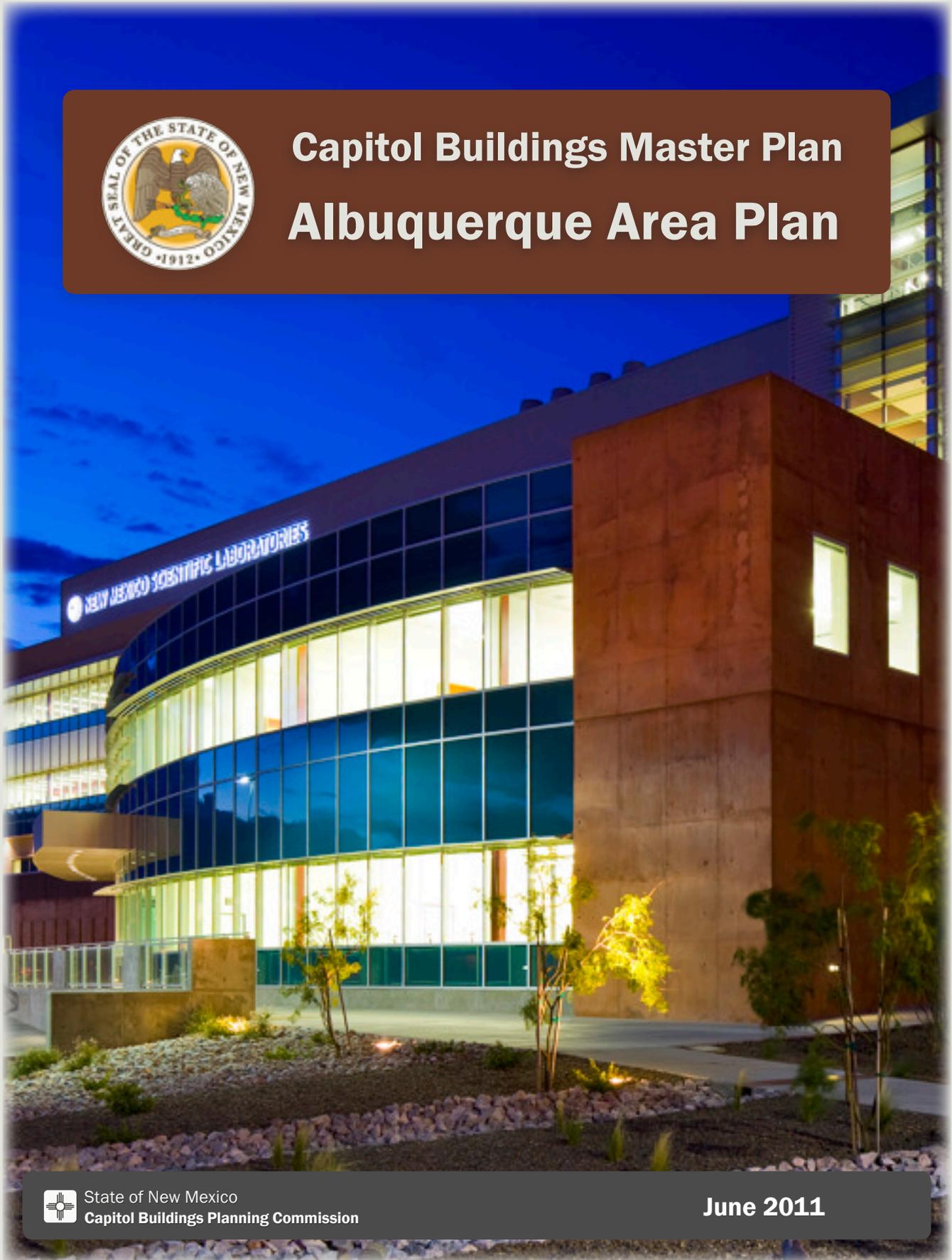




# Capitol Buildings Master Plan Albuquerque Area Plan





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# 1. Albuquerque Area Plan Overview

## History of the Albuquerque Area Master Plan

In 2002, the legislature expanded the authority of the commission to include the Albuquerque metropolitan area.

Key aspects of the plan adopted by the commission to date include:

- Conceptual land use and implementation strategies for state facilities under the jurisdiction of PCD, including the Youth Diagnostic and Development Center (YDDC)/Superblock Campus in Albuquerque, the Los Lunas State Campus (Old Los Lunas Hospital site), the Los Lunas Corrections site and the Grasslands site.
- Recommendations to develop state-owned administrative office facilities to address the high amount of leased office space in the area.

The master plan's inventory of state-occupied space (owned, leased and county-provided space) is comprehensive, and documents state-owned assets under the purview of PCD and those of the Department of Transportation, the Cultural Affairs Department, Expo New Mexico, the judiciary, state parks, military affairs, the University of New Mexico and others. The master plan does not address the long-range needs of agencies that have their own separate master plans such as UNM and Expo New Mexico. These agencies are, however, included in the area master plan when considering opportunities for interagency collaboration

Notable recent state projects in the Albuquerque area include:

- The New Mexico Scientific Laboratory and the Court of Appeals buildings in Albuquerque; and
- The New Mexico Center for Recovery and Wellness in Los Lunas.

Exhibits 01 and 02 are location maps for Albuquerque and Los Lunas campuses and other state-owned locations.

Exhibits 05 and 08 provide more comprehensive location maps of all state-occupied space in Albuquerque and Los Lunas.



Exhibit 01. Albuquerque Campus Location Map



Exhibit 02. Los Lunas Campus Location Map

## Current Inventory of State-Occupied Space in Albuquerque

### Owned Space

The State of New Mexico currently owns just over 3 million gsf of space in the Albuquerque area, including one PCD-controlled property that the master plan designates as a campus (YDDC/Superblock). The YDDC/Superblock accounts for approximately 255,000 gsf of owned space (8.4%) in Albuquerque. Most of the space at this campus houses special-use facilities. The remainder of owned space in Albuquerque accommodates a wide variety of users and functions, including:

- Expo New Mexico, which accounts for 46% of owned space in Albuquerque;
- The Cultural Affairs Department's Museum of Natural History and National Hispanic Cultural Center, which account for 13% of owned space in Albuquerque;
- New Mexico Department of Transportation (NMDOT) District 3 Headquarters and support facilities;
- The Albuquerque/Bernalillo County Metropolitan Court, which accounts for 10% of owned space in Albuquerque;
- The New Mexico Court of Appeals;
- Department of Military Affairs' National Guard Armory facilities;
- Turquoise Lodge (Adult Corrections, Probation and Parole); and
- The Department of Health's New Mexico Scientific Laboratory.

### Leased Space

In addition to the owned space, the state leases the equivalent of approximately 1.2 million gsf in Albuquerque (944,924 lsf), or about 26% of all state-occupied space in the city. The majority of leased space (about 1.1 million gsf) houses general office functions. The remaining leased space in Albuquerque is special use, warehouse and storage space (about 55,000 gsf combined).

