



New Mexico State Fairgrounds Master Plan

Public Meeting #1

Monday, September 22, 2025





Agenda

1. Master Planning Process and Phase 1 Findings
2. Panel Discussion
3. Questions
4. Website & Survey

The State Fair District

Purpose of District Master plan is to identify priorities for funding and revenue generation

How can the State, City, Fair, and community collaborate to optimize the property for economic, cultural, and entertainment benefits for New Mexico and the greater Albuquerque area?

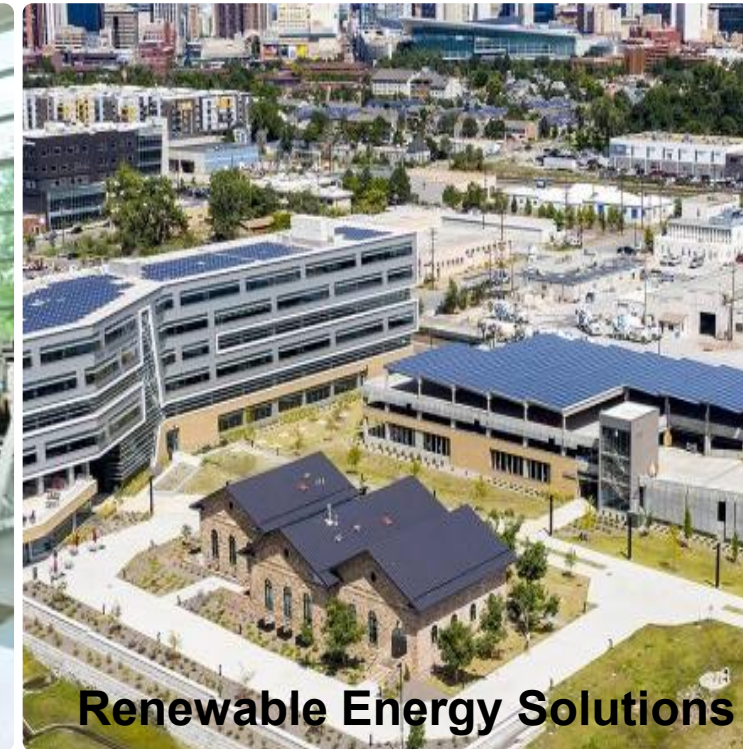
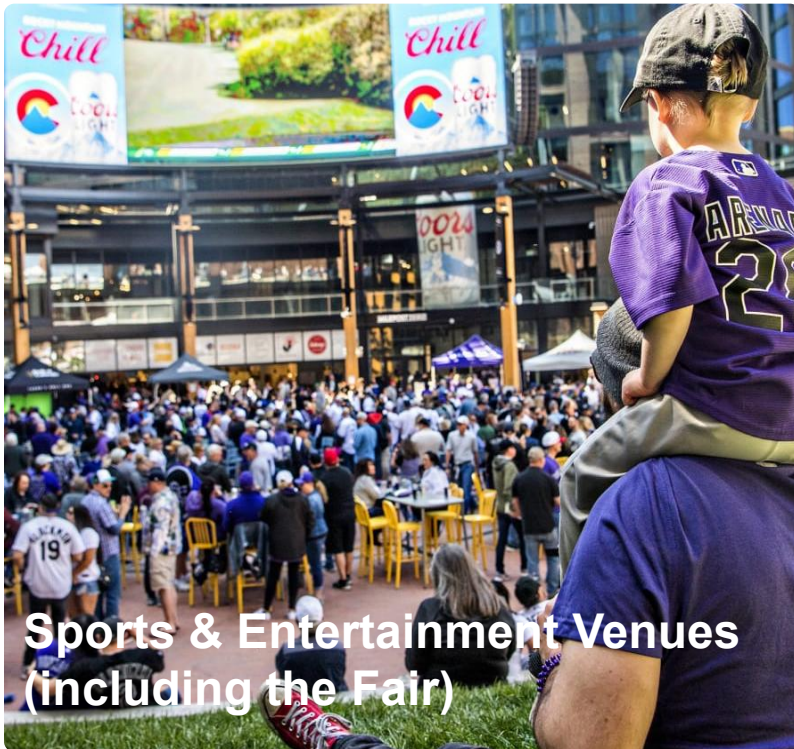




The State Fair District

District has up to \$500 million funding capacity.
District must balance revenue generation with meeting community needs.

*What could
happen here?*





The State Fair District

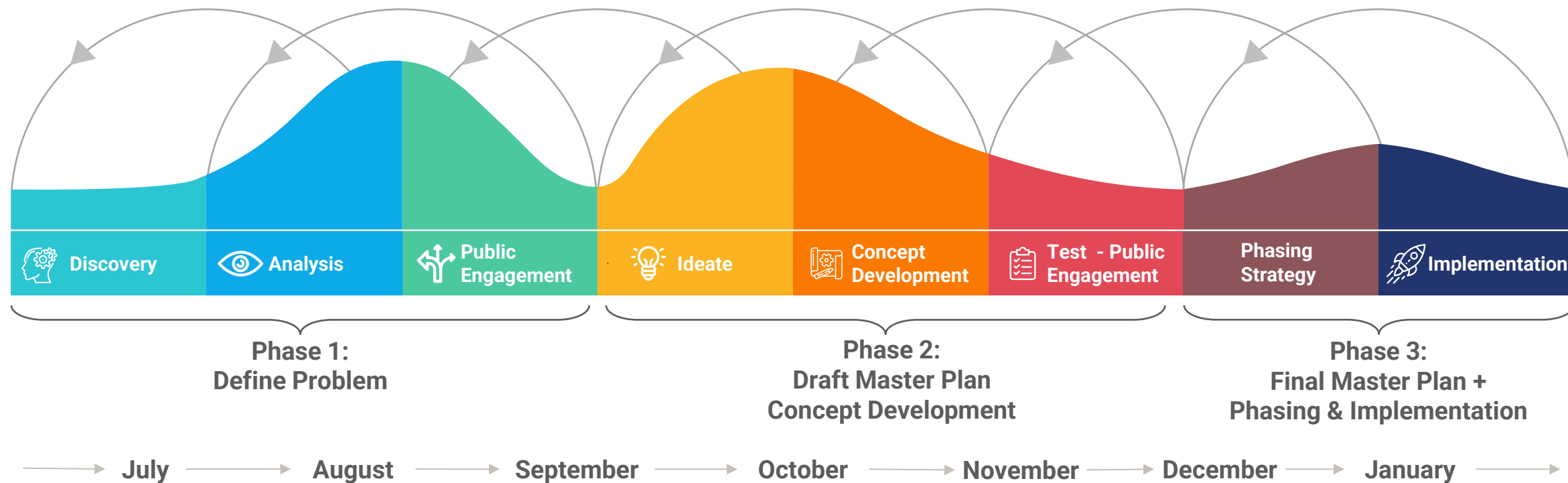
District has up to \$500 million funding capacity.
District must balance revenue generation with meeting community needs.

What could happen here?





Master Planning Timeline

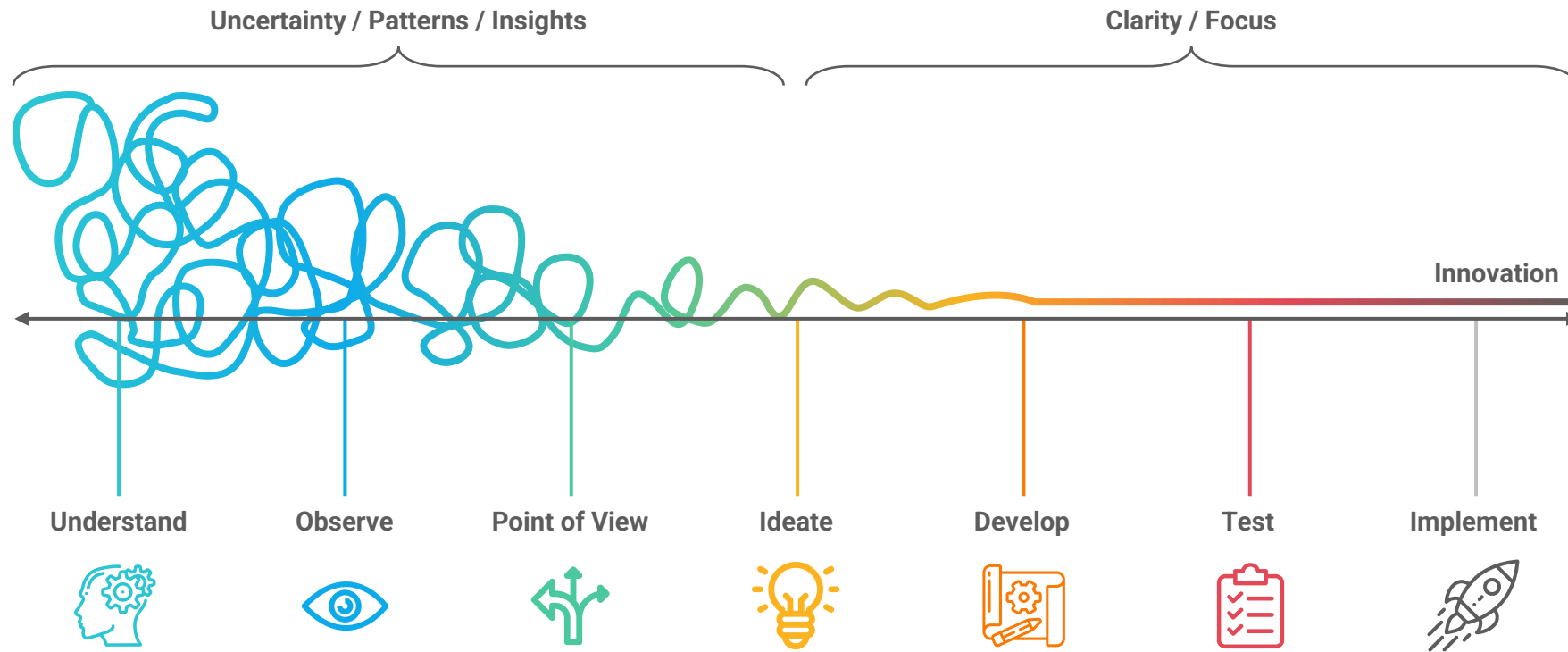




Master Planning Process



Design Thinking and Problem-Solving





What is Master Planning?

Creating a Big Picture plan for the ongoing use of a property





DISCOVERY + ANALYSIS

WHAT IS MASTER PLANNING?

1 Public Engagement & Outreach

 **INTERVIEWS
SURVEYS
PUBLIC MEETINGS**

**WE NEED
YOUR INPUT!**

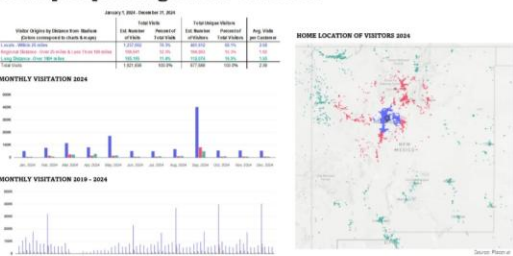
2 Site Research & Analysis



3 Market Analysis & Economic Impact

**WHAT ARE
WE SEEING?**

Albuquerque Fairgrounds Visitation



4 Existing Facilities Assessments

**WHAT DO
WE HAVE?**

Building Assessment Summary

Overview

- Total Area Evaluated: 686,304 sq ft
- Average Rating Between "Fair" and "Good"
- Oldest buildings evaluated: Indian Arts, Agriculture Building, Horse Barn, Cattle Barn
- Newest buildings evaluated: I.T. Building, AAPAC

Preliminary Patterns and Findings

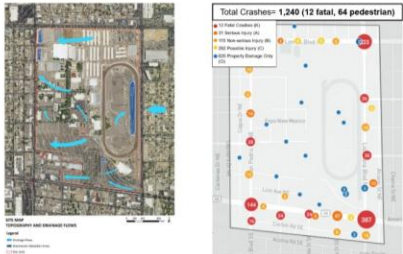
- Historic Buildings Have not been Constructed to Contemporary Standards or Codes
- Short-term Solutions Frequently Mask Larger Structural or MEP Challenges
- Care and Maintenance of Public-facing Facades, Roofs and Equipment Has been Prioritized

Ratings of Largest Structures

Building	SF	Weighted Rating	Rating System
Indian Arts Pavilion	127,000	3.5	Good (3.5 & 4.0)
Trigley Coliseum	87,077	3.3	Fair (3.0 & 3.5)
AgriCenter	64,000	3.5	Fair (3.0 & 3.5)
Indian Horse Arena	31,000	3.0	Poor (2.5 & 3.0)
AgriCenter Exhibition Hall	28,100	3.4	Good (3.0 & 3.5)



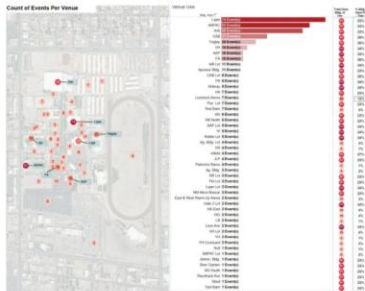
5 Infrastructure & Transportation Assessments



6 Facilities Planning Analysis

**WHERE DO
WE GO FROM
HERE?**

Facility Utilization





CONCEPT DEVELOPMENT

PHASE 2 - IN PROGRESS

WHAT IS MASTER PLANNING?

