Capitol Buildings
Master Plan
New HHS Site
Opportunities

August 19, 2009
Capitol Buildings Planning Commission Meeting
There are two new sites for consideration:

1. South Capitol (State GSD)
2. West Capitol (State GSD)
3. Valdes Park (State GSD)
4. DPS Track (State GSD)
5. DOT District 05 (State DOT)
6. 599 Interchange (State GSD)
7. Oñate / Corrections (State GSD)
8. Las Solaras (Private)
9. Oshara (Private)
10. Rabbit Road/St. Francis (Private)
11. Pumice (Private)
12. College of Santa Fe (Private, State considering purchase)
13. South of Oñate (Private)
14. 599 - East of Airport (Private)
15. Otero Property (Private)
16. NM School of the Deaf Property (Private)
Offering 25 acres in a 120 acre tract
Otero Property

Land Ownership
### Otero Property

**Offering**
25 acres in a 120 acre tract

<table>
<thead>
<tr>
<th>Site #</th>
<th>Site Name</th>
<th>Owner</th>
<th>Part of HOK/SMPC Study</th>
<th>Location</th>
<th>Size (Available Acres)</th>
<th>Can accommodate Phase 1 development (without Parking Structures)</th>
<th>Land Availability Future Development</th>
<th>Available for Immediate Phase 1 Development</th>
<th>Existing or Contiguous to an Existing State Campus</th>
<th>Commuter Rail Availability within 1/2 mile (Rail Runner)</th>
<th>Sufficient Roadway Capacity</th>
<th>Pedestrian walkability</th>
<th>Visibility to Public</th>
<th>Promote a compact urban form</th>
<th>Encourage sensitive/compatible infill development</th>
<th>Appropriate land use and zoning for use</th>
<th>Potential for Mixed Use Environment</th>
<th>Minimize Long-term cost of ownership</th>
<th>Minimize Acquisition Cost</th>
<th>Minimize Site Development Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>15.</td>
<td>Otero Property</td>
<td>Private County</td>
<td>25 acres in a 120 acre tract</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
NMSD Property

Offering 40 acres in a 255 acre tract
# NMSD Property

| Site # | Site Name | Owner | Part of HOK / SMP Study | Location | Size (Available Acres) | Can accommodate Phase 1 development (without Parking Structure) | Land Potentially Available for Immediate Phase 1 Development | Existing or Contiguous to an Existing State Campus | Commuter Rail Availability within 1/2 mile (Rail Runner) | Sufficient Roadway Capacity | Pedestrian walkability | Visibility to Public | Promote a compact urban form | Encourage sensitive / compatible infill development | Appropriate land use and zoning for use | Potential for Mixed Use Environment | Minimize Acquisition Cost | Minimize Site Development Cost | Total |
|-------|-----------|-------|-------------------------|----------|------------------------|---------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------------|---------------------------------|--------------------------|------------------------|----------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|--------------------------|--------------------------|-------|
| 16    | NMSD Property | Private | City | 40 acres in a 255 acre tract | ☐ ☐ ☐ ☐ | ☐ ☐ ☐ ☐ | ☐ ☐ ☐ ☐ | ☐ ☐ ☐ ☐ | ☐ ☐ ☐ ☐ | ☐ ☐ ☐ ☐ | ☐ ☐ ☐ ☐ | ☐ ☐ ☐ ☐ | ☐ ☐ ☐ ☐ | ☐ ☐ ☐ ☐ | ☐ ☐ ☐ ☐ | ☐ ☐ ☐ ☐ | ☐ ☐ ☐ ☐ | 19.5 |

**Offering**

40 acres in a 255 acre tract
Both sites have some excellent characteristics

NMSD property should be added to a short-list* of sites that have potential to accommodate the HHS complex

- Las Soleras (25 score)
- Oshara (20.5 score)
- College of Santa Fe (20.5 score)
- NMSD (19.5)

*South Capitol site would score 30 points if the DOT lands were available