



New Mexico State Fairgrounds Master Plan

Board Meeting Update

Thursday, September 25, 2025





Agenda

Phase 2 Pre-Development Bond

Master Planning Progress

1. Master Planning Project Timeline
2. Community Engagement
3. Fair Planning and Programming
4. Concept Development



Phase 2

Pre-Development Bond



Pre-development Bond Package: Enabling Infrastructure and Community Improvements

Foundations for future urban growth and community wellbeing





Contents

Purpose:

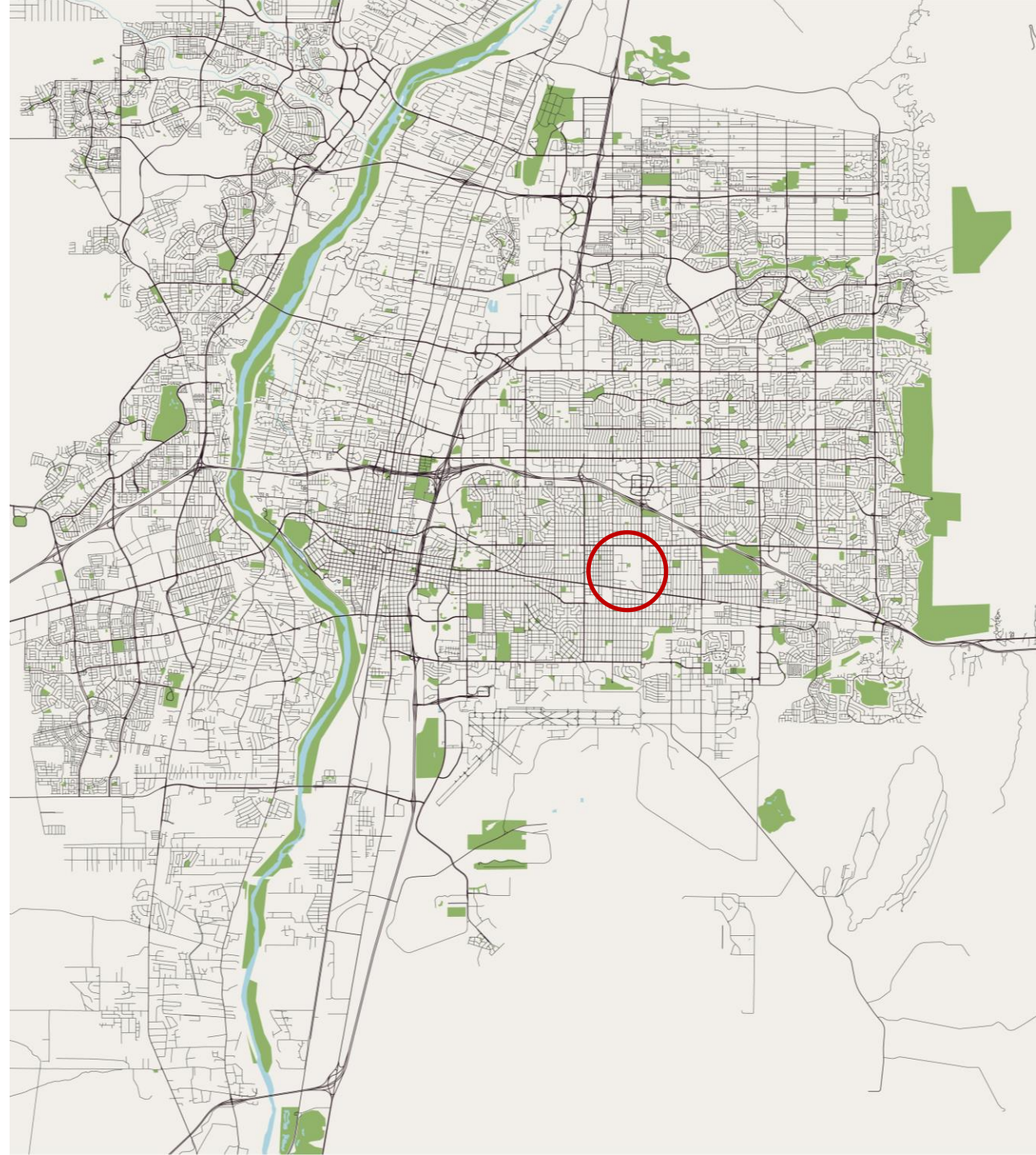
Bond Projects:

Phase 2 - Enabling Infrastructure and Community Benefits

- Project #1: Demolition Scope and Land Preparation Activities
- Project #2: Pedestrian Safety and Connectivity Improvements at Central and San Pedro
- Project #3: Internal Roadways and Infrastructure Improvements
- Project #4: Creation and Features of the 10-acre Park
- Project #5: La Mesa School Improvements
- Soft Costs and Construction Considerations

Cost Estimate

Conclusion





Purpose: Enabling Infrastructure and Community Benefits



Klyde Warren Park – Dallas, TX

klydewarrenpark.org

Overview of Pre-development Improvements and Site Positioning

Enabling Infrastructure

Infrastructure improvements prepare the site for future public and private investment opportunities to enhance development viability.

Site and Neighborhood Challenges

Early-phase improvements address site challenges identified through analysis to create a more investment-friendly environment.

Impact on Fair Operations

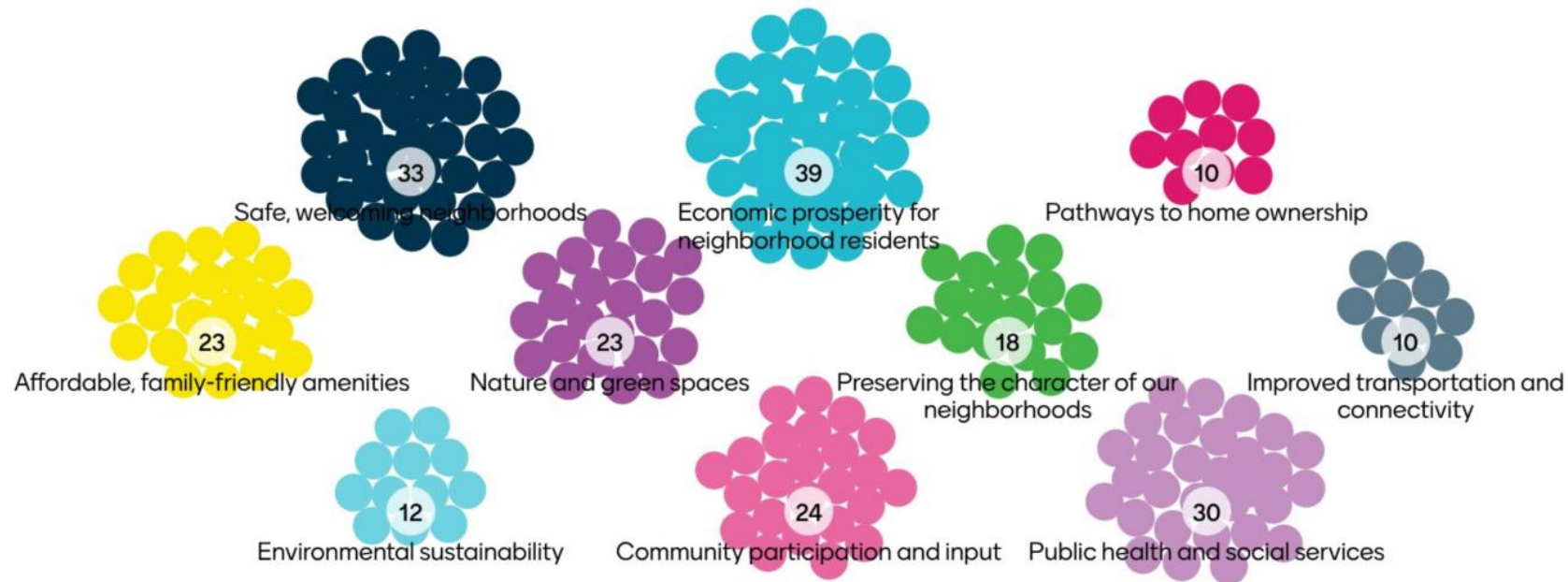
Proposed improvements avoid disrupting fair operations except for parking, which will be addressed in a future master plan.





