



Capitol Buildings Master Plan Santa Fe Area Plan



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1. Capitol Buildings Planning Commission (CBPC) Santa Fe Area Plan Overview

History of the Santa Fe Area Master Plan

Santa Fe Area Plan

The initial scope of the Capitol Buildings Master Plan included all state owned facilities in the Santa Fe area. Adopted in 2000, key aspects of that plan:

- Compiled both owned and leased facility data for Santa Fe;
- Assessed conditions of Santa Fe area state-owned facilities;
- Researched and evaluated facility planning efforts in other states;
- Developed general space use principles including location criteria for state agencies; and
- Prepared space standards for use in state facilities.

The 2000 plan addressed five Santa Fe campuses housing state government agencies that are under legislative, judicial and PCD jurisdiction: the Main Capitol, South Capitol, West Capitol, Public Safety, and Oñate/Corrections Campuses. The 2000 plan included alternatives, strategies and conceptual site development plans for each campus. Exhibit 04 shows the location of each Santa Fe campus.

The 2000 plan provided specific recommendations for short-term priorities, which the state implemented beginning in 2001-2002.

Since adoption of the 2000 plan, updates to the Santa Fe area plan have resulted in the construction of the State Capitol Parking Facility, approval and funding for two new facilities (the Executive Office Building and Phase 1 of the Health and Human Services complex), adoption of a five-year plan for the Main Capitol Campus, a long-range development plan for the South Capitol Campus and additional land acquisitions at the West Capitol Campus.



State Campuses in Santa Fe



Exhibit 01. Santa Fe Campus Location Map

Current Inventory of State-Occupied Space

Owned Space

The State of New Mexico currently has five designated state-owned campuses in Santa Fe. These campuses provide approximately 3.7 million total gross square feet (gsf) of occupied space, of which 54% (about 2 million gsf) is general office space. The remainder of space at these campuses accommodates specialized functions including:

- The Law Enforcement Training Academy;
- The Corrections Academy;
- Buildings at the Penitentiary of New Mexico (the inventory does not include 309,126 sf of unoccupied space at the Old Main Penitentiary);
- Department of Transportation support functions; and
- The New Mexico National Guard.

The state also owns numerous stand-alone facilities throughout Santa Fe that account for about another 786,000 gsf of state-owned facilities. Most of the stand-alone facilities accommodate specialized functions including:

- Museum of New Mexico facilities;
- The Governor's mansion;
- The New Mexico Game & Fish Department headquarters; and
- The recently opened Center for New Mexico Archaeology.

Stand-alone office buildings house several state agencies including the Public Employee Retirement Association (PERA) and the Educational Retirement Board (ERB).

Combined with the owned space on the five campuses, the state owns a total of 4.45 million gsf in Santa Fe, of which approximately 46% is general office space.

Leased Space

In addition to the owned space, many state agencies occupy leased space in Santa Fe. In 2010, the state leased 660,594 leasable square feet (lsf). This is the equivalent of about 826,000 gsf. The majority of leased space houses general office functions. Leased space accommodates approximately 104,000 lsf of space that has special location requirements.

Space Provided by Others

State agencies occupy space provided by Santa Fe County totaling approximately 226,000 lsf (equivalent of about 282,000 gsf). This space houses agencies that include:

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

Santa Fe County is constructing a new judicial complex that will relocate the District Court adjacent to the existing District Attorney’s office. The District Court’s space in this complex is not yet reflected in the state or county space inventories.

The table in Exhibit 02 below summarizes the total state-owned, leased and county-provided space occupied by state agencies in Santa Fe.

By Campus	GSF*	Number of Facilities	% SF of Total Owned
Main Capitol Campus	1,122,510	24	25.2%
South Campus - PCD Area	544,669	6	12.2%
South Campus - DOT Area	217,630	19	4.9%
West Campus	434,773	10	9.8%
Public Safety / Highway - PCD Area	185,231	9	4.2%
Public Safety / Highway - DOT Area	61,610	24	1.4%
Corrections/Oñate - PCD Area	669,323	66	15.0%
Corrections/Oñate - DMA Area	432,073	18	9.7%
Other Owned Facilities	785,851	49	17.6%
Subtotal - Owned	4,453,670	225	100.0%
Leased Facilities	825,743	67	
Provided by County	282,371	3	
Total	5,561,784	295	

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

Does not include vacant space at Old Penitentiary

Does not include Colleges and Universities

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

Exhibit 02. Space Occupied by State of New Mexico in Santa Fe (as of May 2011)

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

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

Exhibit 03 illustrates how much state-occupied space in the Santa Fe area falls within each category. The map on Exhibit 04 indicates the location of current owned, leased, and provided space in Santa Fe.

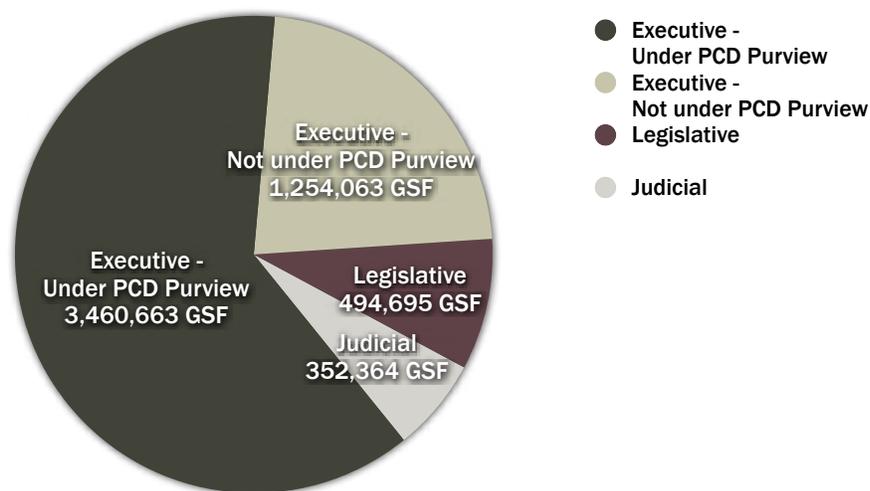


Exhibit 03. Categories of Occupied Space in Santa Fe in GSF

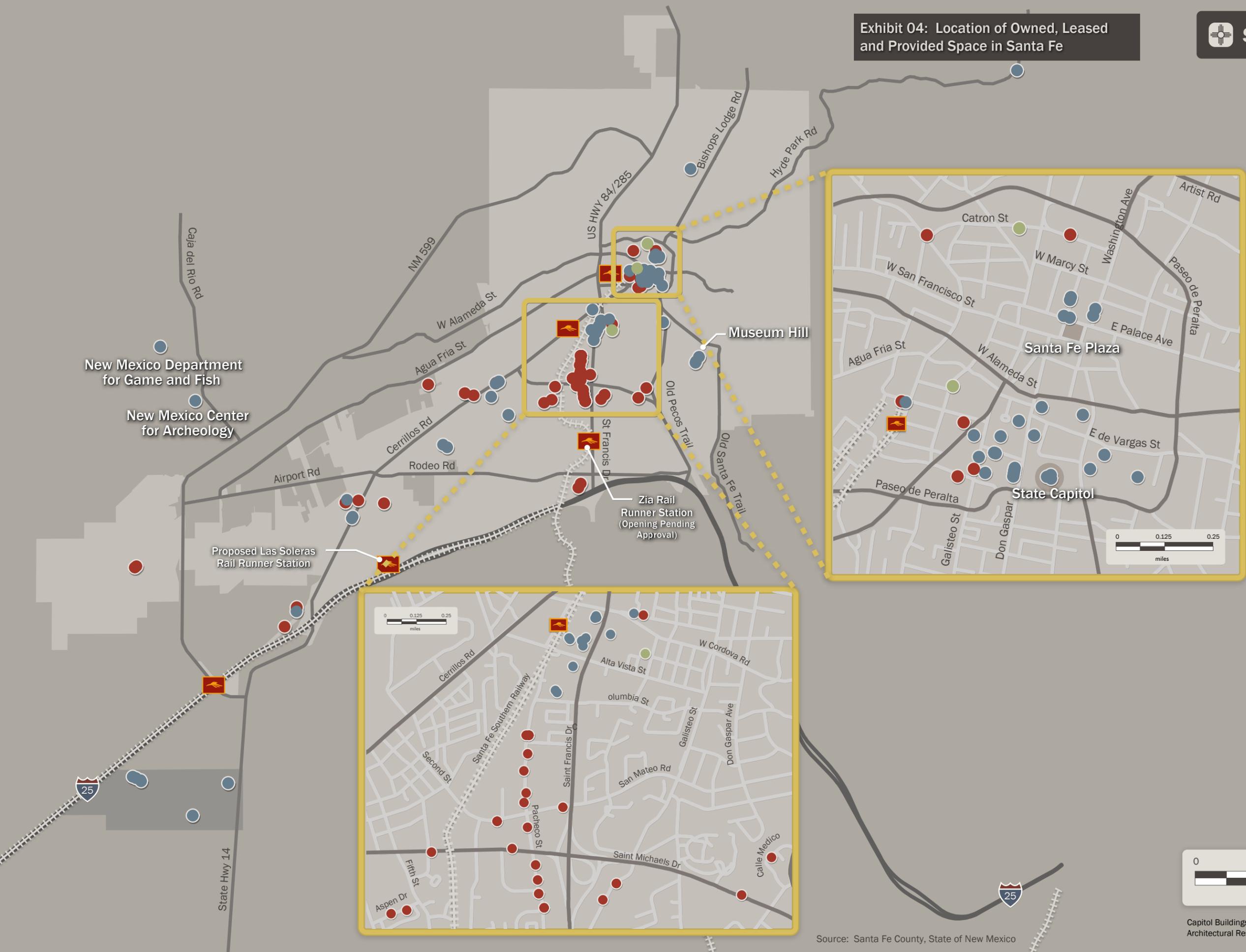
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Exhibit 04: Location of Owned, Leased and Provided Space in Santa Fe

