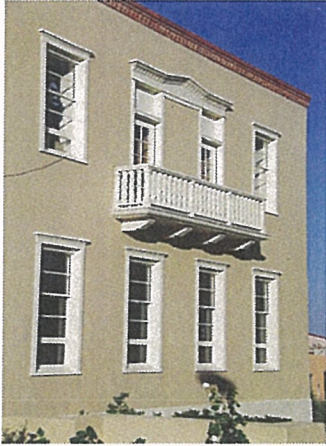


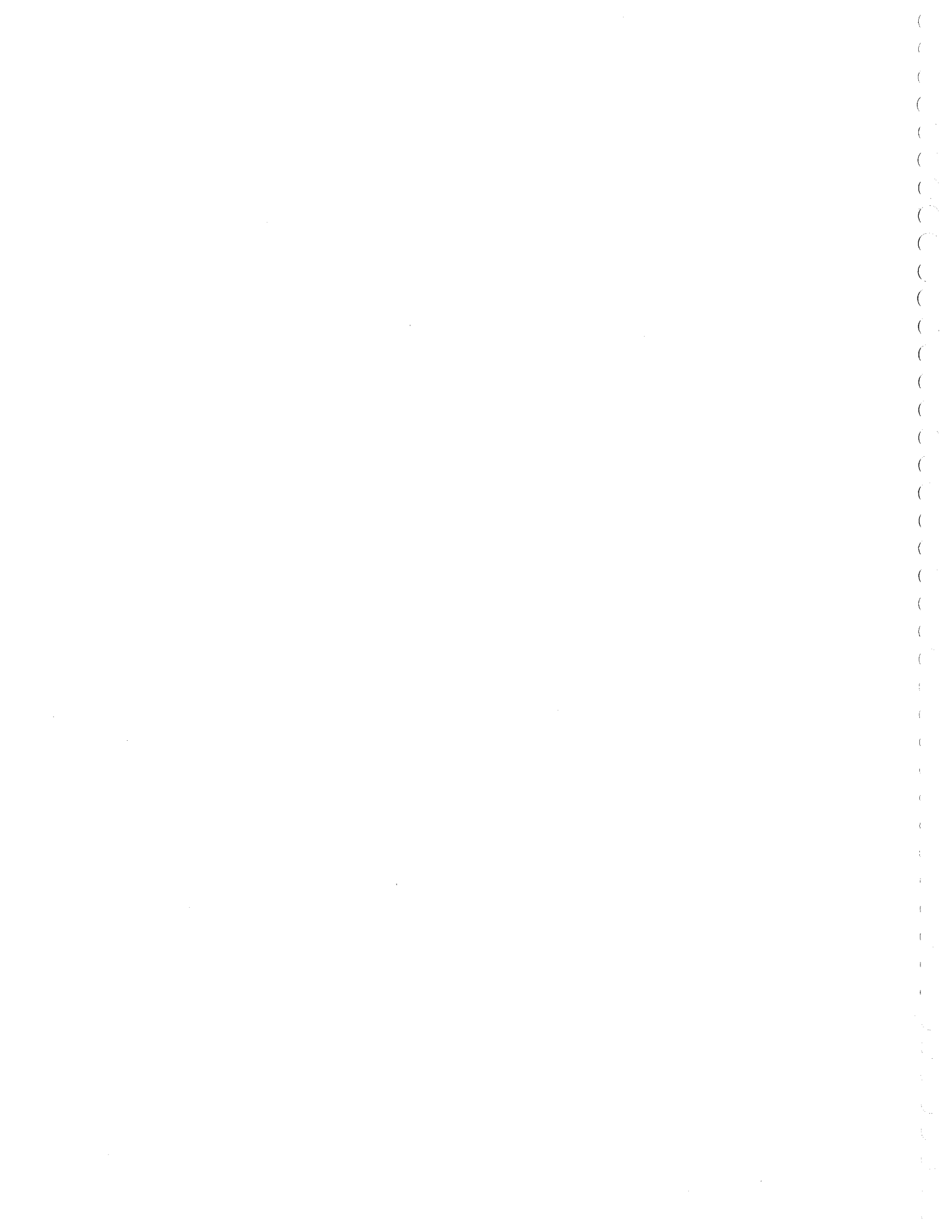
WORKSHOP MATERIALS FOR THE EXECUTIVE OFFICE BUILDING

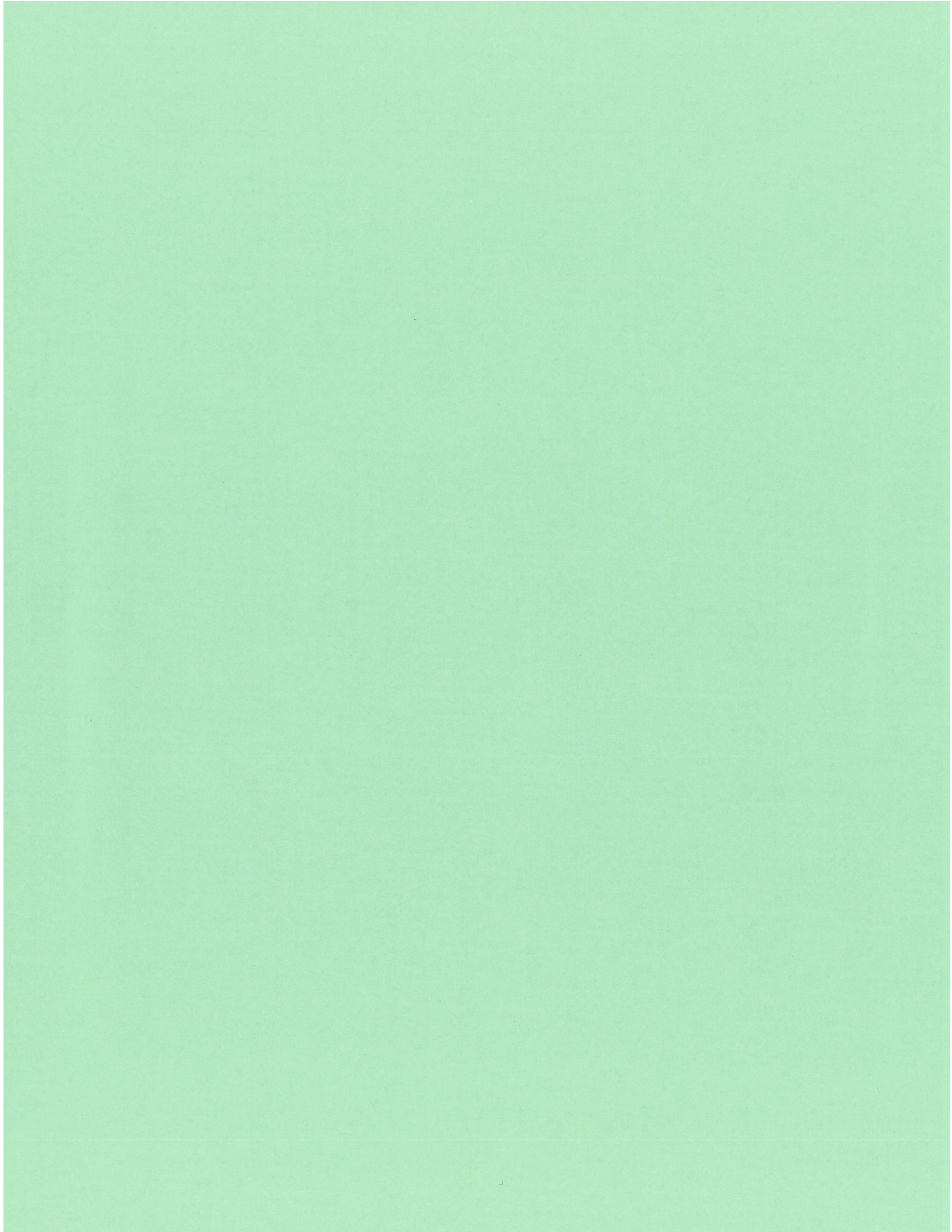


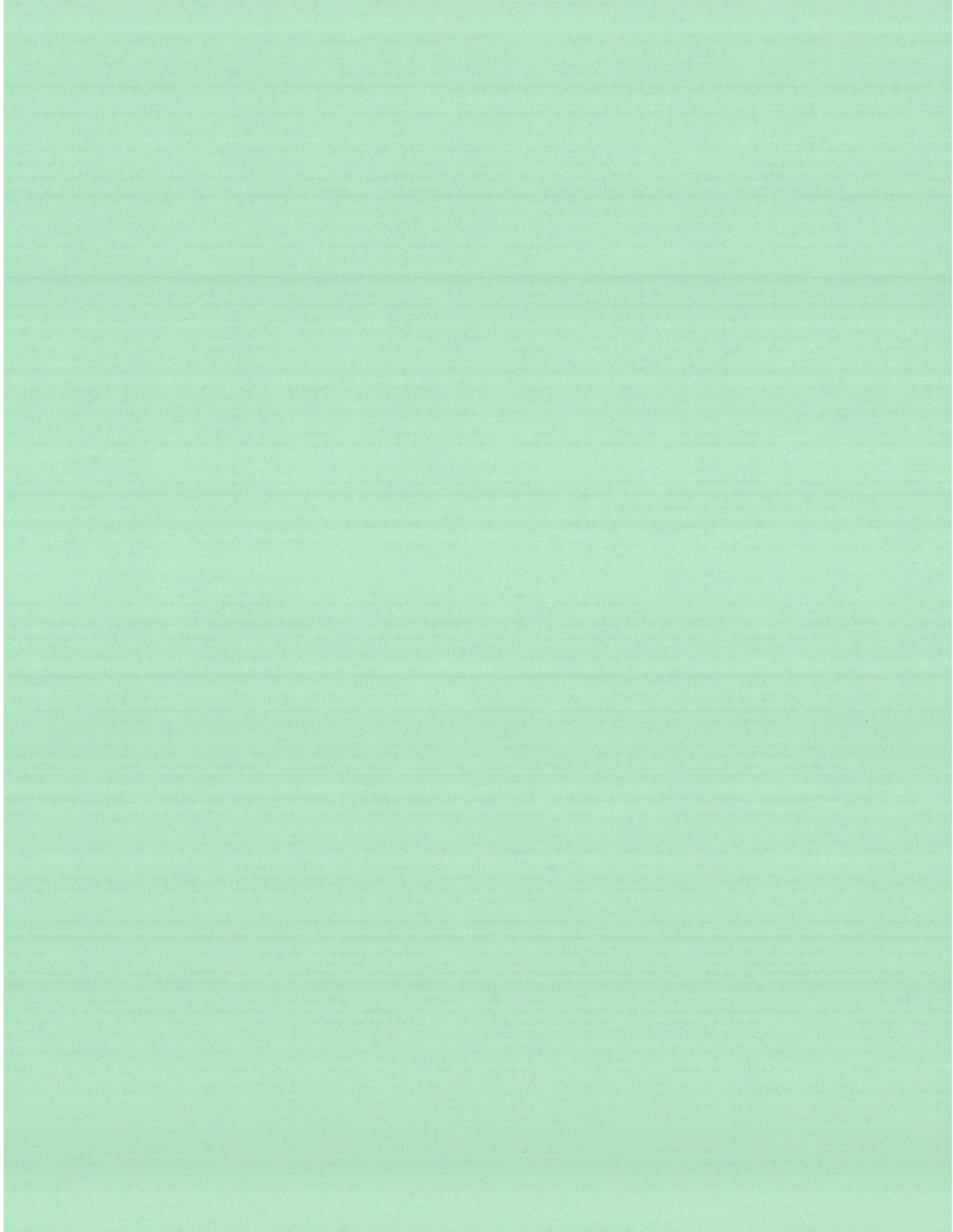
**WILSON
& COMPANY**

<u>SECTION</u>	<u>TAB</u>
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Design Guidelines	2
Background to the RFP Scope of Work Design Expectations and Guidelines	
Main Capitol Campus Master Planning	3
Overview Site Analysis	

<u>APPENDICES</u>	<u>TAB</u>
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House Bill 360	B
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2011 Capitol Buildings Master Plan	D
Historic American Building Survey, Letter	E
State Historical Preservation Documents	F
Height Studies:	G
o Design Consultant Study	
o City of Santa Fe Study	
Summary of Programmed Spaces	H





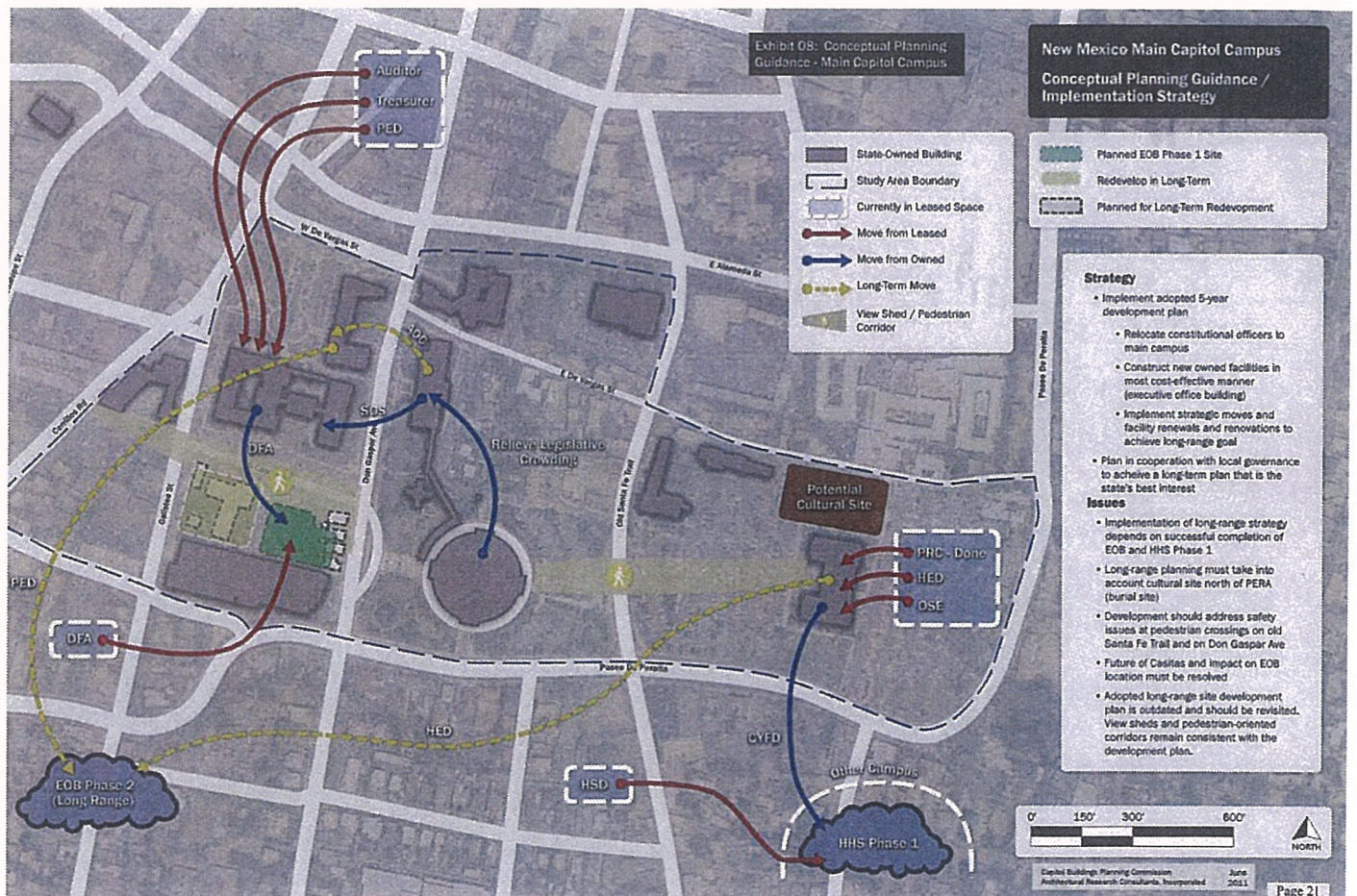


1. Executive Summary

PURPOSE

These documents are presented to the City of Santa Fe Historic District Review Board for review prior to a workshop in which the State of New Mexico Property Control Division will present criteria for a new State project called the Executive Office Building. This workshop will be a prelude to a formal public meeting.

The primary goal in constructing this new facility is to comply with the state government mandate to consolidate and co-locate agencies into state-owned facilities, eliminating the long term costs of leased space. The graphic below (from page 21 of the 2011 master plan provided in Appendix D) illustrates the facility planning concepts that have been developed to guide this consolidation process for State of New Mexico.



INTENT

It is the intent of the Property Control Division to consult and collaborate with the Historic District Review Board in development of design parameters that are harmonious and generally compatible with the municipal or county ordinances. This project will have high visibility and be located in the Business-Capitol District, directly across Don Gaspar Avenue from the New Mexico State Capitol Building.

In developing the guidelines for design and construction of this facility, the New Mexico Property Control Division (PCD) of the General Services Division (NMGSD) seeks to build a project of significant architectural merit that is a premier addition to the Main Capitol Campus.

PROCEDURES

House Bill 360 (included in Appendix B) delineates the procedures to be used on State Capital Outlay Projects for application of the Historic District and Landmark Act. This capital outlay project will be carried out in a manner that is harmonious and compatible with the municipal ordinances.

To the degree feasible, comments received from the Board during this workshop will be incorporated into the design criteria. This workshop has been scheduled to maximize collaboration and consultation between the city and the state, and is conducted as a prelude to the formal public meeting with the Historic District Review Board. Within 60 days from the date that formal public meeting is held, any interested parties shall communicate recommendations and comments in writing to both PCD and HDRB. Any unresolved issues shall be referred to a specially convened state-local government historic review board that will schedule a public meeting within 20 days of its formation. This board will consider each unresolved issue and make a final decision. Any appeals to the final decisions made by this state-local government historic review board shall be taken to district court in the manner provided in Section 39-3-1.1 NMSA 1978.

PROJECT OVERVIEW

This new 56,000 square foot office building is to be constructed on the state-owned property bounded on the north by South Capitol Street and on the east by Don Gaspar Avenue. The space program for



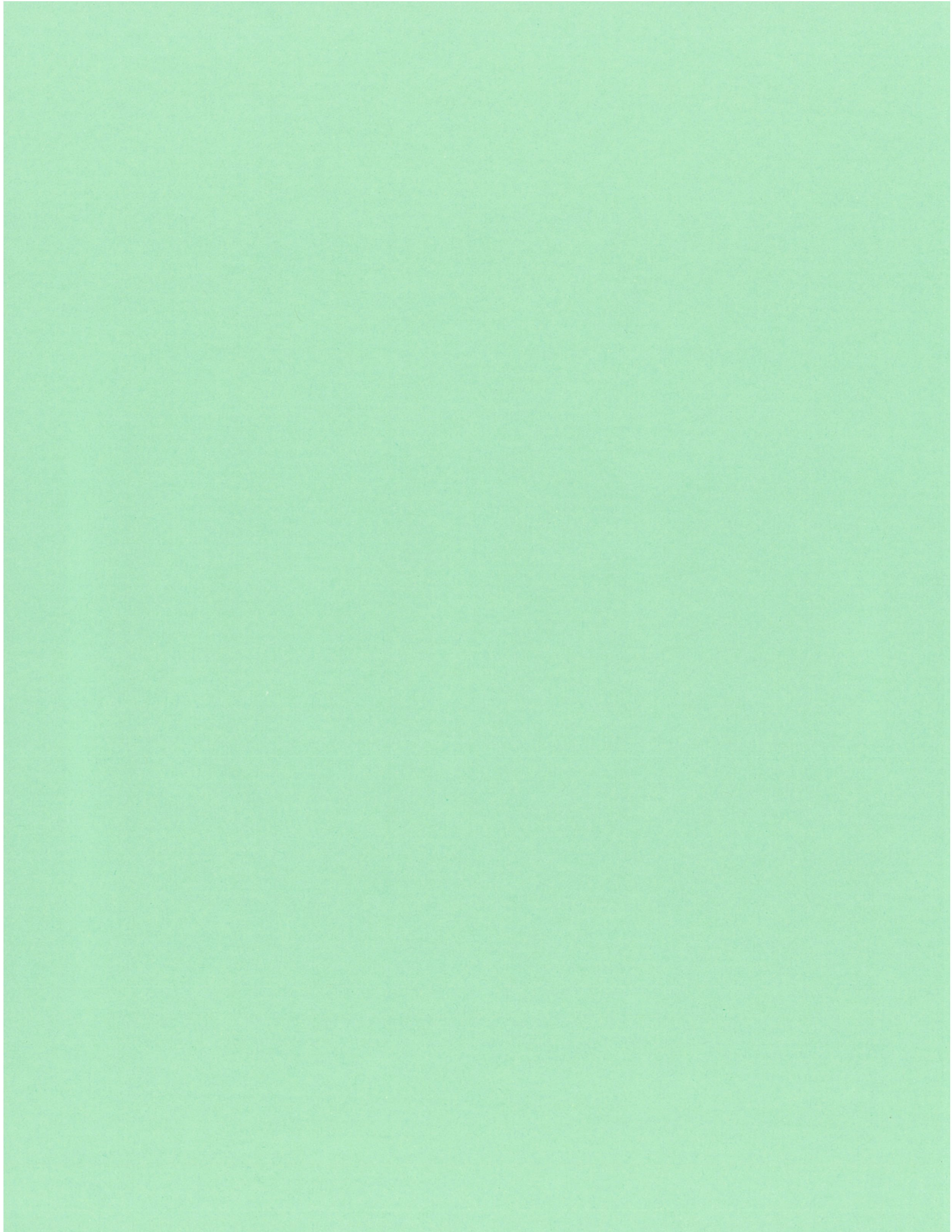
the facility, designed to consolidate the Department of Finance and Administration, has been completed and a synopsis of the square footage is included in Appendix H.

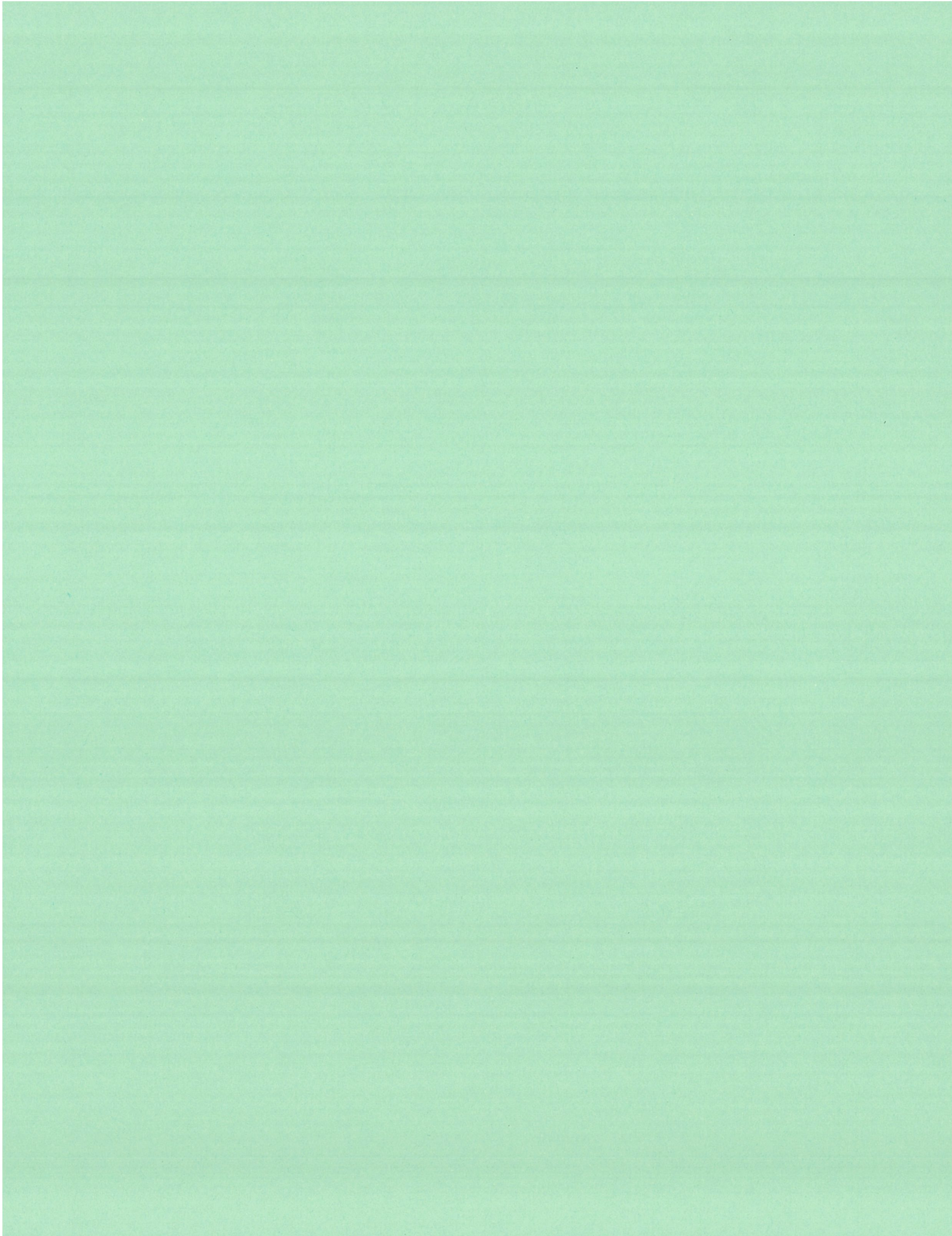
In order to demonstrate due diligence with taxpayer funds, PCD conducted a site evaluation study of the South Capitol site along with two other state-owned sites; this study was performed to systematically analyze the environmental, regulatory, utility infrastructure, transportation, and unique characteristics of the three properties. These features were weighted, scored and ranked. The South Capitol site provided the most advantageous cost, schedule, and performance opportunities for this taxpayer-funded project.

The design-build project delivery method will be used for design and construction of this facility, and as such, final designs will not be available prior to issuance of the contract for design-build. The purpose of this workshop is to evaluate the design parameters and guidelines to be used by the design-build teams that respond to the Request for Proposal (RFP), and to solicit comments and recommendations from the City of Santa Fe Historic District Review Board regarding these parameters.

CONTENTS OF THIS NOTEBOOK

The documents that follow present the opportunities, constraints, and guidelines for site and building development. Direct excerpts from the Design-Build RFP draft narrative that pertain to the exterior building design are provided for review and comment in Section 2. In addition, the Appendix contains documents that augment or influence the progress of the work to date.





2. Design Guidelines

BACKGROUND TO THE RFP SCOPE OF WORK

As previously stated in the Executive Summary, this project is being procured by the design-build project delivery method. The instrument used to solicit the design-build responses is the Request for Proposal (RFP); a portion of this RFP describes the design expectations of the Owner and provides the respondents with the necessary boundaries or guidelines for the aesthetic development of the exterior. Language of the RFP is most often performance-based as opposed to prescriptive.

The Design-Build Request for Proposal will be supported by an appendix volume providing backup and support documentation for the design and construction process. In this appendix volume, the Design Standards presented in the Land Development Code Section 14-5.2(M) State Capital Outlay Projects, subparagraph (3) Design Standards, will be replicated and include photographs provided by David Rasch, City of Santa Fe Planner, Supervisor of Historic Preservation .

There are many facets of a project covered in an RFP that relate to administration, safety, management, staffing, reviews, submittals, permitting, performance, maintenance, and function. Many documents that will govern the design and construction of this project will be incorporated by reference, and they may include building codes, land development codes, industry guidelines, and product testing standards. In this workshop, only the City of Santa Fe Land Development Code 14-5.2(M) will be covered as it pertains to the State's responsibility to achieve harmony and compatibility the City of Santa Fe Historic District ordinance.

As part of the procurement documents, an overall project description is typically included in the Phase 1 RFP (qualifications submittal) and in the Phase 2 RFP (cost, technical, and design submittal). This is the Owner's first opportunity to market the project, and provide potential respondents with information that enables them to ascertain if this project aligns with their expertise.

The objective in developing this narrative description is to be brief but communicate the following to the design-build respondents:

- What relationships to the surrounding area need to be created, maintained, or strengthened to accomplish functionality
- The essential requirement to enhance the context of the Main Capitol Campus

- Reference two primary design drivers – City of Santa Fe Land Development Code Section 14-5.2(M) and the RFP Volume 3 guidelines
- Lay the groundwork for the Owner’s ultimate aesthetic goals and expectations

DESIGN EXPECTATIONS AND GUIDELINES

Following is the narrative excerpt of the Phase 2 RFP that introduces the design expectations for the Executive Office Building:

1020 Design Expectations

The siting of the building should create a strong spatial and functional relationship in two directions, to the Roundhouse to the east and to the Bataan Building to the north. Additional design parameters such as “view corridors” to the Roundhouse can be found in the Capitol Buildings Master Plan in Volume 3. In addition, the entry point to the state parking structure to the south of this site should be strengthened and integrated to the surrounding area with a direct, well-designed pathway.

The site is located in the Santa Fe Historical Overlay District, and as such, shall be compatible with the pertinent portions of Chapter 14-5.2(M) of the City of Santa Fe Land Development Code.

It is the intent of PCD that this project be recognized as a work of architectural merit, and that its execution be regarded as a sensitive, complimentary addition to the Main Capitol Campus. The design builder is encouraged to review the photographs and design guidelines included in Volume 3 during the evolution of the work.

Within the bounds of the historical design criteria on the exterior, the use of innovative building systems and materials is encouraged and expected. The innovation must be based upon sound design and supported by well-documented material, product, and system testing by independent testing agencies.

As previously mentioned, the Design-Build Request for Proposal will be supported by an appendix volume providing backup and support documentation for the design and construction process. In this appendix volume, the Design Standards presented in the Land Development Code

Section 14-5.2(M) State Capital Outlay Projects, subparagraph (3) Design Standards, will be replicated and include photographs provided by David Rasch, City of Santa Fe Planner Supervisor of Historic Preservation .

Following is the Design Guideline section from the Appendix Volume 3:

***Volume 3 of the Design-Build RFP:
Owner-Provided Information
Design Guidelines***

It is the intent of this RFP to produce a dignified, modern facility that is harmonious with the historical style, form, color, height, proportion, textures, and materials that exist in the Business-Capitol District of the City of Santa Fe.

Specific Design Criteria for the Executive Office Building:

- *The design style shall be Territorial Revival, executed in modern materials that are evocative of thick adobe walls and traditional detailing of windows, doors, and portals.*
- *Two elevations shall be defined as “publicly visible”, specifically the north elevation fronting on South Capitol Street and the east elevation fronting on Don Gaspar Avenue.*
- *The height of the building shall not exceed 57'-0” at its highest point; height studies were performed by PCD and the City of Santa F, and they are included in Appendix G.*
- *The setback from BOTH South Capitol Street and Don Gaspar Avenue shall be no less than 50'-0” from the property line.*



Following is the section of the City of Santa Fe Chapter 14 Land Development Code, amended through February 29, 2012, pertaining to State capital outlay projects, with illustrations added for additional clarity. Except for the specific design criteria noted above, these provisions shall guide the development of the Executive Office Building (EOB).

M) State Capital Outlay Projects

(3) Design Standards

(a) General Standards

A state capital outlay project shall be designed appropriate to the seat of government and with the intent of achieving harmony with existing buildings by the use of similar materials, color, proportion, and general details to the existing buildings in the applicable streetscape. The applicable streetscape shall be determined as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. A new structure or proposed alteration or addition shall not cause an adjacent contributing, significant or landmark structure to lose its status. Alterations and additions shall be in character with the style, detail and massing of the existing building. The dominating effect is to be that of adobe construction as follows:

(i) Roofs

Roofs, generally, shall be flat with a slight slope and surrounded by a



parapet of the same color and material as the walls or of brick. Roofs shall generally not be carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by columns, posts or other vertical supports.



No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment not to exceed an overhang of thirty (30) inches.



The restriction as to flat roofs shall not be construed to prevent the construction of skylights or installation of air-conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerals, shall be so placed as to be concealed by the parapet from any public way.

(ii) *Walls and Windows*

The combined door and window area in any publicly visible facade generally shall not exceed forty percent of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three (3) feet from the corner of the facade except in circumstances where the unique purpose of the space may warrant special design considerations. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles.



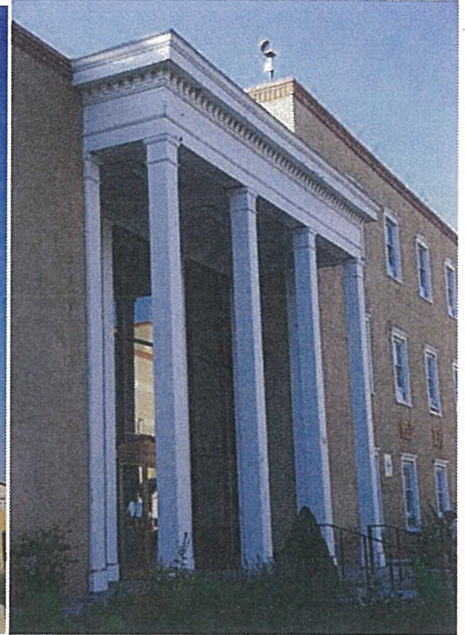


Glass and window trim shall be nonreflective. Windows shall be similar in proportion to the fenestration pattern in the streetscape. Deep window recesses are characteristic.

(iii) Finishes

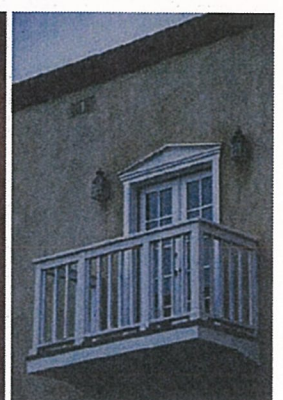
Construction shall be with materials with which the adobe effect can be simulated provided that the exterior walls are not less than eight (8) inches thick. Mud plaster, hard plaster or other materials simulating adobe, laid on smoothly, is required. No less than eighty percent of the non-fenestration surface area of any publicly visible façade shall be adobe finish, stucco or other material simulating adobe finish. The balance of the publicly visible facade may be of natural stone, wood, brick, tile, terra cotta, or other material. Materials shall convey a sense of substance and permanence.