1 Goals & Framework Strategies

Strategies will be developed to guide the design of the Master Plan circulation, access, facilities, and outdoor spaces.



GOALS

A Connections / Community

- **Enhance Colorado diverse industries and food products** – current trends through interactive displays and offers year after year.
- **Showcase agriculture industry** – through year-round partnerships with agriculture organizations, offering both agricultural and livestock exhibits and events.
- **Cultivate community connections** – through engagements with the community year-round with sponsored events, community gatherings, and year-round private events. There is an opportunity to foster Trust/Owner and Farmer/Consumer connections through the events and year-round partnerships with local organizations.



B Engagement / Entertainment

- **Refresh and reimagine the Fair and Fairgrounds** – by providing new and enhanced outdoor spaces and facilities that attract repeat and new visitors and loyalty in vendors through an increase in visibility and overall revenue potential.
- **Diversify and expand entertainment, food, exhibits, events** – through improvements to the Fairgrounds and related collaborative that drive operational requirements and Fair event planning year after year.
- **Enhance public-facing facilities** – through improvements to the 4-H Complex and supporting agricultural facilities.



C Placemaking

- **Improve wayfinding and sense of place** – through enhancements of historic Main Street, clarity of circulation, and moments of discovery throughout Fairgrounds.



D Sustainability / Resilience

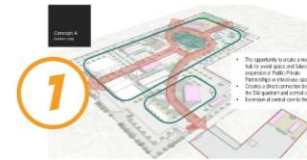
- **Maintain relevance in sustainability, resilience, technology** – by embedding and showcasing current sustainable practices in site design, facility enhancements, and infrastructure improvements throughout the Fairgrounds.
- **Prioritize year-round economic sustainability** – through enhancing facilities to attract quality events year-round and increase revenue potential.
- **Improve mobility** – through enhancements to access and pedestrian access.
- **Improve efficiency and reduce maintenance burden of facilities** – through removal of poor conditions / underutilized facilities and consolidation of uses.



HOW DO WE SOLVE THIS?

2 Concept Plan Alternatives

OPTIONS



3 Community Engagement

WHAT IS PREFERRED?

4 Draft Master Plan

Concept A Center Loop



5 Final Master Plan



REVISIONS

- 1. Add 10' wide path to connect to the 4-H Complex
- 2. Add 10' wide path to connect to the 4-H Complex
- 3. Add 10' wide path to connect to the 4-H Complex
- 4. Add 10' wide path to connect to the 4-H Complex
- 5. Add 10' wide path to connect to the 4-H Complex
- 6. Add 10' wide path to connect to the 4-H Complex
- 7. Add 10' wide path to connect to the 4-H Complex
- 8. Add 10' wide path to connect to the 4-H Complex
- 9. Add 10' wide path to connect to the 4-H Complex
- 10. Add 10' wide path to connect to the 4-H Complex
- 11. Add 10' wide path to connect to the 4-H Complex
- 12. Add 10' wide path to connect to the 4-H Complex
- 13. Add 10' wide path to connect to the 4-H Complex
- 14. Add 10' wide path to connect to the 4-H Complex
- 15. Add 10' wide path to connect to the 4-H Complex
- 16. Add 10' wide path to connect to the 4-H Complex
- 17. Add 10' wide path to connect to the 4-H Complex
- 18. Add 10' wide path to connect to the 4-H Complex
- 19. Add 10' wide path to connect to the 4-H Complex
- 20. Add 10' wide path to connect to the 4-H Complex
- 21. Add 10' wide path to connect to the 4-H Complex
- 22. Add 10' wide path to connect to the 4-H Complex
- 23. Add 10' wide path to connect to the 4-H Complex
- 24. Add 10' wide path to connect to the 4-H Complex
- 25. Add 10' wide path to connect to the 4-H Complex
- 26. Add 10' wide path to connect to the 4-H Complex
- 27. Add 10' wide path to connect to the 4-H Complex
- 28. Add 10' wide path to connect to the 4-H Complex
- 29. Add 10' wide path to connect to the 4-H Complex
- 30. Add 10' wide path to connect to the 4-H Complex
- 31. Add 10' wide path to connect to the 4-H Complex
- 32. Add 10' wide path to connect to the 4-H Complex
- 33. Add 10' wide path to connect to the 4-H Complex
- 34. Add 10' wide path to connect to the 4-H Complex
- 35. Add 10' wide path to connect to the 4-H Complex
- 36. Add 10' wide path to connect to the 4-H Complex
- 37. Add 10' wide path to connect to the 4-H Complex
- 38. Add 10' wide path to connect to the 4-H Complex
- 39. Add 10' wide path to connect to the 4-H Complex
- 40. Add 10' wide path to connect to the 4-H Complex
- 41. Add 10' wide path to connect to the 4-H Complex
- 42. Add 10' wide path to connect to the 4-H Complex
- 43. Add 10' wide path to connect to the 4-H Complex
- 44. Add 10' wide path to connect to the 4-H Complex
- 45. Add 10' wide path to connect to the 4-H Complex
- 46. Add 10' wide path to connect to the 4-H Complex
- 47. Add 10' wide path to connect to the 4-H Complex
- 48. Add 10' wide path to connect to the 4-H Complex
- 49. Add 10' wide path to connect to the 4-H Complex
- 50. Add 10' wide path to connect to the 4-H Complex
- 51. Add 10' wide path to connect to the 4-H Complex
- 52. Add 10' wide path to connect to the 4-H Complex
- 53. Add 10' wide path to connect to the 4-H Complex
- 54. Add 10' wide path to connect to the 4-H Complex
- 55. Add 10' wide path to connect to the 4-H Complex
- 56. Add 10' wide path to connect to the 4-H Complex
- 57. Add 10' wide path to connect to the 4-H Complex
- 58. Add 10' wide path to connect to the 4-H Complex
- 59. Add 10' wide path to connect to the 4-H Complex
- 60. Add 10' wide path to connect to the 4-H Complex
- 61. Add 10' wide path to connect to the 4-H Complex
- 62. Add 10' wide path to connect to the 4-H Complex
- 63. Add 10' wide path to connect to the 4-H Complex
- 64. Add 10' wide path to connect to the 4-H Complex
- 65. Add 10' wide path to connect to the 4-H Complex
- 66. Add 10' wide path to connect to the 4-H Complex
- 67. Add 10' wide path to connect to the 4-H Complex
- 68. Add 10' wide path to connect to the 4-H Complex
- 69. Add 10' wide path to connect to the 4-H Complex
- 70. Add 10' wide path to connect to the 4-H Complex
- 71. Add 10' wide path to connect to the 4-H Complex
- 72. Add 10' wide path to connect to the 4-H Complex
- 73. Add 10' wide path to connect to the 4-H Complex
- 74. Add 10' wide path to connect to the 4-H Complex
- 75. Add 10' wide path to connect to the 4-H Complex
- 76. Add 10' wide path to connect to the 4-H Complex
- 77. Add 10' wide path to connect to the 4-H Complex
- 78. Add 10' wide path to connect to the 4-H Complex
- 79. Add 10' wide path to connect to the 4-H Complex
- 80. Add 10' wide path to connect to the 4-H Complex
- 81. Add 10' wide path to connect to the 4-H Complex
- 82. Add 10' wide path to connect to the 4-H Complex
- 83. Add 10' wide path to connect to the 4-H Complex
- 84. Add 10' wide path to connect to the 4-H Complex
- 85. Add 10' wide path to connect to the 4-H Complex
- 86. Add 10' wide path to connect to the 4-H Complex
- 87. Add 10' wide path to connect to the 4-H Complex
- 88. Add 10' wide path to connect to the 4-H Complex
- 89. Add 10' wide path to connect to the 4-H Complex
- 90. Add 10' wide path to connect to the 4-H Complex
- 91. Add 10' wide path to connect to the 4-H Complex
- 92. Add 10' wide path to connect to the 4-H Complex
- 93. Add 10' wide path to connect to the 4-H Complex
- 94. Add 10' wide path to connect to the 4-H Complex
- 95. Add 10' wide path to connect to the 4-H Complex
- 96. Add 10' wide path to connect to the 4-H Complex
- 97. Add 10' wide path to connect to the 4-H Complex
- 98. Add 10' wide path to connect to the 4-H Complex
- 99. Add 10' wide path to connect to the 4-H Complex
- 100. Add 10' wide path to connect to the 4-H Complex

THE PREFERRED PLAN



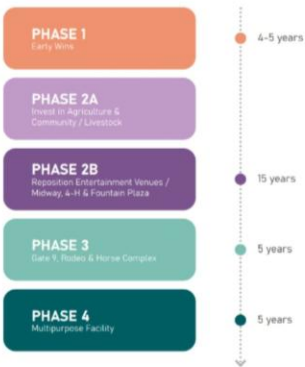


PHASING & IMPLEMENTATION

PHASE 3 - FUTURE

WHAT IS MASTER PLANNING?

1 Phasing Timeline



WHAT COMES FIRST?



2 Implementation Strategy



Master Plan Major Moves

The elements described on the following pages represent the major moves and changes recommended in the Master Plan. Some of these moves require removal and/or relocation of existing facilities. Implementation strategies to achieve these elements are detailed in the Implementation Strategy section of the document.



- A. Relocate Carnival/Midway
- B. Create New Livestock Facility
- C. Invest in the Public Realm
- D. Relocate Rodeo and Re-zone Area
- E. Construct New Multipurpose Facility

3 Estimated Costs



ESTIMATED COSTS BY PHASE

Estimated costs for demolished buildings, temporary identified buildings or structures, renovated buildings or structures, new buildings, and site improvements are summarized by phase in the table and chart below. Note that additional costs account for existing building renovations and site improvement costs that are not associated with new particular phases. These include general operations and administrative improvements as well as site improvements for signage and wayfinding. All costs are calculated using the year 2021 estimated construction costs and including Contingency and Additional Costs.

Phase	Demolition Cost	Temporary Building Cost	Renovation Cost	New Building Cost	Site Improvement Cost	Total Cost
Phase 1	\$ 50,000	\$ 100,000	\$ 3,500,000	\$ 4,000,000	\$ 12,000,000	\$ 20,000,000
Phase 2A	\$ 40,000	\$ -	\$ -	\$ 75,500,000	\$ 2,500,000	\$ 75,940,000
Phase 2B	\$ 40,000	\$ -	\$ 100,000	\$ 7,900,000	\$ 18,000,000	\$ 26,040,000
Phase 3	\$ 70,000	\$ -	\$ 15,000,000	\$ 16,100,000	\$ 11,000,000	\$ 42,170,000
Phase 4	\$ -	\$ -	\$ -	\$ 25,000,000	\$ -	\$ 25,000,000
Additional	\$ -	\$ -	\$ 25,400,000	\$ -	\$ 3,700,000	\$ 29,100,000
Total	\$ 200,000	\$ 100,000	\$ 36,900,000	\$ 95,600,000	\$ 40,200,000	\$ 172,800,000



HOW MUCH WILL IT COST?

4 Funding Sources



HOW WILL IT HAPPEN?

Framework Strategies / Targets	Funding Types
Agriculture Education Center / Multi-use Facility	Rural development, education, agriculture research, sciences, COVID-19, foundations, sponsorships
Food as a Focus - Celebrating CO Food & Culture	Economic development, agricultural partnerships, foundation, sponsorships
Engage Youth and Enhance / Integrate Facilities	Education, community development, workforce development, foundations
Fairgrounds and Operations as Model of Sustainability and Resilience	Energy generation and energy efficiency, disaster resiliency funding, public health, COVID-19, foundations, sponsorships
Create Community Gathering Space	Economic development, parks and open space, COVID-19
Transportation, Parking and Mobility	Transit, alternative transportation, private concession
Quality Facilities with Flexible Outdoor Spaces	Economic development, parks and open space, COVID-19, sponsorships
Improved Wayfinding and Sense of Place	Transportation signage, art foundations, sponsorship



Conceptual rendering illustrating new Multipurpose Facility (NE corner of Fairgrounds)



Phase 1

Discovery & Analysis



Takeaways

Community Alignment

- Community outreach confirms alignment with the data.
- Neighborhoods surrounding the fairgrounds are not benefiting from its presence—creating a void in the urban fabric.

Fairgrounds Conditions

- Fairgrounds contain unique assets and a strong sense of place.
- 92% of the site is impervious (asphalt and dirt), limiting environmental and community value.
- Facilities are in fair to good condition, requiring moderate investment.
- New, flexible-use facilities will enhance market position and operational efficiency.