Preliminary Community Goals

Which of these goals are most important to you? (Pick 3)



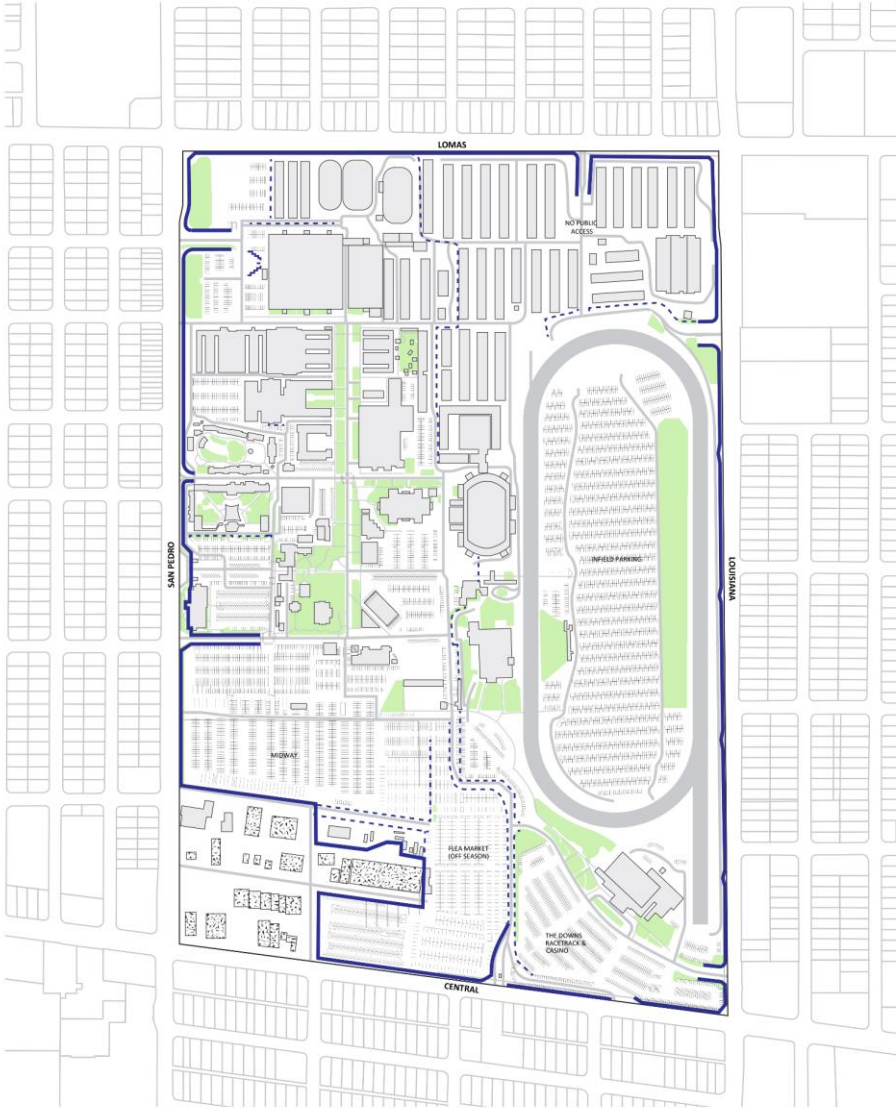
1. **Economic prosperity** for neighborhood residents
2. **Safe**, welcoming neighborhoods
3. Public **health** and **social services**
4. Community **participation and input**
5. Nature and **green spaces**
6. Affordable, family-friendly **amenities**
7. Preserving the **character** of our neighborhoods
8. Environmental **sustainability**
9. Improved **transportation** and connectivity
10. Pathways to **home ownership**



Early Analysis Findings

Analysis findings align with what we are hearing in community outreach:

- **Significant needs for investment in urban infrastructure to support positive change in neighborhoods**
- Urban growth around fairgrounds do not currently benefit from presence of fairgrounds – void in the urban fabric due to **limited pedestrian access and connectivity**
- Fairgrounds and commercial corridors have core areas of unique assets, but far **too much impervious area with low tree canopy coverage that contributes to heat island effects**
- Surrounding arterial streets are **dangerous for pedestrians and bikes** and require significant improvements
- The neighborhoods to the south and east are in distress with **high vacancy and substandard housing**
- Food deserts and limited walkable amenities
- Importance of increasing **economic opportunity**



**SITE MAP
EXTERIOR WALLS**

- Legend**
- Exterior Walls
 - - - Interior Walls

Heat Island

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

Heat Watch Albuquerque (2021) - CAPA/NIHHIS

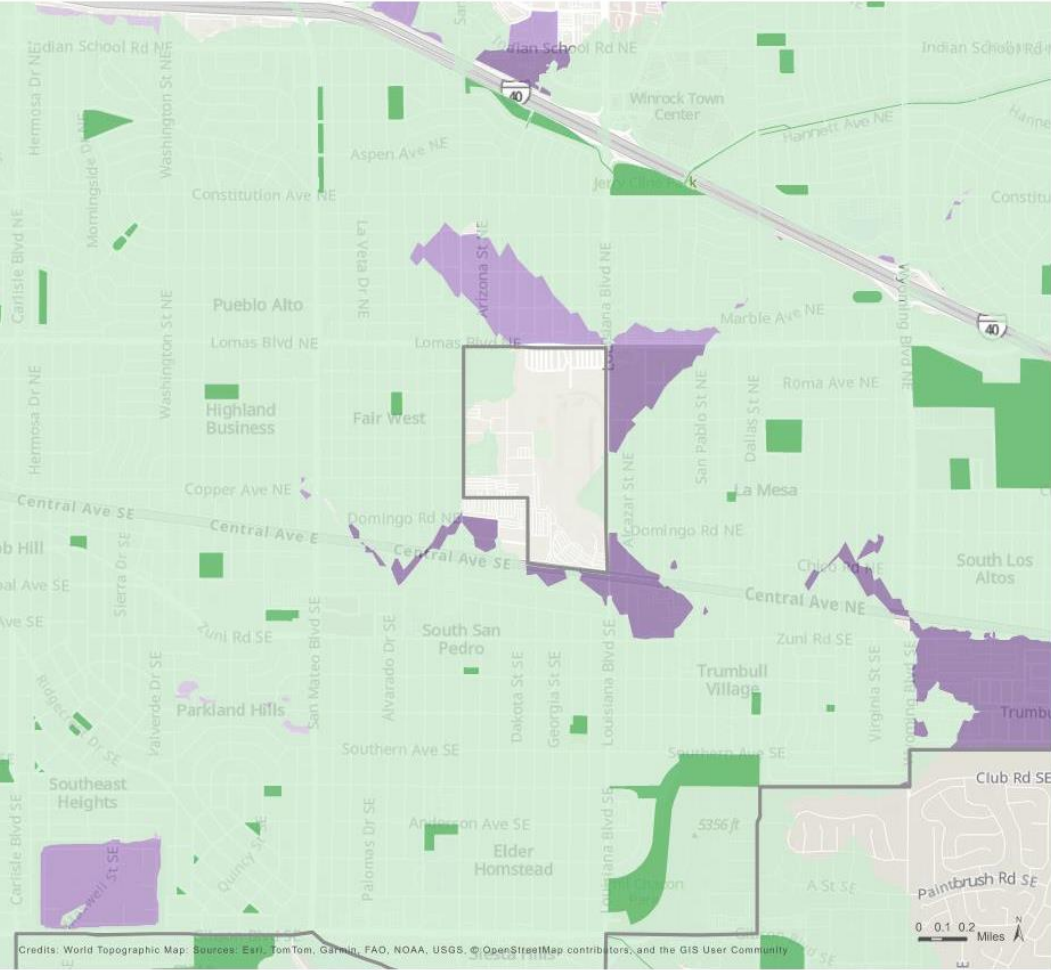


Wide asphalt intersections with little to no shade retain high temperatures and offer no refuge for pedestrians.



Streets nearby to green space and dense tree canopy show cooler temperatures.

High Priority Areas for Park Access



- ParkServe Place
 - Park with public access
 - 10-minute walk service area
 - High priority
 - Moderate priority
 - Very high priority
- World_Hillshade
- Priority areas for new parks (place)

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)



Direct Community Benefits of Proposed Infrastructure

Resilience and Sustainability

Creation of a new park and enabling infrastructure contributes to Improved air and water quality, urban heat island mitigation, improved overall health of neighborhood residents, enhancement of social infrastructure, increased stability through diverse housing

Pedestrian Safety and Connectivity

Improvements on Central Ave and San Pedro Ave enhance pedestrian safety, provide connectivity to neighborhoods, and enliven commercial areas.

Tree-lined Pedestrian Corridors

Internal streets with trees provide shade and create a pedestrian-friendly, walkable neighborhood framework.

Facilitating Future Quality and Accessible Housing & Economic Opportunity

Development sites prepared for mixed-income housing can offer diverse and affordable home options. Enabling infrastructure helps reduce barriers to mixed-income development.



Culdesac – Tempe, AZ

[Walkable communities connecting neighbors, local businesses, and all that cities have to offer | Culdesac](#)

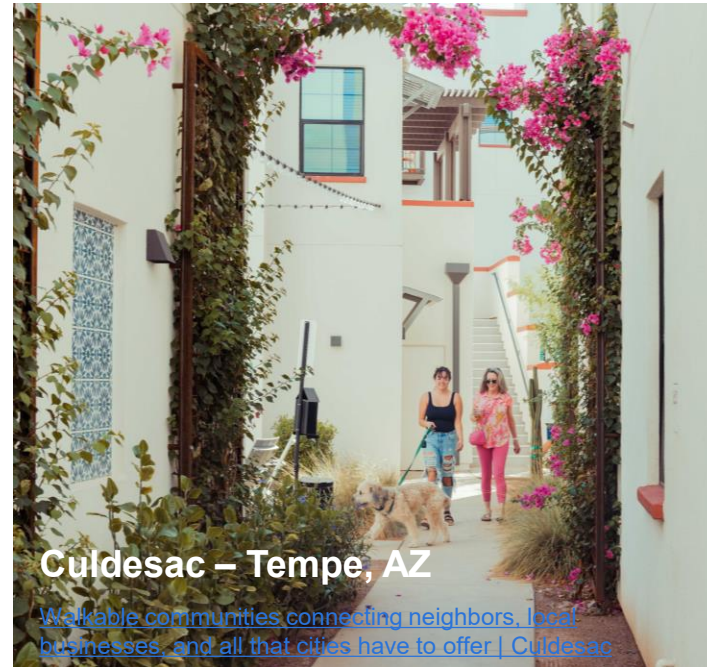


Elements of a resilient, sustainable and equitable communities



S*PARK – Denver, CO

resbirds.com/S-PARK



Culdesac – Tempe, AZ

[Walkable communities connecting neighbors, local businesses, and all that cities have to offer | Culdesac](#)





Elements of a resilient, sustainable and equitable communities



Sun Valley Eco District – Denver, CO

sararch.com



GROW DAT Youth Farm– New Orleans, LA

growdatyouthfarm.org



Railroad Park – Birmingham, AL

tislandarch.com



Pre-Development Phase 1 and 2 Bond Focus Areas

The Bond Focus Areas encompasses 49 acres in the southwest quadrant.