 **Santa Fe Facility Locations**

-  Owned Facilities
-  Leased Facilities
-  Supplied by Others
-  City Limits
-  Major Road
-  Interstate
-  Railroad
-  Rail Runner Station



Source: Santa Fe County, State of New Mexico

0 1 2 3
miles

 NORTH

Capitol Buildings Planning Commission
Architectural Research Consultants, Incorporated

June 2011

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Santa Fe Area Plan Implementation Strategy

The CBPC has adopted the following planning strategies for state facilities in the Santa Fe area:

- Implement the five-year plan for the Main Capitol Campus;
- Continue Health & Human Services (HHS) development;
- Continue Executive Office Building (EOB) development;
- Continue to implement the first phase of redevelopment at South Capitol Campus (improve space utilization and energy efficiency of state buildings as part of planned facility renewal projects); and
- Continue to address facility renewal of aging state buildings in a carefully sequenced manner that minimizes multiple moves and takes advantage of planned projects.

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 importantly,
- Stay the course in the long term to advance funded projects and planning recommendations.

Planning Issues and Opportunities

There are a number of planning issues and opportunities in the Santa Fe Area that reflect the core master planning principles adopted by the CBPC:

- ***Provide sufficient state-owned office space.*** In the Santa Fe area, an insufficient supply of state-owned buildings to adequately accommodate state government offices exists. Addressing this space shortage remains the primary future planning opportunity in Santa Fe. Many agencies occupy leased space due to the short supply of state-owned office space, resulting in annual sunk lease costs of over \$14.7 million.
- ***Provide adequate and colocated space for state agencies.*** Many state-owned buildings are aging and require renewal of basic building systems. Many agencies occupy overcrowded state-owned buildings and find their staff spread across multiple locations. In several instances, agency locations do not comply with the state's adopted location principles.
- ***Successfully complete approved and funded projects.*** One issue of particular concern for the Capitol Buildings Planning Commission and the master plan is the successful completion of two planned and funded projects — the Executive Office Building (EOB) and the Health and Human Services (HHS) complex. Both of these CBPC-endorsed projects play a critical role in achieving the long-range planning vision established in the master plan for the Santa Fe area and in resolving many of the issues identified above. Furthermore, the EOB and HHS projects provide two opportunities to achieve significant, real savings to the state by relocating constitutional officers now in leased space back to the main capitol campus, thus reducing lease costs, and by redirecting federally funded and state lease payments to fund capital costs. Additionally, these projects are pivotal in the sequential moves required to implement the five-year plan for the Main Capitol campus.

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 Santa Fe;

- Encourage state and local government collaboration in developing state projects in historic districts;
- Address historic preservation planning issues in the area. Many of the state's buildings in Santa Fe 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 currently planned projects (EOB and HHS), 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 Santa Fe Area, collaborative planning opportunities exist among several state agencies that occupy state-owned facilities, as well as with local government agencies. In addition to the executive agencies that work with PCD, agencies with facilities in Santa Fe that can potentially benefit from collaboration in long-range facility planning include:

- The Department of Cultural Affairs (various museums throughout the city and the new Center for New Mexico Archaeology off of Caja del Rio);
- The NMDOT (General Office land at South Capitol Campus and District 5 land at the Public Safety/NMDOT Campus);
- The State Land Office (various land parcels throughout the Santa Fe Area);
- The Department of Game & Fish (headquarters facility off Caja del Rio);
- Higher education institutions in the area; and
- Local government agencies such as the City of Santa Fe and Santa Fe County.

2. Campus-Specific Principles and Implementation Strategies for Santa Fe Metropolitan Area and Campuses

The CBPC identifies both general and campus-specific location principles and implementation strategies for the Santa Fe area and its campuses that guide development and state agency moves as opportunities become available.

General and Campus-Specific Location Principles

The CBPC has adopted the general location principles for the Santa Fe area identified in Exhibit 05 below. Exhibit 06 lists campus-specific location principles for the Santa Fe Campuses. Discussion on the following pages describes the implementation strategies for each campus in the Santa Fe area.



General Location Principles

- 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 a 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

Exhibit 05. General Location Principles for Santa Fe Area



Campus-Specific Location Principles

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

Exhibit 06. Campus-Specific Location Principles for Santa Fe Area

Main Capitol Campus

Exhibit 06 on the facing page identifies agencies appropriate for location at Main Capitol Campus.

Background

The Capitol Building anchors the Main Capitol Campus in downtown Santa Fe, at the northwest corner of Paseo de Peralta and Old Santa Fe Trail. The campus's general boundaries are at Paseo de Peralta on the south and east, Cerrillos Road and Galisteo on the west, and the Santa Fe River on the north; however, there are numerous private land holdings within this general boundary. The campus houses executive, legislative and judicial agencies, as well as most of the State's elected officials.

In addition to the Capitol Building, the campus is home to the New Mexico Supreme Court Building, the Legislative Office Building (Capitol North), the Jerry Apodaca Building, the Bataan Building, the Villagra Building, the Concha Ortiz y Pino Building (formerly NEA), the State Capitol Parking Facility, several small residences used as office space (known as the Casitas), the Edward J. Lopez Building (State Land Office), the Lamy Building, the Lew Wallace Building, the PERA Building and several support buildings.

Recent development at the campus includes the acquisition of the Concha Ortiz y Pino Building, the acquisition of the PERA Building, the acquisition and subsequent demolition of the Coughlin Building, the construction of the State Capitol Parking Facility and the construction of a Veteran's Memorial. Exhibit 07 illustrates the existing campus development.

Major occupants of the campus currently include the Office of the Governor, the Legislature, the Supreme Court, Court of Appeals, the Administrative Office of the Courts, the Secretary of State, the Attorney General, the State Land Commissioner, the Public Regulation Commission, the Cultural Affairs Department, the Department of Finance, the Office of the State Engineer, the Children, Youth and Families Department, and the Public Education Department.

Many agencies occupy overcrowded state-owned buildings, and find their staff spread across multiple locations, which in several instances do not comply with the state's adopted location principles. For instance, although the adopted location principles identify elected officials for location on the Main Capitol Campus, several agencies such as the State Treasurer and State Auditor currently occupy leased facilities off site. Additionally, many of the buildings on the campus require significant facility renewal.

Campus Planning Strategy

The CBPC adopted a five-year implementation strategy for the Main Capitol campus in 2008. Key elements of the strategy are to:

- Locate agencies that have been approved for relocation to or within the Main Capitol Campus (Public Regulation Commission, Auditor, Treasurer, Higher Education Department);
- Relocate agencies approved for campuses other than the Main Capitol Campus (Children, Youth and Families Department); and
- Relieve overcrowding and addressing facility renewal across the campus.