Infrastructure & Neighborhood Needs

- Significant investment needed in urban infrastructure to support positive neighborhood change – parks, amenities, walkable destinations.
- Surrounding arterial streets are unsafe for pedestrians and cyclists—major improvements required.
- Southern and eastern neighborhoods are in distress; western and northern neighborhoods are relatively stable.
- South and east - Lower income, higher population density, higher percentage of renters, property vacancies



Context Analysis



Fairgrounds History

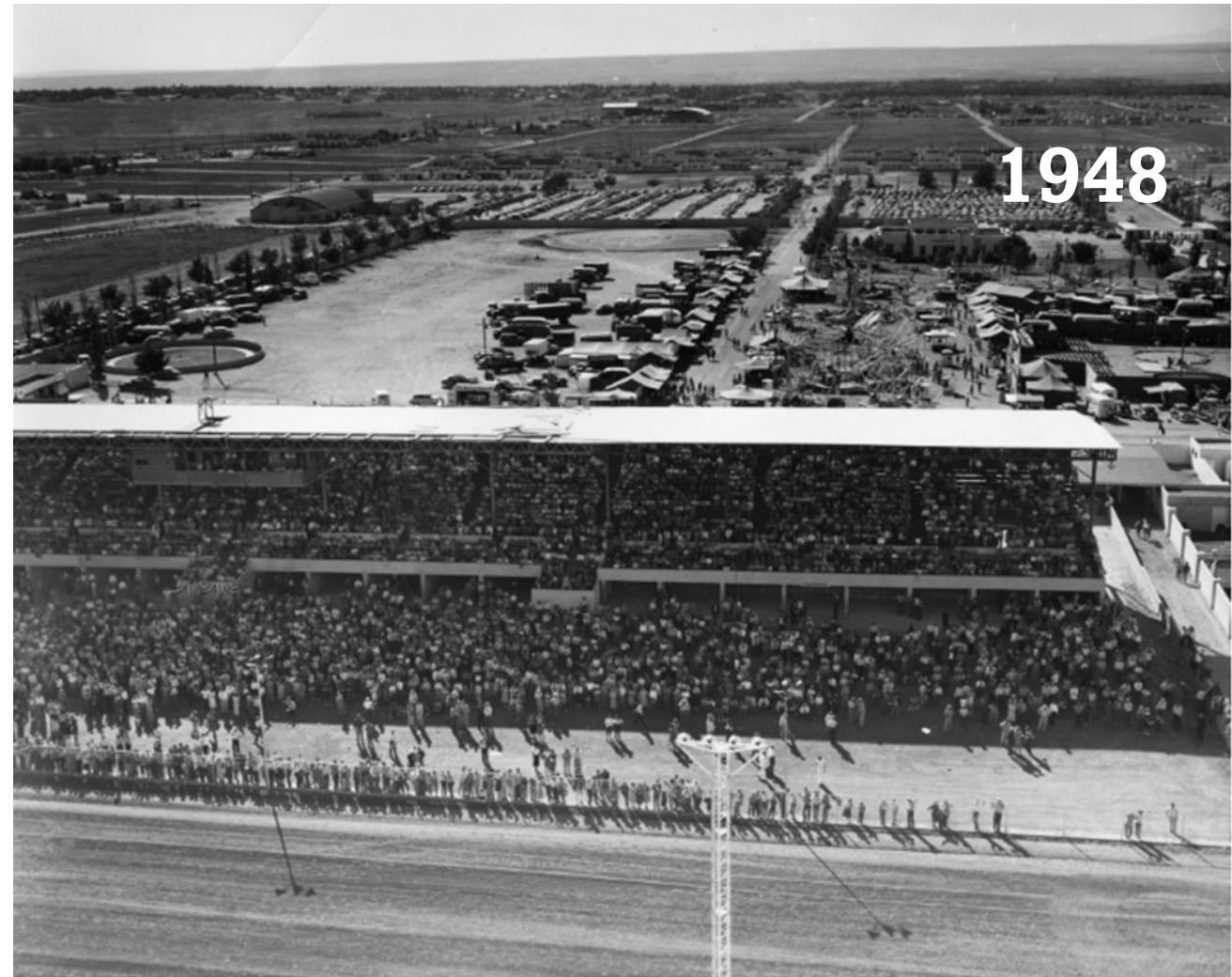
Originally founded in the fall of 1881 as the “Territorial Fair,” the State Fair got its name in 1913, one year after New Mexico officially became a state. Locals flocked to a much smaller area in [Old Town](#) for modest attractions until 1916, when World War I and other sources of economic distress forced it to close.

For 22 years there was no fair, until at last organizers reintroduced it in 1938 at its current location on Central Avenue and San Pedro Drive, a lot that spans 236 acres.

“East Albuquerque didn’t exist, I mean, the University of New Mexico was way out of town. The fairgrounds ended up being further out of town than that”

– Rodger Beimer, a New Mexico State Fair historian.

<https://www.krqe.com/photo-galleries/photos-new-mexico-state-fair-through-the-years>



Aerial View of the State Fairgrounds looking west over the grandstand, c. 1948.
Albuquerque Museum, gift of New Mexico State Fair, Charlie Frelund. PA1999.005.153

1959

Suburban neighborhoods have started to develop around the fairgrounds.



1999

Neighborhoods east of downtown had fully developed prior to the end of the 20th Century.





Land Use & Zoning

The fairgrounds are primarily surrounded by Mixed-use properties to the north, west, and south, with a mix of residential and mixed use to the east.

There is a major mixed-use and commercial corridor along Central Avenue to the south, that has high vacancy rates.

Land Use



Zoning



Neighborhood Conditions Analysis

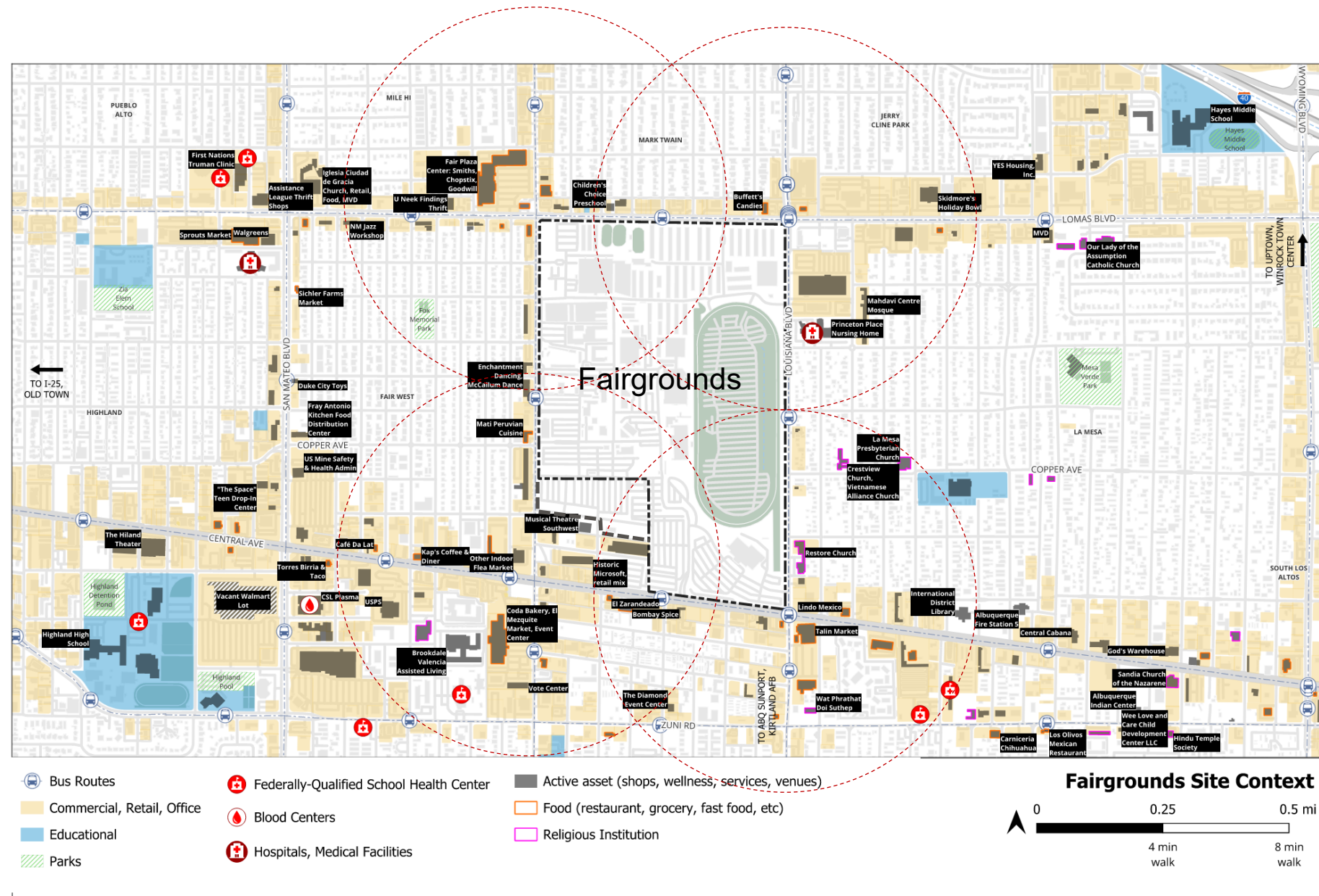
Fairgrounds Neighborhood

Surrounding Neighborhoods:

Fair West, La Mesa, Mark Twain, International District, South San Pedro, Trumbull Village

Relatively low level of neighborhood amenities and walkable destinations. Roadways create additional barriers to walkability.

Despite the presence of vacant lots, there are still food shops, businesses, and religious institutions frequented by the local community and highly rated on Google, Yelp, etc. There are also numerous auto-centric shops in the area .

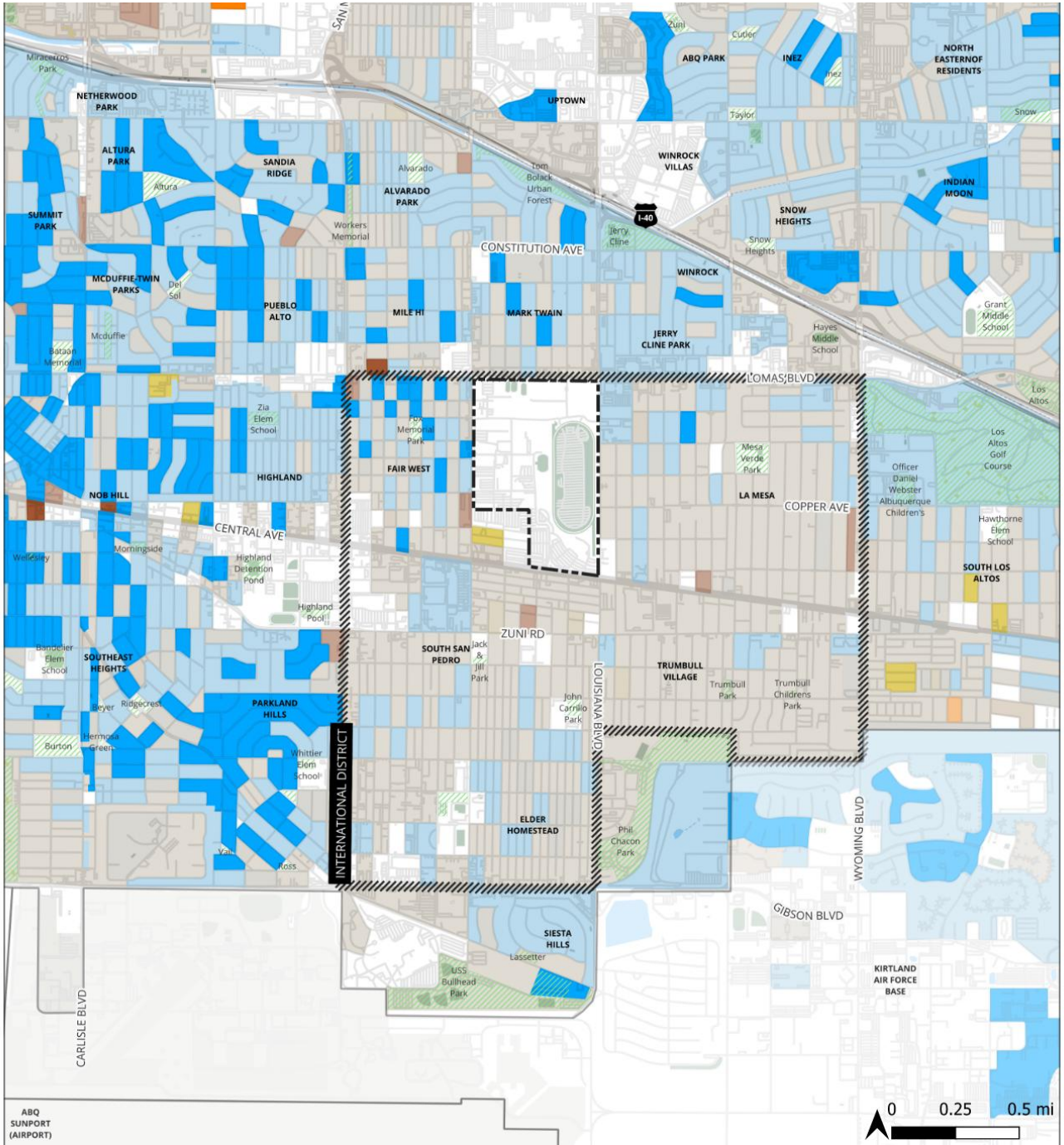
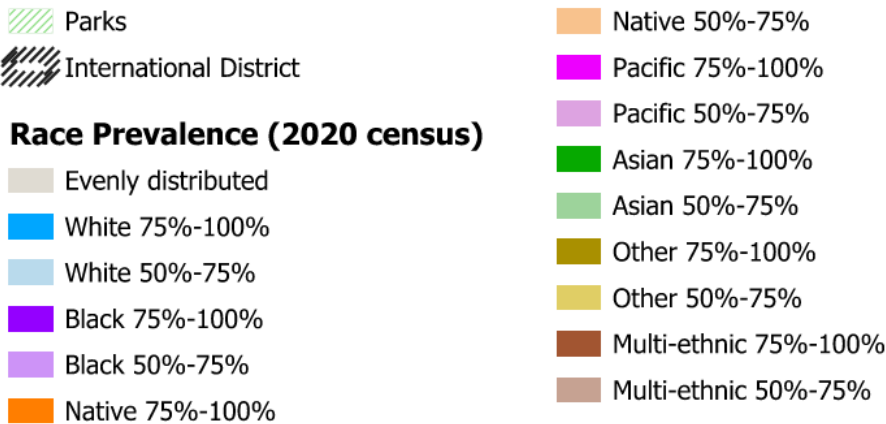




Race

Race of residents surrounding the fairgrounds is primarily Evenly distributed (no single race with over 50% representation), with a small distribution of white, multi-ethnic, and other.