Phase 1 Bond – Parcel Acquisition

Phase 2 Bond – Enabling Infrastructure and Community Benefits

Fair operations are not impacted by Pre-development improvements, except for parking, which will be addressed as part of the master plan. A portion of the 49 acres is reserved for the continued operation of the Midway

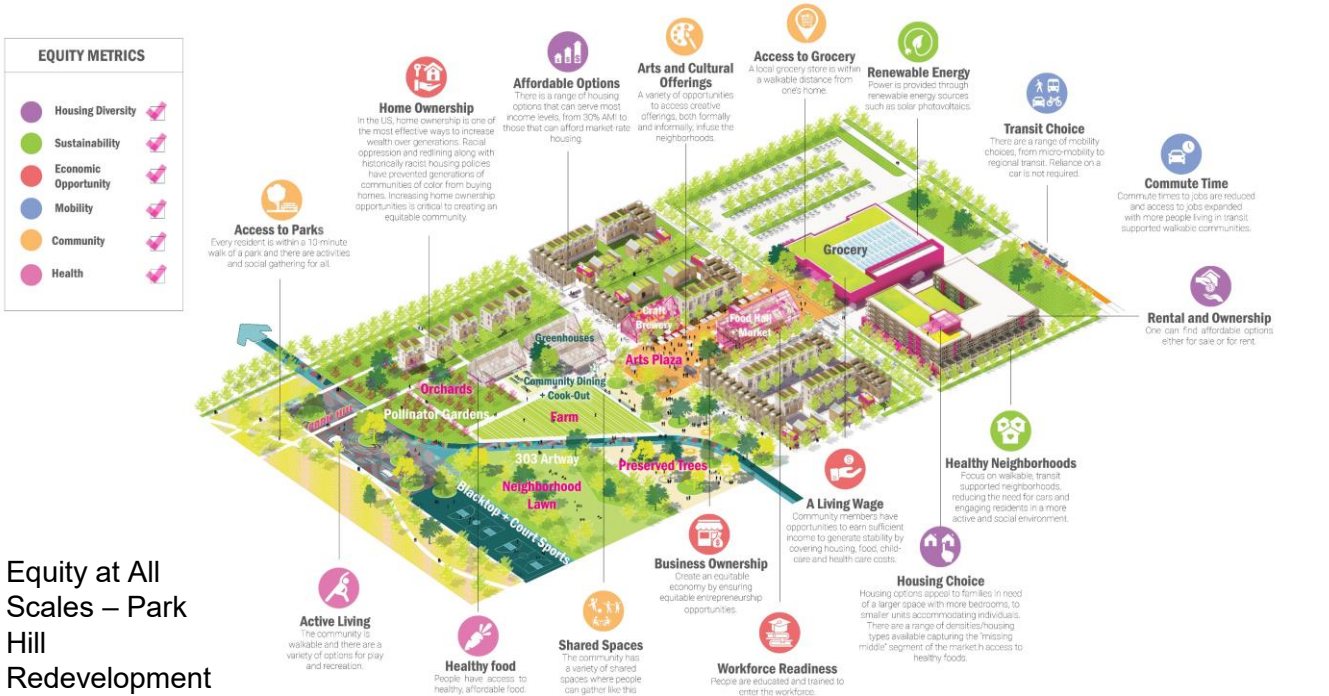


Pre-Development Phase 2: Enabling Infrastructure and Community Benefits

Upon acquisition of the parcels, Phase 2 proposes several projects intended to improve and make ready the land for future development.

Enabling Infrastructure: create development ready parcels with right-sized utilities, new roadways and green infrastructure to attract community-minded developers/development.

Community Benefits: foster safer mobility, build new park space, imagine diverse and accessible housing.



Project #1: Demolition Scope and Land Preparation Activities

Site Clearing and Grading

The 12-acre site will be cleared of old structures and evenly graded to prepare for future development projects.

Demolition of Structures

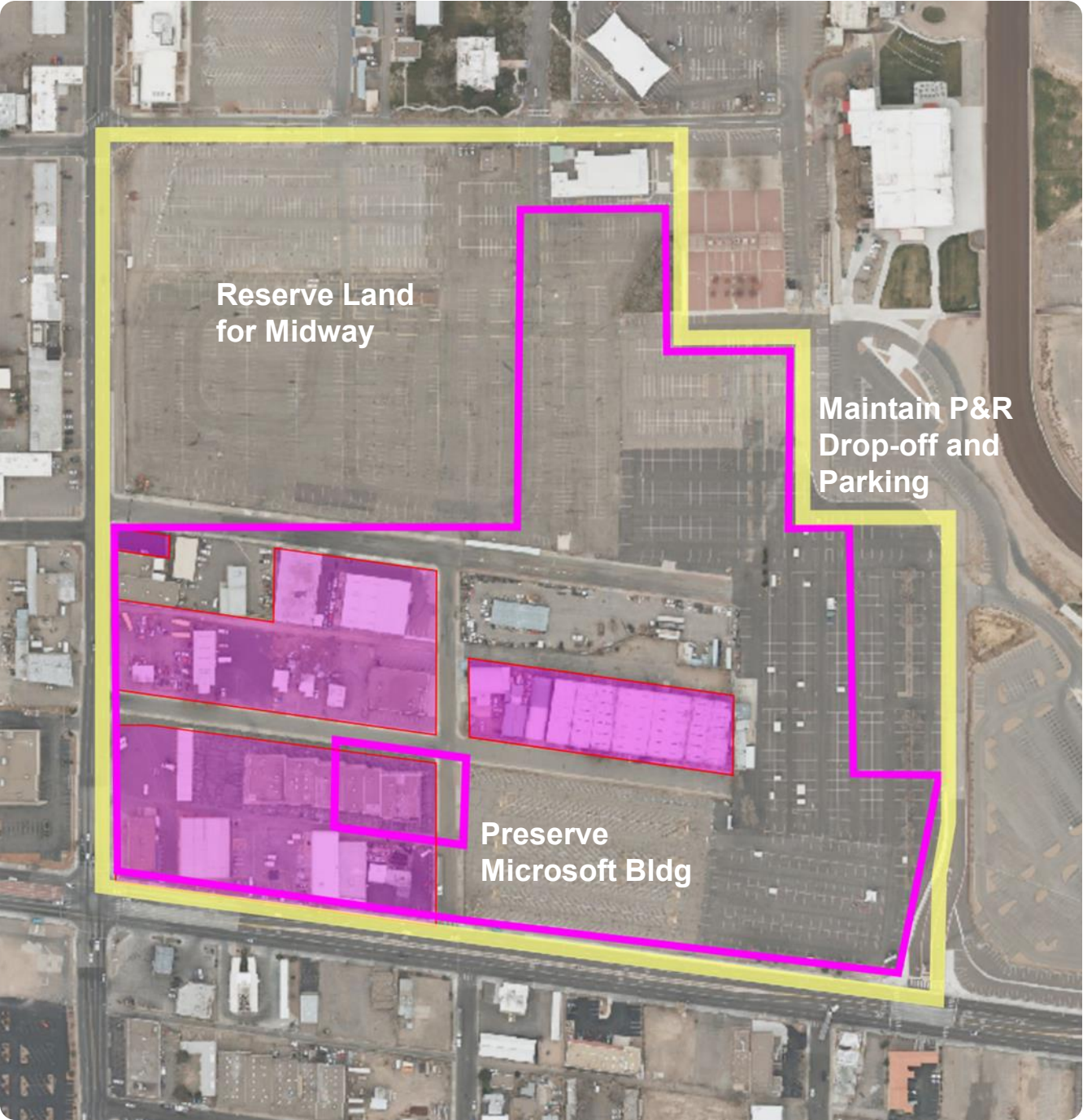
Several structures (to be determined), including light fixtures and electrical boxes, will be demolished to clear the site.

Utility Infrastructure Removal

Existing utility infrastructure at Linn and Domingo Avenues will be dismantled to prepare for new investments.

Development Readiness

The land will be made ready for private or public sector development through horizontal improvements by the District.



Project #2 Pedestrian Safety and Connectivity Improvements at Central and San Pedro

Sidewalk Expansion and Buffer Zones

Expanded sidewalks with buffer areas separate pedestrians from vehicles, enhancing safety and comfort along Central and San Pedro.