(iv) Colors

The publicly visible facade of any building and of any adjoining walls generally shall be of one color but no more than three colors and simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. However, facade surfaces under portals or inset panels in a wall under a roof overhangs, in church-derived designs, may be painted white or be of contrasting or complimentary colors or have mural decorations.

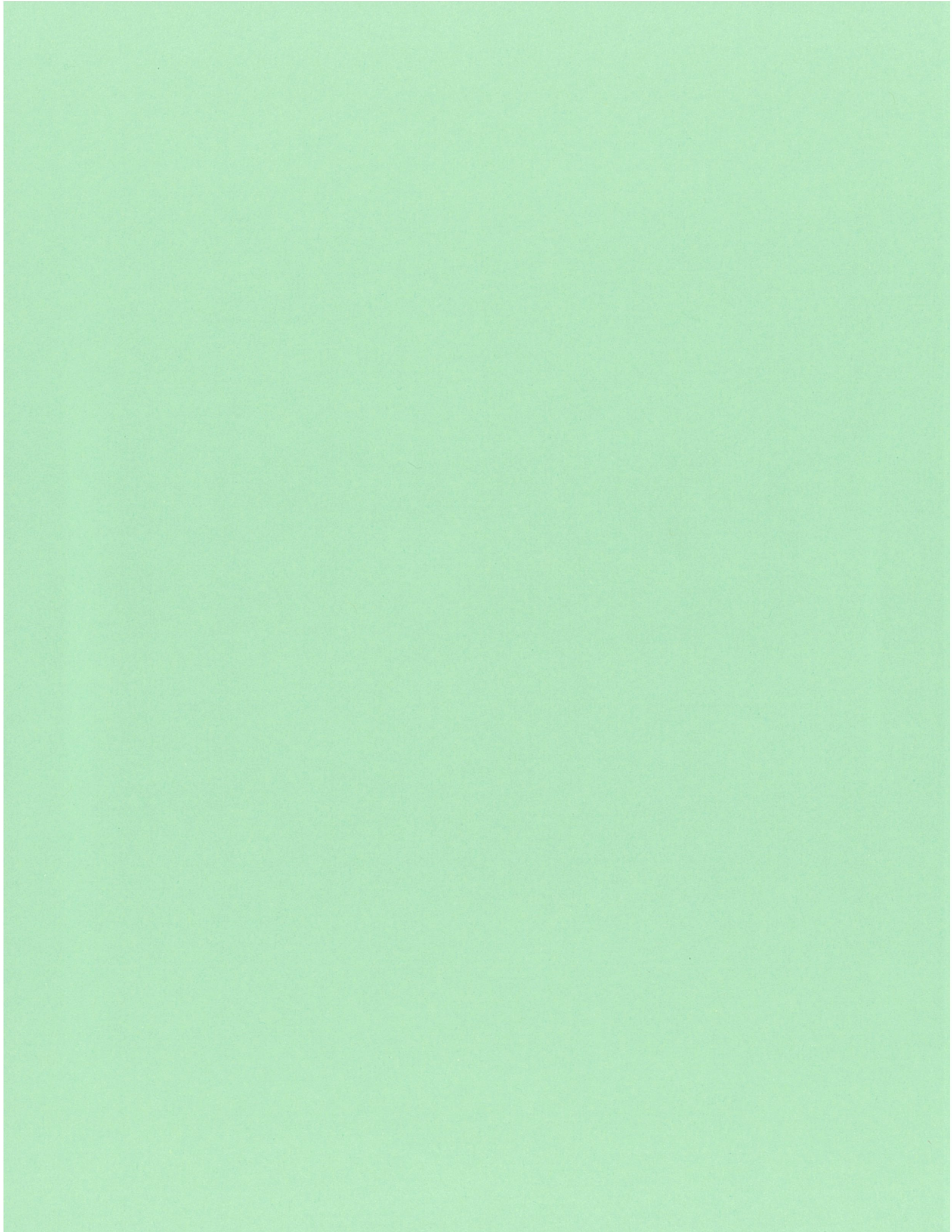


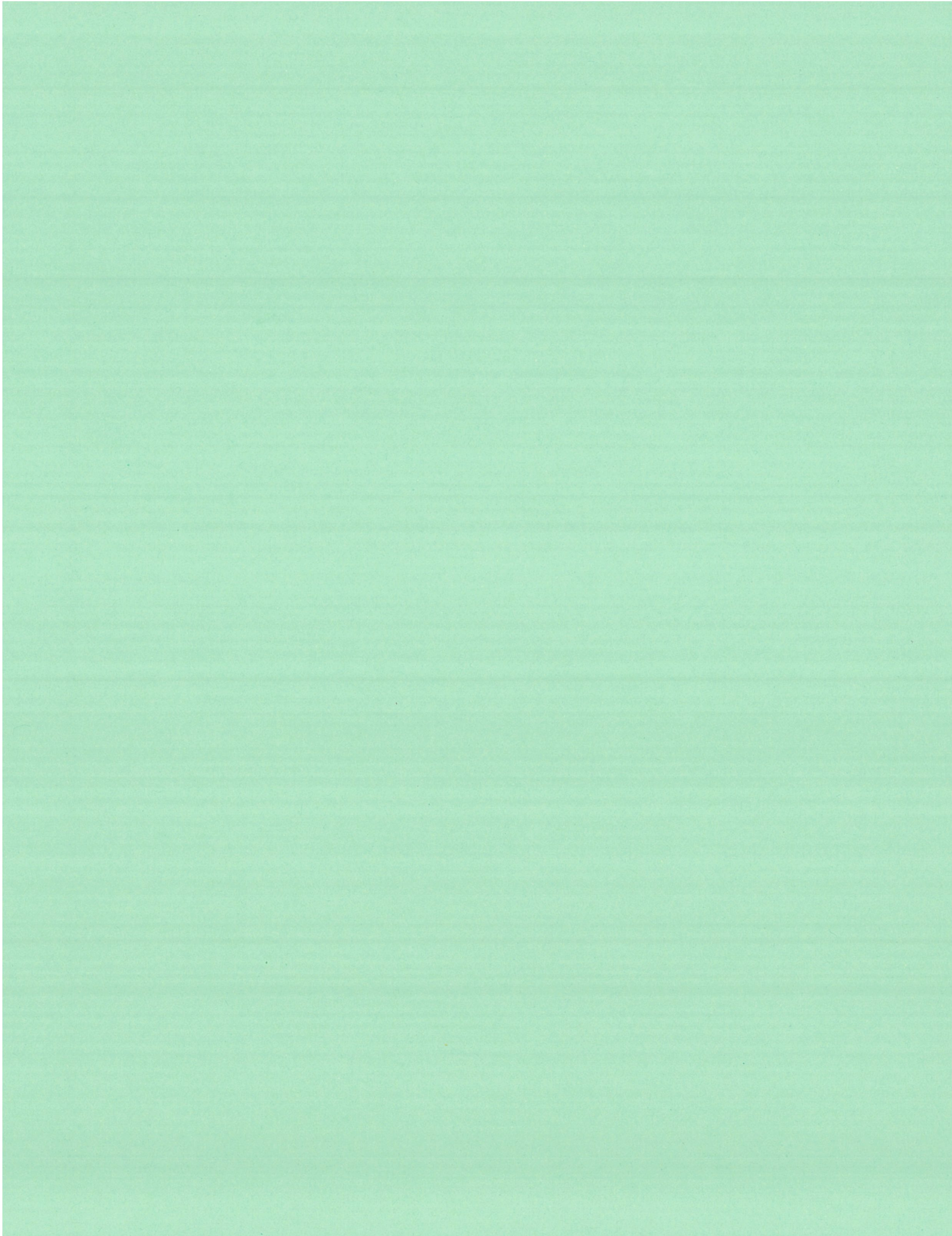
(v) *Other Features*

Facades shall be flat, varied by inset portals, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices. Depending upon the existing streetscape and if permitted otherwise in this chapter, a portal may cover the entire sidewalk with the columns set at the curb line.

(vi) *Height*

The height shall be limited to the average height of institutional buildings as measured within the applicable streetscape. When determining an applicable streetscape, vacant lots or parcels shall not be included in the calculation for allowable height. If no institutional buildings are included in the streetscape, the maximum height shall not exceed the average height of existing buildings in the streetscape. The land use department staff shall determine the applicable streetscape as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. Height shall be measured as set forth in Subsection 14-5.2(D)(9)(c)(iii). Heights of existing structures shall be as set forth on the official map of building heights. If the height of an existing building is not given, the state shall submit a statement from a NM licensed surveyor of the actual height. No building facade shall be over two stories in height unless the façade includes projecting or recessed portales, balconies, setbacks or other design.

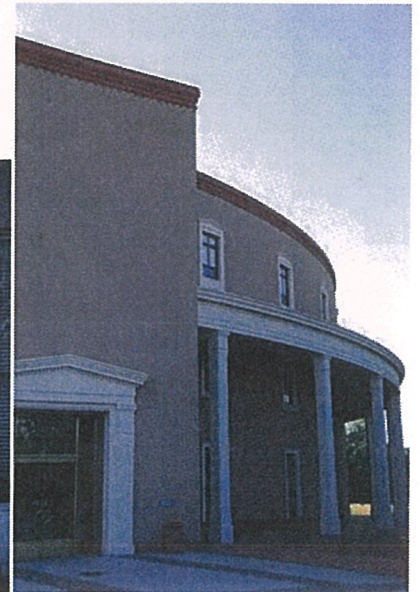
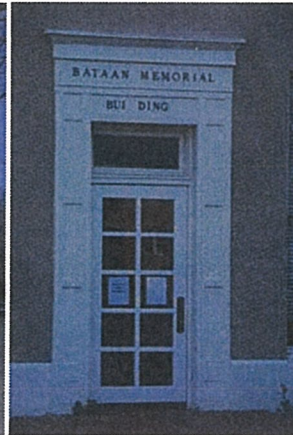


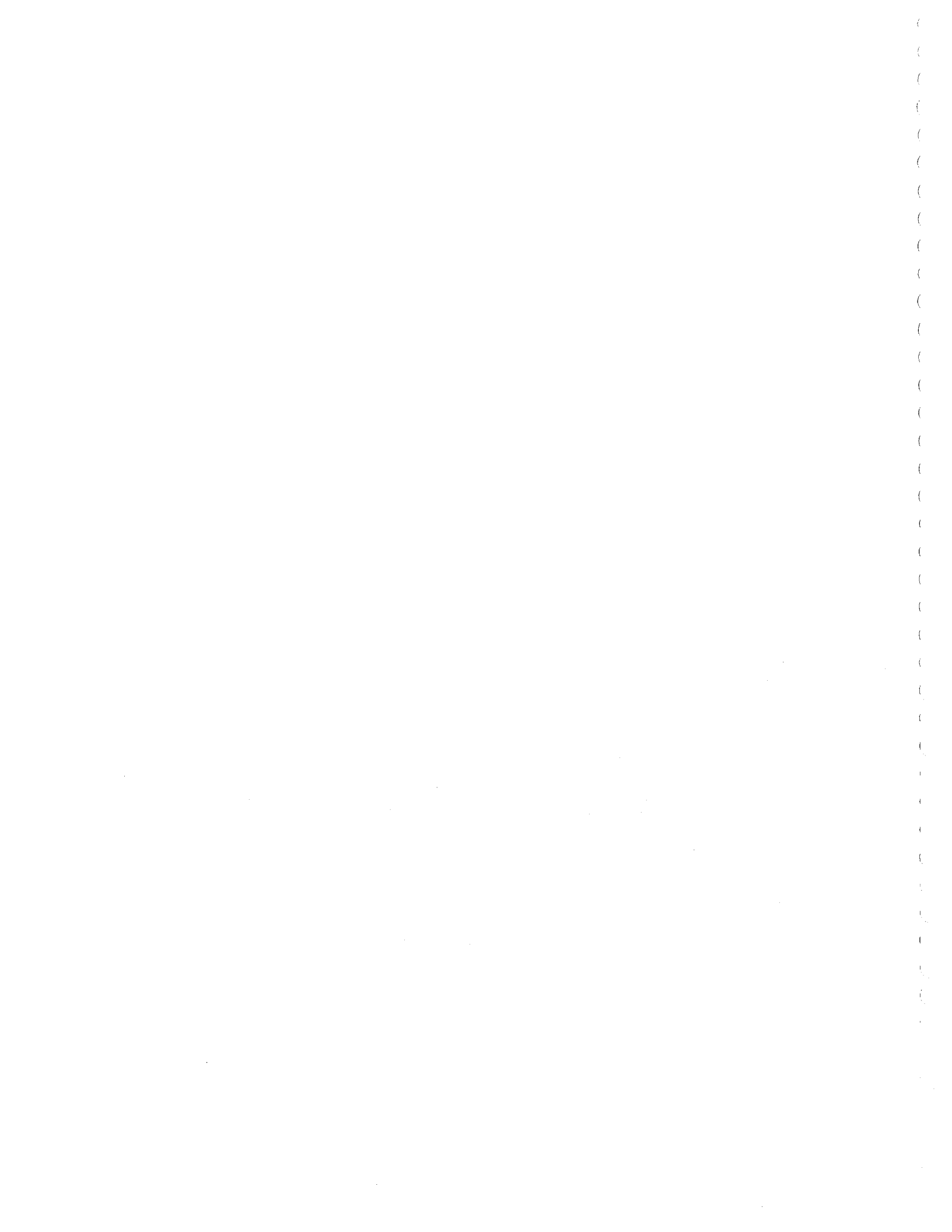


3.0 Main Capitol Campus Master Plan

OVERVIEW

The evolution of the Business-Capitol District of Santa Fe from a residential/farming neighborhood to the New Mexico State Capitol Campus began as early as the 1850's, which is when the move of the Territorial Capitol from the Plaza across the river was first contemplated. In 1886 the Territorial Capitol move to the south side of the river was complete; the Governor's residence was also moved from the Plaza to a site across the river near the Barrio Analco. By 1934 the Villagra Building was constructed, followed by the State Supreme Court on Don Gaspar Avenue in 1936. The Bataan Building and State Department of Education were both completed around 1950.

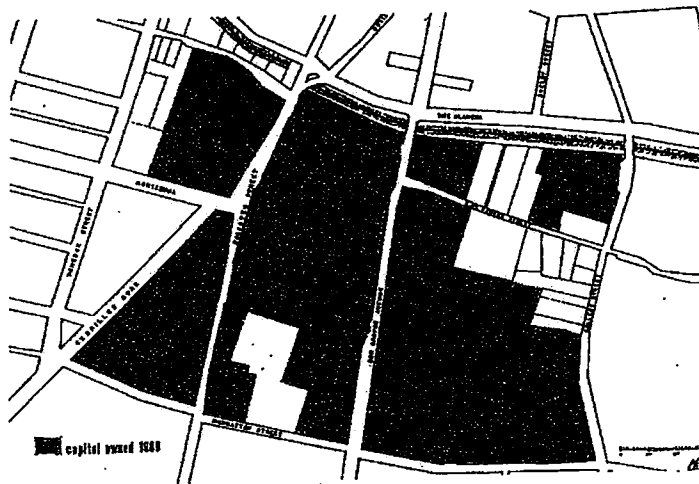




Even though the Capitol had already been relocated once, in 1962 *The New Mexico State Capitol 1963-1980 Twenty Year Development Plan* revisited two other possibilities for campus locations – the Penitentiary site and the Prince property to the northeast of the plaza. This study re-confirmed the present capitol campus location as a vital component of the city’s tourism industry and business center. Shortly after this development plan was completed, the new state capitol building (the Roundhouse) was dedicated. This development plan further recommended “...that the Capitol be expanded about and within its existing complex.” It proposed additional land acquisitions to expand state-owned property to accommodate future growth. The 13 acres of land owned at that time are shown below in the first diagram, with the second diagram showing recommended land acquisitions to provide for an adequate campus.

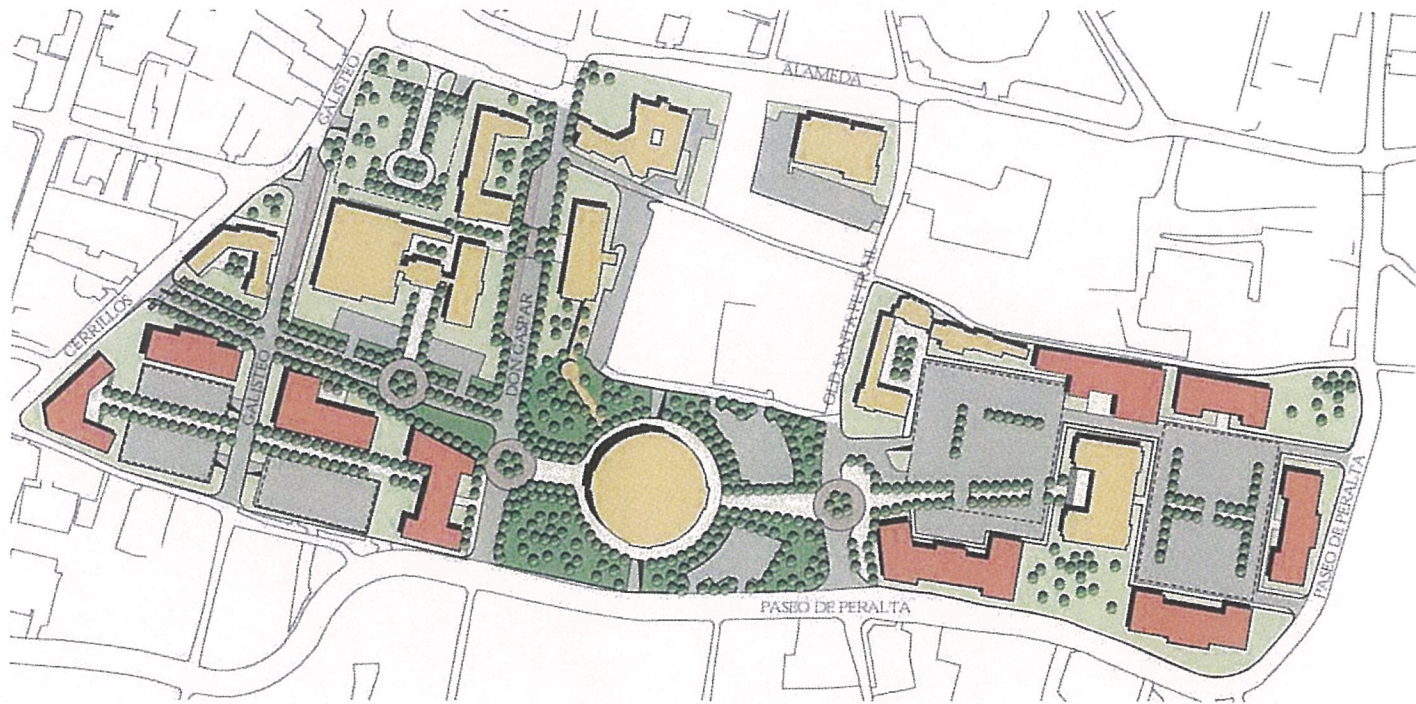


State Capitol -- Land status 1962 & 1980



By the early 1980's this district had cemented its institutional character, and planning efforts were focused on creating and maintaining a state government "campus". The State of New Mexico has continued to address the unique planning needs for this area by the establishment of the Capitol Buildings Planning Commission in 1997, and in the year 2000 the Santa Fe Area Plan was first adopted. The recent June 2011 update to this plan is attached in Appendix D for review. This document, along with several other building planning publications that may be of interest, may also be viewed at http://www.nmlegis.gov/lcs/cbpc_cbmp_binder_contents62011.aspx.

2000 Preliminary Development Plan of the Main Capitol Campus

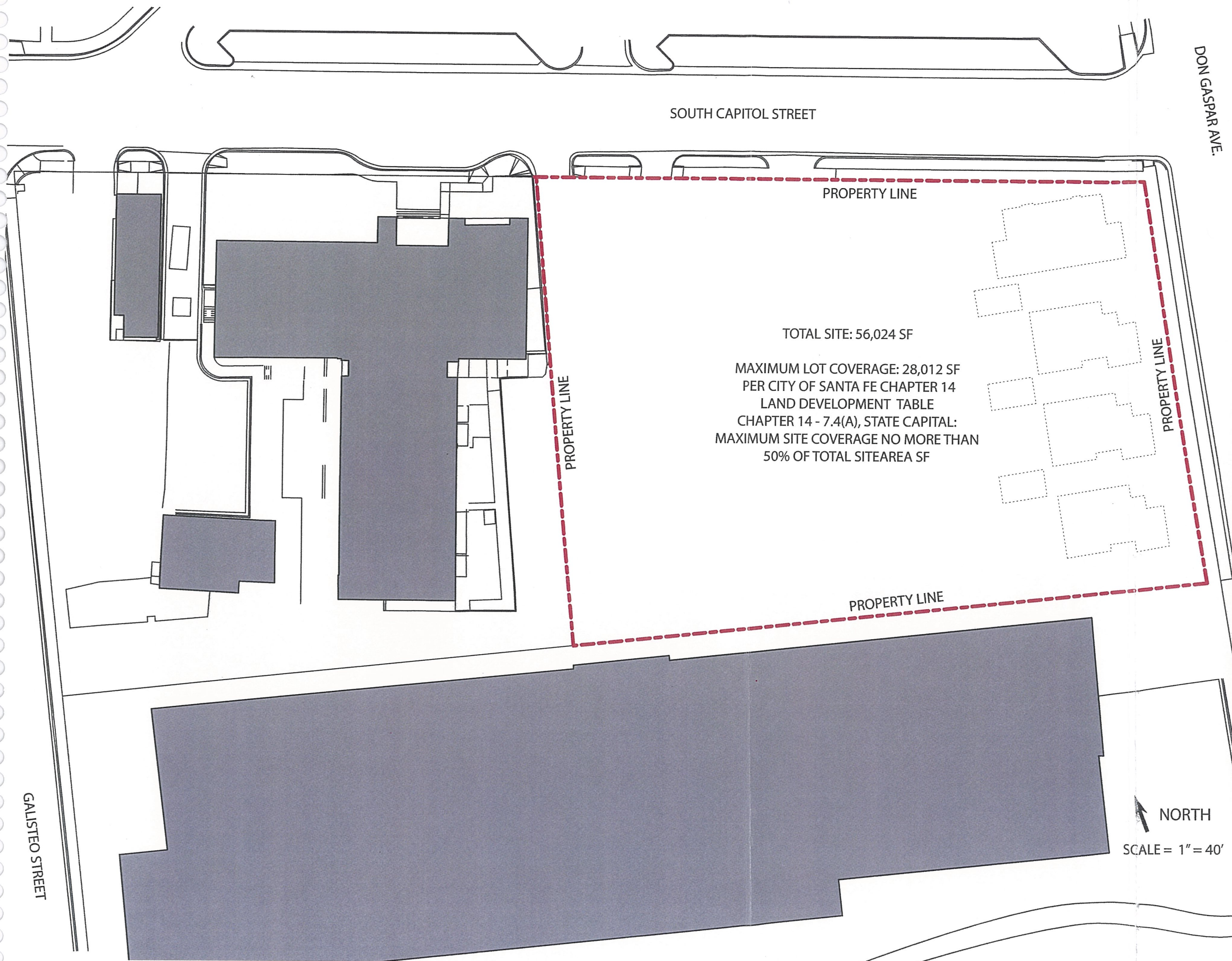


Capitol Buildings Master Plan

19823

Site Analysis:

The following nine drawing sheets indicate the analysis of the opportunities for construction of a 56,000 square foot facility on this site while maintaining harmony and compatibility with the City of Santa Fe Chapter 14 Land Development Code and the Capitol Buildings Master Plan. **It is the intent of PCD to remove the existing casitas so that this site can support a building of this size within three stories.**



SOUTH CAPITOL STREET

DON GASPAR AVE.

GALISTEO STREET

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

TOTAL SITE: 56,024 SF
 MAXIMUM LOT COVERAGE: 28,012 SF
 PER CITY OF SANTA FE CHAPTER 14
 LAND DEVELOPMENT TABLE
 CHAPTER 14 - 7.4(A), STATE CAPITAL:
 MAXIMUM SITE COVERAGE NO MORE THAN
 50% OF TOTAL SITE AREA SF

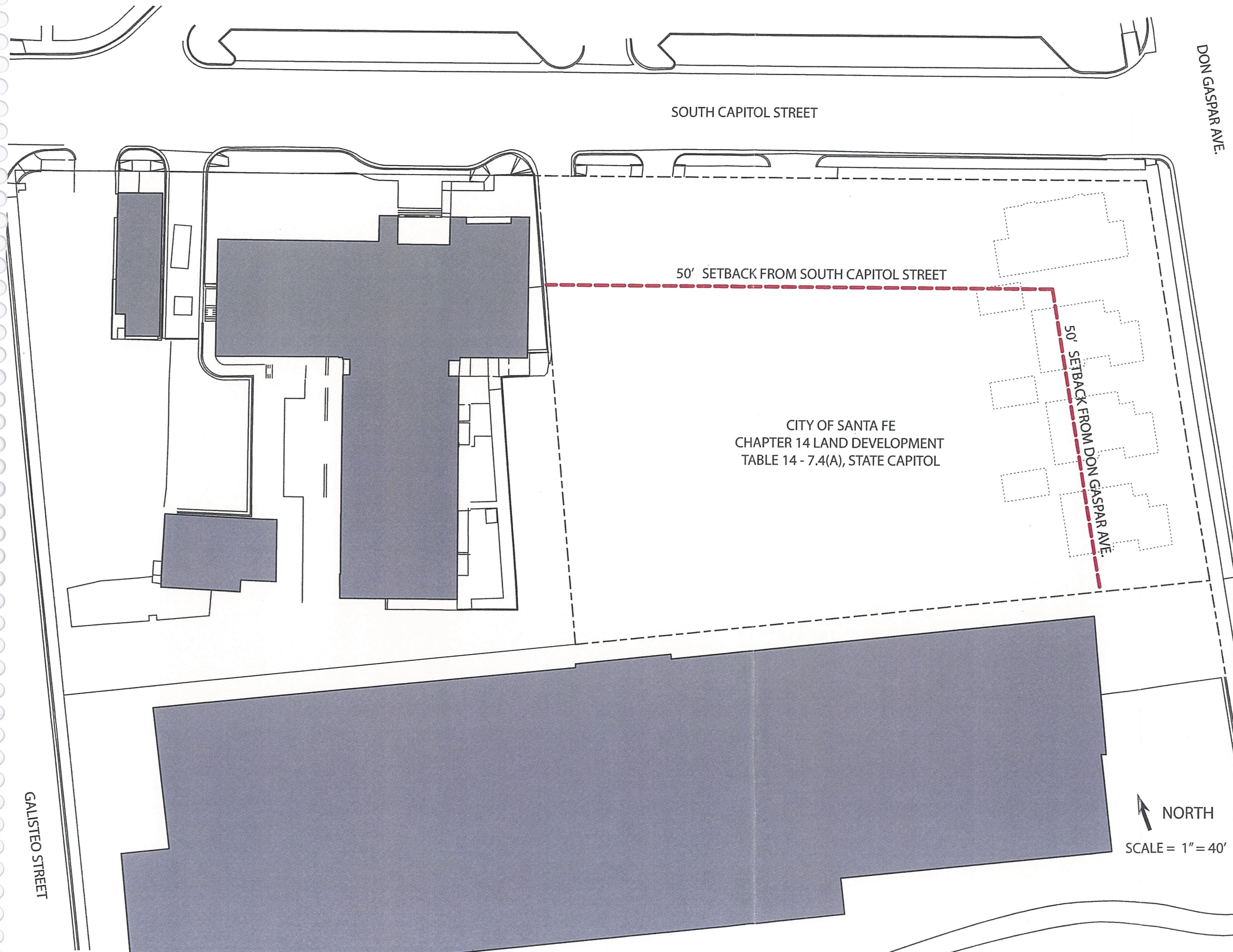
NORTH
 SCALE = 1" = 40'

DRAWING NO. 1:

The State of New Mexico owns the entire city block bounded by South Capitol Street, Don Gaspar Avenue, Galisteo Street, and Paseo de Peralta/Manhattan. To evaluate compatibility with building codes and the City of Santa Fe Land Development Code, the property line indicating the area available for development is shown in red.

An archaeological study conducted by the Office of Archeological Studies, Museum of New Mexico, has been completed for the site, and the Administrative Summary of that study is included in Appendix E. The summary recommends that archaeological clearance be granted to GSD for construction of the Executive Office Building.

A request for demolition of the casitas is being prepared for submission to the Historic District Review Board, and those casitas are shown dotted in on this drawing. In preparation for the demolition request, an Historic American Building Survey (HABS) has been completed and is included in Appendix D.



SOUTH CAPITOL STREET

DON GASPAR AVE.

GALISTEO STREET

50' SETBACK FROM SOUTH CAPITOL STREET

50' SETBACK FROM DON GASPAR AVE.

CITY OF SANTA FE
CHAPTER 14 LAND DEVELOPMENT
TABLE 14 - 7.4(A), STATE CAPITOL

NORTH
SCALE = 1" = 40'

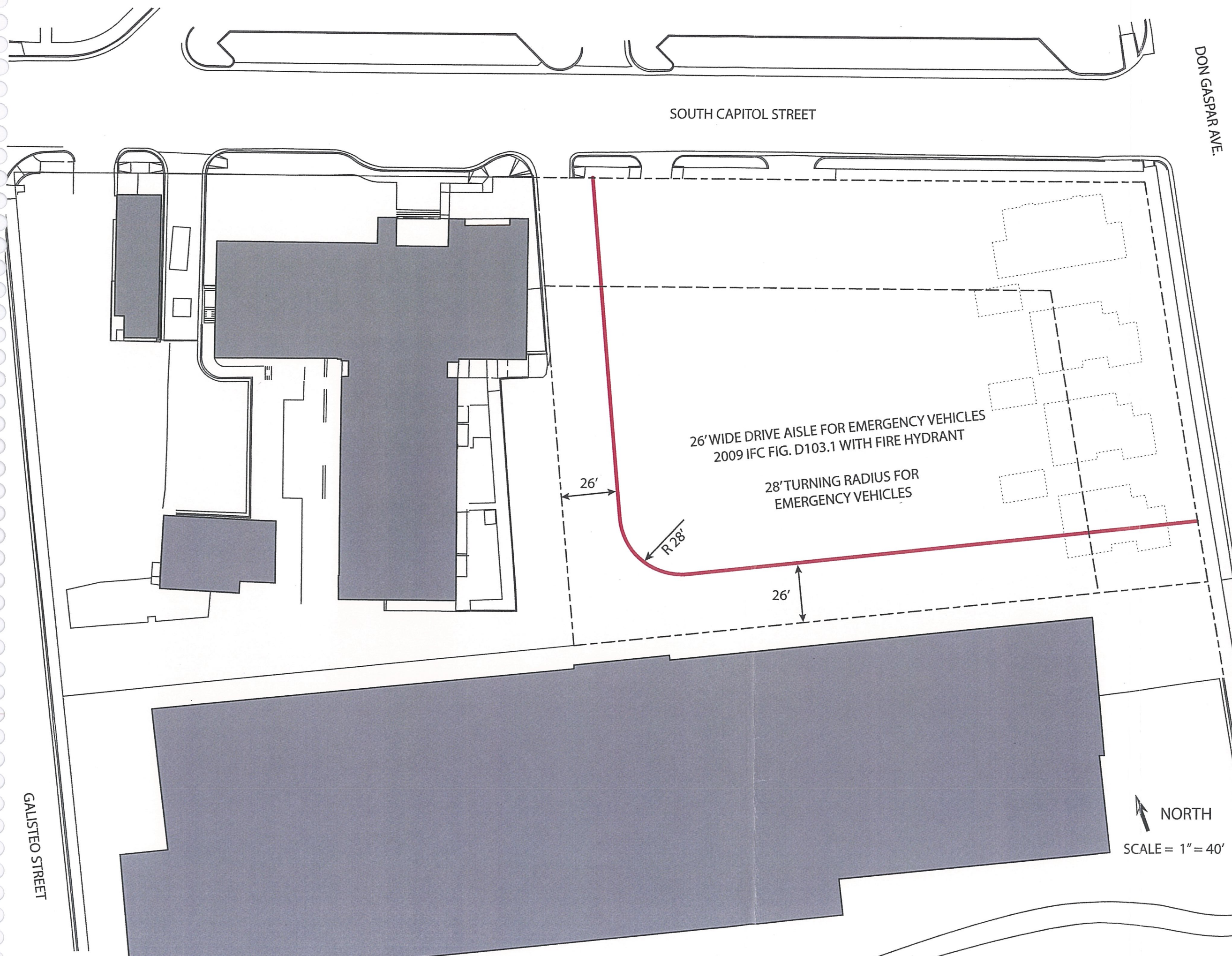
DRAWING NO. 2:

The frontage setbacks stated in the City of Santa Fe Land Development Code are shown in red. The design professional made a formal request to the City of Santa Fe Planning Department for an interpretation regarding the need to observe the 50'-0" frontage setback on both South Capitol Street and Don Gaspar Avenue. Please see Appendix A for the interpretation request letter and the reply from Mr. Greg Smith, Planning Director for the City of Santa Fe.

This interpretation is also compatible with the June 2011 Capitol Building Master Plan, Santa Fe Area, Provided in Appendix D.

