Albuquerque Area Master Plan Overview
Goal / Principles

✓ Goal

- Develop strategic plan for management, acquisition and disposal of state facility assets

✓ Principles

- Locate state agencies to achieve functional, operational, and logistical efficiency
- Promote convenient public access to government services
- Provide equitable and adequate space
- Realize economic efficiencies
- Protect long-term asset value
- Establish framework for individual campus development / redevelopment
Albuquerque Area

✓ General

- Anticipate continuing demand for consolidated and distributed state office facilities to meet service demand in the area
- Redevelop “Super Block” Complex for consolidated state office functions – relocate YDCC
- Develop Southern Los Lunas Campus (Correctional Site) site for specialized secure and therapeutic uses
- Redevelop Los Lunas Hospital site to support local state field office demand
- Establish policies and investment strategies to provide a flexible development framework
  - Address land use, infrastructure and architectural character
  - Work with LCS, PCD and appropriate local government agencies
State Owned Properties in Metropolitan Albuquerque
Albuquerque Area

✓ Super Block Site Conceptual Development Plan

Legend

- Steep, challenging terrain
- Desired buffer zone
- State Building Development Zones
  A – High Density, uses serving metro area
  B – Low Density, specialty use
  C – Medium Density, field office uses, or specialty use
  D - Current secure uses (Long-range redevelopment)

Access to uses
Proposed access through site

A ~17 acres
B ~6.5 acres
C ~17.25 acres
D ~14.25 acres
Albuquerque Area

✓ Super Block Site

- **Area “A”**
  - Develop site for high density office uses serving the entire metro area
  - Consider purchase of DOT lands and not entering into new long-term lease commitments
    - Work with DOT to develop Emergency Management Response Center elsewhere

- **Area “B”**
  - Reserve northern area for compatible low density specialty uses

- **Area “C”**
  - Support CYFD master planning effort for transition to Missouri Model
  - Explore potential reuses for YDDC property
    - Reserve for field or specialty uses
    - Potential for short-term leases
  - Make only code and health / safety investments

- **Area “D”**
  - Improve access to existing uses
  - Redevelop in mid to long-range

- **West Edith Site**
  - Discuss joint use with Bernalillo County
Los Lunas Area

✓ State land ownership

- Sites are not incorporated into the village
- Nearly 2,000 acres

Capitol Buildings
Master Plan
20411/20811
Los Lunas Area

✓ Recommended uses by area

User Requirements

Use Types

- Administrative
- Field Office
- Special Use -
  - Secure Environment
  - Therapeutic Environment
  - Public Safety
  - Other

Visibility

Access

Compatibilities (incompatibilities)

Site Characteristics

Recommended Appropriate Use (in priority order)

Old Los Lunas Hospital
- Field offices
- Admin. Offices
- Lease
  - Commercial
  - Institutional

Correctional Lands
- Special use:
  - Secure
  - Therapeutic
  - Public safety
- Field offices
- Lease:
  - Institutional
  - Agricultural

Grasslands
- Lease:
  - Agricultural
  - Industrial
- Admin. Offices
- Special use:
  - Secure
  - Therapeutic
  - Public safety

Visibility

Access

Surrounding Uses

High

Moderate

Low
Los Lunas Sites

✓ Grasslands site
  - Hold for future state uses (do not sell)
  - Consider short- to mid-term leases
  - Explore ways to achieve beneficial use of water rights (including possible transfer to other Los Lunas sites)
    • On a larger scale, upcoming statewide study should identify water rights at state-owned properties and explore policy implications
  - Establish overall development policies and framework in coordination with PCD / LCS staff and local governments
✓ Southern Los Lunas Campus (Corrections)

- Focus new development within Special Use Development zone
  - Coordinate with CFYD to relocate YDDC to this site
- Maintain agricultural buffers for potential long-term development needs
- Maximize revenue from state leases
- Coordinate with local government for infrastructure development
- Retain water rights
Los Lunas Sites

✓ Los Lunas Hospital Site

- **Redevelop site to accommodate existing and future state agency space needs**
- **Maximize revenue from state leases**
- **Demolish obsolete facilities**
- **Make only code and health / safety investments in current facilities prior to demolition**
- **Partner with local governments to create open space and recreation opportunities**
  - Create linkages to adjacent parks and recreation sites
  - Preserve selected buildings

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Partner with local governments for open space and recreation opportunities
Create linkages to local parks
Consolidate local state field offices
Continue land leases to local governmental entities

Lease land for residential use
~44 acres
~60 acres
~50 acres
~30 acres
~60 acres
~50 acres
~60 acres
~50 acres
~60 acres
~50 acres

Preserve and use selected buildings
Albuquerque Area Plan
Planning Principles
Goal

✓ Develop strategic plan for management, acquisition and disposal of state facility assets considering

- *Agency mission requirements*
- *Costs of ownership and operation*
- *Adequacy and condition of current state facilities, and*
- *Other relevant factors*
General Development Principles

✓ Locate state agencies to achieve functional, operational, and logistical efficiency
✓ Promote convenient public access to government services
✓ Provide equitable and adequate space

- Meet functional needs
  - Centralized administrative uses
  - Distributed or centralized field offices
  - Specialized functions with special location needs

- Provide efficient/effective space organization (e.g., maximize required adjacencies)

- Provide quality environment (e.g., attract and retain personnel)

- Plan for future growth and change with flexibility to meet changing needs
General Development Principles

✓ Realize economic efficiencies

- Reduce recurring state expenditures for long-term leases
- Promote economies of scale and asset sharing (e.g., parking, lobbies, receiving, meeting areas, teleconferencing, etc.)
- Promote sustainable environments (high performance energy efficient green building practices)
- Reduce operational expenses
General Development Principles

