
State of New Mexico Capitol Buildings Master Plan

Capitol Buildings Planning Commission

Albuquerque
Area Master
Plan

June 5, 2008



Albuquerque Area Master Plan Overview



Goal / Principles

✓ Goal

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

✓ Principles

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



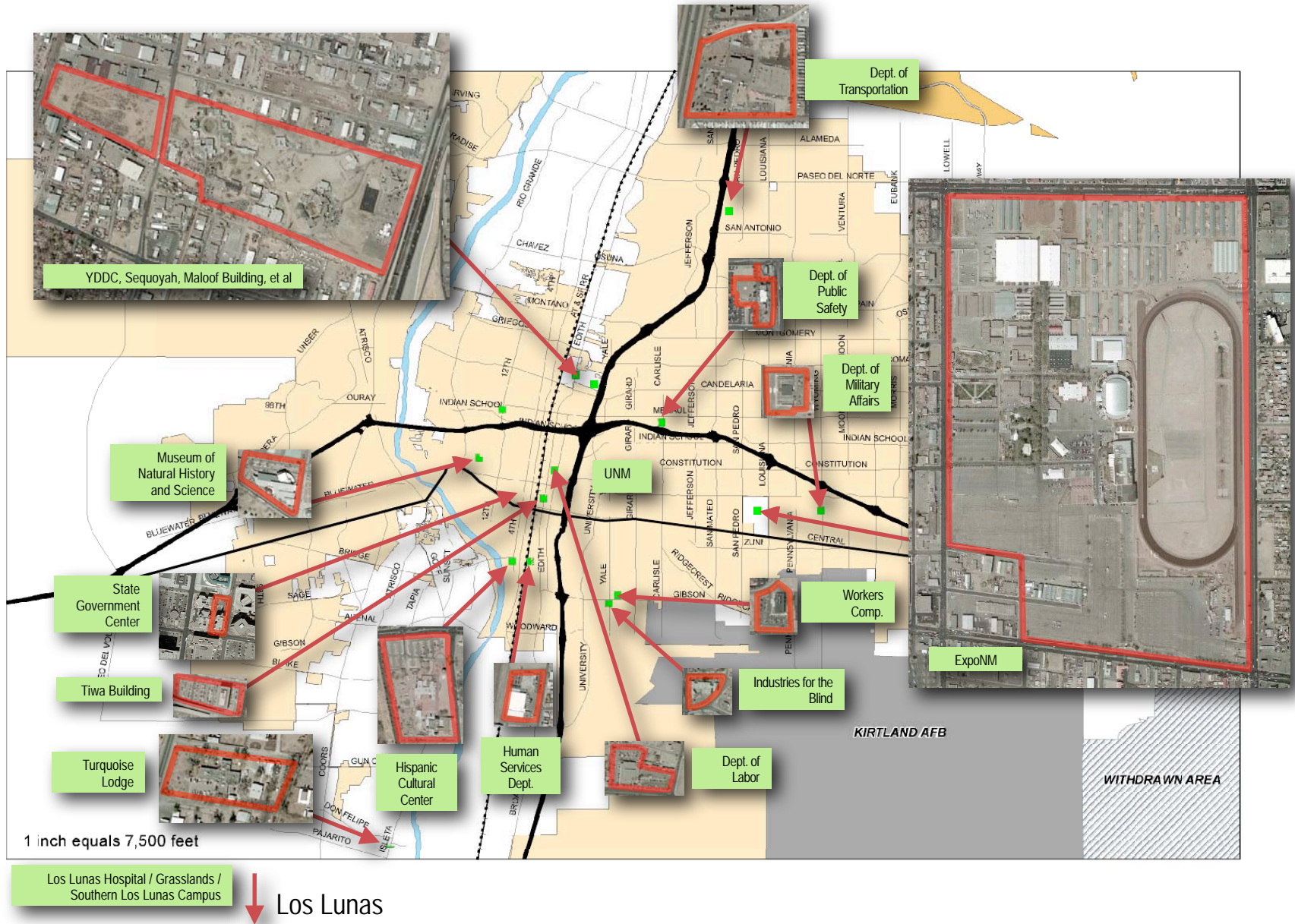
Albuquerque Area

✓ General

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



State Owned Properties in Metropolitan Albuquerque









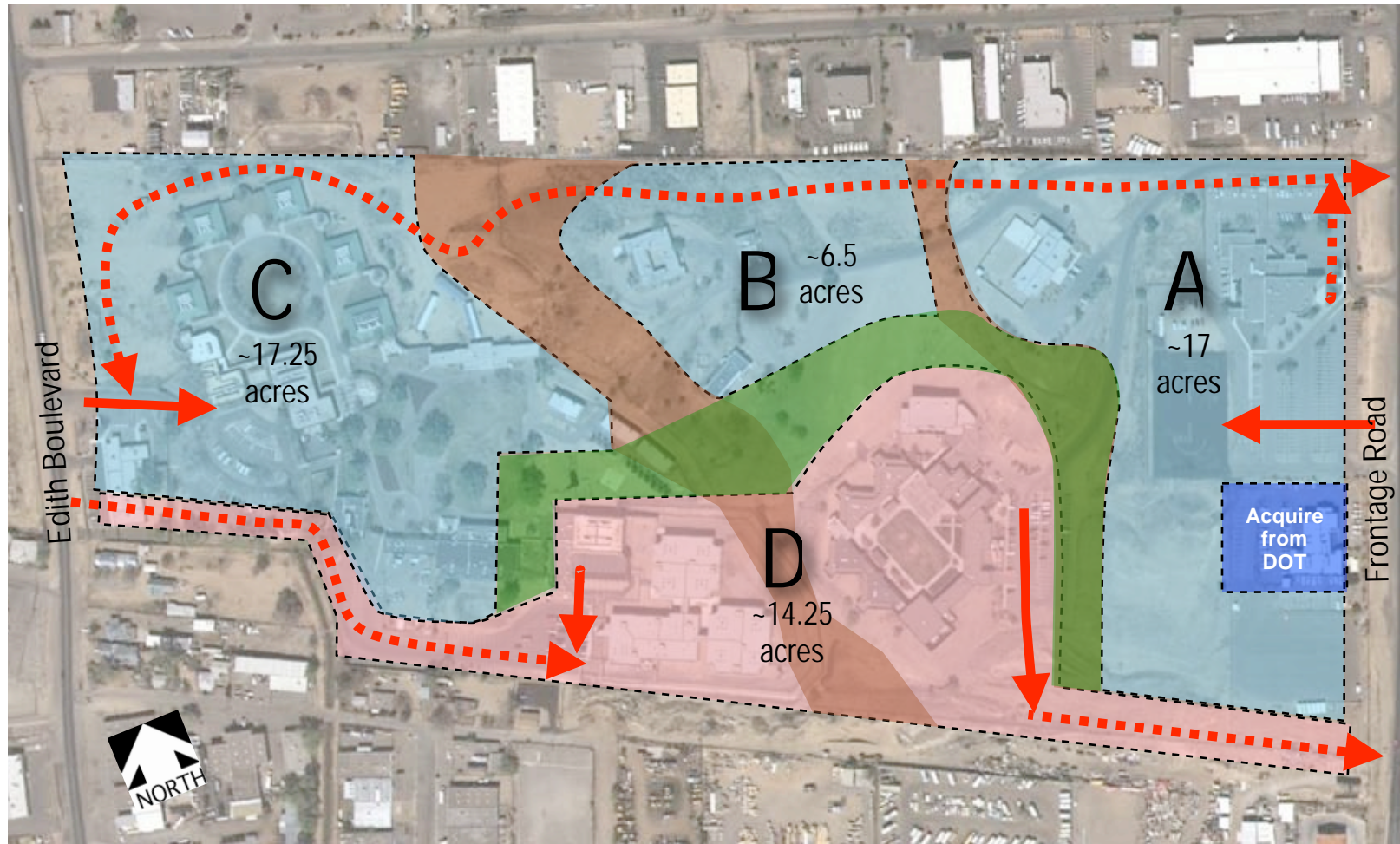


Albuquerque Area

✓ Super Block Site Conceptual Development Plan

Legend

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





Albuquerque Area

✓ Super Block Site

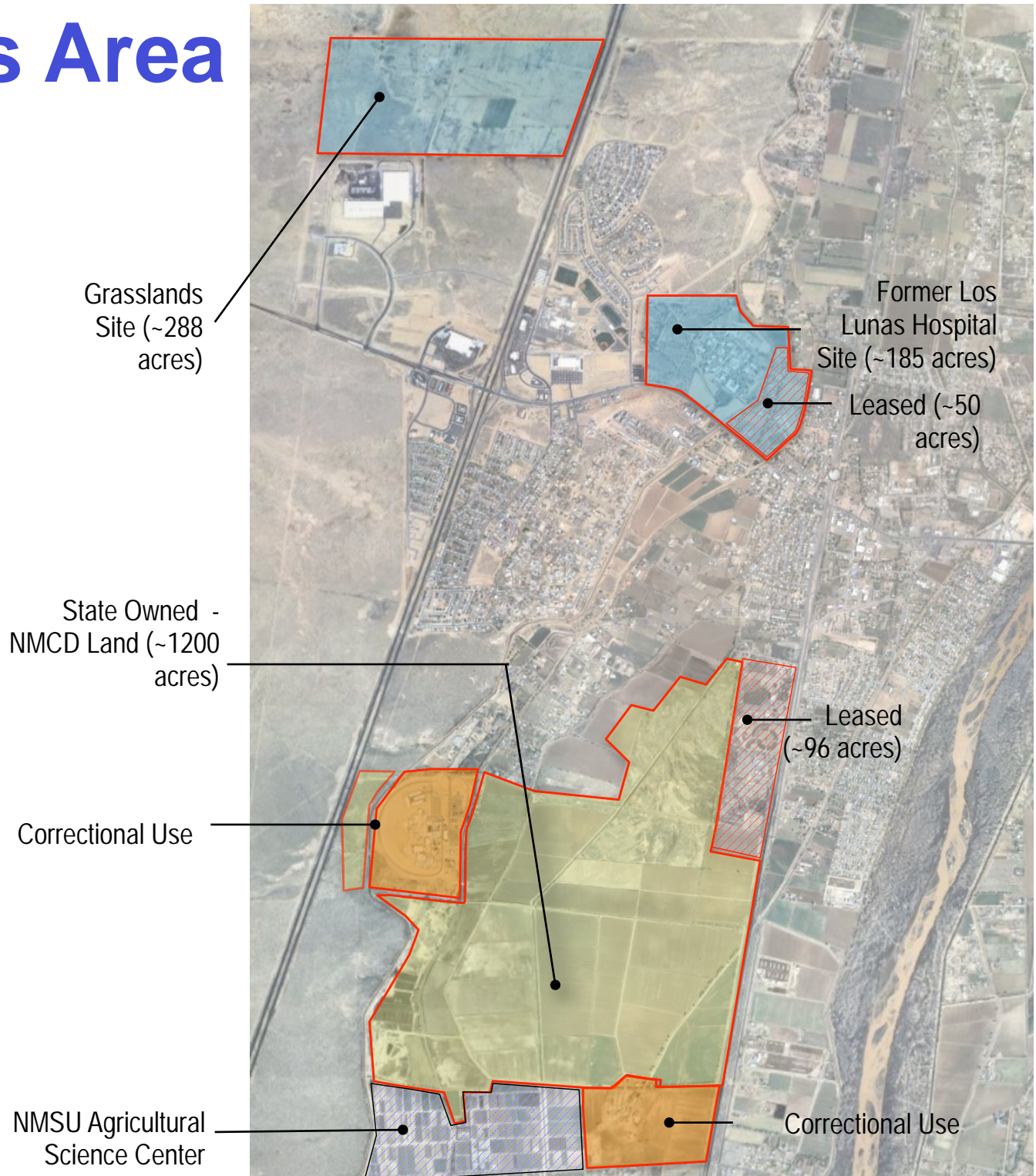
- ▶ *Area "A"*
 - *Develop site for high density office uses serving the entire metro area*
 - *Consider purchase of DOT lands and not entering into new long-term lease commitments*
 - *Work with DOT to develop Emergency Management Response Center elsewhere*
- ▶ *Area "B"*
 - *Reserve northern area for compatible low density specialty uses*
- ▶ *Area "C"*
 - *Support CYFD master planning effort for transition to Missouri Model*
 - *Explore potential reuses for YDDC property*
 - *Reserve for field or specialty uses*
 - *Potential for short-term leases*
 - *Make only code and health / safety investments*
- ▶ *Area "D"*
 - *Improve access to existing uses*
 - *Redevelop in mid to long-range*
- ▶ *West Edith Site*
 - *Discuss joint use with Bernalillo County*



Los Lunas Area

✓ State land ownership

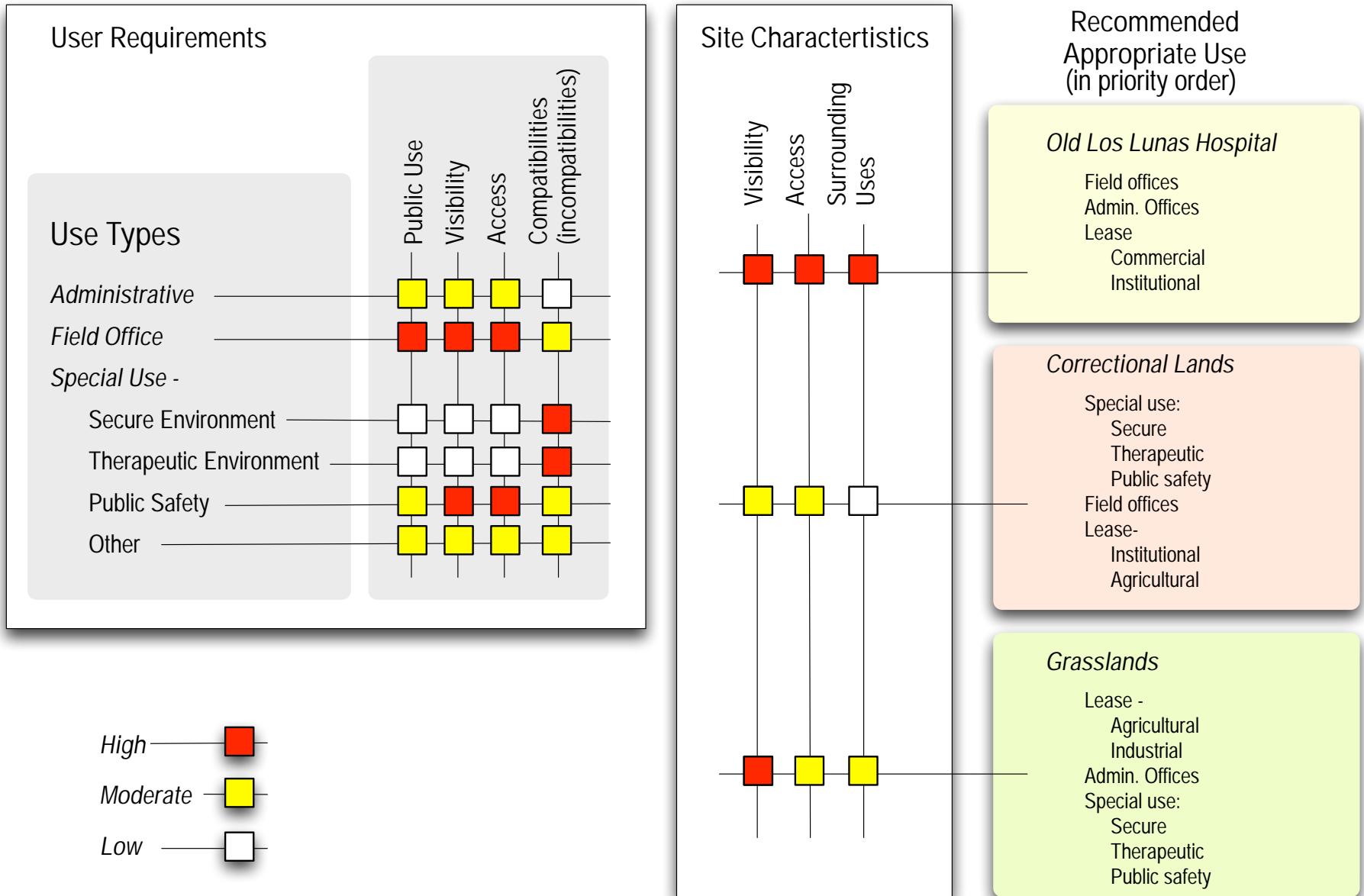
- ▶ *Sites are not incorporated into the village*
- ▶ *Nearly 2,000 acres*





Los Lunas Area

✓ Recommended uses by area

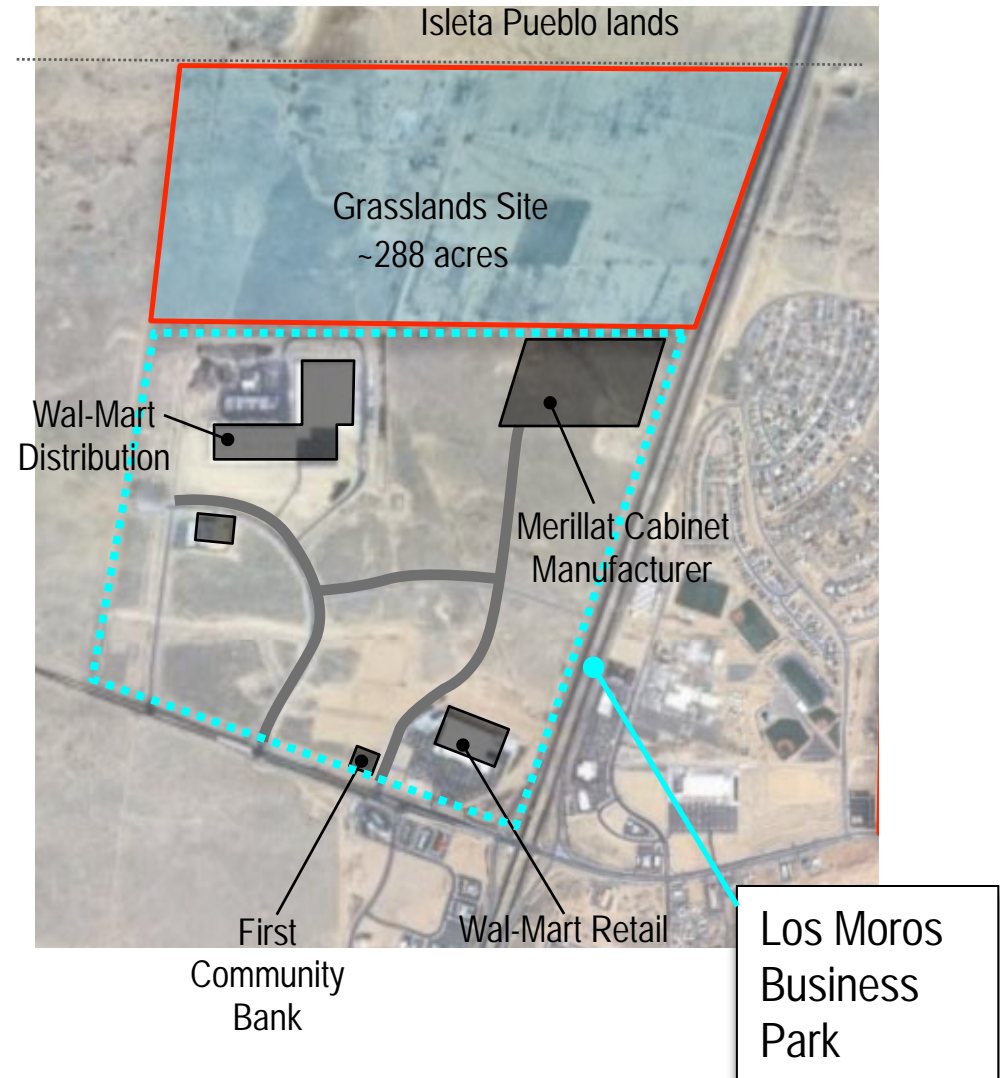




Los Lunas Sites

✓ Grasslands site

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

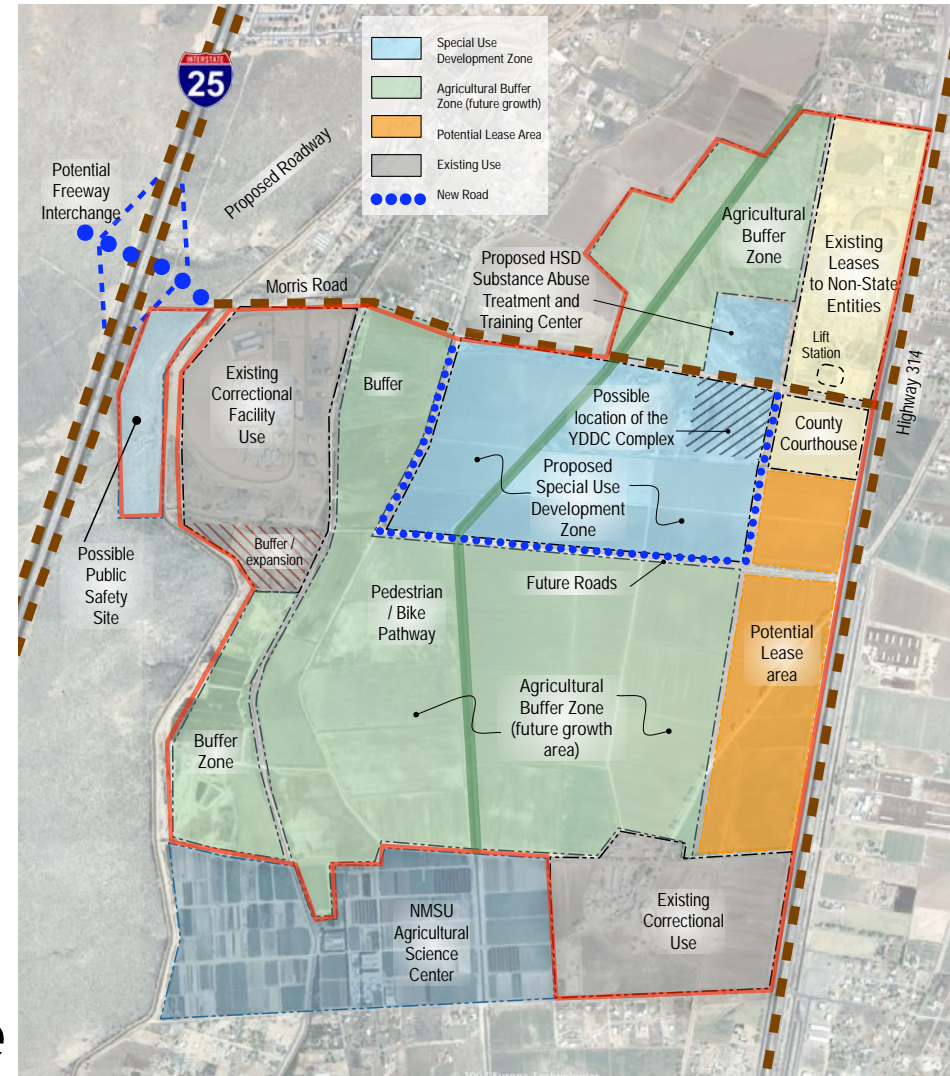




Los Lunas Sites

✓ Southern Los Lunas Campus (Corrections)