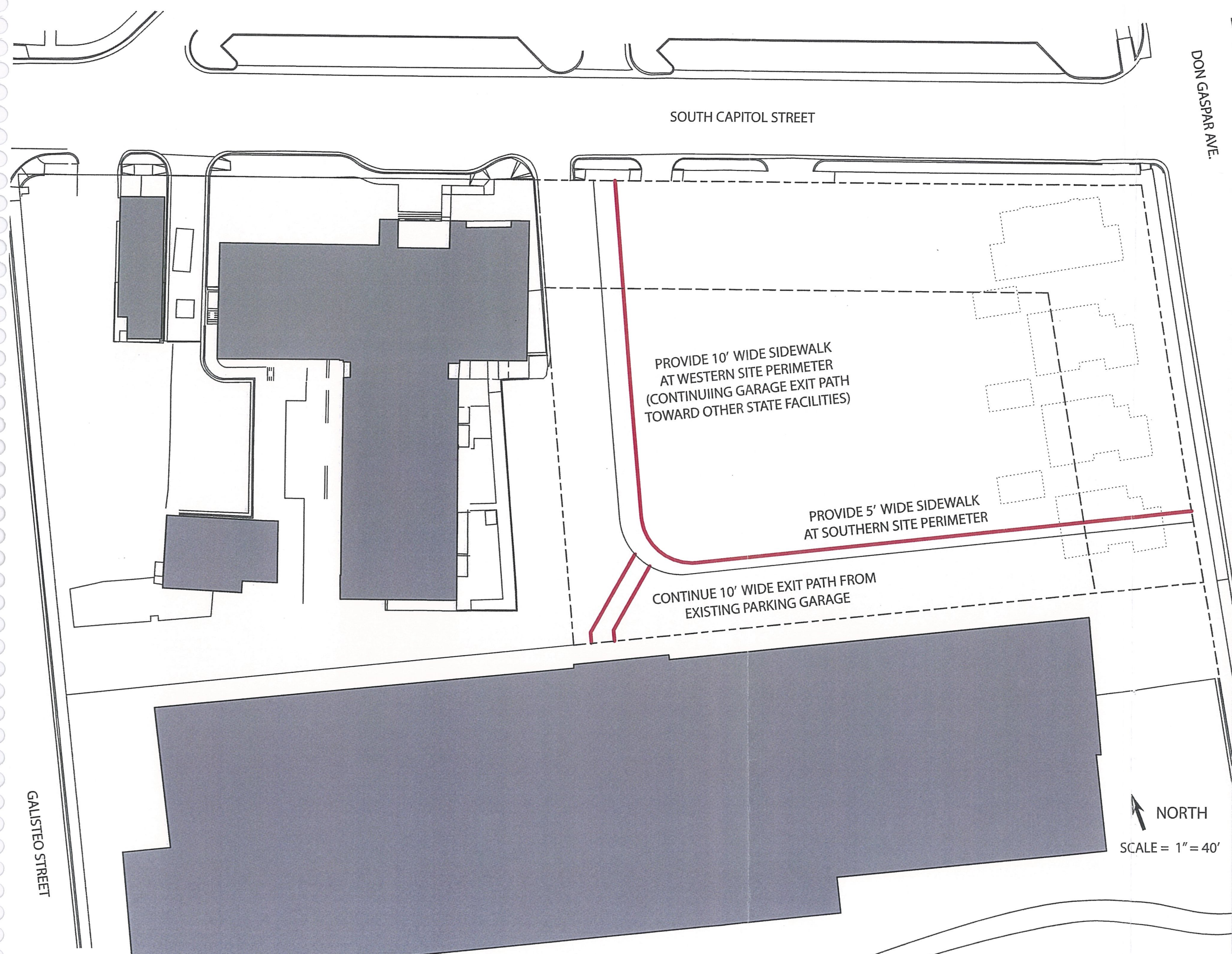
DRAWING NO. 3:

The design professional has been in consultation with the City of Santa Fe Fire Marshall to determine the requirements for fire apparatus access to the building, fire hydrants, and Siamese connections. The pertinent portions of the fire code are stated here.



DRAWING NO. 4:

One of the goals of the project is to strengthen and celebrate the pedestrian walkway from the north elevation of the parking structure to the Bataan Building to the north. This drawing shows the dedicated 10'-0" wide path for parking structure users, as well as the 5'-0" wide sidewalk required by the Fire Marshal along the south edge of the building footprint.



SOUTH CAPITOL STREET

DON GASPAR AVE.

GALISTEO STREET

PROVIDE 10' WIDE SIDEWALK
AT WESTERN SITE PERIMETER
(CONTINUING GARAGE EXIT PATH
TOWARD OTHER STATE FACILITIES)

PROVIDE 5' WIDE SIDEWALK
AT SOUTHERN SITE PERIMETER

CONTINUE 10' WIDE EXIT PATH FROM
EXISTING PARKING GARAGE

NORTH
SCALE = 1" = 40'

DRAWING NO. 6:

After deducting for setbacks, fire access and pedestrian walks, the maximum buildable area is 23,115 square feet on the first floor.

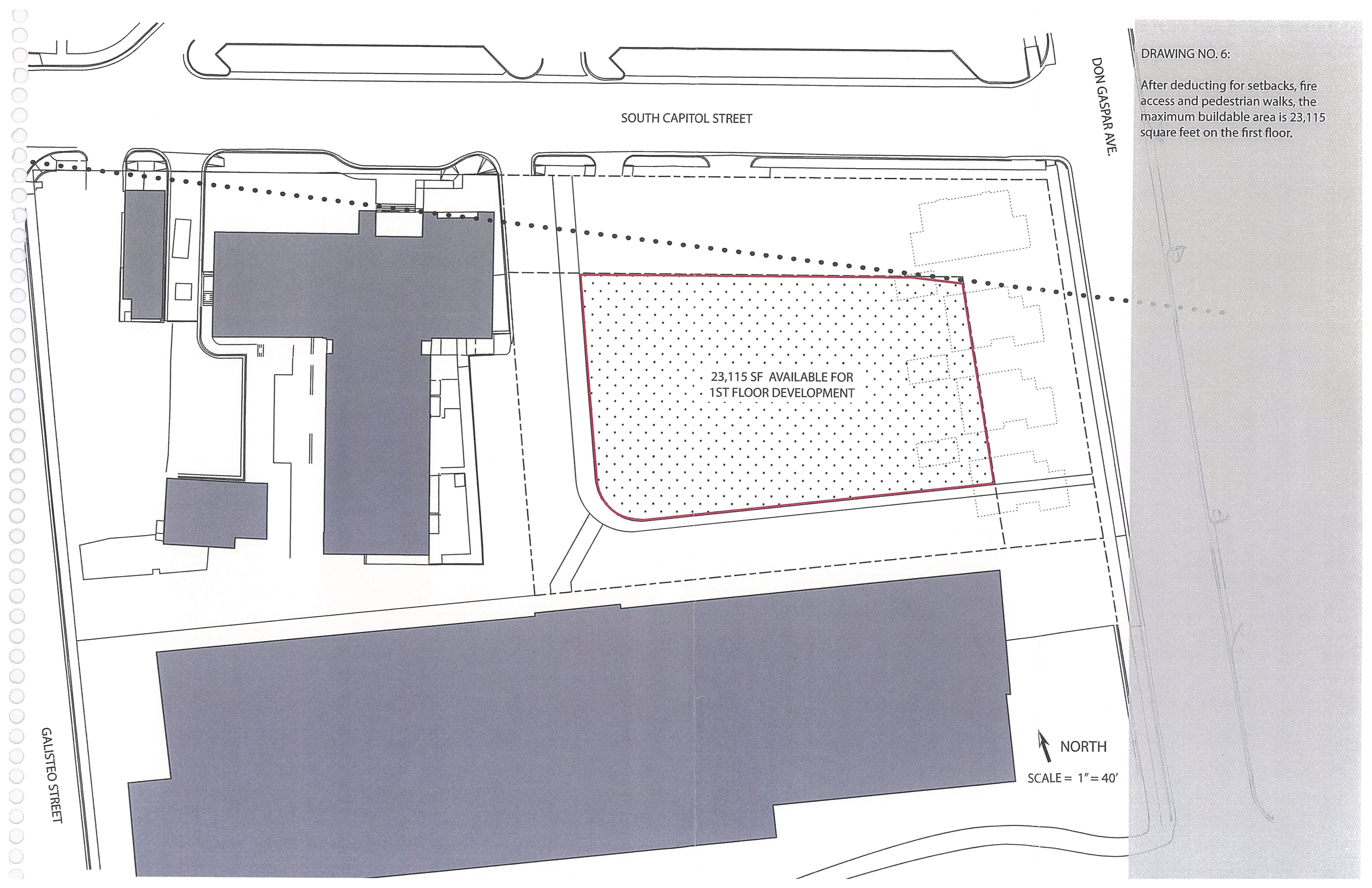
SOUTH CAPITOL STREET

DON GASPAR AVE.

23,115 SF AVAILABLE FOR
1ST FLOOR DEVELOPMENT

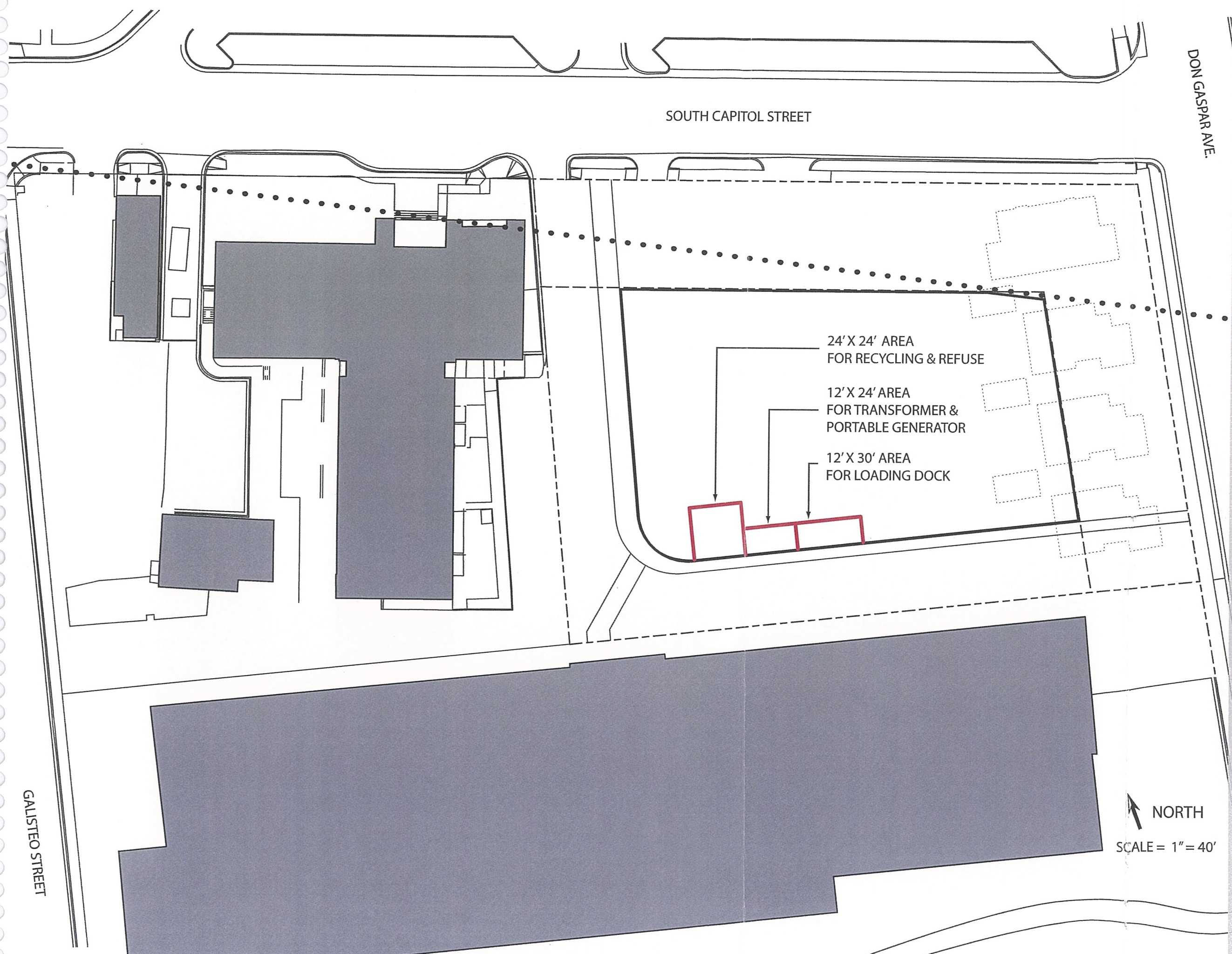
GALISTEO STREET

NORTH
SCALE = 1" = 40'



DRAWING NO. 7:

This drawing shows square footage placeholders for auxiliary site needs that, by definition, should not be located on the public street sides of the project. Specifically, they are the refuse/recycling area, transformer/portable generator utility yard, and a loading dock.



SOUTH CAPITOL STREET

DON GASPAR AVE.

GALISTEO STREET

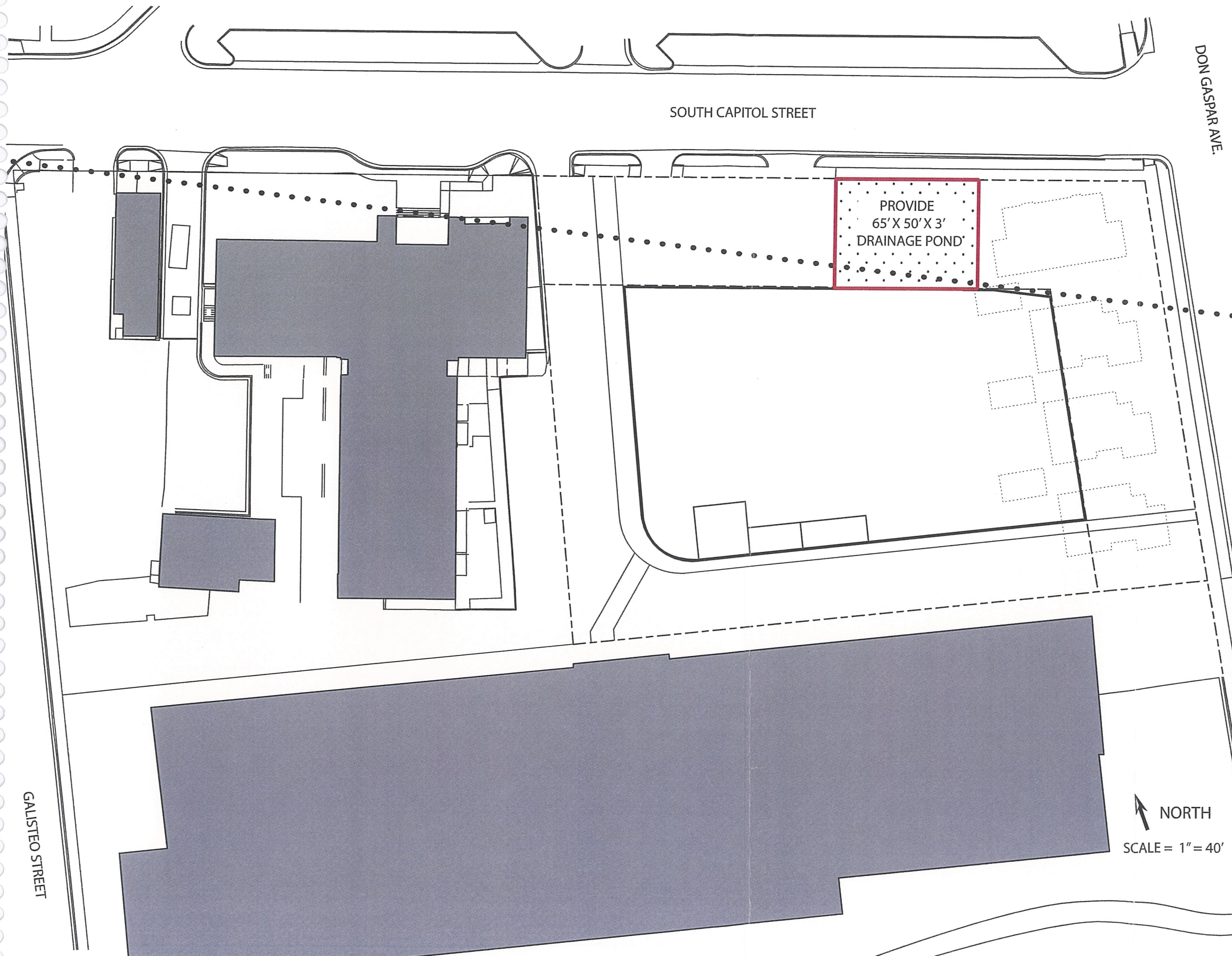
24' X 24' AREA
FOR RECYCLING & REFUSE

12' X 24' AREA
FOR TRANSFORMER &
PORTABLE GENERATOR

12' X 30' AREA
FOR LOADING DOCK

NORTH

SCALE = 1" = 40'



SOUTH CAPITOL STREET

DON GASPAR AVE.

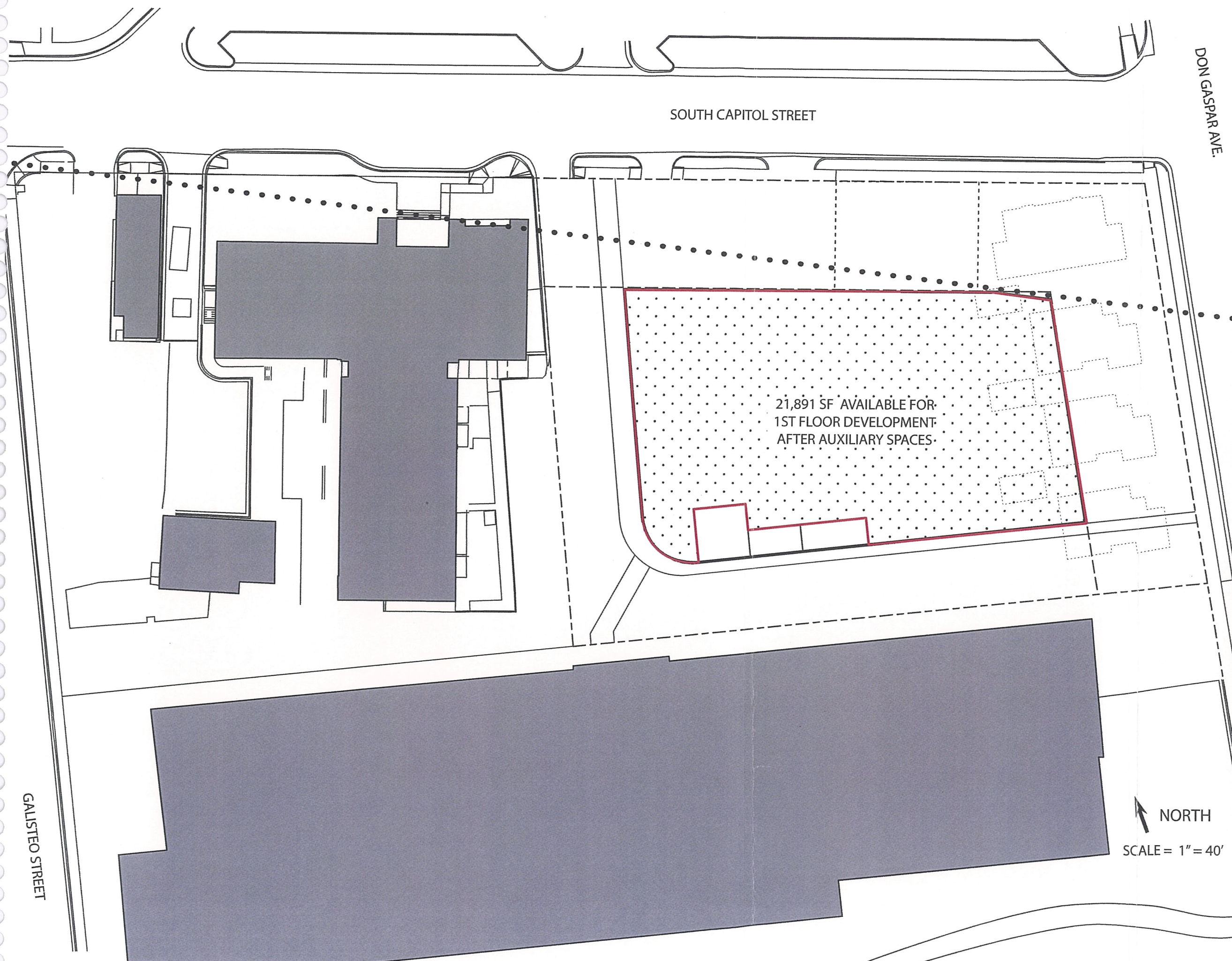
GALISTEO STREET

PROVIDE
65' X 50' X 3'
DRAINAGE POND

NORTH
SCALE = 1" = 40'

DRAWING NO. 8:

This site layout shows the approximate size of the 3'-0" deep drainage pond that will be needed for storm water. The size and depth of this pond is an estimate based on current paved areas of the site and an estimated percolation rate of the soil. The pond size will be refined as further information, such as the survey and geotechnical report, is developed. The area of this pond may be articulated as more than one pond or as a larger, shallower configuration to meet the design load.

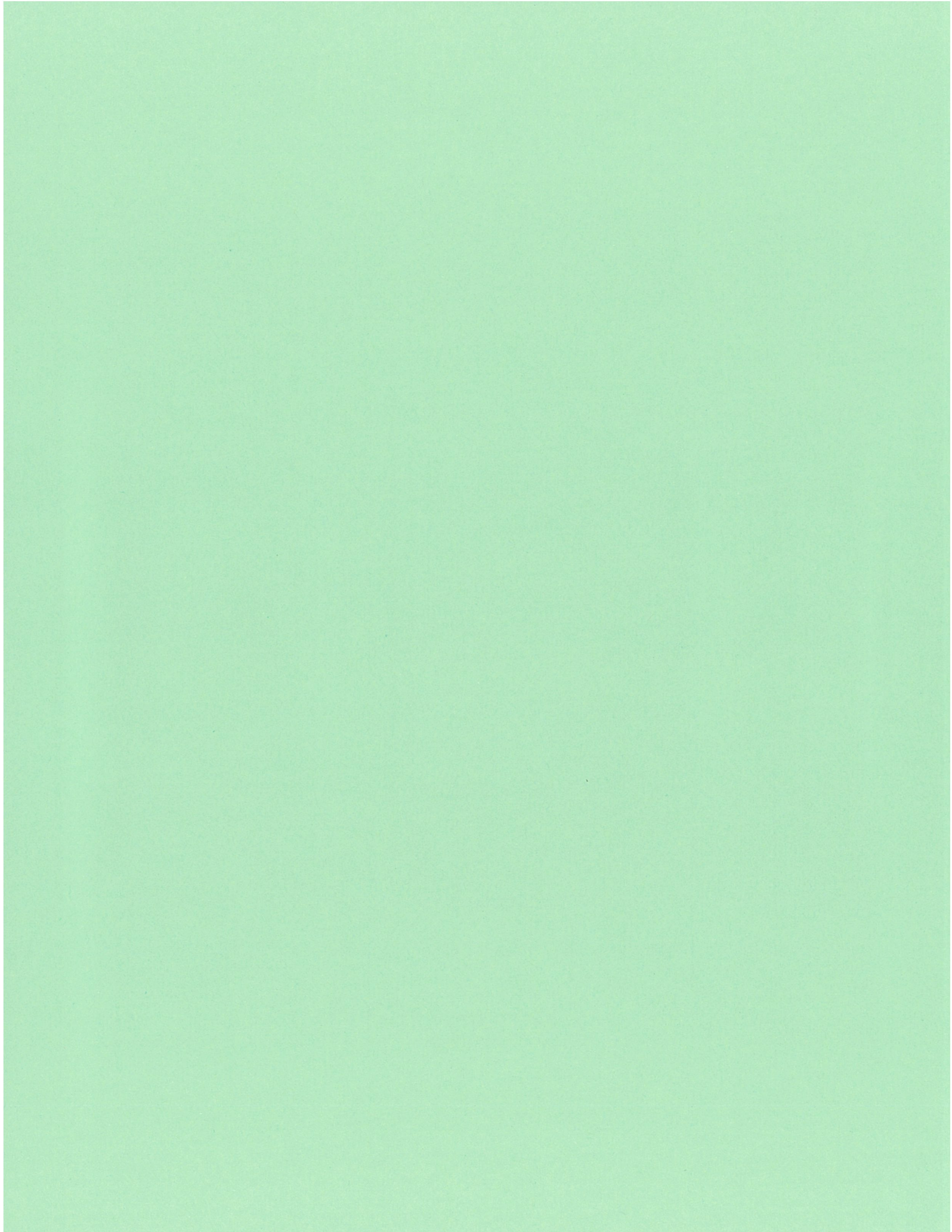


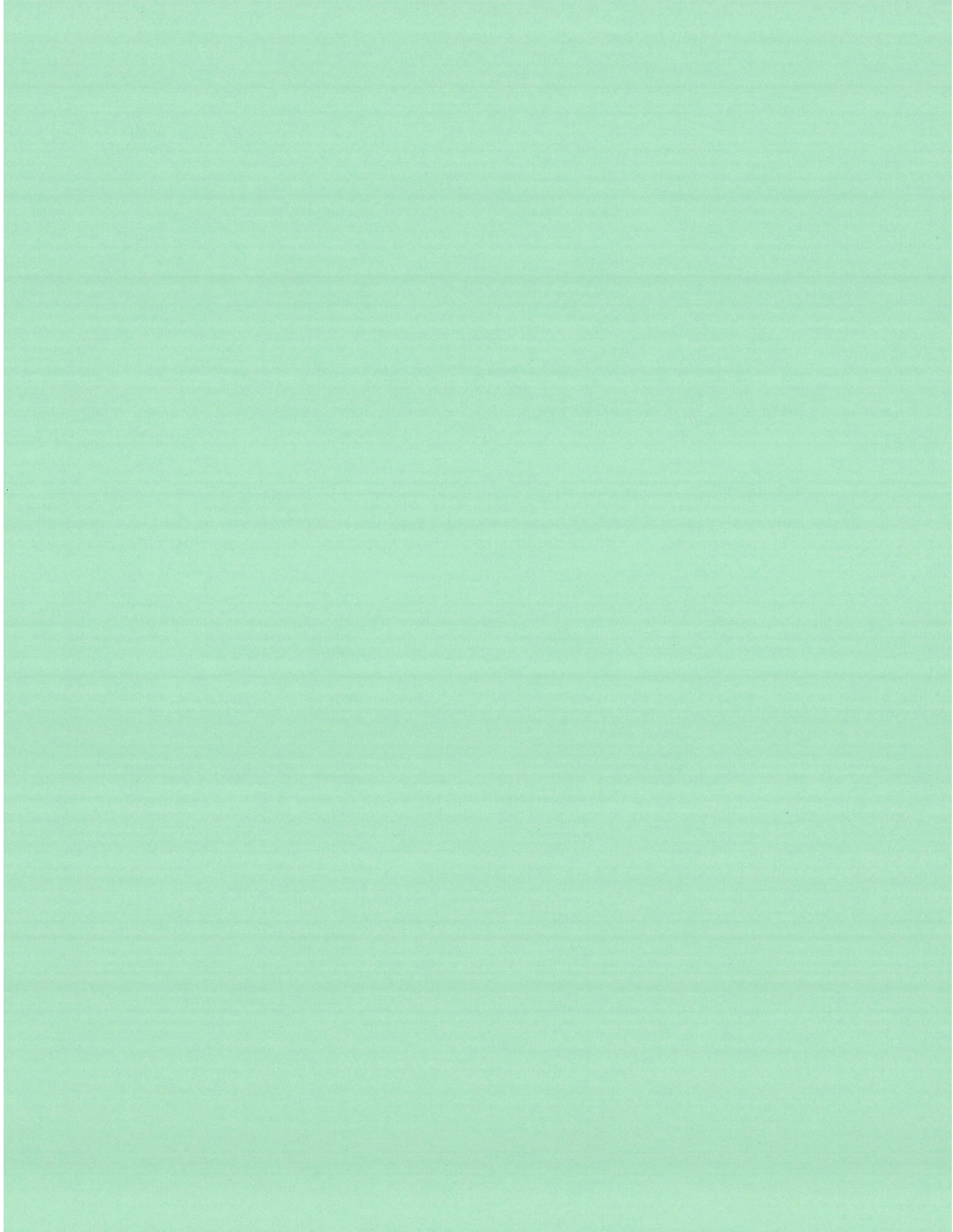
DRAWING NO. 9:

This final site plan demonstrates the available square footage (21,891 sf) for the first floor development with all auxiliary spaces deducted.

Analysis:

Site:	56,024 sf
Building Area:	28,012 sf
First Floor:	21,891 sf
Total Bldg. Height:	+/- 45'-0"
No. of Floors:	2 plus 6/10 of a 3rd floor





From: SMITH, GREGORY T. [gtsmith@ci.santa-fe.nm.us]
Sent: Thursday, August 09, 2012 12:15 PM
To: Lacy, Janet E.
Cc: OREILLY, MATTHEW S.; RASCH, DAVID A.
Subject: Street setback requirements South Capitol at Don Gaspar

Janet:

In response to the questions in your letter dated August 1, 2012:

1. The setback requirements apply to both the South Capitol and Don Gaspar frontages
2. "a" is correct – the minimum setback from the street for any part of the building must equal the height of the highest part of the building. The graduated height/setback ("stepback") you describe in 2.b of your letter applies in certain other BCD subdistricts, where it is specifically described, but not in the State Capitol subdistrict.

Feel free to contact me if there are other questions about the standards in Table 14-7.4-1.

Greg Smith, AICP
Director, Current Planning Division
City of Santa Fe
PO Box 909
Santa Fe, NM 87504-0909

505-955-6957
FAX 505-955-6829
gtsmith@santafenm.gov

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Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

August 1, 2012

Mr. Greg Smith, Director
City of Santa Fe Planning Department
P.O. Box 909
Santa Fe, NM 87504-0909

RE: CHAPTER 14 LAND DEVELOPMENT REQUEST FOR INTERPRETATION

Dear Mr. Smith:

We spoke recently on the phone regarding the meaning and intent of a Building Placement and Setback Requirement for the Business-Capitol District, specifically the property across the street to the west of the State Capitol Building. The property is on the southwest corner of South Capitol Street and Don Gaspar and will have frontage on both these streets.

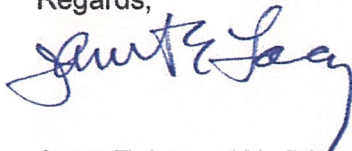
My question concerns the City of Santa Fe, Chapter 14, Land Development, Table 14-7.4(A)-1, Table of Dimensional Requirements for Townscape Subdistricts, specifically the column for "Building Placement and Setback Requirements (feet)". For my site on the southwest corner of South Capitol and Don Gaspar I am assuming that the "State Capitol" category would apply, as neither South Capitol nor Don Gaspar Streets are listed in this table.

For the "State Capitol" category, the column for Building Placement and Setback Requirements states: "Minimum setback from street must equal building height; minimum side yard building setbacks of 5 feet." I have two questions regarding this, as follows:

1. Since the property fronts on both South Capitol and Don Gaspar, does criterion for "frontage" apply to both these streets?
2. When the setback is required to equal building height, does that mean:
 - a. If the building is 50 feet at its highest point, then the setback of any portion of the building is 50 feet, or
 - b. If the first floor is 16 feet tall, then the setback for the entire first floor is 16 feet, and if the second floor is 32 feet, then all portions of the second floor are set back 32 feet, and so forth for any subsequent additional floors?

Thank you for the time you took to assist me with the mapping section of the website, and for review of the issues impacting this site. Please feel free to contact me with any additional questions you may have.

Regards,



Janet E. Lacy, AIA, DBIA
505-348-4135, 505-980-7861

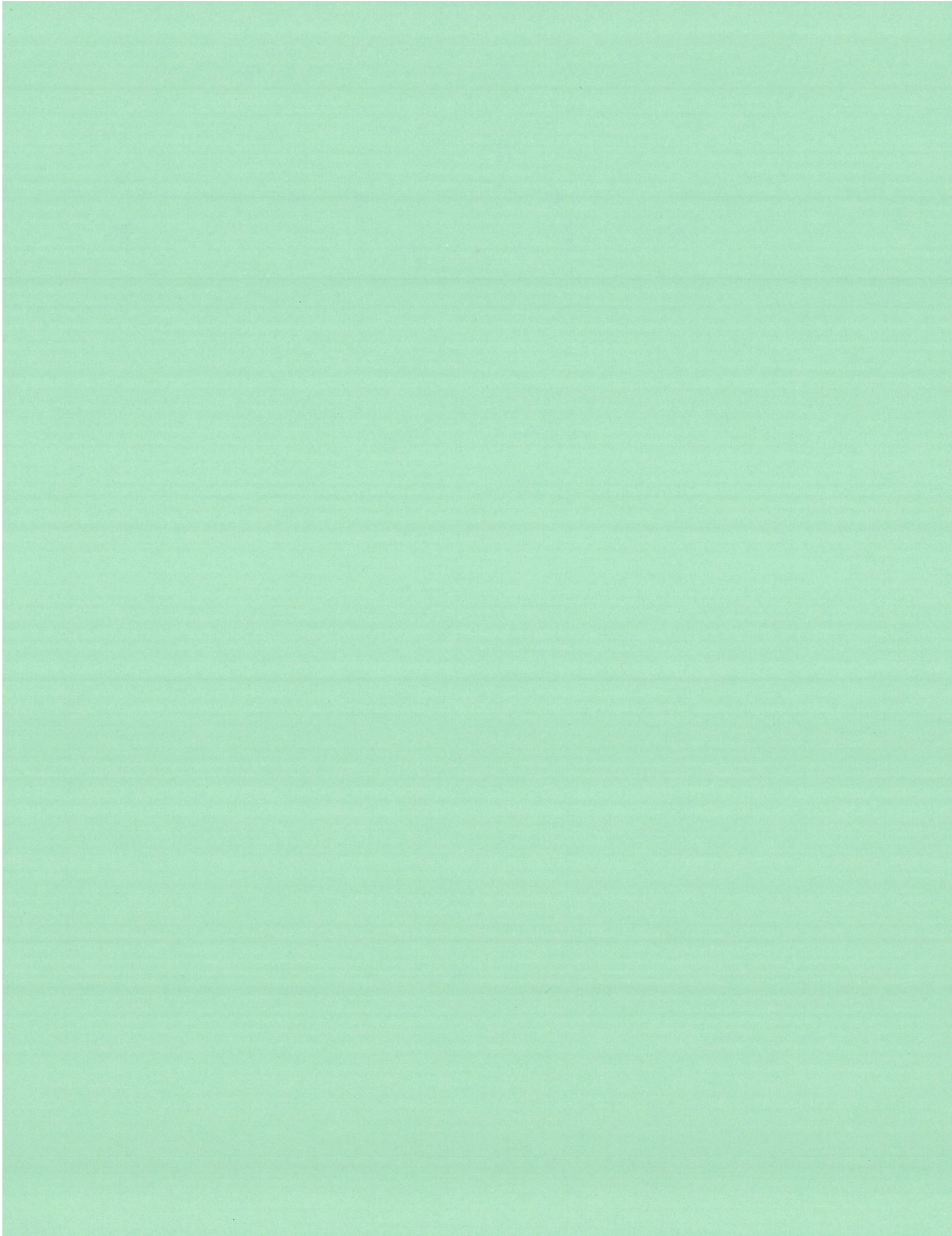
Cc: Peter Allen, Project Manager, Property Control Division

Wilson & Company, Inc., Engineers & Architects



SHARED OWNERSHIP • COLLABORATION
INTENSITY • DISCIPLINE • SOLUTIONS





AN ACT

RELATING TO LOCAL GOVERNMENTS; PROVIDING PROCEDURES FOR THE APPLICATION OF THE HISTORIC DISTRICT AND LANDMARK ACT TO STATE CAPITAL OUTLAY PROJECTS.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF NEW MEXICO:

Section 1. A new section of the Historic District and Landmark Act is enacted to read:

"APPLICABILITY TO STATE CAPITAL OUTLAY PROJECTS--
LIMITATION.--

A. Recognizing the fragility of the state's historic heritage, the purpose of this section is to establish a procedure under which the state and its municipalities and counties will commit to collaborate in good faith and work jointly to preserve and protect the historic districts of New Mexico.