✓ Protect long-term asset value
  ▸ Provide sufficient resources for maintenance and periodic facility renewal
  ▸ Dispose of property only when expected benefits exceed long-term value
General Development Principles

✓ Establish framework for campus development / redevelopment:
  - *Land use and density*
  - *Infrastructure development*
    *Circulation / parking*
    *Utilities*
    *Drainage*
    *Landscaping*
  - *Architectural character*
✓ Land Use and Siting

› Establish uses appropriate for each site based on surrounding context, function, site availability, and requirements for public access

› Establish a framework for future circulation, parking, building sites, and landscape planning

› Provide guidelines for density, building coverage and building height
✓ Land Use and Siting

- *Adopt incremental development strategies that:*
  - Considers the long-term development vision
  - Makes most efficient use of site area (density, land coverage and parking)
  - Promotes integrated and structured parking
  - Avoids dependence on long-term land acquisitions for implementation
  - Allows (as appropriate) temporary ‘holding-zones” (portable, metal structures) pending more permanent development
Site Planning Principles

✓ Vehicle and Pedestrian Movement

- Separate vehicular and pedestrian movement systems
- Establish clear entry and exit points to each campus
- Identify areas for drop-off/delivery and service as appropriate to the site and function
- Provide for safe pedestrian routes between buildings
  - Promote a pedestrian-oriented interior with pathways composed of a series of sidewalks, malls and plazas and connections to the open space system.
  - Allow for safe (well-lit, and visible) destination travel (building to building) by walking or bicycles
Site Planning Principles

✓ Visual and Architectural Character

- Establish a consistent visual and architectural character unique for each site that capitalizes upon the development history, function and vision for the future
- Establish common landscaping features linking campus zones and identifying areas of open space
Los Lunas Area
State-Owned Property in Los Lunas

✓ State land ownership

- Sites are not within village boundaries
- Nearly 2,000 acres
Los Lunas Area

✓ Demand drivers

- Population of Valencia County will continue to grow
- Transportation infrastructure will continue to improve
  - Public transportation (Rail Runner)
  - Road improvements
- Existing state lands will be impacted by population growth
- Population growth will require larger state presence to serve that population
Los Lunas Area

✓ Owned* – 141,600 gsf (rounded)
  ▪ Field office - 28,270 gsf
  ▪ Corrections Residential - 49,630 gsf
  ▪ Special Use - 2,000 gsf
  ▪ Public Safety - 16,975 gsf
  ▪ Recreation - 18,100 gsf
  ▪ Administrative use - 6,400 gsf
  ▪ Support - 20,250

✓ Leased – 110,000 equivalent GSF
  (87,959 LSF, ~$1.3 m in annual rent)
  ▪ Office: 86,314
  ▪ Storage: 1,645

✓ Total space occupied by state agencies
  ▪ = 251,600 gsf**

*Occupied Owned Space. Does not include Corrections Campus, residential leases or vacant buildings
**Assumes LSF = 80% of GSF
Los Lunas Area

✓ Other potential or planned uses
  • State Game and Fish
    - Refugium for the Silvery Minnow on the NE corner of the Los Lunas Hospital site is under construction
    - Will use some of the site’s water rights
  • Human Services Department
    - Los Lunas Substance Abuse Treatment and Training Center (proposed siting at Southern Los Lunas [Corrections] Lands)
Los Lunas Area

✅ Recommended uses by area

User Requirements

<table>
<thead>
<tr>
<th>Use Types</th>
<th>Administrative</th>
<th>Field Office</th>
<th>Special Use -</th>
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<td>Public Safety</td>
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<td></td>
<td></td>
<td></td>
<td>Other</td>
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Visibility
Access
Compatibility (incompatibilities)

Site Characteristics

<table>
<thead>
<tr>
<th>Visibility</th>
<th>Access</th>
<th>Surrounding Uses</th>
</tr>
</thead>
</table>

High
Moderate
Low

Recommended Appropriate Use (in priority order)

Old Los Lunas Hospital
- Field offices
- Admin. Offices
- Lease
  - Commercial
  - Institutional

Correctional Lands
- Special use:
  - Secure
  - Therapeutic
  - Public safety
- Field offices
- Lease
  - Institutional
  - Agricultural

Grasslands
- Lease
  - Agricultural
  - Industrial
- Admin. Offices
- Special use:
  - Secure
  - Therapeutic
  - Public safety
Grasslands Site

✓ Site Characteristics

- Approximately 288 acres
- Vacant land
- Surrounding use
  - Light industrial (south)
  - Isleta Pueblo (north)
  - Undeveloped - future use not determined (west)
- Utilities nearby (Village of Los Lunas)
- High visibility from I-25
- Have water rights (permit recently extended)

✓ No known demand for state uses in the short or mid-term
Grasslands Site

✓ Civil engineering preliminary analysis

- **Legal**
  - Site is outside of Village boundary but within 3 mile extra territorial jurisdiction (re: platting)

- **Drainage**
  - Storm water will need to be 100% retained due to lack of public storm water facilities
  - Site is not within a designated flood hazard area*

- **Transportation**
  - No paved access, dirt roads only
    - 3 means of legal access to site at east, center, and west sides originating from south of the site

- **Domestic water**
  - Village water not available but close by (southwest of site) and could be extended
    - Ground water rights attached to site could be a point of negotiation

Grasslands Site

☑ Civil engineering preliminary analysis (continued)

- **Sanitary sewer**
  - Village sewer not available but close by (southwest of site) and could be extended
    - Majority of site can gravity flow to this point