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

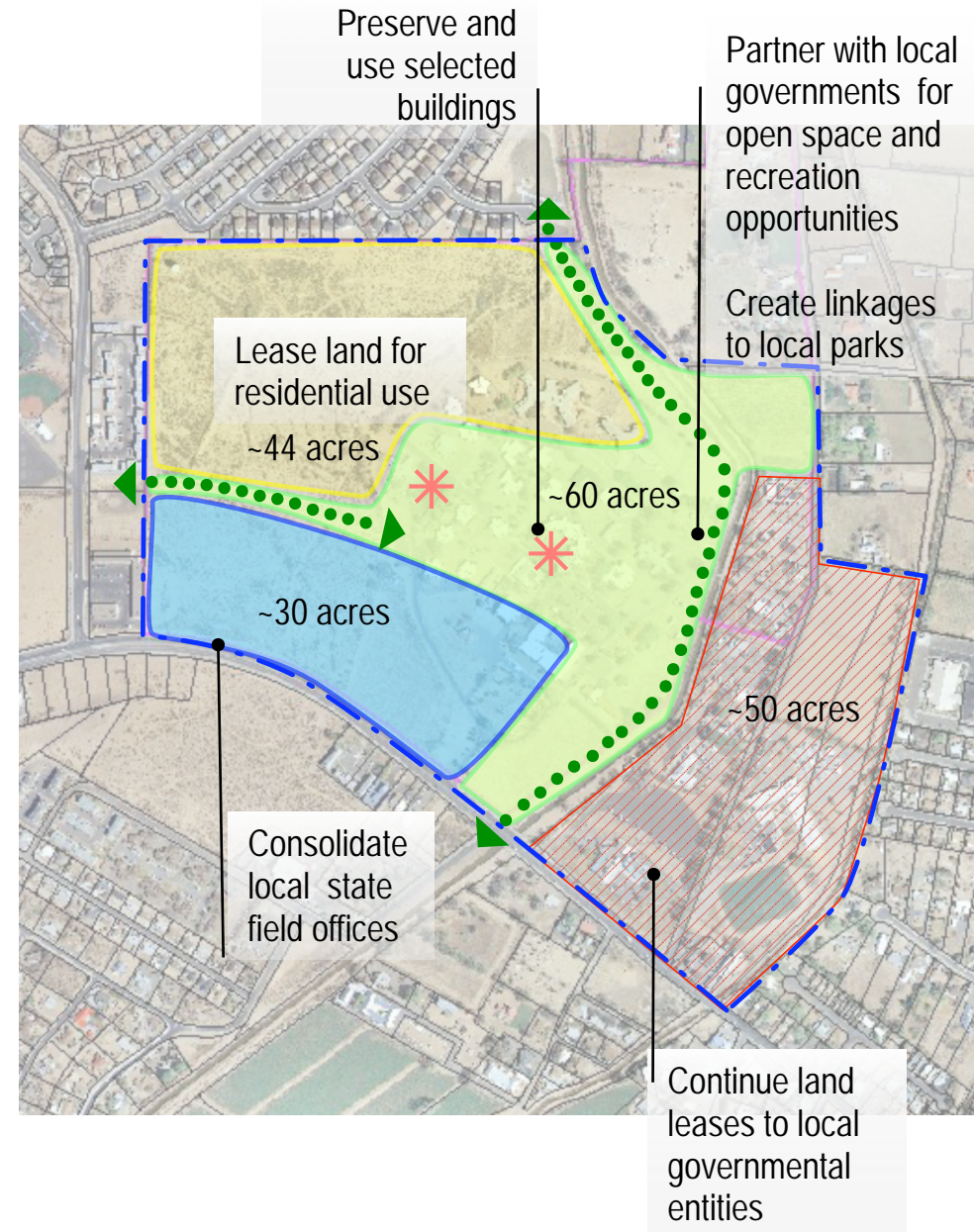




Los Lunas Sites

✓ Los Lunas Hospital Site

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



Albuquerque Area Plan

Planning Principles



Goal

- ✓ Develop strategic plan for management, acquisition and disposal of state facility assets considering
 - ▶ *Agency mission requirements*
 - ▶ *Costs of ownership and operation*
 - ▶ *Adequacy and condition of current state facilities, and*
 - ▶ *Other relevant factors*



General Development Principles

- ✓ Locate state agencies to achieve functional, operational, and logistical efficiency
- ✓ Promote convenient public access to government services
- ✓ Provide equitable and adequate space
 - ▶ *Meet functional needs*
 - *Centralized administrative uses*
 - *Distributed or centralized field offices*
 - *Specialized functions with special location needs*
 - ▶ *Provide efficient/effective space organization (e.g., maximize required adjacencies)*
 - ▶ *Provide quality environment (e.g., attract and retain personnel)*
 - ▶ *Plan for future growth and change with flexibility to meet changing needs*



General Development Principles

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



General Development Principles

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



General Development Principles

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



Site Planning Principles

✓ Land Use and Siting

- ▶ *Establish uses appropriate for each site based on surrounding context, function, site availability, and requirements for public access*
- ▶ *Establish a framework for future circulation, parking, building sites, and landscape planning*
- ▶ *Provide guidelines for density, building coverage and building height*



Property Development Principles

✓ Land Use and Siting

▶ *Adopt incremental development strategies that:*

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



Site Planning Principles

✓ Vehicle and Pedestrian Movement

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



Site Planning Principles

- ✓ Visual and Architectural Character
 - ▶ *Establish a consistent visual and architectural character unique for each site that capitalizes upon the development history, function and vision for the future*
 - ▶ *Establish common landscaping features linking campus zones and identifying areas of open space*

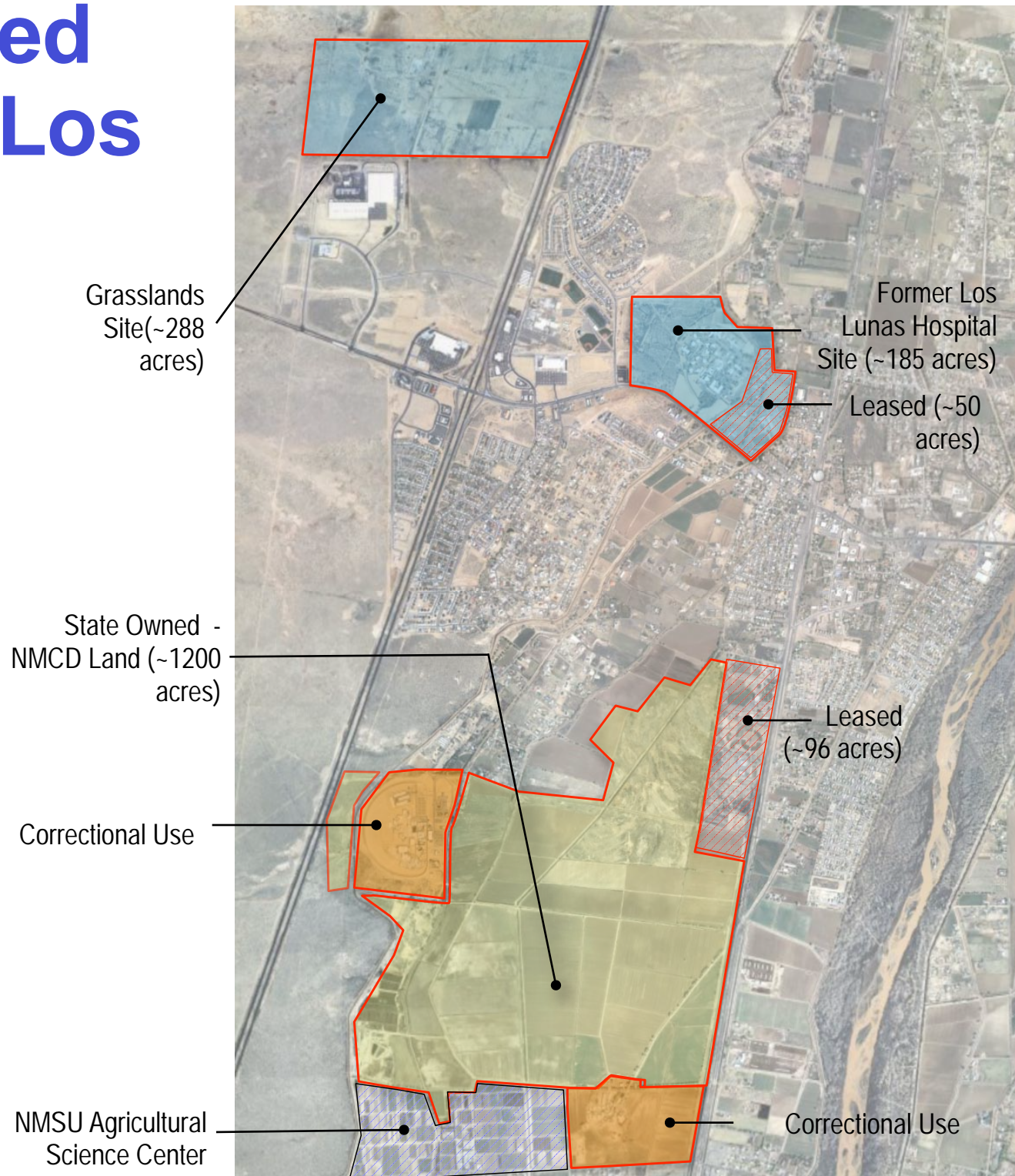
Los Lunas Area



State-Owned Property in Los Lunas

✓ State land ownership

- ▶ *Sites are not within village boundaries*
- ▶ *Nearly 2,000 acres*





Los Lunas Area

✓ Demand drivers

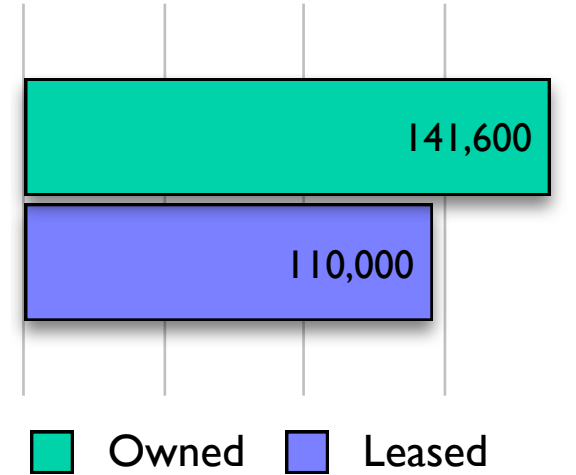
- ▶ *Population of Valencia County will continue to grow*
- ▶ *Transportation infrastructure will continue to improve*
 - *Public transportation (Rail Runner)*
 - *Road improvements*
- ▶ *Existing state lands will be impacted by population growth*
- ▶ *Population growth will require larger state presence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



Los Lunas Area

- ✓ Owned* – 141,600 gsf (rounded)
 - ▶ *Field office - 28,270 gsf*
 - ▶ *Corrections Residential - 49,630 gsf*
 - ▶ *Special Use - 2,000 gsf*
 - ▶ *Public Safety - 16,975 gsf*
 - ▶ *Recreation - 18,100 gsf*
 - ▶ *Administrative use - 6,400 gsf*
 - ▶ *Support - 20,250*
- ✓ Leased – 110,000 equivalent GSF (87,959 LSF, ~\$1.3 m in annual rent)
 - ▶ *Office: 86,314*
 - ▶ *Storage: 1,645*
- ✓ Total space occupied by state agencies
 - ▶ = 251,600 gsf**

State Owned / Leased Space in Los Lunas Area (Gross Square Feet)



*Occupied Owned Space. Does not include Corrections Campus, residential leases or vacant buildings

**Assumes LSF = 80% of GSF



Los Lunas Area

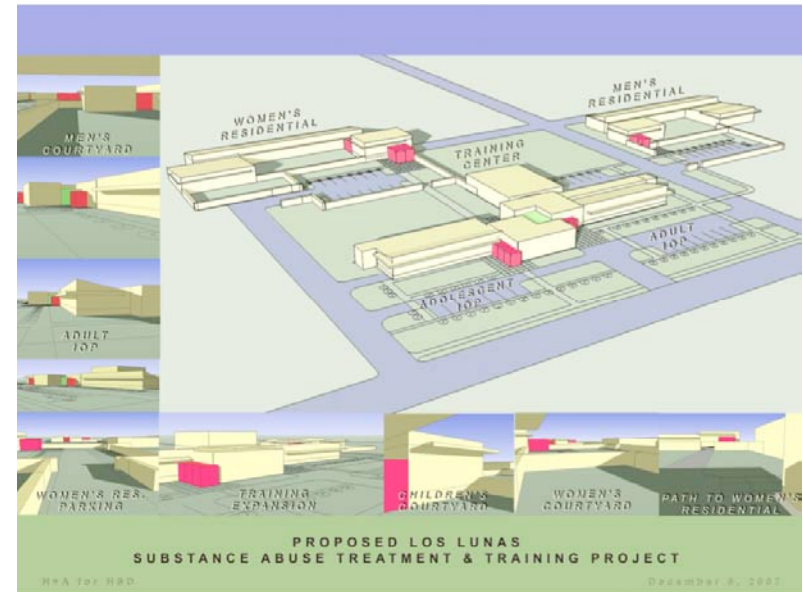
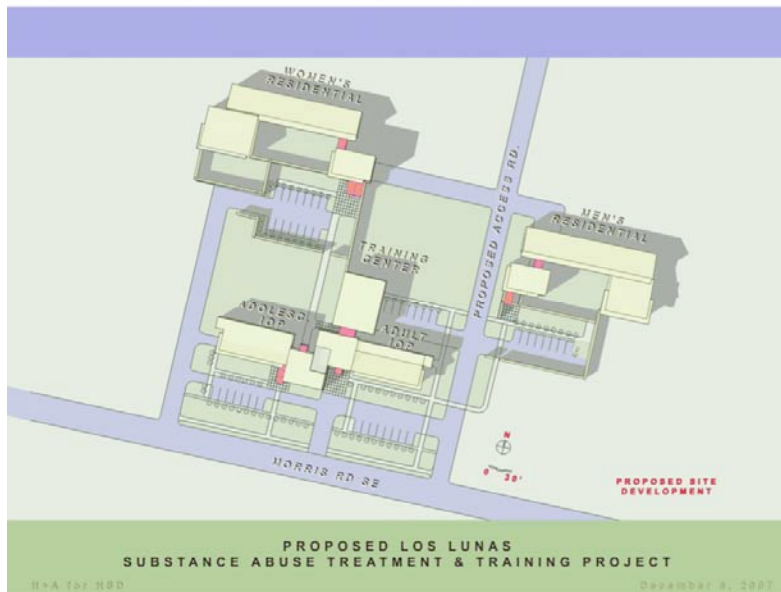
✓ Other potential or planned uses

▶ *State Game and Fish*

- *Refugium for the Silvery Minnow on the NE corner of the Los Lunas Hospital site is under construction*
- *Will use some of the site's water rights*

▶ *Human Services Department*

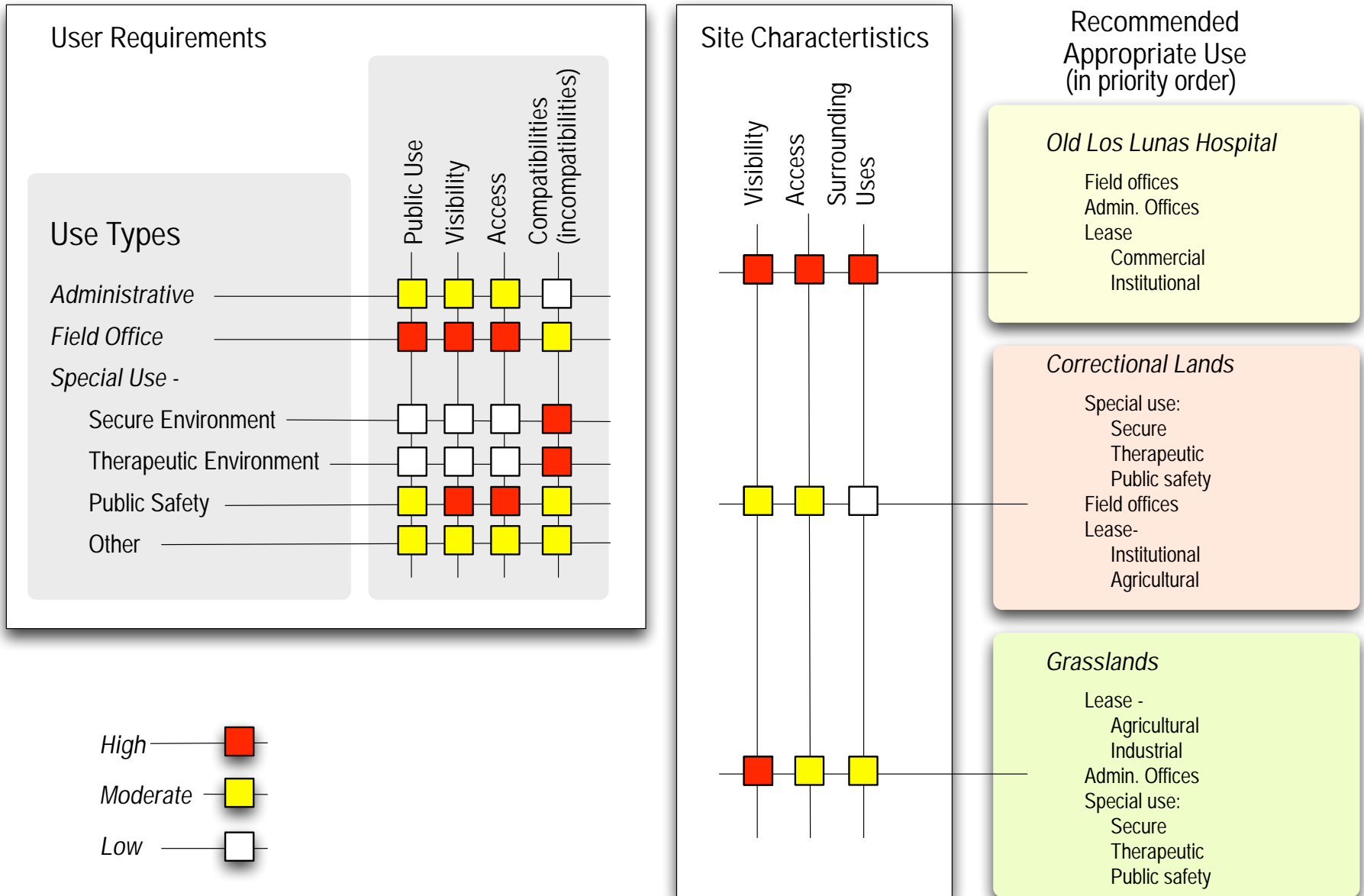
- *Los Lunas Substance Abuse Treatment and Training Center (proposed siting at Southern Los Lunas [Corrections] Lands)*





