



AGENDA

MEETING OF
THE CAPITAL
IMPROVEMENTS
ADVISORY COMMITTEE
OCTOBER 22, 2020 AT 4:00
PM
ATTEND VIRTUALLY

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:

In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, and the ban on public gatherings of more than five (5) people, the Capital Improvements Advisory Committee meeting will be conducted virtually using Zoom.

Attending on Zoom: Members of the public may attend the Zoom meeting on a computer, mobile device, or phone. The video conference link and teleconference number will be posted on the City of Santa Fe's Calendar of Events website at least seventy-two (72) hours before the meeting: <https://www.santafenm.gov/events>. The direct Zoom link is: <https://us02web.zoom.us/j/83053641719?pwd=QjYrMU9MMnBQM1VPeUx3cWNCYTJWZz09>. and use password: **454987**.

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Public Comment:

- By video: A person attending the Zoom meeting by video conference (using a computer, mobile device, or smart phone) may provide public comment during the meeting. Attendees should use the "Raise Hand" function to be recognized by the chair to speak at the appropriate time.
- By phone: A person attending the Zoom meeting by phone may provide public comment during the meeting. Phone attendees should press *9 to use the "Raise Hand" function to be recognized at the appropriate time.
- In writing: A person may submit written public comments in 72 hours in advance of the meeting via the virtual comment "button" at <https://santafe.primegov.com/public/portal>.

1. ROLL CALL



AGENDA

MEETING OF
THE CAPITAL
IMPROVEMENTS
ADVISORY COMMITTEE
OCTOBER 22, 2020 AT 4:00
PM
ATTEND VIRTUALLY

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES:

- a. August 27, 2019 Meeting Minutes
- b. October 19, 2020 Meeting Minutes
- c. October 20, 2020 Meeting Minutes

4. ACTION ITEMS

- a. Consideration of a Proposed Resolution to Approve and Adopt the Impact Fee Capital Improvement Plan & Land Use Assumptions Update 2021-2027. (Carlos Gemora, Planner Senior, cegemora@santafenm.gov, 955-6670)
- b. Consideration of a Proposed Ordinance Regarding Impact Fees, Amending Subsection 14-8.14(E) SFCC 1987 to Adopt a New Impact Fee Schedule and to Clarify Appropriate Land Use Categories as They Relate to Impact Fee Collection. (Carlos Gemora)
- c. Request to establish the 2021 CIAC Quarterly Meeting schedule. (Carlos Gemora)

5. STAFF COMMUNICATIONS

6. MATTERS FROM THE FLOOR

7. MATTERS FROM THE COMMISSION

8. ADJOURN

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

CITY OF SANTA FE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (CIAC)

Meeting Minutes
August 27, 2020
1:00 P.M. – 3:00 P.M.
Conducted Virtually on Zoom

1. CALL TO ORDER

- Chair Hiatt called the meeting to order at 1:03 p.m.

2. ROLL CALL

MEMBERS PRESENT:

John (“Jack”) Hiatt (Chair)
Monica Ault
Brian Lewis
Isaac (“Ike”) Pino
Kim Shanahan
Marshall Thompson

MEMBERS ABSENT:

Margaret Veneklasen
(2 vacancies)

OTHERS PRESENT:

Senior Planner Carlos Gemora (Staff Liaison)
Planner Manager Noah Berke
Assistant City Attorney Sally Paez
Jeff Norris, Office of Legislative Liaison
Clancy Mullen, Duncan Associates

3. APPROVAL OF AGENDA

- Member Pino moved to approve the agenda; Member Lewis seconded the motion. Agenda approved by roll call vote. Member Shanahan did not participate in the vote.

4. APPROVAL OF MEETING MINUTES OF JULY 9, 2020

- Chair Hiatt had several technical corrections and will provide them to staff. Member Pino moved to approve; Member Ault seconded the motion. Minutes approved unanimously as amended by roll call vote.

5. STAFF COMMUNICATIONS

a. Resignations and Reappointments

- Mr. Gemora reported that Member Veneklasen has requested to resign from the committee.
- Chair Hiatt asked Carlos to draft a letter to Member Venekasen similar to recently resigned long-time member, Neva Van Peski, thanking them for their service. This letter could be issued by Chair Hiatt, or it could come from Land Use Director Isaacson or the Mayor if they would prefer. Mr. Gemora to follow up on this item.

6. MATTERS FROM THE FLOOR

- None.