Signalized Intersections and Crosswalks

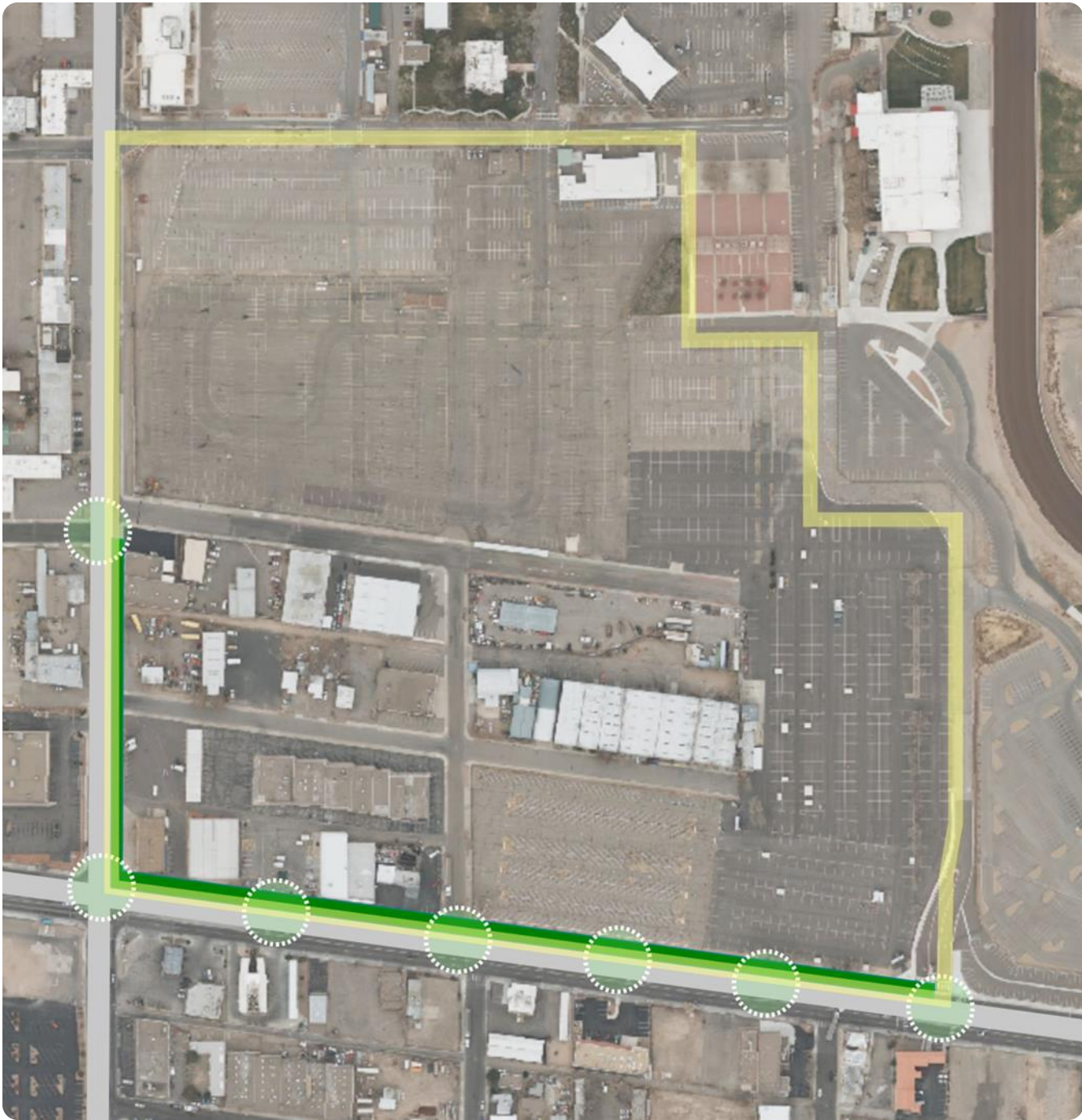
New signalized intersections with high-visibility crosswalks and pedestrian-activated beacons increase safe crossing opportunities.

Leading Pedestrian Intervals (LPIs)

LPIs provide dedicated time for pedestrians to cross before vehicles, reducing conflicts and crash risks.

Enhanced Bus Stop Amenities

Upgraded bus stops include weather protection, real-time digital info, and landscaping to improve transit experience.





Mobility and Pedestrian Improvements



Nob Hill – Albuquerque, NM



4th Street Revitalization of the Village of Los Ranchos – Albuquerque, NM

Sites-SW.com



Project #3: Internal Roadways and Infrastructure Improvements

Current Infrastructure Limitations

Existing roadways and utilities are designed for low density and lack integration with nearby street grids.

Planned Connectivity Improvements

Future roadways will connect offsite and integrate with adjacent street networks for better accessibility.

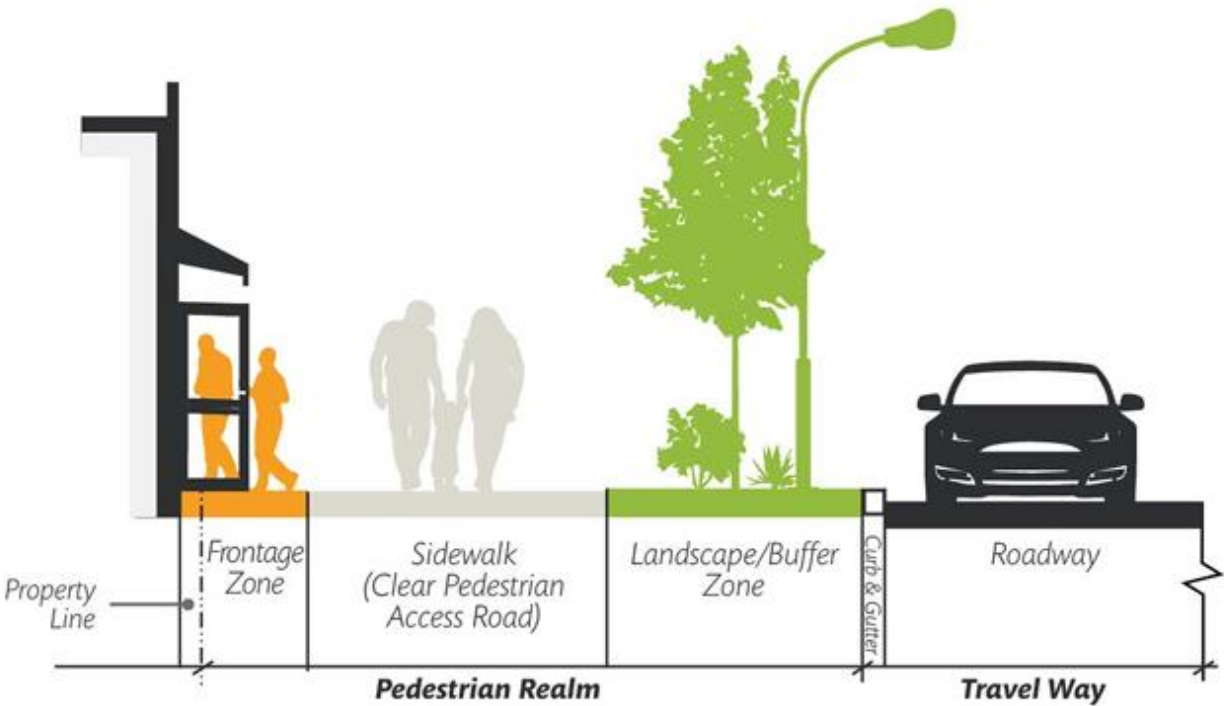
Utility Infrastructure Upgrade

Utility systems will be upgraded to support higher density and mixed land uses in the redeveloped area.

Integrate green infrastructure and pedestrian amenities

3.5.1.2.2 Mixed Use Areas

Figure 3.5-2 Mixed Use Area





Roadway / Green Infrastructure Improvements



BIOSWALE

LOW IMPACT DEVELOPMENT STANDARDS

GS1-04 BIOSWALE

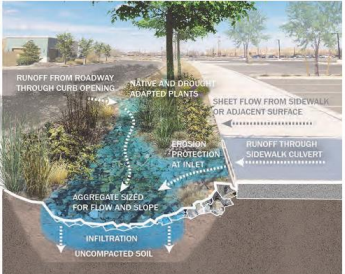
A shallow, linear, or curvilinear feature designed to improve water quality by conveying, slowing, and treating runoff; allows pollutants to settle out and promotes infiltration.

DESIGN CONSIDERATIONS

- Meandering swale design encouraged.
- Consider depth to the groundwater table and bedrock; refer to Section 6, General Design Principles.
- Recommend infiltration rate greater than 0.5-inch/hr. An underdrain may be required if the infiltration rate is less than 0.5-inch/hr.
- To maximize infiltration, do not compact bottom during or after construction and ensure that the bottom is scarified per the standard drawing.
- Size and place erosion protection as needed for design storm velocity and slope stabilization.
- Recommend max. longitudinal slope of 5% to minimize potential for erosive flow velocities.
- Consider a sediment trap at concentrated inflows.
- Place plants according to elevation zone and inundation zone. Do not place plants where inlet(s) or outlet will be impacted.
- Include an irrigation system for plant.