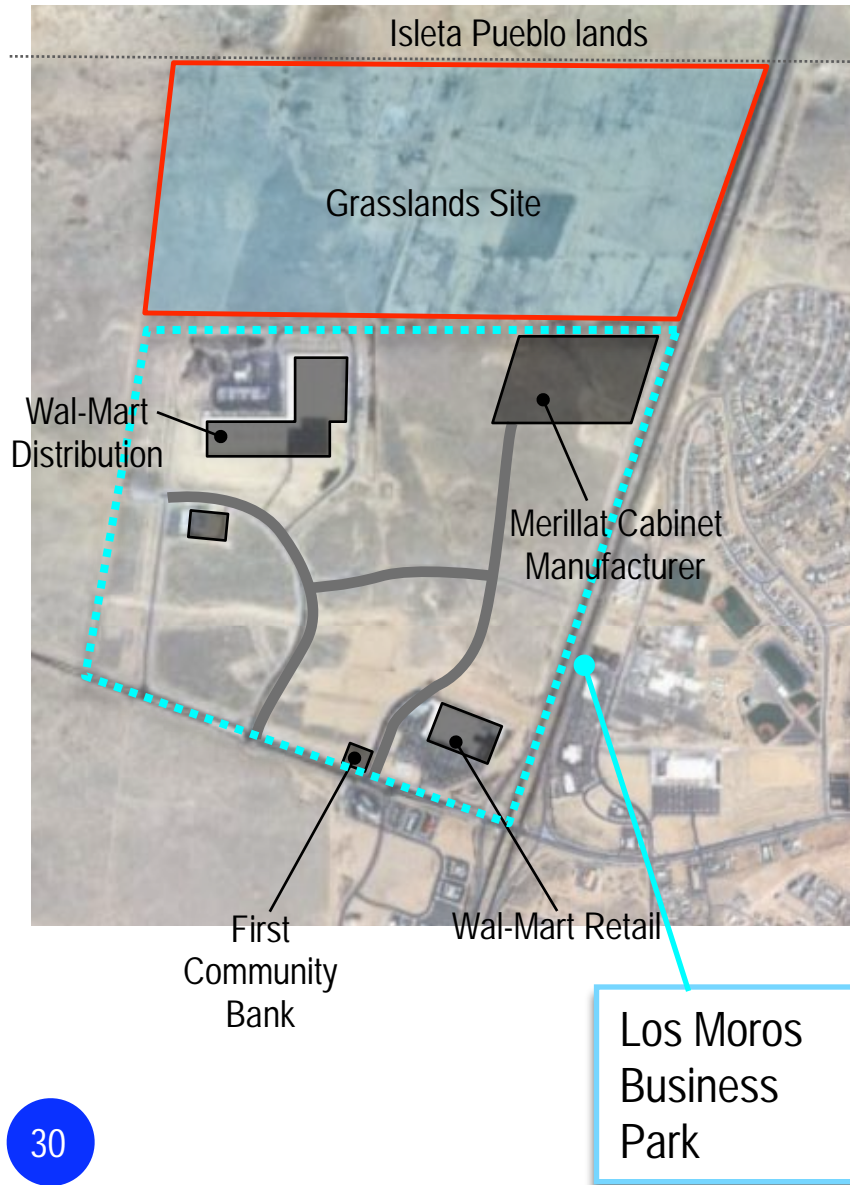
Los Lunas Area

✓ Recommended uses by area





Grasslands Site



✓ Site Characteristics

- ▶ *Approximately 288 acres*
 - ▶ *Vacant land*
 - ▶ *Surrounding use*
 - *Light industrial (south)*
 - *Isleta Pueblo (north)*
 - *Undeveloped - future use not determined (west)*
 - ▶ *Utilities nearby (Village of Los Lunas)*
 - ▶ *High visibility from I-25*
 - ▶ *Have water rights (permit recently extended)*
- ✓ No known demand for state uses in the short or mid-term



Grasslands Site

✓ Civil engineering preliminary analysis

▶ *Legal*

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

▶ *Drainage*

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

▶ *Transportation*

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

▶ *Domestic water*

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

*National Flood Insurance Program Flood Insurance Rate Map for Valencia County, 2/9/2000



Grasslands Site

✓ Civil engineering preliminary analysis (continued)

▶ Sanitary sewer

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

▶ Electrical

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

▶ Other characteristics

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



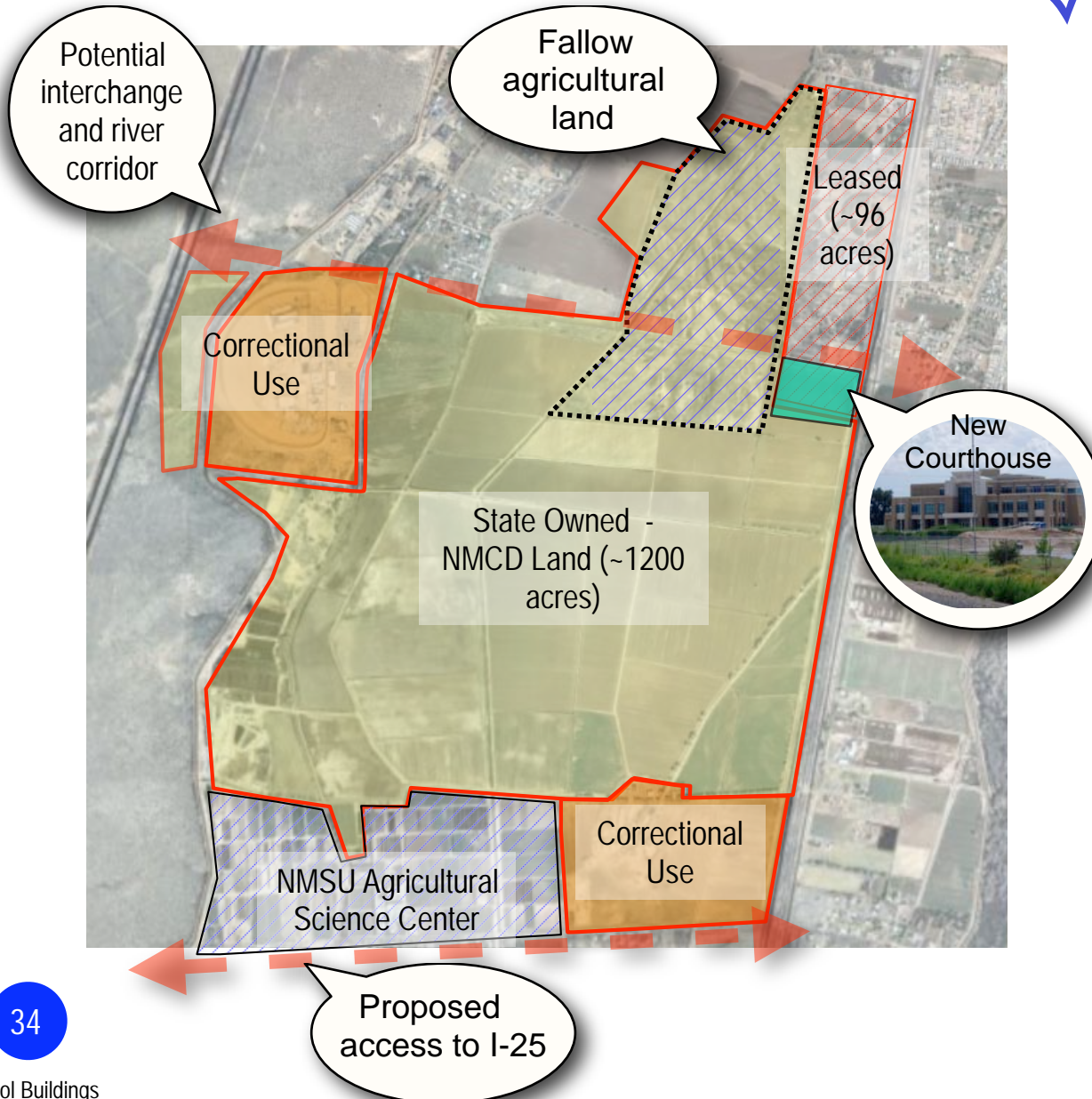
Grasslands Site

✓ Recommendations

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



Southern Los Lunas Campus (Corrections)



✓ Site characteristics

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



Southern Los Lunas Campus (Corrections)

✓ Land Ownership





Southern Los Lunas Campus (Corrections)

✓ Civil engineering preliminary analysis

▶ *Legal*

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

▶ *Drainage*

- *Site slopes uniformly from west to east and gradually from north to south*
- *100% retention of storm water runoff on site*
- *Flood zone analysis*

- *Southern portion of site is not within a designated flood hazard area**
- *Northern portion of site within Village limits lie within a FEMA designated Zone AE flood hazard zone***
- *Contiguous properties with different flood zone assessments advise a re-evaluation - Flood zone designation for northern portion of site can be extrapolated to the southern portion as well*

*National Flood Insurance Program Flood Insurance Rate Map for Valencia County, 2/9/2000

** National Flood Insurance Program Flood Insurance Rate Map for Village of Los Lunas, 2/6/2000



Southern Los Lunas Campus (Corrections)

✓ Civil engineering preliminary analysis (continued)

▶ *Transportation*

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

▶ *Water*

- *Public water service from Village is not available at this site south of Morris Rd*
 - Agricultural and Institutional uses are served by water rights attached to the site



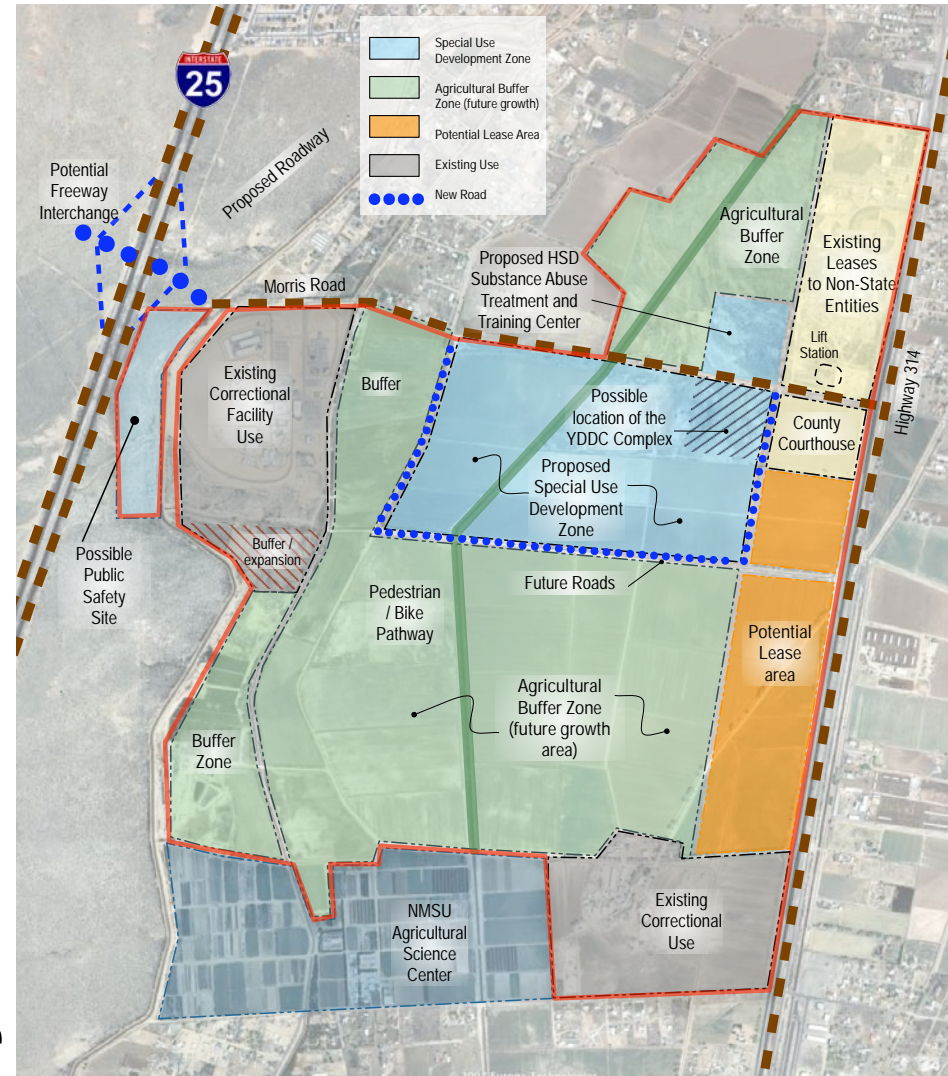
Southern Los Lunas Campus (Corrections)

- ✓ Civil engineering preliminary analysis (continued)
 - ▶ *Sanitary sewer*
 - *Public sewer service is not available currently*
 - Prison functions are served by onsite private waste water treatment plant
 - *Lift station and sewer interceptor are under construction along Morris Rd*
 - Designed to serve upstream loads including northern portion of site
 - Depth of interceptor has potential to serve significant contributing drainage area
 - Potential to extend lines through southern portion of site
 - ▶ *Other characteristics*
 - *Due to the size of the site and existence of waste water treatment facilities, Phase I Environmental Assessment is advised*
 - *Investigation of ground water quality from well is advised*



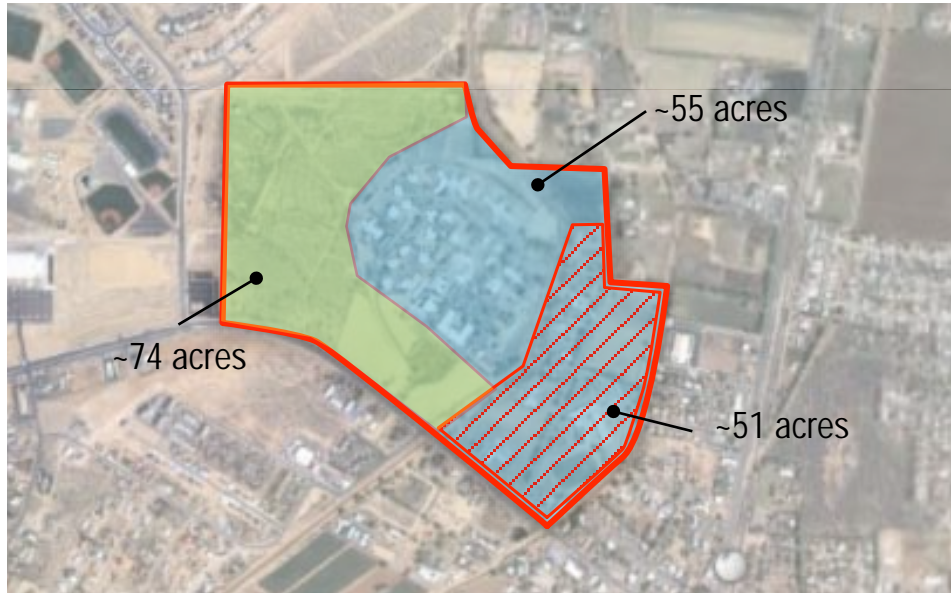
Southern Los Lunas Campus (Corrections)

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





Los Lunas Hospital Site



✓ Characteristics

▶ Physical

- Large - 185 acres
- Partially undeveloped
- Buildings are in poor condition (a lot of investment required)

▶ Access

- Good access and visibility
- Congested traffic conditions on Main Street

▶ Existing utilities (Village of Los Lunas)

▶ Existing Use

- Western portion
 - Vacant, developable land
- Central Portion
 - Former hospital complex
 - Multiple state users
- Eastern portion
 - Leased to others

▶ Surrounding Use






- Educational, residential institutional and commercial

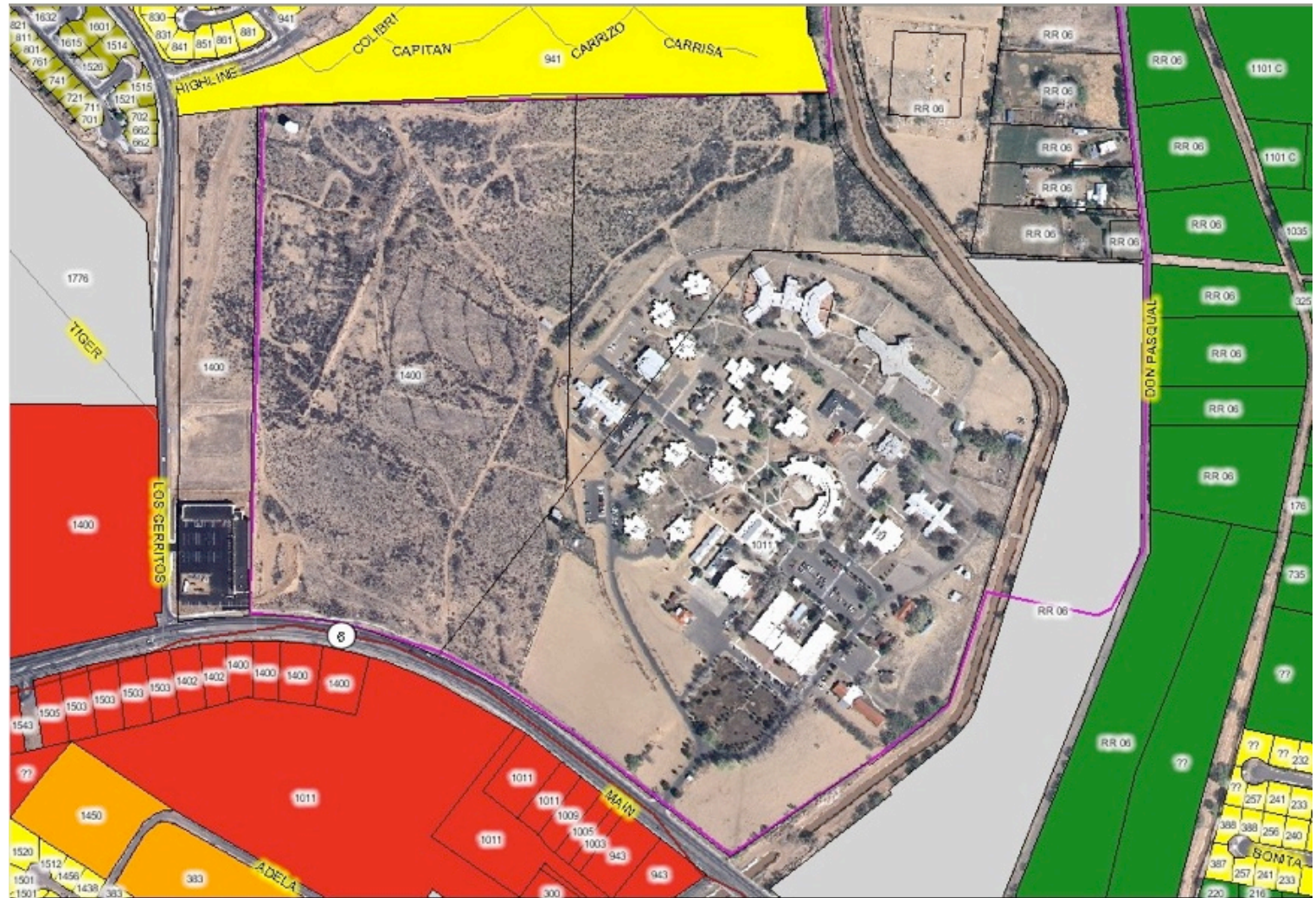


Los Lunas Hospital Site

✓ Land Use Zoning

LEGEND

-  C-1 Commercial
-  R-R Rural residential
-  SU Special use
-  R-1 Single family residential
-  R-2 Multi-family residential

