.g., parking, lobbies, receiving, meeting areas, teleconferencing)
3. Promote sustainable environments (high-performance energy-efficient green building practices)
4. Reduce operational expenses

C. Protect long-term asset value:

1. Provide sufficient resources for maintenance and periodic facility renewal
2. Dispose of property only when expected benefits of disposal exceed long-term value; inventory and preserve water rights
3. Maintain and protect critical infrastructure
4. Maintain a strategic land bank for future needs

D. When opportunities become available, encourage co-location, relocation and consolidation of state agencies into single or adjacent sites and facilities that:

1. Achieve functional, operational and logistical efficiency
2. Promote convenient public access to government services
3. Provide equitable and adequate space
4. Meet functional needs through:
   - Centralizing administrative uses
   - Distributing or centralizing field offices depending on the type of service
   - Appropriately accommodating specialized functions with special location needs (e.g., central IT facilities, correctional and public safety facilities, cultural facilities, etc.)
5. Provide efficient/effective space organization (e.g., maximize required adjacencies)
6. Provide a quality environment for state employees (e.g., to attract and retain personnel)

E. Coordinate state resources and strategies with local development and improvement efforts when siting new state facilities:
   1. Work in partnership with local governments and groups in managing local concerns while respecting state sovereignty

F. Establish a framework for campus development/redevelopment guiding:
   1. Land use and siting:
      - Establish uses appropriate for each site based on surrounding context, function, site availability and requirements for public access
      - Establish a framework for future circulation, parking, building sites and landscape planning
      - Provide guidelines for density, building coverage and building height
      - Adopt incremental development strategies that:
        • Consider the long-term development vision
        • Make the most efficient use of the site area (density, land coverage and parking)
        • Encourage use of state space standards
        • Promote integrated and structured parking
        • Avoid dependence on long-term land acquisitions for implementation
        • Allow, as appropriate, temporary "holding-zones" (portable, metal structures) pending more permanent development
   2. Vehicle and pedestrian movement:
      - Separate vehicular and pedestrian movement systems
      - Establish clear entry and exit points to each campus
      - Identify areas for drop-off/delivery and service as appropriate to the site and function
      - Provide for safe pedestrian routes between buildings:
        • Promote pedestrian-oriented interiors with pathways composed of sidewalks, malls, plazas and potential connections to open space, as appropriate
        • Allow for safe (well-lit and visible) destination travel between buildings
   3. Visual and architectural character:
      - Establish a consistent visual and architectural character unique for each site that capitalizes upon the development history, function and vision for the future
      - Establish common landscaping features linking campus zones and identifying areas of open space
   4. Infrastructure systems:
      - Plan for sufficient capacity and reliability to meet existing needs of site users
      - Provide capability and flexibility to meet long-term needs
      - Protect, as appropriate, critical infrastructure systems

II. Campus-Specific Goals and Implementation Strategies, in Addition to General Principles

A. Santa Fe Metropolitan Area and Campuses:

1. Location Principles/Implementation Strategies

- Construct new buildings to accommodate functions in leased facilities and to relieve overcrowding
- Provide generic "tenant" development space
- Use adopted location principles to gradually locate (relocate) agencies as opportunities become available
- Co-locate agencies or functions according to adopted criteria
- Acquire designated parcels, land or buildings over the long-term for campus development, contingencies and buffers
- Acquire and maintain space inventory for leases to agencies with federal and other revenue sources; for agencies with fluctuating programs; and to meet needs faster than capital funding availability
- Develop site master plans to guide specific development and redevelopment

2. The December 1999 adopted CBMP recommended relocation of NMDOT headquarters to the NMDOT District 5 site (near the Public Safety Campus). Subsequent plans by NMDOT to do a transit-oriented development at this campus was delayed indefinitely by the last executive administration

3. Main Capitol Campus:

- Agencies to be housed there:
  - 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
- Five-year planning strategy (adopted December 2008)
  - 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 to design, construct and relocate agencies

4. South Capitol Campus (also, see 2040 Master Plan for this campus):
   - Agencies to be housed there:
     - Administrative and administrative support
     - Field offices (depending upon plan)
   - Redevelop at higher density and invest in facility renewal
   - Include multi-modal transportation and pedestrian linkages
   - Provide integrated, structured parking with future conversion potential for long range development
   - Use existing space efficiently
   - Develop a building renewal plan for existing buildings
5. West Capitol Campus:
   - Agencies to be housed there:
     - Field offices
     - Support functions
6. Onate Campus/Public Safety Campus
   - Agencies to be housed there:
     - Specialized to function guided by individual site master plans
       - Oñate — correctional facilities, military/homeland security and emergency management, IT, communications
       - Public Safety Campus — public safety facilities

B. Albuquerque Metropolitan Area and Campuses, includes Los Lunas (June 2008)
   1. Implementation strategies:
      - Create more state-owned office space in the Albuquerque area
      - Anticipate continuing demand for consolidated and distributed state offices to meet area service demand
      - Establish policies and investment strategies to provide a flexible development framework that addresses land use, infrastructure and architectural character
      - Work with state and local government agencies
      - Preserve water rights
      - Continue leasing for State Records and Archives in Albuquerque

2. Albuquerque YDDC/Superblock Site:
   - Redevelop the YDDC site and relocate YDDC to Los Lunas to accommodate a Super Block complex for centralizing some state agencies (also, see August 2010 Feasibility Study and Master Plan for Children, Youth and Families Department for YDDC proposals)
   - The development plan identifies four zones:
     - Zone A: high density — uses serving the metro area
     - Zone B: low density — specialty uses
     - Zone C: medium density for field offices or specialty use
     - Zone D: current secure uses and long-range redevelopment
3. Los Lunas Old Hospital Site:
   - Redevelop a portion of the site to support state agency local field office demand
   - Redevelop a portion of the site for open space and recreation
   - Preserve and use select buildings
   - Demolish select buildings
   - Continue some land leases to local government
4. Los Lunas Grasslands Site:
   - Keep the site for future development for the state
   - Explore potential leases
   - Preserve water rights
5. Los Lunas Correctional Site:
   - Continue use for correctional facilities
   - Dedicate some space as a buffer zone for correctional facilities
   - Develop some portions for specialized secure and therapeutic uses
   - Continue some land leases to local government
   - Explore potential leases along Highway 314

C. Las Cruces Metropolitan Area:
1. Implementation Strategies (December 2008)
   - Construct a consolidated administrative facility
   - Encourage agencies with specialized facilities to develop a comprehensive long-range facilities master plan identifying capital needs

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