### Space Provided by Others

Bernalillo County provides space for state agencies totaling the equivalent of approximately 324,900 gsf. This space houses agencies including:

- The District Court;
- District Attorney’s office; and
- Department of Health Public Health Offices.

The table in Exhibit 03 below summarizes the total state-owned, leased and county-provided space that state agencies occupy in Albuquerque. Combined, the state occupies a total of about 4.5 million gsf of space.

Campus	GSF	Number of Facilities	% SF of Total Owned
Museum of Natural History and Science	187,511	5	6.2%
National Hispanic Cultural Center	196,495	6	6.5%
National Guard	50,871	4	1.7%
HSD - SE Bernalillo County	46,411	4	1.5%
Metropolitan Court	314,222	2	10.3%
NM State Fairgrounds	1,385,686	186	45.6%
NMDOT District 3 Headquarters	61,705	27	2.0%
NMDOT South Valley Maintenance Yard	10,486	9	0.3%
NMDOT West Mesa Maintenance Yard	6,128	4	0.2%
Super Block - Camino Nuevo	48,338	1	1.6%
Super Block - Sequoyah	51,956	7	1.7%
Super Block - YDDC	104,471	17	3.4%
Super Block - Other	50,437	14	1.7%
Turquoise Lodge	22,381	9	0.7%
UNM North (Scientific Lab and Court of Appeals)	226,769	2	7.5%
Other Owned	274,096	13	9.0%
<b>Subtotal - Owned</b>	<b>3,037,963</b>	<b>310</b>	<b>100.0%</b>
Leased	1,191,381	91	
Provided by Bernalillo County	324,900	11	
<b>Total</b>	<b>4,554,244</b>	<b>412</b>	

\*Note: Leased space has been converted to an approximate GSF by dividing LSF by 80% (LSF / 0.8 = GSF)

Sources include Risk Management 2010, PCD Inventory 2010, PCD Lease Data 2010, and others.

Does not include Colleges and Universities.

Exhibit 03. Space Occupied by State of New Mexico in Albuquerque (as of May 2011)

The current inventory of state-occupied space categorizes space into four categories, including:

- Executive - Under PCD Purview;
- Executive - Not Under PCD Purview;
- Legislative Space; and
- Judicial Space.

Exhibit 04 illustrates how much state-occupied space in Albuquerque falls within each category. Exhibit 05 is a map indicating where currently owned, leased and provided space in Albuquerque is located.

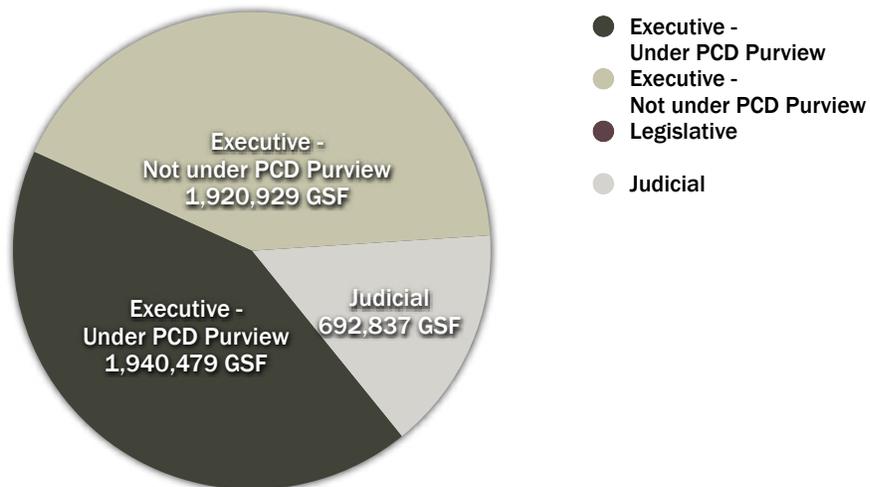
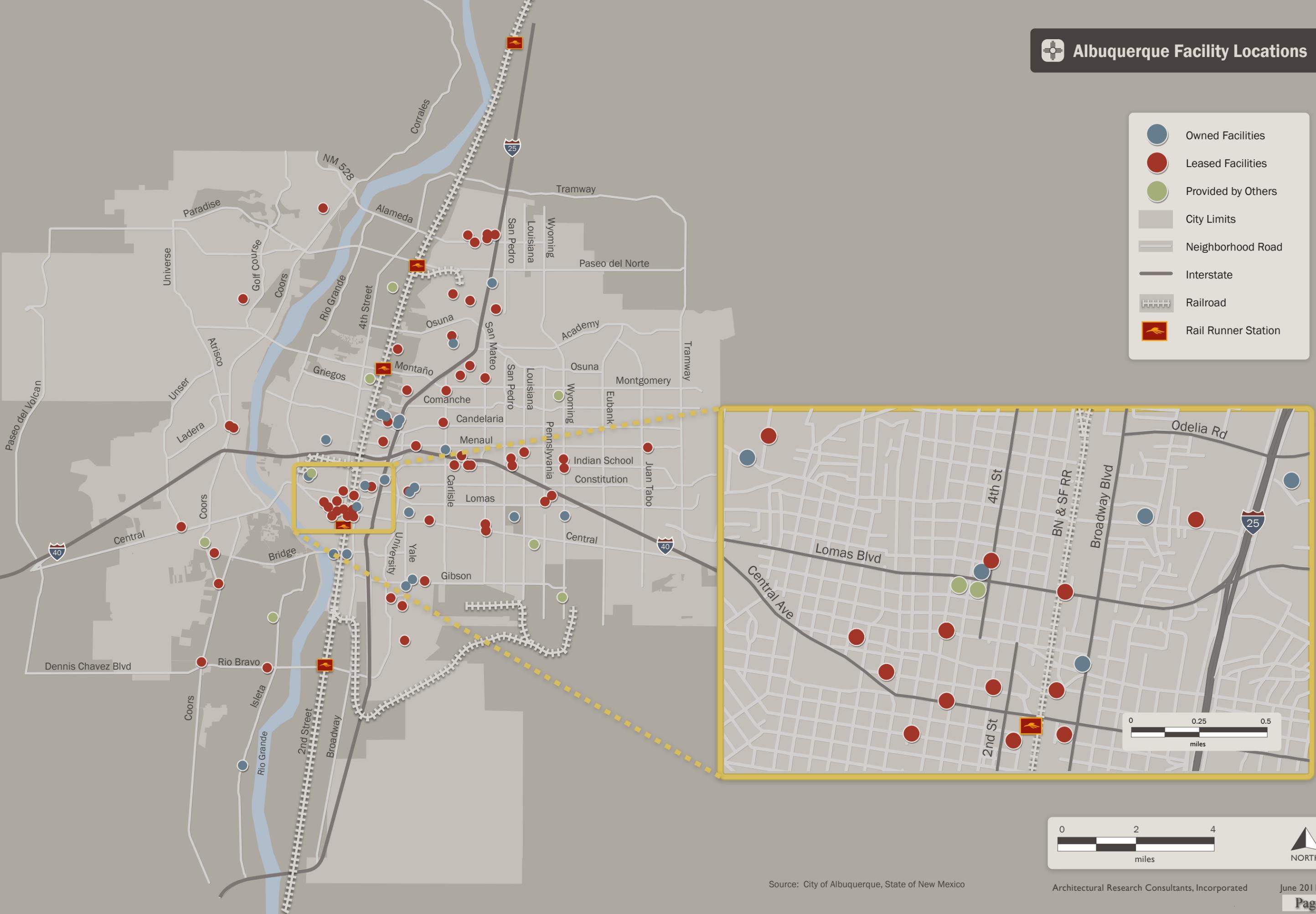