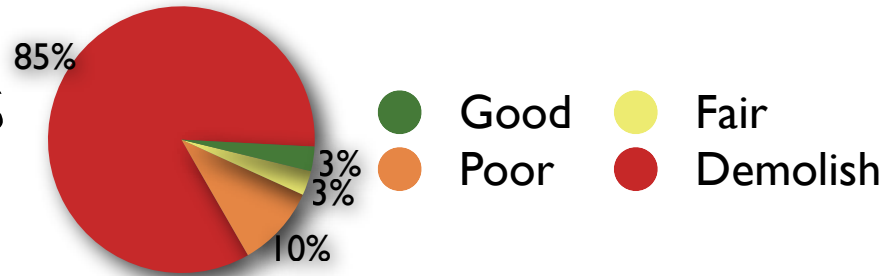


Note: Hospital Site is not within Village of Los Lunas incorporated boundaries

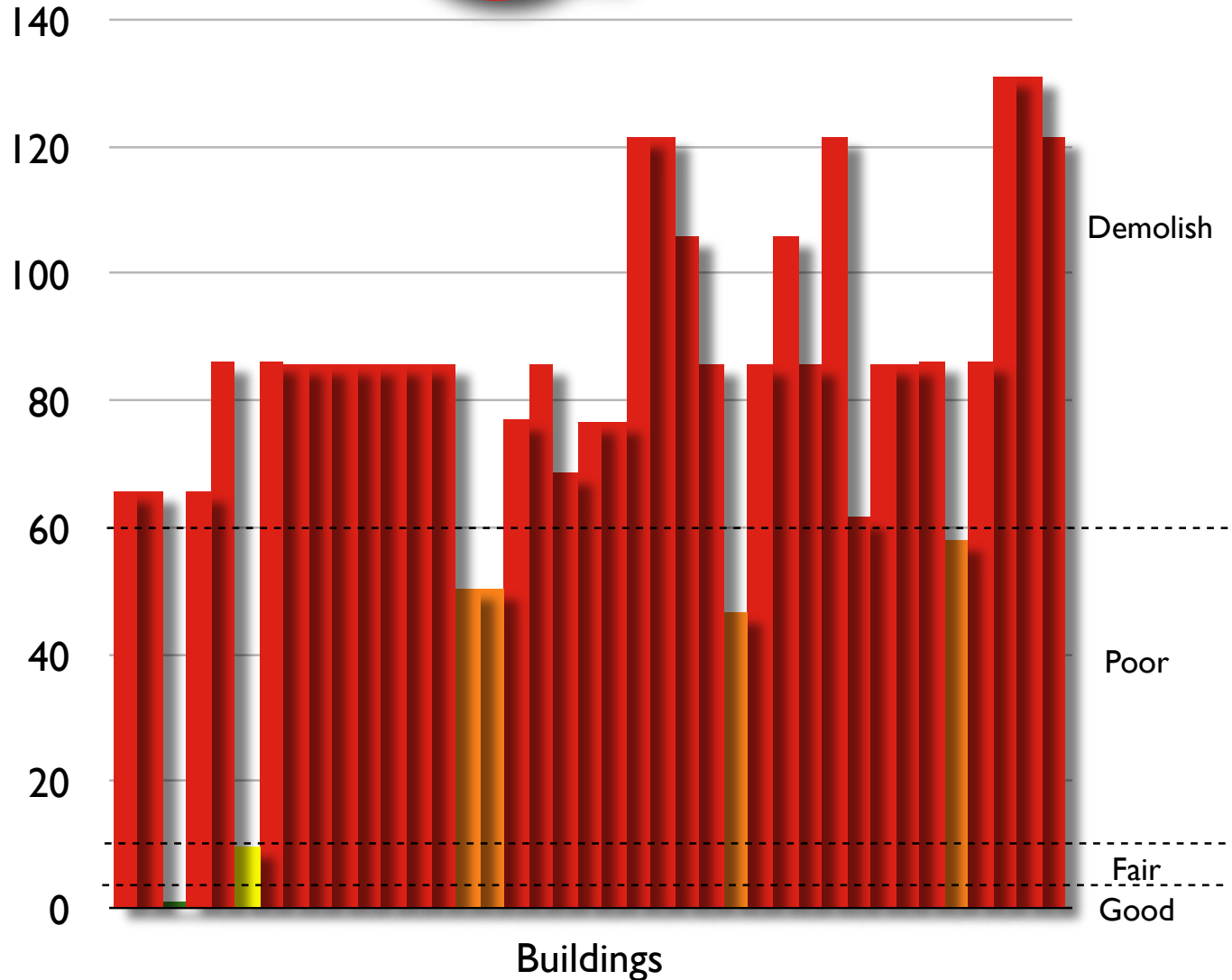


Los Lunas Hospital Site

✓ Building condition as per 3D/I study



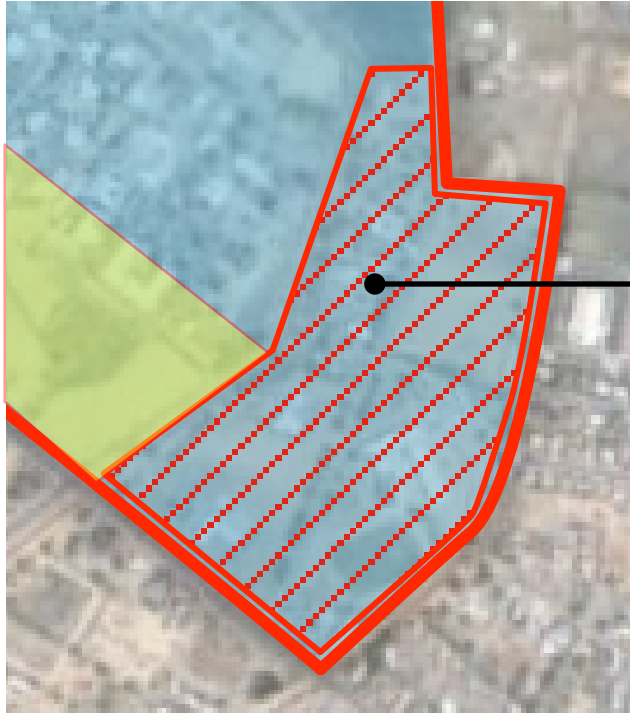
- 089 Bashein
- 090 Bolack
- 091 Burroughs
- 093 Campbell
- 094 Central Heating Plant
- 095 Chapel
- 096 Classroom
- 097 Cottage #1
- 098 Cottage #2
- 099 Cottage #3
- 100 Cottage #5
- 101 Cottage #6
- 102 Cottage #7
- 103 Cottage #8
- 104 Dietary
- 107 Educational Services
- 108 Fernandez (Gym & Audit)
- 112 Huning Cottage
- 113 La Vida De Felicidad
- 114 Laundry
- 115 Maintenance
- 117 Mecham
- 118 Midwest NM Community
- 119 Music and Classroom
- 120 MV/TRD Cottage #4
- 121 Natatorium
- 122 New Dillion Hall
- 123 Office & Library CRM
- 125 Otero Cottage
- 126 Porter Hall Probation/Paro
- 130 R.D.N.
- 131 Seligman
- 132 Simms Cottage
- 133 Storage
- 134 Supply
- 136 Valencia Counsel Service
- 137 Valencia Counsel Service
- 138 Valencia Counsel Service
- 139 Valencia Counsel Service





Los Lunas Hospital Site

✓ Eastern portion



▶ *Leased to other public entities*

- *Village*
- *Schools*
- *County*

▶ *Leases are generally long-term and provide no revenue to the State*



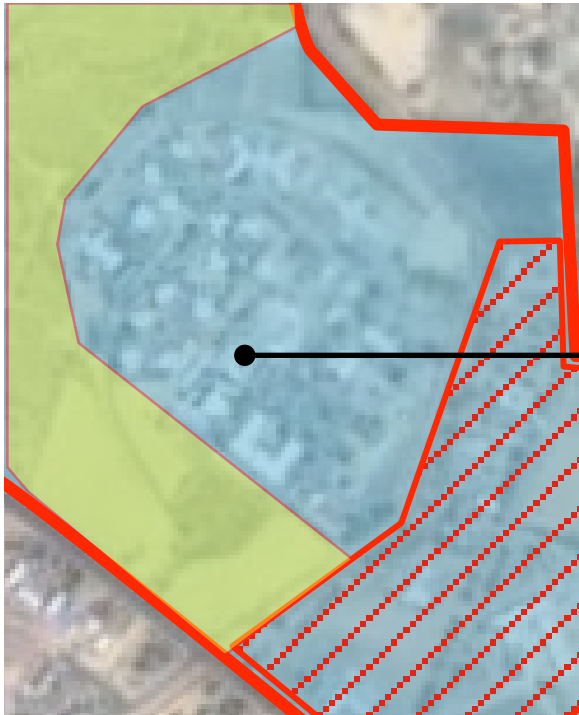
Los Lunas Hospital Site



- ✓ Western portion
 - ▶ *Vacant, developable land*
 - ▶ *Adjacent to housing developments*
- ✓ Southern Portion
 - ▶ *Largely vacant, has excellent visibility and access from Main Street*
 - ▶ *Good development potential*



Los Lunas Hospital Site



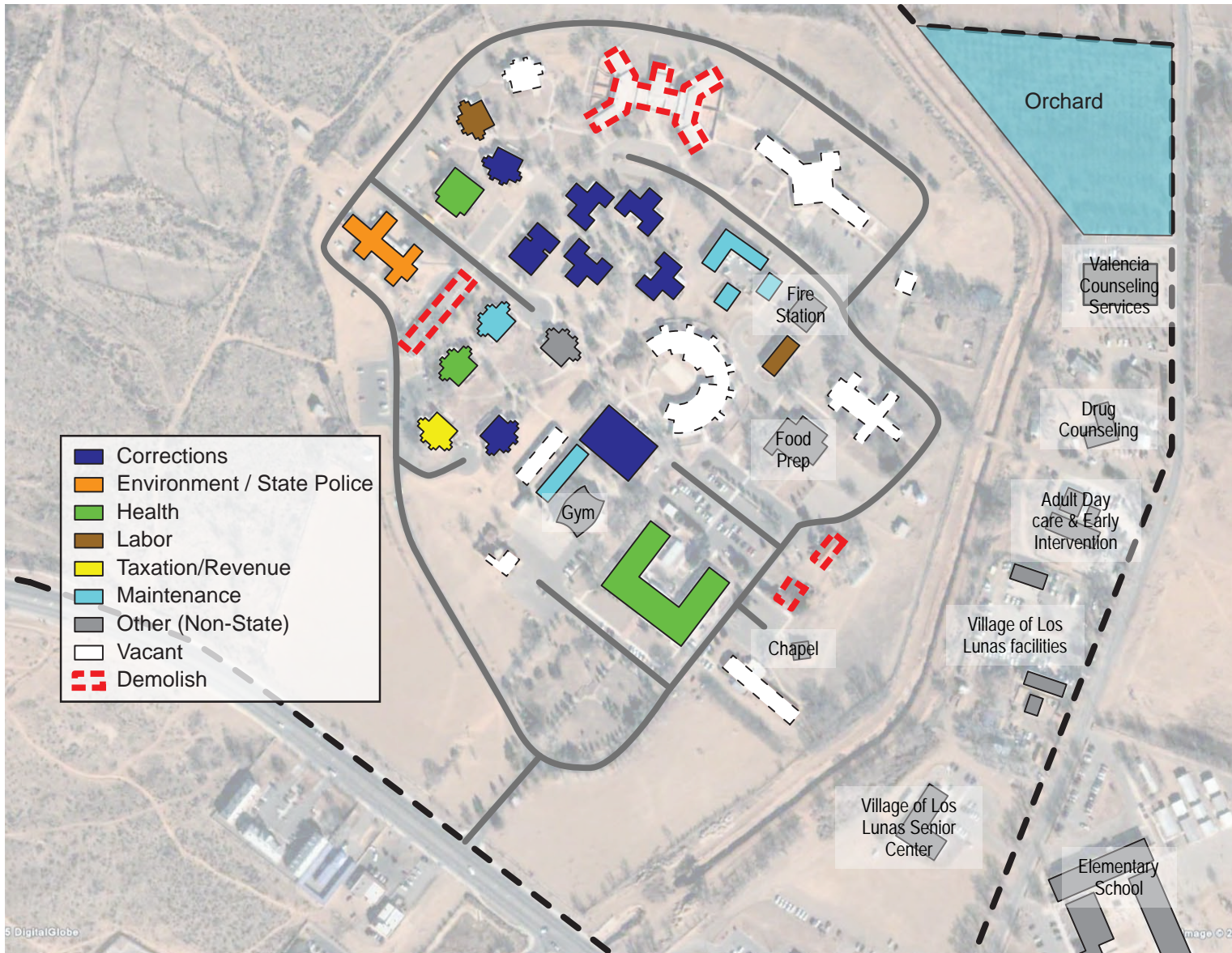
✓ Central Portion

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



Los Lunas Hospital Site

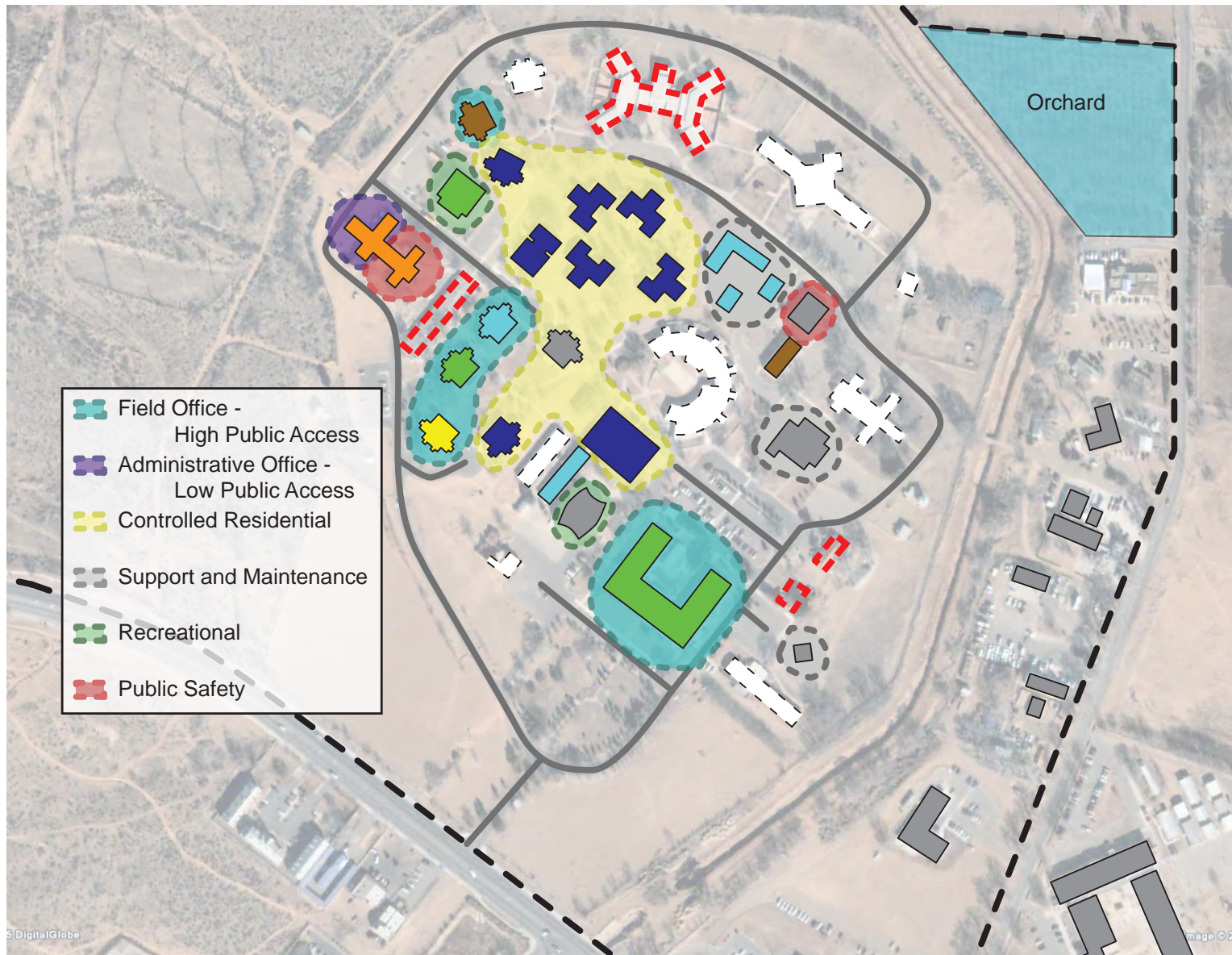
✓ Hospital Site Facility Tenants





Los Lunas Hospital Site

✓ Hospital Site Facility Uses





Los Lunas Hospital Site

✓ Civil engineering preliminary analysis

▶ Legal

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

▶ Drainage

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

*National Flood Insurance Program
Flood Insurance Rate Map for
Valencia County,
2/9/2000



Los Lunas Hospital Site

- ✓ Civil engineering preliminary analysis (continued)
 - ▶ *Transportation*
 - *Center portion currently has single paved access to NMSR 6*
 - *Future access to western portion will be hampered by grade difference*
 - *DOT will require driveway permit and traffic impact study for new access to NMSR 6*
 - *Traffic study should be done with site master plan*
 - ▶ *Water*
 - *Public water service currently exists for center developed area of site*
 - Adequate capacity to support comparable redevelopment density
 - Additional capacity will require an extension of existing lines and negotiation with Village
 - Additional connections to the main (lying within the NMSR 6 right-of-way) will require a Utility Permit from NMDOT)



Los Lunas Hospital Site

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



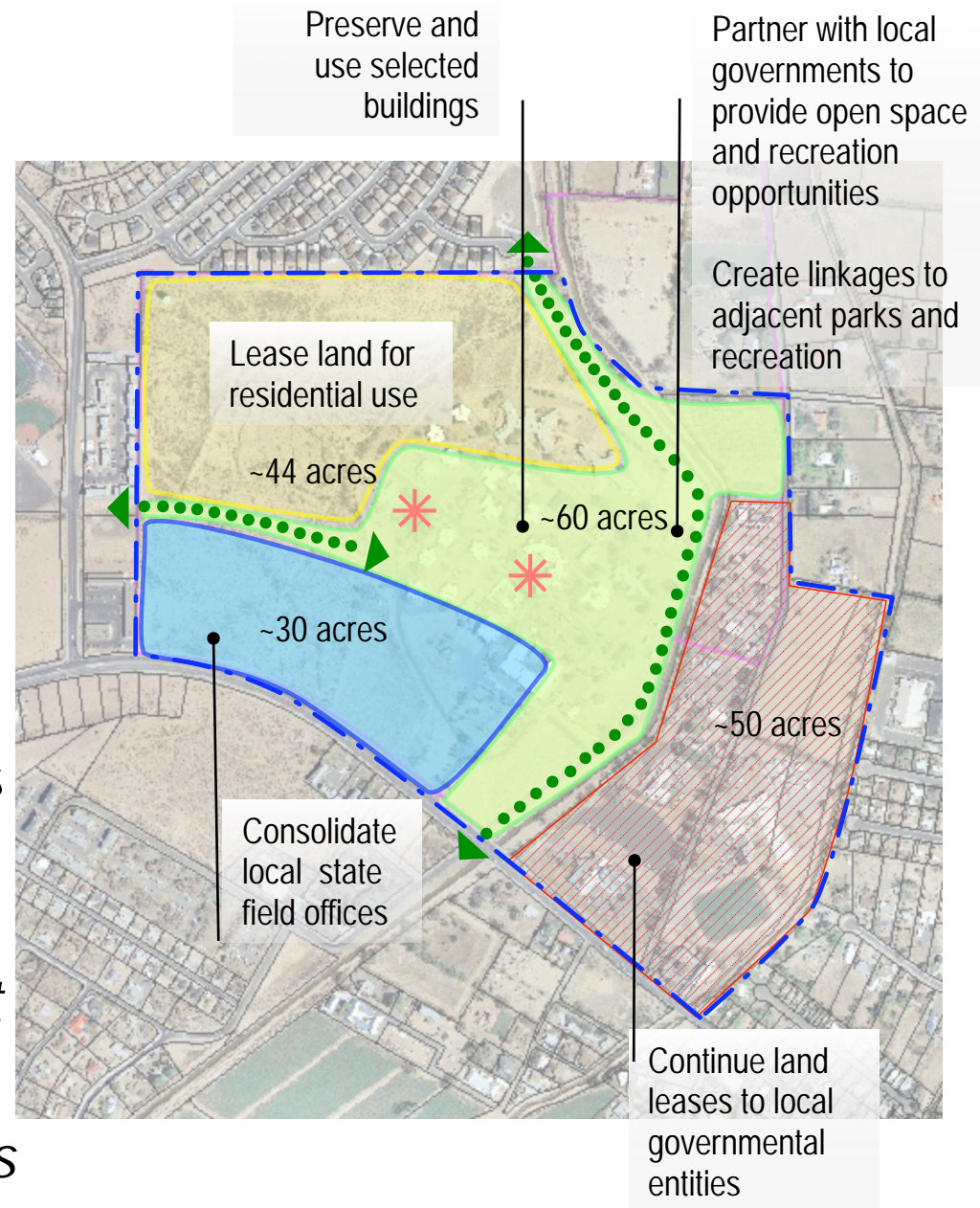
Los Lunas Hospital Site

- ✓ Civil engineering preliminary analysis (continued)
 - ▶ *Other characteristics*
 - *Traffic congestion along NMSR 6 suggests any reuse for existing buildings as non-peak traffic generating uses (recreational, community use)*
 - *Phase I Environmental Site Assessment is advised due to the age and condition of existing structures and potential for historic dumping activities on undeveloped portion of site*



Los Lunas Hospital Site

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





Los Lunas Hospital Site

✓ Recommendation:
Schedule buildings
for demolition

- ▶ *Prioritize by
condition and
potential future
use*

LEGEND

	Good
	Fair
	Poor
	Demolish
	Unknown





Los Lunas Hospital Site

✓ Recommendation:
Schedule
buildings for
demolition

▶ *Prioritize by
condition and
potential future
use*

LEGEND

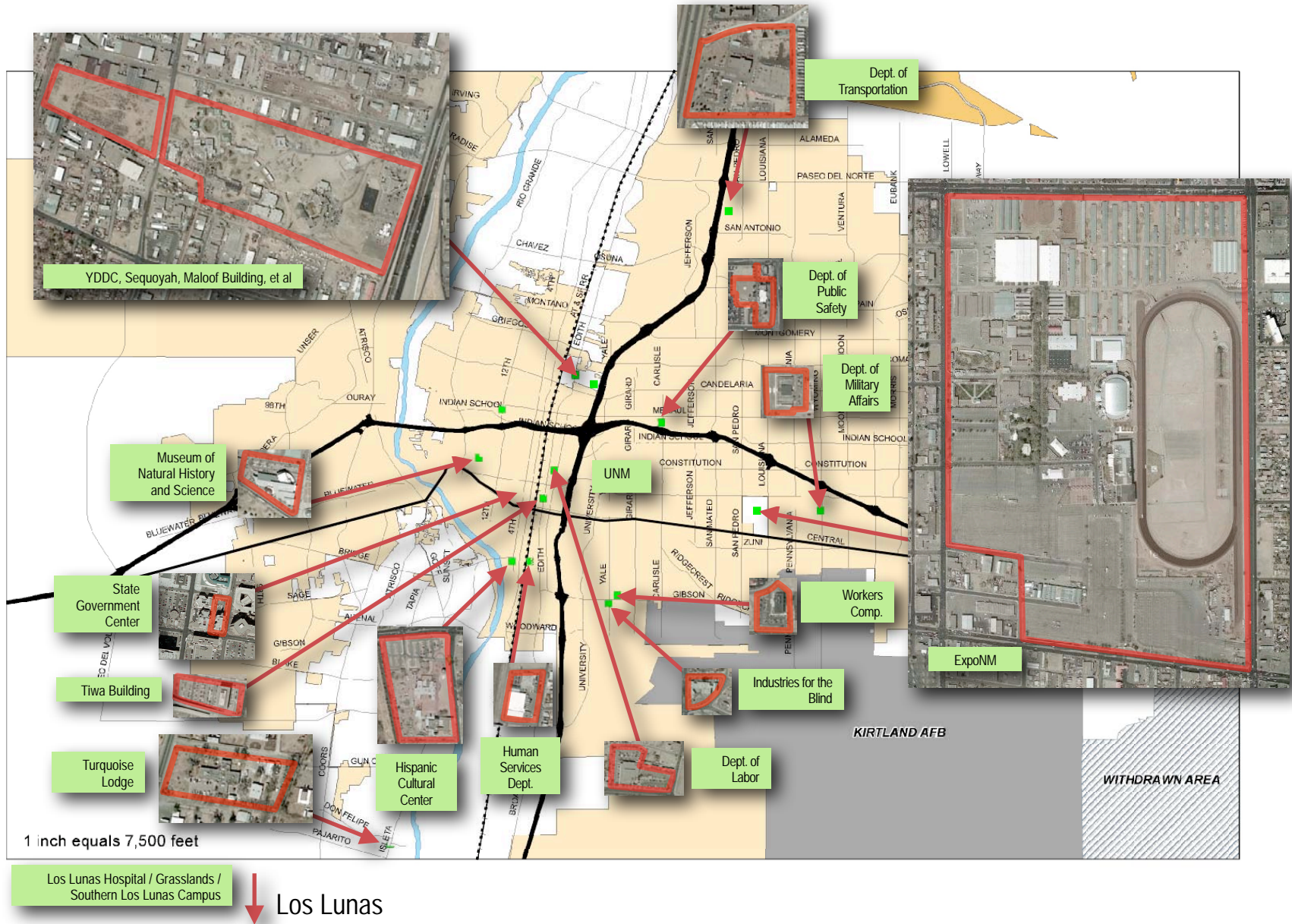
- Priority 1
- Priority 2
- Priority 3
- Preserve for reuse