MAINTENANCE

- Inspect after storms > 0.25-inches; recommend a minimum of two inspections per year.
- Remove debris, trash, and accumulated sediment. The accumulated sediment should be removed if it reduces the bioswale capacity.
- Check for and repair erosion issues.
- Add and redistribute organic mulch as needed.
- Prune and replace plants as needed.
- Leave organic debris in place to biodegrade.
- Remove invasive species.



WHERE TO USE	FUNCTIONS WITH		
☒ Urban Type Road			
☒ Rural Type Road			
☒ Streetside			
☒ Parking			
☒ Residential Development			



CURB OPENING

LOW IMPACT DEVELOPMENT STANDARDS

GS1-01 CURB OPENING

An opening in a curb to allow stormwater from an impervious surface, such as roads, parking lots, or hardscape areas, to flow into an infiltration area. Typical design includes a sediment trap located behind the curb opening.

DESIGN CONSIDERATIONS

- Can be used to retrofit existing projects, as well as can be constructed with new projects. Retrofit application will require sawcut and removal of existing curb and gutter.
- Recommend minimum curb opening length of 2-feet to prevent clogging.
- Recommend sediment trap to facilitate maintenance. There are many designs for sediment traps, and the County will consider alternatives to the Curb Opening Standard Drawing.
- Recommend minimum 2-inch elevation drop be provided from the curb opening flowline to the finished grade at back of curb to ensure positive drainage.
- Erosion protection must be provided downstream of the sediment trap.
- Size and place erosion protection as needed for design storm velocity and slope stabilization.
- Utilize the AASHTO Roadside Design Guide when placing and designing curb openings adjacent to travel ways.

MAINTENANCE

- Inspect after storms > 0.25-inches; recommend a minimum of two inspections per year.
- Remove debris, trash, and accumulated sediment from curb opening and sediment trap. The accumulated sediment should be removed if it reduces the curb opening capacity.
- Check for and repair erosion issues.
- Routinely check curb opening for damage from vehicle strikes and repair, as necessary.
- Remove vegetation that obstructs flow into the infiltration area.



WHERE TO USE	FUNCTIONS WITH		
☒ Urban Type Road			
☒ Rural Type Road			
☒ Streetside			
☒ Parking			
☒ Residential Development			
☒ Commercial/Institutional Development			

TREATMENT TRAIN EXAMPLE

Example of a GS/ILID BMP Treatment Train with Permeable Pavement, Curb Opening with Sediment Trap, Stormwater Bumpout, and Infiltration Trench





Project #4: Creation and Features of a 10-acre Park

Addressing Park Space Gap

The project fills a neighborhood gap by adding a 10-acre publicly accessible park near the fairgrounds.

Park Connectivity and Wayfinding

The park improves pedestrian wayfinding connecting internal fairgrounds green space to Central Ave entrance.

Diverse Park Amenities

The park includes flexible green space, gardens, stormwater management, plazas, trails, play areas, and restrooms.

Safety and Security

Investment in security ensures the park remains safe and welcoming for all visitors at all times.

Flexible Use – Flea or Farmer's Market

Create a more comfortable, shaded space for public markets

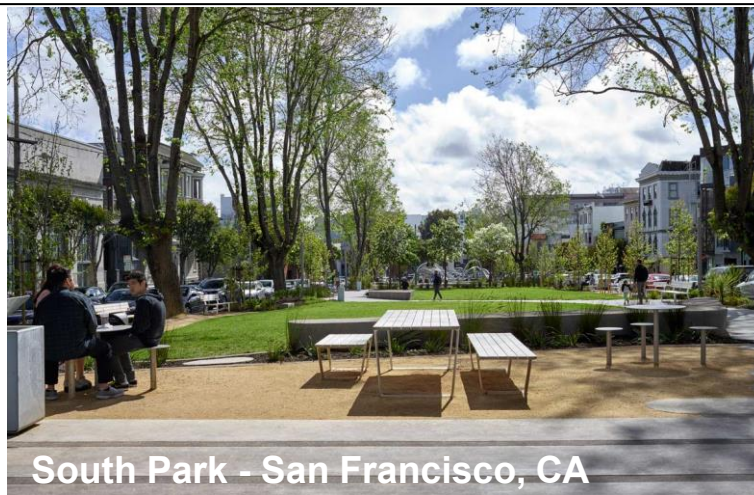




Park Potential



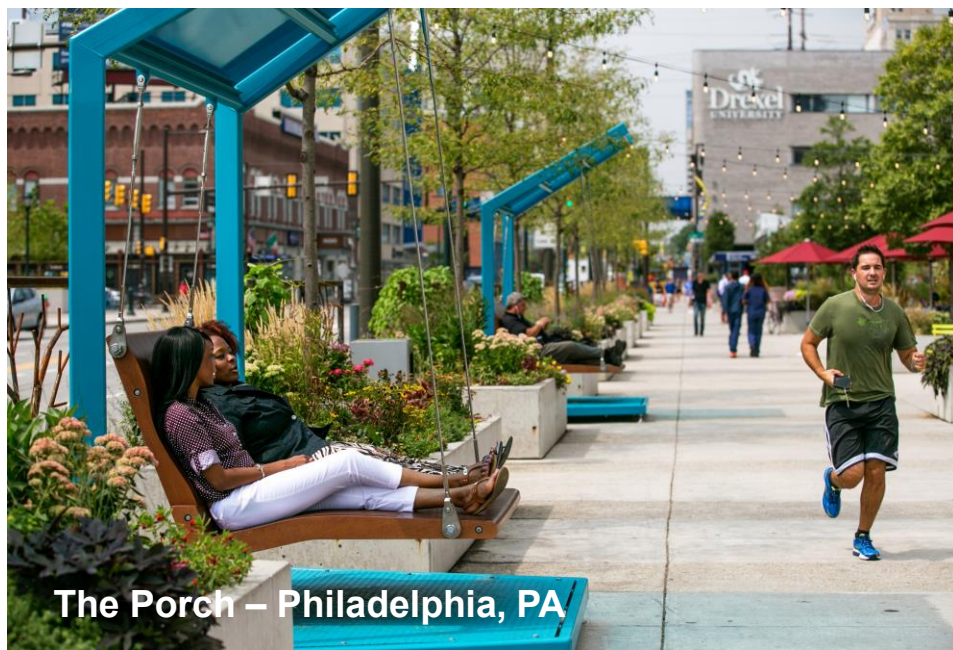
St. Charles Park – Denver, CO



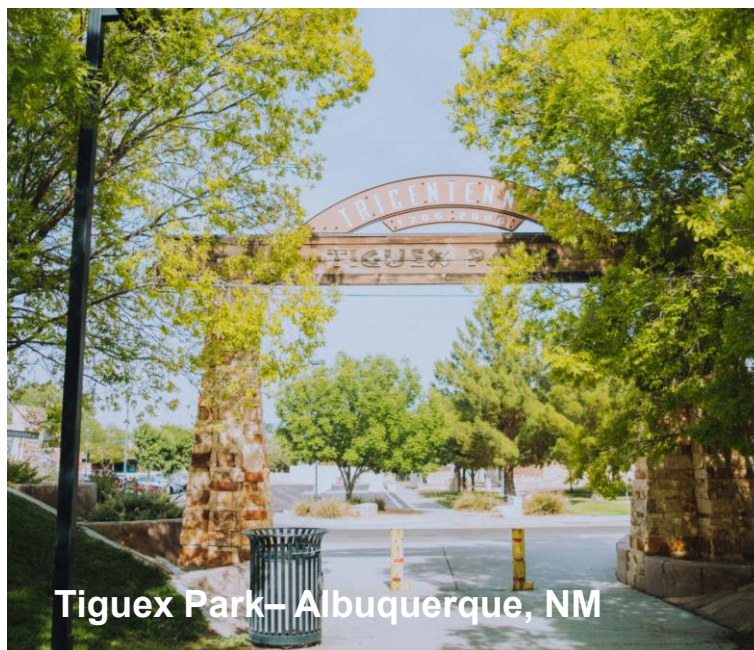
South Park - San Francisco, CA



Drapers Field- London, UK



The Porch – Philadelphia, PA



Tiguex Park—Albuquerque, NM



Project #5: La Mesa School Improvements

Dedicate funding for improvements at La Mesa School



Soft Costs and Design Studies

Master Plan Completion

Completion of the Master Plan sets the framework for future improvements and phased project development.

Design Studies and Vetting

Detailed design studies are conducted to vet concepts and prepare comprehensive implementation drawings.

Site Investigations

Initial investigations include geotechnical analysis, environmental assessment, and surveying to inform design.

Further Design Services

Additional services in architecture, landscape architecture, and engineering are required for detailed project execution.

Construction Management and Cost Considerations

Contractor Engagement

A contractor will manage the entire construction program to ensure smooth execution of this large-scale redevelopment.

Cost Escalation Planning

The project timeline spans several years, so cost escalation is factored into the overall budget estimates.

Utility Tap Fees

Expected utility tap fees are incorporated into the project's overall cost estimate to avoid surprises.

Contingency Budget

A 20% contingency is included during master planning to cover unforeseen expenses and risks.