- **Electrical**
  - High voltage overhead power lines run along north side of site and along west edge, terminating at PNM substation within Los Morros Industrial Park
  - Minor overhead lines (service drop for former sod farm) run within the site on wooden poles

- **Other characteristics**
  - Former sod farm area contains no current vegetation
  - Western portion of site contains concrete foundations, gravel surfacing, earthen berms, and remains of surface dumping
    - Phase I environmental assessment is advised due to previous dumping and commercial uses of property
    - Investigation of ground water quality from well is advised
Grasslands Site

✓ Recommendations

- **Hold for future state uses (do not sell)**
- **Consider short- to mid-term leases**
- **Explore ways to achieve beneficial use of water rights**
  - On a larger scale, upcoming statewide study should identify water rights at state-owned properties and explore policy implications
- **Establish overall development policies and framework in coordination with local governments**
- **Provide funding to conduct environmental assessment and investigation of ground water quality**
Site characteristics

- Existing uses include Corrections facilities, agricultural, leased to others
- Not in Village boundary
- Access/visibility
  - Most lands have low visibility and local road access
  - Potential new interchange and river bridge corridor in the area
- Site has water rights
- Adjacent lands will likely develop as residential
Southern Los Lunas Campus (Corrections)

✓ Land Ownership
Southern Los Lunas Campus (Corrections)

✓ Civil engineering preliminary analysis

- **Legal**
  - Northern portion of site (North of Morris Rd.) is within Village boundary
  - Southern portion of site is outside of Village boundary but within 3 mile extra territorial jurisdiction

- **Drainage**
  - Site slopes uniformly from west to east and gradually from north to south
  - 100% retention of storm water runoff on site
  - **Flood zone analysis**
    - Southern portion of site is not within a designated flood hazard area*
    - Northern portion of site within Village limits lie within a FEMA designated Zone AE flood hazard zone**
    - Contiguous properties with different flood zone assessments advise a re-evaluation - Flood zone designation for northern portion of site can be extrapolated to the southern portion as well

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Civil engineering preliminary analysis (continued)

- **Transportation**
  - Paved access from Morris Rd (northern portion of site), NMSR 314 on the east, and Miller Rd (County road) on the south.
    - Additional access from Morris Rd is acceptable to the Village
    - Additional access from NMSR 314 will require a Driveway Permit, and possible modifications to the highway right-of-way for access improvements, and a Traffic Impact Study
  - A proposed I-25 interchange at Morris Rd will increase the volume of traffic on that road

- **Water**
  - Public water service from Village is not available at this site south of Morris Rd
    - Agricultural and Institutional uses are served by water rights attached to the site
Civil engineering preliminary analysis (continued)

- **Sanitary sewer**
  - *Public sewer service is not available currently*
    - Prison functions are served by onsite private waste water treatment plant
  - *Lift station and sewer interceptor are under construction along Morris Rd*
    - Designed to serve upstream loads including northern portion of site
    - Depth of interceptor has potential to serve significant contributing drainage area
    - Potential to extend lines through southern portion of site

- **Other characteristics**
  - *Due to the size of the site and existence of waste water treatment facilities, Phase I Environmental Assessment is advised*
  - *Investigation of ground water quality from well is advised*
Southern Los Lunas Campus (Corrections)

- **Focus new development within Special Use Development zone**
  - Coordinate with CFYD to relocate YDDC to this site
- **Maintain agricultural buffers for potential long-term development needs**
- **Maximize revenue from state leases**
- **Coordinate with local government for infrastructure development**
- **Retain water rights**
Los Lunas Hospital Site

✓ Characteristics
  ▶ Physical
    • Large - 185 acres
    • Partially undeveloped
    • Buildings are in poor condition (a lot of investment required)

▶ Access
  • Good access and visibility
  • Congested traffic conditions on Main Street

▶ Existing utilities (Village of Los Lunas)

▶ Existing Use
  • Western portion
    – Vacant, developable land
  • Central Portion
    – Former hospital complex
    – Multiple state users
  • Eastern portion
    – Leased to others

▶ Surrounding Use
  • Educational, residential institutional and commercial
Los Lunas Hospital Site

✓ Land Use Zoning

Note: Hospital Site is not within Village of Los Lunas incorporated boundaries
✓ Building condition as per 3D/I study

- 85% Good
- 10% Fair
- 3% Poor
- 3% Demolish

Buildings:
- 089 Bashein
- 090 Bolack
- 091 Burroughs
- 093 Campbell
- 094 Central Heating Plant
- 095 Chapel
- 096 Classroom
- 097 Cottage #1
- 098 Cottage #2
- 099 Cottage #3
- 100 Cottage #5
- 101 Cottage #6
- 102 Cottage #7
- 103 Cottage #8
- 104 Dietary
- 105 Educational Services
- 106 Fernandez (Gym & Audit)
- 107 Huning Cottage
- 108 LaVida De Felicidad
- 109 Laundry
- 110 Maintenance
- 111 Mechan
- 112 Midwest NM Community
- 113 Music and Classroom
- 114 MV/TRD Cottage #4
- 115 Natatorium
- 116 New Dillion Hall
- 117 Office & Library CRM
- 118 Otero Cottage
- 119 Porter Hall Probation/Paro
- 120 R.D.N.
- 121 Seligman
- 122 Simms Cottage
- 123 Supply
- 124 Valencia Counsel Service
- 125 Valencia Counsel Service
- 126 Valencia Counsel Service
- 127 Valencia Counsel Service
- 128 Valencia Counsel Service
- 129 Valencia Counsel Service
Los Lunas Hospital Site

✓ Eastern portion

- Leased to other public entities
  - Village
  - Schools
  - County

- Leases are generally long-term and provide no revenue to the State
Los Lunas Hospital Site