Priority for Demolition	Name of building	Occupied GSF	Vacant GSF	FCI
1	117 Mecham	13,450		121.00%
1	118 Midwest NM Community	1,944		121.00%
1	126 Porter Hall Probation/Paro	11,711		121.00%
1	119 Music and Classroom		4,560	105.00%
1	123 Office & Library CRM	4,560		105.00%
2	094 Central Heating Plant	2,090		85.00%
2	096 Classroom	528		85.00%
2	120 MV/TRD Cottage #4	5,575		85.00%
2	122 New Dillion Hall	6,274		85.00%
2	125 Otero Cottage	6,518		85.00%
2	097 Cottage #1	5,575		84.00%
2	098 Cottage #2	5,575		84.00%
2	099 Cottage #3	5,575		84.00%
2	099 Cottage #4		5,575	84.00%
2	100 Cottage #5	5,575		84.00%
2	101 Cottage #6	5,575		84.00%
2	102 Cottage #7	5,575		84.00%
2	103 Cottage #8		5,575	84.00%
2	112 Huning Cottage	6,518		84.00%
2	131 Seligman	6,518		84.00%
2	132 Simms Cottage	6,518		84.00%
3	108 Fernandez (Gym & Audit)	9,359		75.00%
3	114 Laundry	5,600		75.00%
3	115 Maintenance	6,497		75.00%
3	113 La Vida De Felicidad	1,820		70.00%
3	089 Bashein		19,417	65.00%
3	090 Bolack		2,744	65.00%
3	093 Campbell		23,718	65.00%
3	130 R.D.N.		34,403	62.00%
Preserve	104 Dietary	11,548		50.00%
Preserve	107 Educational Services		24,383	50.00%
Preserve	121 Natatorium	8,719		45.00%
Preserve	095 Chapel	1,591		9.00%
Preserve	091 Burroughs	12,916		1.00%

Albuquerque Area



State Owned Properties in Metropolitan Albuquerque





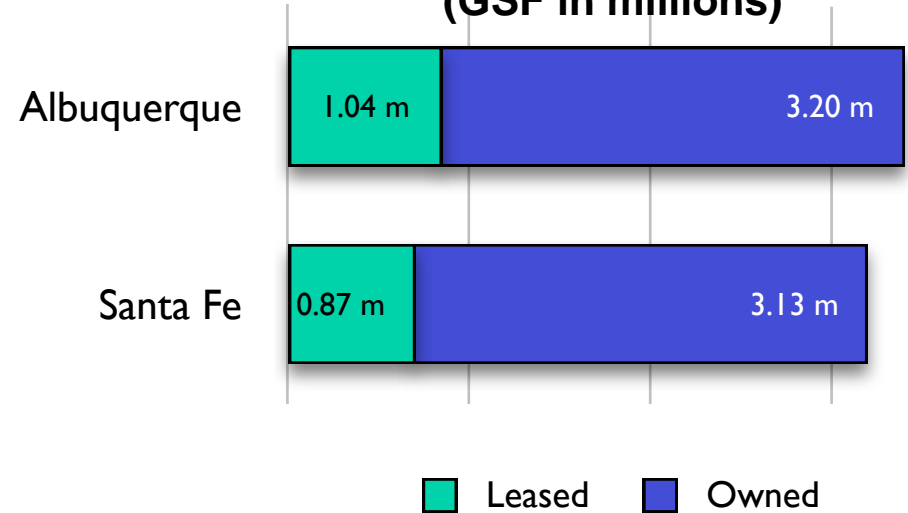
Albuquerque Area

✓ Existing Facilities

▶ ~4.2 million square feet

- Office Uses
 - Nearly all of leased space
 - ~30% of owned space

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



	Owned		
	Gross Square Feet	USF Equivalent**	% Total GSF
PCD Albuquerque Area*	1,340,788	871,512	41.9%
02 Bernalillo County	547,607	355,945	17.1%
14 Valencia County	779,476	506,659	24.3%
29 Sandoval County	13,705	8,908	0.4%
Other Agencies (Bernalillo)	1,860,829	1,209,539	58.1%
DOT	72,250	46,963	2.3%
Expo NM	1,362,099	885,364	42.5%
DMA	44,112	28,673	1.4%
DCA	382,368	248,539	11.9%
Total	3,201,617	2,081,051	100.0%
Office Space	409,045		22.0%

Leased				
USF	LSF	GSF Equivalent	Annual Cost	% Total USF
677,195	859,761	1,041,839	\$12,569,427	100.00%
637,949	805,000	981,461	\$11,749,387	93.63%
22,936	32,864	35,286	\$477,110	3.82%
16,310	21,897	25,092	\$342,930	2.55%
677,195	859,761	1,041,839	\$12,569,427	100%
623,714	789,450	959,561		92.1%

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



Albuquerque Area

✓ Own

- ▶ *Typically acquired for specialized uses, in concert with federal resources or “inherited”*

✓ Lease

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

✓ Provided by others

- ▶ *Typically DOH public health type of facilities provided by the County*



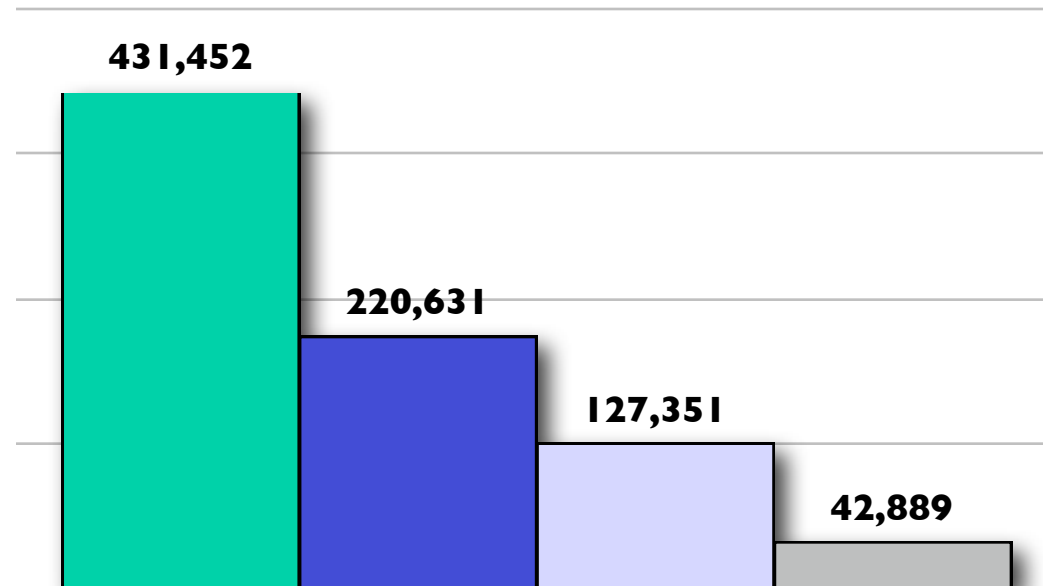
Albuquerque Area

✓ Leased Space

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

Leased Square Feet by Type in the Albuquerque Area

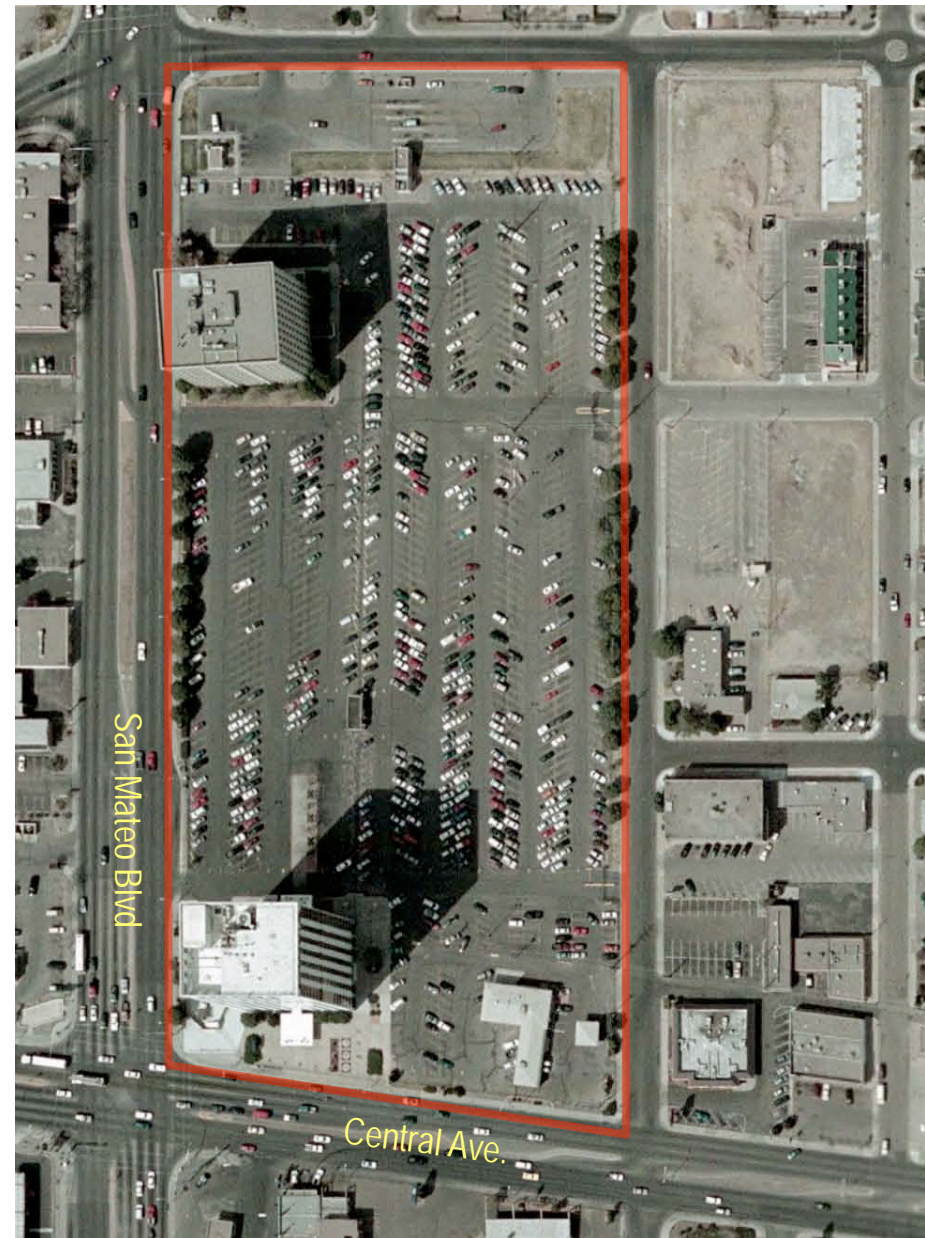
- Serve from a Central Location
- Distributed (field offices)
- Special Location Requirements
- Space Provided by Others





Albuquerque Area

- ✓ The Bank of the West site (Central and San Mateo) accounts for ~20% of the total Albuquerque area leased square feet and cost
 - ▶ *\$2.5 million annual lease cost*
 - ▶ *187,000 Isf, ~ 11 acres*
- ✓ 50% of the functions that can serve the public from a central location are at this site

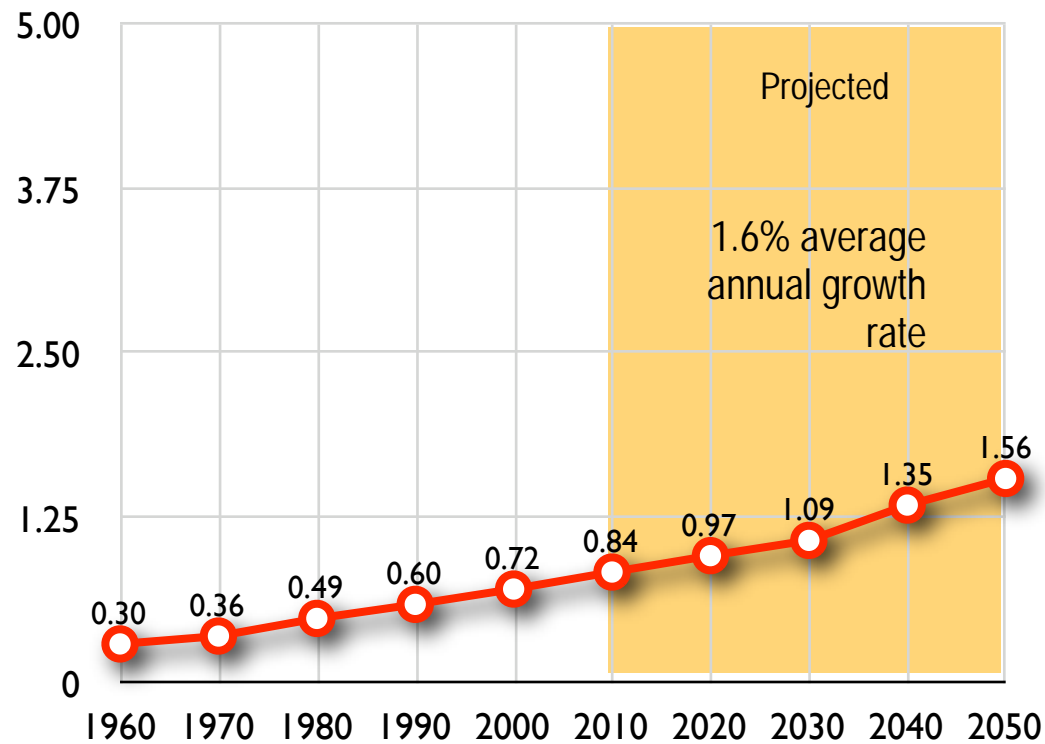




Albuquerque Area

- ✓ Region is expected to continue to grow ... population and geographically – implication is continued growth of state facilities

Albuquerque MSA Population
(millions of people)

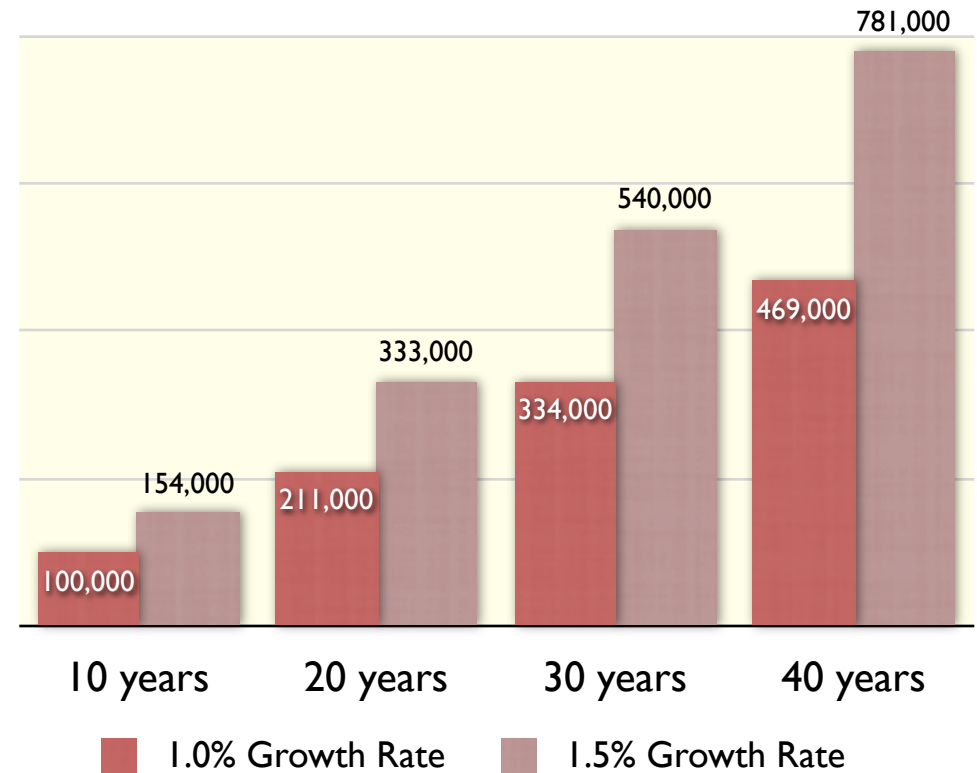




Albuquerque Area

- ✓ The need for state office space will double in 40 years assuming a 1.5% annual growth rate

Additional Office Space Needed in Albuquerque Area – GSF Equivalent

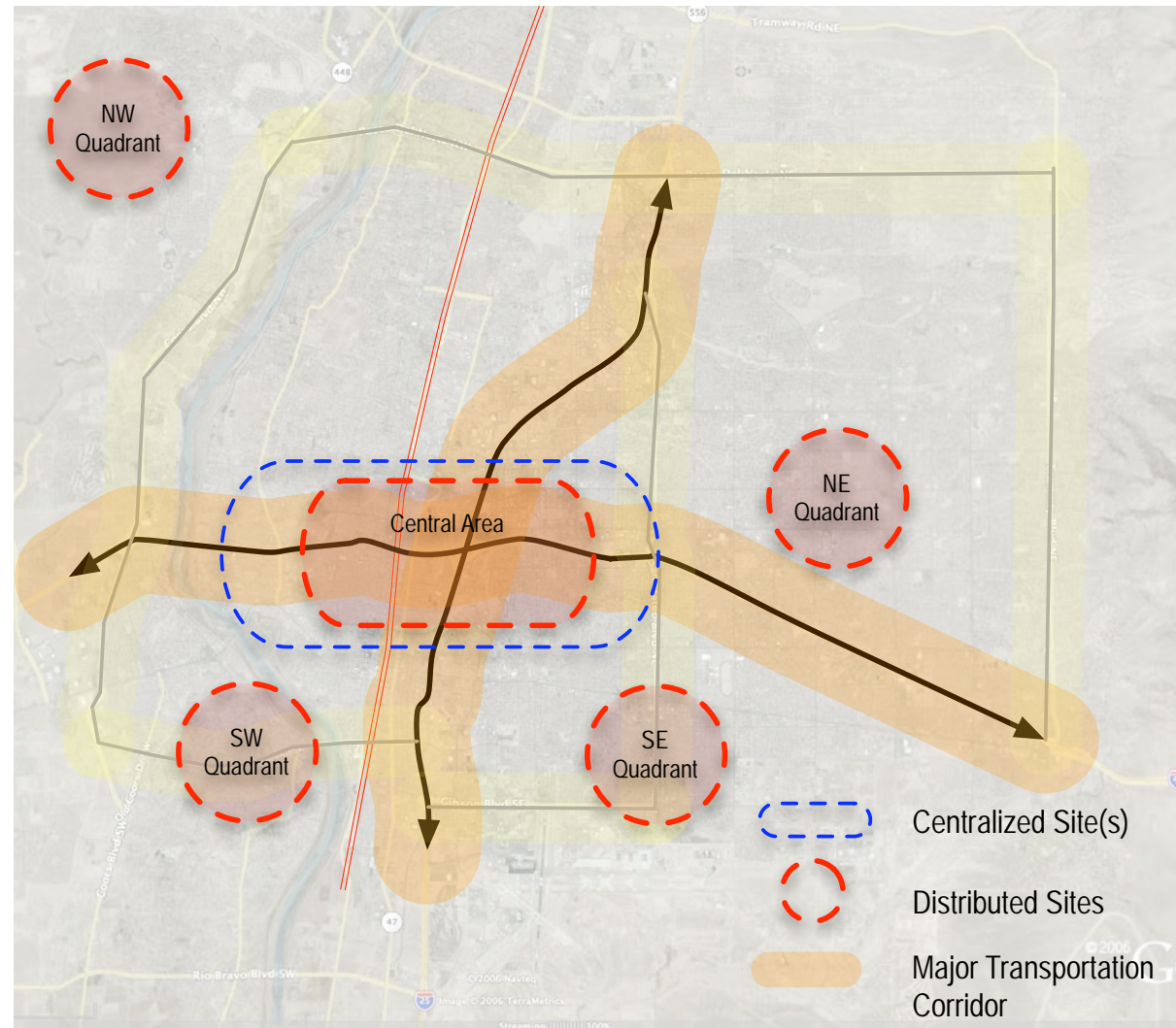


Note: The state currently leases about 960,000 gsf (equivalent) of office space in the Albuquerque area (does not include office needs associated with specialized uses)