Exhibit 04. Categories of Occupied Space in Albuquerque in GSF

# Albuquerque Facility Locations

- Owned Facilities
- Leased Facilities
- Provided by Others
- City Limits
- Neighborhood Road
- Interstate
- Railroad
- Rail Runner Station



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## Current Inventory of State-Occupied Space In Los Lunas

### Owned Space

The State of New Mexico currently has three designated state-owned campuses in Los Lunas. These campuses provide approximately 908,000 gsf, the great majority of which is devoted to specialized functions that include:

- A State Police office, a fire station and various support facilities;
- The Central New Mexico Correctional Facility (CNMCF); and
- The New Mexico Center for Recovery and Wellness.

Only a small percentage (4.5% of the total, about 59,000 gsf) is devoted to general office use. In addition, about 77,000 gsf of owned space in Los Lunas is vacant. Exhibit 08 is a location map of Los Lunas campuses.

### Leased Space

The state leases about 166,800 gsf in Los Lunas (about 13% of the total occupied space in Los Lunas). The majority of leased space (about 116,600 gsf) houses general office functions. The remaining leased space in Los Lunas is special-use space for residential leases to the Department of Health (DOH), housing group homes for clients formerly housed at the now closed Los Lunas State Hospital.

### Space Provided by Others

State agencies occupy about 50,0000 gsf of space provided by Valencia County. This space houses agencies including:

- The District Court;
- District Attorney's office; and
- Department of Health Public Health Offices.

The table in the adjacent Exhibit 06 summarizes the total state-owned, leased and county-provided space that state agencies occupy in Los Lunas. Combined, the state occupies a total of about 1.12 million gsf of space.

Albuquerque Area Plan

Campus	GSF	Number of Facilities	Approximate Acreage
<b>Los Lunas Hospital Campus</b>	<b>293,808</b>	<b>63</b>	<b>235</b>
Los Lunas Hospital Campus - Occupied	193,815	44	185
Los Lunas Hospital Campus - Vacant	77,985	11	
Los Lunas Hospital Campus - Leased to Others	22,008	8	50 (State-owned buildings are managed by others)
<b>Corrections</b>	<b>614,224</b>	<b>89</b>	<b>1296</b>
Corrections - Main Campus	416,818	37	1200 (Includes Honor Farm and Prison Industries)
Corrections - "Honor Farm"	64,055	28	
Corrections - Prison Industries (Includes CNMCF and LLCC)	101,851	21	
Corrections - Center for Recovery and Wellness	31,500	3	
Corrections - Leased to Others	0	0	96 (Buildings are owned by Village/County)
<b>Grasslands</b>	<b>0</b>	<b>1</b>	<b>288</b>
Grasslands (Undeveloped Site)	0	1	288 (Undeveloped)
<b>Not Owned</b>	<b>216,786</b>	<b>26</b>	
Leased	166,786	24	
Provided by Valencia County	50,000	2	
	<b>1,124,818</b>	<b>179</b>	<b>1,819</b>

Sources include Risk Management 2010, PCD Inventory 2010, PCD Lease Data 2010, and others. Does not include Colleges and Universities (175,177 gsf)

Exhibit 06. Space Occupied by State of New Mexico in Los Lunas (as of May 2011)

The current inventory of state-occupied space categorizes space into four categories, including

- Executive - Under PCD Purview;
- Executive - Not Under PCD Purview;
- Legislative Space; and
- Judicial Space.

Exhibit 07 illustrates how much state-occupied space in Los Lunas falls within each category. Exhibit 08 is a map indicating where current owned, leased and provided space in Los Lunas is located.