The five-year plan requires the state to:

- 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 the long-range goal;
- Relocate agencies from leased space to state-owned space; and
- Begin as soon as possible to design, construct and relocate agencies.

Goals for the five-year strategy are to:

- Relieve overcrowding in Bataan, North Capitol and the Capitol;
- Complete existing building renovations / facility renewal projects;
- House intended occupants in the Bataan Building, including the Secretary of State, Auditor, Treasurer, Department of Cultural Affairs and Department of Veterans' Affairs; and
- Move agencies currently in leased space into owned space (Department of Finance and Administration, Auditor, Treasurer, Higher Education Department, Public Education Department, Office of the State Engineer and the Public Regulation Commission).

The first component of the five-year plan is to construct the Executive Office Building (EOB). In 2009, the legislature approved and funded this project for immediate design and

development adjacent to the new State Capitol Parking Facility, as recommended in the master plan. The state is currently planning and developing design for the EOB.

The five-year planning strategy also identifies several long-term agency moves, including relocation of the Administrative Office of the Courts (AOC) from the Capitol North Building to the Apodaca Building, and the colocation of the PED and HED administrative offices in a future new building. Exhibit 08 illustrates the conceptual planning guidance and implementation strategies for the Main Capitol Campus.

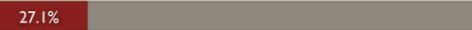
Main Capitol Campus Development Plans

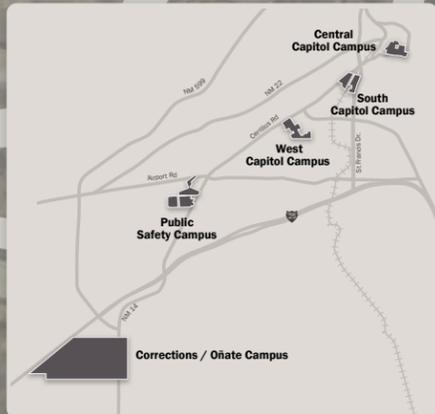
Exhibit 07 on the following page illustrates the existing development on the Main Capitol Campus. Exhibit 08 illustrates the conceptual planning guidance and implementation strategies for the campus.

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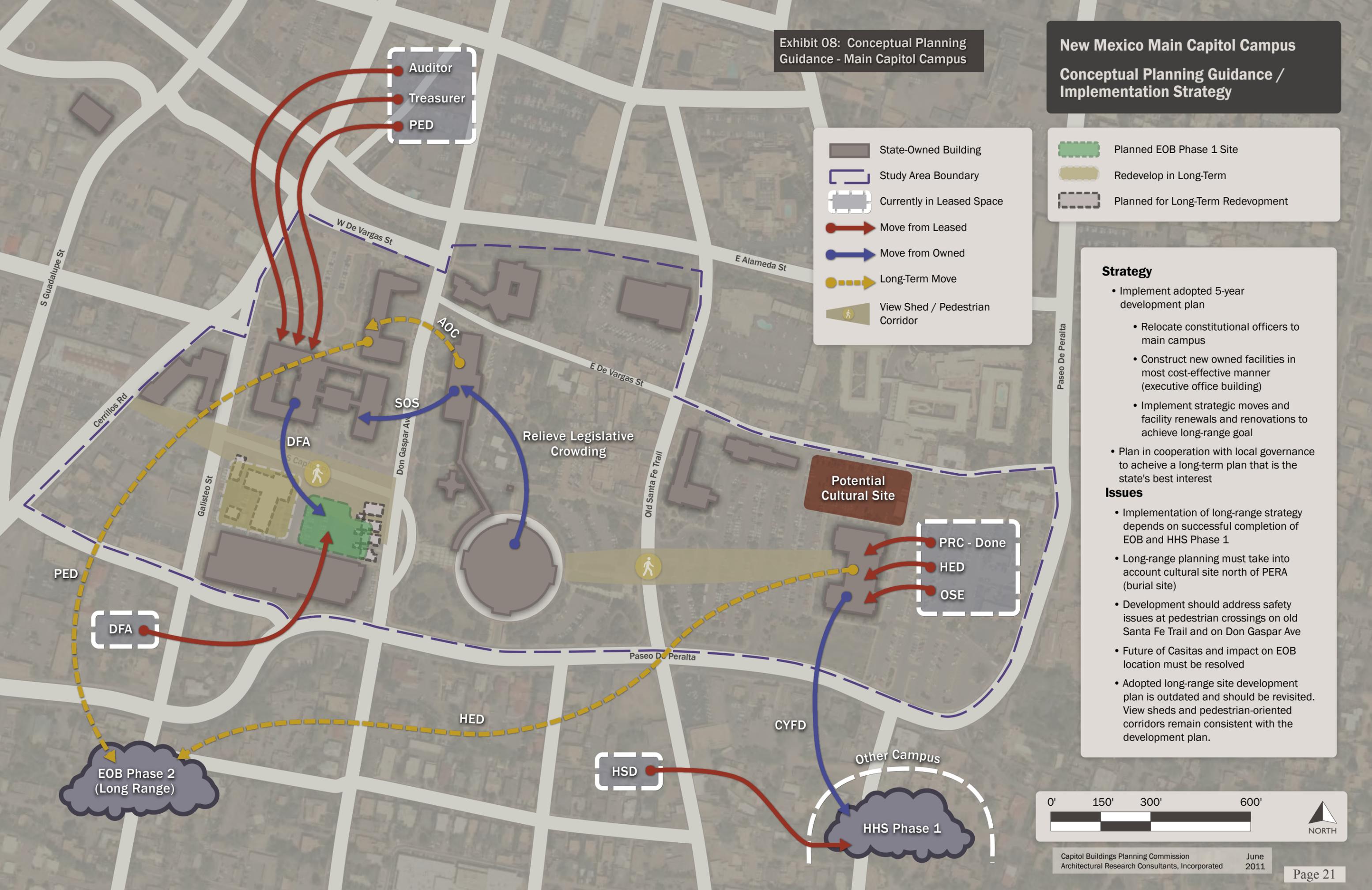
-  State-Owned Building
-  Study Area Boundary
-  Executive Use Under PCD Jurisdiction
-  Other Executive Use Not Under PCD Jurisdiction (SLO)
-  Legislative Jurisdiction
-  Judicial Jurisdiction

- 1 State Capitol Building
- 2 Legislative Office Building (Capitol North)
- 3 Supreme Court Building
- 4 Paul Bardacke / Villagra Building
- 5 Bataan Memorial Building
- 6 Jerry Apodaca Building
- 7 Concha Ortiz y Pino Building
- 8 Capitol Parking Garage
- 9 Maintenance Buildings
- 10 Casitas
- 11 Physical Plant
- 12 Guard House
- 13 Edward J. Lopez - State Land Office Building
- 14 Lamy Building
- 15 Lew Wallace Building
- 16 PERA Building
- 17 NM Department of Workforce Solutions

Study Area Size:	58 ac
State Property Owned:	40.7 ac
Potential Expansion Size:	0 ac
Total GSF Owned:	1,122,510 sq ft
Approximate State Employees (FTE):	Pending
Parking Spaces:	2,278
Share of State Owned Facilities in Santa Fe:	
	27.1%



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- State-Owned Building
- Study Area Boundary
- Currently in Leased Space
- Move from Leased
- Move from Owned
- Long-Term Move
- View Shed / Pedestrian Corridor

- Planned EOB Phase 1 Site
- Redevelop in Long-Term
- Planned for Long-Term Redevelopment

- Strategy**
- Implement adopted 5-year development plan
 - Relocate constitutional officers to main campus
 - Construct new owned facilities in most cost-effective manner (executive office building)
 - Implement strategic moves and facility renewals and renovations to achieve long-range goal
 - Plan in cooperation with local governance to achieve a long-term plan that is the state's best interest

- Issues**
- Implementation of long-range strategy depends on successful completion of EOB and HHS Phase 1
 - Long-range planning must take into account cultural site north of PERA (burial site)
 - Development should address safety issues at pedestrian crossings on old Santa Fe Trail and on Don Gaspar Ave
 - Future of Casitas and impact on EOB location must be resolved
 - Adopted long-range site development plan is outdated and should be revisited. View sheds and pedestrian-oriented corridors remain consistent with the development plan.