B. Ordinances enacted by a municipality or county pursuant to the Historic District and Landmark Act shall apply to a state capital outlay project only as provided in this section and only if the ordinances contain special provisions and standards applicable to state buildings, including provisions concerning the design, construction, alteration or demolition of the exterior features of state buildings. If requested by a resolution of the governing body of a municipality or county, the staff of the capitol

buildings planning commission shall work jointly with the staff of the municipality or county in developing the provisions and standards required by this subsection.

C. The applicable state agency shall carry out a capital outlay project in a manner that is harmonious and generally compatible with the municipal or county ordinances.

D. Before commencing the design phase of a capital outlay project, the applicable state agency shall consult with the municipality or county as to the design standards in the ordinances and how those design standards would impact costs and the operation or manner in which the capital outlay project will ultimately be expected to function, provided that, if the municipality or county has an agency or other entity review projects within the area zoned as an historic district or landmark, then the consultation shall be with that review agency or other entity. The state agency shall work collaboratively with the municipality or county or its review agency or other entity to arrive at compatibility with the design standards, considering reasonable costs and preserving essential functionality. If the municipality or county has identifiable community groups involved in historic preservation, the agency shall also make every reasonable effort to obtain input from members of those identified groups before commencing the design phase.

E. After the design phase and before soliciting a

bid or a proposal for design-build or lease-purchase for a capital outlay project, the applicable state agency shall transmit its plans for review and comment to the municipality or county or its review agency or other entity and shall also conduct a public meeting to receive public input. Notice of the public meeting shall also be given to any identifiable community groups involved in historic preservation in the municipality or county.

F. Within sixty days after the public meeting, the municipality or county or its review agency or other entity, any identifiable historic preservation community group and any other interested party shall communicate recommendations and comments in writing to the state agency. The state agency shall consult with the municipality or county or its review agency or other entity to resolve any issues raised. If, at the end of the sixty-day period, unresolved issues remain, the municipality or county may, within five days after the end of the period, notify the applicable state agency that the issues remain unresolved and should be finally determined pursuant to Subsection G of this section; provided that, if notice is not timely given, the applicable state agency may, after incorporating those provisions to which the state agency and the municipality or county have agreed, proceed with the capital outlay project.

G. If notice is timely given by a municipality or

county, pursuant to Subsection F of this section, that issues remain unresolved, those issues shall be decided pursuant to the following provisions:

(1) within five days after the notice, a state-local government historic review board shall be formed, consisting of eight members as follows:

(a) one member appointed by the capitol buildings planning commission, who shall chair the board and who shall vote only if there is a tie among the other board members present;

(b) one member appointed by the cultural properties review committee;

(c) the state historic preservation officer or a designee of the officer;

(d) one member appointed by the agency or other entity that reviews projects within the area zoned as an historic district or landmark, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county;

(e) one member appointed by the agency or entity of the municipality or county that is concerned with historic preservation, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the

municipality or county; and

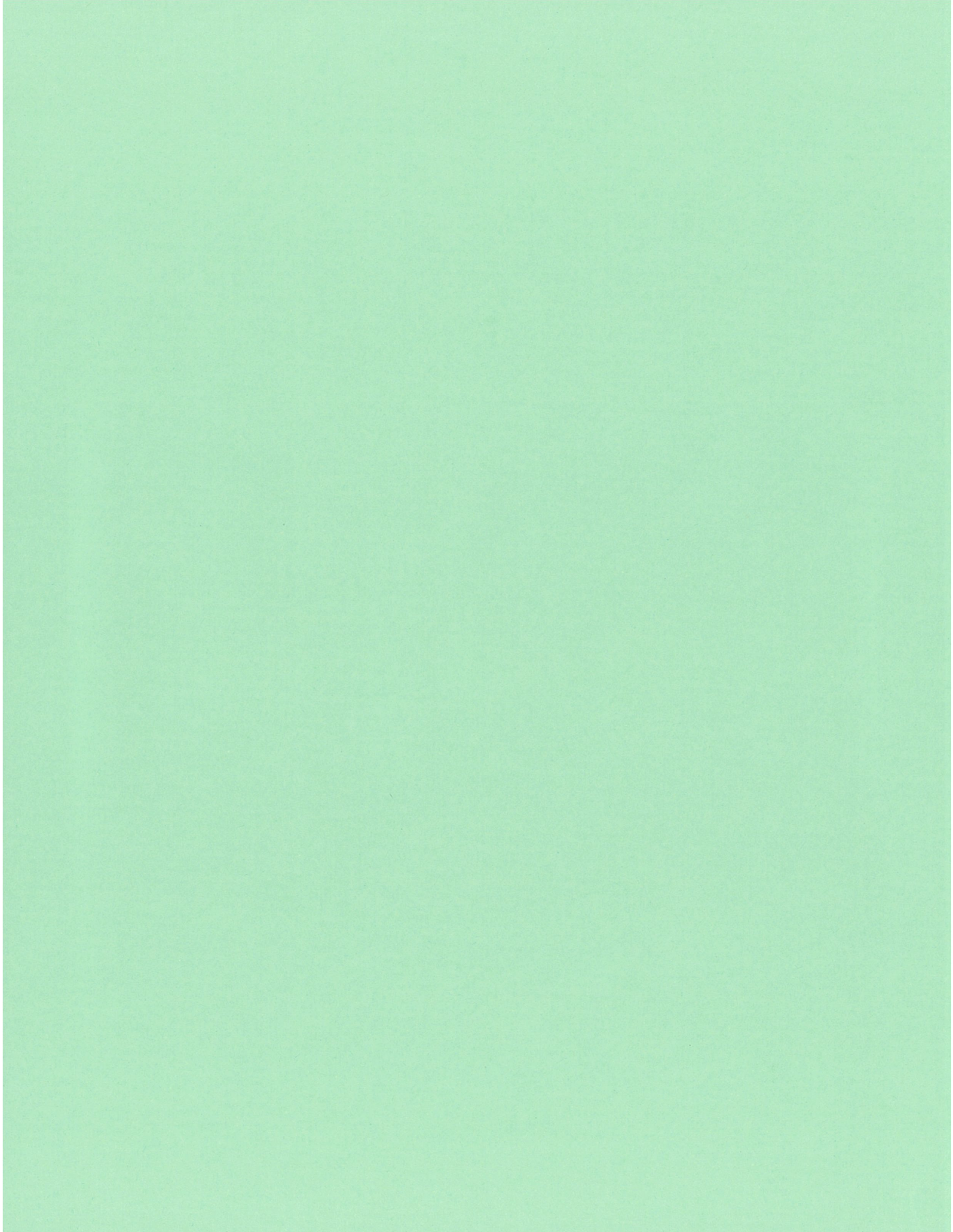
(f) three public members who have a demonstrated interest in historic preservation appointed as follows: one member appointed by the secretary of general services, one member appointed by the governing body of the municipality or county and one public member appointed by the other two public members;

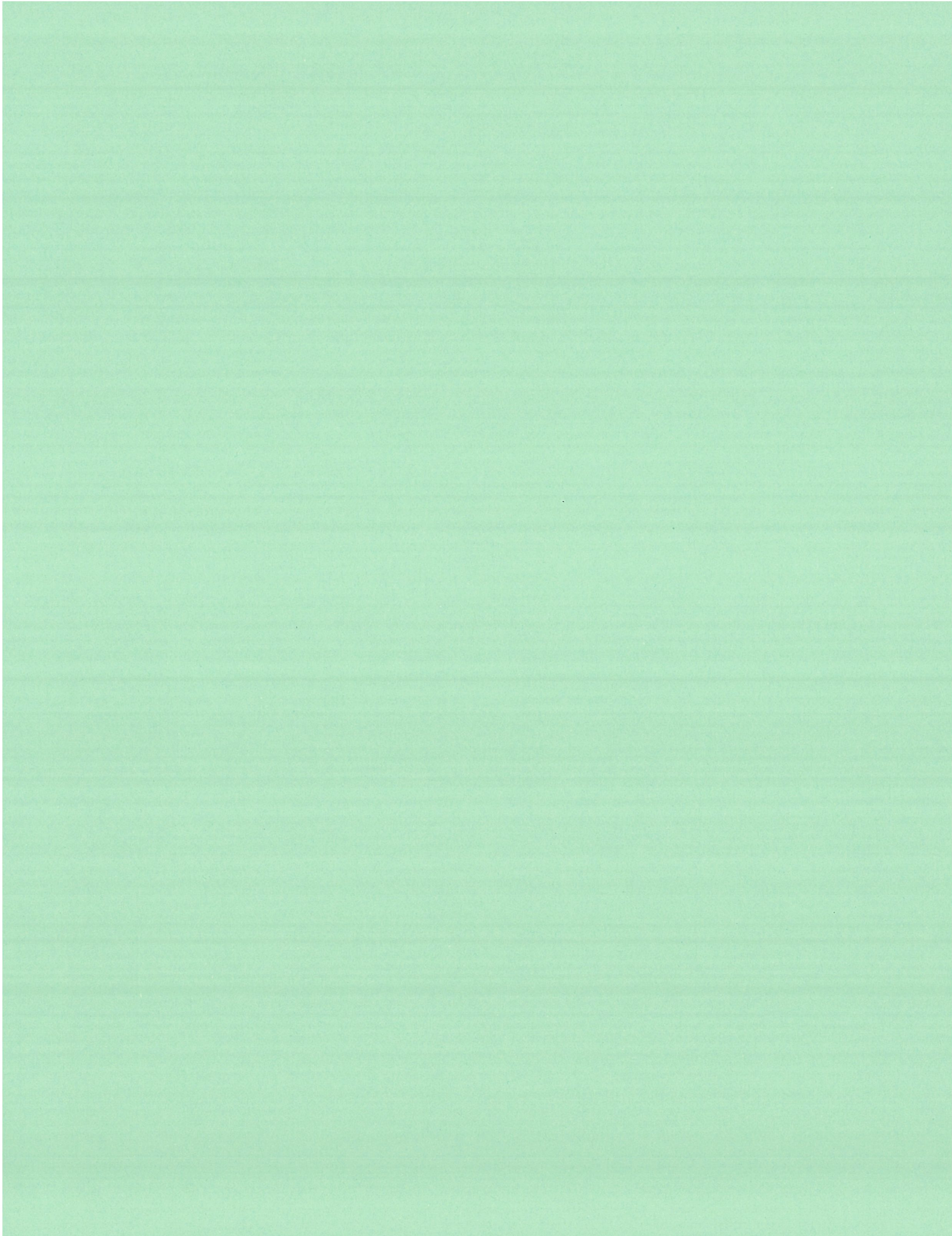
(2) the staff of the capitol buildings planning commission shall serve as the staff of the state-local government historic review board; and

(3) the state-local government historic review board shall, at a public meeting, consider each of the unresolved issues and, within twenty days of its formation shall, for each issue, make a final decision that is harmonious and generally compatible with the municipal or county ordinance.

H. Appeals from the decisions of the state-local government historic review board shall be taken to the district court in the manner provided in Section 39-3-1.1 NMSA 1978.

I. The state agency shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Subsections F and G of this section have been followed."





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CITY OF SANTA FE, NEW MEXICO

ORDINANCE NO. 2009-46

AN ORDINANCE

CREATING A NEW SECTION 14-5.2(M) SFCC 1987 REGARDING THE
APPLICABILITY OF SPECIAL PROVISIONS AND STANDARDS OF HISTORIC
DISTRICT REQUIREMENTS TO STATE CAPITAL OUTLAY PROJECTS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. Section 14-5.2(A)(2) SFCC 1987 (being Ord. #2001-38 §2 as amended) is amended to read:

(2) Application to State of New Mexico and Any of Its Agencies, Political Subdivisions or Instrumentalities
Pursuant to §3-22-1 through 3-22-6 NMSA 1978, it is the intent of the City of Santa Fe that the provisions of this section shall apply to the state of New Mexico and any of its agencies, political subdivisions or instrumentalities, as well as to any other entity or activity in the Historic Districts or to landmarks located outside Historic Districts. The provisions of section 3-22-6 NMSA 1978 shall apply to state capital outlay projects in historic districts as provided in §14-5.2(M) concerning the design, construction, alteration, including additions to or demolition of the exterior features of state buildings.

Section 2. [NEW MATERIAL.] A new Section 14-5.2(M) SFCC 1987 is ordained to read:

1 (M) **State Capital Outlay Projects**

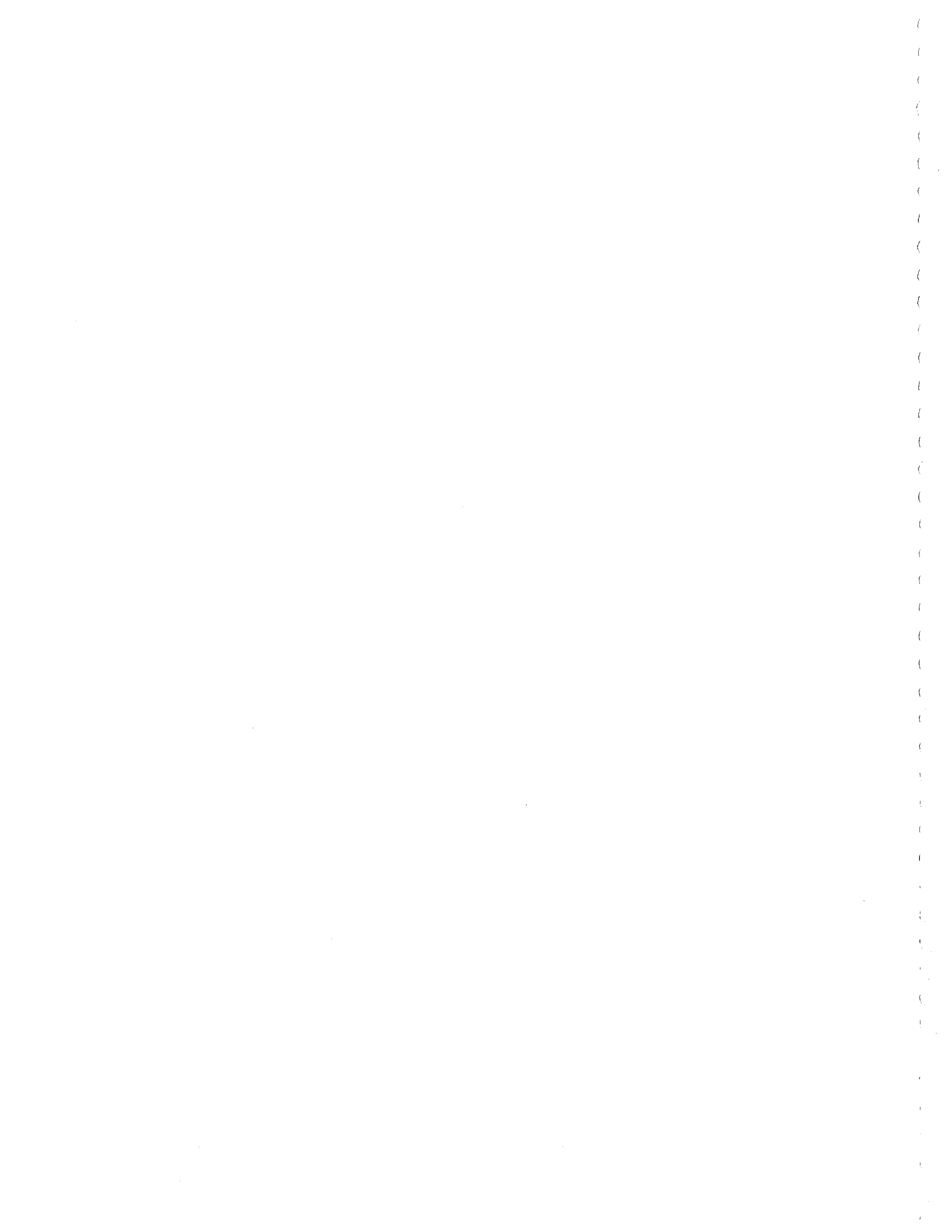
2 (1) **Purpose.**

3 (a) Recognizing the fragility of the City's historic heritage, the
4 purpose of §14-5.2(M) is to activate the procedure established in
5 §3-22-6 NMSA 1978 under which the City and the State will
6 collaborate in good faith and work jointly to preserve and protect
7 the historic districts of Santa Fe as well as contributing,
8 significant and landmark structures.

9 (b) State capital outlay projects in historic districts shall be carried
10 out pursuant to the procedures set forth in §3-22-6 NMSA 1978
11 and paragraph (2) below and in a manner that is harmonious and
12 generally compatible with the design standards set forth in
13 paragraph (3) below. These procedures and standards apply to
14 new structures and additions to and alterations and demolition of
15 existing buildings.

16 (2) **Procedures.**

17 (a) Before commencing with the design phase of a capital outlay
18 project, the State and the Historic Design Review Board shall
19 consult as to the appropriate design standards and how those
20 design standards would impact costs and the operation or manner
21 in which the project will ultimately be expected to function. The
22 Historic Design Review Board shall work collaboratively with
23 the State to arrive at compatibility of the project with the design
24 standards, considering reasonable costs and preserving essential
25 functionality. The State shall also make every reasonable effort



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to obtain input from members of identifiable community groups involved in historic preservation in Santa Fe before commencing the design phase.

(b) After the design phase and before soliciting a bid or proposal for design-build or lease-purchase for a capital overlay project, the State shall submit the plans to the Historic Design Review Board for review and comment. The Historic Design Review Board in conjunction with the State shall conduct a public meeting to receive public input. Notice of the public meeting shall be given to any identifiable community groups involved in historic preservation in Santa Fe.

(c) Within 60 days after the public meeting the Historic Design Review Board, any identifiable historic preservation community group or any other interested party shall communicate recommendations and comments in writing to the State. The State shall consult with the Historic Design Review Board or other entity to resolve any issues raised. If at the end of the 60 day period unresolved issues remain, the City may within five days after the end of the period, notify the State that the issues remain unresolved and these issues shall be finally determined as set forth in §3-22-6(G) NMSA 1978, provided that if notice is not timely given, the State may, after incorporating those provisions to which the State and the City have agreed, proceed with the project.

(d) The State shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in

§3-22-6 NMSA1978 have been followed.

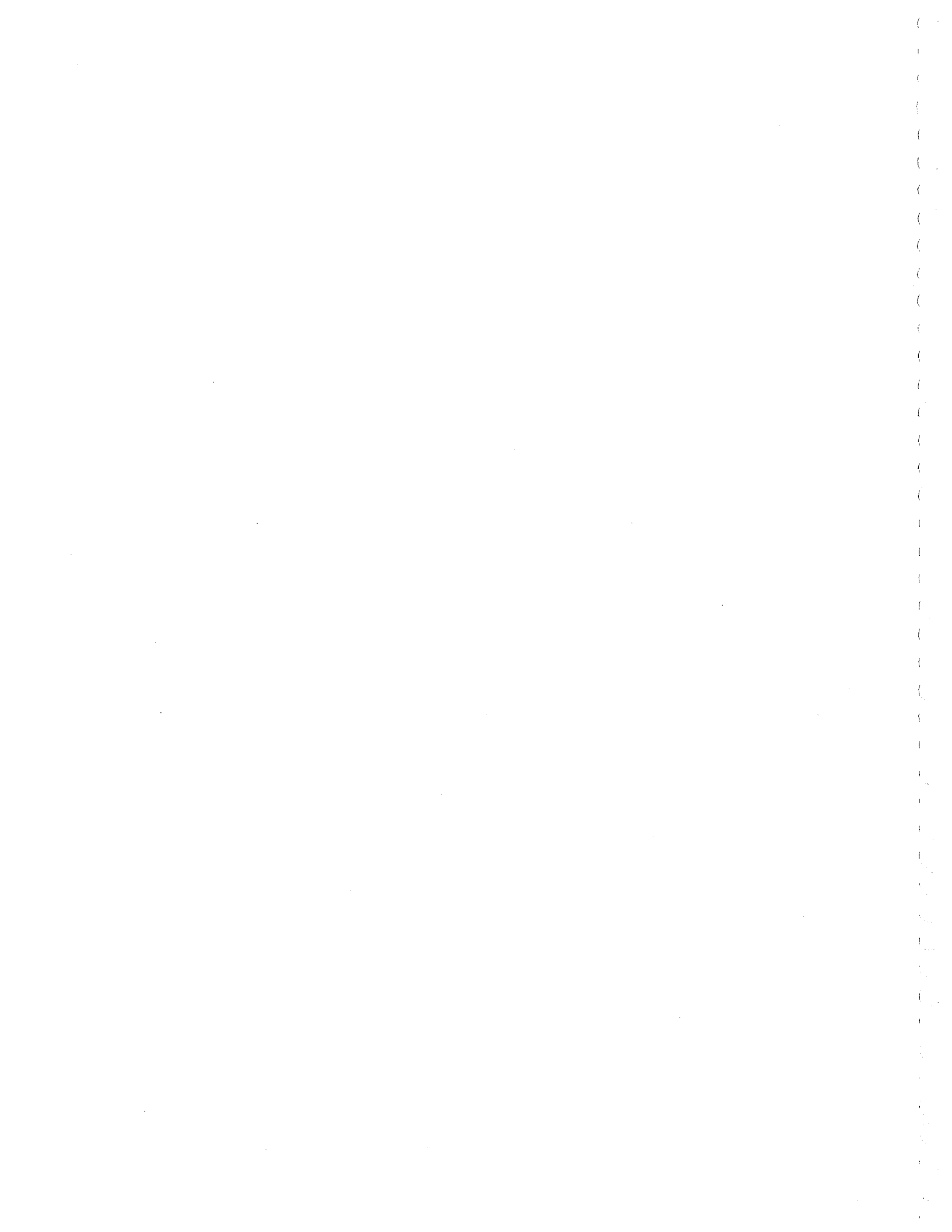
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2 (3) Design Standards

3 (a) General Standards

4 A state capital outlay project shall be designed appropriate to the
5 seat of government and with the intent of achieving harmony
6 with existing buildings by the use of similar materials, color,
7 proportion, and general details to the existing buildings in the
8 applicable streetscape. The applicable streetscape shall be
9 determined as set forth in 14-5.2(D)(9)(a)(ii) A., B., C., D., and
10 E. A new structure or proposed alteration or addition shall not
11 cause an adjacent contributing, significant or landmark structure
12 to lose its status. Alterations and additions shall be in character
13 with the style, detail and massing of the existing building. The
14 dominating effect is to be that of adobe construction as follows:

15 (i) Roofs

16 Roofs, generally, shall be flat with a slight slope and
17 surrounded by a parapet of the same color and material
18 as the walls or of brick. Roofs shall generally not be
19 carried out beyond the line of the walls except to cover
20 an enclosed portal or porch formed by setting back a
21 portion of the wall or to form an exterior portal, the outer
22 edge of the roof being supported by columns, posts or
23 other vertical supports. No cantilevers shall be permitted
24 except over projecting vigas, beams, or wood corbels, or
25 as part of the roof treatment not to exceed an overhang



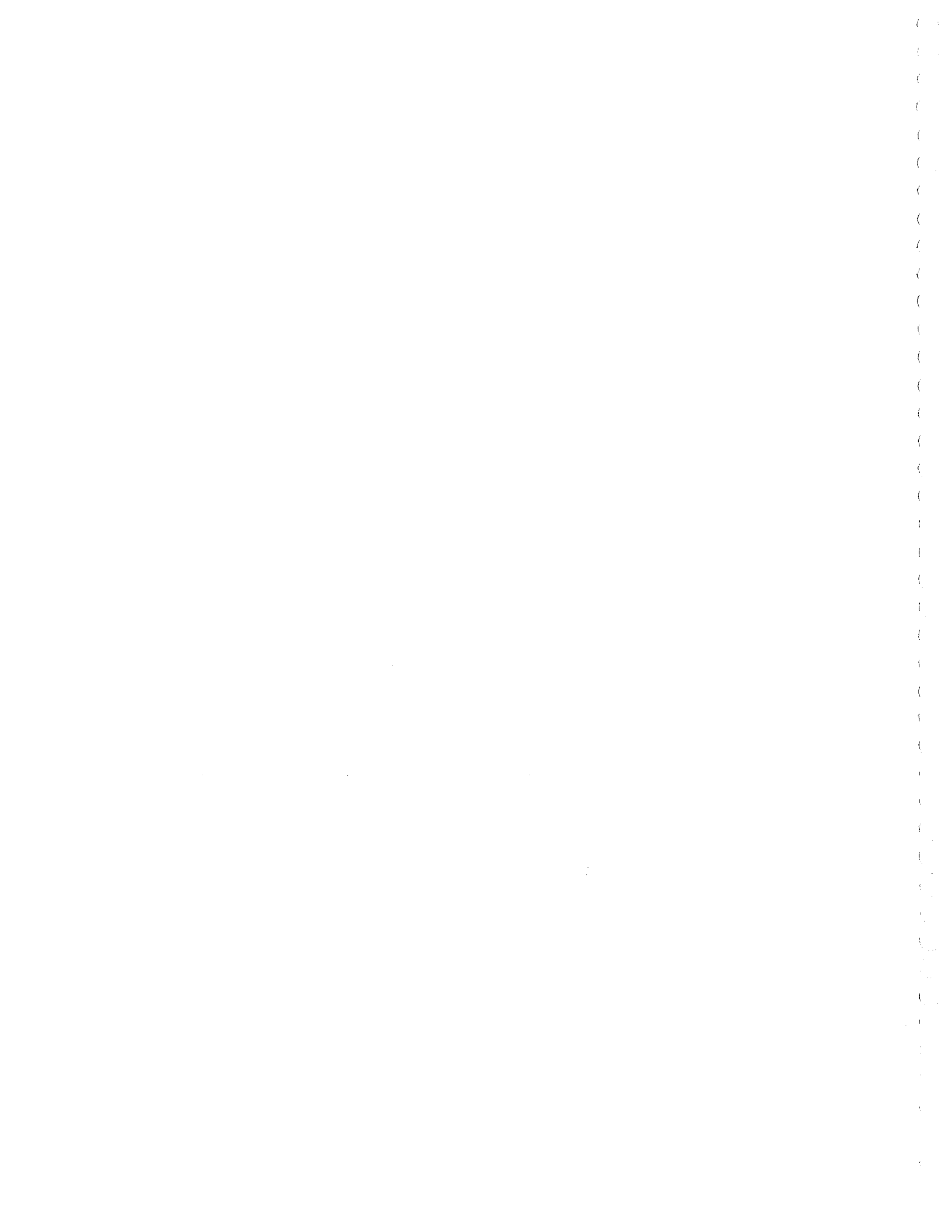
1 of 30 inches. The restriction as to flat roofs shall not be
2 construed to prevent the construction of skylights or
3 installation of air conditioning devices, or any other
4 necessary roof structures, but such structures other than
5 chimneys, flues, vents and aerials, shall be so placed as
6 to be concealed by the parapet from any public way.

7 (ii) Walls and Windows

8 The combined door and window area in any publicly
9 visible façade generally shall not exceed 40 percent of
10 the total area of the façade except for doors or windows
11 located under a portal. No door or window in a publicly
12 visible façade shall be located nearer than three feet from
13 the corner of the façade except in circumstances where
14 the unique purpose of the space may warrant special
15 design considerations. Windows, doors and portales on
16 publicly visible portions of the building and walls shall
17 be of one of the old Santa Fe styles. Glass and window
18 trim shall be non-reflective. Windows shall be similar in
19 proportion to the fenestration pattern in the streetscape.
20 Deep window recesses are characteristic.

21 (iii) Finishes

22 Construction shall be with materials with which the
23 adobe effect can be simulated provided that the exterior
24 walls are not less than eight inches thick. Mud plaster,
25 hard plaster or other materials simulating adobe, laid on



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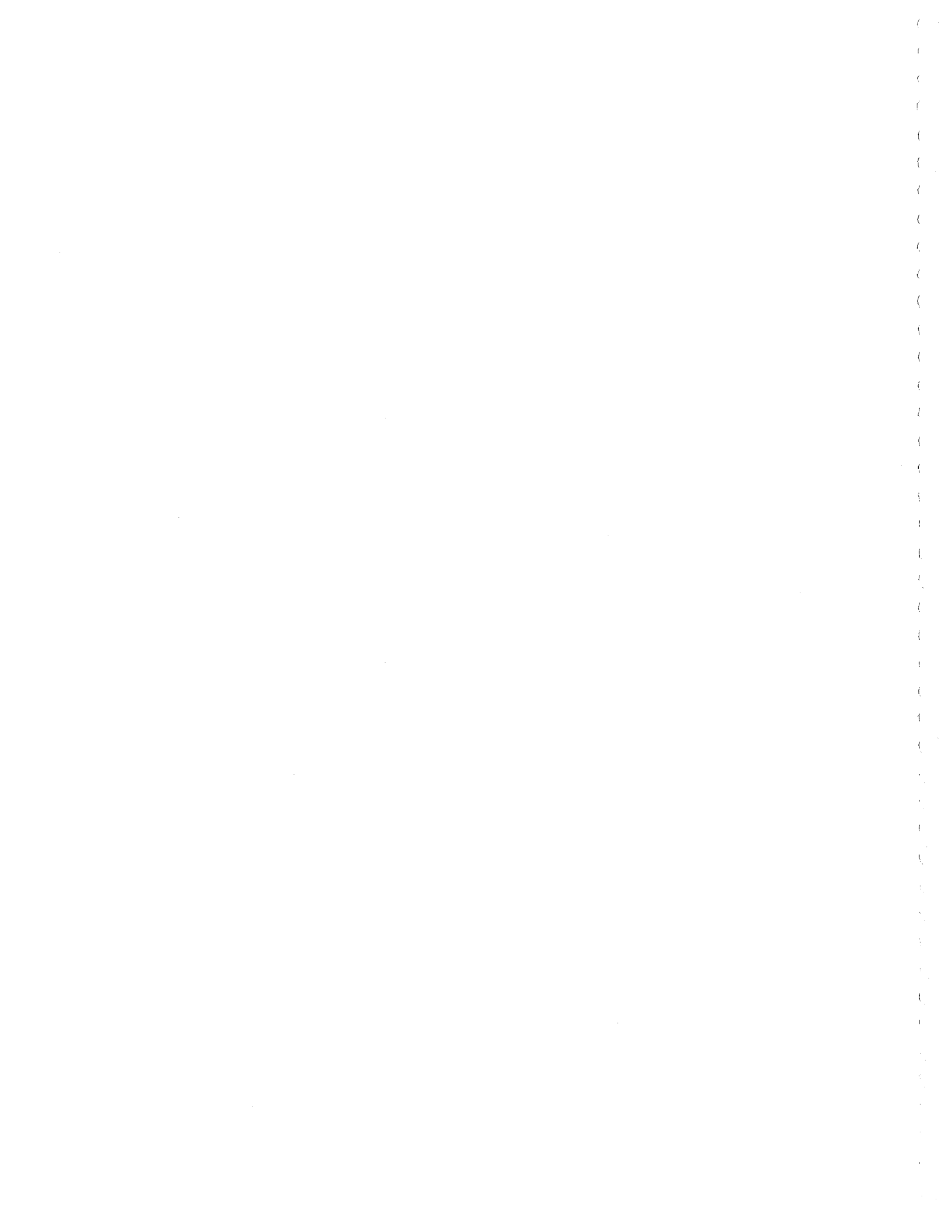
smoothly, is required. No less than 80 percent of the non-fenestration surface area of any publicly visible façade shall be adobe finish, stucco or other material simulating adobe finish. The balance of the publicly visible façade may be of natural stone, wood, brick, tile, terra cotta, or other material. Materials shall convey a sense of substance and permanence.

(iv) Colors

The publicly visible façade of any building and of any adjoining walls generally shall be of one color but no more than three colors and simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. However, façade surfaces under portales or inset panels in a wall under a roof overhangs, in church-derived designs, may be painted white or be of contrasting or complimentary colors or have mural decorations.

(v) Other Features

Façades shall be flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices. Depending upon the existing streetscape and if permitted otherwise in this chapter, a portale may cover the entire sidewalk with the columns set at the curb line.