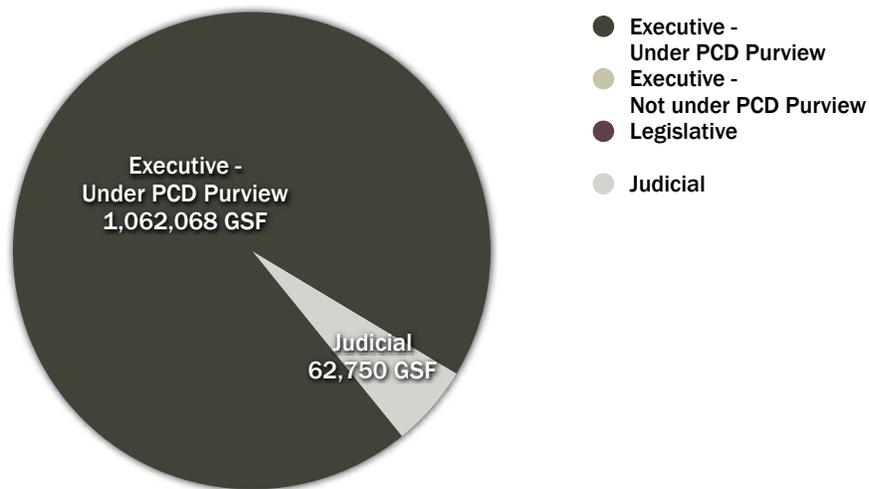


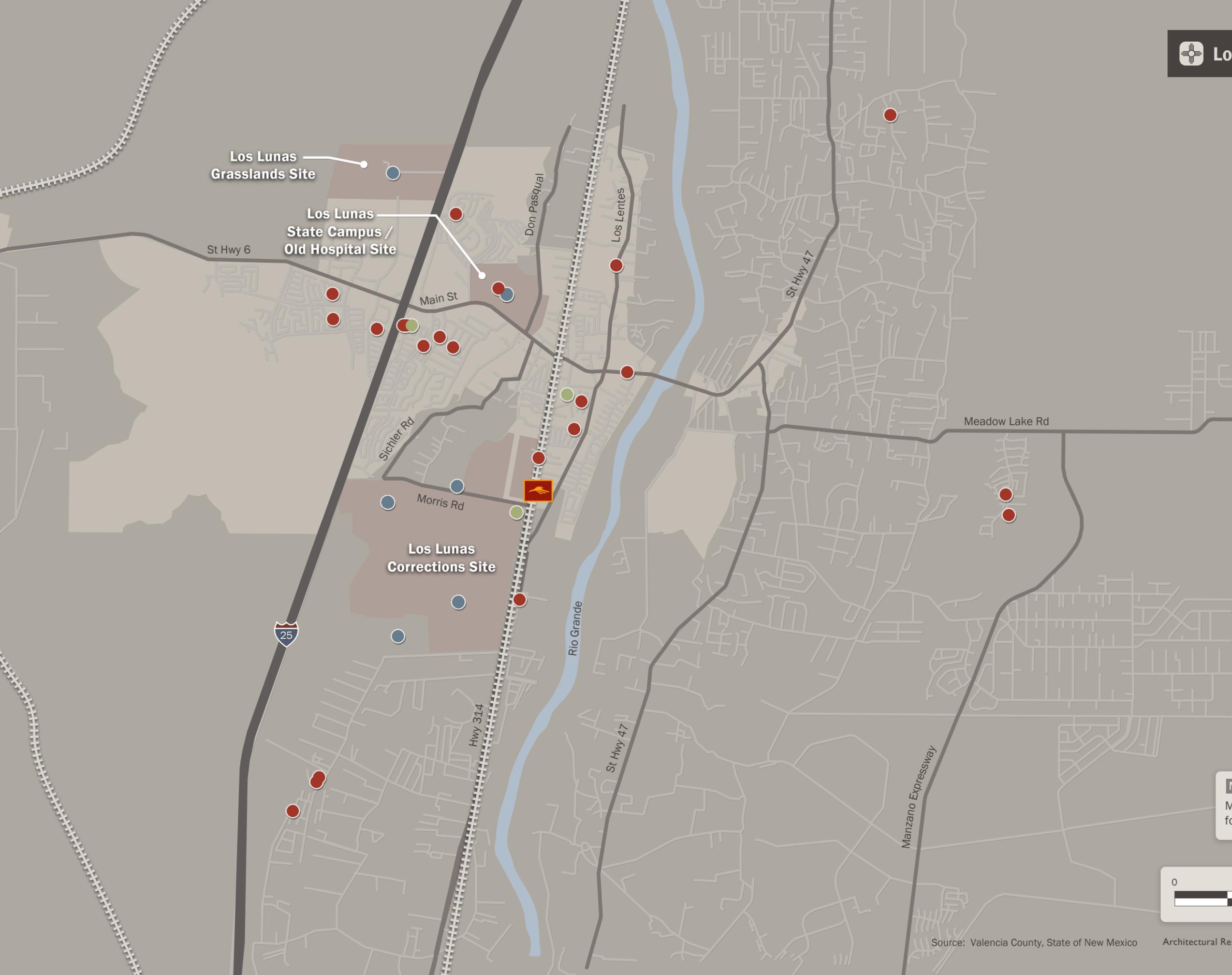
Exhibit 07. Categories of Occupied Space in Los Lunas in GSF

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 **Los Lunas Facility Locations**

-  Owned Facilities
-  Leased Facilities
-  Provided by Others
-  City Limits
-  Notable Study Area
-  Neighborhood Road
-  Major Road
-  Interstate
-  Railroad
-  Rail Runner Station

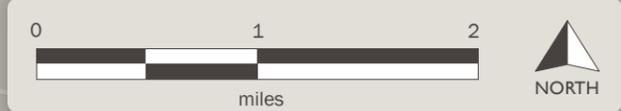


Los Lunas Grasslands Site

Los Lunas State Campus / Old Hospital Site

Los Lunas Corrections Site

**Note**  
Most leases in Los Lunas are for DOH group residences.



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## Albuquerque Area Plan Implementation Strategy

The CBPC adopted the following planning strategies for state facilities in the Albuquerque area:

- Create more state-owned office space in Albuquerque by building new, or acquiring, quality office space. The CBPC's master planners have identified two potential groups of agencies to relocate from leased to owned space: one group that requires ease of public access and one that is location-neutral. Specific acquisition strategies will be reassessed taking into account change in the commercial real estate market due to the recession;
- Redevelop the YDDC/Superblock campus over time to better serve the resident agencies and to establish a complex for centralizing some state agencies in new state-owned facilities using adopted conceptual site development guidance;
- Redevelop the Los Lunas State Campus over time for a mix of state and local uses as identified in the adopted conceptual site development guidance;
- Redevelop the Los Lunas State Corrections site over time for continued Corrections use, specialized secure and therapeutic uses and a mix of state and local uses as identified in the adopted conceptual site development guidance;
- Retain the Los Lunas Grasslands site for long-term development needs of the state, and use in the near and mid-term for agricultural purposes;
- Address facility renewal of aging state buildings in a manner that minimizes multiple moves; and
- Continue to demolish uninhabitable vacant facilities identified for disposition.

While the current economic environment may shift attention toward short-term concerns, long-term benefits remain a high priority. Blending short- and long-term concerns and opportunities in the current challenging fiscal environment is critical. More efficient use of existing state facilities (in lieu of new or additional leases) helps the state realize cost savings. State agencies should:

- Renegotiate existing leases when possible;
- Consider opportunities to acquire high quality existing facilities in a buyer's market; and most important,
- Stay the course in the long term on the area plan, advancing master planning recommendations.

## Planning Issues and Opportunities

There are several planning issues and opportunities in the Albuquerque area that reflect the core master planning principles adopted by the CBPC. Key issues and opportunities include:

- ***Provide sufficient state-owned office space.*** In the Albuquerque area, as in Santa Fe, an insufficient supply of state-owned buildings to adequately accommodate state government offices remains a long-range facility planning concern. Many agencies occupy leased space due to the short supply of state-owned office space, resulting in annual sunk lease costs of over \$18.2 million in Bernalillo and Valencia Counties. Addressing this space shortage remains the primary future planning opportunity in the Albuquerque area.
- ***Provide adequate and colocated space for state agencies.*** Many state-owned buildings in Albuquerque and Los Lunas are aging and require renewal of basic building systems. Some agencies occupy overcrowded state-owned buildings and find their staff spread across multiple locations.

Furthermore, the overall planning principles of the CBPC encourage future planning in the area to:

- Achieve an appropriate balance of owned versus leased space to accommodate the needs of state agencies and allow for colocation and consolidation of agencies. At present, leased facilities accommodate a significant amount of state space in Albuquerque and Los Lunas;
- Encourage state and local government collaboration in developing state projects for mutual benefit;
- Address historic preservation planning issues in the area. Some of the state's buildings in Albuquerque and Los Lunas either qualify as historic buildings under federal and state regulations (fifty years or older) or are rapidly approaching this age. Further development of the area's inventory needs to identify existing designated historic buildings and sites and those that are eligible or soon to be eligible for historic designation. Future planning needs to consider and balance preservation and other needs of the state.
- Integrate sustainable planning concepts into the area plan. Sustainable planning efforts seek to reduce natural resource

depletion (with a benefit of also reducing operating expenses), reduce pollution, and ensure healthy indoor environments

- Comply with current or proposed policies and laws requiring state agencies to complete comprehensive long-range plans that link facility needs to agency strategic and operational plans, and that incorporate facility maintenance planning;
- Address the ongoing challenge to fund deferred maintenance, facility renewal, and demolition of state-owned buildings and to provide surge space to house agencies while existing buildings undergo renovation. The successful implementation of a facility renewal program requires a carefully orchestrated and sequenced strategy that takes advantage of all proposed facility projects, or the use of temporary leases;
- Facilitate developing and maintaining a comprehensive database that covers all agencies that own buildings, lease space, or occupy county-provided buildings, and accurately tracks state employees by location;
- Identify and document additional types of assets such as land holdings and water rights; and
- Address the needs of state agencies housed in local government-provided buildings. Because the state does not necessarily fund these facilities, ensuring adequate space for state workers is a continuing concern.