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South Capitol Campus

Background

Agencies appropriate for location at South Capitol:

- *Administrative and Administrative Support*
- *Field offices (depending on plan)*

The South Capitol Campus's general boundaries are on the north at Cordova Road, on the west at Cerrillos Road and on the east at St. Francis Drive. One stand-alone building is located on the east side of St. Francis Drive. A railway right-of-way and Pacheco Street bisect the campus north to south, and Alta Vista Street bisects it east to west. The south boundary varies, but runs roughly along Columbia street. Numerous private land holdings exist along the south boundary and along Pacheco Street.

Current occupants of the South Capitol Campus include the NMDOT; General Services Department (GSD); Department of Health (DOH); the Environment Department; the Department of Information Technology (DoIT); the Energy, Minerals, and Natural Resources Department (EMNRD); Public Education Department (PED) and the Taxation and Revenue Department (TRD).

The eastern half of the campus is under the purview of the Property Control Division (PCD) of the GSD and houses a variety of executive branch administrative offices. The campus also houses the primary computing center for state government. PCD-owned buildings located on the campus include the Joseph E. Montoya, Harold L. Runnels, John F. Simms, Manuel Lujan, Wendell Chino and Public Health Nurse's Buildings.

The western half of the campus houses the NMDOT's General Offices and various support functions in several buildings, including a Materials and Research Lab and various other support and maintenance buildings.

Recent development at the campus includes a platform for the New Mexico Rail Runner commuter train and an adjacent intermodal platform for the City of Santa Fe's public bus system. Exhibit 09 illustrates the existing campus development.

Many of the buildings at this campus require significant facility renewal, which PCD is undertaking as funding becomes available. Other issues at South Capitol include overcrowding, inconsistency with adopted location principles and the fracturing of agency offices housed in multiple buildings.

Campus Planning Strategy

The PCD commissioned a long-range planning study for the South Capitol Campus in 2010 with funding endorsed by the CBPC. Known as the South Capitol Campus 2040 Master Plan, the study proposes a comprehensive long-range development strategy that achieves an optimal development capacity for the campus. The plan follows the framework of the Master Planning Principles in the Capitol Buildings Master Plan.

The 2040 Master Plan emphasizes sustainability as a core element, and includes recommendations to:

- Redevelop at higher density and invest in facility renewal;
- Include multimodal transportation and pedestrian linkages;
- Provide integrated, structured parking with future conversion potential for long-range development;
- Use existing space efficiently; and
- Develop a building renewal plan for existing buildings.

The plan is an online resource of the CBPC, and is available for review at:

www.nmlegis.gov/lcs/cbpc_cbmp.aspx

The December 1999 CBPC Master Plan considered the NMDOT lands to the west of the railroad track as part of the South Capitol Campus and recommended relocation of NMDOT headquarters to the NMDOT District 5 site (near the Public Safety Campus).

NMDOT has proposed plans in the past eight years to construct a transit-oriented development on the west side of the campus. The plans are uncertain at this time. The NMDOT property at South Capitol continues to be a viable option for expansion and for construction of new state facilities, providing an opportunity to plan the site comprehensively to address the needs of the state collaboratively among multiple agencies.

South Capitol Campus Development Plans

Exhibit 09 on the facing page illustrates the existing development on the South Capitol Campus. Exhibit 10 on the following page illustrates the conceptual planning guidance and implementation strategies for the South Capitol Campus from the 2040 Master Plan.

**Exhibit 09: Existing Development
- South Capitol Campus**

 **New Mexico South Capitol Campus**

Study Area Size:	80.1 ac
State Property Owned:	55.4 ac
Potential Expansion Size:	0 ac
Total GSF Owned:	762,299 sq ft
Approximate State Employees (FTE):	2,279 Total
PCD Area:	1,630
NMDOT Area:	649
Parking Spaces:	2,315 Total
PCD Area:	1,523
NMDOT Area:	792

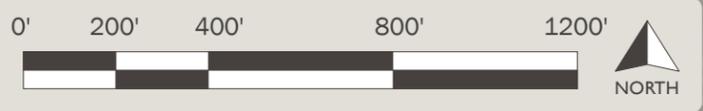
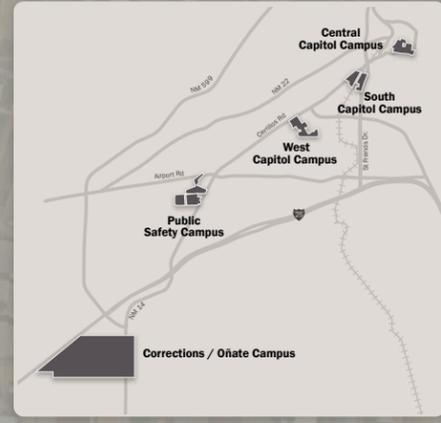
18.8% are of State Owned Facilities in Santa Fe:

 State-Owned Building

 Executive Use Under PCD Jurisdiction

 Other Executive Use Not Under PCD Jurisdiction (NMDOT)

- NMGSD**
- 1 Joseph Montoya Building
 - 2 John F. Simms Building
 - 3 Harold L. Runnels Building
 - 4 Manuel Lujan Sr. Building
 - 5 Wendell Chino Building
 - 6 Public Health Nurse Building (Vital Records and Statistics)
- NMDOT**
- 7 General Office (G.O.) Building
 - 8 Training Center
 - 9 Annex
 - 10 Lab - Materials and Research
 - 11 Service Center Office (Formerly Buildings and Grounds)
 - 12 Service Center Car Wash
 - 13 Service Center Carports
 - 14 SB-1 North - Planning - Traffic Services
 - 15 SB-1 South - Advance Planning
 - 16 SB-3 - Child Care Facility
 - 17 Service Center (Fleet)
 - 18 SB-2 - Construction, Equipment and Maintenance Management
 - 19 SB-6 - PIO Staff
 - 20 Trailer 1 - Risk Management
 - 21 Trailer 2 - General Services
 - 22 SB-5 - Storage
 - 23 Storage (Multiple Buildings)
 - 24 Q-Hut - Buildings and Grounds
 - 25 SB-4 - Traffic Services, Sign Shop, Staff Development



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Exhibit 10: Conceptual Planning Guidance - South Capitol Campus (from the South Capitol Campus 2040 Master Plan)

New Mexico South Capitol Campus Conceptual Master Plan 2040

Potential Parking Provided (excluding potential parking on NMDOT land)

Existing surface parking	111 stalls
Parking Structure P-A	410 stalls
Parking Structure P-B	1030 stalls
Parking Structure P-C	500 stalls
Total Potential /Parking	2051 stalls

	Existing buildings
	Proposed building locations
	Proposed parking structure locations
	Existing surface parking areas
	Potential NMDOT Train/Multi-Modal Depot and Parking Deck
CP	Campus parks
PS	Primary pedestrian spine
RR	Rail Runner Transit Mall
	Other State Owned Land
	Potential Pedestian Bridge



Development Capacity

Existing Buildings	Montoya Building	136,000 GSF
	Runnels Building	184,000 GSF
	Simms Building	60,000 GSF
	Lujan Building	80,000 GSF
	Chino Building	80,000 GSF
	Vital Records Building	10,000 GSF
Subtotal Existing Buildings		550,000 GSF
Proposed Buildings	Building A	107,000 GSF
	Building B	235,000 GSF
	Building C1	60,000 GSF
	Building C2	86,000 GSF
Subtotal Proposed Buildings		488,000 GSF
Total Development Potential /Offices		1,038,000 GSF

Strategy

- Implement the redevelopment recommendations of the South Capitol Campus 2040 Master Plan, including sustainable planning measures
 - Increase efficiency of existing buildings as a first step
- In cooperation with NMDOT, incorporate long-range development needs of NMDOT and Rail Runner Station into South Capitol Campus 2040 Master Plan, and explore full potential of NMDOT parcels

Issues

- Many facilities require investment in facility renewal
- Facilities lack turn-around space to complete facility renewal while maintaining functionality
- Long-range development requires the construction of parking structures

New Mexico South Capitol Campus - 2040 Master Plan available at: http://www.nmlegis.gov/lcs/cbpc_cbmp.aspx

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West Capitol Campus

Background

The West Capitol Campus is located at the intersection of Cerrillos Road and Camino Carlos Rey. The campus's general boundaries are on the northeast at the campus of the Santa Fe University of Art and Design (former College of Santa Fe), on the northwest at Cerrillos Road, on the southwest at Camino Carlos Rey, and on the southeast at Siringo Road. The campus includes two separate state-owned parcels: one accessed from Cerrillos Road and Camino Carlos Rey, and the one accessed from Siringo Road. Several local and federal government agency facilities are adjacent to the campus including a city park, a public school, City of Santa Fe offices, and federal USDA Forest Service and General Services Administration (GSA) facilities. Adjacent properties along Cerrillos Road house commercial retail facilities.

