



JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

February 3, 2025

Heather Lamboy, Director
City of Santa Fe Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

**RE: State of New Mexico Executive Office Building Project
Design Phase Initial Consultation**

Dear Heather,

This letter is submitted on behalf of the State of New Mexico (“Applicant”) in request for initial design consultation with the Historic Districts Review Board (“HDRB”) in accordance with SFCC 14-5.2(M)(2)(a) for the proposed State Executive Office Building (“EOB”). The 2.49-acre subject property comprises the parcels at 128 South Capitol Street (Motor Pool Building and maintenance/garage structure), 130 South Capitol Street (Concha Ortiz y Pino Building), 402 Don Gaspar Avenue (casita and garage), 406 Don Gaspar Avenue (casita and garage), 410 Don Gaspar Avenue (casita and garage), and 414 Don Gaspar Avenue (casita only).

The subject property spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan.)

Background

In 2012, in anticipation of a proposal to construct the Executive Office Building, the HDRB requested a historic status review of the structures on the subject property. At that time, the HDRB assigned historic status designations for all structures, and no further action was taken by the State or the City on the project. In 2023, the State resumed work on the project, requesting a new historic status review of all structures on the subject property at the direction of City staff. Historic status was re-assessed by the HDRB on May 9, 2023, and status designations are summarized below:

Address	Structure	Date of Construction	Status Designations 2012	Updated Status May 9, 2023
128 South Capitol St.	Motor Pool Building	c. 1966-1969	Non-Contributing	Non- Contributing
	Garage	c. 1970-1981	Non-Contributing	Non- Contributing
	Yard Wall	c. 1970-1981	N/A	Non- Contributing
130 South Capitol St.	Concha Ortiz y Pino	1961	Non-Contributing	Contributing
402 Don Gaspar Ave.	Casita	c. 1930	Significant	Contributing
	Garage	c. 1930	Non-Contributing	Contributing
406 Don Gaspar Ave.	Casita	c. 1930	Significant	Contributing
	Garage	c. 1930	Non-Contributing	Contributing
410 Don Gaspar Ave.	Casita	c. 1930	Significant	Contributing
	Garage	c. 1930	Non-Contributing	Contributing
414 Don Gaspar Ave.	Casita	c. 1930	Significant	Contributing

Subsequently on October 16, 2023, applications were submitted to the City Historic Preservation Division requesting demolition of all structures on the site. As required by City Code, a conceptual exterior building design was developed and submitted with the applications to demonstrate how the streetscapes would be re-established. The HDRB considered the demolition requests on March 26, 2024. The Board approved demolition of the Concha Ortiz y Pino Building, the Motor Pool Building, the garage, and the yard walls at 128 and 130 South Capitol Street. Demolition of the casitas was denied.

In accordance with NM Statute §3-22-6 (G), the denial of the requests to demolish the casitas constituted “unresolved issues” between the State and the City, necessitating formation of a state-local government historic review board to render a decision with respect to demolition. The board was subsequently formed in collaboration with the City as required by the statute. The state-local government historic review board convened a meeting on June 26, 2024 to consider demolition of the casitas. In recognition of the City’s stated preference that the design be complete prior to considering demolition. Senator Wirth, Chair of the board, elected to discontinue the proceedings and agreed that the State would proceed with design, which would later be submitted to the City for review and consideration in conjunction with the demolition requests.

Facility Needs Assessment

In 2021, the State developed a Long-Range Strategic Space Master Plan (the “Master Plan”) to serve as a road map for building utilization and improvements for State-owned buildings and sites in the Santa Fe area. The key objectives outlined in the Master Plan are as follows:

1. Increase Capacity of Selected Buildings
2. Consolidate agencies to improve efficiency (move from leased space)
3. Construct New Facilities (move from leased space)
4. Renew Existing Buildings
5. Decommission Selected Buildings

Please refer to the attached Master Plan excerpts for more information.