7. DISCUSSION/ACTION ITEMS

a. Impact Fee Capital Improvement Plan Update

- Mr. Gemora provided an overview of the existing plan, and stated that he hopes to present the updated plan to the Governing Body for approval on December 9, 2020.
- Proposed Amendments to Format/Layout of Plan: Mr. Gemora suggested that we could move the impact fee table to the top, rather than starting with the rationale and placing the fee table a couple pages into the document.
- Service area: Mr. Gemora reported that he is discussing service area with Mr. Mullen from Duncan Associates, the contractor who is working on a plan update. Service area addresses the manner in which we distribute fees and infrastructure. They are considering a single service area for parks, fire, police, which will include everything within city limits, but excluding the Agua Traditional Historic Community (THC) area, with the assumption that this area does not use those services much. They are considering a single service area for roads, to include the Agua Fria THC.
- Chair Hiatt asked if Phase 3 has been annexed, and Carlos responded that this was scheduled to occur in 2018 but hasn't happened yet. The City is not providing fire or police service in the Phase 3 area at this time.
- Member Shanahan asked if we collect impact fees from any projects within the Agua Fria THC, and Carlos confirmed that we do not.
- Service Inventory: Mr. Gemora and the contractor are currently collecting an inventory of all the services in the service area and creating a valuation from all classifications to determine the value of services we are providing right now.
- Development & Growth: Mr. Gemora provided data about growth and development, which reflects high levels of multi-family residential growth in

2018 and 2019. He is still working to collect and communicate this type of data in one document.

- Member Ault asked how the City determines which parts of the City require additional infrastructure, noting that certain parts of the City are experiencing a larger amount of growth and development. Mr. Gemora reported that he has seen documentation that shows that, historically, we are investing more infrastructure in the parts of town that are experiencing the most growth; he will share documentation with committee members.
- Calculating Fees: Mr. Gemora said we look at the maximum amount of fees it would hypothetically cost to provide service to new units, commensurate with the level of service provided to existing units. Member Shanahan explained that in 2008, the fees were reduced to reflect the downturn in the economy and stimulate growth. In 2014 fees were again reduced. Member Shanahan encouraged that Mr. Gemora and the contractor consider affordable housing when proposing any discounts in fees.
- Mr. Gemora explained that there is not a technical way for staff or the contractor to determine whether or how much of the fees should be discounted, that is the task of the CIAC, the Planning Commission, and the Governing Body. When staff bring the IFCIP draft for CIAC review, Mr. Gemora suggested that the CIAC be prepared to discuss and recommend a discount percentage (or no discount) which would apply to all development types and impact fees equally.
- Eligible Projects: Mr. Gemora provided a brief overview of the existing tables, which set forth eligible expenditures. Shanahan asked about Paseo del Sol; Mr. Gemora explained that this project was included in a 2017 amendment to the table set forth in the original plan approved in 2014 and that the project will carry forward to the next plan.

b. Fund Balance and Revenue Estimates Regarding Impact Fee Funds

- Carlos shared the data that he has received from the Finance Department for the last fiscal year. The data is fairly difficult to digest and use.
- Chair Hiatt and Mr. Gemora will write a letter to the Mayor, highlighting the difficulty of obtaining necessary information on the fund balances and expenditures.
- Mr. Gemora reported that we have not used impact fees over the last few years, and the fund balances have increased dramatically since 2017. Mr. Gemora mentioned to the Committee that fees cannot be “banked” and must be used regularly.
- Committee members expressed a desire to reverse this trend and use all the money in the funds.
- Chair Hiatt and others noted that 3% of the funds can be used on administrative expenses and encouraged this use to ensure better data collection and administration of the funds. Chair Hiatt suggested that these funds could perhaps help the CIAC get more information, fund contracts, fund more dedicated staffing

for the CIAC, or help offset the administrative costs currently carried by the Land Use Department in administering the CIAC.

c. Review of Permit Data

- Mr. Gemora explained the type of data that he would like to collect going forward and stated that he is working with Tyler Technologies to make changes to the City's EnerGov permit system to collect the data.

d. Annual Report to the Governing Body

- Mr. Gemora stated that he had hoped to assist the committee by drafting a report to the Governing Body before the end of the 2020 calendar year, but he lacks the time to accomplish this while also finalizing the new IFCIP and plans to instead work on an annual report towards the beginning of 2021 with a summary of 2020 data.
- Chair Hiatt clarified that the annual report is required by ordinance, and Mr. Gemora confirmed. Mr. Hiatt requested that Mr. Gemora provide the most recent annual report from the CIAC to the Governing Body.

8. MATTERS FROM THE COMMITTEE

- Chair Hiatt introduced Clancy Mullen with Duncan Associates, the contractor whom the City has hired to update the IFCIP.

9. ADJOURN

- Chair Hiatt adjourned the meeting at 2:45 p.m.

Submitted by:



Sally A. Paez
Assistant City Attorney

Approved by:

John B. Hiatt, Chair

CITY OF SANTA FE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (CIAC)

Meeting Minutes
October 19, 2020
3:30 P.M. – 5:00 P.M.
Conducted Virtually on Zoom

1. CALL TO ORDER

- Chair Hiatt called the meeting to order at 3:40 p.m.