✓ Western portion
  ▶ Vacant, developable land
  ▶ Adjacent to housing developments

✓ Southern Portion
  ▶ Largely vacant, has excellent visibility and access from Main Street
  ▶ Good development potential
Los Lunas Hospital Site

✓ Central Portion
  ▸ Former hospital complex
  ▸ Multiple state users
    • Health (DOH is lead agency)
    • General Services (providing maintenance)
    • Public Safety (Police, Corrections)
    • Environment
    • Labor
    • Taxation and Revenue (MVD)
  ▸ Some non-state users
  ▸ Several vacant buildings
    • Many buildings set for demolition
    • Some in poor condition
    • Due to original purpose, some buildings do not readily accommodate new uses such as offices
Los Lunas Hospital Site

✓ Hospital Site Facility Tenants
Los Lunas Hospital Site

✓ Hospital Site Facility Uses

Field Office - High Public Access
Administrative Office - Low Public Access
Controlled Residential
Support and Maintenance
Recreational
Public Safety
Orchard
Los Lunas Hospital Site

✓ Civil engineering preliminary analysis

legal

• Site is outside of Village boundary but within 3 mile extra territorial jurisdiction (re: platting)

Drainage

• Current storm water management method is on-site retention, no drainage outfall from site
  – Future storm management will require 100% retention
• Undeveloped portion of site receives off-site flows from adjacent property on the west
• Site is topographically lower than adjacent NMSR 6 on the south, and the commercial and residential properties on the west
  – Storm water harvesting is recommended to mitigate runoff conditions
• Site is not within a designated flood hazard area*
Los Lunas Hospital Site

✓ Civil engineering preliminary analysis (continued)

- **Transportation**
  - Center portion currently has single paved access to NMSR 6
  - Future access to western portion will be hampered by grade difference
  - DOT will require driveway permit and traffic impact study for new access to NMSR 6
  - Traffic study should be done with site master plan

- **Water**
  - Public water service currently exists for center developed area of site
    - Adequate capacity to support comparable redevelopment density
    - Additional capacity will require an extension of existing lines and negotiation with Village
    - Additional connections to the main (lying within the NMSR 6 right-of-way) will require a Utility Permit from NMDOT
Civil engineering preliminary analysis (continued)

- **Sanitary sewer**
  - *Public sewer service currently exists for center developed area of site*
  - *Adequate capacity to support comparable redevelopment density*
  - *Additional capacity will require hydraulic capacity analysis all along current lines and manholes*
  - *Currently system gravity feeds to low end of property*
  - *Additional connections to the main are not anticipated due to grade difference*
  - *Main lies within the NMSR 6 right-of-way - will require a Utility Permit from NMDOT*
Los Lunas Hospital Site

✓ Civil engineering preliminary analysis (continued)

» Other characteristics

• Traffic congestion along NMSR 6 suggests any reuse for existing buildings as non-peak traffic generating uses (recreational, community use)

• Phase I Environmental Site Assessment is advised due to the age and condition of existing structures and potential for historic dumping activities on undeveloped portion of site
Los Lunas Hospital Site

✓ Redevelop site to accommodate existing and future state agency space needs
✓ Maximize revenue from state leases
✓ Demolish obsolete facilities
✓ Make only code and health / safety investments in current facilities prior to demolition
✓ Partner with local governments for open space and recreation opportunities
  ‣ Create linkages to adjacent parks and recreation sites
  ‣ Preserve selected buildings
Recommendation: Schedule buildings for demolition

- Prioritize by condition and potential future use
Recommendation: Schedule buildings for demolition

- Prioritize by condition and potential future use

Los Lunas Hospital Site

<table>
<thead>
<tr>
<th>Priority for Demolition</th>
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LEGEND
- Priority 1
- Priority 2
- Priority 3
- Preserve for reuse
Albuquerque Area
State Owned Properties in Metropolitan Albuquerque
## Albuquerque Area

### ✔ Existing Facilities

- **~4.2 million square feet**
  - **Office Uses**
    - Nearly all of leased space
    - ~30% of owned space

### Space Use in Albuquerque Area (including Los Lunas) and Santa Fe (GSF in millions)

<table>
<thead>
<tr>
<th></th>
<th>Albuquerque</th>
<th>Santa Fe</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1.04 m</td>
<td>0.87 m</td>
</tr>
<tr>
<td></td>
<td>3.20 m</td>
<td>3.13 m</td>
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</table>

### Owned

<table>
<thead>
<tr>
<th></th>
<th>Gross Square Feet</th>
<th>USF Equivalent**</th>
<th>% Total GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>PCD Albuquerque Area*</td>
<td>1,340,788</td>
<td>871,512</td>
<td>41.9%</td>
</tr>
<tr>
<td>02 Bernalillo County</td>
<td>547,607</td>
<td>355,945</td>
<td>17.1%</td>
</tr>
<tr>
<td>14 Valencia County</td>
<td>779,476</td>
<td>506,659</td>
<td>24.3%</td>
</tr>
<tr>
<td>29 Sandoval County</td>
<td>13,705</td>
<td>8,908</td>
<td>0.4%</td>
</tr>
<tr>
<td>Other Agencies (Bernalillo)</td>
<td>1,860,829</td>
<td>1,209,539</td>
<td>58.1%</td>
</tr>
<tr>
<td>DOT</td>
<td>72,250</td>
<td>46,963</td>
<td>2.3%</td>
</tr>
<tr>
<td>Expo NM</td>
<td>1,362,099</td>
<td>885,364</td>
<td>42.5%</td>
</tr>
<tr>
<td>DMA</td>
<td>44,112</td>
<td>28,673</td>
<td>1.4%</td>
</tr>
<tr>
<td>DCA</td>
<td>382,368</td>
<td>248,539</td>
<td>11.9%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>3,201,617</td>
<td>2,081,051</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>USF</th>
<th>LSF</th>
<th>Annual Cost</th>
<th>% Total USF</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td>677,195</td>
<td>859,761</td>
<td>1,041,839</td>
<td>$12,569,427</td>
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</tbody>
</table>