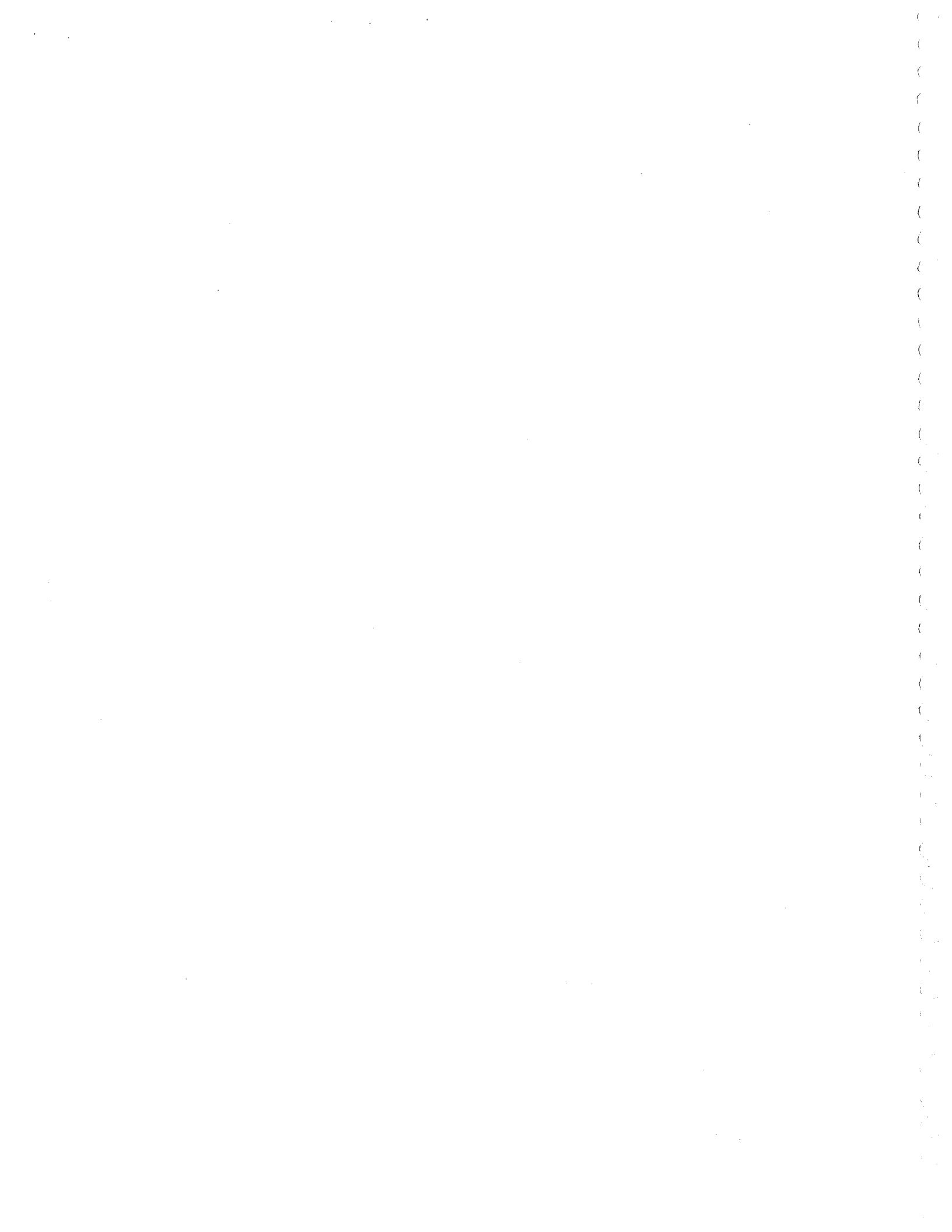


1 (vi) Height

2 The height shall be limited to the average height of
3 institutional buildings as measured within the applicable
4 streetscape. When determining an applicable streetscape,
5 vacant lots or parcels shall not be included in the
6 calculation for allowable height. If no institutional
7 buildings are included in the streetscape, the maximum
8 height shall not exceed the average height of existing
9 buildings in the streetscape. The Land Use Department
10 staff shall determine the applicable streetscape as set
11 forth in 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. Height
12 shall be measured as set forth in §14-5.2(D)(9)(c)(iii).
13 Heights of existing structures shall be as set forth on the
14 official map of building heights. If the height of an
15 existing building is not given, the State shall submit a
16 statement from a NM licensed surveyor of the actual
17 height. No building façade shall be over two stories in
18 height unless the façade includes projecting or recessed
19 portales, balconies, setbacks or other design elements.

20 (b) Contributing, Significant and Landmark Buildings

21 State capital outlay projects that involve contributing, significant
22 or landmark structures shall be undertaken in such a manner as
23 to preserve the status of the structure and in accordance with the
24 standards for alterations or additions to contributing, significant
25 or landmark buildings as set forth in §14-5.2. Historic materials



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and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements

(a) A request for demolition of an historic or landmark structure shall include the report required in §14-3.14(C) and follow the standards set forth in §14-3.14(G). If there is a disagreement as to demolition, the procedures set forth in §3-22-6(G) NMSA1978 shall be followed.

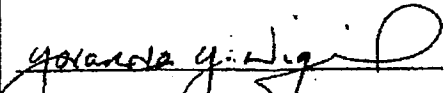
(b) The minimum maintenance requirements for historic or landmark structures set forth in §14-5.2(B) shall be met.

PASSED, APPROVED, and ADOPTED this 28th day of October, 2009.



DAVID COSS, MAYOR

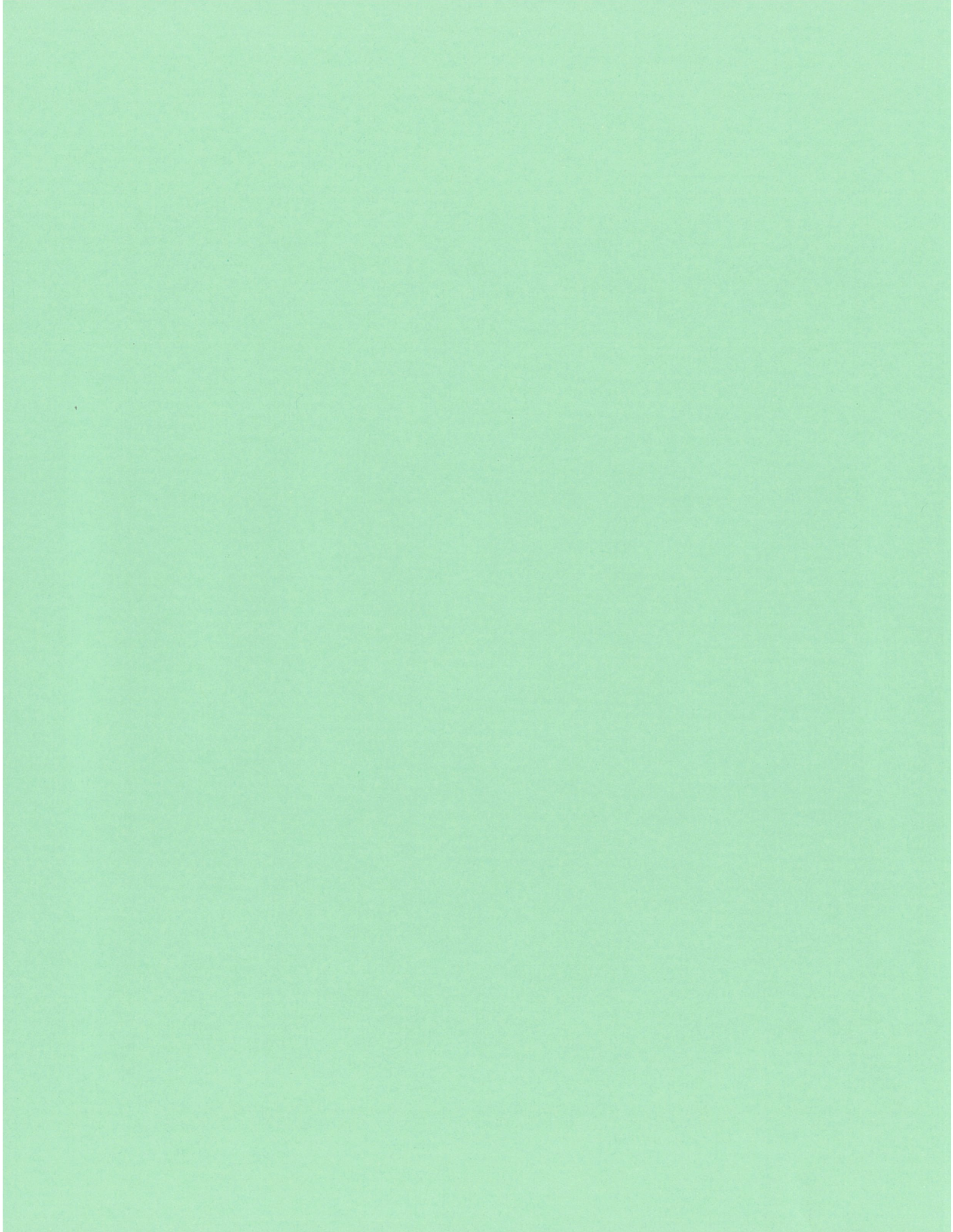
ATTEST:


YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:


FRANK D. KATZ, CITY ATTORNEY

jp/ca/jpmb/2009 ord/Historic district state buildings





Capitol Buildings Master Plan Santa Fe Area Plan



State of New Mexico
Capitol Buildings Planning Commission

June 2011

Area Plan: 2011 - SF Area-v9.indd
11x17 Exhibits: 2011 - SF Area 11x17 Exhibits v7.indd
Combined: 2011 - SF Area-v9c.pdf

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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**

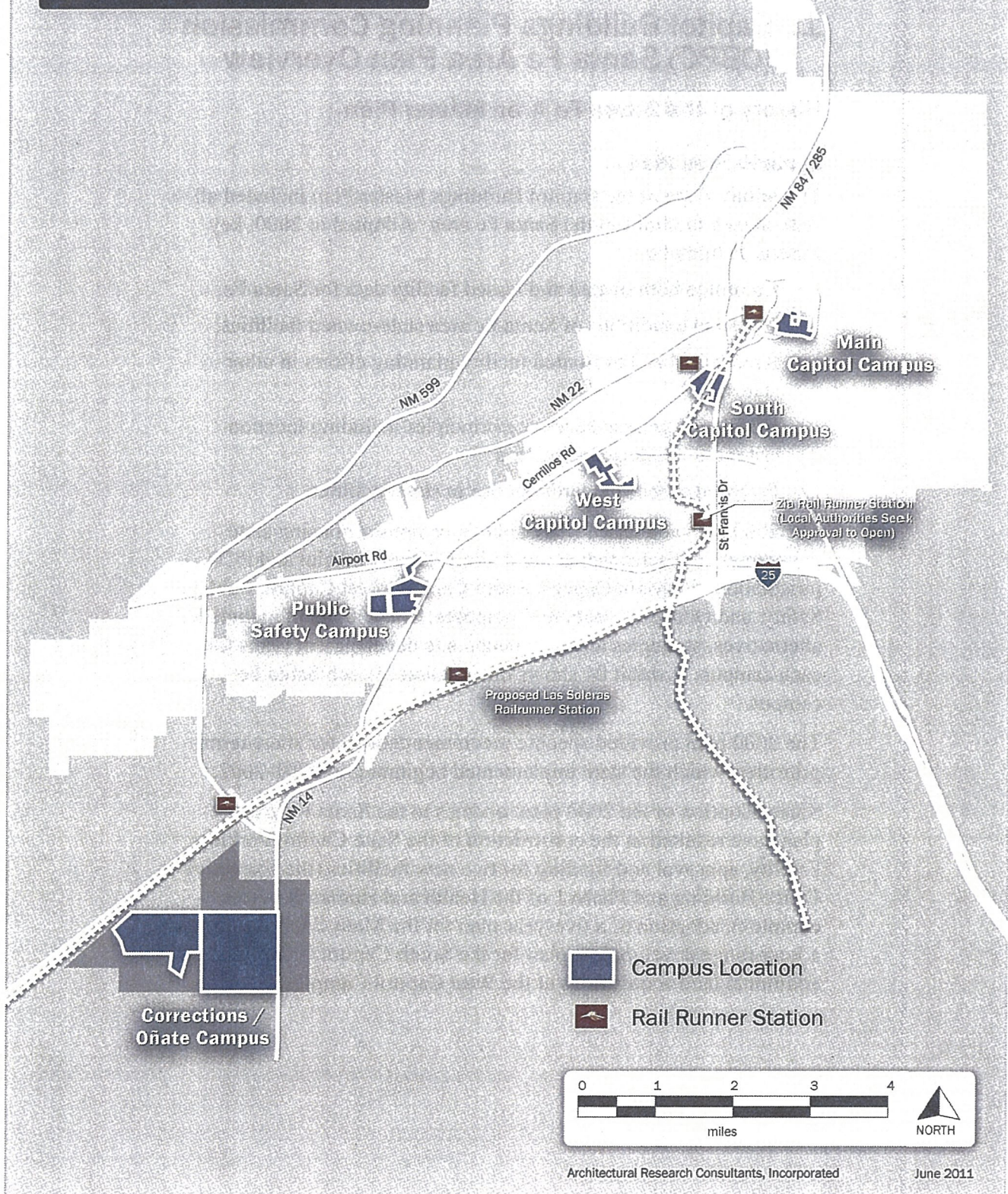


Exhibit 01. Santa Fe Campus Location Map

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.

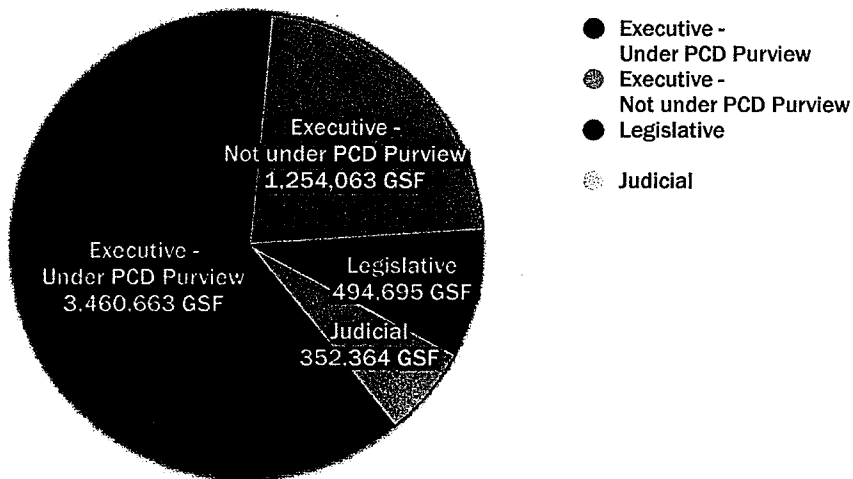


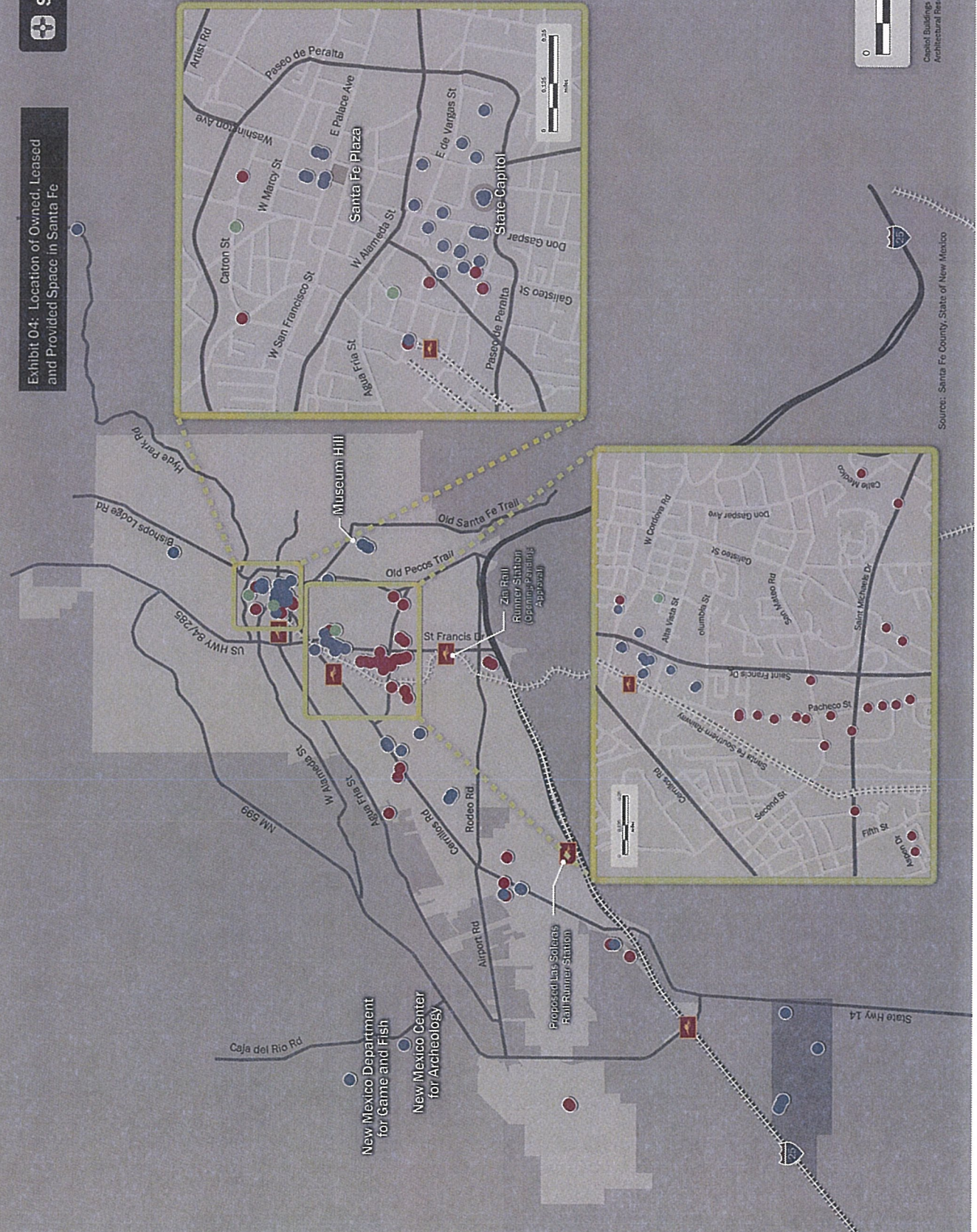
Exhibit 03. Categories of Occupied Space in Santa Fe in GSF

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Santa Fe Facility Locations

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

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



June 2011
 Casati Buildings Planning Commission
 Architectural Research Consultants, Incorporated

Source: Santa Fe County, State of New Mexico

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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:

Where is this? →

- 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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**Exhibit 07: Existing Development
- Main Capitol Campus**

New Mexico Main Capitol Campus

State-Owned Building (Red)

 Study Area Boundary (Dashed line)

 Executive Use Under POD Jurisdiction (Green)

 Other Executive Use Not Under POD Jurisdiction (SLO) (Light Green)

 Legislative Jurisdiction (Blue)

 Judicial Jurisdiction (Light Blue)

- 1 State Capitol Building
- 2 Legislative Office Building (Capitol North)
- 3 Supreme Court Building
- 4 Paul Barckke / 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:	1,127,540 sq ft
Approximate State Employees (FTE):	Pending
Parking Spaces:	2,278
Share of State Owned Facilities in Santa Fe:	27.1%

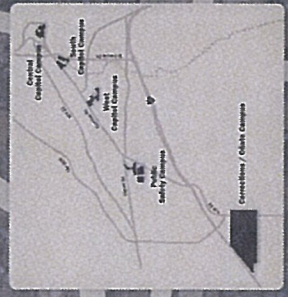
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 NORTH

 Capitol Buildings Planning Commission

 Architectural Restoration Consultants, Incorporated

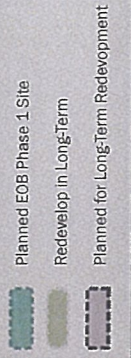
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New Mexico Main Capitol Campus Conceptual Planning Guidance / Implementation Strategy

Exhibit 08: Conceptual Planning Guidance - Main Capitol Campus

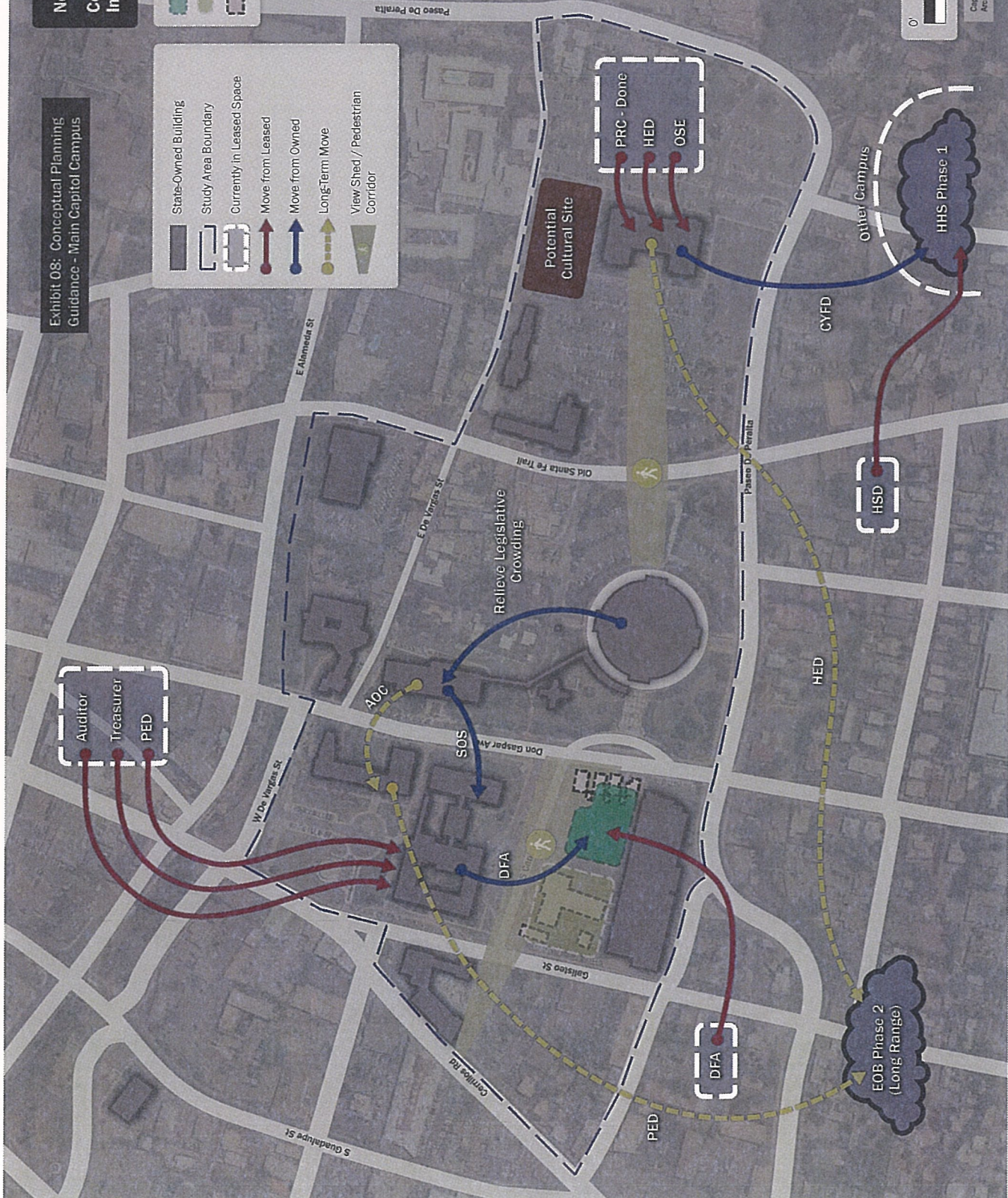


Strategy

- 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 government 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

Agencies appropriate for location at South Capitol:

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

Background

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

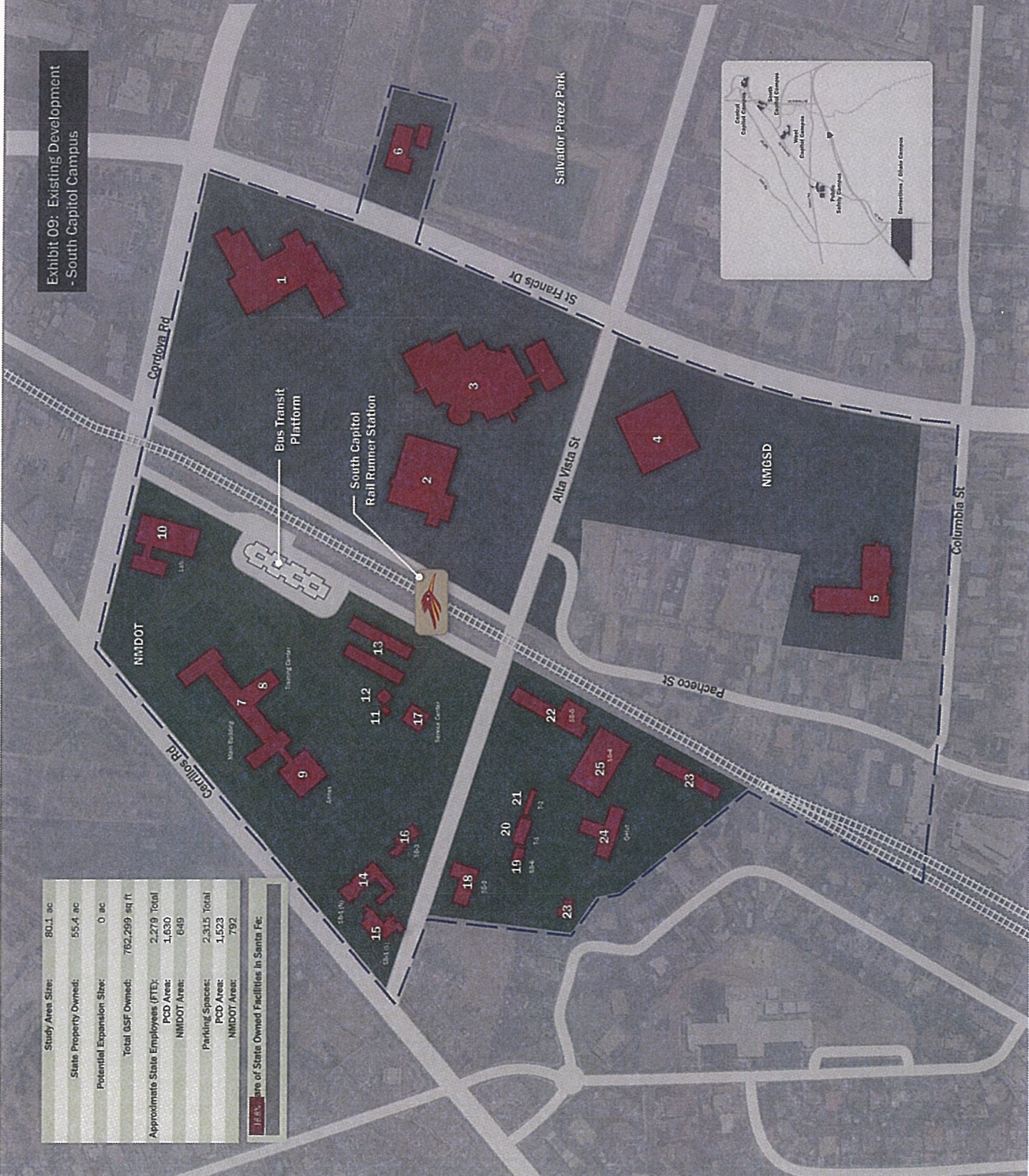
Exhibit 09 on the facing page illustrates the existing development on the South Capitol Campus. Exhibit 10 on the following page illustrates the conceptual planning guidance and implementation strategies for the South Capitol Campus from the 2040 Master Plan.

New Mexico South Capitol Campus

Exhibit 09: Existing Development - South Capitol Campus

State-Owned Building
 Executive Use Under PCD Jurisdiction
 Other Executive Use Not Under PCD Jurisdiction (NMGSD)

- NMGSD**
- 1 Joseph Montoya Building
 - 2 John F. Simms Building
 - 3 Herold L. Runnels Building
 - 4 Manuel Lujan Sr. Building
 - 5 Wendell Chino Building
 - 6 Public Health Nurse Building (Vital Records and Statistics)
- NMGSD**
- 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 4 - 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



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:	1,030
NMGSD Area:	649
Parking Spaces:	2,315 Total
PCD Area:	1,523
NMGSD Area:	792

16.6% Area of State Owned Facilities in Santa Fe

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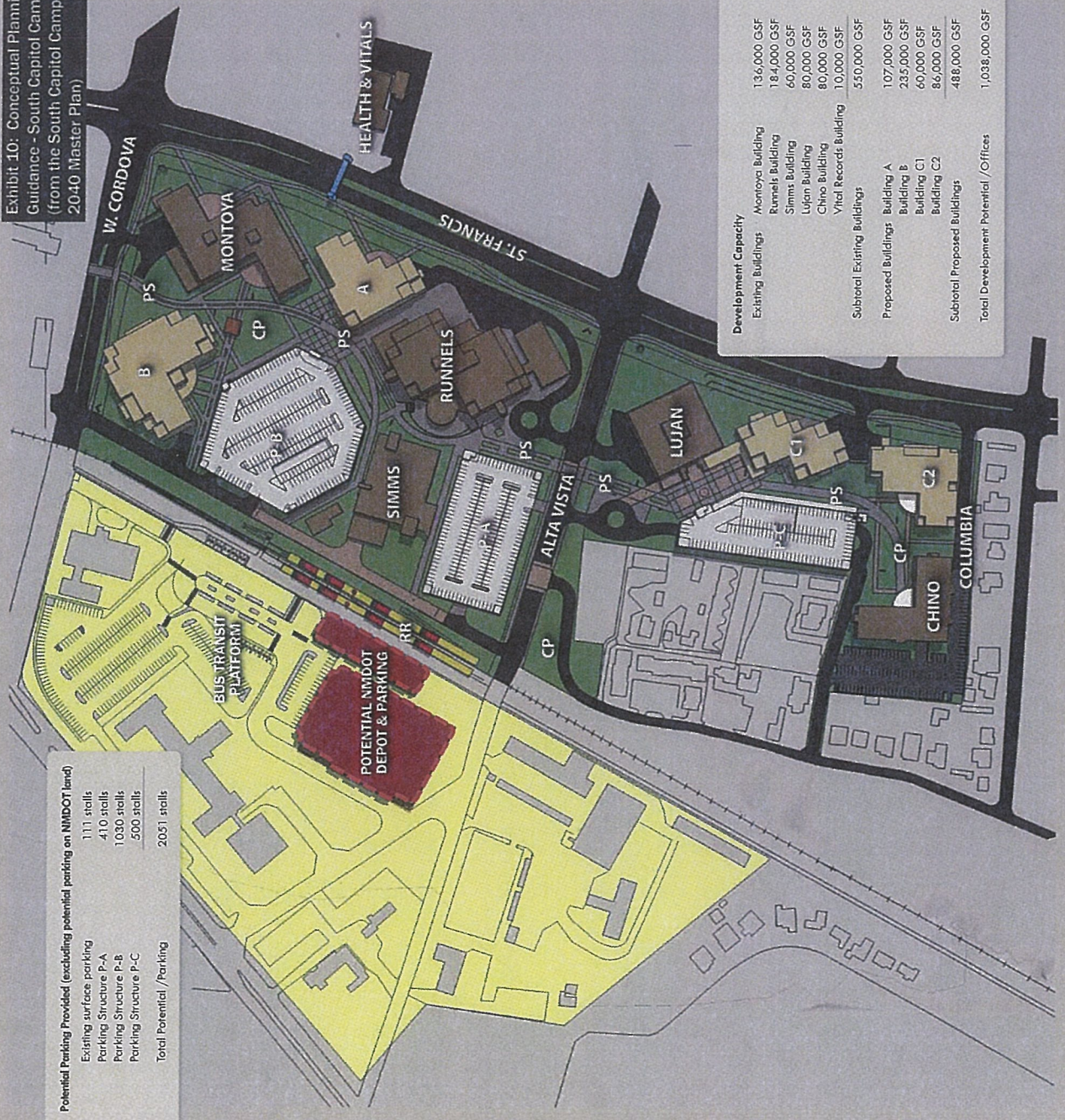
Exhibit 10: Conceptual Planning Guidance - South Capitol Campus (from the South Capitol Campus 2040 Master Plan)

New Mexico South Capitol Campus Conceptual Master Plan 2040

Potential Parking Provided (excluding potential parking on NMDOT land)

Existing surface parking	1111 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
	Campus parks
	Primary pedestrian spine
	Rail Runner Transit Mall
	Other State Owned Land
	Potential Pedestrian Bridge



Development Capacity	
Existing Buildings	136,000 GSF
Montoya Building	18,400 GSF
Runnels Building	60,000 GSF
Simms Building	80,000 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	107,000 GSF
Building A	235,000 GSF
Building B	60,000 GSF
Building C1	86,000 GSF
Building C2	488,000 GSF
Subtotal Proposed Buildings	1,038,000 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/fcs/cbpc_cbmp.aspx

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West Capitol Campus

Agencies appropriate for location at West Capitol:

- *Field offices*
- *Support functions*

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.

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. .

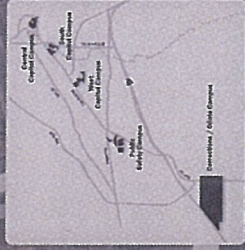
West Capitol Campus Development Plans

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.