Albuquerque Area

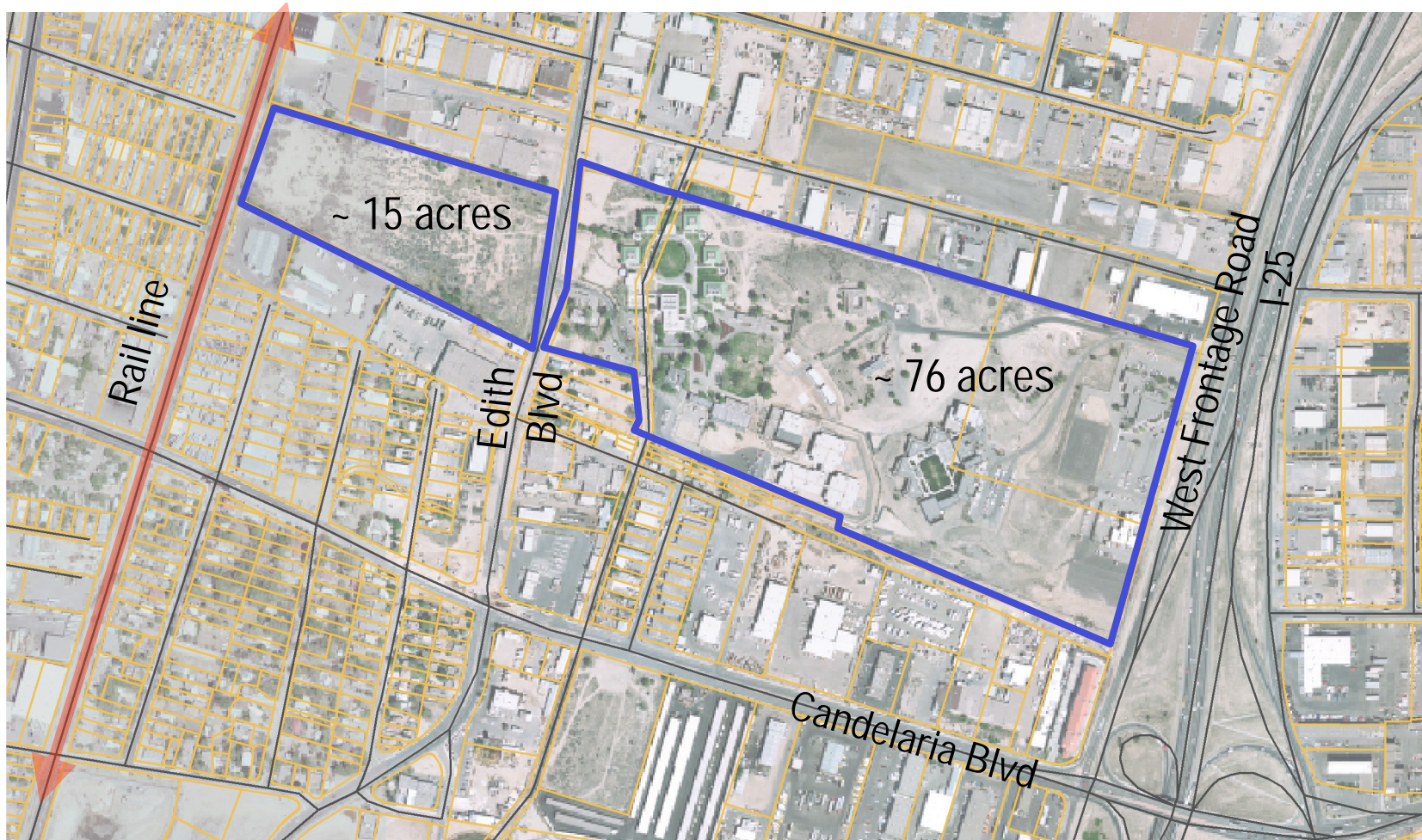
- ✓ Explore developing state campuses via
 - ▶ *Purchase of existing*
 - ▶ *Lease - purchase*
 - ▶ *Direct state capital development*





Albuquerque Area

✓ Super Block Complex










Super Block Complex

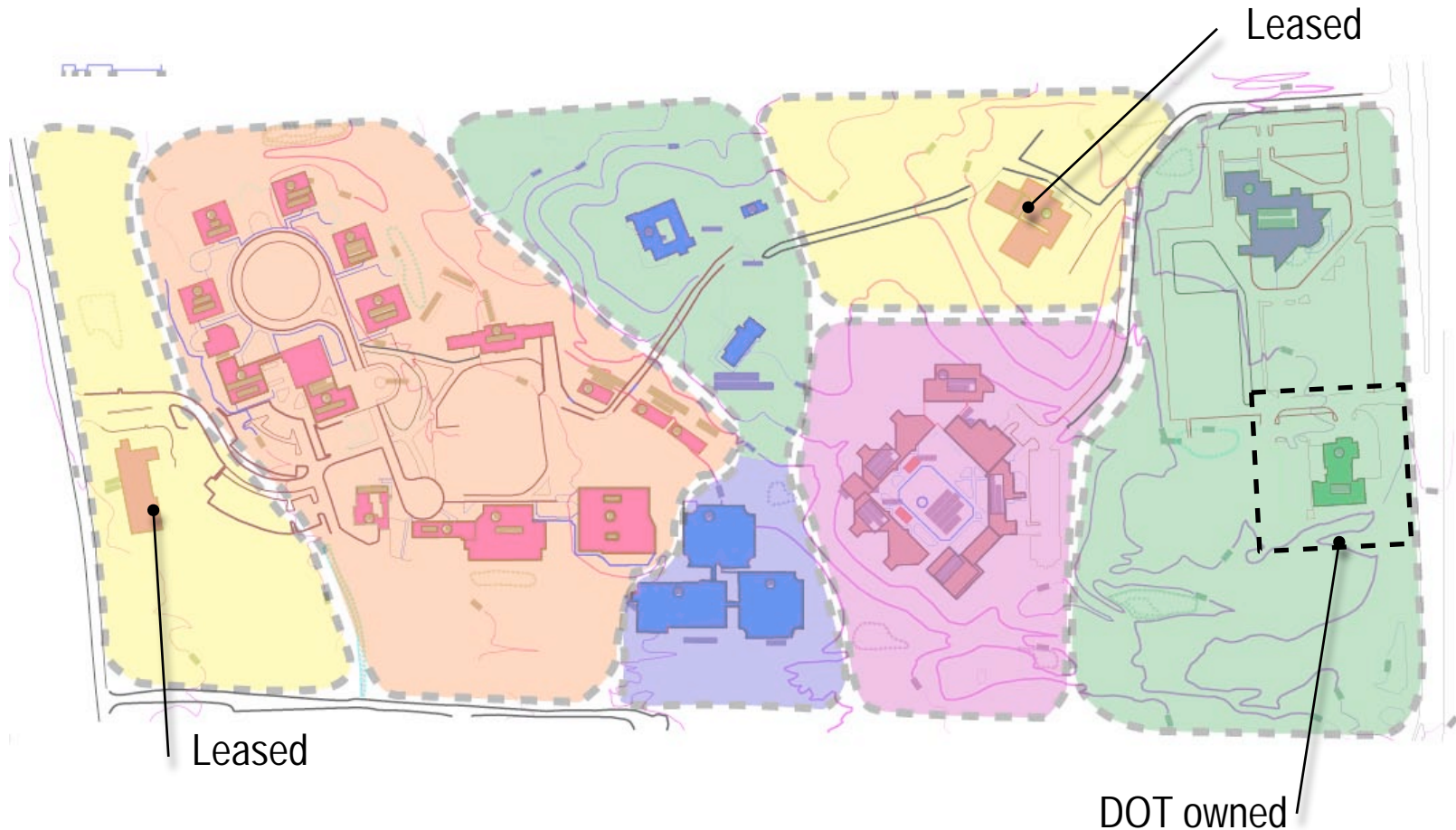
✓ Site use zones

▶ *Multiple Users*

- *CYFD, DOH, DOT, NMCD*

Use Zone Legend

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





Super Block Complex

- ✓ Building condition as per 3D/I study
 - ▶ *Buildings vary in age and condition*

Condition Legend



Good



Fair



Poor



Demolish*

*Cannot
demolish until
building is
replaced



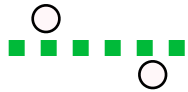


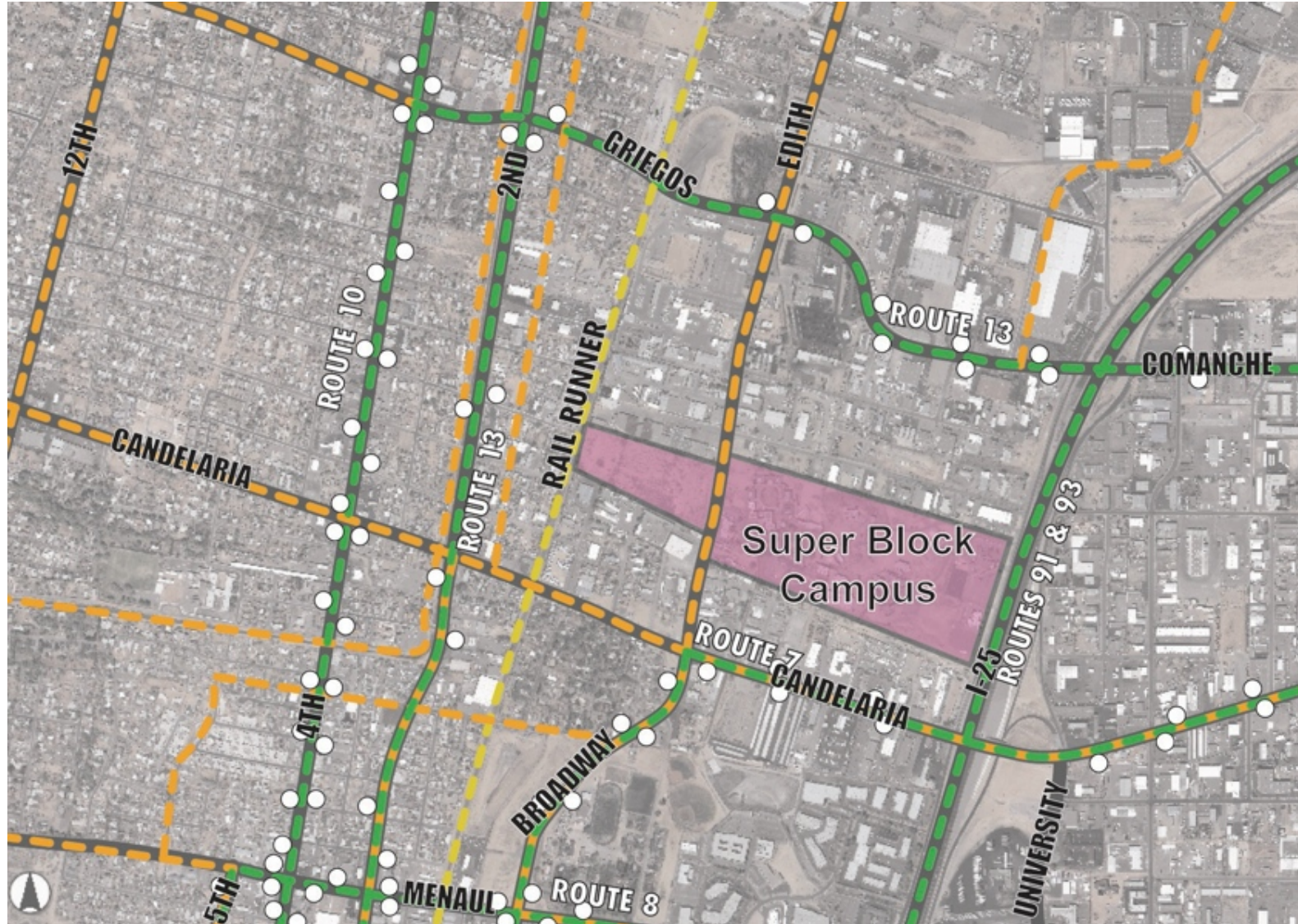


Super Block Complex

✓ Transportation

LEGEND

-  RAILRUNNER LINE
-  BIKE ROUTES
-  BUS ROUTES WITH STOPS





Super Block Complex

✓ Surrounding Neighborhood - Land Use



North Valley Existing Land Use

Legend

North Valley Study Corridor

Albuquerque City Limits

Land Use Categories

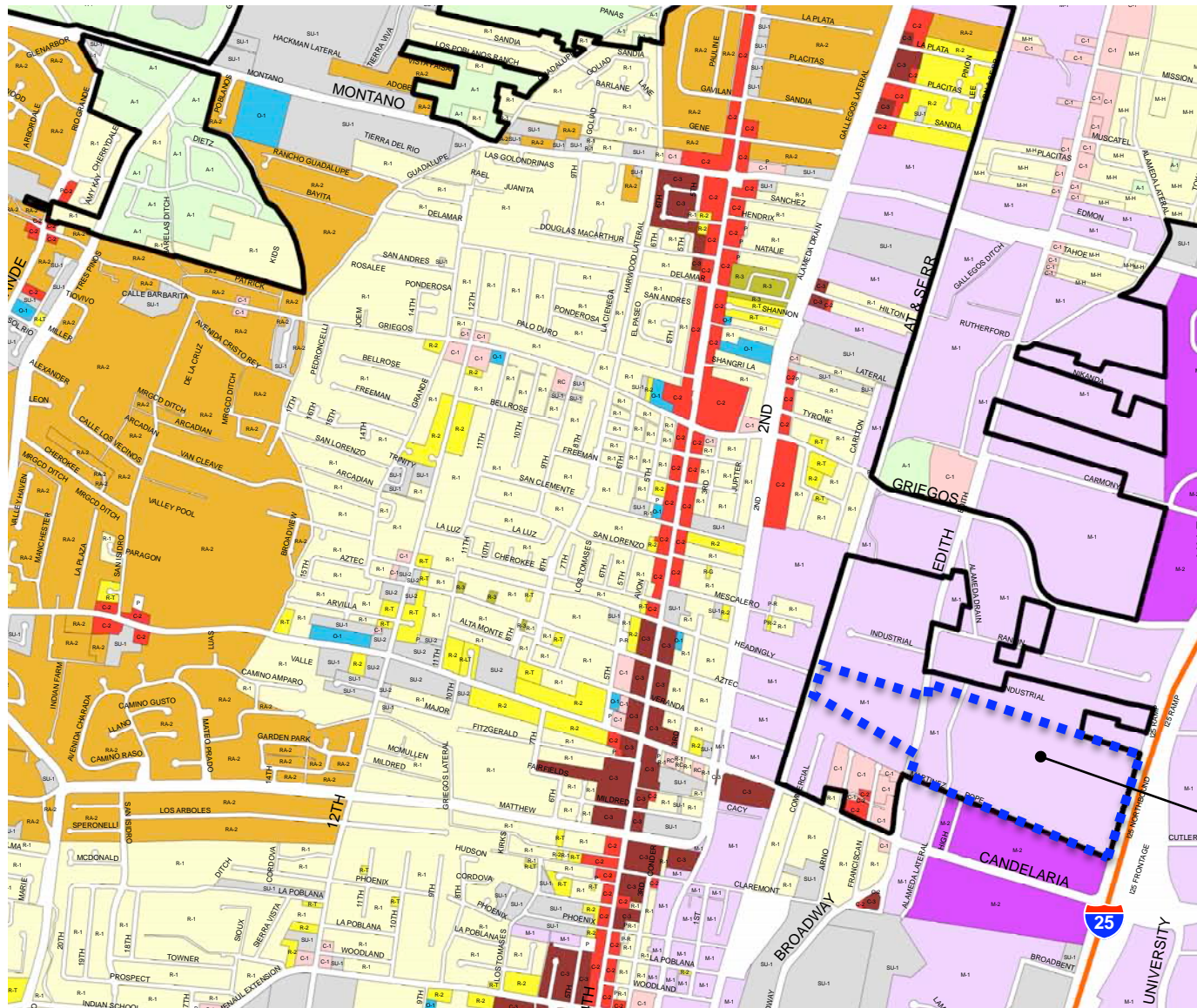
- Agriculture
- Commercial Retail
- Commercial Service
- Drainage & Flood Control
- Industrial & Manufacturing
- Multi-Family Residential
- Parking Lots & Structures
- Parks & Recreation
- Public & Institutional
- Single Family Residential
- Transportation & Utilities
- Vacant/Other
- Wholesale & Warehousing

Superblock Site



Super Block Complex

✓ Surrounding Neighborhood - Zoning



Legend

North Valley Study Corridor

Albuquerque City Limits

Zoning Designations

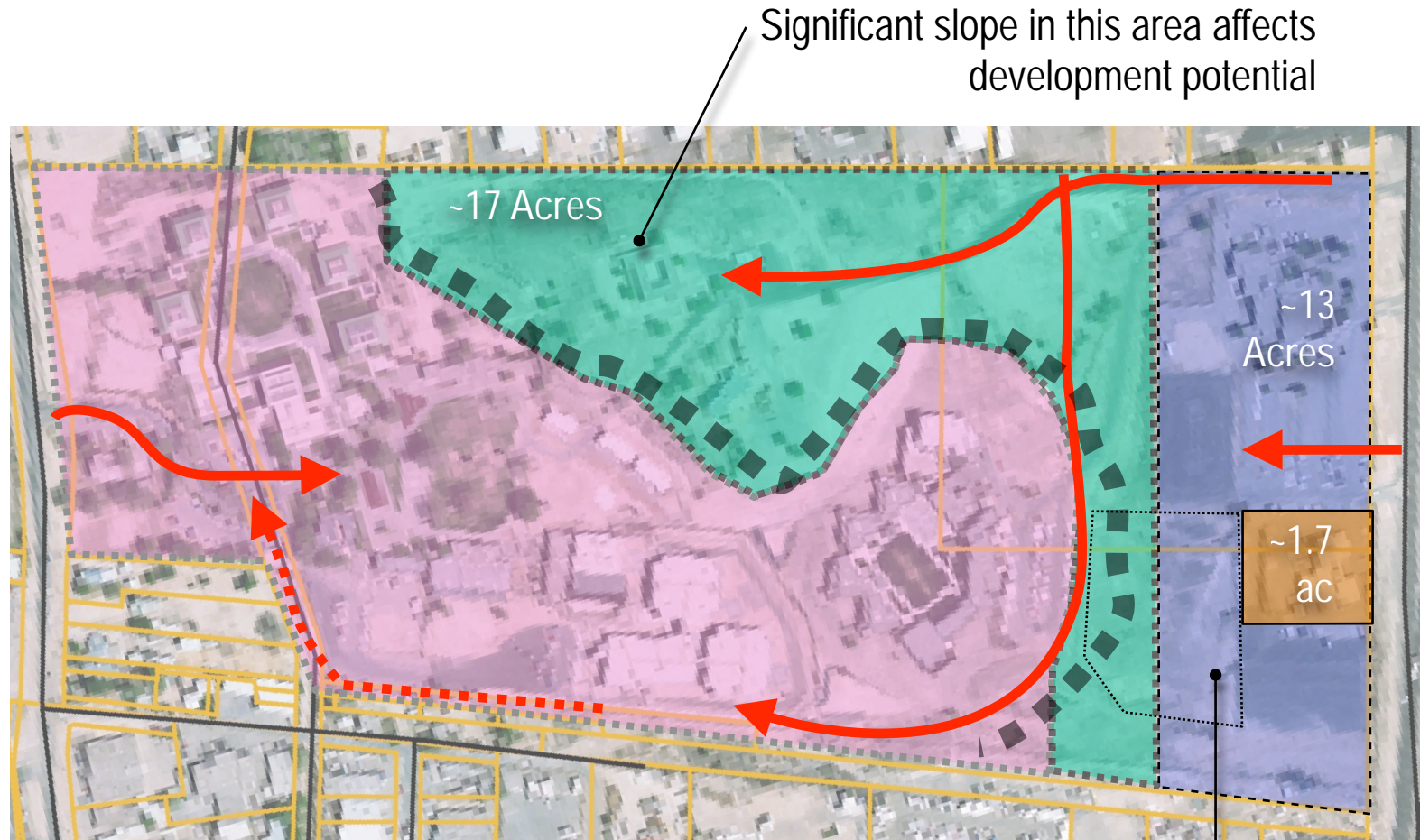
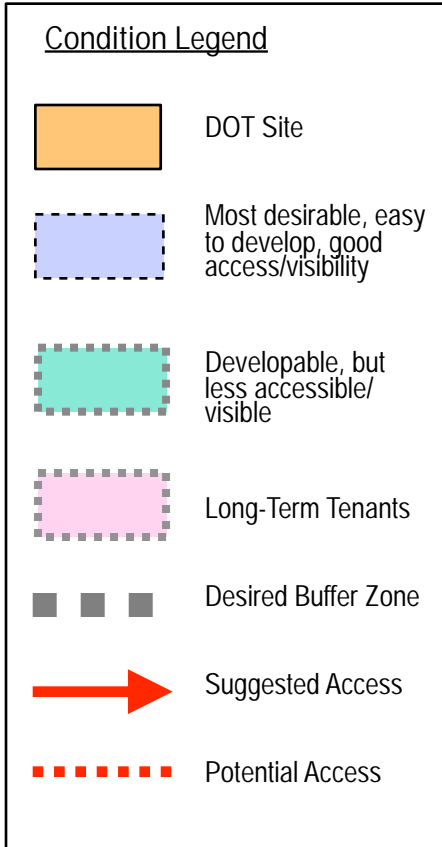
- A-1 Agricultural
- A-2 Agricultural
- A-3 Agricultural
- C-1 Commercial
- C-2 Commercial
- C-3 Commercial
- IP Industrial Park
- M-1 Manufacturing
- M-2 Manufacturing
- O-1 Office/Institutional
- R-1 Residential
- R-2 Residential
- R-3 Residential
- RA-1 Resid./Agric.
- RA-2 Resid./Agric.
- SU-1/SU-2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