### Leased

<table>
<thead>
<tr>
<th></th>
<th>USF</th>
<th>LSF</th>
<th>GSF Equivalent</th>
<th>Annual Cost</th>
<th>% Total USF</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td>623,714</td>
<td>789,450</td>
<td>959,561</td>
<td>$12,569,427</td>
<td>100%</td>
</tr>
</tbody>
</table>

*About 30% of PCD "owned" space is categorized as an Office Use
**Assumes 65% ratio of USF to GSF
Albuquerque Area

✓ Own
  ‣ Typically acquired for specialized uses, in concert with federal resources or “inherited”

✓ Lease
  ‣ Mostly office type of uses
  ‣ Many leases are supplemented or paid for by federal dollars
  ‣ Mostly Field Type of Offices Serving the Metro Area
    • Functions that serve public from a central location
    • Distributed – field offices located to be close to populations served
    • Functions with special location requirements

✓ Provided by others
  ‣ Typically DOH public health type of facilities provided by the County
Leased Space

- **860,000 LSF** – **$12.6 m annual cost**
- **Mostly office type of use (98%)**
- **The majority of leased space is for functions that can be served from a central location ... about 1/2 of this space is currently at one site**

### Leased Square Feet by Type in the Albuquerque Area

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Square Feet</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Serve from a Central Location</td>
<td>431,452</td>
<td></td>
</tr>
<tr>
<td>Distributed (field offices)</td>
<td>220,631</td>
<td></td>
</tr>
<tr>
<td>Special Location Requirements</td>
<td>127,351</td>
<td></td>
</tr>
<tr>
<td>Space Provided by Others</td>
<td>42,889</td>
<td></td>
</tr>
</tbody>
</table>

- **860,000 LSF – $12.6 m annual cost**
- **Mostly office type of use (98%)**
- **The majority of leased space is for functions that can be served from a central location ... about 1/2 of this space is currently at one site**
Albuquerque Area

✓ The Bank of the West site (Central and San Mateo) accounts for ~20% of the total Albuquerque area leased square feet and cost
  ✚ $2.5 million annual lease cost
  ✚ 187,000 lsf, ~ 11 acres
✓ 50% of the functions that can serve the public from a central location are at this site
Region is expected to continue to grow ... population and geographically – implication is continued growth of state facilities.
The need for state office space will double in 40 years assuming a 1.5% annual growth rate.

Note: The state currently leases about 960,000 gsf (equivalent) of office space in the Albuquerque area (does not include office needs associated with specialized uses).
Explore developing state campuses via

- Purchase of existing
- Lease - purchase
- Direct state capital development
Albuquerque Area

✓ Super Block Complex

- ~ 15 acres
- ~ 76 acres

Rail line
Edith Blvd
West Frontage Road
I-25
Candelaria Blvd
Super Block Complex

✓ Site use zones

» Multiple Users
  • CYFD, DOH, DOT, NMCD

Use Zone Legend

- Youth reintegration (CYFD)
- Youth detention (CYFD)
- Adult detention (NMCD)
- Youth psychiatric treatment (DOH)
- Administrative offices (CYFD & DOT)

Leased

DOT owned
Super Block Complex

✓ Building condition as per 3D/I study

- Buildings vary in age and condition

**Condition Legend**

- Good
- Fair
- Poor
- Demolish*

*Cannot demolish until building is replaced
Super Block Complex

✓ Transportation

LEGEND

- RAILRUNNER LINE
- BIKE ROUTES
- BUS ROUTES WITH STOPS
Super Block Complex

✓ Surrounding Neighborhood - Land Use

North Valley
Existing
Land Use

Legend
- North Valley Study Corridor
- Albuquerque City Limits

Land Use Categories
- Agriculture
- Commercial Retail
- Commercial Service
- Drainage & Flood Control
- Industrial & Manufacturing
- Multi-Family Residential
- Parking Lots & Structures
- Parks & Recreation
- Public & Institutional
- Single Family Residential
- Transportation & Utilities
- Vacant/Other
- Wholesale & Warehousing

Superblock Site
Super Block Complex

✓ Surrounding Neighborhood - Zoning

Legend
- North Valley Study Corridor
- Albuquerque City Limits

Zoning Designations
- A-1 Agricultural
- A-2 Agricultural
- A-3 Agricultural
- C-1 Commercial
- C-2 Commercial
- C-3 Commercial
- IP Industrial Park
- M-1 Manufacturing
- M-2 Manufacturing
- O-1 Office/Institutional
- R-1 Residential
- R-2 Residential
- R-3 Residential
- RA-1 Resid./Agric.
- RA-2 Resid./Agric.
- SU-1/SU-2 Miscellaneous
- SU-3

Superblock site
Super Block Complex

✓ Developable portions of complex

Condition Legend

- DOT Site
- Most desirable, easy to develop, good access/visibility
- Developable, but less accessible/visible
- Long-Term Tenants
- Desired Buffer Zone
- Suggested Access
- Potential Access

Note: For comparison, the size of Bank of the West property is 10.85 acres

Significant slope in this area affects development potential

Potential DOT lease area
Superblock Site

✓ Civil engineering preliminary analysis

- **Legal**
  - Site is outside of City of Albuquerque limits, within jurisdiction of Bernalillo County - zoned M1