New Mexico West Capitol Campus

Exhibit 11: Existing Development - West Capitol Campus

Study Area Size:	1,073 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
The Campus's Share of State Owned Facilities in Santa Fe:	
	10.7%



	State-Owned Building
	Study Area Boundary
	Executive Use Under PCO Jurisdiction
	Executive - Recent Acquisitions Under PCO Jurisdiction (GSF 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 Florina State Printing Facility
- 9 Surplus Property Warehouses



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**West Capitol Campus
Conceptual Planning Guidance /
Implementation Strategy**

Exhibit 12: Conceptual Planning
Guidance - West Capitol Campus

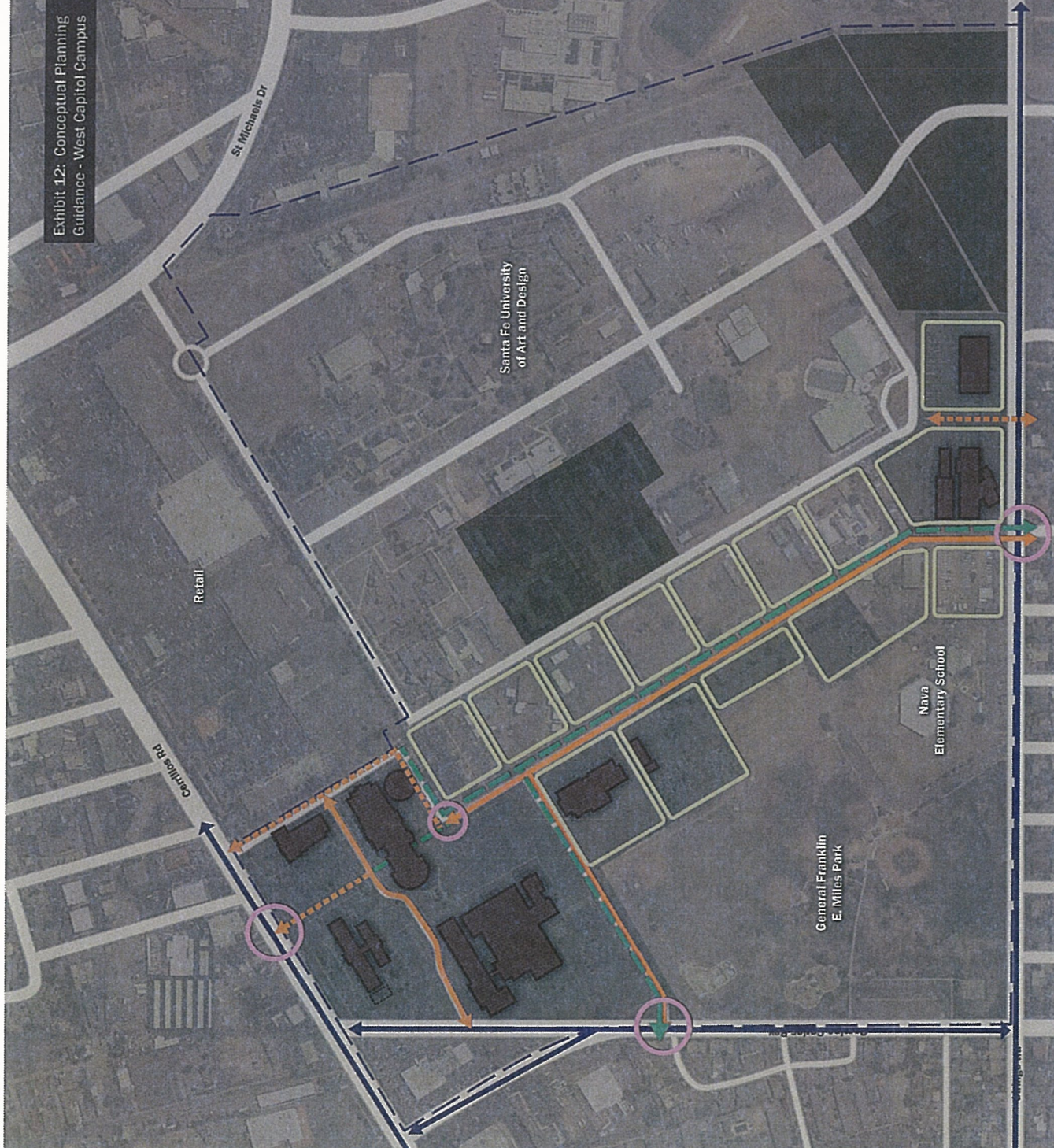
	State-Owned Building
	Study Area Boundary
	Potential Development Parcel
	Recently-Acquired Parcel
	External Access
	Primary/Roads
	Secondary Roads
	Gateway
	Pedestrian Pathway

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

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.

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*

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.

New Mexico Public Safety / NMDOT-D5 Campus



Exhibit 13: Existing Development - Public Safety/NMDOT Campus

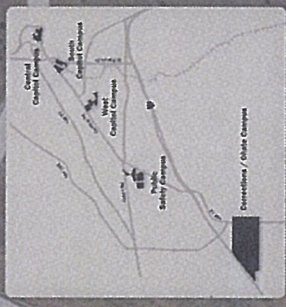
State-Owned Building
 Study Area Boundary
 Executive Use Under PCD Jurisdiction
 Executive Not Under PCD Jurisdiction (NMDOT)
 Executive Not Under PCD Jurisdiction (NMDPS) Leased from City of Santa Fe
 Notable Parcel Boundary

- 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



Study Area Size:	189.8 ac
State Property Owned:	85.8 ac
Leased from City of Santa Fe:	36.8 ac
NI School for the Deaf Land:	39.0 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:



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**New Mexico Public Safety /
NMDOT-D5 Campus
Conceptual Planning Guidance /
Implementation Strategy**

**Exhibit 14: Conceptual Planning Guidance
- Public Safety/NMDOT Campus**

-  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

Develop for medium-density field office functions

Long-Term Reuse

Retain for NMDPS Use

NMDOT Land

NMSD Land



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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.

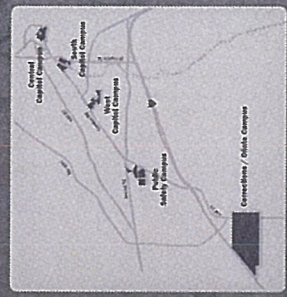
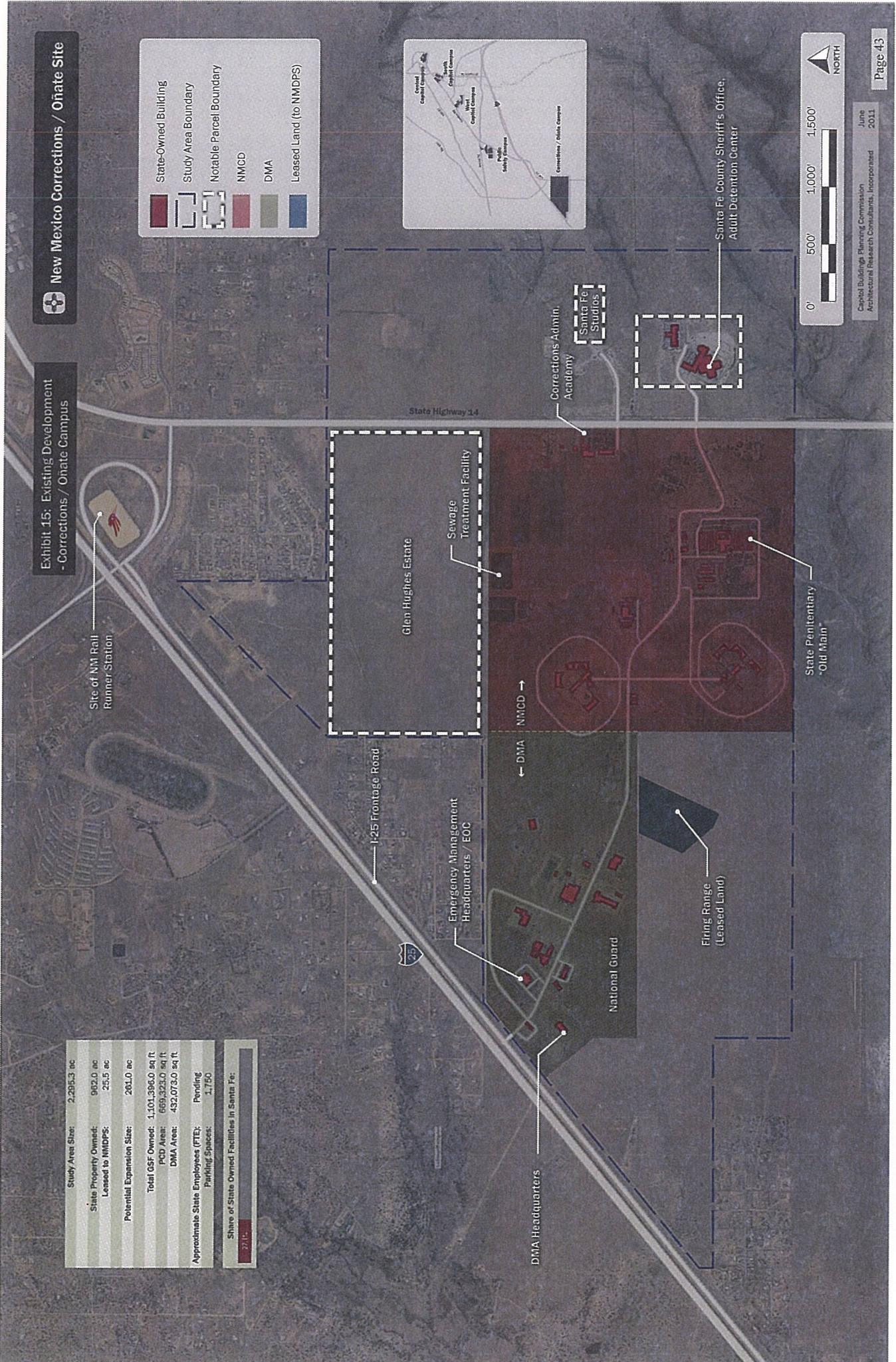
New Mexico Corrections / Onate Site

Exhibit 15: Existing Development - Corrections / Onate Campus

Study Area Size:	2,295.3 ac
State Property Owned:	982.0 ac
Leased to NMDCPS:	253.0 ac
Potential Expansion Size:	201.0 ac
Total OSF Owned:	1,101,386.0 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%

Legend

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



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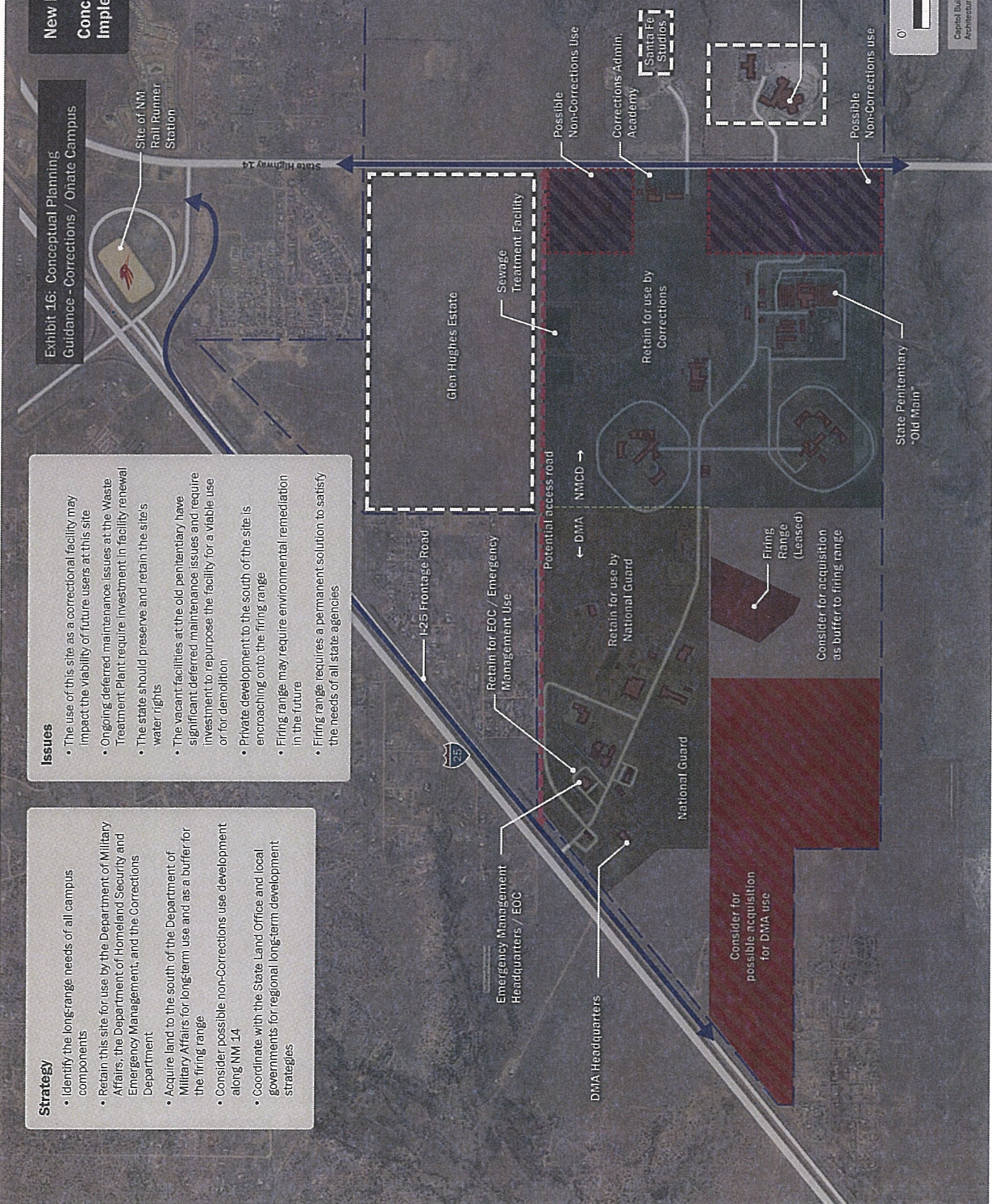
**New Mexico Corrections / Oñate Site
Conceptual Planning Guidance /
Implementation Strategy**

**Exhibit 16: Conceptual Planning
Guidance - Corrections / Oñate Campus**

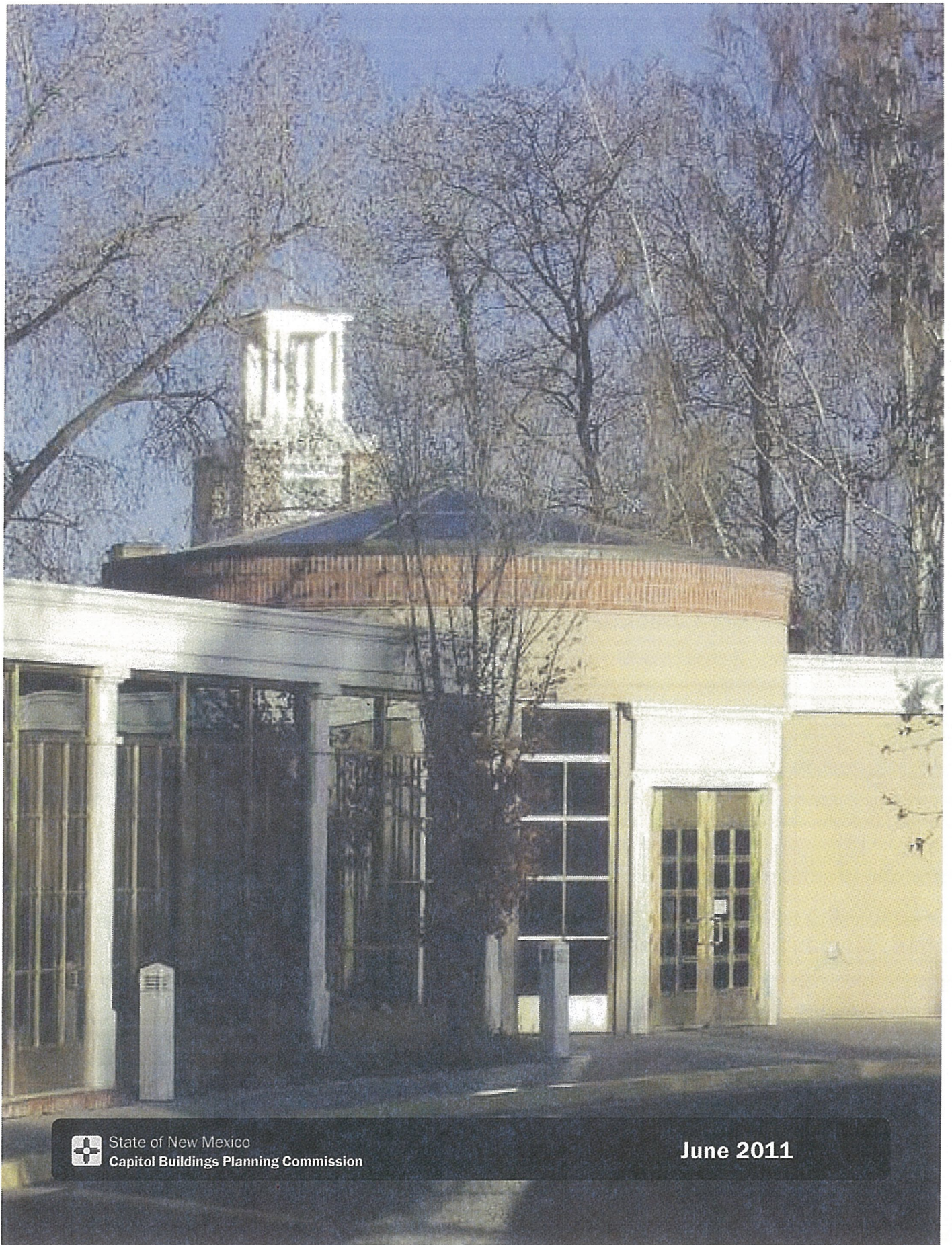
- Issues**
- The use of this site as a correctional facility may impact the viability of future users at this site
 - Ongoing deferred maintenance issues at the Waste Treatment Plant require investment in facility renewal
 - The state should preserve and retain the site's water rights
 - The vacant facilities 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

- 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

	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



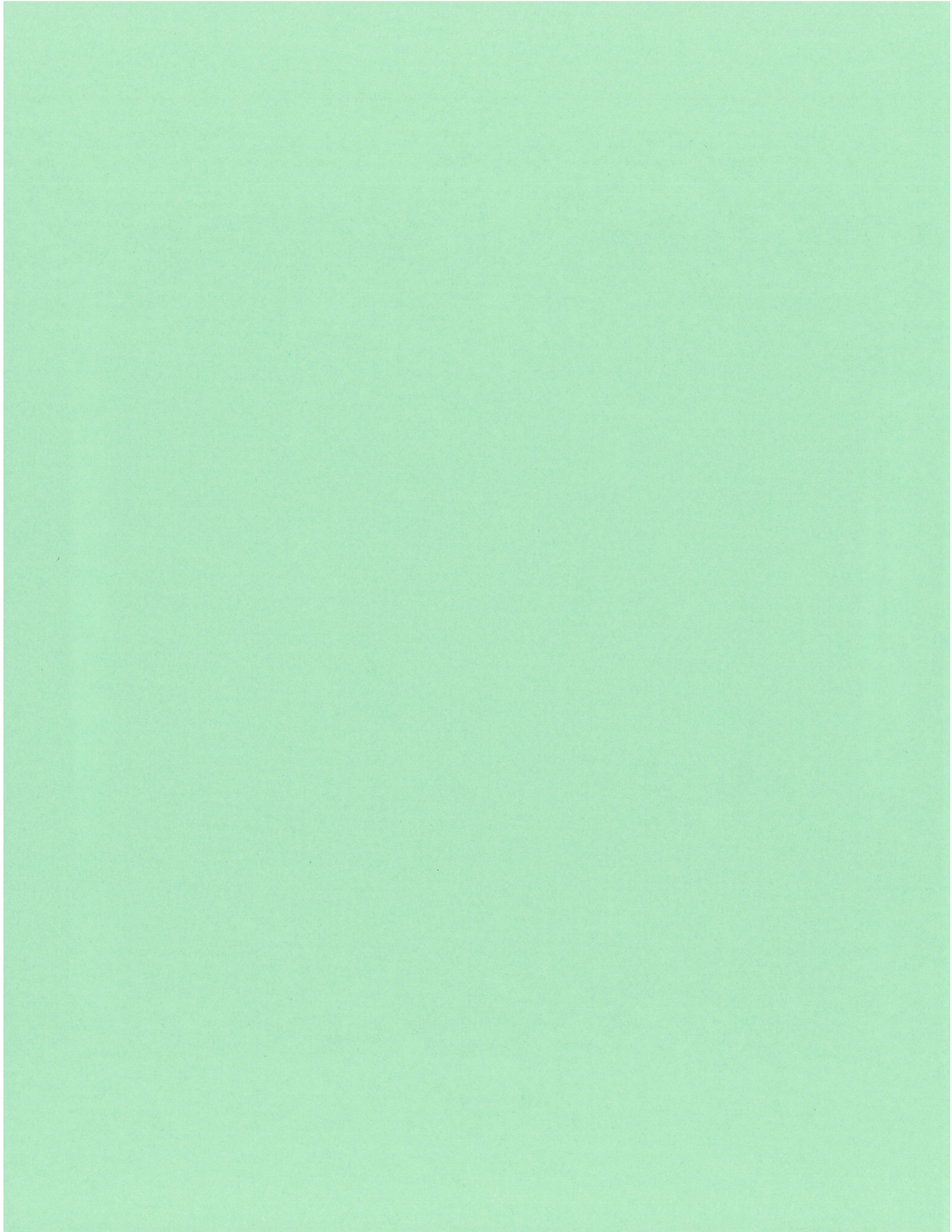
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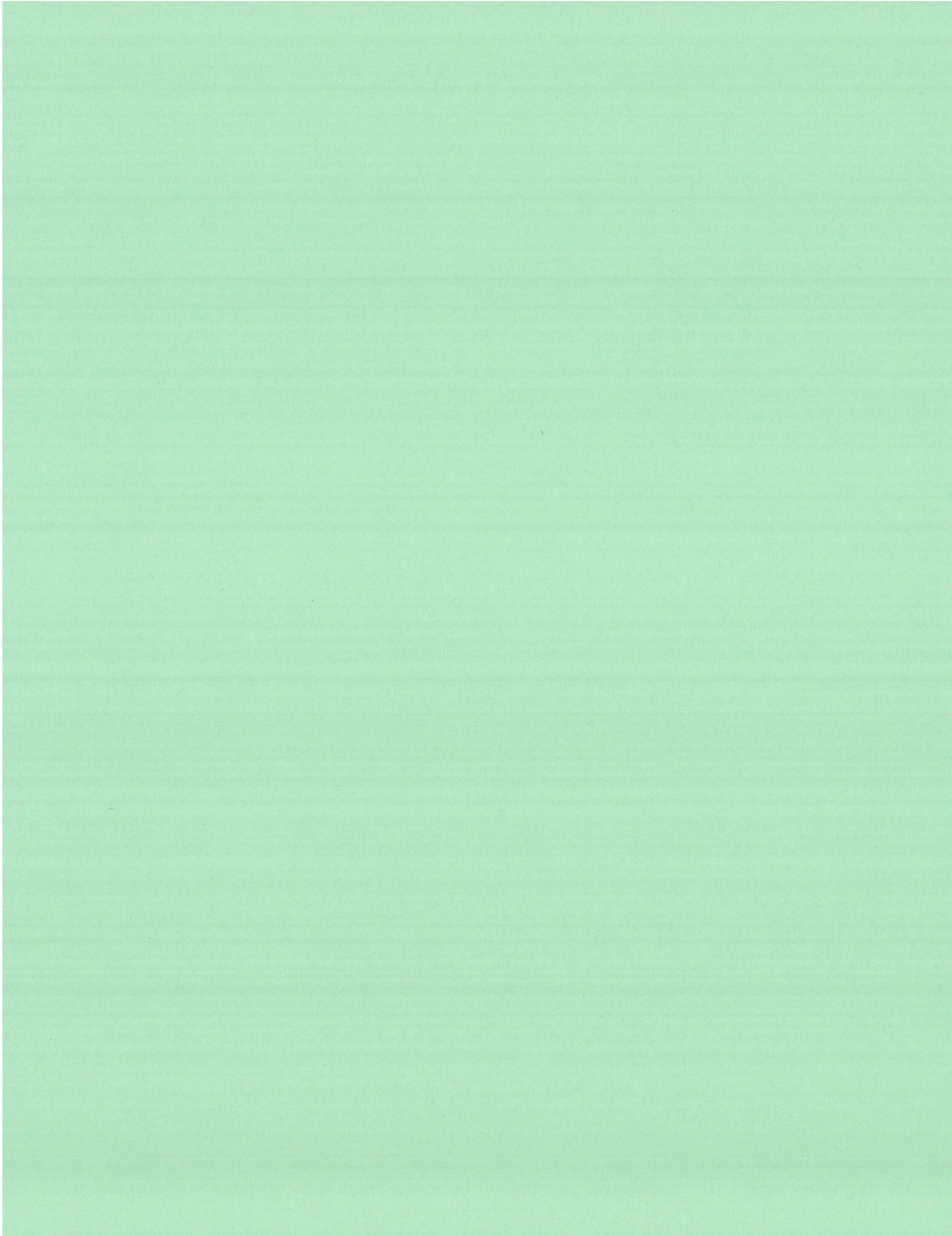


State of New Mexico
Capitol Buildings Planning Commission

June 2011







Susana Martinez
GOVERNOR

Edwynn L. Burckle
Cabinet Secretary
General Services Department

Charles S. Gara
Director
Property Control Division

July 27, 2012

Pilar Cannizzaro
NM Historical Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501

Re: HABS Level II Report- 402, 406, 410 and 414 Don Gaspar Ave., Santa Fe, New Mexico

Dear Ms. Cannizzaro,

In April of this year Property Control Division (PCD) contracted Ms. Gayla Bechtol Architect to perform a HABS Level II Report for the buildings located at 402, 406, 410 and 414 Don Gaspar Ave., Santa Fe. This report has been completed and PCD hereby is delivering to you the following:

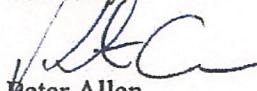
- ✓1. One spiral bound copy of the complete Volumes I & II report titled "HISTORIC AMERICAN BUILDING SURVEY" 402, 406, 410 and 414 Don Gaspar Avenue, Santa Fe, New Mexico.
- ✓2. One 3-ring notebook with original photos, field notes, negatives and contact sheets.
- ✓3. One CD containing digital files of the above.
- ✓4. One set of 24x36 drawings of each building.

Upon review of the above documents, if they are found acceptable to you for the HABS Level II documentation, would you acknowledge same by signing this letter and returning one original to:

GSD/PCD
Peter Allen, Project Manager
PO Box 6850
Santa Fe, New Mexico 87502

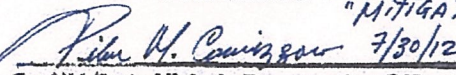
I look forward to your approval of this HABS report and please feel free to contact me if you have any questions or concerns.

Sincerely,

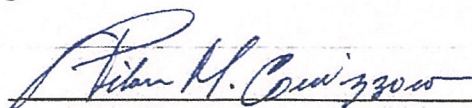

Peter Allen
PCD Project Manager

COMMENTS :

HPD ACCEPTS THIS SUBMITAL AS A "MITIGATION PACKAGE" FOR THE UPCOMING DEMOLITION OF 4 HISTORIC STRUCTURES (402, 406, 410 & 414 DON GASPAR AVE.) TO BUILD THE NEW "EXECUTIVE OFFICE BUILDING" ON THAT SITE -


Pilar M. Cannizzaro 7/30/12
For NM State Historic Preservation Officer

ACCEPTANCE:


DCA, Historic Preservation Division

7/30/12
Date

P.M.C.
7/30/12



STATE OF NEW MEXICO
GENERAL SERVICES DEPARTMENT

RECEIVED
JUL 27 2012
HISTORIC PRESERVATION DIVISION

94958
(ADD. INFO FOR PREVIOUS
HPD
Log #: 92540).
PROPERTY CONTROL DIVISION (505) 827-2141
ADMINISTRATIVE SERVICES DIVISION (505) 827-0620
BUILDING SERVICES DIVISION (505) 476-2349
TRANSPORTATION SERVICES DEPARTMENT (505) 476-1902
PURCHASING DIVISION (505) 827-0472
RISK MANAGEMENT DIVISION (505) 827-0442



Detail of Photo by Tyler Dingee, 1956 , Courtesy of the Palace of the Governors Photo Archives (NMHM/DCA) 074146

HISTORIC AMERICAN BUILDING SURVEY

402, 406, 410, 414 DON GASPAR AVENUE
SANTA FE, NEW MEXICO

VOLUME I OF II

STATE OF NEW MEXICO
GENERAL SERVICES DEPARTMENT
PROPERTY CONTROL DIVISION

JULY 1, 2012

Gayla Bechtol Historic Architect

Santa Fe, New Mexico

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
EXECUTIVE SUMMARY

Executive Office Building HABS Report for the Property Control Division, General Services Department of the State of New Mexico

This report documents four buildings: 402, 406, 410 and 414 Don Gaspar Avenue, Santa Fe, New Mexico according to standards similar to the Historic American Building Survey/ Historic American Engineering Record Standards, Level II. The State of New Mexico, Historic Preservation Division is the curator of the documentation. This narrative, associated photographs and original plans comprise that historic survey. This report contains a reduced set of the drawings. For the complete full size set consult the archives at the Historic Preservation Division.

The objective of this survey is to document as well as possible the buildings as they are now together with the history of the area. Gayla Bechtol, Historic Architect was responsible for the research, documentation, measuring, drawing and photography.

This report treats the possible demolition of four houses located across the street from the New Mexico State Capitol. The buildings were built ca 1921-1930 and lie just outside of the historic Barrio Analco. They were built adjacent to the former State Capitol Building, now the Bataan Memorial Building by the former daughter-in-law of the Territorial Governor LeBaron Bradford Prince. Replacement of the former neighborhoods in this area started as early as the 1850's when the move of the Territorial Capitol across the river was first contemplated. These homes are remnants of the former diversity of the area around the Territorial Capitol Building.

Included in the Supplemental Documentation are documents and a recording of the tour given to the author by a local historian of her family and their roots in this neighborhood. Part of her family is the Ortiz of the Ortiz land grant of which this land was a part. Her great-grandfather was a New Mexico Territory treasurer, Antonio Ortiz y Salazar, whose house stood where the Journal North building is today at the corner of Cerrillos and Sandoval, just a few blocks from this site. For her the neighborhoods and houses that have been replaced over the years by large state office buildings are very real, and the families are still present, even if only by the name on the building.

This report is organized following the Outline Format as prescribed by the HABS guidelines. Each building is described separately but because most of their character and context is shared the historic context and sources of information are combined for brevity.

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
HISTORIC CONTEXT

In 1886 the Territorial Capitol opened and in 1907 the Governor's residence was moved from the Palace of the Governors on the Plaza to a site across the river near the Barrio Analco. In the 1882 Stoner's Birdseye View of Santa Fe the future site appears as a field except for the houses along the river forming a relatively continuous urban built fabric starting at College Street extending along the river on Agua Fria Street. The fields that the new capitol occupied were behind these houses.

Reading from an aerial photograph from ca. 1930 the area around the former State Capitol, now the Bataan Memorial Building, is still spotted with orchards and houses although fewer and fewer fields. There is a gas station visible at the corner of Cerrillos and Montezuma Rd.

In 1930 the car was changing the landscape. The houses in question for this report are in place with their garages. Trees surround the capitol building. Many of the houses immediately surrounding the capitol are pitched roof, bungalow houses. The houses in this study appear to be some of the smaller houses in the neighborhood other than the much finer grained adobe houses also adjacent to the capitol building.

This area is adjacent to the Don Gaspar Historic District. The eastern style houses share many of the characteristics of the houses built in the district. See *Don Gaspar Architectural Historic Survey, Prepared by Ellen Threinen Ittelsen and Linda Tigges, City of Santa Fe, 1983*. Closer to the river in the Barrio Analco the houses are flat roofed, more traditional vernacular buildings except for the multi-story governor's mansion which replaced some of these houses. On the east are some larger homes, orchards and then the institutional St. Michael's college buildings. Along Canyon Road are mostly fields.

In this block between Don Gaspar, Galisteo, South Capitol and Manhattan streets are differently scaled homes, physical evidence of the "socio-economic diversity" that lived side by side in this part of Santa Fe at this time or perhaps by this time. From the reading of the City Directories the occupants of these four houses were mostly middle class. In 1930 John Gaw Meem, a noted Santa Fe architect, was mid-career designing Pueblo Revival houses and Territorial Revival style institutional buildings.