## Collaboration in Long-Range Planning for Other State Facilities

The Capitol Buildings Planning Commission identified and adopted collaboration among state and local government agencies as one of the primary principles to follow in planning for long-range facility needs.

Seeking out opportunities for collaboration in the planning stage becomes critical as state and local governments explore ways to do more with less in a changing economy. Prior to seeking funds for new facility or land acquisitions, state agencies should explore all options and collaboration opportunities that can potentially avoid duplication of capital expenses, including:

- Land acquisition;
- Infrastructure; and
- Sharing of specialized facilities such as training facilities.

In the Albuquerque area, collaborative planning opportunities exist among several state agencies that occupy state-owned facilities, as well as with local government agencies and the state's colleges and universities. In addition to the executive agencies that work with PCD, agencies with facilities in Albuquerque and Los Lunas that can potentially benefit from collaboration in long-range facility planning include:

- The Department of Cultural Affairs (various museums throughout the city);
- The NMDOT (District 3 Headquarters, Hilltop site at YDDC/Superblock and various parcels throughout the district);
- The State Land Office (various land parcels throughout the Albuquerque area);
- Expo New Mexico;
- The University of New Mexico and other Higher Education institutions in the area; and
- Local government agencies including the city of Albuquerque, Bernalillo County, the village of Los Lunas and Valencia County.

## 2. Campus-Specific Principles and Implementation Strategies for Albuquerque Metropolitan Area Campuses

In addition to the general development principles identified in the CBPC's Master Planning Principles, which are applicable to all state-owned campuses and facilities, the CBPC identifies campus-specific development principles and implementation strategies applicable to the campuses in the Albuquerque area. These principles and strategies guide future state development within the planning area and the individual campuses. Implementation will occur gradually over time, as opportunities become available.

### General and Campus-Specific Development Principles

For the Albuquerque area, the CBPC has adopted general implementation strategies (see Exhibit 09). The sections that follow identify campus-specific development strategies for each individual campus.



#### General 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

Exhibit 09. General Implementation Strategies for Albuquerque Area

## YDDC/Superblock Campus

### Background

The YDDC/Superblock Campus is located in central Albuquerque, approximately one mile north of the intersection of Interstates 25 and 40, to the west of I-25. The campus consists of approximately 70 acres under the purview of PCD, except for approximately 2 acres that belong to the NMDOT.

The campus's general boundaries are commercial industrial development to the north, a railroad track to the west, private residential land and commercial industrial development to the south and I-25 to the east. Edith Boulevard bisects the campus north to south, and provides access to the west half of the campus. The west I-25 frontage road provides access to the east half of the site.

Current occupants of the YDDC/Superblock Campus include the Department of Health, the Children, Youth and Families Department, the Energy, Minerals and Natural Resources Department (ENMRD), the Department of Corrections and the NMDOT. With the exception of some Children, Youth and Families Department (CYFD) general office space, most functions currently located on the campus are special use.

State-owned facilities located on the campus include:

- CYFD's YDDC, a juvenile justice facility;
- Camino Nuevo, a high security detention facility for both CYFD's juvenile justice division and the Corrections Department for women's detention;
- DOH's Sequoyah Adolescent Treatment Center, a secure treatment center for patients with severe mental health issues;
- The Maloof Building, a CYFD field office;
- Various other buildings housing programs of the CYFD, and one modular building housing offices of the State Forestry division of ENMRD; and
- NMDOT's Hilltop facility, an engineering and materials lab.

Many of the buildings on the campus are aged, and require significant facility renewal. A few are vacant and uninhabitable. PCD has identified several buildings for demolition and has begun demolition of some buildings.

Recent development at the campus includes the state's recent transfer of approximately 10 acres to Bernalillo County for a storm

drainage retention pond.

Exhibit 10 illustrates the existing campus development.

### **Campus Planning Strategy**

The Albuquerque area master plan identifies the YDDC/Superblock as a location to redevelop over time to better serve the resident agencies and to establish a complex for centralizing some state agencies in new state-owned facilities. The plan provides conceptual site development guidance to:

- Redevelop the YDDC site and relocate YDDC to Los Lunas to accommodate a Superblock complex for centralizing some state agencies; and
- 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.

Other long-term planning considerations at the site include:

- YDDC agency planning (for YDDC proposals, see the August 2010 Feasibility Study and Master Plan for Children, Youth and Families Department);
- Collaborative discussions among local governance entities and state agencies currently or potentially located on the site (DOH, CYFD, ENMRD and NMDOT) to identify facility needs and refine land-use concepts;
- Master planning the site for long-term use, site circulation and infrastructure improvements to support future development;
- Facility renewal for older buildings and continuation of disposition of buildings identified for demolition; and
- Further study of potential consolidation of state agencies currently in leased space, assessing the impact of changes in the current economic climate and reductions in the state employee force resulting from budget cuts over the past several years.

Exhibit 11 illustrates the conceptual planning guidance and implementation strategies for the YDDC/Superblock Campus.

**YDDC/Superblock Campus Development Plans**

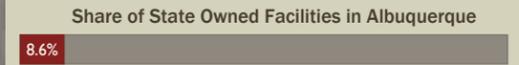
Exhibit 10 on the facing page illustrates the existing development on the YDDC/Superblock Campus. Exhibit 11 on the following page illustrates the conceptual planning guidance and implementation strategies for the campus.





Study Area Size:	79.9 ac
State Property Owned:	69.6 ac
Potential Expansion Size:	0 ac
Total GSF Owned:	279,296 sq ft
PCD:	243,718 sq ft
NMDOT:	11,484 sq ft
Lease:	24,094.0 sq ft

Approximate State Employees (FTE):	Pending
Parking Spaces:	616



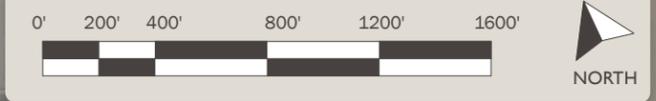
- YDDC**
- 1 Sage - Clinical - Medical
  - 2 Administration Multi Purpose
  - 3 Administration and Dinner Kitchen
  - 4 Administration Support (Portable)
  - 5 Education
  - 6 Gymnasium/Pool
  - 7 IVY
  - 8 Loma
  - 9 Maintenance
  - 10 Esperanza
  - 11 Mesa
  - 12 Sandia Dorm
  - 13 Manzano
  - 14 ZIA
  - 15 Milagro Cottage

- YDDC - Camino Nuevo**
- 16 98-Bed High-Security Detention Facility
- Sequoyah (DOH)**
- 17 Lodge #4
  - 18 Lodge #5
  - 19 Dining - Kitchen
  - 20 Special Management Unit
  - 21 Gym - Recreational Center
  - 22 Maintenance
  - 23 Multipurpose Room
  - 24 Educational Administration
  - 25 Administration Building
  - 26 Educational Classroom
  - 27 New Medical Until