- **Drainage***
  - Drop across site is ~97’ over a distance of ~2,700’ - ~3.5% slope
    - Grade is not a uniform slope, some areas are very steep
  - State property west of Edith Blvd. is a designated flood hazard zone
    - Will contain 18 acre-foot regional detention / filtration pond (under construction)
  - 4 existing retention ponds within Superblock site that drain to detention pond at western site
    - Ponds shall remain in place, limiting development at those precise spots
    - Further development of site may require enlargement of one or more of these ponds
    - Any additional runoff generated must be managed on site

*From Albuquerque Master Drainage Study, plate G-15 and Edith Boulevard Reconstruction, Phase II
Superblock Site

✓ Civil engineering preliminary analysis (continued)

▶ Transportation

• Paved access from Edith Blvd. on the west and I-25 West Frontage Road on the east (Frontage road is one-way traffic)

• Single driveway from Edith, 3 driveways from Frontage Road
  – Additional access will require driveway permits
  – Traffic Impact Study will be required at Frontage Road for new development in Area “A”

• Creation of an on-site circulation pattern will enhance access to each user
Superblock Site

✓ Civil engineering preliminary analysis (continued)

- Domestic water
  - Within Albuquerque Bernalillo County Water Utility Authority (ABCWUA) service area
    - Top of 1E water pressure zone
    - 14” top of zone water line at Frontage Road
    - 12” water line at Edith Blvd.
    - 10” dead end line enters site from east and supplies public fire hydrants on site
  - Extension of 10” line to connect to 12” line would improve service flows and create loop for redundancy
    - Loop would require public easement along path of piping, granted to ABCWUA
Superblock Site

✓ Civil engineering preliminary analysis (continued)

▷ Sanitary sewer
  • *Within Albuquerque Bernalillo County Water Utility Authority (ABCWUA) service area*
    - 48” sanitary sewer interceptor line, flows from north to south through site, serves easterly 2/3 of site
    - 8” concrete pipe main at Edith Blvd., serves westerly 1/3 of site
    - Upgrade of these lines will require review by ABCWUA

▷ Other characteristics
  • *Platted as 3 separate parcels belong to New Mexico Girls School*
Super Block Complex

✓ YDDC can relocate to Los Lunas Area

- The CYFD is moving toward providing services to its clients based on the “Missouri Model” of treatment which emphasizes group therapy in a small, residential atmosphere in regionally distributed facilities.

- Existing facilities, including the Youth Diagnostic and Development Center (YDDC) in Albuquerque are designed to accommodate a more institutional treatment model, and cannot readily be modified to meet the programmatic requirements of the new treatment model.
Super Block Complex

✓ Some special use tenants have long-term commitments
  - *Tenants interviewed (Sequoyah, Camino Nuevo) reported significant facility investments and geographic advantages for current location*

✓ Administrative tenants are “occupying space”
  - *Located at site only because space was available - do not need to stay at this location*

✓ Utilities are available throughout site
  - *Capacity is limited*
  - *Existing systems are in need of retrofitting*

✓ Proposal for use of undeveloped land
  - *DOT is interested in portion of land adjacent to their property*
Super Block Site Complex

✓ Constraints

- Topography is difficult on large portion of site
- Infrastructure - utilities are limited in capacity and condition is fair
- Existing facilities vary in condition but will need ongoing renewal
Super Block Complex

✓ Conceptual Development Plan

Legend

- Steep, challenging terrain
- Desired buffer zone
- State Building Development Zones
  - A – High Density, uses serving metro area
  - B – Low Density, specialty use
  - C – Medium Density, field office uses, or specialty use
  - D - Secure uses (Long-range redevelopment)
- Access to uses
- Proposed access through site

A ~17 acres
B ~6.5 acres
C ~17.25 acres
D ~14.25 acres

Acquire from DOT

Edith Boulevard
Frontage Road
Albuquerque Area

✓ Super Block Site

- Area “A”
  - Develop site for high density office uses serving the entire metro area
  - Consider purchase of DOT lands and not entering into new long-term lease commitments
    – Work with DOT to develop Emergency Management Response Center elsewhere

- Area “B”
  - Reserve northern area for compatible low density specialty uses

- Area “C”
  - Support CYFD master planning effort for transition to Missouri Model
  - Explore potential reuses for YDDC property
    – Reserve for field or specialty uses
    – Potential for short-term leases
  - Make only code and health / safety investments

- Area “D”
  - Improve access to existing uses
  - Redevelop in mid to long-range

- West Edith Site
  - Discuss joint use with Bernalillo County
Centralized Location

✓ Super Block Site - Area “A”

