

# CAPITOL BUILDINGS PLANNING COMMISSION

## Master Planning Principles

### Introduction

The Capitol Buildings Master Plan identifies principles applicable to general development and campus planning for all state-owned campuses and facilities. The intent of these principles is to provide clear guidance for sound long-range planning and decision-making.

The principles have been recompiled to provide a comprehensive list that applies to all study areas.

### **I. General Development Principles (1999)**

- A. Plan for future growth and change with flexibility to meet changing needs
- B. Realize economic efficiencies:
  - 1. Reduce long-term lease expenditures by gradually relocating agencies from leased space to state-owned space
  - 2. Promote economies of scale and asset sharing among agencies (e.g., parking, lobbies, receiving, meeting areas, teleconferencing)
  - 3. Promote sustainable environments (high-performance energy-efficient green building practices)
  - 4. Reduce operational expenses
- C. Protect long-term asset value:
  - 1. Provide sufficient resources for maintenance and periodic facility renewal
  - 2. Dispose of property only when expected benefits of disposal exceed long-term value; inventory and preserve water rights
  - 3. Maintain and protect critical infrastructure
  - 4. Maintain a strategic land bank for future needs
- D. When opportunities become available, encourage co-location, relocation and consolidation of state agencies into single or adjacent sites and facilities that:
  - 1. Achieve functional, operational and logistical efficiency
  - 2. Promote convenient public access to government services
  - 3. Provide equitable and adequate space
  - 4. Meet functional needs through:
    - Centralizing administrative uses
    - Distributing or centralizing field offices depending on the type of service
    - Appropriately accommodating specialized functions with special location needs (e.g., central IT facilities, correctional and public safety facilities, cultural facilities, etc.)
  - 5. Provide efficient/effective space organization (e.g., maximize required adjacencies)

# CAPITOL BUILDINGS PLANNING COMMISSION

## Master Planning Principles

6. Provide a quality environment for state employees (e.g., to attract and retain personnel)
- E. Coordinate state resources and strategies with local development and improvement efforts when siting new state facilities:
  1. Work in partnership with local governments and groups in managing local concerns while respecting state sovereignty
- F. Establish a framework for campus development/redevelopment guiding:
  1. 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
    - Adopt incremental development strategies that:
      - Consider the long-term development vision
      - Make the most efficient use of the site area (density, land coverage and parking)
      - Encourage use of state space standards
      - Promote integrated and structured parking
      - Avoid dependence on long-term land acquisitions for implementation
      - Allow, as appropriate, temporary "holding-zones" (portable, metal structures) pending more permanent development
  2. 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 pedestrian-oriented interiors with pathways composed of sidewalks, malls, plazas and potential connections to open space, as appropriate
      - Allow for safe (well-lit and visible) destination travel between buildings
  3. 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

# CAPITOL BUILDINGS PLANNING COMMISSION

## Master Planning Principles

### 4. Infrastructure systems:

- Plan for sufficient capacity and reliability to meet existing needs of site users
- Provide capability and flexibility to meet long-term needs
- Protect, as appropriate, critical infrastructure systems

## **II. Campus-Specific Goals and Implementation Strategies, in Addition to General Principles**

### A. Santa Fe Metropolitan Area and Campuses:

#### 1. Location Principles/Implementation Strategies

- 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 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

#### 2. The December 1999 adopted CBMP recommended relocation of NMDOT headquarters to the NMDOT District 5 site (near the Public Safety Campus). Subsequent plans by NMDOT to do a transit-oriented development at this campus was delayed indefinitely by the last executive administration

#### 3. Main Capitol Campus:

- Agencies to be housed there:
  - 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
- Five-year planning strategy (adopted December 2008)
  - Construct new owned facilities in the most cost-effective manner
  - Phase projects over several years
  - Redirect lease revenue to fund capital costs

# CAPITOL BUILDINGS PLANNING COMMISSION

## Master Planning Principles

- Minimize multiple moves in achieving long-range goal, where possible
  - Relocate agencies from leased space to state-owned space
  - Begin as soon as possible to design, construct and relocate agencies
4. South Capitol Campus (also, see 2040 Master Plan for this campus):
- Agencies to be housed there:
    - Administrative and administrative support
    - Field offices (depending upon plan)
  - Redevelop at higher density and invest in facility renewal
  - Include multi-modal transportation and pedestrian linkages
  - Provide integrated, structured parking with future conversion potential for long range development
  - Use existing space efficiently
  - Develop a building renewal plan for existing buildings
5. West Capitol Campus:
- Agencies to be housed there:
    - Field offices
    - Support functions
6. Onate Campus/Public Safety Campus:
- Agencies to be housed there:
    - Specialized to function guided by individual site master plans
      - Oñate — correctional facilities, military/homeland security and emergency management, IT, communications
      - Public Safety Campus — public safety facilities
- B. Albuquerque Metropolitan Area and Campuses, includes Los Lunas (June 2008)
1. Implementation strategies:
- Create more state-owned office space in the Albuquerque area
  - Anticipate continuing demand for consolidated and distributed state offices to meet area service demand
  - Establish policies and investment strategies to provide a flexible development framework that addresses land use, infrastructure and architectural character
  - Work with state and local government agencies
  - Preserve water rights
  - Continue leasing for State Records and Archives in Albuquerque

# CAPITOL BUILDINGS PLANNING COMMISSION

## Master Planning Principles

2. Albuquerque YDDC/Superblock Site:
    - Redevelop the YDDC site and relocate YDDC to Los Lunas to accommodate a Super Block complex for centralizing some state agencies (also, see August 2010 Feasibility Study and Master Plan for Children, Youth and Families Department for YDDC proposals)
    - The development plan identifies four zones:
      - Zone A: high density — uses serving the metro area
      - Zone B: low density — specialty uses
      - Zone C: medium density for field offices or specialty use
      - Zone D: current secure uses and long-range redevelopment
  3. Los Lunas Old Hospital Site:
    - Redevelop a portion of the site to support state agency local field office demand
    - Redevelop a portion of the site for open space and recreation
    - Preserve and use select buildings
    - Demolish select buildings
    - Continue some land leases to local government
  4. Los Lunas Grasslands Site:
    - Keep the site for future development for the state
    - Explore potential leases
    - Preserve water rights
  5. Los Lunas Correctional Site:
    - Continue use for correctional facilities
    - Dedicate some space as a buffer zone for correctional facilities
    - Develop some portions for specialized secure and therapeutic uses
    - Continue some land leases to local government
    - Explore potential leases along Highway 314
- C. Las Cruces Metropolitan Area:
1. Implementation Strategies (December 2008)
    - Construct a consolidated administrative facility
    - Encourage agencies with specialized facilities to develop a comprehensive long-range facilities master plan identifying capital needs