Mostly white concentrations are outside of the International District, with the District itself representing a mix of races.



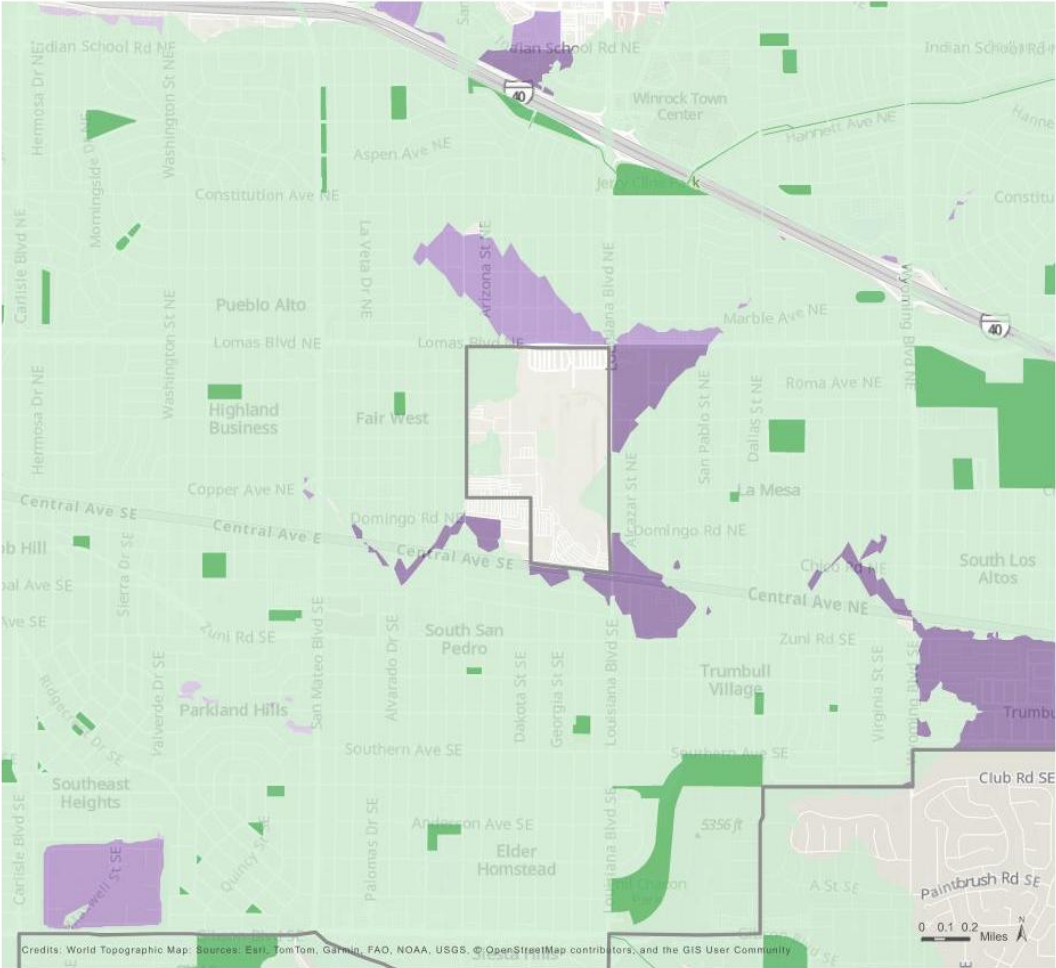


Parks & Access

High Priority Areas for new parks have been identified in neighborhoods surrounding fairgrounds.

Purple areas highlight parts of the neighborhood that are not within a 10-minute walk service area of a park.

High Priority Areas for Park Access



- ParkServe Place
- Park with public access
- 10-minute walk service area
- World_Hillshade
- High priority
- Moderate priority
- Very high priority





Heat Island

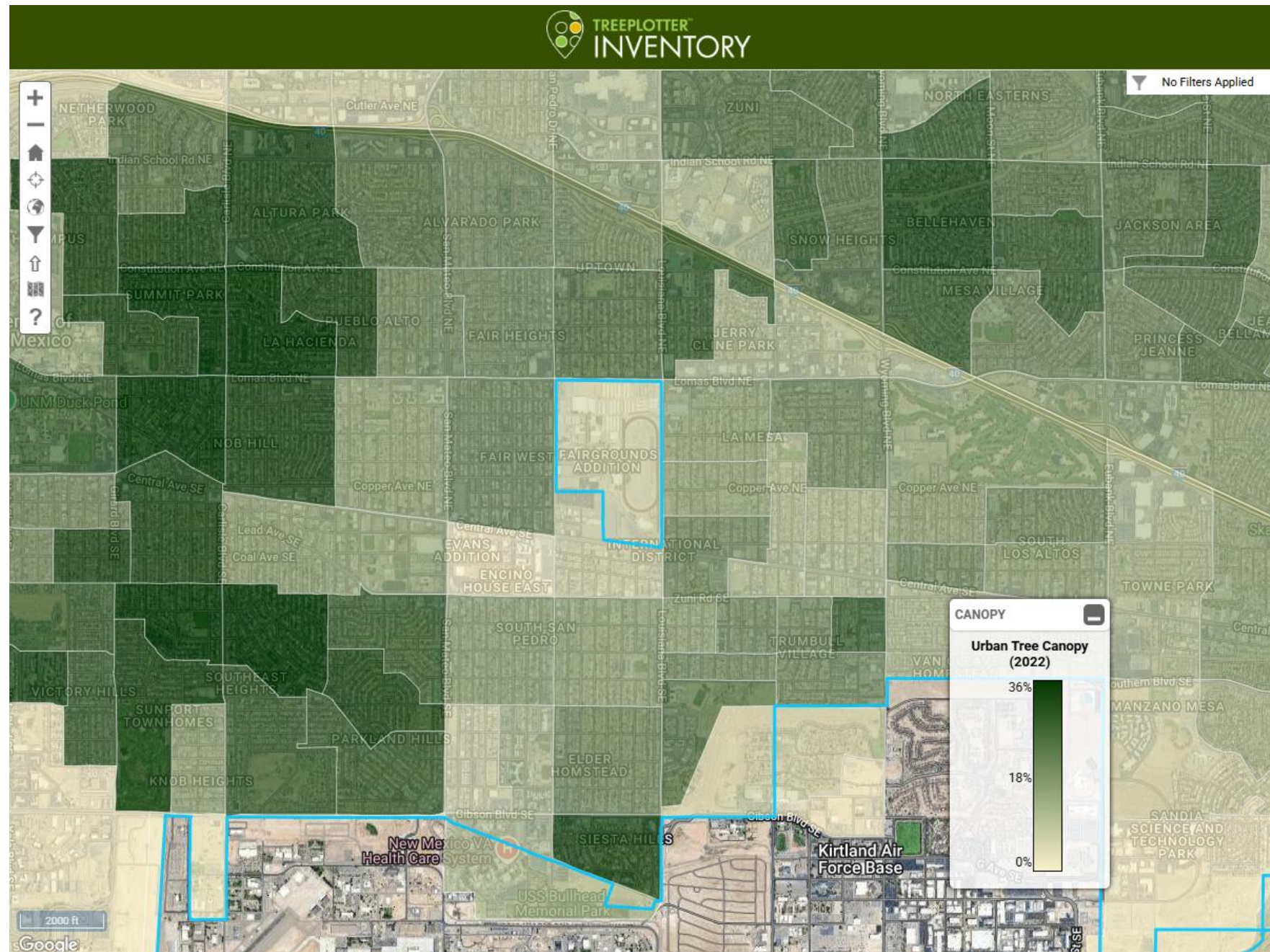
Heat islands effects are increased within the fairgrounds and the surrounding neighborhoods due to high levels if impervious surface and low tree canopy coverage.

Heat Watch Albuquerque (2021) - CAPA/NIHHIS



Tree Canopy

Tree canopy coverage within the fairgrounds and the surrounding neighborhoods are lower than neighborhoods to the west and northeast.







Food Desert Areas

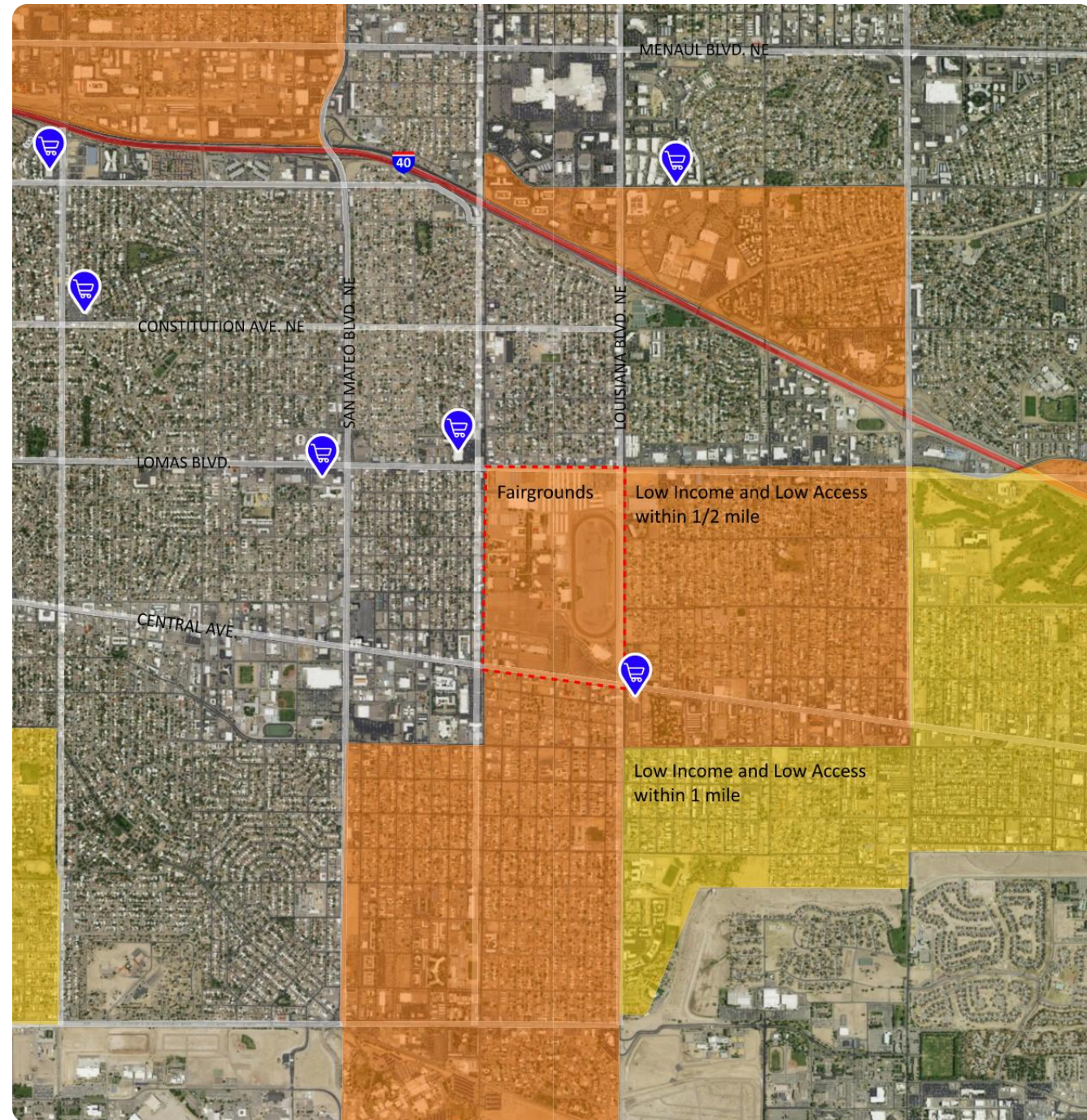
Per the USDA Food Access Research Atlas – **areas to the south and east of the fairgrounds include Low-income census tracts where a significant number or share of residents is more than ½ mile – 1 mile from the nearest supermarket.**

The Food Access Research Atlas maps food access indicators for census tracts considered low income, with low accessibility to sources of healthy food, as measured by distance to a store or by the number of stores in an area.