Candidates for Superblock Site Administrative Complex

<table>
<thead>
<tr>
<th>Site #</th>
<th>Agency</th>
<th>Current LSF</th>
<th>Current staff</th>
<th>Future LSF</th>
<th>Future GSF (based on current LSF)</th>
<th>Future GSF (based on current staff)</th>
<th>Future staff</th>
</tr>
</thead>
<tbody>
<tr>
<td>L20</td>
<td>Department of Human Services</td>
<td>4,280</td>
<td>21</td>
<td>4,708</td>
<td>5,885</td>
<td>8,400</td>
<td>24</td>
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<tr>
<td>S1</td>
<td>Division of Vocational Rehabilitation</td>
<td>4,085</td>
<td>17</td>
<td>4,494</td>
<td>5,617</td>
<td>6,800</td>
<td>20</td>
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<tr>
<td>S2</td>
<td>Division of Vocational Rehabilitation</td>
<td>9,847</td>
<td>24</td>
<td>10,832</td>
<td>13,540</td>
<td>9,600</td>
<td>28</td>
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<tr>
<td>C1</td>
<td>Gaming Control Board</td>
<td>31,374</td>
<td>59</td>
<td>34,511</td>
<td>43,139</td>
<td>23,600</td>
<td>68</td>
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<tr>
<td>P8</td>
<td>Taxation and Revenue Department</td>
<td>63,964</td>
<td>190</td>
<td>70,360</td>
<td>87,951</td>
<td>76,000</td>
<td>219</td>
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<tr>
<td>C2</td>
<td>State Engineer / Interstate Stream Commission</td>
<td>12,631</td>
<td>125</td>
<td>13,894</td>
<td>17,368</td>
<td>50,000</td>
<td>144</td>
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<tr>
<td>C3</td>
<td>Environment Department</td>
<td>20,017</td>
<td>80</td>
<td>22,019</td>
<td>27,523</td>
<td>32,000</td>
<td>92</td>
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<tr>
<td>C4</td>
<td>Environment Department</td>
<td>1,242</td>
<td>4</td>
<td>1,366</td>
<td>1,708</td>
<td>1,600</td>
<td>5</td>
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<tr>
<td>C5</td>
<td>Regulation and Licensing Department</td>
<td>15,981</td>
<td>48</td>
<td>17,579</td>
<td>21,974</td>
<td>19,200</td>
<td>55</td>
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<tr>
<td>C6</td>
<td>Regulation and Licensing Department</td>
<td>1,000</td>
<td>7</td>
<td>1,100</td>
<td>1,375</td>
<td>2,800</td>
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<tr>
<td>G1</td>
<td>Office of the Governor</td>
<td>5,000</td>
<td>3</td>
<td>5,500</td>
<td>6,875</td>
<td>1,200</td>
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<tr>
<td>C2</td>
<td>Chief Information Officer</td>
<td>1,990</td>
<td>11</td>
<td>2,189</td>
<td>2,736</td>
<td>4,400</td>
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<tr>
<td>C7</td>
<td>Livestock Board</td>
<td>5,803</td>
<td>*</td>
<td>6,383</td>
<td>7,979</td>
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<td>4,972</td>
<td>15</td>
<td>5,469</td>
<td>6,837</td>
<td>6,000</td>
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<td>G4</td>
<td>Retiree Health Care Authority</td>
<td>1,953</td>
<td>*</td>
<td>2,148</td>
<td>2,685</td>
<td>*</td>
<td>*</td>
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<tr>
<td>G6</td>
<td>Public Employees Labor Relations Board</td>
<td>1,232</td>
<td>*</td>
<td>1,355</td>
<td>1,694</td>
<td>*</td>
<td>*</td>
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<tr>
<td>G7</td>
<td>Public Employees Retirement Association</td>
<td>1,739</td>
<td>3</td>
<td>1,913</td>
<td>2,391</td>
<td>1,200</td>
<td>3</td>
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<td>G10</td>
<td>Educational Retirement Board</td>
<td>1,953</td>
<td>*</td>
<td>2,148</td>
<td>2,685</td>
<td>*</td>
<td>*</td>
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<tr>
<td>C12</td>
<td>Commission on Organic Commodity</td>
<td>1,439</td>
<td>4</td>
<td>1,583</td>
<td>1,979</td>
<td>1,600</td>
<td>5</td>
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<tr>
<td>C13</td>
<td>Commission on Racing</td>
<td>3,555</td>
<td>11</td>
<td>3,911</td>
<td>4,888</td>
<td>4,400</td>
<td>13</td>
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<tr>
<td>C14</td>
<td>Game and Fish Department</td>
<td>8,385</td>
<td>20</td>
<td>9,224</td>
<td>11,529</td>
<td>8,000</td>
<td>23</td>
</tr>
</tbody>
</table>

Totals: 202,442  642  222,686  278,358  256,800  738

Analysis based on 2005 data. 2008 data will vary but does not substantially alter recommended concepts.
Super Block Campus

✓ Users

- CYFD
  - Temporary facility - partnership with EMNRD

- Bernalillo County - 2007 HJR 14:
  - Right-of-way for widening of Edith Boulevard
  - County to construct detention pond to store runoff - leasing property with option to purchase within 5 years

Recommend that State discuss joint use with Bernalillo County

- Modify detention pond design to incorporate a permeable surface for parking
- Preserve capability for potential future Rail Runner station

Rail Runner station in Bernalillo = 2.3 acres

Remaining 4.5 acres state owned
State Government Center

 ✓ Given to the state – former Metro Court
   ▶ 65,000 gsf, ~ 1.0 acres, 31 parking spaces

 ✓ Pros
   ▶ Prime location - Near courts and local government offices
   ▶ Excellent access (cars, buses, rail)

 ✓ Cons
   ▶ Lacks parking (but structured parking could be added or leased nearby)
   ▶ Requires major upgrades to make ready for tenants

 ✓ There was no interest in a State issued RFP for lease or sale

 ✓ Currently working with Bernalillo County for a possible sale / trade or transfer
Albuquerque Office Demand Analysis

Analysis based on 2005 data. 2008 data will vary but does not substantially alter recommended concepts.
Consolidation Analysis

✓ State agencies in Albuquerque were evaluated and grouped according to type and location needs

- **Client base served**
  - Common clients

- **Accessibility to client base**
  - Transportation routes
  - Centrally located
  - Near client population centers

- **Ability to share consolidated facility**
  - Compatibility
✓ State agencies groupings by client base