Current occupants of the West Capitol Campus include the State Personnel Office, the State Records Center & Archives, the State Library, several divisions of the GSD, the State Printing Facility, the Aging and Long Term Services Department, the Motor Transportation Division of the Department of Public Safety (DPS) and the Regulation and Licensing Department.

State-owned buildings on the Cerrillos side of the campus include the Garrey Carruthers Building (State Library and State Records Center & Archives), the Willie Ortiz Building, the Dr. Timothy F. Fleming Building, the Toney Anaya Building, the GSD Motor Pool Building and Building T-187. Buildings on the Siringo side of the campus include two Surplus Property Warehouses and the Betty Fiorina Building (State Printing Facility).

Recently the state acquired several parcels of land on the former College of Santa Fe campus. The new parcels are adjacent and contiguous to existing state-owned land, and are either vacant or have buildings scheduled for demolition. Exhibit 11 illustrates the existing campus development.

Some agencies at West Capitol occupy overcrowded suites and their staff are spread across multiple locations. Several of the buildings on the campus require significant facility renewal.

Agencies appropriate for location at West Capitol:

- *Field offices*
- *Support functions*

Campus Planning Strategy

The Santa Fe Area master plan identifies the West Capitol Campus as a location for future development to house primarily field offices and support functions. Long-range planning strategies include:

- Acquire properties separating the two existing state parcels to provide a contiguous campus with access from both Cerrillos Road and Siringo Road;
- Master plan the site for long-term use and site circulation;
- Incorporate recently acquired land at the former College of Santa Fe into the campus plan; and
- Incorporate the long-range needs of the State Records Center and Archives (SRCA) as recommended in the study completed by the master planners in 2010:
 - *Mid-Term:* Improve storage efficiency within existing facilities with high efficiency storage systems; and
 - *Long-Term:* Investigate potential to create additional records storage in Santa Fe and distribute records (but not archives) in regional facilities statewide. .

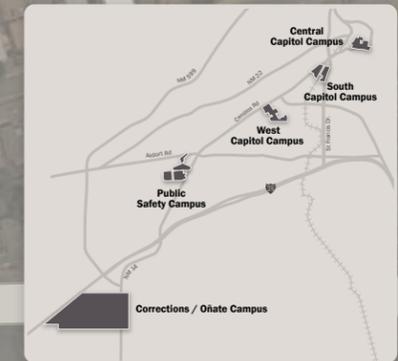
West Capitol Campus Development Plans

Exhibit 11 on the facing page illustrates the existing development on the West Capitol Campus. Exhibit 12 on the following page illustrates the conceptual planning guidance and implementation strategies for the campus.

Study Area Size:	167.3 ac
Original Owned Size:	39.0 ac
Newly Acquired (Tracts A, B, C, D, O):	23.3 ac
Total State Owned Property:	62.0 ac
Potential Expansion Size:	22.2 ac
Total GSF Owned:	434,773 sq ft
Approximate State Employees (FTE):	Pending
Parking Spaces:	898
This Campus's Share of State Owned Facilities in Santa Fe:	
10.7%	

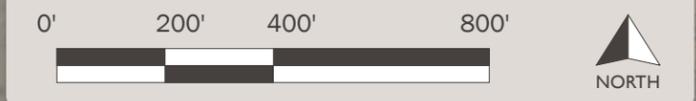
Exhibit 11: Existing Development - West Capitol Campus

New Mexico West Capitol Campus



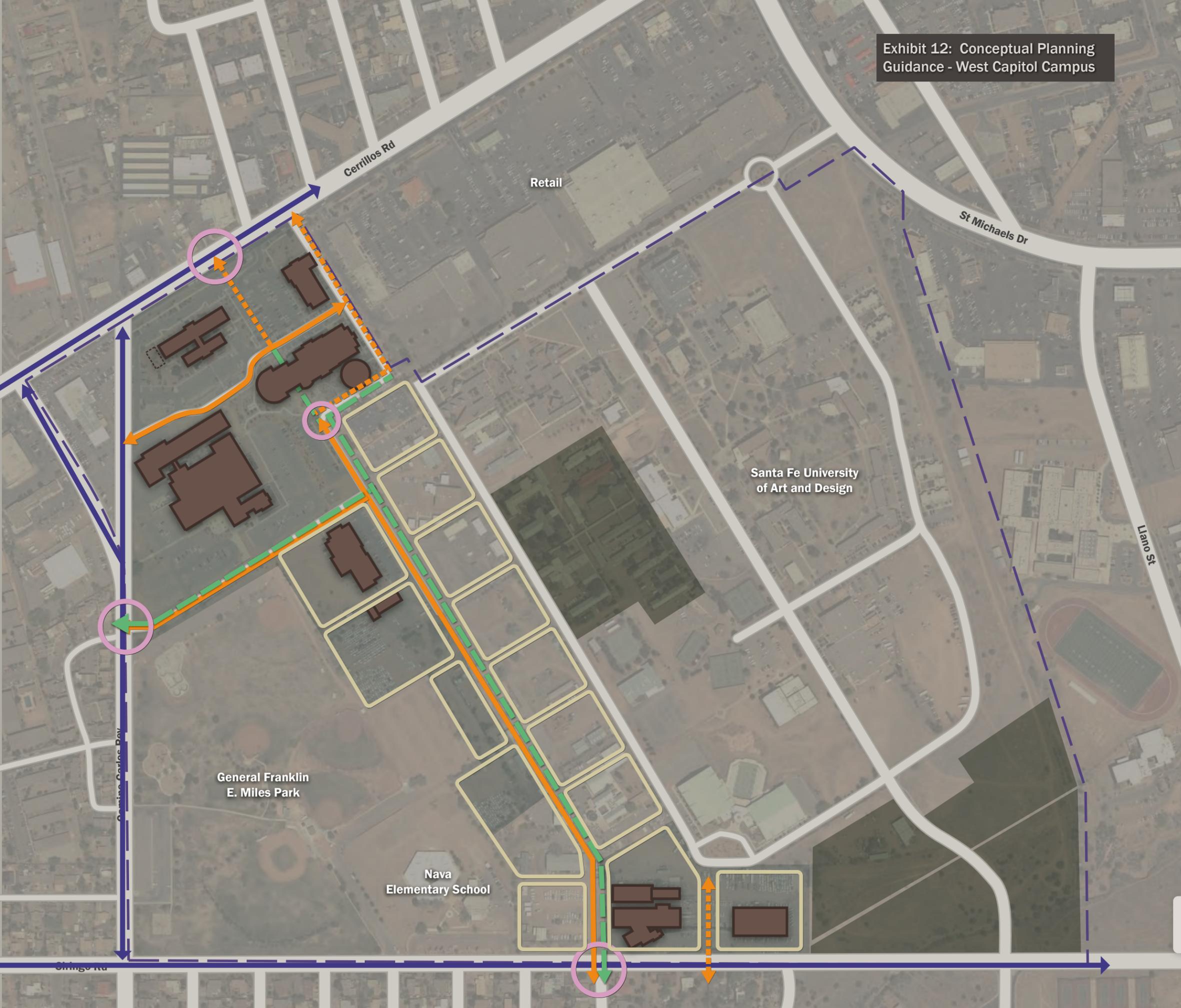
- State-Owned Building
- Study Area Boundary
- Executive Use Under PCD Jurisdiction
- Executive - Recent Acquisitions Under PCD Jurisdiction (CSF Land)
- Potential Expansion Area
- Notable Parcel Boundary