P2 Cost Estimate

	AC	Cost/AC	Total Cost
P1 Demolition and Land Preparation	49.0	326,693.88	16,008,000
P2 Pedestrian Improvements at Central and San Pedro Ave	49.0	405,175.88	19,853,618
P3 Internal Roadways and Utility Infrastructure	49.0	328,665.31	16,104,600
P4 Public Realm Improvements (10-acre Park)	49.0	337,959.18	16,560,000
P5 La Mesa School Improvements	49.0		TBD*
P6 Soft Costs - Planning, Design, Contractor, Utility Fees	49.0	234,061.24	11,469,001
ESTIMATED TOTAL COST		233,222.21	79,995,219

*Notes:
La Mesa Improvements estimated to be \$10 mil
20% Contingency included in each project



Conclusion

Safety, Accessibility and Connectivity

Pre-development projects focus on building safer infrastructure, greater accessibility, and better connectivity to amenities to enhance community well-being and security.

Environmental Quality

Proposed projects improve water quality, air quality, mitigate heat island effect, and provide walkable destinations and improved health of residents.

Foundation for Growth

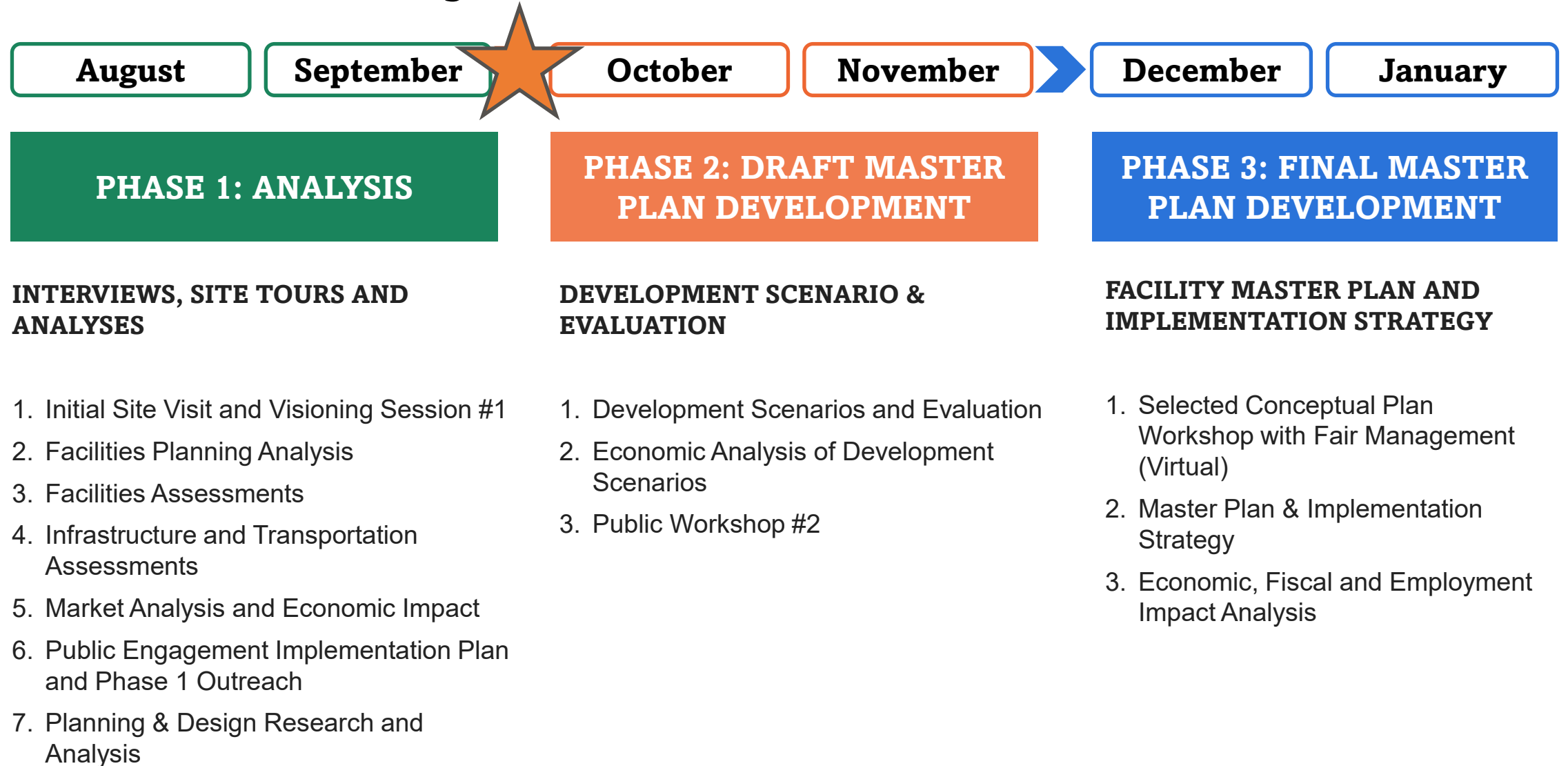
These efforts establish a strong base for future development and long-term community benefits.



NM State Fair Master Planning Update



Master Plan Project Timeline





**PHASE 1
ANALYSIS**

**PHASE 2
DRAFT MASTER PLAN**

**PHASE 3
FINAL MASTER PLAN**

August 2025 Start **this week** **January 2026**



Phase 1 -
95% Complete

Phase 2 -
Beginning

Phase 3 -
Begin Early December

9/18/25

Fairground Reimagined Website Launched

9/22/25

Public Community Meeting #1

9/23/25

MN Expo GM & Leadership Phase 1 Presentation

9/24/25

Phase 2 Master Plan Design Team Kick-off

9/25/25

TIDD / P1 & P2 Bond Presentation

End of October -

Draft MP Scenarios Developed

NM Expo GM & Executive Leadership Design Progress Presentation

End of October / Beginning of November -

Public Community Meeting #2 Workshop

TIDD Presentation - Progress Update

End of November / Beginning of December-

NM Expo GM & Executive Leadership Design Scenarios Presentation

TIDD Presentation - Three MP Scenarios Presentation

Beginning of December-

One Scenario Plan Selected for Design Development & Economic Feasibility Study

January 2026 -

NM Expo GM & Executive Leadership Design Progress Selected Scenario Presentation

January 2026 -

Public Community Meeting #3 - Scenario Presentation

January 2026 -

TIDD Presentation



Community Engagement Update



Community Engagement

Community Engagement Activities Completed:

- › Conducted 22 In-Depth Interviews with Board members, key stakeholders, and other community leaders
- › Convened four meetings of the Stakeholder Committee and a Fairgrounds tour
- › Website launch & community survey
fairgroundsdistrict.nm.gov
- › Public Meeting #1 – 9/22

Future Convenings:

- › Public Meeting #2 (Tentative November 10)
- › Public Meeting #3 (Tentative January 12)





Insights from In-Depth Interviews and Public Survey



Safe, walkable Fairgrounds

- 27% of survey respondents indicated that *pedestrian and bicycle safety* was a top-3 priority; 40% of IDI participants indicated a desire for more walkable space, with an additional 18% mentioning specifically the ability to walk to retail or other businesses

“We have almost no access to walkable commercial goods. I can walk to one gas station that does not feel like a safe place and a Blakes where someone was recently stabbed. Everything else is car dealerships.”

—IDI participant



Accessible housing, but with caveats

- › 20% of survey respondents identified *accessible housing* as the most important priority, but 39% indicated it was the least important
- › 68% of IDI participants expressed a desire to invest in abandoned housing and structures in the neighborhoods around the Fairgrounds as a key approach to addressing the unhoused crisis, with 13% specifically mentioning a “community land trust” as a strategy to explore



Economic and Business Development

- › 59% of IDI participants reported *lack of employment opportunities* as the biggest challenge to residents of the area, increasing to 68% for *lack of opportunities/lack of reasons to stay*
- › 4% of survey respondents reported *small business and economic opportunity* as the most important priority, but a combined 67% included in the top four priorities