2. ROLL CALL

MEMBERS PRESENT:

John (“Jack”) Hiatt (Chair)
Brian Lewis
Isaac (“Ike”) Pino
Kim Shanahan

MEMBERS ABSENT:

Monica Ault
Marshall Thompson
(3 vacancies)

OTHERS PRESENT:

Senior Planner Carlos Gemora (Staff Liaison)
Planner Manager Noah Berke
Land Use Director Eli Isaacson

3. APPROVAL OF AGENDA

- Member Pino moved to approve the agenda; Member Shanahan seconded the motion. Agenda approved unanimously by roll call vote.

4. STAFF COMMUNICATIONS

- Mr. Gemora recognized that a quorum of members was not present but that no action items were going to be determined. The purpose of the meeting is to have an open discussion about general concepts regarding the Impact Fee Capital Improvements Plan. These concepts include CIAC satisfaction with FY 2019-20 Fund Balance and Revenue information, a review of the proposed 2020-27 Land Use Assumptions, a conversation about how discounted fees can be used, and suggestions from CIAC members about additional information needed.

6. MATTERS FROM THE FLOOR

- None.

7. DISCUSSION/ACTION ITEMS

a. Discussion Regarding Impact Fees & The Impact Fee Capital (Carlos Gemora)

- FY 19-20 Fund Balance & Quarterly Revenue: CIAC members disliked how large the fund balances were and want funds to be actively deployed. There have been troubles with City finances and financial reporting in the past and the CIAC does not have good documentation of financial accounting over the past couple years but the numbers compiled are the best available and are acceptable.
- Member Pino requested that Staff make a specific note that the 19-20 Fund Balance and Quarterly Revenue spreadsheets were not created through collaboration with or under the review of the CIAC.
- 2020-27 Land Use Assumptions: Mr. Gemora stated that the most important data to the calculations is the existing population, dwelling units, and commercial square footage. The forecasting portion of the Land Use Assumptions attempts to identify potential revenue gains but is neither a component of the impact fee calculations nor is it essential for planning out impact fee projects or enabling the use of funds.
- UNM population resources and the Santa Fe Metropolitan Organization project between 0.5% and 0.82% annual population growth in Santa Fe. Mr. Gemora originally proposed a conservative 1.0% annual growth projection but is drafting Land Use Assumptions reflecting a 1.2% annual growth rate and a gradual transition to 500 permitted dwelling units per year.
- Member Shanahan believes that a 1% annual population growth is too conservative and thinks the growth should be closer to 1.5%. Though it is only based on anecdotal information, we might see a plateau of housing permits around 1000 per year rather than having it fall off in a year or two.
- Discounting or Waiving Impact Fees: Mr. Gemora explained that the City can reduce, discount, or waive a percentage of impact fees based on each of the impact fee categories (Roads, Parks, Police, Fire) but cannot reduce the percentage of impact fees based on Land Use Types (e.g. residential, warehouse, single-family detached, etc...). The Land Use Department is proposing to maintain the level of fees at similar levels to existing fees charged.
- CIAC members want to ensure that departments are prepared to use impact fee revenue. This conversation might have more to do with the forecasted financial capability of the city to initiate infrastructure projects. The group asked if the Finance Director or an experienced staff member could brief the committee on what expected GRT revenues will be over the next couple years.
- Some members are concerned that groups like the Parks Department may need to focus more on maintenance of existing facilities and may not have the capacity to increase additional park facilities. Park fees are calculated to double, representing

the majority of the impact fee increase. Reducing Parks fees would lower the Department's obligation to use impact fees, would reduce residential fees while leaving commercial fees as calculated, and may generally allow us to remain closer to the 2014 fee levels.

- CIAC members generally agreed with staff that we can try to maintain fees approximately similar to the existing fees charged, especially given COVID impacts, and that we should re-address the level of fees charged in a year.
- Proposed Eligible Projects: Mr. Gemora advised the CIAC to review the requested eligible projects and to identify if any projects seemed to be clearly ineligible or if more discussion on the eligible projects was needed at this time.
- CIAC members have reviewed the proposed eligible projects list and do not have any concerns which necessitate discussion at this time. CIAC members typically do not evaluate whether projects are good or bad or which projects should be prioritized (though the committee may be interested in discussing prioritization in the future). A detailed review process typically occurs when departments come with a specific request for funds and details about how impact fees are planned for use. This information is not typically available when arranging an eligible projects list. All present members expressed that they would like to move forward with the list of eligible projects.

8. MATTERS FROM THE COMMITTEE

- Committee members brought up that 3% of Impact Fee funds can be used on administrative expenses like a stenographer or someone to help with data collection.

9. ADJOURN

- Chair Hiatt adjourned the meeting at 5:05 p.m.

Submitted by:

Approved by:

Carlos Gemora
Senior Land Use Planner

John B. Hiatt, Chair

**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING (CIAC)
ATTENDED VIRTUALLY
TUESDAY, OCTOBER 20, 2020, 3:30 PM**

1. CALL TO ORDER

The meeting of the Capital Improvements Advisory Committee, attended virtually, was called to order by Chair Jack Hiatt at 3:30 pm on Tuesday, October 20, 2020.