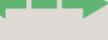
- 1 Willie Ortiz Building (State Personnel Office)
- 2 Bomb Shelter (Below Grade) (Not Habitable)
- 3 Dr. Timothy F. Fleming Building (MTD)
- 4 Garrey Carruthers Building (State Library and Archives)
- 5 Toney Anaya Building
- 6 Building T-187
- 7 State Motor Pool and Car Wash
- 8 Betty Fiorina State Printing Facility
- 9 Surplus Property Warehouses



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West Capitol Campus
Conceptual Planning Guidance / Implementation Strategy



	State-Owned Building
	Study Area Boundary
	Potential Development Parcel
	Recently-Acquired Parcel
	External Access
	Primary Roads
	Secondary Roads
	Gateway
	Pedestrian Pathway

- Strategy**
- Acquire properties between state-owned parcels as available
 - Develop a site master plan for long-range use and site circulation
 - Identify potential uses for newly acquired parcels and incorporate them into the Capitol Buildings Master Plan
 - Coordinate planning efforts with the City of Santa Fe and the Santa Fe University of Art and Design
- Issues**
- Substantial future development requires acquisition of property currently owned by the federal government, the City of Santa Fe, and Santa Fe Public Schools (this may require additional funding)
 - Older buildings on the campus require investment in facility renewal



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Public Safety/NMDOT Campus

Background

Agencies appropriate for location at Public Safety/NMDOT Oñate Campuses:

- *Specialized to function according to individual site master plans*
 - *Public Safety area: public safety facilities*
 - *NMDOT area: department of transportation facilities*

The Public Safety/NMDOT Campus is located at the south end of Santa Fe west of the intersection of Cerrillos Road and Jaguar Road. The campus includes lands under the purview of PCD on the north side of Jaguar Road and lands under the purview of the NMDOT (District 5 headquarters) on the south side of Jaguar. The New Mexico School for the Deaf owns an adjacent parcel directly to the west of the NMDOT District 5 site.

The PCD-controlled area includes a long-term leased parcel of land owned by the City of Santa Fe, and several owned parcels of land in the Valdes Business Park. Current occupants of the Public Safety/NMDOT Campus include:

- The Department of Public Safety (DPS) administrative offices;
- The Law Enforcement Academy;
- District offices for both DPS and NMDOT; and
- A field office of the Motor Vehicle Division (MVD) of the Taxation and Revenue Department.

State-owned buildings on the PCD-owned part of the campus include:

- The new MVD field office;
- The State Police headquarters;
- The Law Enforcement Academy and Dormitory; and
- Several DPS support facilities.

The NMDOT-owned District 5 (D-5) facilities include the Reginaldo Espinosa, Sr. Building (D-5 headquarters) and various other maintenance and support buildings.

Recently the state acquired several parcels of land in Valdes Park, and constructed a new MVD field office on a portion of the land. Exhibit 13 illustrates the existing campus development.

Campus Planning Strategy

The Santa Fe Area master plan identifies the Public Safety/NMDOT Campus as a location for future development to house specialized functions for the DPS and NMDOT according to the individual agency site master plans. DPS completed a site master plan in 2000, which requires updating. The NMDOT initiated efforts to relocate the District 5 headquarters functions to another site. An RFP was issued, but the effort faltered and has never been completed.

Both the DPS and NMDOT sites were once remote, but are now surrounded by residential and commercial development. The planning strategy for this campus is to:

- Determine the impact of encroachment by development on both the NMDPS and the NMDOT District 5 facilities;
 - The desire of NMDOT to relocate its District 5 facilities presents opportunities for possible use of the NMDOT land for other state agencies (there is a compensation issue);
- Understand the long-term ramifications of owning buildings on leased land;
 - The DPS site is on land leased from the City of Santa Fe. It is necessary for the state to understand the long-term ramifications of owning buildings on leased land, and plan for what happens at the end of the lease term;
- Identify the potential for sharing special facilities such as the NMDPS driver's training race track with other state agencies that require such facilities;
- Identify the potential safety and environmental remediation concerns associated with the NMDPS race track; and
- Develop a master plan to integrate development of the state-owned land at Valdes Park with the current occupants of the campus.

Public Safety/NMDOT Campus Development Plans

Exhibit 13 on the facing page illustrates the existing development on the Public Safety / NMDOT Campus. Exhibit 14 on the following page illustrates the conceptual planning guidance and implementation strategies for the campus.

**Exhibit 13: Existing Development
- Public Safety/NMDOT Campus**



**New Mexico Public Safety /
NMDOT-D5 Campus**

Study Area Size:	189.8 ac
State Property Owned:	85.8 ac
Leased from City of Santa Fe:	36.8 ac
NM School for the Deaf Land:	39.6 ac
Potential Expansion Size:	0 ac
Total GSF Owned:	246,841 sq ft
PCD Area:	185,231 sq ft
NMDOT Area:	61,610 sq ft
Approximate State Employees (FTE):	Pending
Parking Spaces:	592 Total
PCD Area:	306
NMDOT Area:	165
Valdes Business Park:	121
Share of State Owned Facilities in Santa Fe:	5.6%

- State-Owned Building
- Study Area Boundary
- Executive Use Under PCD Jurisdiction
- Executive Not Under PCD Jurisdiction (NMDOT)
- Executive Not Under PCD Jurisdiction (NMDPS)
Leased from City of Santa Fe
- Notable Parcel Boundary

Valdes Business Park

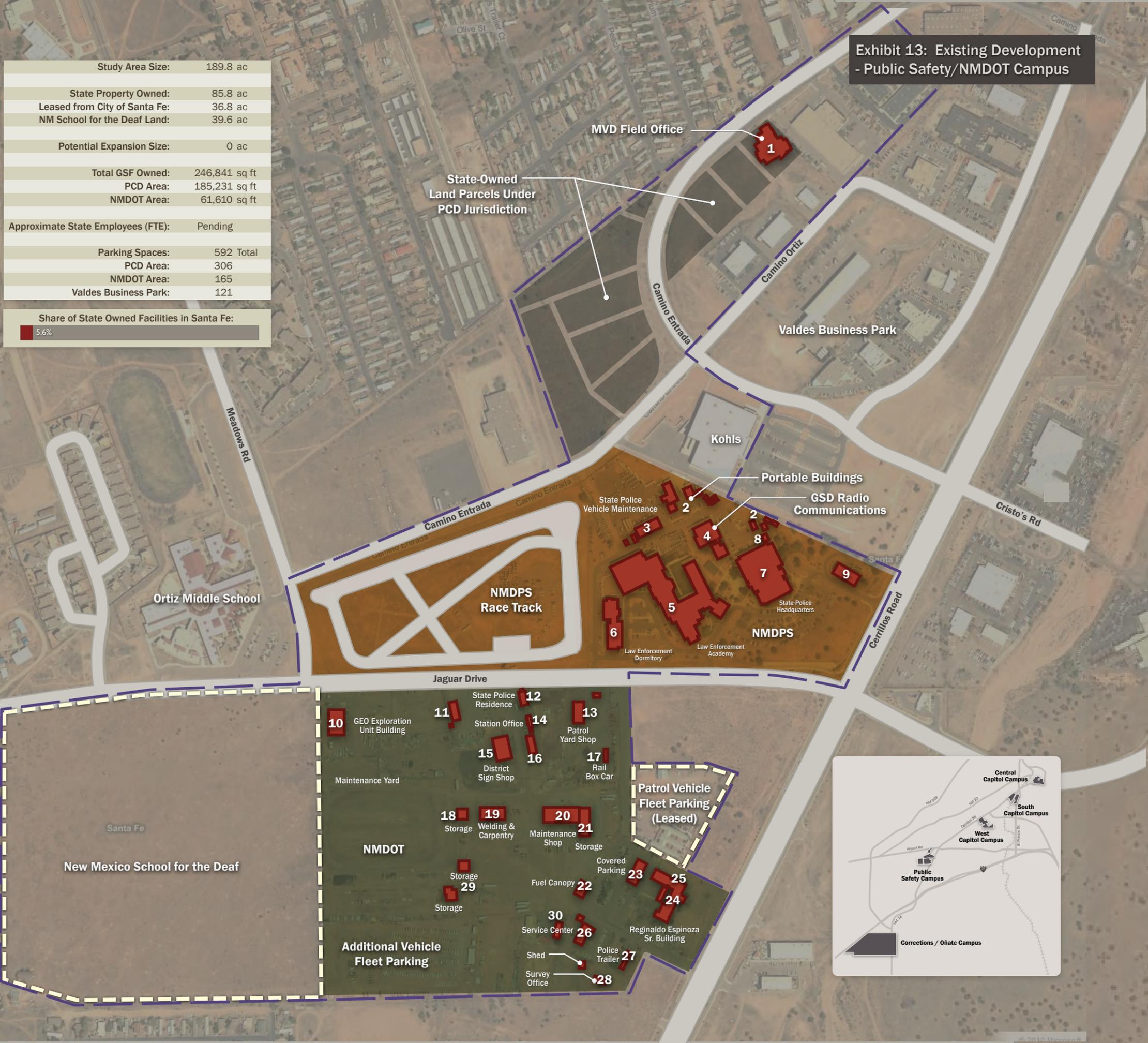
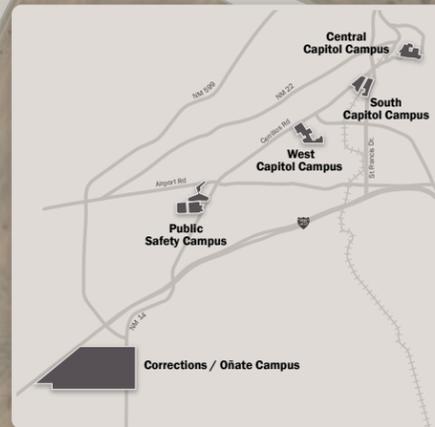
- 1 MVD Field Office