Limited Community Amenities & Walkable Destinations

Legend

-  Grocery Store
-  Low Income and Low Access within 1/2 mile
-  Low Income and Low Access within 1 mile
-  Fairgrounds





Vacancy

High levels of vacancies and neighborhood areas with Substandard Properties -

City of Albuquerque VACANT & ABANDONED HOUSES TASK FORCE, 2018.

Situation has worsened since the Covid Pandemic.

Legend

Substandard Property

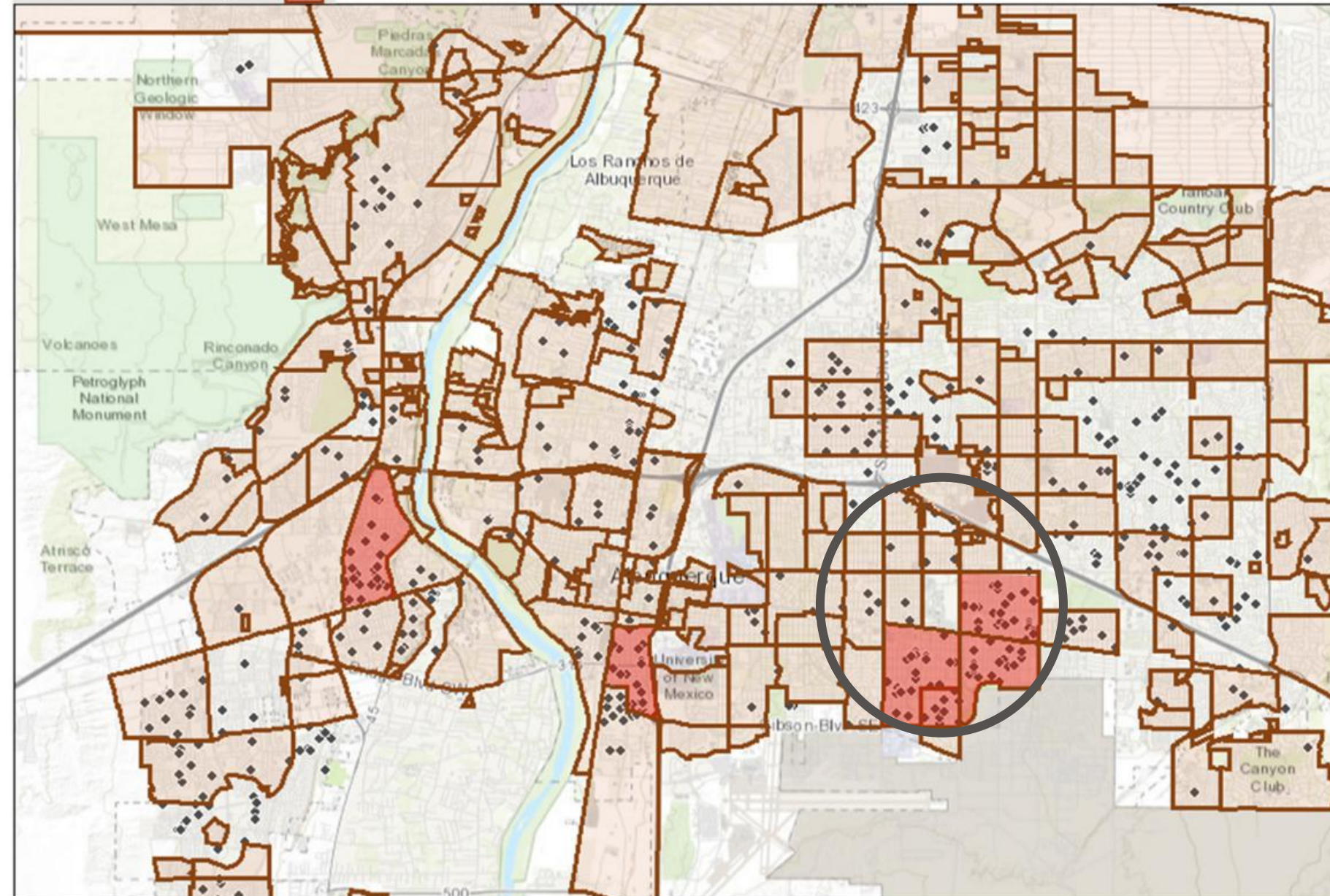


NAs w/ Most Substandard Properties



City of Albuquerque VACANT & ABANDONED HOUSES TASK FORCE

Substandard Properties List - Final



Albuquerque Plans

REVITALIZE SAN PEDRO

Vision: The San Pedro Corridor is a safe, well-lit, tree-lined, walkable, family-friendly community...



COMPREHENSIVE PLAN UPDATE (2024)

Main Street Corridors identified along Central Ave. and San Pedro Dr. NE

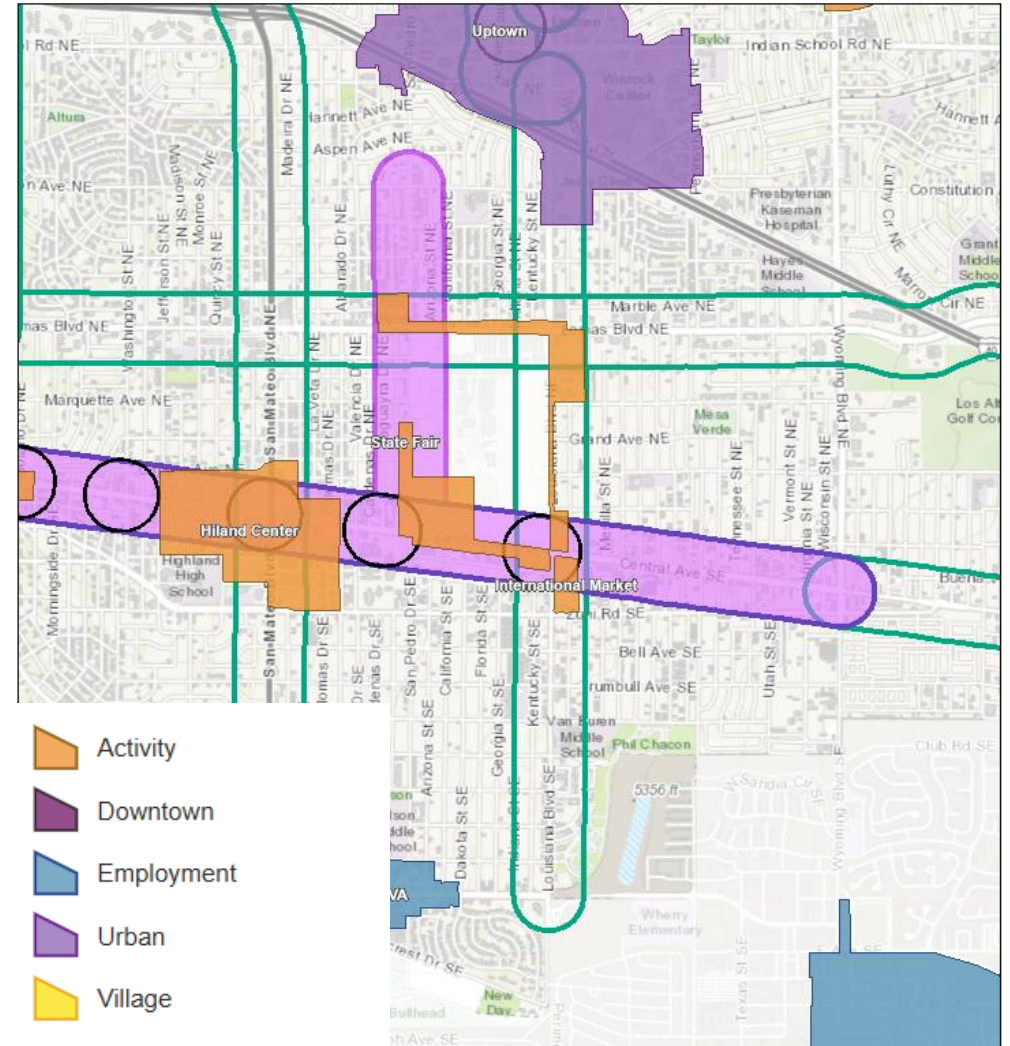
Activity Centers identified along boundaries of Fairgrounds

CENTRAL CORRIDOR NEIGHBORHOOD STUDY (2018)

TOD + Health + Urban Design A focus on improving health outcomes through better planning and design

Albuquerque / Bernalillo County Comprehensive Plan

Centers & Corridors



Transportation Analysis



Transportation- Louisiana Blvd and Central Ave Corridors

ISSUES

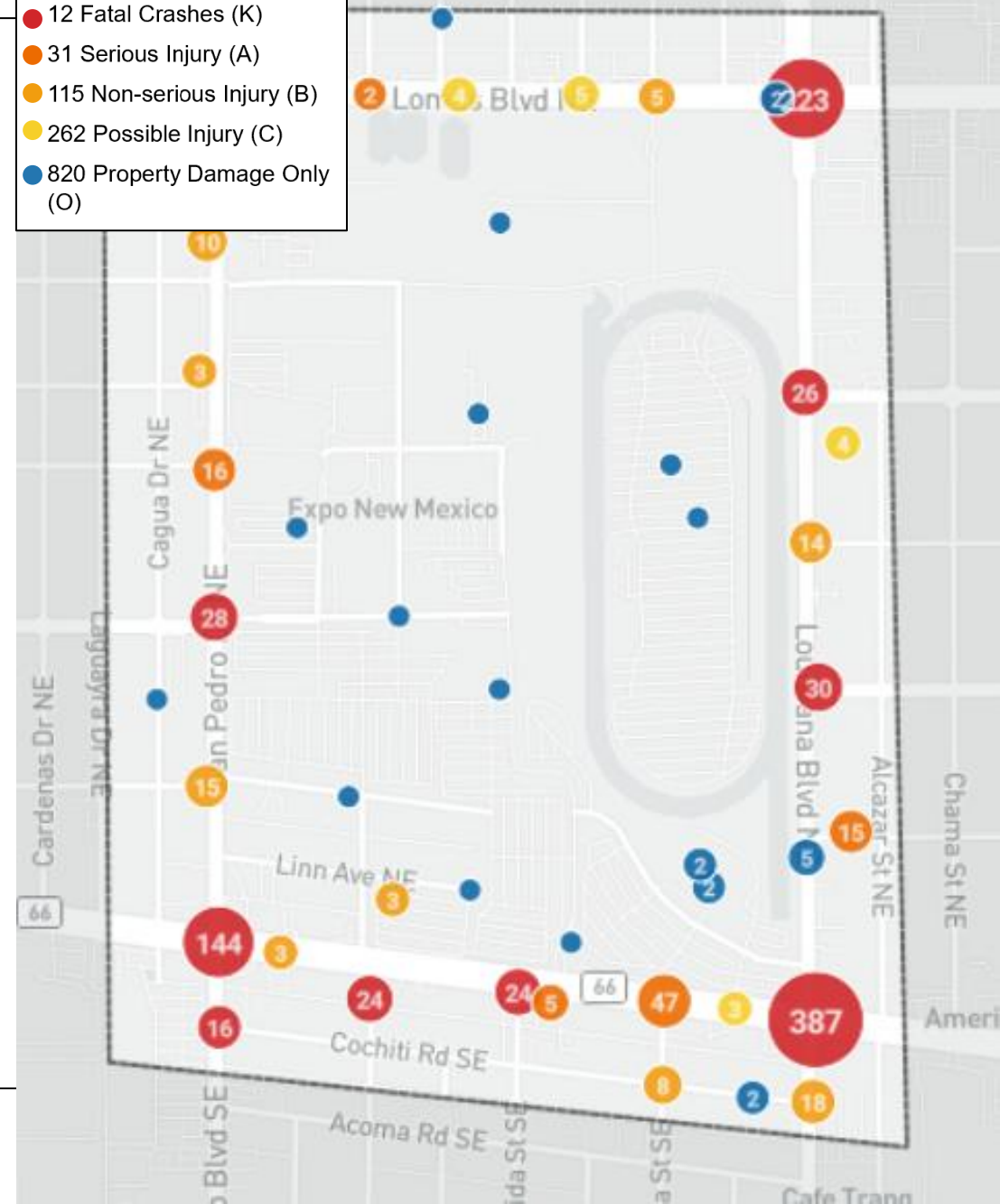
- Traffic counts show excess capacity (during typical period) but Volume-to-Capacity exceeded on roads (during fair, observed)
- High crash locations at intersections (2017-2021)
- Louisiana stretch is long and wide with no signals to calm traffic

OPPORTUNITIES

- Louisiana Blvd. already identified as a candidate for a road diet (Transitions 2045)
- Further analysis to identify specific crash factors
- Evaluate opportunities for signal timing adjustments and phasing, adaptive signal control (real-time)
- Conduct Road Safety Audits to analyze conditions and identify short-term, low-cost improvements, such as increased crosswalk visibility, leading pedestrian intervals (LPIs), RRFBs
- Provide more access locations from additional directions to take some of the demand away from I-40/Louisiana Interchange.