The aerial photograph of 1969 shows a very different picture. Very soon after these houses were built the neighborhood began changing in character. The Villagra building was built in 1934 as the New Mexico Public Welfare building in the Territorial Revival style, and in 1936-37 the State Supreme Court was built on Don Gaspar. The Bataan Building and the State Department of Education were built in 1950 and in 1963 the new Capitol Building was built also in the Territorial Revival style. These buildings required replacement of parts of existing neighborhoods. Santa Fe was

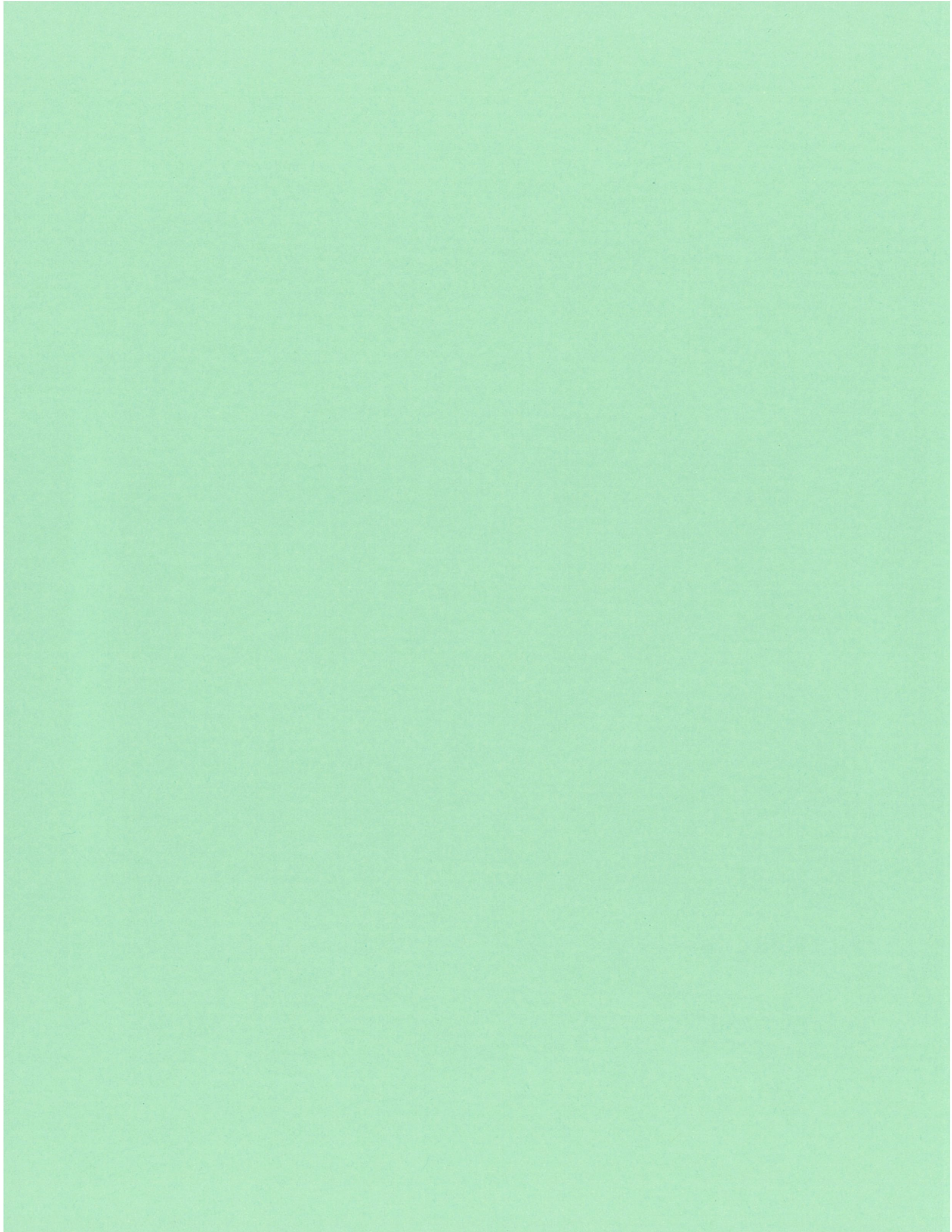
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
HISTORIC CONTEXT

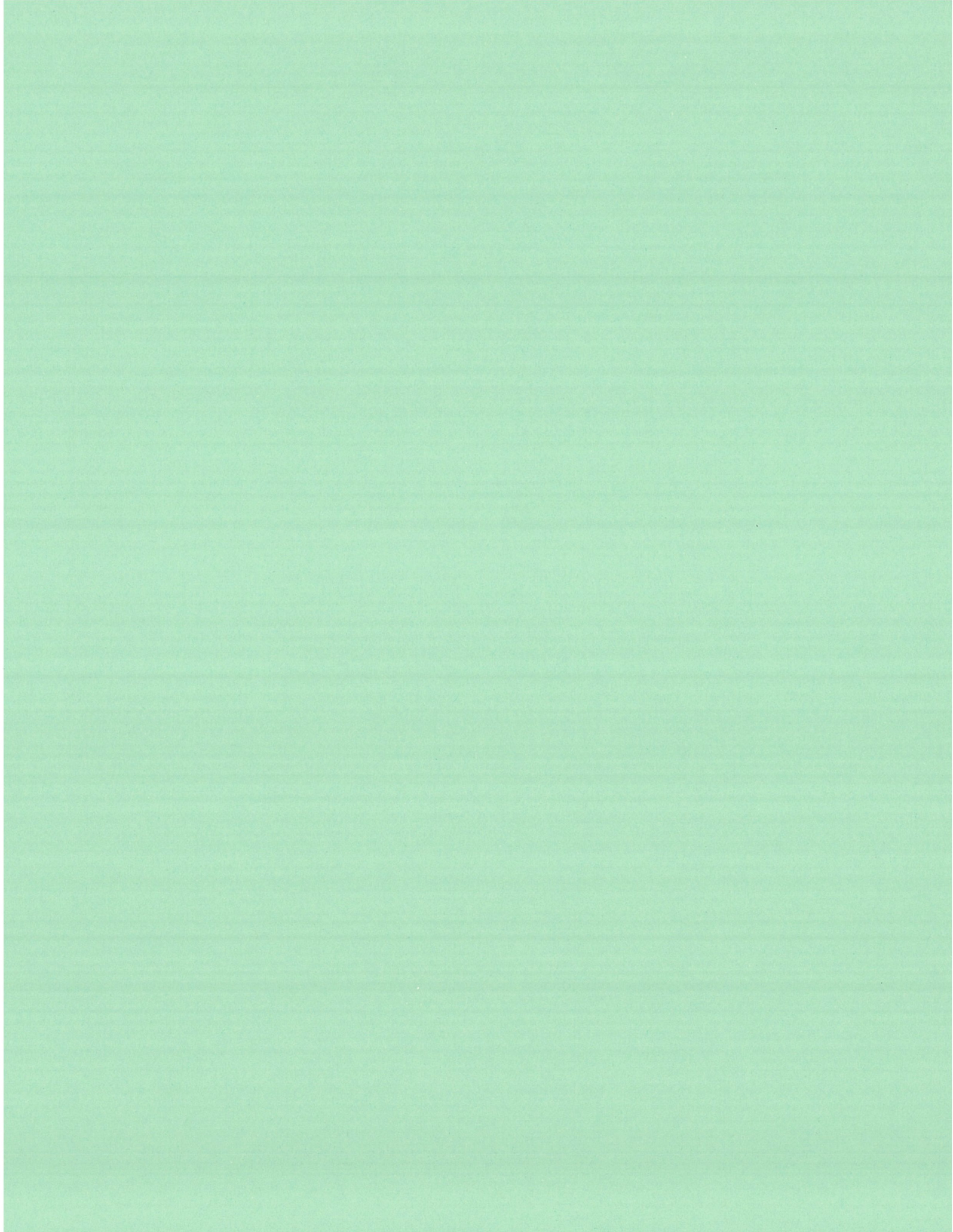
growing dramatically to the south and west in a typical suburban-style development of post WWII America.

In 1982 this district is called the Capitol District and Civic Sites. "Like a university campus, the Capitol District is a realm of large institutional buildings set on lawns." See *Design and Preservation in Santa Fe: A Pluralistic Approach*, National Park Service, Planning Department, City of Santa Fe, January 1977.

In 1988 the Capitol Complex Historic Neighborhood is described as institutional in character with the construction of the Roundhouse. In addition the construction of Paseo de Peralta further separated these four remaining houses from the residential character contained in the Don Gaspar Historic district neighborhood. See *Santa Fe Historic Neighborhood Study*, by Corinne P. Sze and Beverley Spears, with assistance by Boyd Pratt and Linda Tigges, City of Santa Fe, 1988. Also in this study is a description of how this neighborhood went from primarily residential buildings and or fields to the present Capitol Complex.

This reflects the planning at least since the 1963-1980 Capitol plan, and also the current planning documents that describe the State's intention to acquire more property to consolidate the Capitol Complex in order to accommodate the needs of State Government.





Susana Martinez
GOVERNOR

RECEIVED



Edwynn L. Burckle
Cabinet Secretary
General Services Department

2011 JUL 20 P 3:32

Charles S. Gara
Director
Property Control Division

STATE OF N.M.
STATE OF NEW MEXICO
GENERAL SERVICES DEPARTMENT

PROPERTY CONTROL DIVISION
(505) 827-2141

ADMINISTRATIVE SERVICES
DIVISION
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BUILDING SERVICES DIVISION
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TRANSPORTATION SERVICES DEPARTMENT
(505) 476-1902

PURCHASING DIVISION
(505) 827-0472

RISK MANAGEMENT DIVISION
(505) 827-0442

July 15, 2011

Department of Cultural Affairs
Historic Preservation Division
Bataan Memorial Building
407 Galisteo Street, Suite 236
Santa Fe, New Mexico 87501

92540
RECEIVED
JUL 15 2011
DUC / JAN
HISTORIC PRESERVATION DIVISION

Dear Ms. Jan V. Biella:

In accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470f), and its implementing regulation, 36 CFR 800, "Protection of Historic Properties," we are initiating consultation with your office regarding the proposed removal of four structures and garages, at 402, 406, 410, and 414 Don Gaspar, Santa Fe NM; and our intent to collaborate with stakeholders to mitigate the adverse effect through documentation and display. Please find enclosed the necessary documentation per §800.11.

Based on our initial research, we have made the required determinations and findings, which we now ask you to review. Please respond in writing to us within the thirty-day time period as noted at §800.3(c)4. The Property Control Division's point of contact is Lemoyne F. Blackshear, Staff Architect Lemoyne.Blackshear@state.us.nm.

If you concur with the findings in this submission, please sign and date on the line below and return as noted above. If you do not concur, we request that you express your concerns and objections clearly in writing so that PCD may continue the consultation process as needed. Please also indicate in your non-concurrence letter if there are other sources of information that should be checked, and if there are other parties, tribes, or members of the public you believe should be included in the consultation process. Thank you for your prompt attention to this matter.

Sincerely,

Lemoyne F. Blackshear, Staff Architect
Property Control Division

CONCURRENCE:
Jan V. Biella State Historic Preservation Officer

Pending receipt of additional information on scope of archaeological studies by HPD.
7/18/2011
Date

Description of the Undertaking

In 2009, Senate Bill 221 (Laws 2009, Chapter 114) was enacted, increasing the gross receipts tax intercept to finance the construction of a new state-owned Executive Office Building (EOB) on the main capitol campus, adjacent to the new parking structure. The Property Control Division intends to construct a 56,000 square foot Executive Office Building at the main capitol campus on a portion of the city block immediately west of the New Mexico State Capitol building. This site is currently developed with paved parking and graveled parking, as well as having four small structures that were originally residences, built in 1930 now known as the "casitas". Construction of the office building requires the removal of the casitas and their garages.

Area of Potential Effect

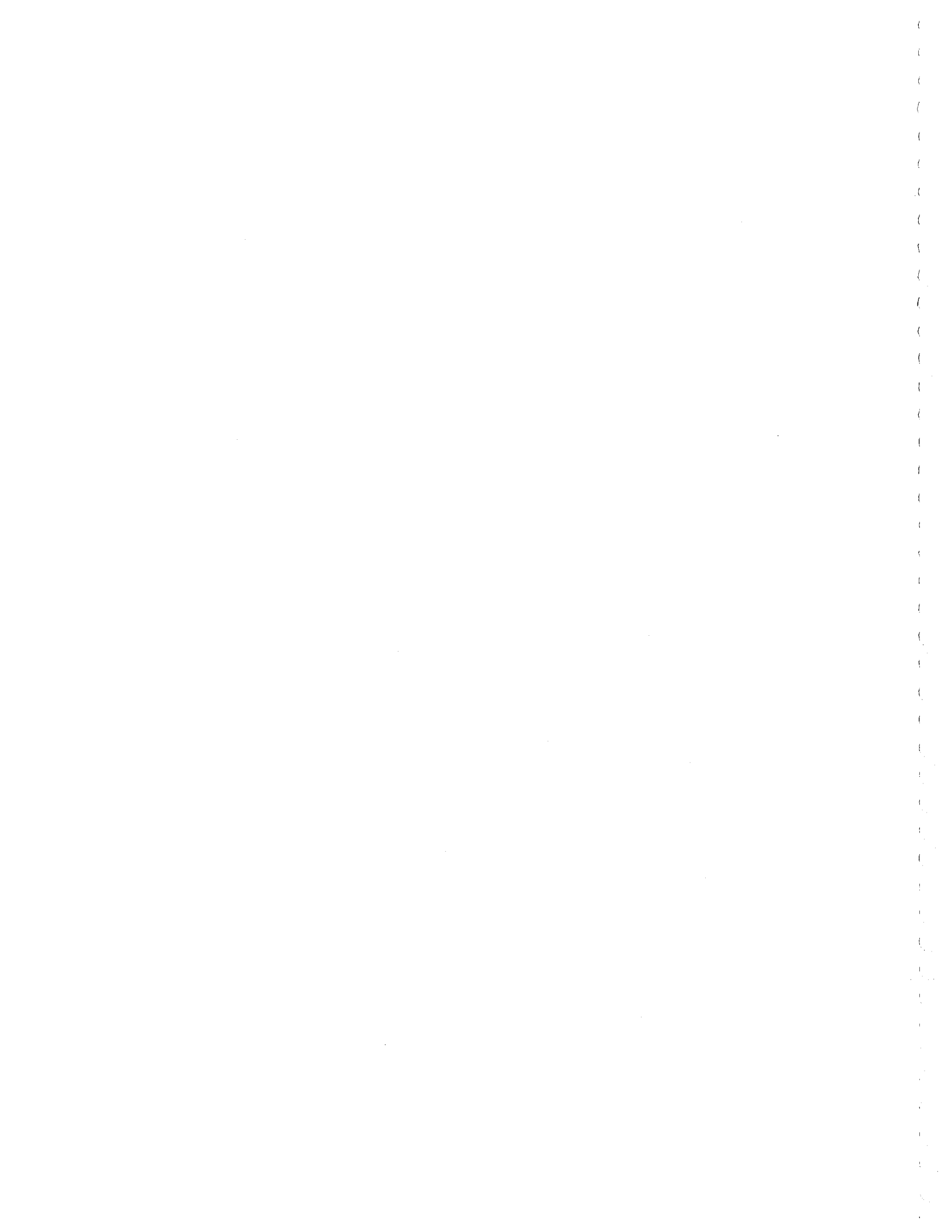
We define the Area of Potential Effect (APE) for this proposed project as bound on the north by South Capitol Street, on the west by the Concha Ortiz y Pino building (130 South Capitol Street), on the east by Don Gaspar Avenue, and on the south by the State of New Mexico Parking Structure. Please see the attached map marked with the APE boundary. We made this determination for the following reason(s): The property and parcels are owned by the State of New Mexico and are integral to the State Capitol Campus and the institutional uses associated with conduct of State government.

Basis for Determining Historic Properties Affected

1. The Main Capitol Campus, is the site of the seat of government of the State of New Mexico, and lies within the City of Santa Fe Historic District.
2. The four small structures and their unattached garages (now used as offices and storage) are eligible but not listed on either the State of New Mexico or National Register of Historic Places; but are regarded by the City of Santa Fe Historic Review Board as "contributing", and "historically significant".

Address	Occupancy type	Year Built	Gross Sq. Ft.	City Historic Status	State & National Register Status
402 Don Gaspar	Office	1930	1532	Contributing	Not Listed but Eligible
406 Don Gaspar	Office	1930	1532	Contributing	Not Listed but Eligible
406 Don Gaspar	Garage	1930	240	Contributing	Not Listed but Eligible
410 Don Gaspar	Office	1930	1532	Significant	Not Listed but Eligible
414 Don Gaspar	Office	1930	1227	Significant	Not Listed but Eligible
414 Don Gaspar	Storage	1930	240	Significant	Not Listed but Eligible

3. To obtain background information on the APE and to identify any potential historic properties, we researched and contacted the following sources:
New Mexico Department of Cultural Affairs, Historic Preservation Division
City of Santa Fe Historic Preservation Division
Old Santa Fe Association
Historic Santa Fe Foundation
4. In January 2008, a Phase I Environmental Site Assessment was performed for the site in support of the Capitol Parking Structure construction project. The report is relevant to the proposed Executive Office Building project.



5. The 2008 Archaeological Testing and Data Recovery Plan for the Capitol Parking Structure Project is also relevant to the Executive Office Building project. It is PCD's intent to expand that plan and investigate the area for the new building, resulting in a final archaeological data recovery report.
6. In March 2011, a Building Height Study was performed and the results accepted by the City of Santa Fe in determining the maximum building height for this site of 57.56 feet.

Based on our initial information search, it is our determination that historic properties will be affected by this project and that additional consultation will be required to assess/resolve effects. We base this finding on the eligibility of the casitas for listing on the Register of Historic Places, and the City of Santa Fe's inclusion of the casitas on their register. Our assessment is that since the construction of the Capitol Building (1965) and the establishment of the Main Capitol Campus, the site has transitioned from residential to governmental purposes, and the integrity of setting for the casitas, as well as association for residential uses has long been compromised. Furthermore, the design, materials, and workmanship of casitas and garages are not unique examples of the period or era when constructed.

We are aware that the removal of the casitas and garages has the potential to offend the city historic board as well as neighborhood associations, and the Old Santa Fe Association. Therefore we intend to expand the 2008 Archeological study and initiate a documentation process according to standards similar to the Historic American Building Survey/Historic American Engineering Record (HABS/HAER), Level Two, with 35mm, black-and-white photographs substituted for large format photographs to record the structures as a historical record. We intend to provide access to the record and archeological artifacts discovered on the site in a display within the new Executive Office Building. Additionally, in compliance with NMSA 1978, §3-22-6, we will be working closely with the City of Santa Fe Historic Board in articulating the design parameters to be included in the Request for Proposals for Design-Build Executive Office Building project, so anticipate a collaboration on how artifacts might be displayed.

Attachments:

1. APE Maps (*EOB Block, EOB Aerial 2008, Proposed Siting EOB*)
2. Six (6) Photographs of Casitas
3. 2008 Phase I Environmental Site Assessment, Capitol Parking Structure
4. 2008 Archaeological Testing and Data Recovery Plan for the Capitol Parking Structure Project
5. 2011 Allowable Building Height Study for Santa Fe Capitol Main Campus

Administrative Summary

Between October 31 and December 9, 2011, the Office of Archaeological Studies (OAS), Museum of New Mexico, conducted archaeological data recovery on state land under the control of the General Services Department Property Control Division (GSD). GSD is planning to construct the Executive Office Building, which will encompass roughly 5,000 sq m of area. This constitutes a quarter of the total area (18,334 sq m) designated as LA 15803—an archaeological site with deposits dating primarily to the late nineteenth and early twentieth centuries.

The 5,000 sq m set aside for the Executive Office Building was further divided into two smaller areas targeted for compliance activities. Roughly 3,300 sq m were to be examined using archaeological methods. The remaining 1,700 contain standing architecture to be treated by an architectural historian.

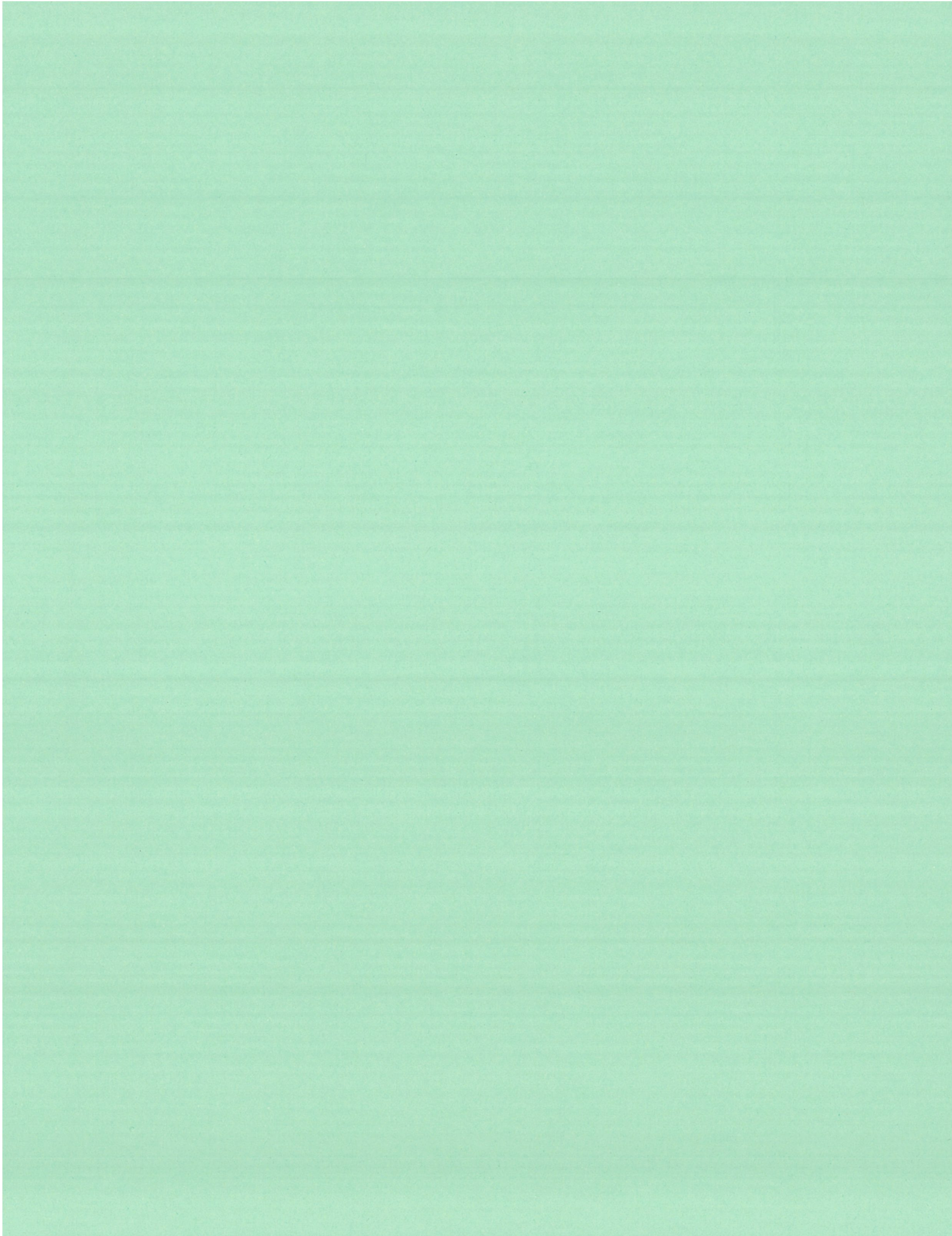
Roughly 1,472 sq m (45 percent of the 3,300 sq m under archaeological investigation) was examined during the excavation of eight scraping units and 17 backhoe trenches. These investigations resulted in the documentation of three structures and 157 features and the recovery of 2,278 artifacts and samples. These findings have produced sufficient information to address questions discussed in the *Archaeological Data Recovery Plan for the Executive Office Building, Santa Fe, New Mexico* (Barbour 2011a:65-74). It is recommended that archaeological clearance be granted to GSD for construction of the Executive Office Building.

MNM Project No. 41.930 (Executive Office Building).

NMCRIS Activity No. 122815.

Archaeological Excavation Permit SE-309.





Allowable Building Height Study for Santa Fe Capitol Main Campus

Evaluation of Site One and Site Two

Design-Build of the State of New Mexico Executive Office Building

March 28, 2011

Wilson & Company, Inc.
4900 Lang Ave., NE
Albuquerque, NM 87109

505-348-4000

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& COMPANY

CONTENTS

A. Purpose of This Document

B. Executive Summary

Site One

Site Two

C. Surveying and Mapping Methodology of area near Santa Fe Capitol

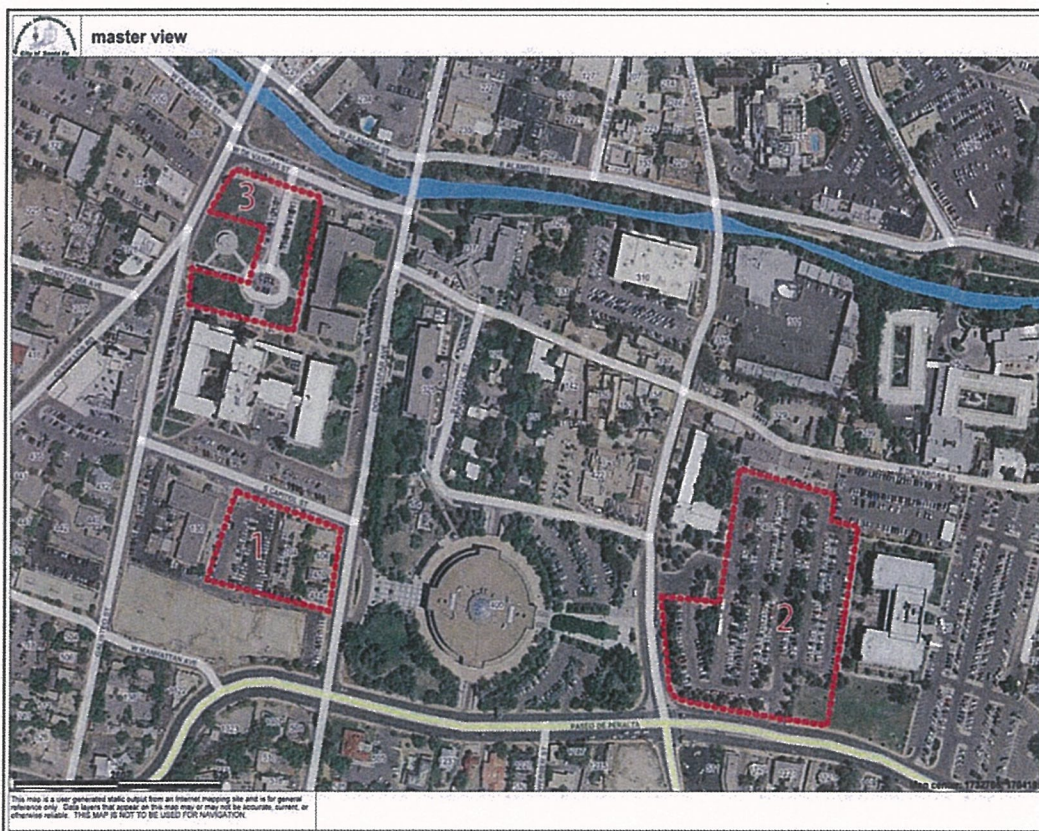
D. Appendices

Overall Santa Fe Building Heights 2011 Aerial

A. Purpose of this Document

The purpose of this document is to provide data to support a maximum allowable building height dimension that would be permitted at two sites under consideration for the location of the new State of New Mexico Executive Office Building. The Executive Office Building is being planned and procured by the design-build project delivery method, and Wilson & Company, Inc. has been contracted to assist the State of New Mexico General Services Department, Property Control Division, in preparation of the design-build request for proposal (RFP).

Preparation of this design-build RFP includes site evaluations and recommendations, which serve to analyze and score three vacant parcels of land owned by the state that are possible locations for the new building. One parcel, referred to as Site Three, has been through the initial evaluations and has been eliminated from consideration because it is not large enough for a 56,000 square foot (sf) building, does not have adequate vehicle access, and the slope on the site would presumably cause an increase in the cost of construction. The other two sites, Site One and Site Two, are the subjects of this document. The three sites are shown below for reference.



The maximum allowable building height for each site has significance because a multi-story building is more energy efficient and better land use. Real estate around the Capitol is at a premium; the master plan for the area demonstrates additional development capacity for the campus, and the compact nature of infill projects will serve to maximize the available land use.

B. Executive Summary

Evaluation of the proposed allowable building heights for Site One and Site Two has been determined by averaging the maximum height of existing state office buildings that occur along both sides of the frontage of each proposed site for 600 feet in each direction. This 600 foot dimension is measured from the center point of the land parcel. In addition, any state building that is behind the proposed site is also averaged into the allowable height dimension. This approach establishes the prevailing height of state office buildings in the two areas under consideration, Site One and Site Two, of the Main Capitol Campus. Auxiliary structures have been excluded from this evaluation, as the purpose is to provide guidelines for significant buildings, excluding any storage, maintenance, or residential building types.

Site One

Site One is bounded on the north by South Capitol Street, on the east by four existing structures, on the west by the Ortiz Y Pino Building, and on the south by the State Parking Structure. The Bataan Building is across South Capitol Street to the north, within the 600 feet of frontage. The average of existing maximum building height for this site is compiled from the Bataan Building (104.30 feet above adjacent grade), the Ortiz y Pino Building (29.36 feet above adjacent grade), and the new state parking structure (39.01 feet above adjacent grade). The proposed maximum building height for this site is 57.56 feet above the average grade.

Site Two

Site Two is bounded on the north by Lamy Building, on the east by the P.E.R.A. Building , on the west by the Old Santa Fe Trail, and on the south by Paseo De Peralta. The Capitol Building is across the Old Santa Fe Trail to the west, within the 600 feet of frontage. The average of existing maximum building height for this site is compiled from the Capitol Building (63.21 feet above adjacent grade), the Lamy Building (38.50 feet above adjacent grade), and the P.E.R.A Building (55.98 feet above adjacent grade). The proposed maximum building height for this site is 52.56 feet above the average grade.

C. Surveying and Mapping Methodology of area near Santa Fe Capitol

On February 15th, 2011 high accuracy aerial photography was captured at a scale of 1:4000. The flight was comprised of two flight lines and a spot shot to capture the Capitol Building at nadir (directly below aerial camera to minimize building lean). Analytical aerial triangulation was performed incorporating 7 ground control points to generate an absolute solution to geo-reference the photography. Industry standard photogrammetric practices were performed to extract ground and building elevations to supplement rigorous survey height calculations. High resolution orthophotos were generated using

features extracted from the photography. This data meets ASPRS Class II requirements for 1 foot contour accuracy.

The surveying aspect dealt with establishing control based on NAD 83 New Mexico Central Zone for the horizontal coordinate system and NAVD 88 for the vertical datum. Local NGS monuments and Santa Fe County Control monuments were used and calibrated to our control on site. Once control was established we were able to establish a northing, easting and elevation on each of the 7 ground control points mentioned above using GPS RTK techniques. The coordinates of the 7 ground control points as mentioned above were used in the photogrammetric process.

By using both conventional surveying methods and photogrammetric methods we were able to create the image, elevations and heights of the building.

D. Appendices

The following 11 x 17 aerial shows the applicable frontage for the sites under consideration, and the maximum height of the buildings under consideration.

Santa Fe Building Heights 2011



Legend

- Alignment
- DELTA HEIGHT
- Parcels

WILSON
& COMPANY

SANTA FE SURVEYING COMPANY

P.O. BOX 2919, SANTA FE, NEW MEXICO 87504

1210 Luisa Street, Suite 8

PHONE (505)-992-3211 CELL (505)-660-2659 FAX (505)-992-9905

May 31, 2012

Mr. Matthew O'Reilly, Director
Land Use Department
City of Santa Fe
P.O. Box 909
Santa Fe, New Mexico 87504-0909

**RE: FINAL REPORT OF PROJECT TO PROVIDE ELEVATIONS ON SEVEN
(7) STATE OWNED BUILDINGS LOCATED IN THE STATE CAPITOL
COMPLEX, SITUATE WITHIN PROJECTED SECTION 24 OF TOWNSHIP 17
NORTH, RANGE 09 EAST, CITY OF SANTA FE, NEW MEXICO.**

Mr. O'Reilly:

The following is the **FINAL REPORT** for the above referenced project.

I. GENERAL

- A. This report contains elevations and derived building heights along with attached charts and photographs showing the exact locations of the measured points.
- B. The location of the specific building elements and existing adjacent grades were determined by sketches provided by the City of Santa.