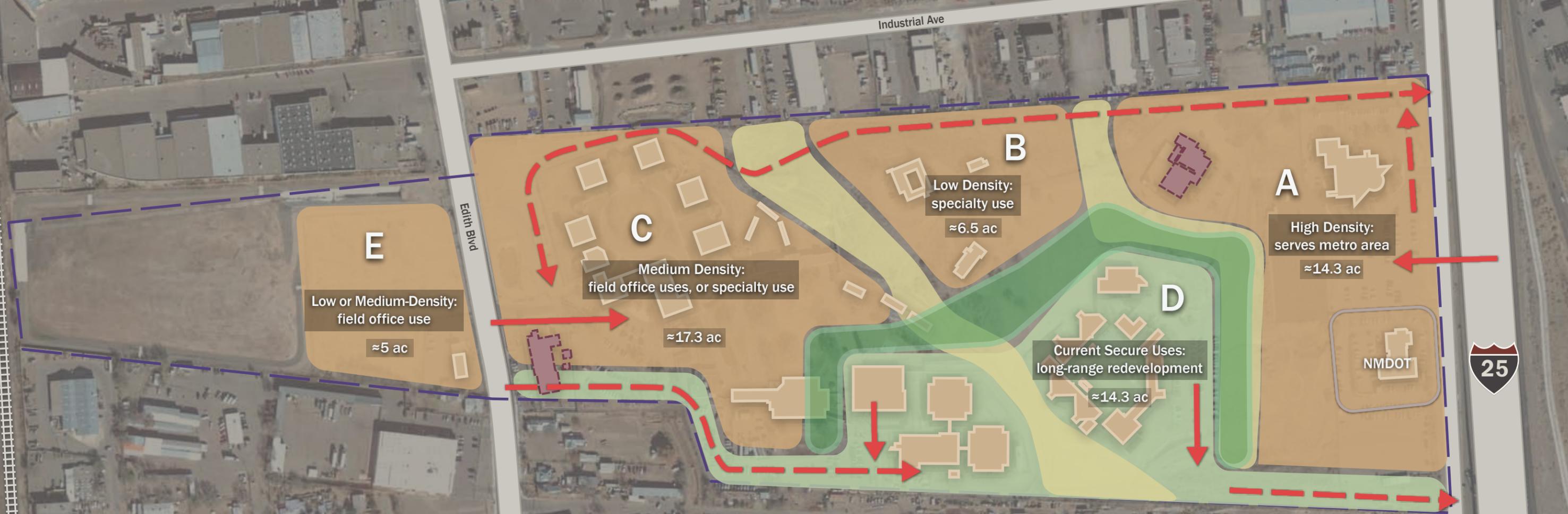
- Other**
- 28 Leased Building on State Land CYFD
  - 29 Life Future Ambitions (Leased on State Land) CYFD
  - 30 Three Trailers CYFD
  - 31 Maloof Building CYFD
  - 32 Case Norieste CYFD
  - 33 Hilltop Building NMDOT
  - 34 Youth Probation Board YDDC
  - 35 Old Book Alliance Building (Vacant / Uninhabitable)
  - 36 State Forestry Portable EMNRD



- State-Owned Building
- Study Area Boundary
- State-Leased Building
- Executive Use Under PCD Jurisdiction
- Other Executive Use Not Under PCD Jurisdiction (NMDOT)
- Notable Parcel Boundary



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**Strategy**

- Redevelop as prescribed below:
  - A - High-density uses serving the Albuquerque metropolitan area
  - B - Low-density, specialty use
  - C - Medium-density Field Office use, or specialty use
  - D - Current Secure use (with long-range redevelopment)
  - E - Low- or medium-density field office use
- Develop a long-range site access plan
- Coordinate with the CYFD Cambiar Master Plan

**Issues**

- The functions of the corrections and secure treatment facilities may impact the viability of future users at this site
- The steep terrain presents challenges to development and access
- Severely limited travel routes restrict access to and within the site
- Campus occupants should identify their long-range needs
- Negotiations between the state and the owners of the site's two leased facilities remain in progress
- Collaborate among adult and juvenile detention agencies to identify the best long-term use of Camino Nuevo

- Steep, Challenging Terrain
- Desired Buffer Zone
- State Building Development Zone Near- Mid Term
- State Building Development Zone Long-Range

- State-Owned Building
- Leased Building
- Study Area Boundary
- Access to Site Uses
- Proposed Access through Site



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## Los Lunas State Campus (Old Hospital Site)

### Background

The Los Lunas State Campus is located on Main Street in Los Lunas, approximately one mile east of Interstate 25. Formerly known as the Los Lunas State Hospital, the campus consists of approximately 185 acres under the purview of PCD. The state leases approximately 50 acres to others long-term and recently transferred 23 acres to the Los Lunas Schools. Remnants of the old state hospital on the site include a cemetery and a fruit orchard.

The campus's general boundaries are private residential development to the north, commercial and residential development to the west, private residential land to the east and Main Street to the south. Don Pascual road and an irrigation channel bisect the campus north to south. The state leases the east half of the campus, accessed from Don Pascual, to local government entities and local area service providers.

PCD-owned buildings located on the campus are a mix of office, residential and support buildings, including the old hospital, an education building, a food services building, a natatorium, a gymnasium, a fire station and a church. Several buildings on the campus are vacant and are identified for demolition.

Current occupants of the Los Lunas State Campus include the Department of Health, the Department of Public Safety (DPS) (State Police), and various other state and local government agencies.

Recent development at the campus includes a silvery minnow refugium constructed by the Energy, Minerals and Natural Resources Department.

Exhibit 12 illustrates the existing campus development.

Many of the buildings on the campus require significant facility renewal.

### Campus Planning Strategy

The Albuquerque area master plan identifies the Los Lunas State Campus as a location for redevelopment over time for a mix of state and local uses. The plan provides conceptual site development guidance to:

- Redevelop a portion of the site to support the demand of state agencies for local field office;
- Lease portions of the site for potential residential development;
- Partner with local governments to redevelop a portion of the site for open space and recreation;
- Preserve and use select buildings;
- Demolish select buildings; and
- Continue some land leases to local government.

Other long-term planning considerations at the site include:

- Collaborative discussions among local governance entities and state agencies currently or potentially located on the site (DOH, DPS, Adult Probation & Parole and others) to refine land use concepts;
- Master planning the site for long-term use, site circulation and infrastructure improvements to support future development;
- Facility renewal for older buildings;
- Continued use for the silvery minnow refugium; and
- Preservation of an on-site cemetery containing the remains of deceased old state hospital residents.

Exhibit 13 illustrates the conceptual planning guidance and Implementation strategies for the Los Lunas State Campus.

### Los Lunas State Campus Development Plans

Exhibit 12 on the facing page illustrates the existing development on the Los Lunas State Campus. Exhibit 13 on the following page illustrates the conceptual planning guidance and implementation strategies for the campus.