Healthy and safe communities

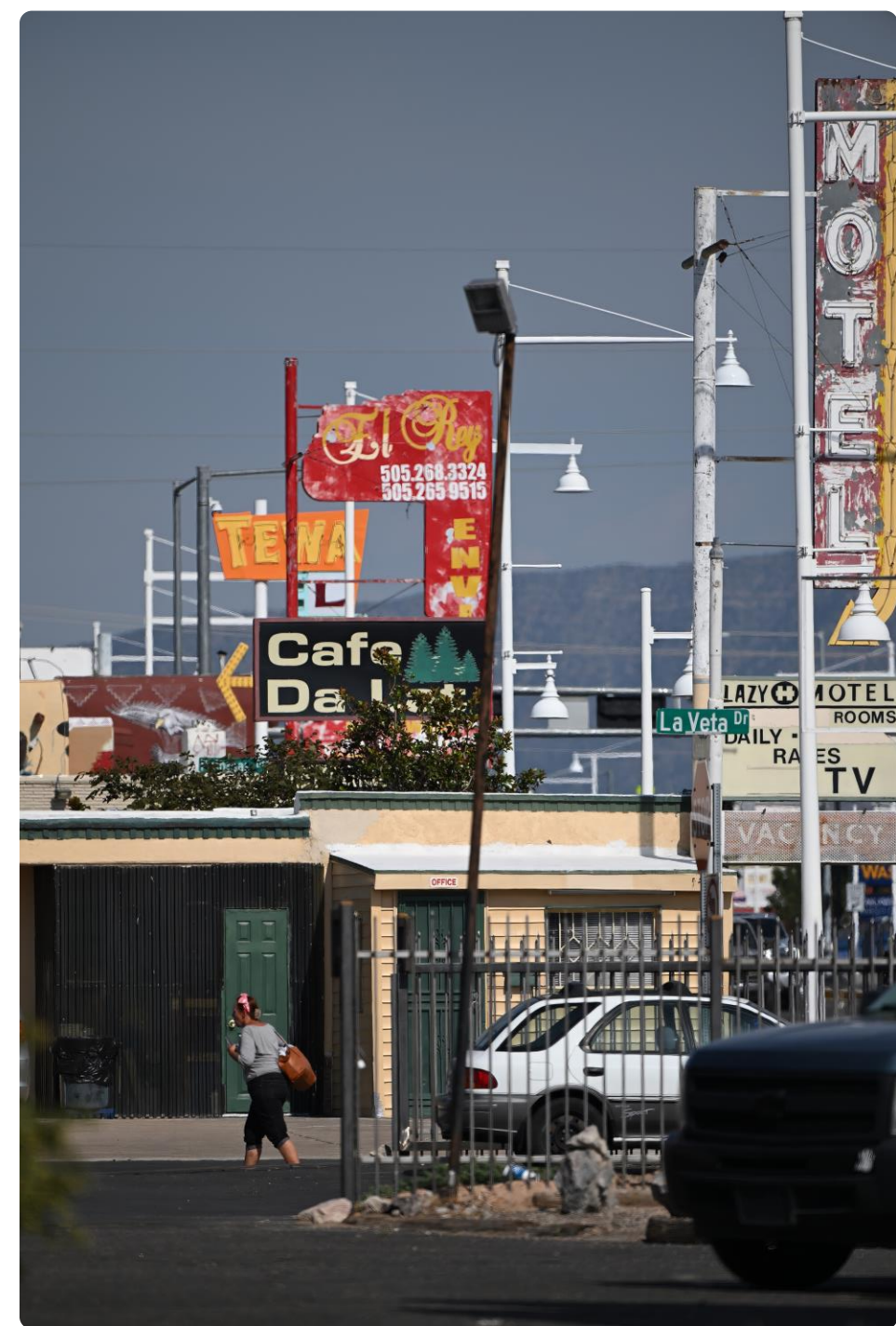
- › The majority (52%) of survey respondents indicated *reduced crime* as the most important priority for the neighborhoods around the Fairgrounds, with 72% having it in their top three
- › Outside of being unhoused, which is not a crime, 18% of IDI participants directly spoke about crime, including property crime, violent crime, and drug use
- › 45% of IDI respondents specifically suggested a focus on space for young people, 31% for family-oriented spaces

“We lack safe teen/tween hangout space where they can be sober and interact with peers.” *-IDI Respondent*



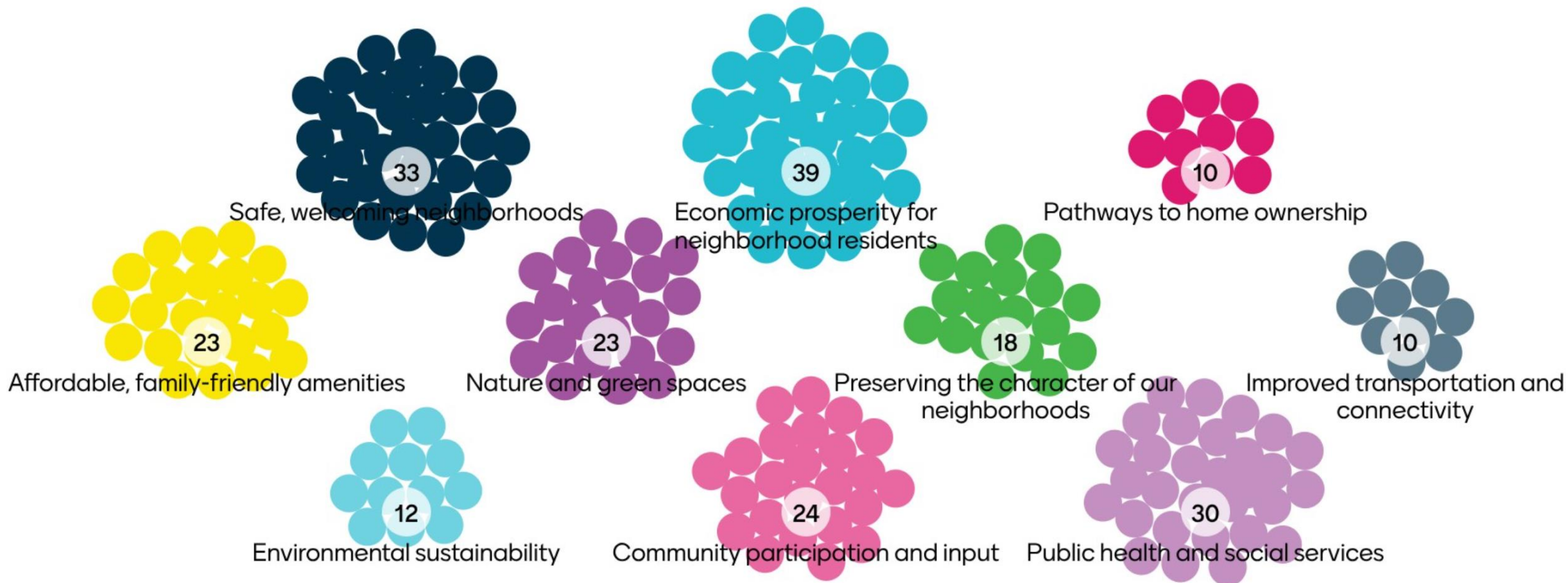
Community Goals

1. Safe, welcoming neighborhoods
2. Economic prosperity for neighborhood residents
3. Pathways to home ownership
4. Affordable, family-friendly amenities
5. Nature and green spaces
6. Preserving the character of the neighborhoods
7. Improved transportation and connectivity
8. Environmental sustainability
9. Community participation and input
10. Public health and social services





Which of these goals are most important to you? (Pick 3)





Market Analysis & Economic Impact Study Update



Market Analysis and Economic Impact Analysis

Phase 1 Study 85% Complete

- Identifying Fair facility needs in order to remain competitive
- Assessing competitive market for indoor and outdoor events facilities
- Determining viability of Hospitality, Housing, Office, Retail
- Assessing Economic Impact of State Fair and non-Fair activities
- Benchmarking



Fair Planning & Programming Update

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)

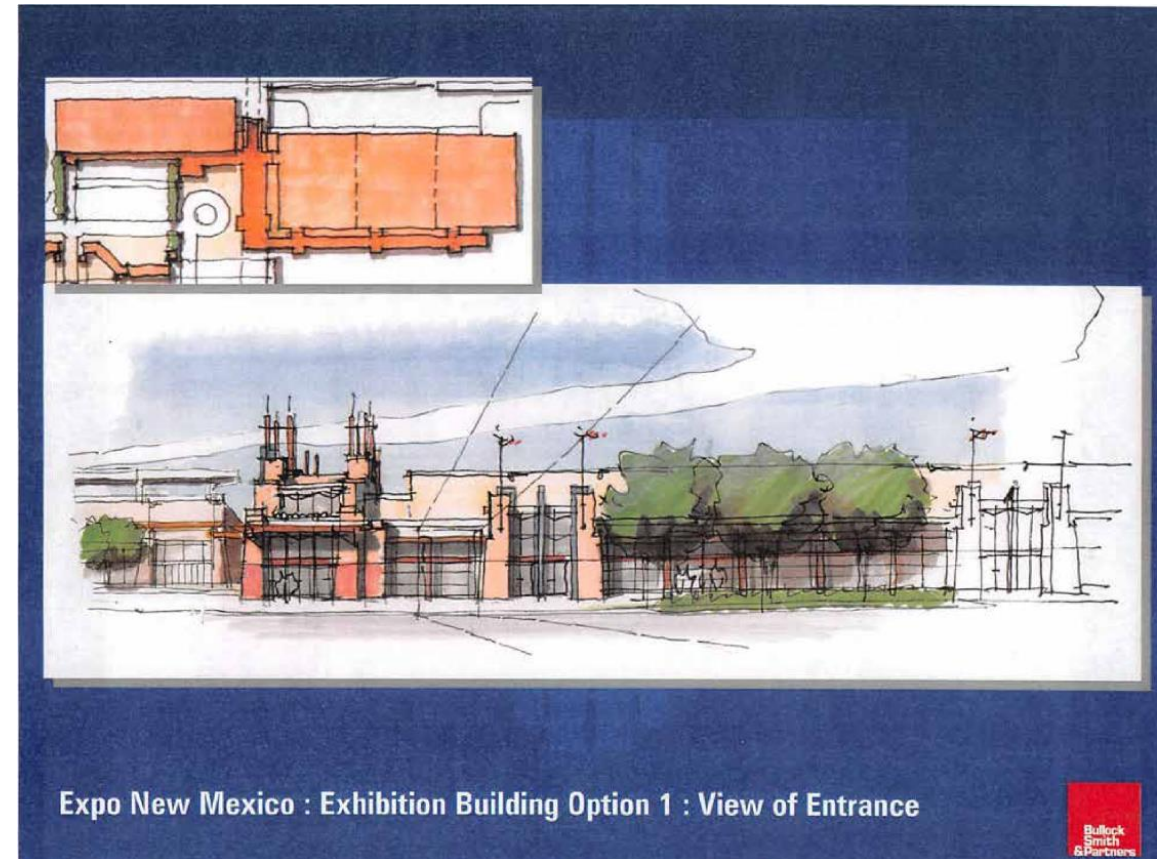
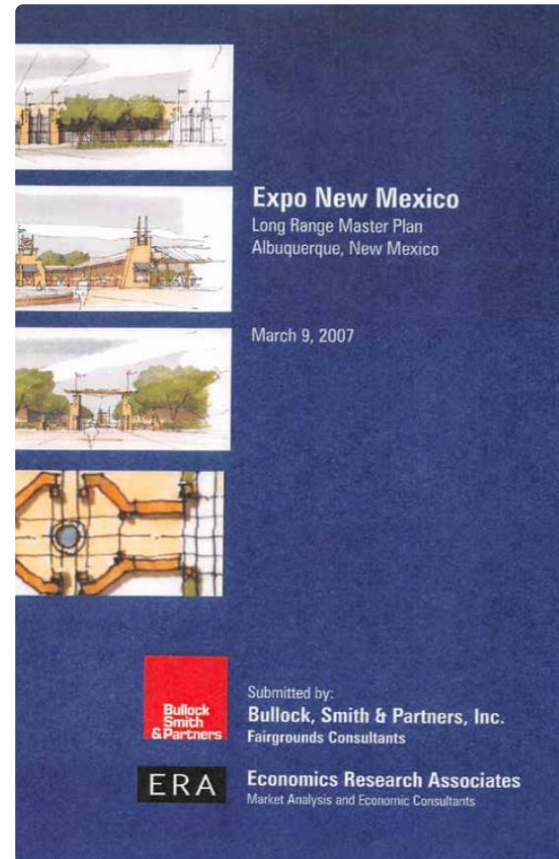
Rec. improved circulation and layout