NMDPS

- 2 Portable Buildings
- 3 State Police Vehicle Maintenance
- 4 GSD Radio Communications
- 5 Law Enforcement Academy
- 6 Law Enforcement Dormitory
- 7 State Police Headquarters
- 8 Evidence Building
- 9 District 01 Headquarters

NMDOT District 5

- 10 GEO Exploration Unit Building
- 11 Santa Fe Project Office
- 12 State Police Residence
- 13 Patrol Yard Shop
- 14 Station Office
- 15 District Sign Shop
- 16 Shop
- 17 Rail Box Car
- 18 Storage
- 19 Welding & Carpentry
- 20 Maintenance Shop
- 21 Storage
- 22 Tank Canopy
- 23 Covered Parking
- 24 Reginaldo Espinoza Sr. Building
- 25 Service Center
- 26 NMDOT Lab
- 27 Police Trailer
- 28 Survey Office
- 29 Storage
- 30 AMSI Trailer



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Develop for medium-density
field office functions

 State-Owned Building

 Study Area Boundary

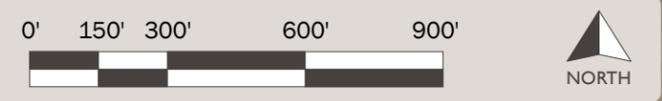
 Conceptual Development Area

Strategy

- Develop Valdes property as needed for medium-density field office functions
- Retain NMDPS land for public safety uses
- Consider long-term reuse of NMDPS race track
- Encourage long-range strategic planning by campus occupants

Issues

- Long-term land lease from City of Santa Fe
- Impact of encroachment by development on NMDOT-D5
- Safety and environmental remediation concerns associated with NMDPS race track
- Identification of long-range needs of all campus occupants



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Corrections/Oñate Campus

Background

The Corrections/Oñate Campus is located south of Santa Fe between NM 14 and Interstate 25, about 1½ miles south of NM 599. The campus consists of nearly 1,000 acres of land under the purview of PCD, however, responsibility for most of the day-to-day management of the site falls to the primary resident agencies, the Department of Corrections and the Department of Military Affairs (DMA). A firing range on the campus is on a privately-owned parcel of land that the Department of Public Safety leases.

Current occupants of the Corrections/Oñate Campus include primarily specialized functions, including:

- The Department of Corrections administrative offices;
- The Corrections Academy;
- The Penitentiary of New Mexico;
- The Department of Military Affairs administrative offices and various National Guard support functions; and
- The New Mexico Department of Homeland Security and Emergency Management (NMDHSEM).

State-owned buildings include a variety of facilities, including:

- Three operating prison units and one vacant prison (Old Main);
- The Corrections headquarters and academy; and
- Various support facilities for both Corrections, numerous housing units and a waste treatment facility.

DMA-owned buildings include:

- The New Mexico National Guard headquarters;
- An Emergency Operations Center (EOC); and
- Various support facilities for Military Affairs.

Additionally, the site includes a firing range, which is on land leased to the Department of Public Safety, and which is used by DMA, Corrections, and various local law enforcement agencies.

Agencies to be housed at the Corrections / Oñate Campus:

- *Specialized to function guided by individual site master plans*
 - *Correctional facilities, military/home-land security and emergency management, IT, communications*

Campus Planning Strategy

The Santa Fe Area master plan identifies the Corrections/Oñate Campus as a location for future development to house specialized functions for the Department of Corrections and the Department of Military Affairs (DMA) according to the individual agency site master plans.

The long-range planning strategy for the campus is to :

- Develop agency master plans that identify the long-term facility needs of the resident agencies based on agency programs;
- Explore the potential for sharing special facilities such as the NMDPS firing range with other state agencies that require such facilities.
- Resolve issues associated with the NMDPS firing range, including potential safety issues due to encroachment by development, environmental remediation concerns and the long-term ramifications of siting a firing-range on leased land;
- Acquire additional land for use by the New Mexico National Guard for training purposes;
- Address deferred maintenance needs at state-owned facilities, in particular at the vacant Old Main penitentiary and at the waste treatment plant; and
- Preserve the site's water rights.

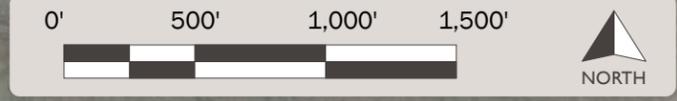
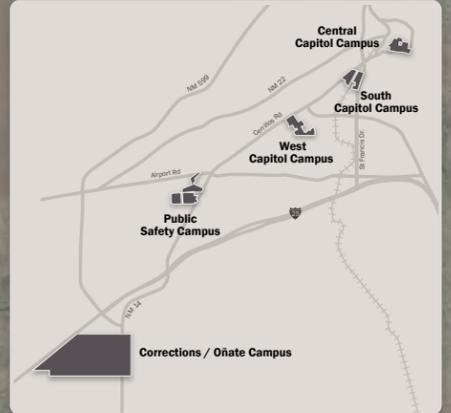
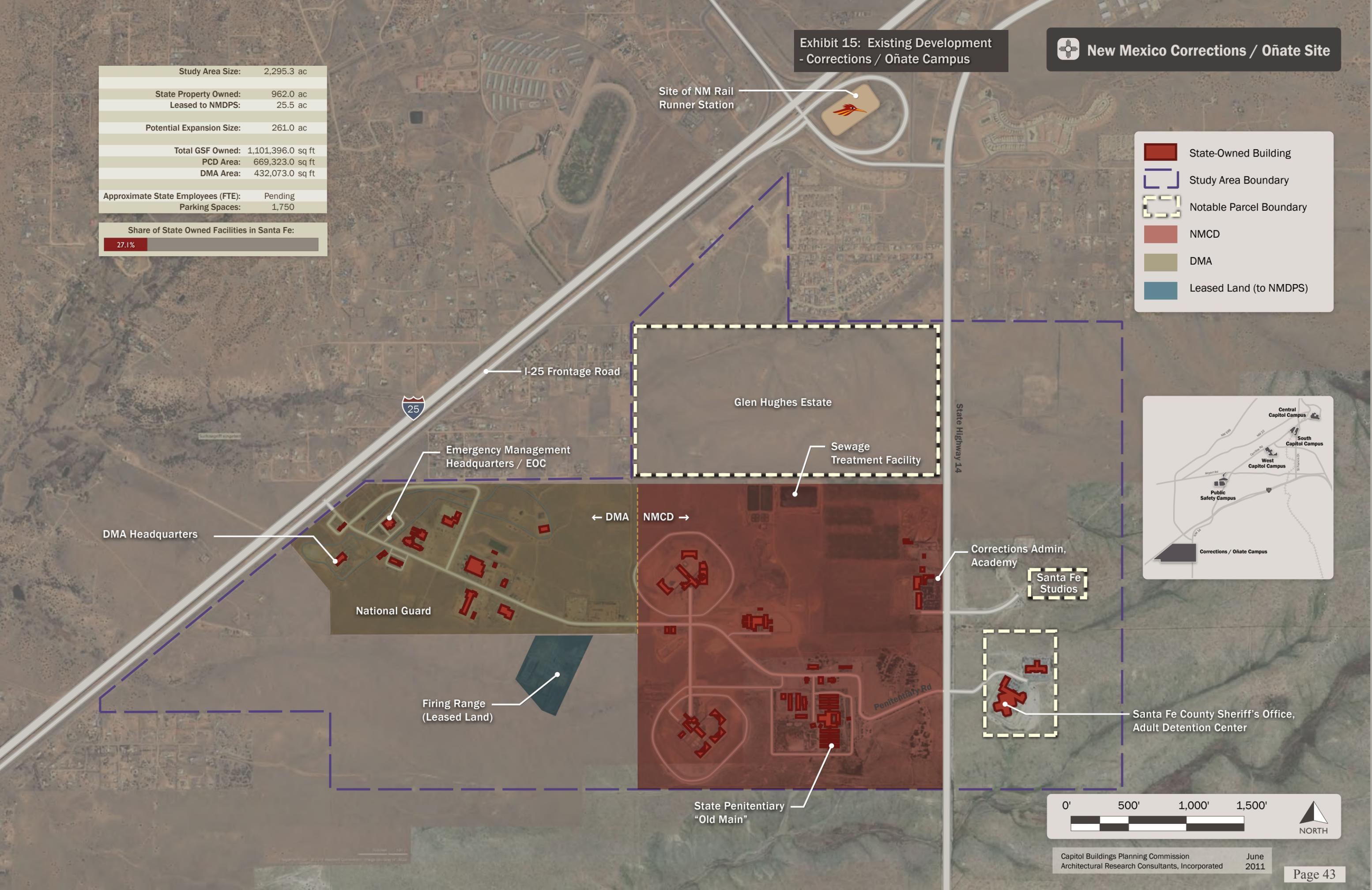
Corrections / Oñate Campus Development Plans