- **General Public**
  - e.g. Taxation and Revenue

- **Commercial**
  - e.g. Regulation and Licensing

- **Government**
  - e.g. Public Employees Retirement Association

- **Justice**
  - e.g. Public Defender Department

- **Special needs**
  - e.g. Commission on Deaf and Hard of Hearing

- **Low income**
  - e.g. Department of Human Services
Consolidation Analysis

✓ Current agency locations
Consolidation Analysis

✓ State agencies groupings determine suitability for consolidation

1. Distributed to serve neighborhoods
2. Current location is most suitable
   • Occupy owned facility
     – Department of Public Safety
   • Specialized needs
     – State Records and Archives
   • Adjacent to specialized function
     – YDDC
   • Adjacency to existing non-agency entities
     – Military Affairs - KAFB

3. Centralized for maximum accessibility
4. Location not critical issue for client base
Distributed Agencies

✓ Agencies that are distributed to serve neighborhoods
  ‣ Department of Health field offices
  ‣ Department of Human Services field offices
  ‣ Taxation and Revenue - Motor Vehicle Division
  ‣ Division of Vocational Rehabilitation field offices

✓ Consolidation of agencies at multiple neighborhood locations
  ‣ Serves clients in neighborhood settings
  ‣ Shortens travel time
  ‣ Convenience of single point of contact
Distributed Agencies

✓ Current total space occupied by candidate agencies = ~160,000 SF (interpolated)
  ▶ Most Department of Health field offices are provided by Bernalillo County - agency does not pay rent
  ▶ ~27,000 SF is owned by State (interpolated)

✓ Current total staff occupying candidate agencies’ space = ~650 persons (interpolated)
Distributed Agencies
Stay in Current Location

✓ Current location is more suitable than consolidated facility

- **Occupy owned facility**
  - Department of Public Safety
  - Commission for the Blind - Industries for the Blind

- **Specialized needs**
  - State Records and Archives
  - Scientific Labs
  - DOH - Sequoya Lodge

- **Not compatible with potential consolidated tenants**
  - YDDC
  - Corrections residential facilities

- **Adjacency to existing non-state agency entities**
  - Military Affairs - KAFB
  - CYFD - Juvenile Justice
  - DVR Careers Mentoring - TVI Work Force Center
  - Court of Appeals - UNM Law School
Stay in Current Location

✓ Current location is more suitable than consolidated facility

- Current total leased space occupied by agencies = ~25,000 SF
  - State Records and Archives
  - Workers’ Compensation Administration
  - DVR - Careers Mentoring
  - CYFD - Girls Reintegration Center

- Current rent paid = ~$248,000 annually
Stay in Current Location

✓ Stay at current locations
Centralized Location

- Centralized for maximum accessibility by multiple transportation modes
  - Bus lines
  - Interstate adjacency
  - Railrunner

- Agency administrative functions can be consolidated
  - Department of Health administration offices
  - Department of Human Services administration offices
  - Taxation and Revenue administration offices
  - Division of Vocational Rehabilitation administration offices
  - CYFD administrative offices
  - Commissions and Boards
Candidates for Consolidated Campus

- **Current total space occupied by candidate agencies**
  - ~380,000 SF
    - ~20,000 SF is owned by State, balance is leased
    - Most agencies experience high frequency of visits by client base

- **Current total staff occupying candidate agencies’ space** = ~1,250 persons

- Includes agencies that prefer downtown location due to adjacency to courts and municipal facilities
  - ~112,000 SF
  - ~420 staff
Centralized Location

✓ Consider for Centralized Campus
Centralized Location

✓ Downtown location preferred
### Centralized Location

✅ Centralized office building site

#### Candidates for Centrally Located Administrative Complex

<table>
<thead>
<tr>
<th>Site #</th>
<th>Agency</th>
<th>Current LSF</th>
<th>Current staff</th>
<th>Future LSF</th>
<th>Future GSF</th>
<th>Future staff</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1</td>
<td>Department of Health</td>
<td>33,902</td>
<td>40</td>
<td>37,292</td>
<td>46,615</td>
<td>46</td>
</tr>
<tr>
<td>L19</td>
<td>Department of Human Services</td>
<td>17,893</td>
<td>77</td>
<td>19,682</td>
<td>24,603</td>
<td>89</td>
</tr>
<tr>
<td>L21</td>
<td>CYFD</td>
<td>18,896</td>
<td>51</td>
<td>20,786</td>
<td>25,982</td>
<td>59</td>
</tr>
<tr>
<td>L22</td>
<td>CYFD</td>
<td>40,137</td>
<td>113</td>
<td>44,151</td>
<td>55,188</td>
<td>130</td>
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<tr>
<td>L26</td>
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</table>

Prefer a downtown location
Location Neutral

✓ Non-location specific agencies

- Agencies tend to serve *professional community or government personnel*
  - Public employees interests
  - Commissions and boards
  - Regulation and Licensing authorities

- Agencies tend to provide *statewide authority and services*
  - Highly accessible location is not as critical
  - Adjacency to other agencies for convenience to client base is not as critical
Location Neutral

✓ Centralized location not required
## Location Neutral

✓ Non-Centralized office building candidates

<table>
<thead>
<tr>
<th>Site #</th>
<th>Agency</th>
<th>Current LSF</th>
<th>Current staff</th>
<th>Future LSF</th>
<th>Future GSF (based on current LSF)</th>
<th>Future GSF (based on current staff)</th>
<th>Future staff</th>
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<td>5,617</td>
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<td>87,951</td>
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</tbody>
</table>
Location Neutral

✓ Location neutral agencies

- Current total space occupied by candidate agencies = ~200,000 NSF (interpolated)

- Current total staff occupying candidate agencies’ space = ~650 persons (interpolated)

- Site size required to support current and future needs for a campus of this size = 10.21 acres