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

2008 Johnson Consulting, The Genesis Group

Master Plan Concept assumes
The Downs Racetrack & Casino is
removed, loss of \$2.5 mil in
revenue

Considered addition of an
Entertainment District –
Equestrian, “Expo Center”,
200,000 SF retail

Flea and Farmer’s Market at
green commons

Extend Main Street to Lomas

Develop commercial uses at
important corners of property

2008 Request for information from
community organizations and the
response

Visions- Overall Site Plan





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 Mexico in Albuquerque



OPTION 1

SITE PLAN

Department Interviews | Summary Challenges

Interviews: 16

Challenges:

Space & Storage

- Lack of centralized operations or permanent storage facilities.
- Limited or outdated facilities, restricting event size and type..

Operational Efficiency

- Inefficient office layouts and lack of meeting/break spaces.
- Dispersed inventory/equipment and inefficient storage is making operational management difficult.

Staffing Recruitment

- Difficulty attracting and retaining reliable temporary/seasonal staff.
- High workload due to lack of seasonal/temp help.

Infrastructure & Technology

- Aging infrastructure and insufficient utility hook-ups and power supply.
- Outdated technology for security monitoring and access control.
- Inefficient entrances/exits and traffic backups during large events.

Other Unique Challenges

- Flea Market must close during the fair, causing vendor income loss.

Department Interviews | Summary Opportunities

Opportunities:

Facility & Amenity Improvements

- Attraction of larger and more diverse events with a modern, flexible venue.
- Expand into additional venues and support unique event types.
- Flexible operational plans and plug-and-play utilities for creative event layouts.

Staffing & Community Engagement

- Dedicated, amenity-rich areas to improve attraction and retention of staff.

Inclusivity & Accessibility

- Improved ADA access, shuttle services, and general site circulation, wayfinding, and access to the campus.

Sustainability & Efficiency

- Improved storage to reduce inventory costs, operational costs, set-up time, etc..
- Redesign campus layout for year-round use of buildings.
- Continued investment in modernization to support better service delivery and satisfaction.



Next Phase: Concept Development



Two Framework Options

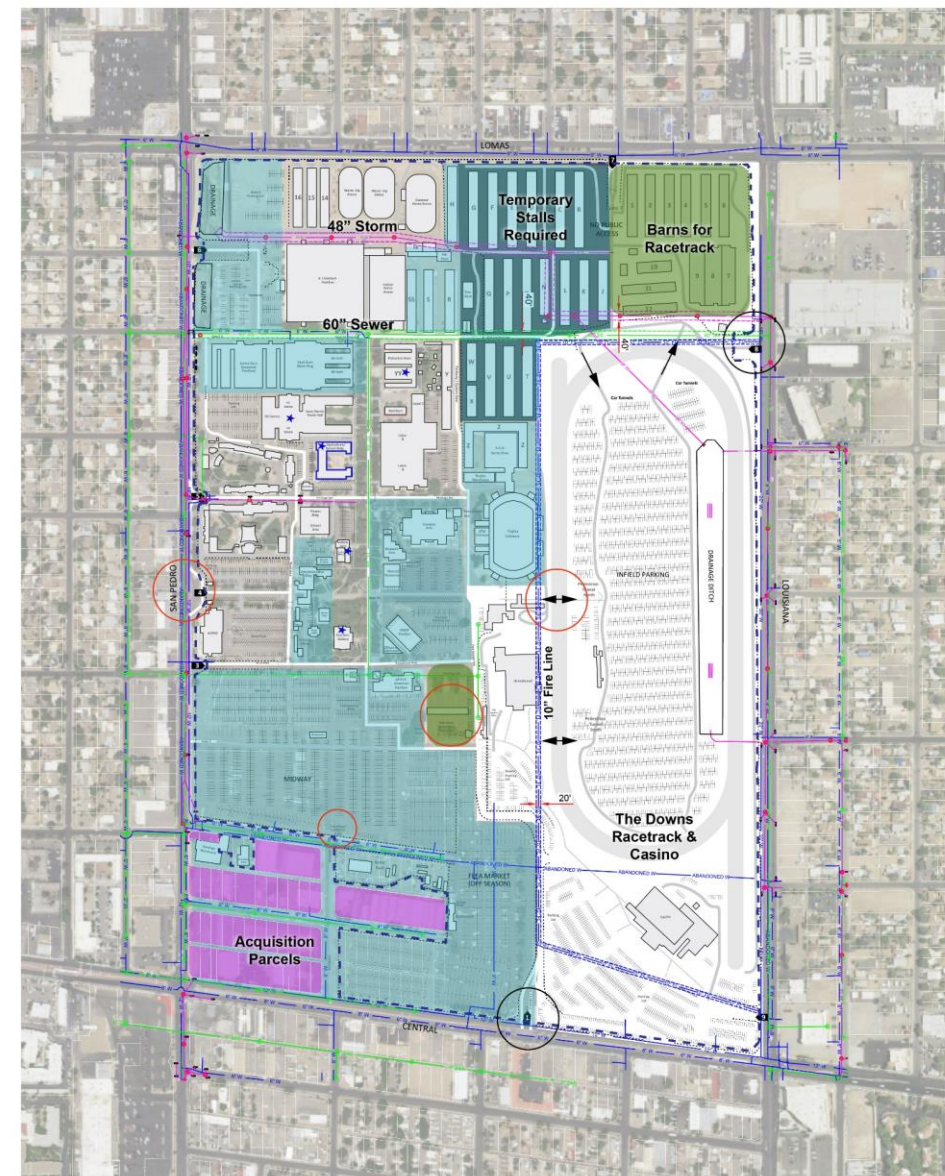
Two clear options:

Option 1:

Fairgrounds, racetrack, and casino remain
Additional mixed-use development

Option 2:

Fairgrounds relocated
Racetrack and casino remain
Additional mixed-use development



SITE MAP
FAIRGROUNDS FRAMEWORK

Legend

- | | |
|--|-------------------------------|
| Keep Existing Building | Existing Fairgrounds Property |
| Opportunity Areas for Redevelopment | Tunnels |
| Bldg. on State Register of Cultural Properties | Wall / Fence |
| Bldg. Historically Significant | Gate |
| Parcel Acquisition (Pre-Development Phase 1) | |



Transformational Opportunities

Embrace Resiliency and Sustainability

- Renewable energy
- Net Zero to Carbon Positive
- Green Infrastructure
- Circular Design – Re-use, Recycle
- One Water Approach

Innovative Housing – Livable Density

- Diverse Housing across Income Levels

Community Amenities, Facilities and Programs

- Emphasis on Community Benefits, Equitable Development, Economic Prosperity and Health for All



Next Steps



Next Steps

Going Forward

- › **Phase 2 Master Planning Tasks**
 - › Scenario Concept Development
 - › Evaluation Criteria
 - › High Level Cost Estimates
 - › Economic Analysis of Development Scenarios
- › **Community Engagement**
 - › Continue to gather community input
 - › Public Meeting #2



Thank you