The proposed EOB accomplishes the key goals of alleviating overcrowding at the Bataan Building, North Capitol, and the Capitol, and relocating all elected officials (i.e. State Auditor and State Treasurer) from leased space to the Main Capitol Campus. The Master Plan states that the Main Capitol Campus should house constitutionally created or statutorily attached agencies (elected officials), and agencies with a high degree of legal or financial responsibilities. Accordingly, the potential occupants may include, but are not limited to, the following agencies:

- Department of Finance and Administration
- Secretary of State
- State Treasurer
- State Auditor

Based on these programmatic needs, the EOB is being designed as a multi-story building of approximately 165,000 square feet to accommodate 550 full-time employees, inclusive of below-grade parking for approximately 660 cars. The current exterior design concept is addressed below.

Conceptual Design of Executive Office Building

Submitted herewith for the HDRB's review and feedback is the conceptual exterior design package prepared for the previous demolition applications. Originally, the building was presented as potentially comprising 190,000 square feet, but in response to community concerns expressed about the size, we reduced the square footage to approximately 165,000 square feet, and the parking structure has been reduced from 720 to 660 spaces.

Pedestrian circulation is a critical factor in the site design, considering multiple buildings in the surrounding area that are important for pedestrian connection – primarily the State Capitol to the east, the Bataan Memorial Building and adjacent annexes to the north, and the Villagra Building to the west. Consideration for plazas, pathways, portales, and intuitive wayfinding have been woven into the plan. The main entrance to the building faces South Capitol Street, supporting the relationship and connection to the Bataan Memorial Building. Parking is below grade, and the entrance to the garage is proposed on Galisteo St., adjacent to the entrance/exit at the public parking garage to the south. Understanding the vehicular flow and one-way traffic for the site, it was logical to plan for the vehicular access to be located at the southwest corner of the site. This reduces additional traffic in the area by removing cars from the roadway sooner, thereby improving pedestrian circulation on the northern part of the site.

A pedestrian alley is proposed to the south between the proposed building and the existing parking garage, which will allow for east-west movement between the structures and support easy access to the State Capitol. A secondary entrance to the EOB is aligned with the vertical circulation core of the existing garage, so users exiting the parking garage can easily access the new building.

The EOB is designed in the Territorial Revival style and reflects the City's design standards provided in SFCC 14-5.2(M)(3), and the proposed design aligns with the character of adjacent state buildings. The goal is to achieve harmony with other buildings in the Capitol Complex with the use of similar materials, color, proportions, and details. Strategies also include shaping the building to reduce the scale, with the use of stepped parapets and setbacks in the façade to

break up the overall massing. The exterior material is stucco of different colors, and where a cornice is present in the design, it will be of brick or stucco. The window pattern is primarily a set of punched windows with some inset to help with shading and to reference the character of historic adobe buildings in the vicinity. A portal is used on the north and west facades to aid in pedestrian circulation to and from the State Capitol. A portico is used to help denote the primary entry and is part of the public plaza on the north face of the building.

Careful considerations were given to the alignment of the EOB's edges with those of adjacent structures to preserve the continuity of the streetscape pattern. In addition, the northeast corner of the building is set back to protect the view corridor of the State Capitol from the historic Villagra Building. The site slopes from east to west with a grad change of approximately 11 feet. The result is a building with stepped massing that transitions at the public entry plaza, roughly midway across the site from east to west. The lower level is partially below grade and exposed on the north and west sides. This results in a shorter building element that can be closer to the street, helping with an improved building massing and a better street edge. Building setbacks and heights balance the zoning and historic overlay requirements with the scale of other state buildings within the immediate vicinity. The maximum permissible building height per SFCC 14-5.2(M)(3)(vi) is 57.56' and the proposed building height is 54'-0" at the highest point. By way of comparison, the State Capitol Building is approximately 63' tall and the Bataan Memorial Building is approximately 104' tall at their respective highest points. Furthermore, the setbacks respect the Business Capital District zoning standards of the State Capitol subdistrict.

Please let me know if you have any questions or require additional information.

Sincerely,



Jennifer Jenkins