Total Crashes= 1,240 (12 fatal, 64 pedestrian)

- 12 Fatal Crashes (K)
- 31 Serious Injury (A)
- 115 Non-serious Injury (B)
- 262 Possible Injury (C)
- 820 Property Damage Only (O)



Transportation- Parking Capacity

ISSUES

- Heavy reliance on Coronado P+R to supplement peak capacity
 - Good benefit but somewhat far (adds journey time)
- Lack of clarity about where some users should park once near the site
- Employee parking is not centralized/consolidated
- ~1,600 spaces “lost” during fair time
- No space to build additional parking on-site (ground level)

OPPORTUNITIES

- Revised approach to lot consolidation and re-striping
- Real-time availability signage
- Adjust on-site parking pricing to reduce demand
- Relocate some parking types off-site (e.g., employee)
 - Shared parking agreements (e.g. District 505 facility)
- A multi-level facility to centralize parking (southwest of site?)





Transportation- Parking Circulation

ISSUES

- Subdivision of several smaller lots, particularly in SW of site
- Heavy reliance on ground staff to adjust/direct parkers “on the fly”
- Lack of clarity about which gates to use (especially during multiple events)
- Infield parking needs more ingress/egress points
- Lack of pedestrian infrastructure through lots to other sidewalks for safety
- 7 square block “barricade” with no through neighborhood

OPPORTUNITIES

- Revised wayfinding system (e.g., color-coding gates for user types, internal color-coding/consistent naming of facilities)
- Parking specific map online
- More angled parking may improve speed of vehicles while coming/going
- Utilize upcoming LPR tech integration into increased notification time of parking availability
- Integrating flexible/reverse-flow lanes
- Potential signalization at Gate 8
- Staggering departure times of different parking zones at close of events
- Consider “through” road east to west





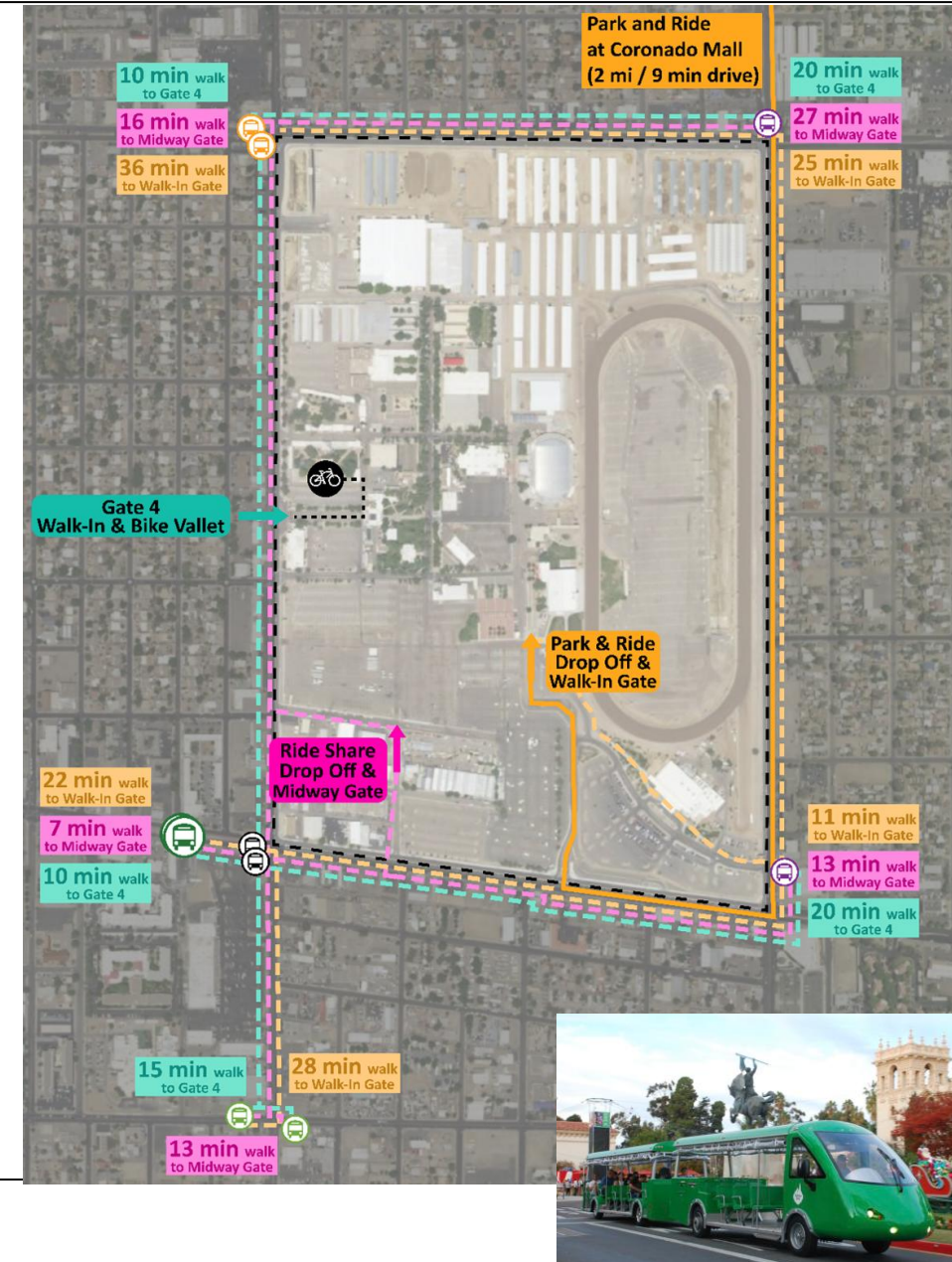
Transportation- Encouraging Multimodal Use

ISSUES

- Walk times from transit to the site are often long (7 mins. minimum)
- The walk experience isn't enjoyable, with the majority of route lengths featuring the large blank wall of the fairgrounds and other inactive facades/uses.
- Next to no tree cover for relief in the hot weather.

OPPORTUNITIES

- Potential “last mile/half-mile” solutions to reduce burden of long walk times (e.g., trams to pick up from near transit or within Infield lot to/from pedestrian tunnels)
- Wayfinding signage (external and internal) with walking times
- Conduct visitor/staff surveys to identify specific barriers to using other modes
- Targeted safety improvements in locations with high crashes (could be aligned with San Pedro plans and developing tactical demonstrations or other pilot improvements)
- Improved/increased messaging about these options (including such as with a campaign/slogan)
- Incentives to use these modes (which could be an educational opportunity to have visitors try them out and be “converted” through a positive experience)



Fairgrounds

Site Analysis



NM Fairgrounds Use Zones

The fairgrounds consists of eight major use type zones, including:

- Livestock
- Arts & Culture
- Main Street
- Exhibits, Shows, and Mixed Events
- Tingley Coliseum
- Parking / Midway areas
- The Downs Racetrack and Casino
- No Public Access (Stables for The Downs Racetrack)



SITE MAP
FAIRGROUNDS USE ZONES

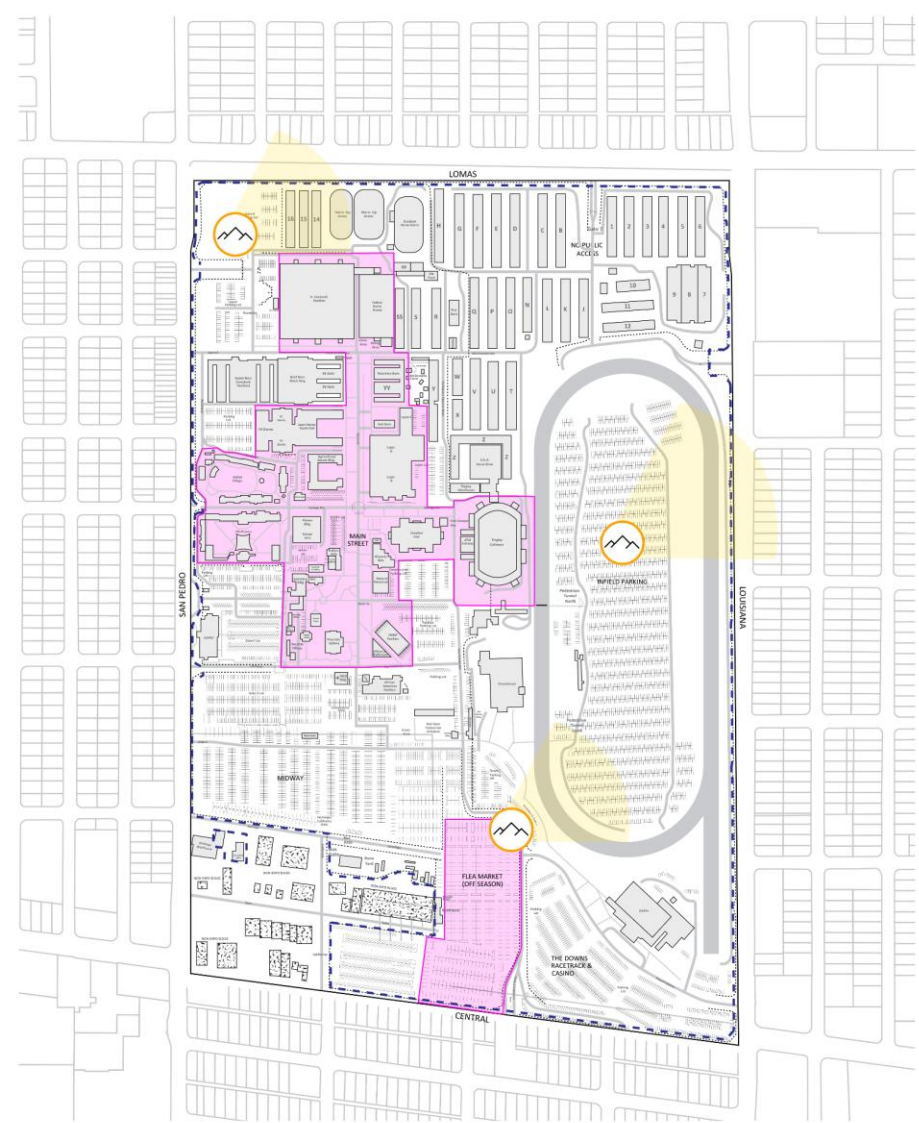
Legend

- | | | | |
|-----------|-------------------------------|--------------|------------------|
| Orange | Livestock | Yellow | Parking / Midway |
| Pink | Arts & Culture | Light Green | Landscape Areas |
| Green | Main Street | Dark Grey | No Public Access |
| Blue | Exhibits, Shows, Mixed Events | Black Arrow | Tunnels |
| Dark Blue | Tingley Coliseum | Dotted Line | Fence |
| Purple | The Downs Racetrack & Casino | Black Square | Gate |

View Opportunities & Unique Features

Much of the fairgrounds site has vast views of the Sandia Mountains to the East.

Major active/unique areas include Main Street and Adobe buildings along it, cultural gathering spaces (emphasis of three cultures), Tingley Coliseum, and the Flea Market to the southern end of the site.