II. SITE DESCRIPTIONS

- A. **Site 1: State Capitol Building (Round House)**
West façade and dome
- B. **Site 2: Capitol North (Old State Library)**
North facade
- C. **Site 3: Bataan Memorial Building**
North façade and cupola
- D. **Site 4: Mabry Building (Apadoca Building)**
East facade
- E. **Site 5: Villagra Building**
East facade
- F. **Site 6: Ortiz y Pino Building**
North and West facades
- G. **Site 7: State Parking Garage**
North and West facades

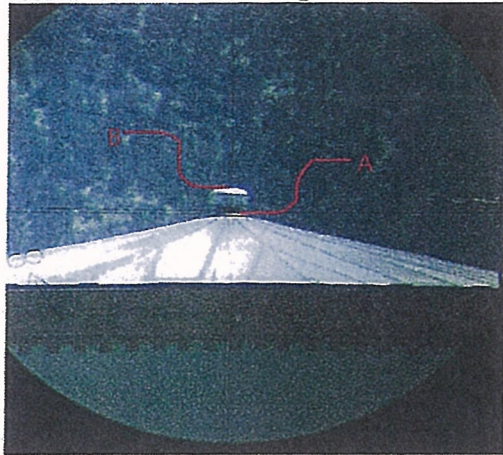
III. CONTROL AND METHODOLOGY

- A. A local control network was established using GPS RTK and averaging a minimum of 30 epochs per control point.
- B. A constrained adjustment of the local control network was performed using three (3) City of Santa Fe Primary Control points, "Blue Booked" and published in November 1992, (NAVD88) (NAD83).
 - 1. "Marcy", 7141.744, 2. "CSFC 107", 6940.121
 - 3. "CSFC 51", 7044.123, 4. "SF 42", Disturbed, not used
- C. All data provided meets or exceed the National Map Accuracy Standards
- D. Data for actual shots on building features was gathered remotely with a robotic total station operating in reflectorless mode.
- E. Distances from the Total Station to the target did not exceed 400' in order to not incur any significant errors due to curvature and refraction.
- F. Final Elevations have an elevation certified to have a relative accuracy of plus or minus 0.04'
- D. State Plane coordinates are New Mexico Central Zone. Angle of convergence is $-0^{\circ}10'45.76''$

Site 1: DOME BUILDING HEIGHT = 62.55'

State Capitol Building (Round House) Dome

Elevation "A" Top of Dome = 7081.65', Elevation "B" Top of Cap = 7082.42'

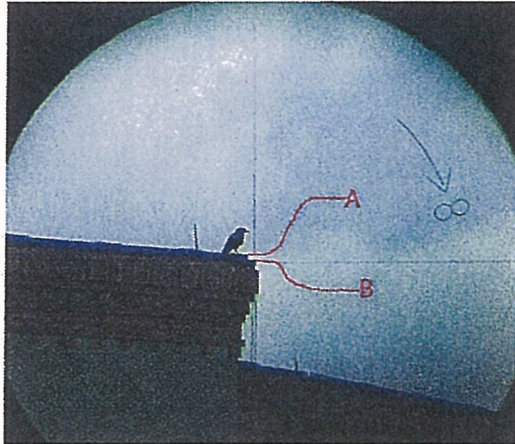


State Capitol Building (Round House)

PARAPET (roofing component) BUILDING HEIGHT = 49.80'

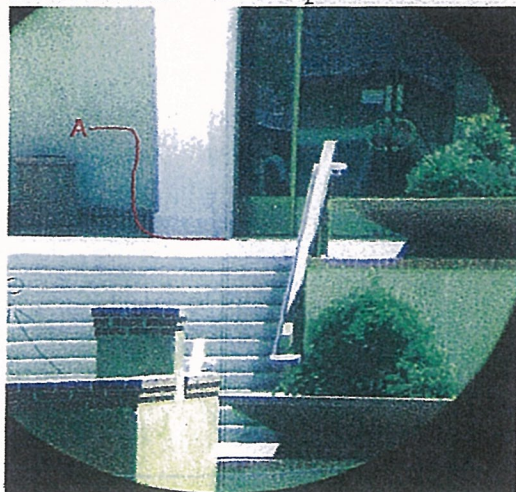
Elev. "A" Top of Roofing Component = 7068.90'

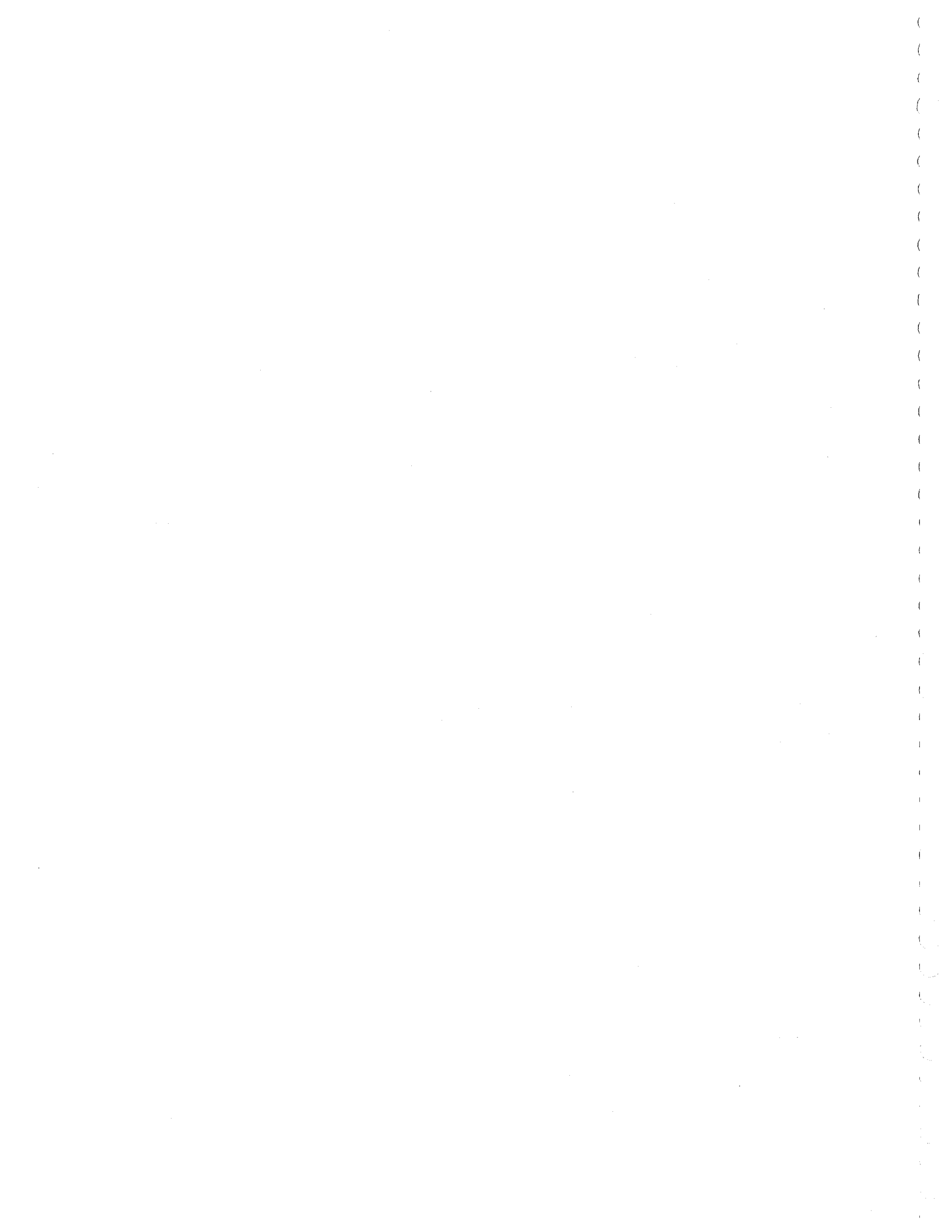
Elev. "B" Top Metal Flashing on Brick = 7068.78'



State Capitol Building (Round House) Ground

Elevation "A" Top of Concrete = 7019.10'



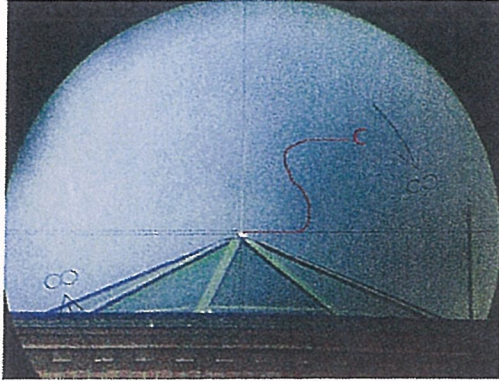


Site 2: DOME (SKY LIGHT) BUILDING HEIGHT = 51.14'

Old State Library (Capitol North)

Sky Light (Dome)

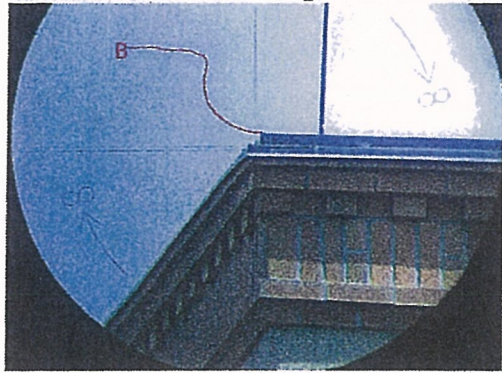
Elevation "C" Top of Dome Cap = 7050.64'



Old State Library (Capitol North) Parapet

PARAPET BUILDING HEIGHT = 44.31'

Elevation "B" Top of Roofing Component = 7043.81'



Old State Library (Capitol North)

Ground

Elevation "A" Ground = 6999.5'

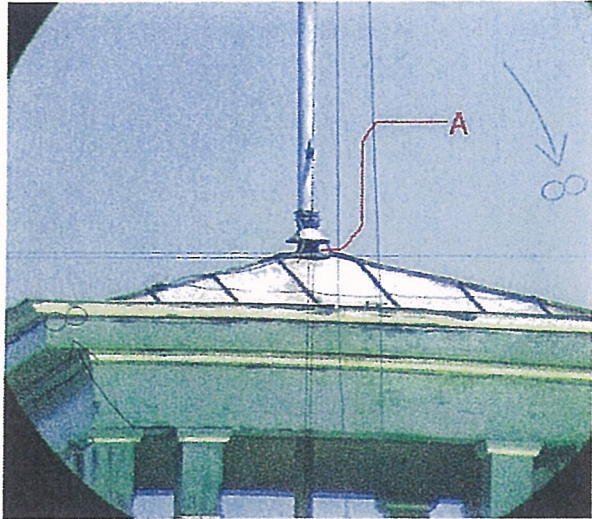


Site 3: CUPOLA BUILDING HEIGHT = 107.73'

Bataan Memorial Building

Cupola

Elevation "A" Top of Cupola = 7100.03'



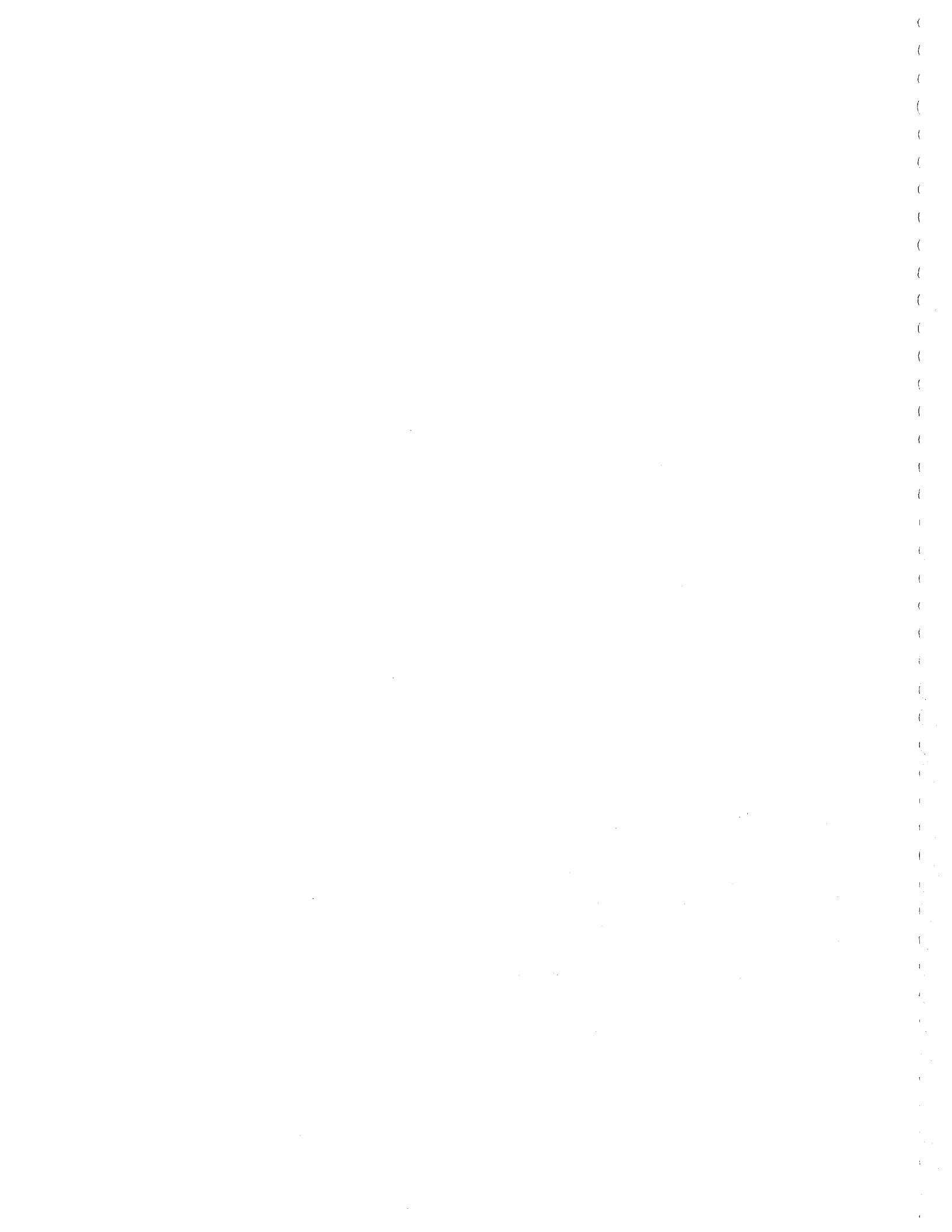
Bataan Memorial Building

PARAPET BUILDING HEIGHT = 31.99'

Elevation "B" Top of Parapet = 7024.29'

Elevation "C" Ground = 6992.3'





Site 4: BUILDING HEIGHT = 43.24'

Mabry (Apodaca Building)

Parapet & Ground

Elevation "A" Top of Parapet = 7035.74'

Elevation "B" Ground = 6992.5'



Site 5: BUILDING HEIGHT = 27.43'

Villagra Building

Parapet & Ground

Elevation "A" Top of Parapet = 7014.31'

Elevation "B" Concrete = 6986.88'



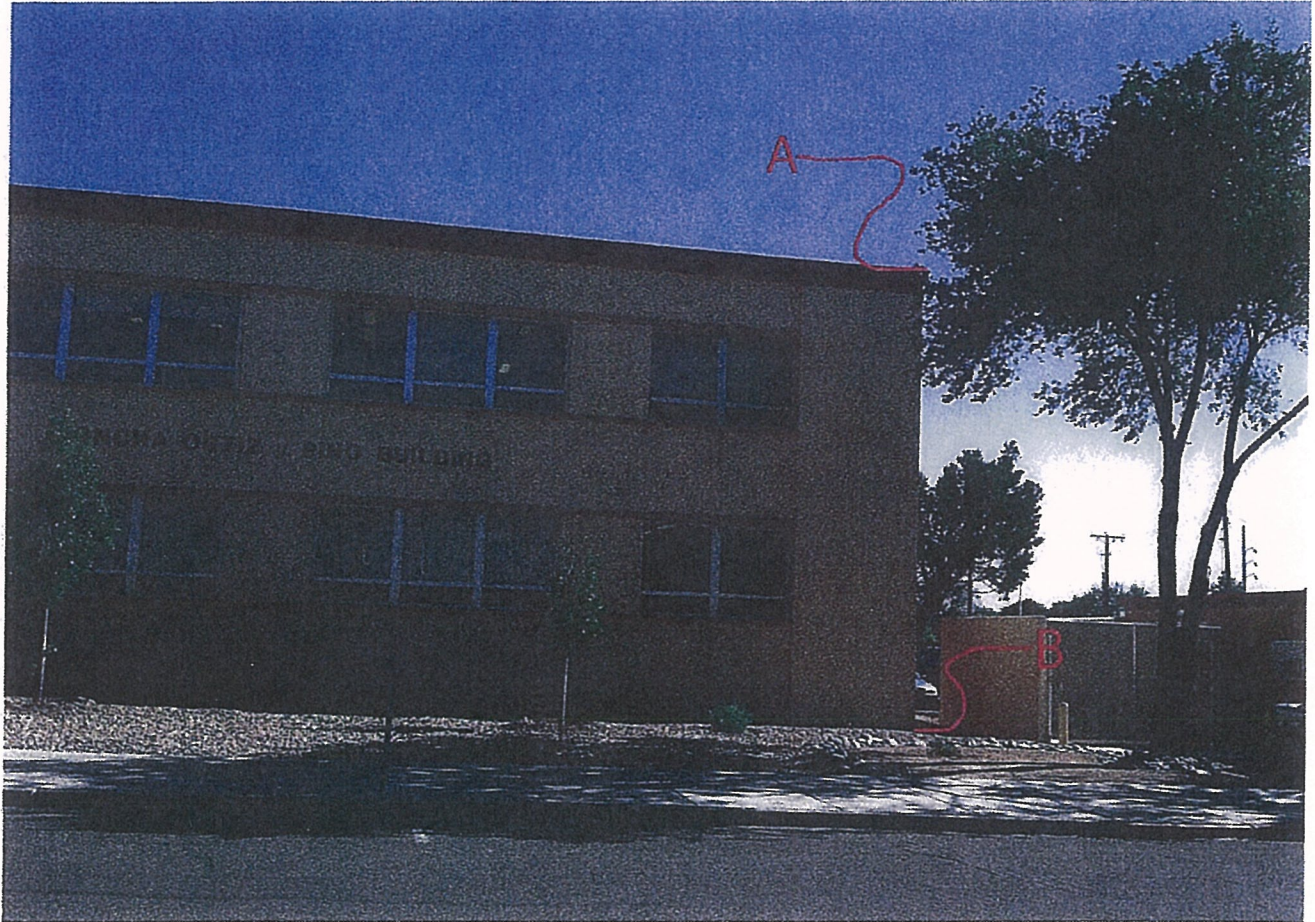
Site 6: BUILDING HEIGHT = 31.06'

Ortiz y Pino Building

Parapet & Ground

Elevation "A" Top of Parapet = 7024.62'

Elevation "B" Concrete = 6993.56'



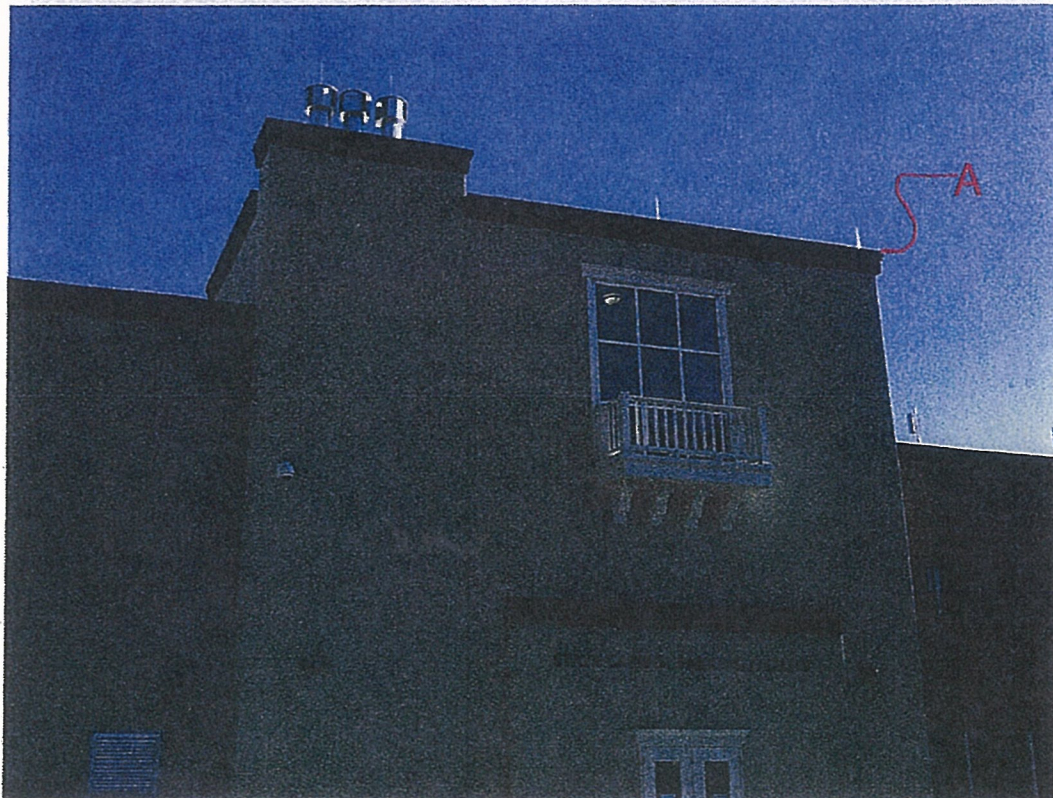
Site 7: BUILDING HEIGHT = 41.86'

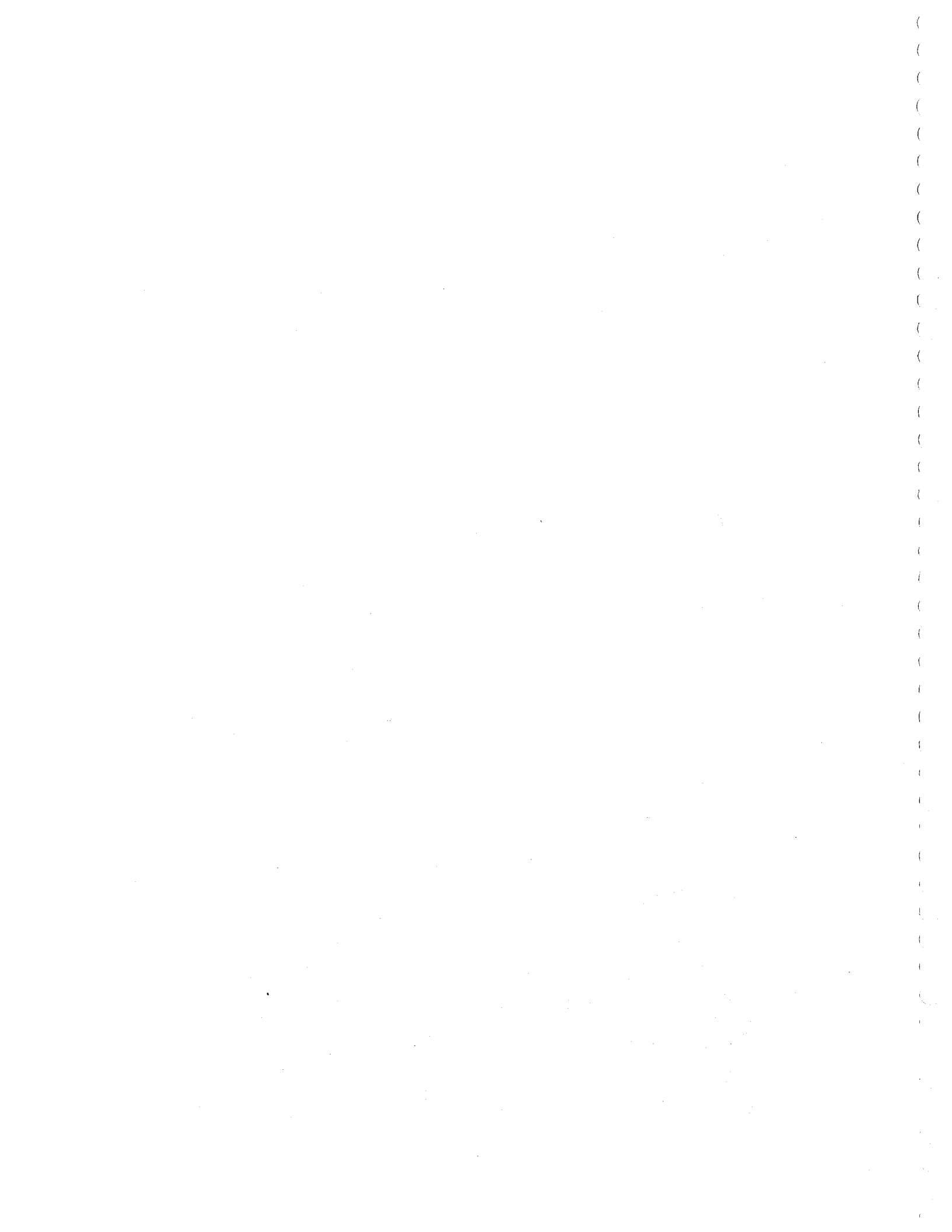
State Parking Garage

Parapet & Ground

Elevation "A" Top of Parapet = 7035.68'

Elevation "B" Concrete = 6993.82'





Summary Data

Site 1

State Capitol Building (Round House)

DOME BUILDING HEIGHT = 62.55'

Elevation at Top of Dome = 7081.65'

Latitude = 35°40'56.30"N, Longitude = 105°56'22.64"W

State plane coordinates = N 519310.556M, E 528093.869M

PARAPET (roofing component) BUILDING HEIGHT = 49.80'

Elevation at Top of Roofing Component = 7068.90'

Elevation at Top of Concrete = 7019.10'

Site 2

Old State Library (Capitol North)

DOME (SKY LIGHT) BUILDING HEIGHT = 51.14'

Sky Light (Dome)

Elevation at Top of Dome Cap = 7050.64'

Latitude = 35°41'02.08"N, Longitude = 105°56'24.31"W

State plane coordinates = N 519488.535M, E 528051.207M

PARAPET BUILDING HEIGHT = 44.31'

Elevation at Top of Roofing Component = 7043.81'

Elevation at Ground = 6999.5'

Site 3

Bataan Memorial Building

CUPOLA BUILDING HEIGHT = 107.73'

Elevation at Top of Cupola = 7100.03'

Latitude = 35°41'02.83"N, Longitude = 105°56'29.75"W

State plane coordinates = N 519511.206M, E 527914.454M

PARAPET BUILDING HEIGHT = 31.99'

Elevation at Top of Parapet = 7024.29'

Elevation at Ground = 6992.3'

Site 4

Mabry (Apodaca Building)

BUILDING HEIGHT = 43.24'

Elevation at Top of Parapet = 7035.74'

Latitude = 35°41'03.38"N, Longitude = 105°56'26.43"W

State plane coordinates = N 519528.434M, E 527997.995M

Elevation at Ground = 6992.5'

Site 5

Villagra Building

BUILDING HEIGHT = 27.43'

Elevation at Top of Parapet = 7014.31'

Latitude = 35°41'02.48"N, Longitude = 105°56'32.96"W

State plane coordinates = N 519500.297M, E 527833.903M

Elevation at Concrete = 6986.88'

Site 6

Ortiz y Pino Building

BUILDING HEIGHT = 31.06'

Elevation at Top of Parapet = 7024.62'

Latitude = 35°40'59.33"N, Longitude = 105°56'32.00"W

State plane coordinates = N 519403.257M, E 527858.276M

Elevation at Concrete = 6993.56'

Site 7

State Parking Garage

BUILDING HEIGHT = 41.86'

Elevation at Top of Parapet = 7035.68'

Latitude = 35°40'56.85"N, Longitude = 105°56'30.89"W

State plane coordinates = E 519326.884M, N 527886.375M

Elevation at Concrete = 6993.82'

Surveyor's Certificate

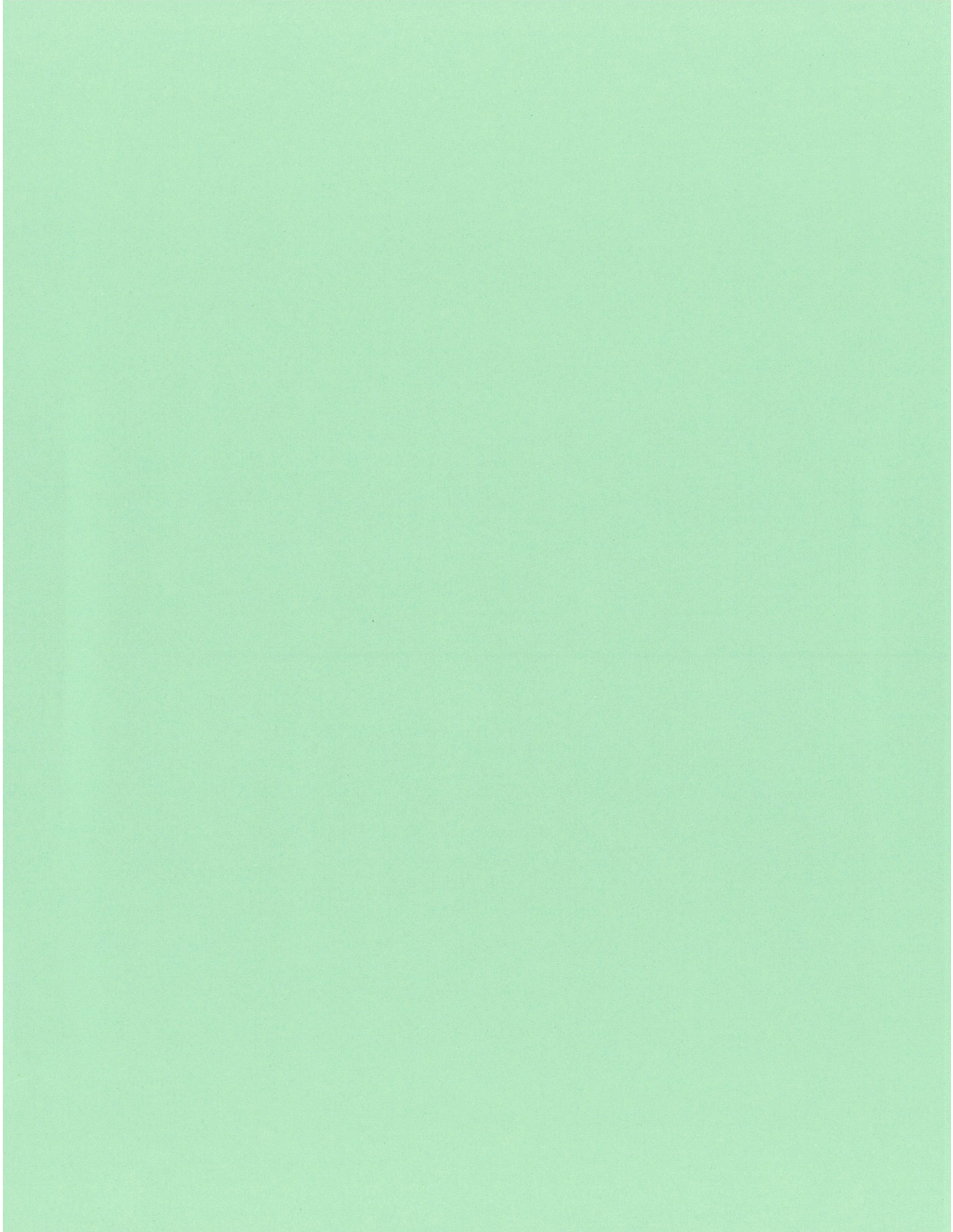
I, JAMES B. SANCHEZ, A NEW MEXICO PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS REPORT AND THE SURVEY UPON WHICH IT IS BASED, THAT THIS REPORT AND SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS DATA CONTAINED IN THIS REPORT MEETS OR EXCEEDS NATIONAL MAPPING ACCURACY STANDARDS.

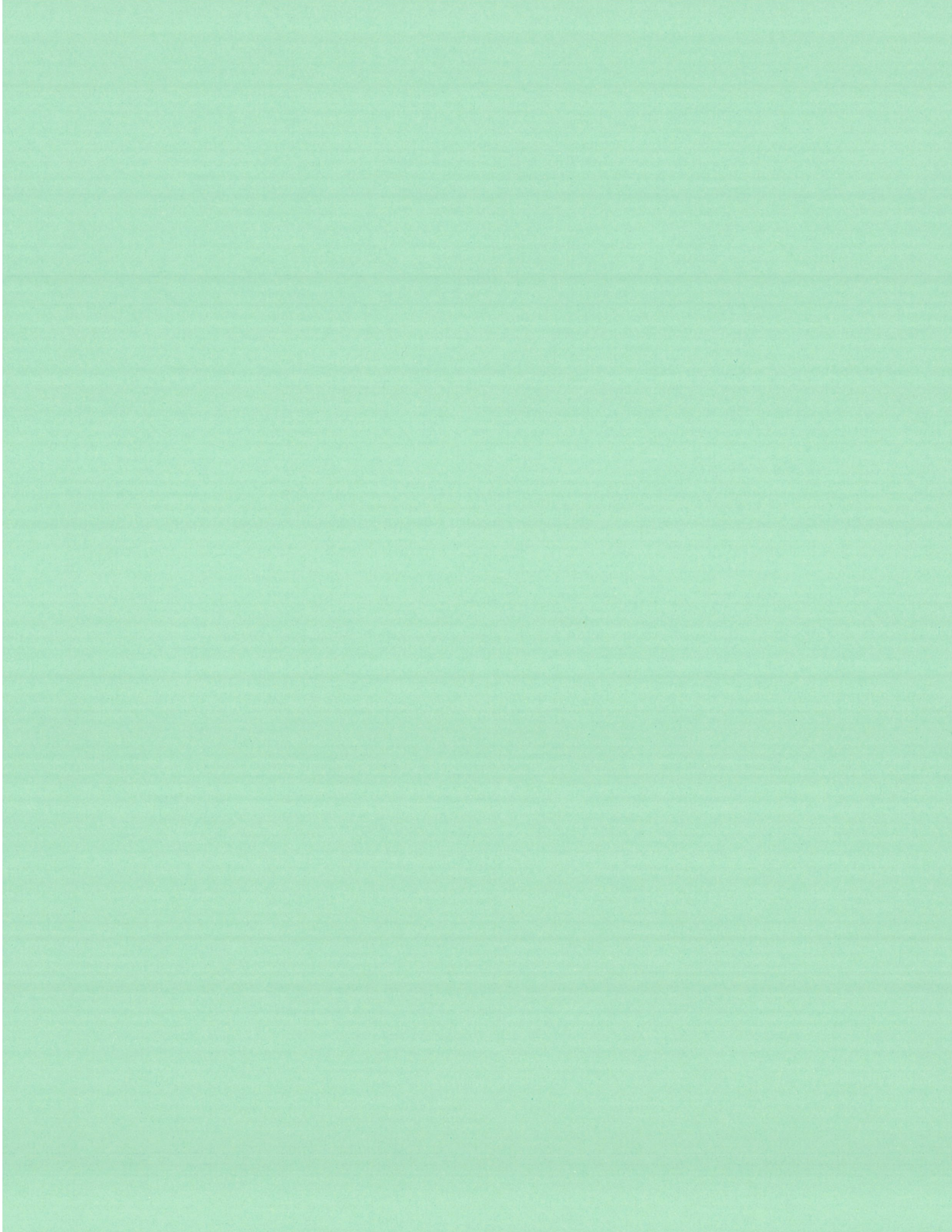

JAMES B. SANCHEZ, P.S. No. 12655

5-31-12

DATE







Following is the summary of programmed square footage for the consolidation of the Department of Finance and Administration in the Executive Office Building.

Space Summary and List of Spaces

Summary Table

Reference Number	Division	Space Area	Area	Total Number of Staff	Usable Area per Staff
1000	Office of the Secretary	1000 Workspace Net Usable Area	1,388	Staff 8	257
		1000 Support Net Usable Area	668		
2000	Office of Educational Accountability	2000 Workspace Net Usable Area	898	Staff 7	177
		2000 Support Net Usable Area	343		
3000	Board of Finance	3000 Workspace Net Usable Area	481	Staff 5	151
		3000 Support Net Usable Area	272		
4000	Budget Division	4000 Workspace Net Usable Area	2,526	Staff 21	158
		4000 Support Net Usable Area	794		
5000	Program Support/Administration Svcs	5000 Workspace Net Usable Area	2,509	Staff 21	167
		5000 Support Net Usable Area	1,000		
6000	Local Government	6000 Workspace Net Usable Area	6,505	Staff 56	151
		6000 Support Net Usable Area	1,927		
7000	Financial Management/Control	7000 Workspace Net Usable Area	6,520	Staff 86	144
		7000 Support Net Usable Area	5,829		
Common Support Areas		Common Support Net Usable Area	7,498		
1. Total Net Area			30,122	Total Staff	204
2. Total Net Usable Area			39,159	Gross Area/Staff	273
3. Common Area Factor (33%)			12,942	Usable Office Area/Staff	147.65
4. Grossing Factor (9%)			3,649	1991 GSA Office Usable Area/Person	153 usf/staff
5. Gross Area			55,750		
6. Net to Gross Efficiency			54%		
7. Usable Area/Gross Area			70%		
8. GSA Recommendation			75%		

Definitions:

Net Assignable Square Feet (NASF): the total of all assignable areas in square feet.

Net Usable Area: includes net assignable square footage (wall to wall), interior partitions, and circulation between spaces.

Common Area Factor: includes common corridors (circulation that links net usable areas), public restrooms, mechanical rooms, electrical rooms, telephone and data closets, elevator mechanical rooms, janitorial closets and storage.

Grossing Factor: includes vertical circulation, shafts, exterior walls.

Gross Area: The sum of the Net Usable Area, Common Area, and Grossing Factor. Gross Square Feet is GSF.

Building Efficiency: the ratio of NASF to GSF.