2. ROLL CALL

MEMBERS PRESENT

John ("Jack") Hiatt, Chair
Brian Lewis
Isaac ("Ike") Pino
Kim Shanahan
Monica Ault
Marshall Thompson
(3 Vacancies)

MEMBERS ABSENT

Monica Ault

OTHERS PRESENT

Carlos Gemora, Staff Liaison, Senior Planner, Land Use Department
Noah Berke, Planner Manager, Land Use Department
Eli Isaacson, Land Use Director
Regina Wheeler, Director, Public Works
Melessia McDonald, Acting Director, Parks Division
Ben Valdez
Clancy Mullin, Duncan Associates
Bryan Moya
Alexis Lotero, Budget Director
Andrew Padilla, Chief of Police
Paul Babcock, Fire Chief
Geronimo Griego, Fire Department
Brad Fluetsch, Finance Department
Elizabeth Martin, Stenographer

3. APPROVAL OF AGENDA

MOTION A motion was made by Mr. Marshall, seconded by Mr. Pino, to approve the agenda as presented.

VOTE The motion passed on a roll call vote as follows:

Mr. Pino, yes; Mr. Lewis, yes; Mr. Shanahan, yes; Mr. Marshall, yes.

4. STAFF COMMUNICATIONS

Mr. Gemora explained that the purpose of the meeting was to review the changes in the draft Capital Improvements Plan and to discuss any issues and questions the Committee may have in moving forward with the Plan.

5. INFORMATIONAL ITEMS

A. DISCUSSION REGARDING IMPACT FEES AND THE IMPACT FEE CAPITAL IMPROVEMENT PLAN

- Mr. Gemora stated that the discussion will be around what the CIAC needs to pass the first draft of the Plan on Thursday. Representatives are here from each Department for clarification or questions.
- Mr. Fluetsch. Regarding the City's capacity to help with the projects, the August GRT numbers from the State show that they are down 13.7% year over year. This seems to be consistent. The budget was crafted with the expectation of a 20% decline. Revenue is 6% larger than expected. The GRT Bonds have pledged revenues of \$57 million for the bond holders. The City can use what revenue remains. We are in the process of considering the issuance of a \$20 million bond in the spring. The bond will be similar to the 2018 bond with multi-department projects. The City has the capacity to continue at our current pace without issue. There will be a substantial amount of debt retired over the next four years so our capacity will go up.
- Ms. Wheeler. We are also leveraging a number of other types of funds for capital improvements. We are looking at around \$80 million for capital projects at this time. We have moved forward several big projects.
- Mr. Shanahan commented that the Paseo Del Sol continuation enabling the opening of the third phase of Tierra Contenta jumps out to him as a priority project.
- Ms. Wheeler. It is a priority project for the City as well.

- Chair Hiatt reminded the Committee that we are not setting priorities. That is not our role.
- Mr. Shanahan pointed out that it is important to note that projects that are eligible for the CIP are not automatically eligible to receive impact fees. They have to be tied to growth. We will need to see the rationale.
- Several projects were discussed briefly.
- Chair Hiatt stated that there were several Committee members who were very concerned that the money available now would be spent by the Departments. We are encouraging the Fire and Police Departments along with Parks and Roads to bring projects forward to us for approval.
- Ms. Wheeler commented that there is growth across the City. That means our parks have to be brought up to speed to match the growth. We have the capacity to move forward with that.
- Mr. Mullin reviewed a Power Point presentation, which was included in the meeting packet. He pointed out the changes made in the draft plan to this point.
- Mr. Shanahan asked if rates could be adjusted within categories.
- Mr. Gemora answered that they cannot be adjusted within categories.
- Mr. Gemora asked what CIAC needs from staff to be comfortable with the first draft of the Plan on Thursday.
- Chair Hiatt stated that at the last meeting we talked about fees and were headed toward leaving the fees the same at this time.
- Mr. Gemora reviewed several tables regarding fee options and impacts.
- It was agreed that the fees will remain the same and will be reviewed again in the future.
- Both Mr. Gemora and Mr. Mullin stated that they had what they needed from the Committee to move forward for Thursday.

6. MATTERS FROM THE COMMITTEE

Chair Hiatt asked that the minutes that need to be signed from last year be sent to him for corrections and signature.

7. ADJOURN

There being no further business before the Committee the meeting adjourned at 4:50 pm.

Jack Hiatt, Chair



Elizabeth Martin, Stenographer



**Impact Fee
Capital Improvements Plan
2021-2027**

for Roads, Parks, Fire/EMS and Police

City of Santa Fe, New Mexico

**October 2020
Public Review Draft**

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EXECUTIVE SUMMARY

Duncan Associates has been retained by the City of Santa Fe to update the City’s capital improvements plans, land use assumptions and impact fees for roads, parks/trails, fire/EMS and police facilities. This study calculates maximum impact fees that Santa Fe can charge based on the existing levels of service.