SITE MAP
ACTIVITY AND VIEWS

Legend

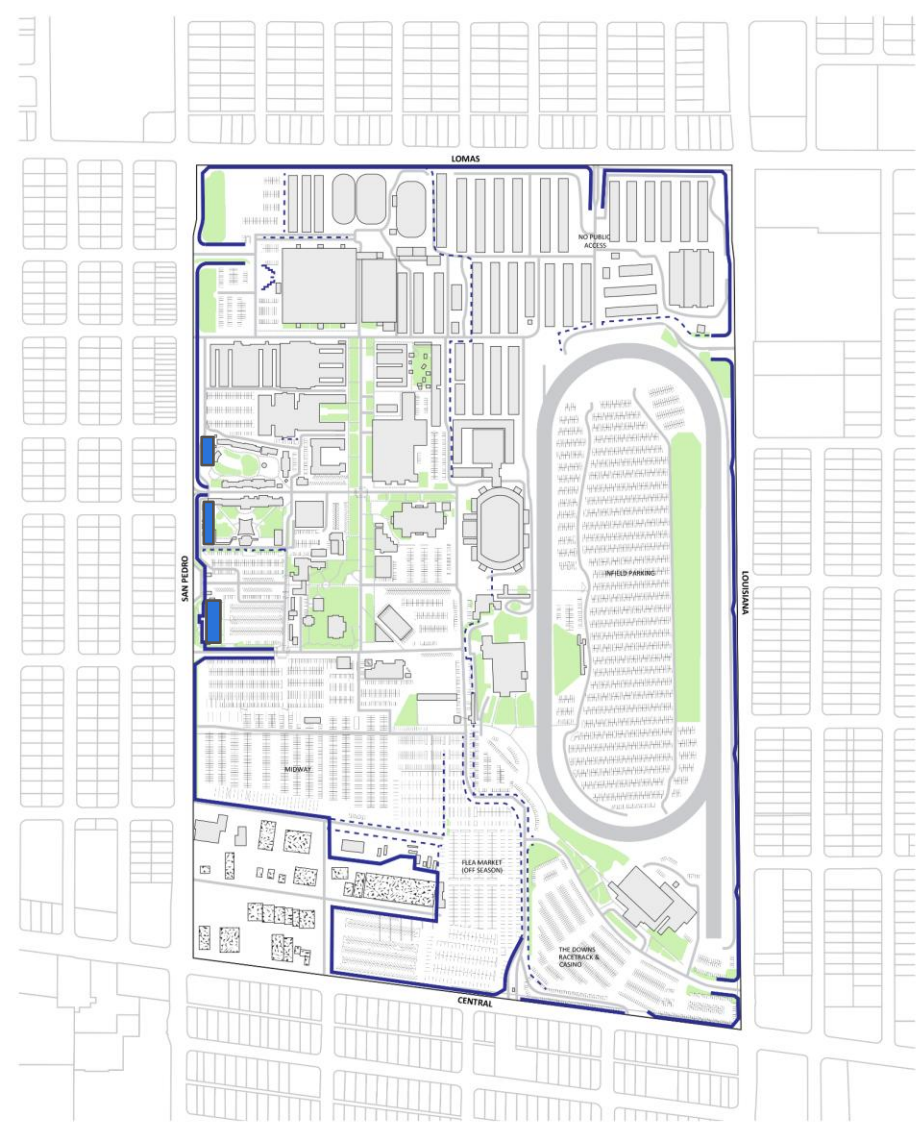
-  Mountain Views
-  Areas of Activity
-  Site Limit

0 200 400 800 Feet 

Fairgrounds Edge Conditions

The Fairgrounds are closed off to the public on most days of the year except for fair-time and for event goers year-round.

The site is bounded by walls and fences along all perimeters to ensure the site is secure, but this also creates a large, impenetrable hole within the neighborhood.



SITE MAP
EXTERIOR WALLS

Legend

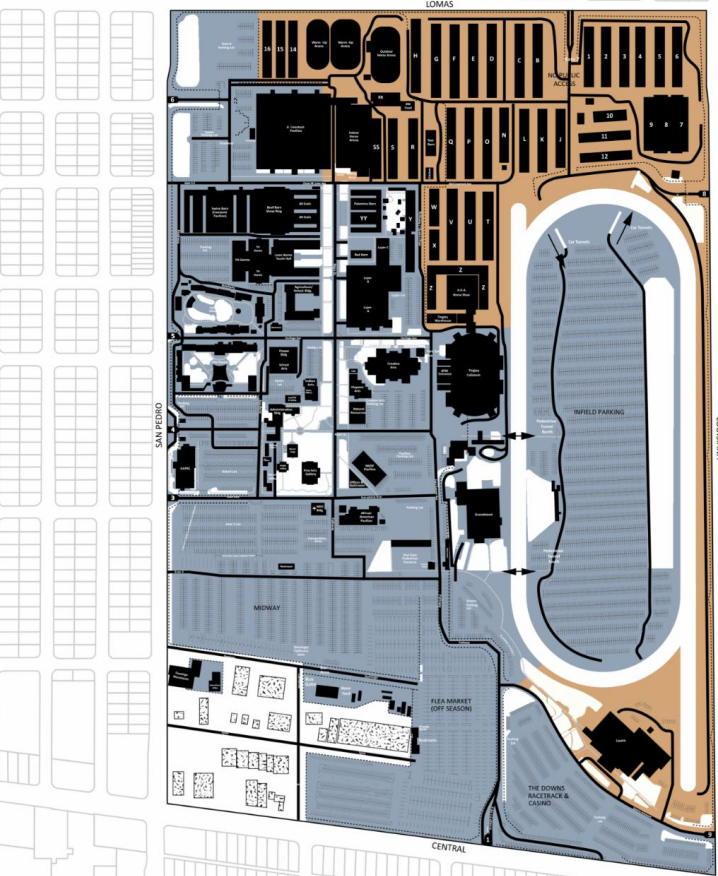
- Exterior Walls
- - - Interior Walls



Impervious Areas

The fairgrounds site is highly impervious due to the vast parking and livestock areas supporting the Fair, The Downs Racetrack & Casino, and parking.

7% Landscape Area
93% Impervious Surfaces



**SITE MAP
IMPERVIOUS SURFACES**

- Legend**
- Paved Areas
 - Dirt (Livestock)



**SITE MAP
FAIRGROUNDS USE ZONES**

- Legend**
- Turf - 3.3%
 - Shrub Areas - 1.4%
 - Stormwater Detention - 2.2%
 - Trees - 502
 - Site Limit

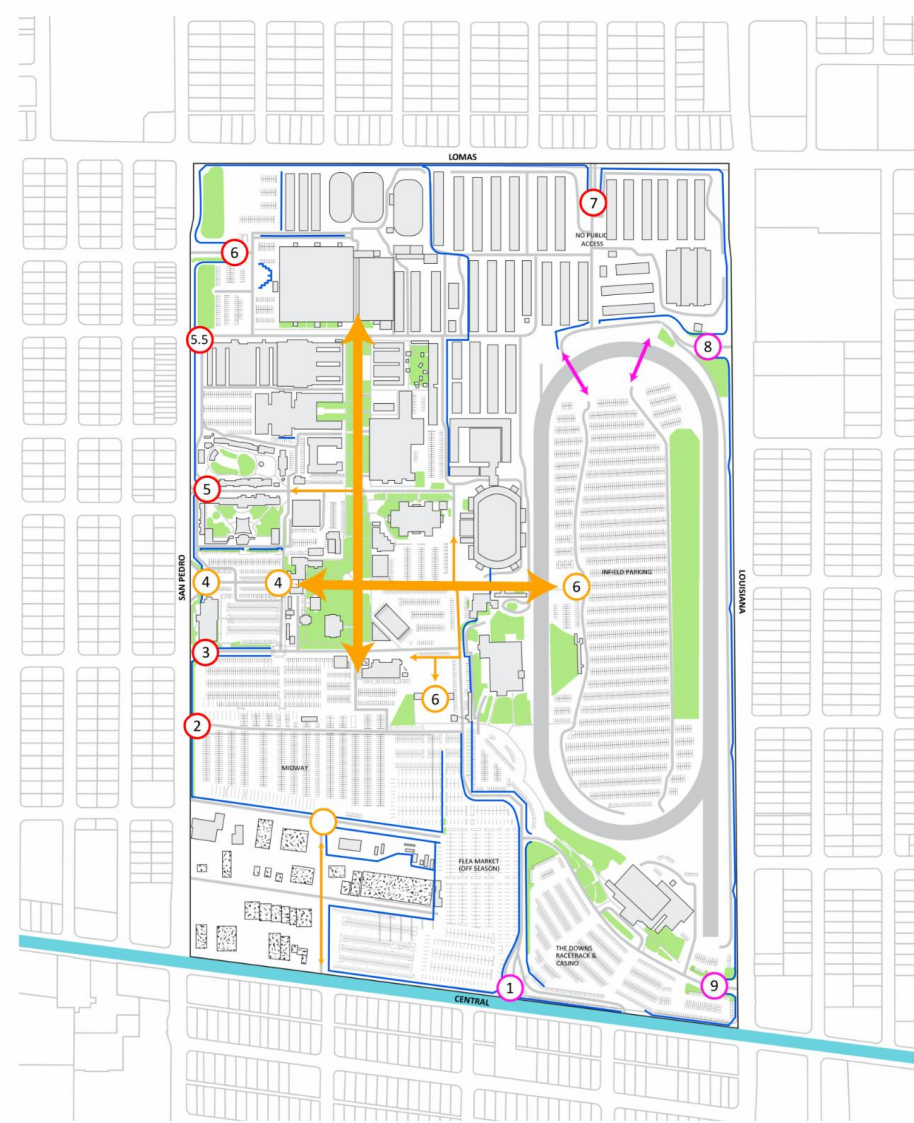


Fairgrounds Gates & Access

The fairgrounds have multiple gates for pedestrian, vehicular, and service access during fair-time and events.

During non-fair time most gates are closed to the public, with daily visitors required to enter through Gate 3.

There is a lack of connectivity through the fairgrounds, making pedestrian circulation difficult between neighborhoods.



**SITE MAP
GATES AND FENCES**

Legend

- Public Vehicle Gates
- Pedestrian Gates
- Service Vehicle Gates
- Vehicle Tunnel
- Pedestrian Circulation
- Fence
- Bus Rapid Transit (ART)



Character



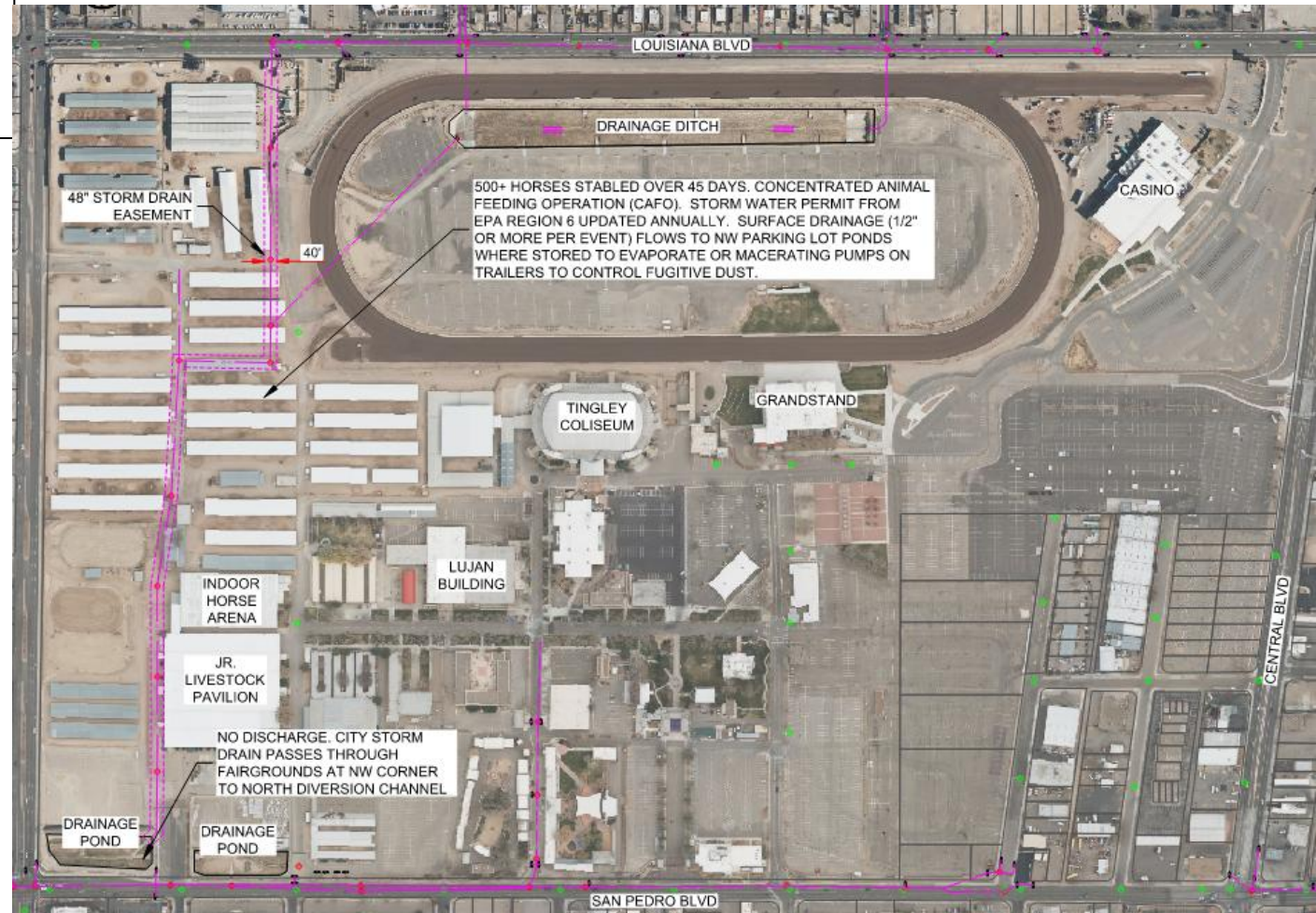


Stormwater

Large stormwater detention basin in the racetrack accepts drainage from the neighborhood to the east and routes drainage west through the site into the San Pedro Dr. storm drain.

Contamination from horse stalls necessitate no discharge requirements for northern portion of the site and EPA permits.

The fairgrounds are considered a Concentrated Animal Feeding Operation (CAFO) - CAFOs are subject to the Clean Water Act (CWA) and are regulated under the National Pollutant Discharge Elimination System (NPDES) permitting program.