Exhibit 15 on the facing page illustrates the existing development on the Corrections/Oñate Campus. Exhibit 16 on the following page illustrates the conceptual planning guidance and implementation strategies for the campus.

Exhibit 15: Existing Development
- Corrections / Oñate Campus

Study Area Size:	2,295.3 ac
State Property Owned:	962.0 ac
Leased to NMDPS:	25.5 ac
Potential Expansion Size:	261.0 ac
Total GSF Owned:	1,101,396.0 sq ft
PCD Area:	669,323.0 sq ft
DMA Area:	432,073.0 sq ft
Approximate State Employees (FTE):	Pending
Parking Spaces:	1,750
Share of State Owned Facilities in Santa Fe:	
	27.1%

-  State-Owned Building
-  Study Area Boundary
-  Notable Parcel Boundary
-  NMCD
-  DMA
-  Leased Land (to NMDPS)



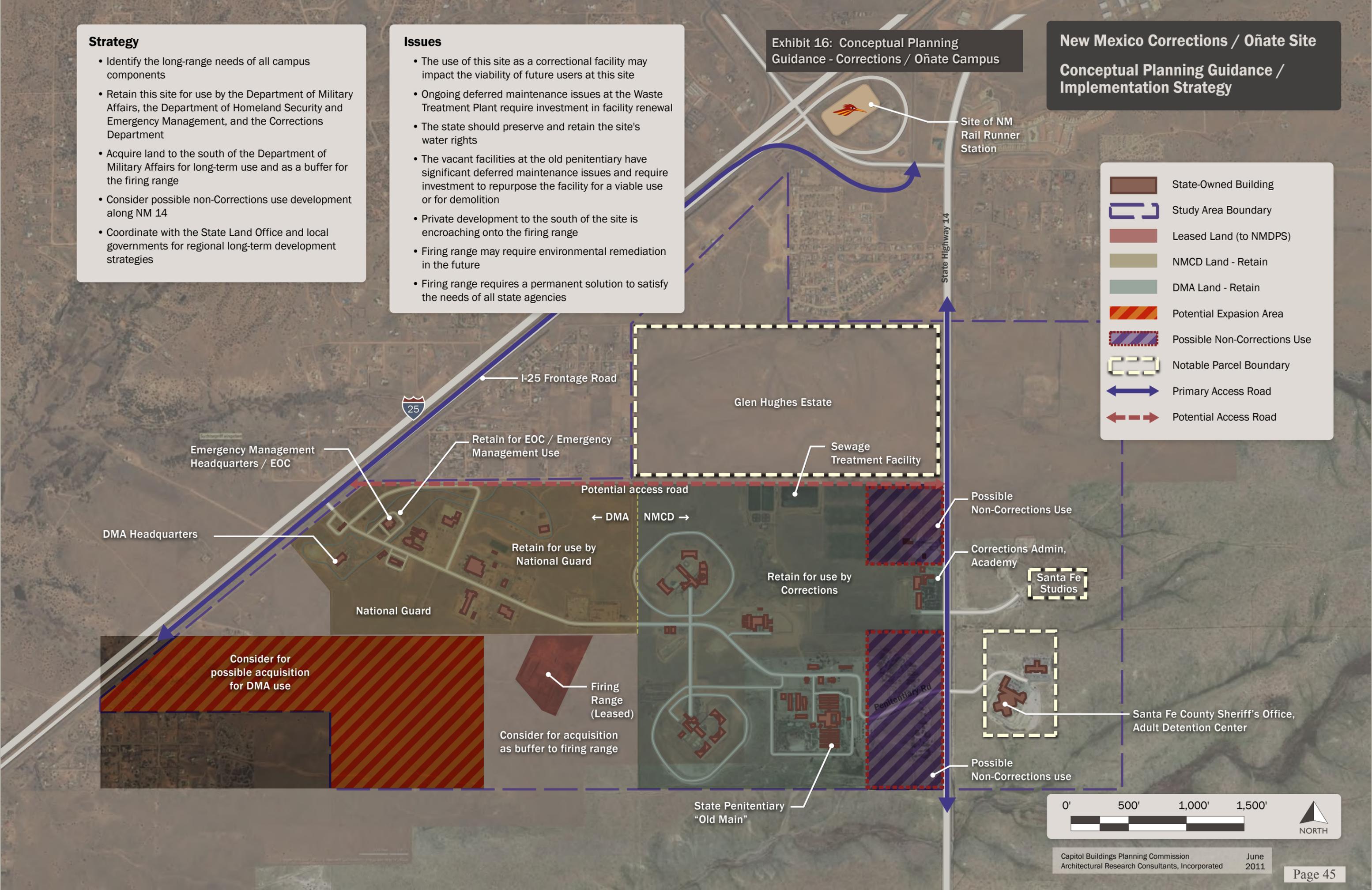
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Exhibit 16: Conceptual Planning
Guidance - Corrections / Oñate Campus

- Strategy**
- Identify the long-range needs of all campus components
 - Retain this site for use by the Department of Military Affairs, the Department of Homeland Security and Emergency Management, and the Corrections Department
 - Acquire land to the south of the Department of Military Affairs for long-term use and as a buffer for the firing range
 - Consider possible non-Corrections use development along NM 14
 - Coordinate with the State Land Office and local governments for regional long-term development strategies

- Issues**
- The use of this site as a correctional facility may impact the viability of future users at this site
 - Ongoing deferred maintenance issues at the Waste Treatment Plant require investment in facility renewal
 - The state should preserve and retain the site's water rights
 - The vacant facilities at the old penitentiary have significant deferred maintenance issues and require investment to repurpose the facility for a viable use or for demolition
 - Private development to the south of the site is encroaching onto the firing range
 - Firing range may require environmental remediation in the future
 - Firing range requires a permanent solution to satisfy the needs of all state agencies

	State-Owned Building
	Study Area Boundary
	Leased Land (to NMDPS)
	NMCD Land - Retain
	DMA Land - Retain
	Potential Expansion Area
	Possible Non-Corrections Use
	Notable Parcel Boundary
	Primary Access Road
	Potential Access Road



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State of New Mexico
Capitol Buildings Planning Commission

June 2011