Report Layout

The report begins with four chapters that have general applicability to all impact fees: legal framework, service areas, land use assumptions, and methodologies. The last four chapters address the four types of facilities: roads, parks/trails, fire/EMS and police. Appendices provide more detailed data and analysis to support the individual fee calculations. The final appendix contains the list of planned improvements, which may be amended between comprehensive impact fee updates. To make the calculations easier to follow, number that are inputs into another table are highlighted in red.

Current Fees

The last comprehensive update of the City’s impact fees was based on a study that was adopted by the City Council in 2014. The maximum fees calculated in the current Impact Fee Capital Improvements Plan are summarized in Table 1.

Table 1. Maximum Impact Fees Calculated in 2014 Study

Land Use Type	Unit	Roads	Parks	Fire	Police	Total
Single-Family Detached (avg.)*	Dwelling	\$3,009	\$1,552	\$247	\$104	\$4,912
1,500 sq. ft. or less	Dwelling	\$2,706	\$1,381	\$220	\$92	\$4,399
1,501-2,000 sq. ft.	Dwelling	\$2,949	\$1,443	\$230	\$97	\$4,719
2,001-2,500 sq. ft.	Dwelling	\$3,059	\$1,583	\$252	\$106	\$5,000
2,501-3,000 sq. ft.	Dwelling	\$3,207	\$1,661	\$265	\$111	\$5,244
More than 3,000 sq. ft.	Dwelling	\$3,395	\$1,769	\$282	\$119	\$5,565
Accessory Unit	Dwelling	\$1,617	\$1,180	\$187	\$79	\$3,063
Multi-Family	Dwelling	\$1,855	\$1,350	\$214	\$90	\$3,509
Mobile Home Park	Space	\$974	\$2,154	\$343	\$144	\$3,615
Retail/Commercial	1,000 sq. ft	\$5,723	\$0	\$384	\$161	\$6,268
Office	1,000 sq. ft	\$3,431	\$0	\$180	\$76	\$3,687
Industrial	1,000 sq. ft	\$2,651	\$0	\$78	\$33	\$2,762
Warehouse	1,000 sq. ft	\$1,383	\$0	\$34	\$14	\$1,431
Mini-Warehouse	1,000 sq. ft	\$535	\$0	\$31	\$13	\$579
Public/Institutional	1,000 sq. ft	\$2,086	\$0	\$162	\$68	\$2,316

* square feet is heated living area; includes mobile home not in mobile home park

Source: *Impact Fee Capital Improvement Plan 2020*, adopted by Santa Fe City Council, August 27, 2014.

The City Council adopted fees at 70% of the calculated maximum amounts, except for accessory units (adopted fee is one-half the adopted fee at 70% for a 1,500 sq. ft. or smaller single-family detached unit) and mobile home park (that fee was not adopted). The current impact fee schedule is summarized in Table 2.

Table 2. Adopted Impact Fee Schedule

Land Use Type	Unit	Roads	Parks	Fire	Police	Total
Single-Family Detached*						
1,500 sq. ft. or less	Dwelling	\$1,894	\$967	\$154	\$64	\$3,079
1,501-2,000 sq. ft.	Dwelling	\$2,064	\$1,010	\$161	\$68	\$3,303
2,001-2,500 sq. ft.	Dwelling	\$2,141	\$1,108	\$176	\$74	\$3,499
2,501-3,000 sq. ft.	Dwelling	\$2,245	\$1,163	\$186	\$78	\$3,672
More than 3,000 sq. ft.	Dwelling	\$2,377	\$1,238	\$197	\$83	\$3,895
Accessory Unit	Dwelling	\$947	\$483	\$77	\$32	\$1,539
Multi-Family	Dwelling	\$1,299	\$945	\$150	\$63	\$2,457
Retail/Commercial	1,000 sq. ft.	\$4,006	\$0	\$269	\$113	\$4,388
Office	1,000 sq. ft.	\$2,402	\$0	\$126	\$53	\$2,581
Industrial	1,000 sq. ft.	\$1,856	\$0	\$55	\$23	\$1,934
Warehouse	1,000 sq. ft.	\$968	\$0	\$24	\$10	\$1,002
Mini-Warehouse	1,000 sq. ft.	\$375	\$0	\$22	\$9	\$406
Public/Institutional	1,000 sq. ft.	\$1,460	\$0	\$113	\$48	\$1,621

* square footage ranges refer to heated living area; includes mobile home not in mobile home park
 Source: Santa Fe City Code, Sec. 14-8.14/E(a).

Updated Fees

The maximum fees calculated in this update of the Santa Fe Impact Fee Capital Improvements Plan are summarized in Table 3.