Fairgrounds

Previous Master Plans

Previous Master Plans

2007 Long Range Master Plan for EXPO New Mexico

Bullock, Smith & Partners + ERA

Identified potential to grow fair attendance to 790,000 (based on population growth and improved facilities)

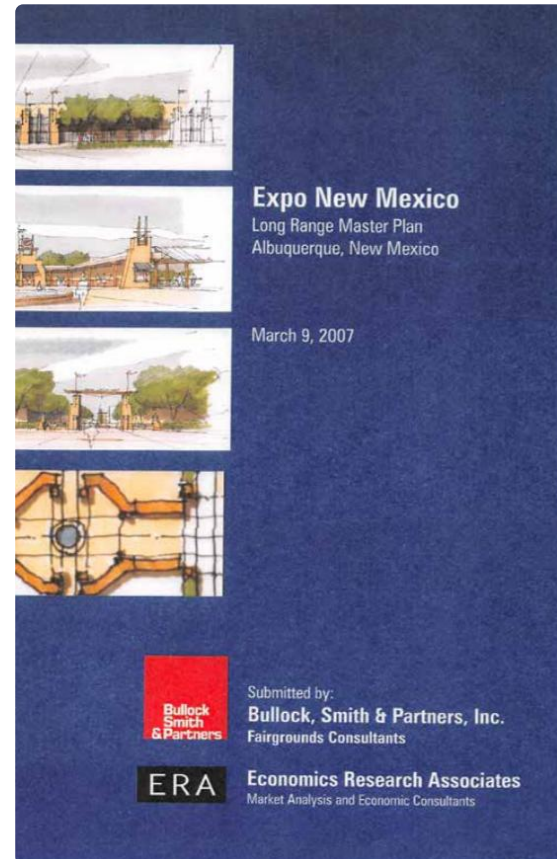
Rec. improved circulation and layout

Focus Tingley on “dirt” events

Equestrian for racetrack only

Emphasis on improving facilities for non-fair use – increase in revenue generation

120,000 to 150,000 exhibition space (clear span)



Previous Master Plans

2017 Populous Plan – Proposed New Arena in Lieu of Expo Hall

2017 Market and Financial Analysis for a Proposed New Multi-Use Arena at EXPO New

Market and Financial Analysis for a Proposed New Multi-Use Arena at EXPO New Mexico in Albuquerque



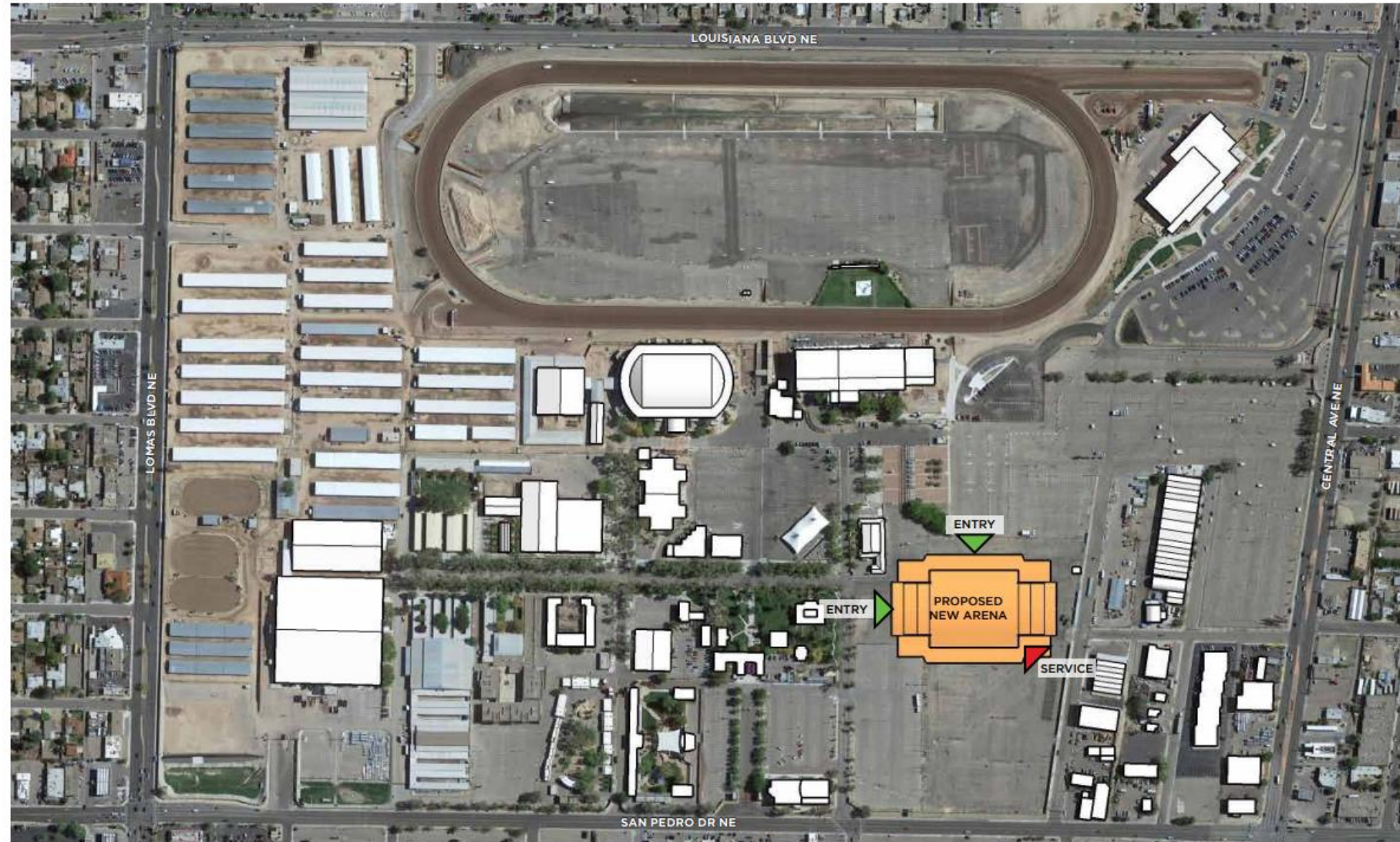
Presented to:



Presented by:



Draft Report
October 2017



SITE PLAN

OPTION 1

NEW MEXICO STATE FAIR MASTER PLAN | AUGUST 15, 2017

POPULOUS

Fairgrounds

FCAs and Programming



Facility Conditions Assessment

FCA assessment: estimated \$18 million in deferred maintenance

Overview

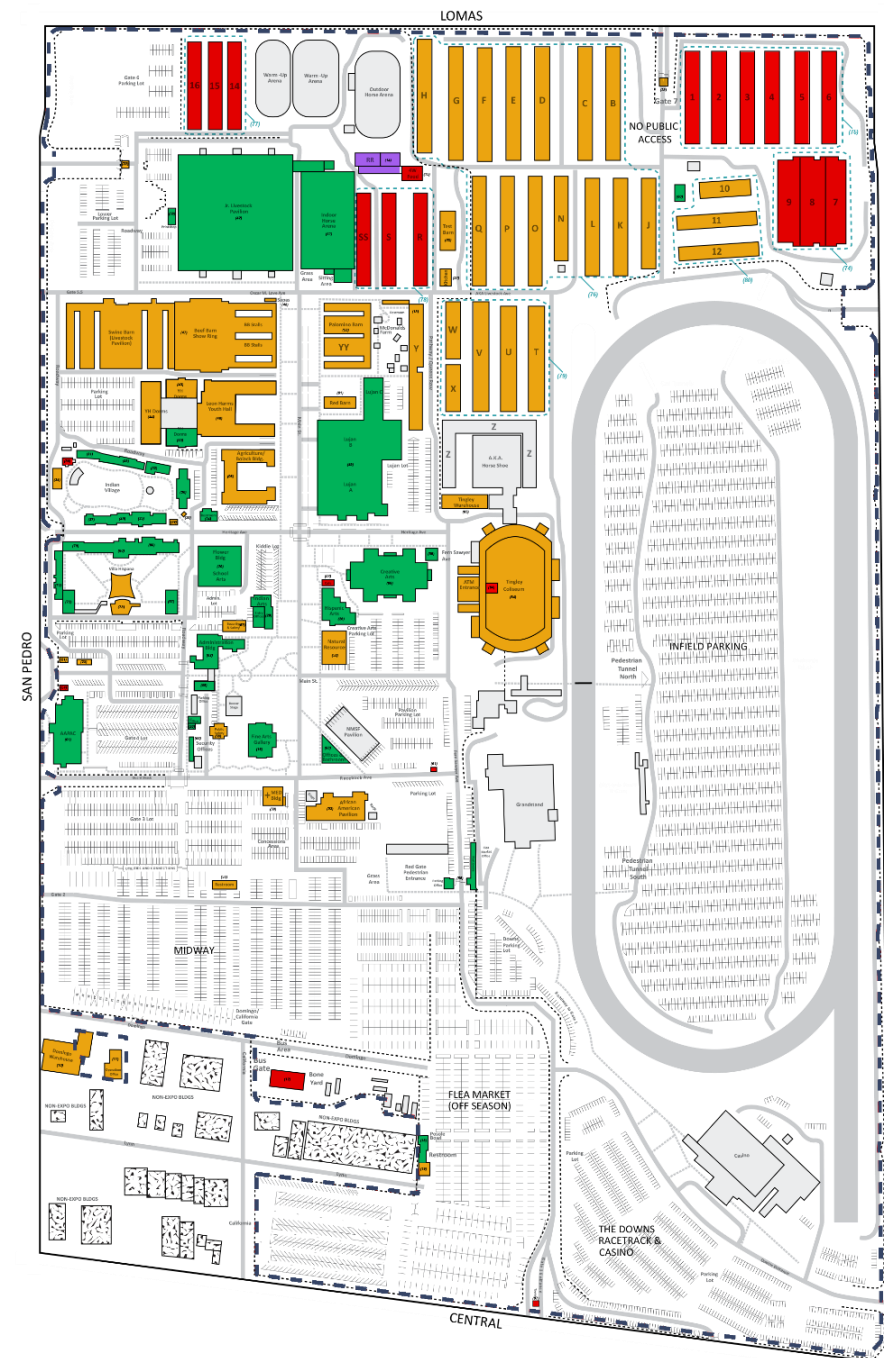
- Total Area Evaluated: 666,304 sf
- Average Rating Between “Fair” and “Good”
- Oldest buildings evaluated: Indian Arts, Agriculture Building, Horse Barn, Cattle Barn
- Newest buildings evaluated: I.T. Building, AAPAC

Preliminary Patterns and Findings

- Historic Buildings Have not been Constructed to Contemporary Standards or Codes
- Short-term Solutions Frequently Mask Larger Structural or MEP Challenges
- Care and Maintenance of Public-facing Facades, Roofs and Equipment has been Prioritized

Ratings of Largest Structures

Building	SF	Weighted Rating	Rating System
Jr. Livestock Pavilion	127,800	3.5	Obsolete (0-1.4)
Tingley Coliseum	87,077	3.3	Poor (1.5-2.4)
Lujan Complex	66,630	3.5	Fair (2.5-3.4)
Indoor Horse Arena	51,680	3.8	Good (3.5-4.4)
Leon Harms Youth Hall	28,139	3.4	Excellent (4.5-5)





Historic Buildings

NM State Register of Cultural Properties (*State Register*):

- Agriculture Building

Historically Significant

- Fine Arts Gallery
- Indian Arts
- Leon Harms Youth Hall
- Palomino Barn
- Box car and Replica (each U.S. state was given a box car in 1949 as a thank-you from France)





Fairgrounds Facility Planning Summary

Key Findings

Infrastructure Modernization

- › Aging facilities and outdated technology limit event capacity and efficiency.
- › Upgrading venues and utilities can attract larger, more diverse events.

Operational Efficiency

- › Dispersed inventory and lack of centralized storage increase setup time and costs.
- › Redesigning layouts and consolidating operations can streamline management.

Staffing & Engagement

- › Challenges in recruiting and retaining seasonal staff due to high workloads and limited amenities.
- › Dedicated staff areas and community-focused amenities can improve attraction and retention.

Accessibility & Inclusivity

- › Limited ADA access and traffic congestion hinder event participation.
- › Enhancing site circulation, shuttle services, and wayfinding would improve inclusivity and experience.

Top 3 Goals for Expo NM

Upgrade infrastructure and venues to be **flexible, multi-use, and technologically advanced spaces**, ensuring Expo NM **remains competitive** and responsive to evolving needs.

Foster a welcoming, safe, and inclusive environment with **improved transportation, wayfinding, and opportunities for vendors**, sponsors, and community partners.

Invest in **scalable operations**, staff support, and sustainable practices to **enhance the experience for employees, visitors, and partners**.

Next Steps



Next Steps

Phase 2 - Draft Master Plan Concept Development

- › **Analysis**
 - › Complete Market and Economic Analysis
 - › Finalize Fair programming recommendations
- › **Concept Development**
 - › Goals & Framework Strategies
 - › Concept Plan Alternative Options
- › **Community Engagement**
 - › Public Meeting #2 (TBD end of October/early November)