Superblock site



Super Block Complex

✓ Developable portions of complex



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



Superblock Site

✓ Civil engineering preliminary analysis

▶ *Legal*

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

▶ *Drainage**

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

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



Superblock Site

✓ Civil engineering preliminary analysis (continued)

▶ *Transportation*

- *Paved access from Edith Blvd. on the west and I-25 West Frontage Road on the east (Frontage road is one-way traffic)*
- *Single driveway from Edith, 3 driveways from Frontage Road*
 - Additional access will require driveway permits
 - Traffic Impact Study will be required at Frontage Road for new development in Area "A"
- *Creation of an on-site circulation pattern will enhance access to each user*



Superblock Site

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



Superblock Site

- ✓ Civil engineering preliminary analysis (continued)
 - ▶ *Sanitary sewer*
 - *Within Albuquerque Bernalillo County Water Utility Authority (ABCWUA) service area*
 - 48" sanitary sewer interceptor line, flows from north to south through site, serves easterly 2/3 of site
 - 8" concrete pipe main at Edith Blvd., serves westerly 1/3 of site
 - Upgrade of these lines will require review by ABCWUA
 - ▶ *Other characteristics*
 - *Platted as 3 separate parcels belong to New Mexico Girls School*



Super Block Complex

- ✓ YDDC can relocate to Los Lunas Area
 - ▶ *The CYFD is moving toward providing services to its clients based on the “Missouri Model” of treatment which emphasizes group therapy in a small, residential atmosphere in regionally distributed facilities*
 - ▶ *Existing facilities, including the Youth Diagnostic and Development Center (YDDC) in Albuquerque are designed to accommodate a more institutional treatment model, and cannot readily be modified to meet the programmatic requirements of the new treatment model*



Super Block Complex

- ✓ Some special use tenants have long-term commitments
 - ▶ *Tenants interviewed (Sequoyah, Camino Nuevo) reported significant facility investments and geographic advantages for current location*
- ✓ Administrative tenants are “occupying space”
 - ▶ *Located at site only because space was available - do not need to stay at this location*
- ✓ Utilities are available throughout site
 - ▶ *Capacity is limited*
 - ▶ *Existing systems are in need of retrofitting*
- ✓ Proposal for use of undeveloped land
 - ▶ *DOT is interested in portion of land adjacent to their property*



Super Block Site Complex

✓ Constraints

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

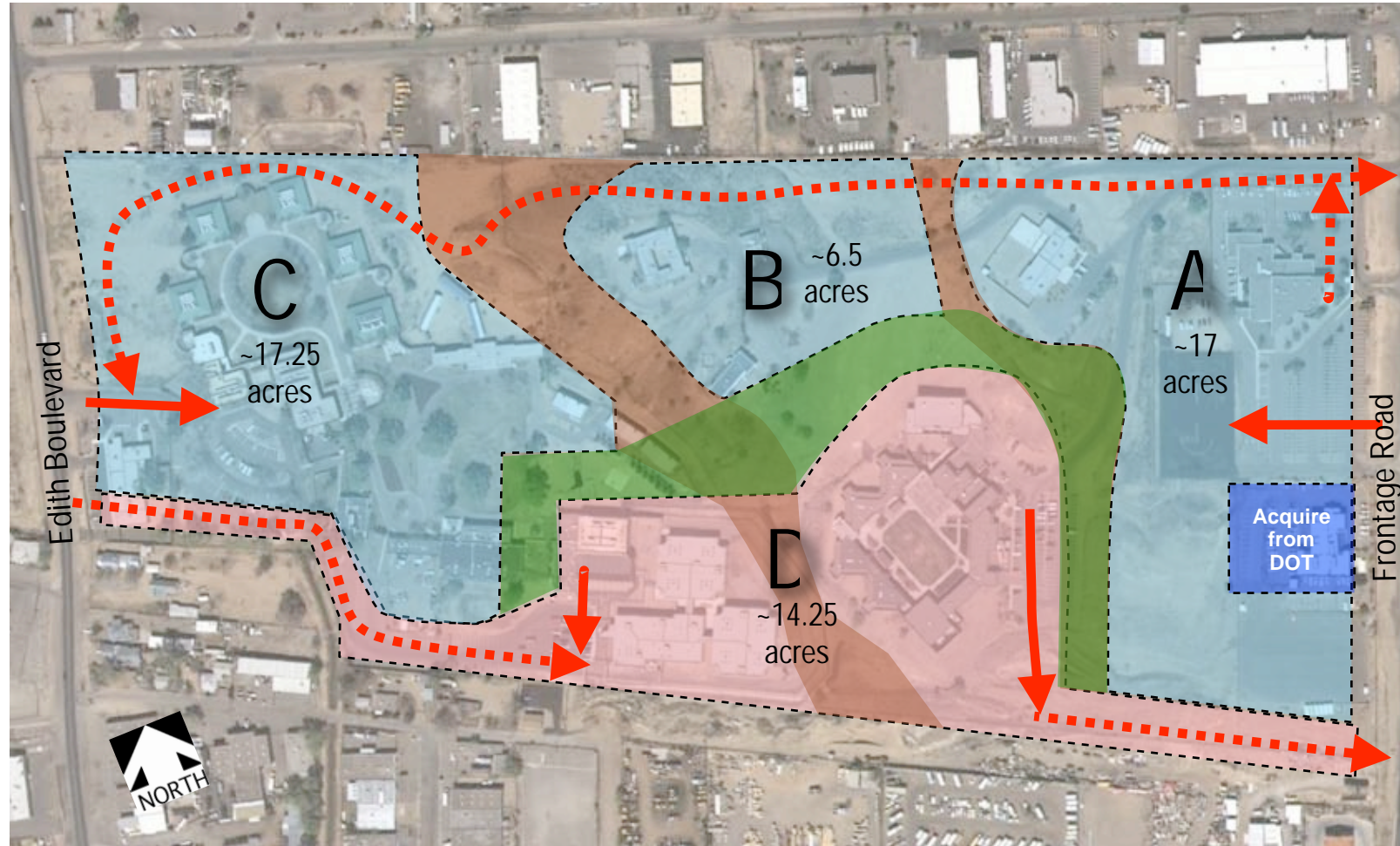


Super Block Complex

✓ Conceptual Development Plan

Legend

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





Albuquerque Area

✓ Super Block Site

- ▶ *Area "A"*
 - *Develop site for high density office uses serving the entire metro area*
 - *Consider purchase of DOT lands and not entering into new long-term lease commitments*
 - *Work with DOT to develop Emergency Management Response Center elsewhere*
- ▶ *Area "B"*
 - *Reserve northern area for compatible low density specialty uses*
- ▶ *Area "C"*
 - *Support CYFD master planning effort for transition to Missouri Model*
 - *Explore potential reuses for YDDC property*
 - *Reserve for field or specialty uses*
 - *Potential for short-term leases*
 - *Make only code and health / safety investments*
- ▶ *Area "D"*
 - *Improve access to existing uses*
 - *Redevelop in mid to long-range*
- ▶ *West Edith Site*
 - *Discuss joint use with Bernalillo County*



Centralized Location

✓ Super Block Site - Area "A"

Candidates for Superblock Site Administrative Complex

Site #	Agency	Current LSF	Current staff	Future LSF	Future GSF (based on current LSF)	Future GSF (based on current staff)	Future staff
L20	Department of Human Services	4,280	21	4,708	5,885	8,400	24
S1	Division of Vocational Rehabilitation	4,085	17	4,494	5,617	6,800	20
S2	Division of Vocational Rehabilitation	9,847	24	10,832	13,540	9,600	28
C1	Gaming Control Board	31,374	59	34,511	43,139	23,600	68
P8	Taxation and Revenue Department	63,964	190	70,360	87,951	76,000	219
C2	State Engineer / Interstate Stream Commission	12,631	125	13,894	17,368	50,000	144
C3	Environment Department	20,017	80	22,019	27,523	32,000	92
C4	Environment Department	1,242	4	1,366	1,708	1,600	5
C5	Regulation and Licensing Department	15,981	48	17,579	21,974	19,200	55
C6	Regulation and Licensing Department	1,000	7	1,100	1,375	2,800	8
G1	Office of the Governor	5,000	3	5,500	6,875	1,200	3
G2	Chief Information Officer	1,990	11	2,189	2,736	4,400	13
C7	Livestock Board	5,803	*	6,383	7,979	*	*
C8	Nursing Board	4,972	15	5,469	6,837	6,000	17
G4	Retiree Health Care Authority	1,953	*	2,148	2,685	*	*
G6	Public Employees Labor Relations Board	1,232	*	1,355	1,694	*	*
G7	Public Employees Retirement Association	1,739	3	1,913	2,391	1,200	3
G10	Educational Retirement Board	1,953	*	2,148	2,685	*	*
C12	Commission on Organic Commodity	1,439	4	1,583	1,979	1,600	5
C13	Commission on Racing	3,555	11	3,911	4,888	4,400	13
C14	Game and Fish Department	8,385	20	9,224	11,529	8,000	23
<i>Totals</i>		202,442	642	222,686	278,358	256,800	738

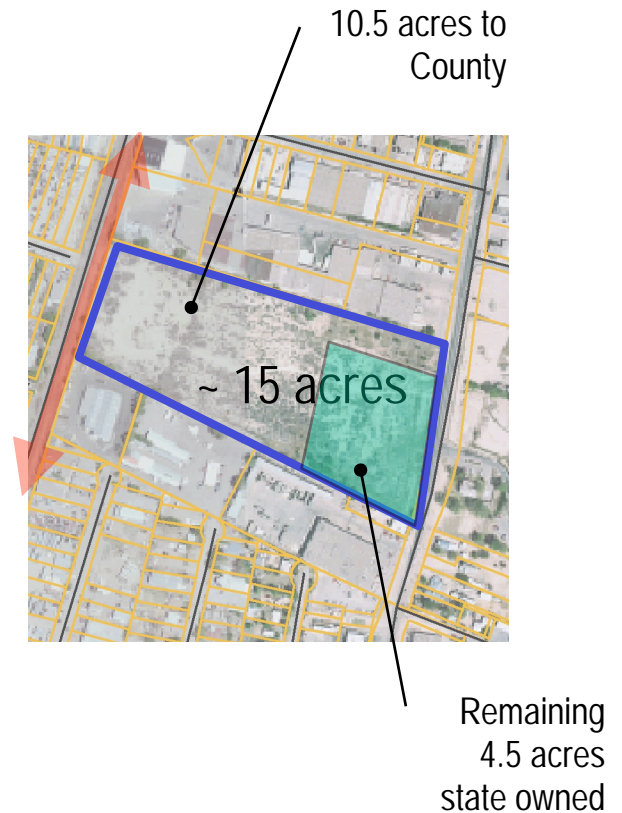
Analysis based on 2005 data. 2008 data will vary but does not substantially alter recommended concepts.



Super Block Campus

✓ Users

- ▶ **CYFD**
 - Temporary facility - partnership with EMNRD
- ▶ **Bernalillo County - 2007 HJR 14:**
 - Right-of-way for widening of Edith Boulevard
 - County to construct detention pond to store runoff - leasing property with option to purchase within 5 years
- ▶ **Recommend that State discuss joint use with Bernalillo County**
 - Modify detention pond design to incorporate a permeable surface for parking
 - Preserve capability for potential future Rail Runner station



Rail Runner station in Bernalillo = 2.3 acres



State Government Center

- ✓ Given to the state – former Metro Court
 - ▶ 65,000 gsf, ~ 1.0 acres , 31 parking spaces
- ✓ Pros
 - ▶ Prime location - Near courts and local government offices
 - ▶ Excellent access (cars, buses, rail)
- ✓ Cons
 - ▶ Lacks parking (but structured parking could be added or leased nearby)
 - ▶ Requires major upgrades to make ready for tenants
- ✓ There was no interest in a State issued RFP for lease or sale
- ✓ Currently working with Bernalillo County for a possible sale / trade or transfer



Albuquerque Office Demand Analysis



Consolidation Analysis

- ✓ State agencies in Albuquerque were evaluated and grouped according to type and location needs
 - ▶ *Client base served*
 - *Common clients*
 - ▶ *Accessibility to client base*
 - *Transportation routes*
 - *Centrally located*
 - *Near client population centers*
 - ▶ *Ability to share consolidated facility*
 - *Compatibility*



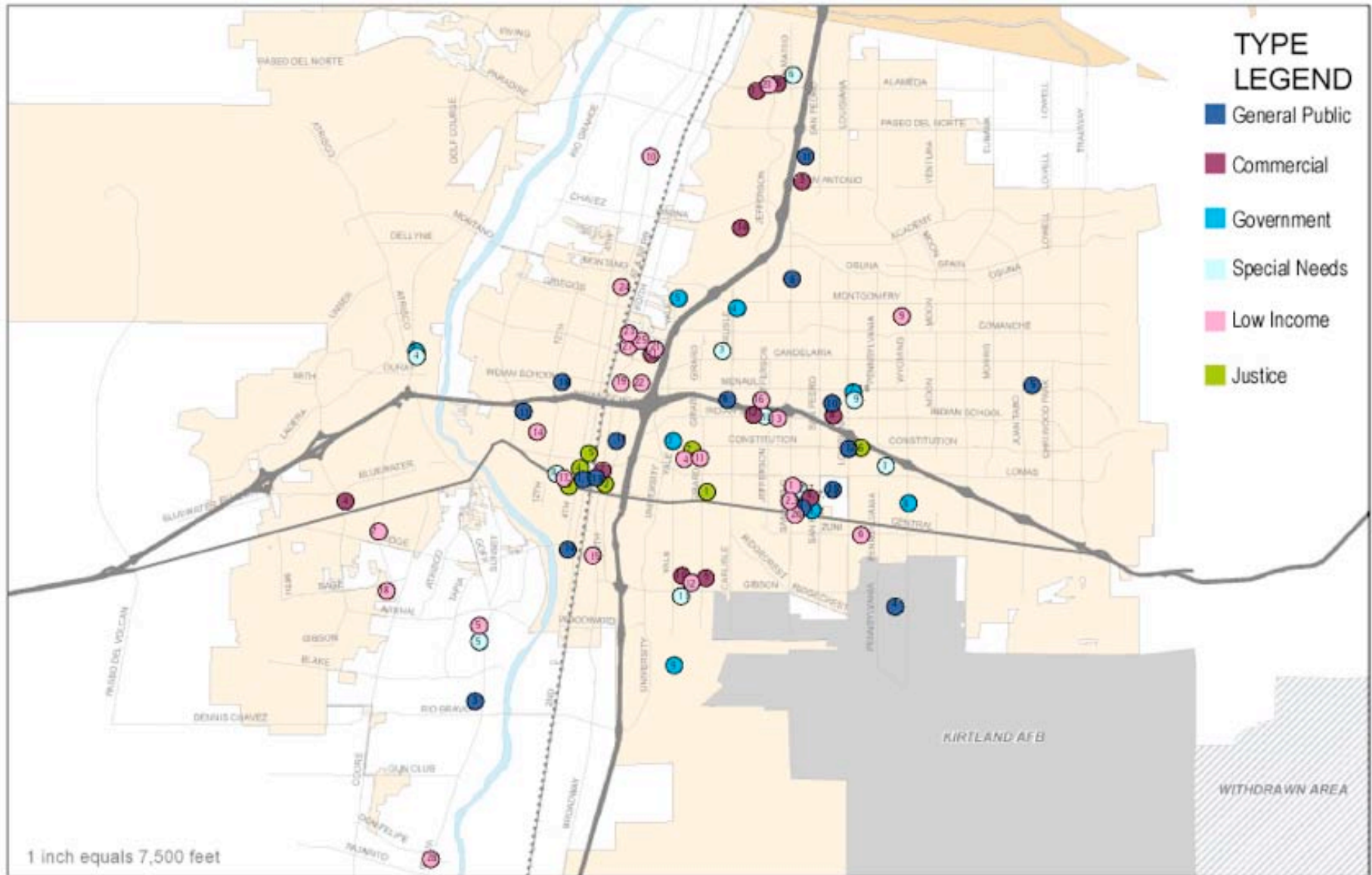
Consolidation Analysis

- ✓ State agencies groupings by client base
 - ▶ *General Public*
 - *e.g. Taxation and Revenue*
 - ▶ *Commercial*
 - *e.g. Regulation and Licensing*
 - ▶ *Government*
 - *e.g. Public Employees Retirement Association*
 - ▶ *Justice*
 - *e.g. Public Defender Department*
 - ▶ *Special needs*
 - *e.g. Commission on Deaf and Hard of Hearing*
 - ▶ *Low income*
 - *e.g. Department of Human Services*



Consolidation Analysis

✓ Current agency locations





Consolidation Analysis

- ✓ State agencies groupings determine suitability for consolidation
 1. *Distributed to serve neighborhoods*
 2. *Current location is most suitable*
 - *Occupy owned facility*
 - Department of Public Safety
 - *Specialized needs*
 - State Records and Archives
 - *Adjacent to specialized function*
 - YDDC
 - *Adjacency to existing non-agency entities*
 - Military Affairs - KAFB
 3. *Centralized for maximum accessibility*
 4. *Location not critical issue for client base*



Distributed Agencies

- ✓ Agencies that are distributed to serve neighborhoods
 - ▶ *Department of Health field offices*
 - ▶ *Department of Human Services field offices*
 - ▶ *Taxation and Revenue - Motor Vehicle Division*
 - ▶ *Division of Vocational Rehabilitation field offices*
- ✓ Consolidation of agencies at multiple neighborhood locations
 - ▶ *Serves clients in neighborhood settings*
 - ▶ *Shortens travel time*
 - ▶ *Convenience of single point of contact*



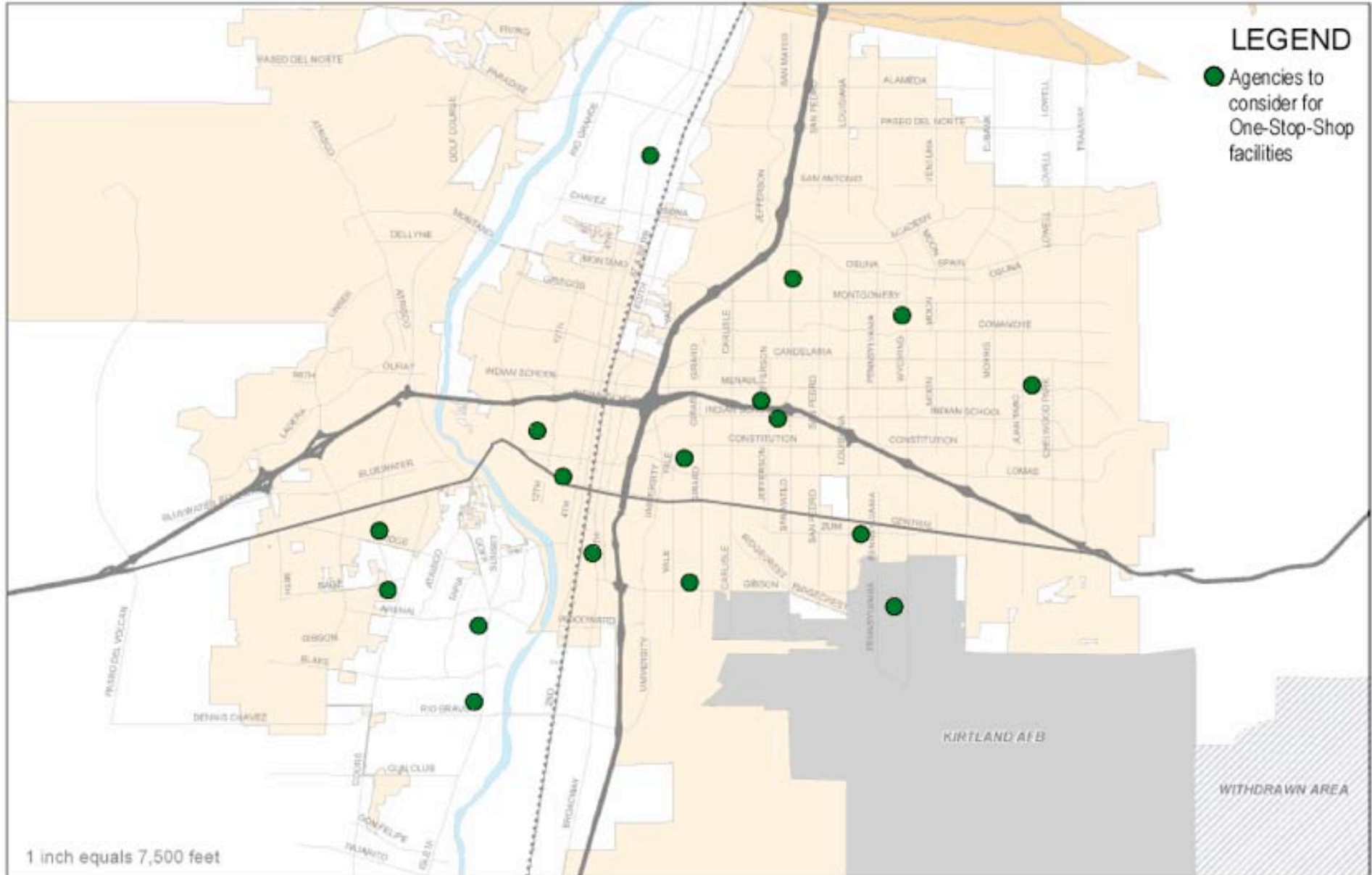
Distributed Agencies

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

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



Distributed Agencies





Stay in Current Location

- ✓ Current location is more suitable than consolidated facility
 - ▶ *Occupy owned facility*
 - *Department of Public Safety*
 - *Commission for the Blind - Industries for the Blind*
 - ▶ *Specialized needs*
 - *State Records and Archives*
 - *Scientific Labs*
 - *DOH - Sequoya Lodge*
 - ▶ *Not compatible with potential consolidated tenants*
 - *YDDC*
 - *Corrections residential facilities*
 - ▶ *Adjacency to existing non- state agency entities*
 - *Military Affairs - KAFB*
 - *CYFD - Juvenile Justice*
 - *DVR Careers Mentoring - TVI Work Force Center*
 - *Court of Appeals - UNM Law School*