Table 3. Updated Maximum Impact Fees

Land Use Type	Unit	Roads	Parks	Fire	Police	Total
Single-Family Detached (avg.)						
1,500 sq. ft. or less	Dwelling	\$3,208	\$2,700	\$514	\$130	\$6,552
1,501-2,500 sq. ft.	Dwelling	\$3,381	\$2,906	\$554	\$140	\$6,981
2,501-3,000 sq. ft.	Dwelling	\$3,553	\$3,111	\$592	\$150	\$7,406
more than 3,000 sq. ft.	Dwelling	\$3,748	\$3,346	\$636	\$161	\$7,891
Accessory Unit	Dwelling	\$1,673	\$1,849	\$352	\$89	\$3,963
Multi-Family	Dwelling	\$1,961	\$2,201	\$420	\$106	\$4,688
Mobile Home Park	Space	\$1,802	\$4,491	\$855	\$216	\$7,364
Retail/Commercial	1,000 sq. ft.	\$4,670	\$0	\$624	\$158	\$5,452
Office	1,000 sq. ft.	\$3,986	\$0	\$303	\$77	\$4,366
Industrial	1,000 sq. ft.	\$1,592	\$0	\$131	\$33	\$1,756
Warehouse	1,000 sq. ft.	\$825	\$0	\$61	\$15	\$901
Mini-Warehouse	1,000 sq. ft.	\$403	\$0	\$12	\$3	\$418
Public/Institutional	1,000 sq. ft.	\$1,808	\$0	\$140	\$36	\$1,984

Source: Updated fees from Table 26 (roads), Table 38 (parks), Table 46 (fire/EMS) and Table 56 (police).

The changes in fees by land use and facility type are summarized in Table 4. The major increase in residential fees is from the park fees, which account for 65%, of the \$2,126 increase for an average single-family unit from the previous maximum fees. Fire fees are increasing by a higher percentage, but are much smaller fees.

The picture is mixed for nonresidential uses, with an increase in total fees for office uses and a decline for other uses. Road fees are the dominant fee for nonresidential uses, and the change in the road fee largely determines the change in the total fee. The differential changes between nonresidential land uses largely reflect changes in trip generation rates from the updated *Trip Generation Manual*.

Table 4. Percentage Change from 2014 Study Fees

Land Use Type	Unit	Roads	Parks	Fire	Police	Total
Single-Family Detached (avg.)	Dwelling	13%	89%	126%	36%	43%
1,500 sq. ft. or less	Dwelling	19%	96%	134%	41%	49%
1,501-2,000 sq. ft.	Dwelling	15%	101%	141%	44%	48%
2,001-2,500 sq. ft.	Dwelling	11%	84%	120%	32%	40%
2,501-3,000 sq. ft.	Dwelling	11%	87%	123%	35%	41%
more than 3,000 sq. ft.	Dwelling	10%	89%	126%	35%	42%
Accessory Unit	Dwelling	3%	57%	88%	13%	29%
Multi-Family	Dwelling	6%	63%	96%	18%	34%
Mobile Home Park	Space	85%	108%	149%	50%	104%
Retail/Commercial	1,000 sq. ft.	-18%	n/a	63%	-2%	-13%
Office	1,000 sq. ft.	16%	n/a	68%	1%	18%
Industrial	1,000 sq. ft.	-40%	n/a	68%	0%	-36%
Warehouse	1,000 sq. ft.	-40%	n/a	79%	7%	-37%
Mini-Warehouse	1,000 sq. ft.	-25%	n/a	-61%	-77%	-28%
Public/Institutional	1,000 sq. ft.	-13%	n/a	-14%	-47%	-14%
Weighted Avg. Increase	n/a	4%	73%	99%	20%	31%

Source: Percentages represent changes from 2014 study fee in Table 1 to updated fee in Table 3; weighted average increase is change from projected 7-year revenue under current maximum fees from Table 5 below.

The reasons for the significant increase in park fees, which as noted is primarily driving the residential fee increases, warrant some explanation. Overall, the total replacement value of existing park facilities increased by about 20%, which is the same as the increase in the *Engineering News Record* Construction Cost Index since the previous study estimates were made. However, a significant increase in average household size, the exclusion of unincorporated area housing units (including in the Agua Fria Traditional Community), and a major reduction in outstanding park debt resulted in the park fees increases ranging from 57% to double what was calculated in the 2014 study depending on the housing type and unit size.

Based on the land use assumptions, the adopted current fees at 70% would generate about \$17.1 million in total impact fee revenue over the next seven years. If the current fees had been adopted at 100%, they would generate \$24.7 million. If the updated fees are adopted at 100%, they would be expected to generate about \$32.2 million over the next seven years. Most of the revenue increase over current fees would come from the updated road and park impact fees.

Table 5. Potential Impact Fee Revenue, 2021-2027

Fee Type	Current	2014 Max.	2020 Max.	% Change 2020 to:	
	Fees (70%)	Fees (100%)	Fees (100%)	Current	2014 Max.
Roads	\$10,634,926	\$15,300,859	\$15,884,699	49.4%	3.8%
Parks/Trails	\$5,138,111	\$7,419,050	\$12,832,988	149.8%	73.0%
Fire/EMS	\$968,446	\$1,395,997	\$2,777,060	186.8%	98.9%
Police	\$407,363	\$587,229	\$703,392	72.7%	19.8%
Total	\$17,148,846	\$24,703,135	\$32,198,139	87.8%	30.3%

Source: 2014 and 2020 maximum fee revenue projections from Table 28 (roads), Table 40 (parks), Table 48 (fire/EMS) and Table 58 (police); revenue from current fees is 2014 maximum fee revenue divided by 70%; the percentage changes are from the current and 2014 maximum fee revenues to the 2020 maximum fee revenue.

