Contents

✓ Main Capitol Campus
✓ South Capitol Campus
✓ West Capitol Campus
✓ Other Capitol Campuses
  ▶ Possible HHS campus
  ▶ DPS / DOT
  ▶ Oñate / Corrections
Background

✓ Have 5 state-owned campuses
  ~2.7 million total gsf
  ~43% (1.2 million gsf) general office related

✓ There is not adequate supply in state-owned buildings ...
  consequently

  Many agencies are in leased space (~900,000 equivalent GSF, $14.5+ million yearly leased space)

  Agencies in state-owned buildings
    • May be crowded
    • In multiple locations
    • Not located by adopted location principles

  Many state-owned buildings require renewal
Future development policy

- Continue to meet State needs within designated ‘campuses’
- Adopt location principles and gradually locate (re-locate) agencies as opportunities become available
- Collocate agencies or functions according to adopted criteria

- **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
Strategy / Issues

✓ Strategy
  - Create more state-owned space
  - Gradually, relocate agencies from leased space to state-owned space

✓ Implementation issues
  - **Timing**
    - “Domino” critical impacts
  - **Lack surge space**
    - Space is needed to house agencies while existing buildings are renovated to accommodate new tenants
  - **Financing**
    - Use of lease revenues to finance new facilities
Main Capitol Campus
Campus Development Goals

- Provide adequate, quality space for appropriate executive, legislative, and judicial branch agencies
- Realize efficiency of state funding by moving agencies from leased space into owned space

Existing Campus Facility Conditions

- Agencies in state-owned buildings
  - May be crowded
  - In multiple locations
  - Not located by adopted location principles
- Many state-owned buildings require renewal
Main Capitol Campus

✓ Recommended 5 year planning strategy

- Relocate constitutional officers to Main Campus
- Construct new owned facilities in the most cost-effective manner
  - Phase projects over several years
  - Redirect lease revenue to fund capital costs
  - Minimize multiple moves in achieving long-range goal where possible
- Relocate agencies from leased space to state-owned space
- Begin as soon as possible because there is considerable lead time to design, construct, and relocate agencies
Main Capitol Campus

✓ Existing Buildings

- **Apodaca (Education)**
  - 61,278 GSF

- **Capitol North**
  - 44,853 GSF

- **Supreme Court**
  - 81,258 GSF

- **Edward J. Lopez (Land Office)**
  - 63,029 GSF

- **Bataan**
  - 160,861 GSF

- **Villagra**
  - 42,033 GSF

- **Concha Ortiz y Pino (NEA)**
  - 31,966 GSF

- **New parking structure**

- **Casitas**
  - 6,037 GSF

- **Capitol**
  - 247,628 GSF

- **Lamy**
  - 17,953 GSF

- **Lew Wallace**
  - 16,103 GSF

- **PERA**
  - 159,391 GSF
Main Capitol Campus

✓ Long term planning period activities

From Owned

Capitol Buildings Master Plan ARC 20811
South Capitol Campus
South Capitol Campus

2000 Plan

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Building Key:

1. Joseph Montoya Building
2. Harold Runnels Building
3. Simms Building
4. Health Vital Records
5. Manuel Lujan Building
6. Piloton Building
7. Highway Department Campus
Key Issues

- Runnells crowding (DOH, Environment)
- General building renewal
- Revise site master plan
  - Reflect development on just GSD land
  - Address density concerns
  - Coordinate with DOT development
South Capitol Complex

✓ Recommended development principles

- Priority given to moving agencies from leased space
- Redevelopment of low density existing uses
- Use of integrated structured parking to support tenants of GSD occupied buildings
- Increased pedestrian linkages between the facilities and the intermodal transportation uses
- Investment in renewal of existing facilities
West Capitol Campus
3. West Capitol Campus

✓ Planning framework

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Conservative capacity for an additional 250,000 GSF (0.5 FAR) w/o land acquisition to 950,000 GSF w/ land acquisition.
**West Capitol Campus Buildings**

✓ **Key Issues**

- **Substantial future development requires property acquisition from federal government and Santa Fe Public Schools**
  - May require additional funding
Other Capitol Campuses
Issues

Potential new State Campus in Santa Fe for Health and Human Services related agencies

• Why
  – Not consistent with location principles for Main Capitol Campus
  – GSD property at South Capitol insufficient
  – Land not yet available at West Capitol
  – Campuses devoted to Specialized Uses
    » Public Safety Campus
    » Oñate / Corrections (National Guard / Wastewater Treatment Facility)
    » DOT District 05
  – Valdes property insufficient

• Identify Requirements
  – Large enough to accommodate existing and projected development
  – Accessible
    » Car
    » Rail Runner
Other Campuses

✓ Issues

- Locate state facilities to maximize leverage of Rail Runner stops
4. Public Safety / Highway Department

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Conservative capacity for an additional 600,000 GSF (.2 FAR) w/o land acquisition to 750,000 GSF w/ land acquisition.
What’s Changed / Issues

✓ Changed

- Acquired Valdes Industrial Park land (and not Jaguar land)
- Homeland Security / Office of Emergency Management no longer part of DPS
- DPS updated master plan
- RFP issued by DOT to relocate District 5 office

✓ Planning Issue

- Update plan to reflect new circumstances
5. Corrections / Oñate Site

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Possible Non-correction use?

Retain for Correctional use

Potential access road

Retain for National Guard Use

Ownership boundary

Legend:
- Sub Areas
- SF Edge of Road

National Guard Armory Oñate Site

Possible Acquisition?

Glen Hughes Estate - Available for purchase

100 ac (+-) Available for purchase

Coordinate with State Land Office Development

Potential access road

National Guard Armory Oñate Site

Possible Acquisition?