Exhibit 12: Existing Development - Los Lunas Campus

**Los Lunas State Campus / Old Hospital Site**

- State-Owned Building
- Study Area Boundary
- Owned
- Leased to Others
- Recently Transferred to Los Lunas Schools
- Notable Parcel Boundary

- 1 Guardhouse
- 2 R.D.N.
- 3 Chapel
- 4 Dwelling (Admin House)
- 5 Bolack Office
- 6 Porter Hall - Probation/Parole
- 7 Educational Services
- 8 Dietary
- 9 Fire House
- 10 Supply
- 11 Laundry
- 12 Central heating Plant
- 13 Seligman
- 14 Maintenance
- 15 Bashein
- 16 Simms Cottage
- 17 Hunting Cottage
- 18 New Dillon Hall
- 19 Otero Cottage
- 20 Cottage #8
- 21 Cottage #7
- 22 Cottage #6
- 23 Natatorium
- 24 Valencia Counsel Service
- 25 Cottage #1
- 26 Cottage #2
- 27 Cottage #3
- 28 MV/TRD (Cottage #4)
- 29 Cottage #5
- 30 Music & Classroom
- 31 Office & Library, CRM
- 32 Fernandez (Gym & Auditorium)
- 33 Storage
- 34 Adams House
- 35 unnamed 1
- 35 unnamed 2
- 35 unnamed 3
- 35 unnamed 4
- 35 unnamed 5

Study Area Size:	196.0 ac
Potential Expansion Size:	0 ac
Total State Property Owned:	162 ac
Long-Term Leased to Others:	50 ac
Land Recently Transferred to Schools:	23 ac
Total GSF Owned:	293,808 sq ft
Occupied:	193,815 sq ft
Vaccant:	77,985 sq ft
Long Term Leased to Others:	22,008 sq ft
Approximate State Employees (FTE):	Pending
Parking Spaces:	305
Share of State Owned Facilities in Los Lunas:	21.9%



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Exhibit 13: Conceptual Planning Guidance - Los Lunas Campus

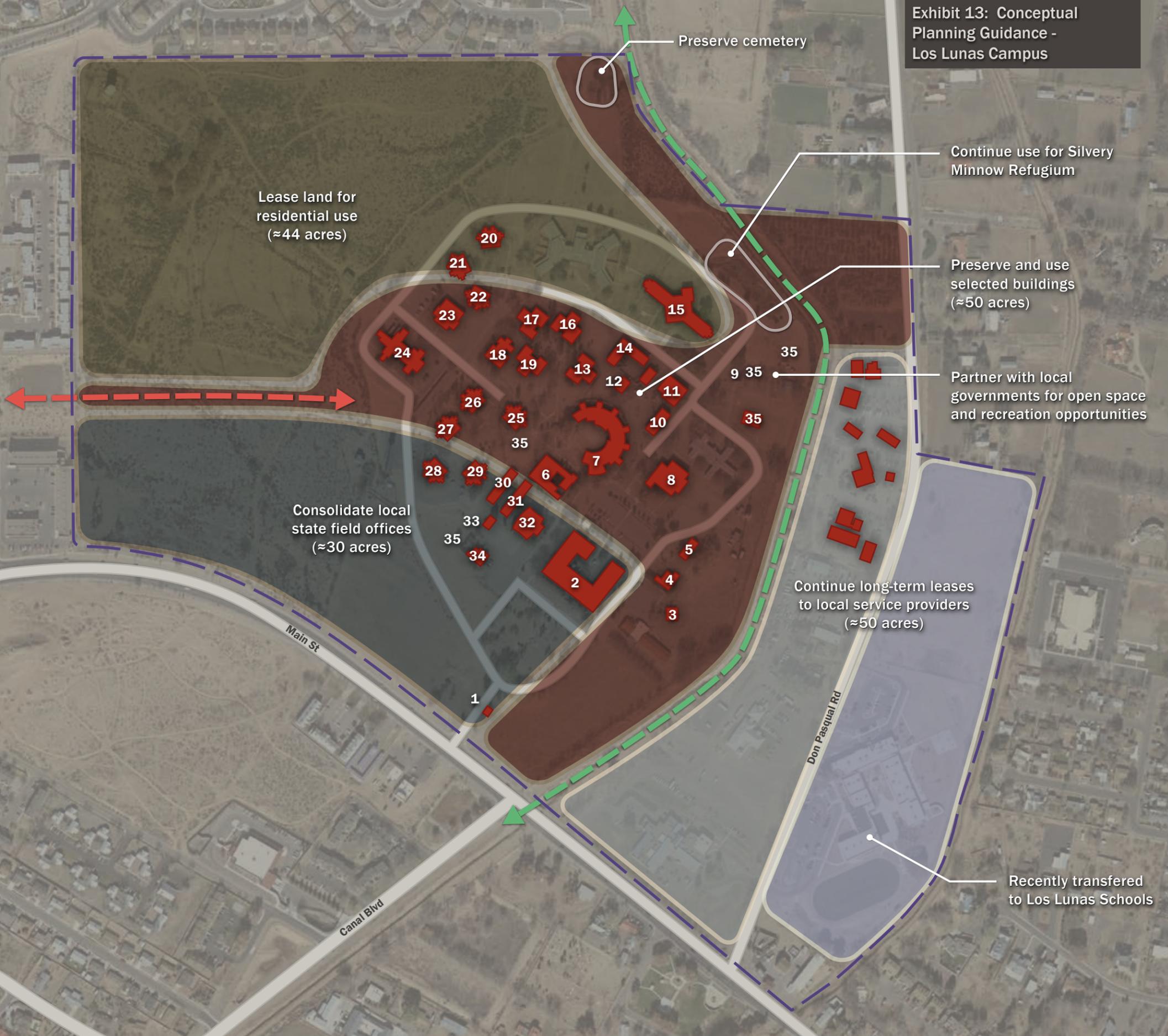
# Los Lunas State Campus / Old Hospital Site

## Conceptual Planning Guidance / Implementation Strategy

**Legend:**

- State-Owned Building
- Study Area Boundary
- Potential Secondary Site Access
- Potential Bike / Pedestrian Access

- Strategy**
- Redevelop portion of the site for state field office uses
  - Continue with identified demolition plans
  - Redevelop a portion of the site for recreation (work cooperatively with Village of Los Lunas)
  - Possibly lease portion of the site
  - Continue long-term leases
  - Continue use for silvery minnow refugium
  - Preserve cemetery
  - Preserve water rights
  - Negotiate with local government agencies to help ensure successful plan implementation
- Issues**
- Funding to demolish buildings
  - Negotiations with Village



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## Los Lunas Corrections Site

### Background

The Los Lunas Corrections Site contains over 1,900 acres of farm land under the purview of PCD, and is home to the Central New Mexico Correctional Facility (CNMCF). The Corrections Department manages the day-to-day operations of the site with support from PCD. The site has water rights, and the state leases much of the land to local farming enterprises for agricultural purposes.