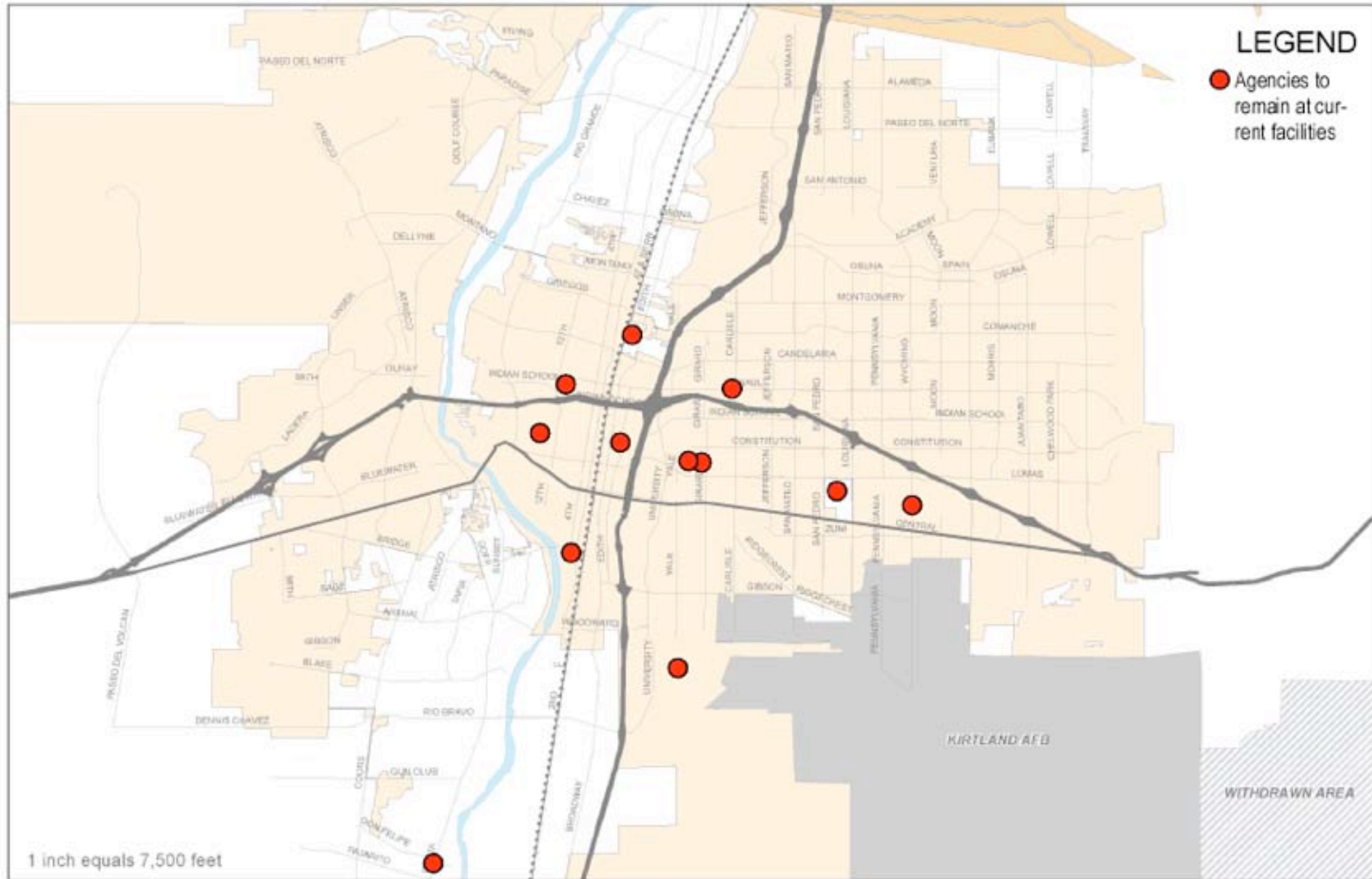
Stay in Current Location

- ✓ Current location is more suitable than consolidated facility
 - ▶ *Current total leased space occupied by agencies = ~25,000 SF*
 - *State Records and Archives*
 - *Workers' Compensation Administration*
 - *DVR - Careers Mentoring*
 - *CYFD - Girls Reintegration Center*
 - ▶ *Current rent paid = ~\$248,000 annually*



Stay in Current Location

✓ Stay at current locations





Centralized Location

- ✓ Centralized for maximum accessibility by multiple transportation modes
 - ▶ *Bus lines*
 - ▶ *Interstate adjacency*
 - ▶ *Railrunner*
- ✓ Agency administrative functions can be consolidated
 - ▶ *Department of Health administration offices*
 - ▶ *Department of Human Services administration offices*
 - ▶ *Taxation and Revenue administration offices*
 - ▶ *Division of Vocational Rehabilitation administration offices*
 - ▶ *CYFD administrative offices*
 - ▶ *Commissions and Boards*



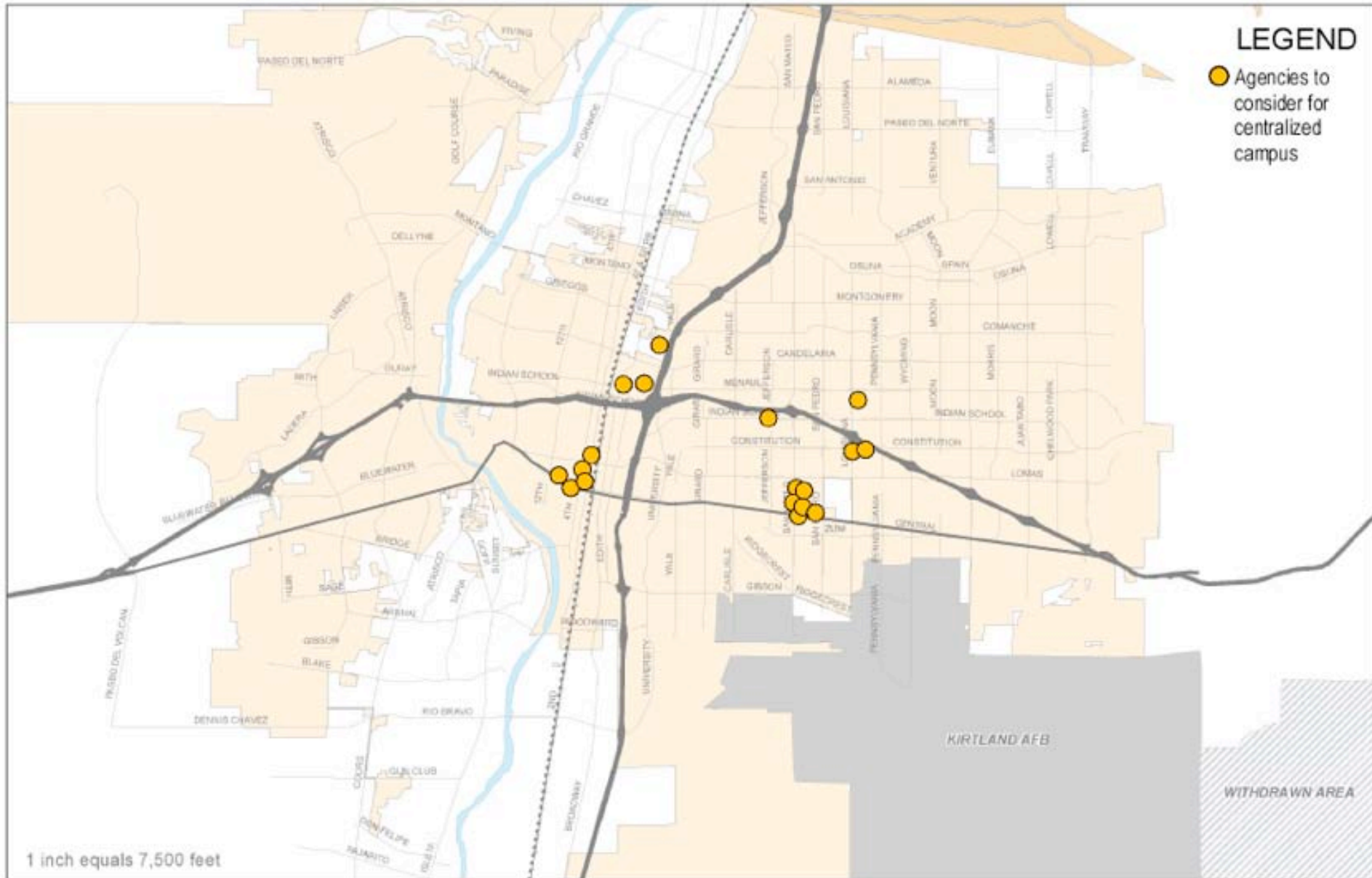
Consolidate Location

- ✓ Candidates for Consolidated Campus
 - ▶ *Current total space occupied by candidate agencies = ~380,000 SF*
 - *~20,000 SF is owned by State, balance is leased*
 - *Most agencies experience high frequency of visits by client base*
 - ▶ *Current total staff occupying candidate agencies' space = ~1,250 persons*
 - ▶ *Includes agencies that prefer downtown location due to adjacency to courts and municipal facilities*
 - *~112,000 SF*
 - *~420 staff*



Centralized Location

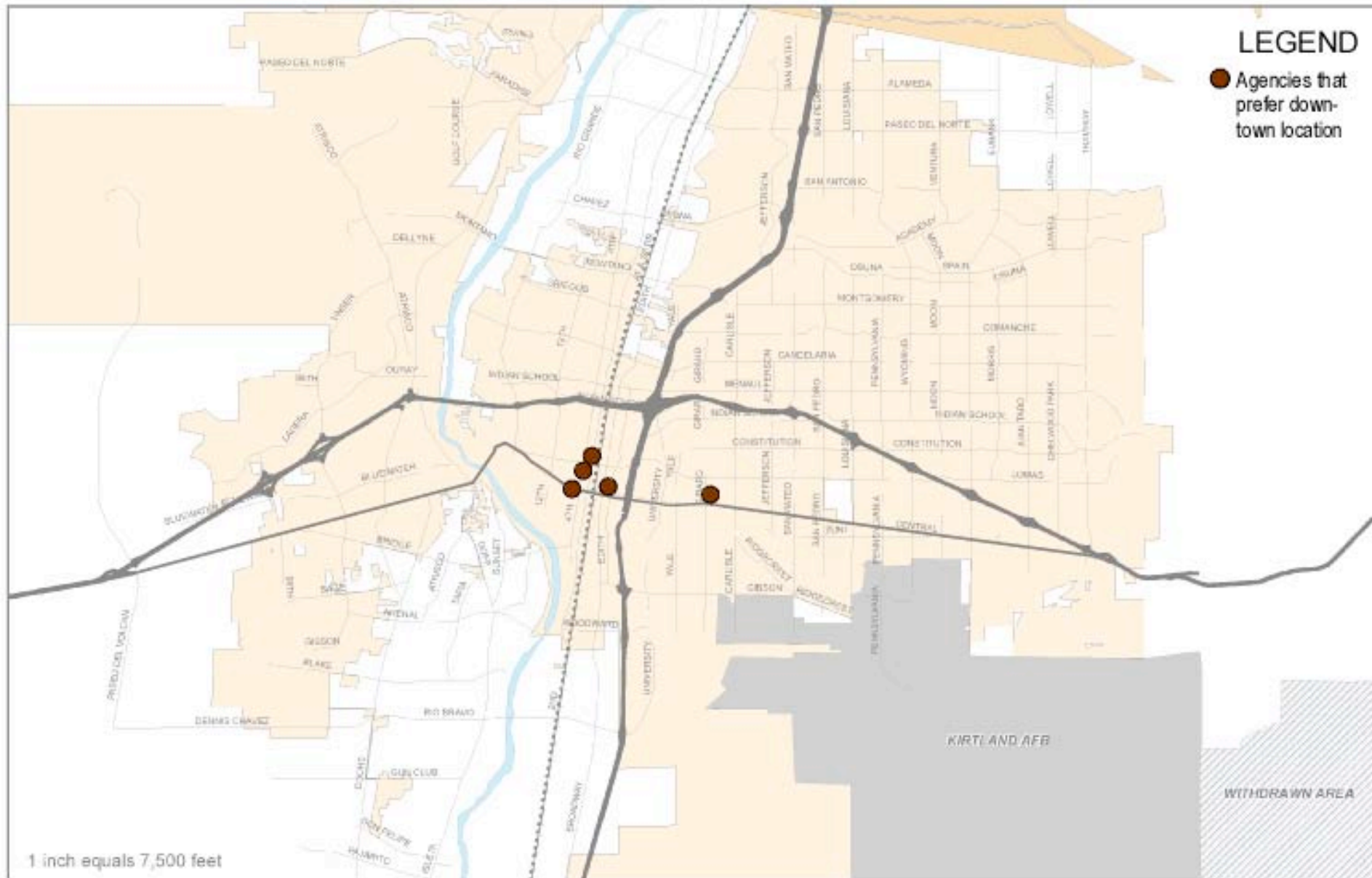
✓ Consider for Centralized Campus





Centralized Location

✓ Downtown location preferred





Centralized Location

✓ Centralized office building site

Candidates for Centrally Located Administrative Complex

Site #	Agency	Current LSF	Current staff	Future LSF	Future GSF	Future staff
L1	Department of Health	33,902	40	37,292	46,615	46
L19	Department of Human Services	17,893	77	19,682	24,603	89
L21	CYFD	18,896	51	20,786	25,982	59
L22	CYFD	40,137	113	44,151	55,188	130
L26	CYFD	64,136	255	70,550	88,187	293
J1	Corrections Department	26,500	73	29,150	36,438	84
J2	Corrections Department	12,677	42	13,945	17,431	48
J3	Public Defender Department	33,444	175	36,788	45,986	201
J4	Public Defender Department	12,010	45	13,211	16,514	52
J6	Commission on Crime Victims Reparation	5,637	19	6,201	7,751	22
J5	Attorney General	27,168	87	29,885	37,356	100
P1	Taxation and Revenue Department	540	4	594	743	5
P8	Taxation and Revenue Department	63,964	190	70,360	87,951	219
G1	Office of the Governor	5,000	3	5,500	6,875	3
S7	Commission on Status of Women	3,414	7	3,755	4,694	8
S8	Aging and Long Term Services Department	4,109	17	4,520	5,650	20
S9	Commission on Deaf and Hard of Hearing	3,992	40	4,391	5,489	46
P12	Commission on Martin Luther King Jr.	1,900	2	2,090	2,613	2
	<i>Totals</i>	<i>375,319</i>	<i>1,240</i>	<i>412,851</i>	<i>516,064</i>	<i>1,426</i>

Prefer a downtown location



Location Neutral

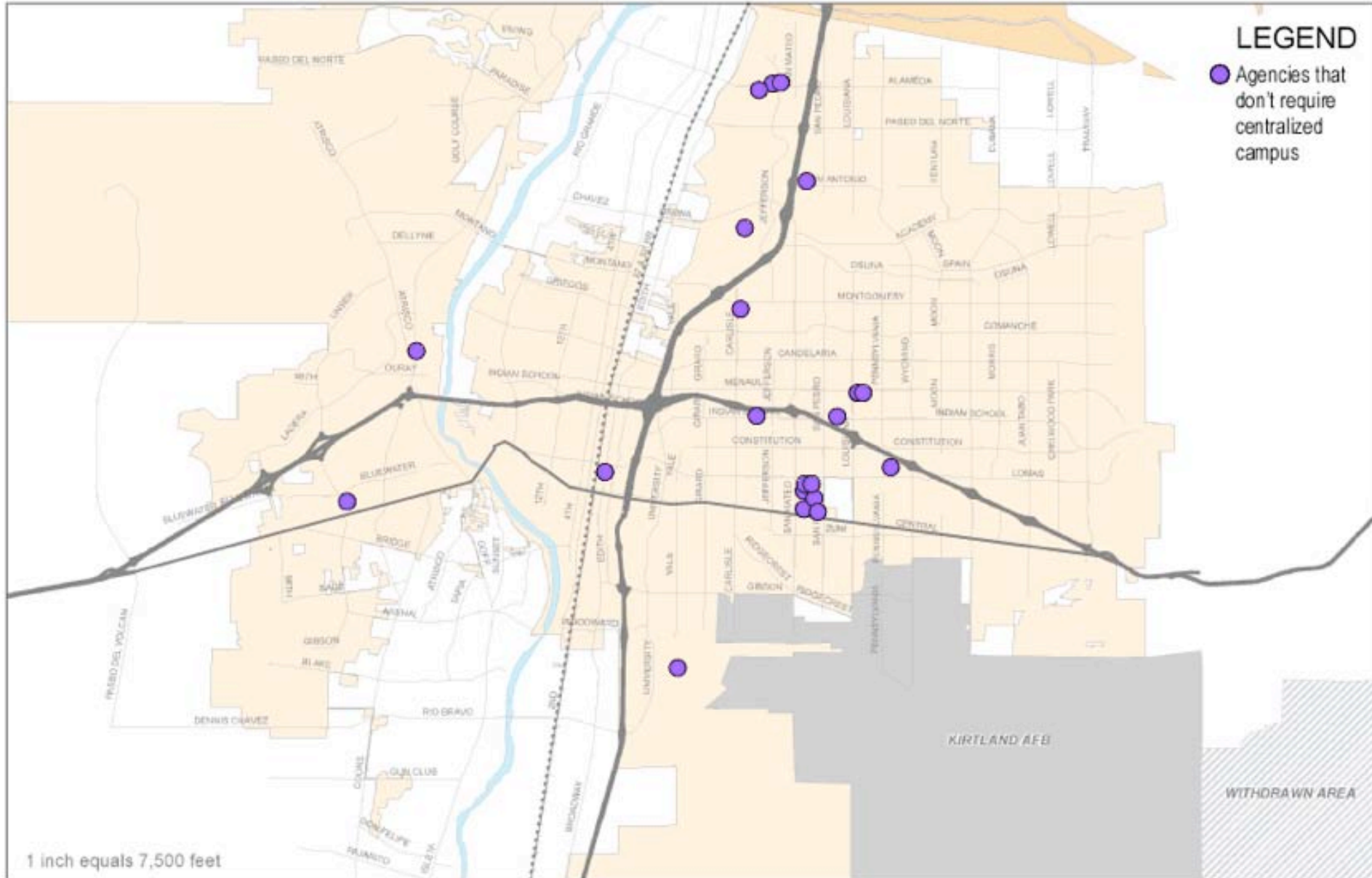
✓ Non-location specific agencies

- ▶ *Agencies tend to serve professional community or government personnel*
 - *Public employees interests*
 - *Commissions and boards*
 - *Regulation and Licensing authorities*
- ▶ *Agencies tend to provide statewide authority and services*
 - *Highly accessible location is not as critical*
 - *Adjacency to other agencies for convenience to client base is not as critical*



Location Neutral

✓ Centralized location not required





Location Neutral

✓ Non-Centralized office building candidates

Site #	Agency	Current LSF	Current staff	Future LSF	Future GSF (based on current LSF)	Future GSF (based on current staff)	Future staff
L20	Department of Human Services	4,280	21	4,708	5,885	8,400	24
S1	Division of Vocational Rehabilitation	4,085	17	4,494	5,617	6,800	20
S2	Division of Vocational Rehabilitation	9,847	24	10,832	13,540	9,600	28
C1	Gaming Control Board	31,374	59	34,511	43,139	23,600	68
P8	Taxation and Revenue Department	63,964	190	70,360	87,951	76,000	219
C2	State Engineer / Interstate Stream Commission	12,631	125	13,894	17,368	50,000	144
C3	Environment Department	20,017	80	22,019	27,523	32,000	92
C4	Environment Department	1,242	4	1,366	1,708	1,600	5
C5	Regulation and Licensing Department	15,981	48	17,579	21,974	19,200	55
C6	Regulation and Licensing Department	1,000	7	1,100	1,375	2,800	8
G1	Office of the Governor	5,000	3	5,500	6,875	1,200	3
G2	Chief Information Officer	1,990	11	2,189	2,736	4,400	13
C7	Livestock Board	5,803	*	6,383	7,979	*	*
C8	Nursing Board	4,972	15	5,469	6,837	6,000	17
G4	Retiree Health Care Authority	1,953	*	2,148	2,685	*	*
G6	Public Employees Labor Relations Board	1,232	*	1,355	1,694	*	*
G7	Public Employees Retirement Association	1,739	3	1,913	2,391	1,200	3
G10	Educational Retirement Board	1,953	*	2,148	2,685	*	*
C12	Commission on Organic Commodity	1,439	4	1,583	1,979	1,600	5
C13	Commission on Racing	3,555	11	3,911	4,888	4,400	13
C14	Game and Fish Department	8,385	20	9,224	11,529	8,000	23
<i>Totals</i>		202,442	642	222,686	278,358	256,800	738



Location Neutral

✓ Location neutral agencies

- ▶ *Current total space occupied by candidate agencies = ~200,000 NSF (interpolated)*
- ▶ *Current total staff occupying candidate agencies' space = ~650 persons (interpolated)*
- ▶ *Site size required to support current and future needs for a campus of this size = 10.21 acres*

The ARC - Dekker/Perich/Sabatini Association



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