Implementation Options

Adoption Rates. The adoption rate for the current fees is set at 70% for all four fees. Setting the implementation rates differently by land use type (e.g., residential versus nonresidential) is to be avoided, because it breaks the nexus between the impact of the development and the amount of the fee. A key requirement of impact fee case law is that the fee needs to be proportional to the impact of the development. If the City desires to assess a lower fee for a specific development or for a specific land use type, it should instead use City funds to buy down the fees shown in the fee schedule for qualifying developments.

However, the City could set different adoption rates for roads, parks, fire and police fees. An example of adoption rates that would keep single-family fees from increasing too dramatically, while ensuring that total revenues for all four types of facilities increase somewhat compared to current fees, is shown in Table 6 and Table 7 on the following page. Accessory dwelling units have largest percentage increase in the total fee. The amount of the increase for an accessory unit would be \$652, compared to a \$906 increase for a typical 2,001-2,500 square foot single-family unit.

Interim Fee Increases. Ways to mitigate large fee changes between 5-year comprehensive impact fee updates include annual incremental increases to the adoption rates or annual adjustments for construction cost inflation. These fee adjustments can be made by the City Council amending the ordinance each year, or by amending the ordinance when the updated fees are adopted to either (1) set out a phased schedule of adoption rates for the next four years or (2) include a provision for staff to follow to adjust the fees annually by a specified construction cost index.

Table 6. Example of Different Adoption Rates by Fee Type

Land Use Type	Unit	Roads	Parks	Fire	Police	Total
Updated Fees by Adoption Rate:		72%	43%	38%	64%	
Single-Family Detached						
1,500 sq. ft. or less	Dwelling	\$2,310	\$1,161	\$195	\$83	\$3,749
1,501-2,500 sq. ft.	Dwelling	\$2,434	\$1,250	\$211	\$90	\$3,985
2,501-3,000 sq. ft.	Dwelling	\$2,558	\$1,338	\$225	\$96	\$4,217
more than 3,000 sq. ft.	Dwelling	\$2,699	\$1,439	\$242	\$103	\$4,483
Accessory Unit	Dwelling	\$1,205	\$795	\$134	\$57	\$2,191
Multi-Family	Dwelling	\$1,412	\$946	\$160	\$68	\$2,586
Mobile Home Park	Space	\$1,297	\$1,931	\$325	\$138	\$3,691
Retail/Commercial	1,000 sq. ft.	\$3,362	n/a	\$237	\$101	\$3,700
Office	1,000 sq. ft.	\$2,870	n/a	\$115	\$49	\$3,034
Industrial	1,000 sq. ft.	\$1,146	n/a	\$50	\$21	\$1,217
Warehouse	1,000 sq. ft.	\$594	n/a	\$23	\$10	\$627
Mini-Warehouse	1,000 sq. ft.	\$290	n/a	\$5	\$2	\$297
Public/Institutional	1,000 sq. ft.	\$1,302	n/a	\$53	\$23	\$1,378
Change from Current Fees						
Single-Family Detached						
1,500 sq. ft. or less	Dwelling	22%	20%	27%	30%	22%
1,501-2,000 sq. ft.	Dwelling	18%	24%	31%	32%	21%
2,001-2,500 sq. ft.	Dwelling	14%	13%	20%	22%	14%
2,501-3,000 sq. ft.	Dwelling	14%	15%	21%	23%	15%
more than 3,000 sq. ft.	Dwelling	14%	16%	23%	24%	15%
Accessory Unit	Dwelling	27%	65%	74%	78%	42%
Multi-Family	Dwelling	9%	0%	7%	8%	5%
Mobile Home Park	Space	n/a	n/a	n/a	n/a	n/a
Retail/Commercial	1,000 sq. ft.	-16%	n/a	-12%	-11%	-16%
Office	1,000 sq. ft.	19%	n/a	-9%	-8%	18%
Industrial	1,000 sq. ft.	-38%	n/a	-9%	-9%	-37%
Warehouse	1,000 sq. ft.	-39%	n/a	-4%	0%	-37%
Mini-Warehouse	1,000 sq. ft.	-23%	n/a	-77%	-78%	-27%
Public/Institutional	1,000 sq. ft.	-11%	n/a	-53%	-52%	-15%

Source: Updated fees are maximum fees from Table 3 times adoption rate; percentage changes are from current fees in Table 2.