The site is located along the west side of NM State Highway 314, at the south end of Los Lunas. Its general boundaries are private land to the north, State Highway 314 to the east, the NMSU Agricultural Science Center to the south, and private land and Interstate 25 to the west. Morris Road bisects the site from east to west and provides primary access to the CNMCF.

Current occupants of the Los Lunas Corrections Site include:

- The Corrections Department, which has three prison units on the site that make up the Central New Mexico Correctional Facility (CNMCF);
- The Human Services Department, which recently opened the New Mexico Center for Recovery and Wellness on the site north of Morris Road; and
- The Eighth Judicial District Court's Valencia County Courthouse, which sits on state-owned land leased to Valencia County.

Additionally, the state leases a portion of the site long-term to local government agencies, which use the land for a variety of purposes.

Recent development at the campus includes the Valencia County Courthouse and Phase One of the New Mexico Center for Recovery and Wellness (one of three planned phases). Exhibit 14 illustrates the existing campus development.

Many of the buildings on the campus are aging, and require significant facility renewal.

### **Campus Planning Strategy**

The Albuquerque area master plan identifies the Los Lunas Corrections Site as a location to retain primarily for continued Corrections Department use in the long-term for CNMCF. The plan also provides development guidance that:

- Dedicates some land as a buffer zone for correctional facilities;
- Develops some portions of the site for specialized secure and therapeutic uses;
- Negotiates a potential land swap with NMSU to simplify the southern site boundary;
- Continues some land leases to local government; and
- Explores potential leases along Highway 314.

Other long-term planning considerations at the site include:

- Completing a property survey to verify state property boundaries;
- Master planning the site for long-term use, site circulation and infrastructure improvements to support future development;
- Undertaking the facility renewal required for older buildings;
- Engaging in collaborative discussions among local governance entities and state agencies currently or potentially located on the site (Corrections, Human Services Department, CYFD/JJ and others) to refine land-use concepts; and
- Collaboration with local governance entities and the NMDOT regarding a potential east/west connector road corridor along Morris Road (some NMDOT schemes show a corridor located across the middle of the state's property).

### **Los Lunas Corrections Site Development Plans**

Exhibit 14 on the facing page illustrates the existing development on the Los Lunas Corrections site. Exhibit 15 on the following page illustrates the conceptual planning guidance and implementation strategies for the site.

**Exhibit 14: Existing Development  
- Los Lunas Corrections Site**

CNMF  
Main Unit and  
Level 2 Unit

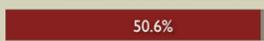
New Mexico  
Railrunner Station

Property Leased to  
Others Long-Term

New Mexico Center for  
Recovery and Wellness  
(Henry Perea Building  
- Phase 1 of 3)

Valencia County  
District Courthouse

	State-Owned Building
	Future NMCRW Developments
	Study Area Boundary
	Owned - GSD / CNMCF
	Leased to Others
	Notable Parcel Boundary

Study Area Size:	1,921.2 ac
Potential Expansion Size:	0 ac
State Property Owned:	1,619 ac
GSD:	1,528 ac
NMSU:	167 ac
Leased to County Courthouse:	10 ac
Long-Term Leased to Others:	100 ac
Total GSF Owned:	614,224 sq ft
Corrections:	582,724 sq ft
Human Services:	31,500 sq ft
Approximate State Employees (FTE):	Pending
Parking Spaces:	433
Share of State Owned Facilities in Los Lunas:	

Morris Rd

State Highway 314

NMSU Agricultural  
Science Center

CNMF Unit  
Honor Farm

Miller Rd



5000 ft



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Exhibit 15: Conceptual Planning Guidance - Los Lunas Corrections Site

**Los Lunas Corrections Site  
Conceptual Planning Guidance /  
Implementation Strategy**

CNMCF  
Main Unit and  
Level 2 Unit

Possible  
Public Safety Site

New Mexico  
Rail Runner Station

Property Long-Term  
Leased to Others

Agricultural  
Buffer Zone

New Mexico Center for  
Recovery and Wellness  
(Henry Perea Building  
- Phase 1 of 3)

Potential  
Future YDDC  
Location

Valencia County  
District Courthouse

Proposed  
Special Use  
Development Zone

Buffer/  
Expansion

Pedestrian /  
Bike Pathway

Potential  
Lease  
Area

Agricultural  
Buffer Zone  
(future growth area)

Buffer  
Zone

Potential  
land swap  
with NMSU

NMSU Agricultural  
Science Center

CNMCF Unit  
Honor Farm

Miller Rd

State Highway 314

Morris Rd

-  State-Owned Building
-  Future NMCRW Developments
-  Study Area Boundary
-  Potential Bike / Pedestrian Pathway
-  Potential Expansion Region
-  Buffer Zone
-  Long-Term Leased to Others
-  Potential Lease Area
-  Special Use Development Zone

**Strategy**

- Continue Corrections use
- Proceed with long-term site development that accommodate and improve the site's specialized uses

**Issues**

- The heavily-specialized nature of the site's sprawling correctional facilities could reduce the area's attractiveness and usability for future users
- Proposed road corridor adjustments may encroach upon some corrections operations
- Retention and preservation of the site's water rights may require extensive preparation
- Consider negotiating a land swap arrangement with New Mexico State University
- Verify the site's numerous property boundaries to better assess state land holdings and assist with long-term planning



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## Los Lunas Grasslands Site

### Background

The Los Lunas Grasslands Site is approximately 288 acres of farm land under the purview of PCD. The site has water rights, and site infrastructure includes irrigation wells. The site is located along the west side of Interstate-25, approximately one-half mile north of the Los Lunas exit. Its general boundaries are undeveloped Isleta Pueblo land to the north, I-25 to the east, the Los Moros Business Park to the south and undeveloped private land to the west. The site's name is from an old sod farm that once operated on the property.

A Wal-Mart regional distribution center and a Merillat Cabinet manufacturing plant lie directly to the south of the property within the business park. A Wal-Mart Super Center and other commercial and retail businesses are also located in the business park.

### Campus Planning Strategy

The Albuquerque area master plan identifies the Grassland Site as a location to retain for long-term state use. The plan also provides for agricultural uses in the near and mid-term to preserve water rights.

Until recently, the land was unused and created a dust hazard to freeway traffic during windstorms, posing a liability concern for the state. PCD recently leased the land to a private farming business which is making improvements to the irrigation system and using the land for agricultural purposes. This lease will mitigate the dust hazard and its associated liability to the state.

### Los Lunas Grasslands Site Development Plans

Exhibit 16 on the following page illustrates the site boundary, existing conditions, surrounding development and planning guidance or the Grasslands Site.

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 Study Area Boundary

 Notable Building near Grasslands Site

**Exhibit 16: Existing Development and Conceptual Planning Guidance - Los Lunas Grasslands Site**

**Strategy**

- Retain for long- term state use
- Lease for agricultural land purposes in near-mid term to preserve water rights (current use)
- Explore potential leases

**Issue**

- Preservation of water rights



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State of New Mexico  
Capitol Buildings Planning Commission

June 2011