Table 7. Projected Revenue for Adoption Rate Example, 2021-2027

	Roads	Parks	Fire	Police	Total
Adoption Rate for Updated Fees	72%	43%	38%	64%	
Projected Revenue from Updated Fees	\$11,436,983	\$5,518,185	\$1,055,283	\$450,171	\$18,460,622
Projected Revenue from Current Fees	\$10,634,926	\$5,138,111	\$968,446	\$407,363	\$17,148,846
Total Revenue Change, 2021-2027	8%	7%	9%	11%	8%

Source: Projected revenue from updated fees by adoption rates are 2020 (100%) revenue projections from Table 5 times adoption rate; projected revenue from current fees from Table 5.

LEGAL FRAMEWORK

Impact fees are a way for local governments to require new developments to pay a proportionate share of the infrastructure costs they impose on the community. In contrast to traditional “negotiated” developer exactions, impact fees are charges that are assessed on new development using a standard formula based on objective characteristics, such as the number and type of dwelling units constructed. The fees are one-time, up-front charges, with the payment usually made at the time of building permit issuance. Impact fees require each new development project to pay its pro-rata share of the cost of new capital facilities required to serve that development.

Impact fees were pioneered by local governments in the absence of explicit state enabling legislation. Consequently, such fees were originally defended as an exercise of local government's broad “police power” to protect the health, safety and welfare of the community. The courts gradually developed guidelines for constitutionally-valid impact fees, based on a “rational nexus” that must exist between the regulatory fee or exaction and the activity that is being regulated. To date, 28 states have adopted impact fee enabling legislation. These acts have tended to embody the constitutional standards that have been developed by the courts. Impact fees in New Mexico are governed by the New Mexico *Development Fees Act* (Sec. 5-8-1, et. seq., New Mexico Revised Statutes).

Service Area

The New Mexico *Development Fees Act* requires that Land Use Assumptions and Capital Improvements Plans must be prepared for each “service area.” A service area is a geographic area within which a set of capital facilities provides roughly equivalent benefit to all development located within the area. In general, impact fees collected within a service area will be spent within the same service area, although there may be instances where the facility that serves development in the service area is actually physically located outside the service area.

Land Use Assumptions

An impact fee update must include land use assumptions (growth projections) for each service area. The *Development Fees Act* defines land use assumptions as “projections of changes in land uses, densities, intensities and population in the service area over at least a five-year period.” Because the Capital Improvements Plan that must be prepared for each service area must identify improvement needs for a period not to exceed ten years, a 5-to-10-year time-frame is appropriate for an impact fee study. A seven-year time frame is used for the land use assumptions and capital improvements plans in this study. The Land Use Assumptions prepared by the City are provided in Appendix F.

Capital Improvements Plan

According to the *Development Fees Act*, impact fees can only be spent on improvements identified in the Capital Improvements Plan. The Capital Improvements Plan required by the *Development Fees Act* is somewhat different from the traditional capital improvements program. Like a traditional capital improvements program, the Capital Improvements Plan required by the *Development Fees Act* must include a list of capital projects, their costs and anticipated sources of funding. However, the similarity stops there. Elements required in the Capital Improvements Plan but not found in a typical capital improvements program include an inventory of existing facilities, including an analysis of current usage and capacity of such facilities; a determination of the portion of the cost of planned improvements, as well as existing improvements with remaining excess capacity, that is attributable to growth; an equivalency table that estimates the service demand generated by different land use types;

and the projected growth in service demand based on the recommended Land Use Assumptions over a period not to exceed ten years. In essence, the impact fee Capital Improvements Plan is the impact fee study.

Capital Facilities Plans

While the Capital Improvements Plan includes much more than a list of planned projects, the project list has special relevance. Impact fees can only be spent on projects that are listed in the adopted Capital Improvements Plan. In addition, credits against the impact fees in return for dedications of land or improvements made by developers are only allowed if the dedication or improvement is listed in the Capital Improvements Plan. In order to distinguish between the full Capital Improvements Plan and the list of projects, the list of projects will be referred to as the Capital Facilities Plan. The Capital Facility Plans for each of the four fee types are provided in Appendix G.

Level of Service

The Act requires “an analysis of the total capacity [and] the level of current usage” of existing facilities, a relationship that is often referred to as “level of service” (although this term does not appear in the Act). The impact fee principle that is being referred to here is that new development should not be charged for a higher level of service than is being provided to existing development. If facilities are currently deficient with respect to the capacity standard that is being used to calculate the impact fees, a credit should be provided to new development to acknowledge tax or rate payments that will be made by new development and used to remedy the deficiency. The necessity of providing a deficiency credit is avoided by basing the impact fees on the current level of service.

Service Unit

Both demand and capacity need to be expressed in terms of the same “service units” – defined by the Act as “a standardized measure of consumption, use, generation or discharge.” The service unit for parks, for example, might be acres of park land. In order to translate land use projections into additional demands for service, the Capital Improvements Plan must include “an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, and industrial.” Such a table, which relates various land use categories and the service demands associated with them, is the basis for the fee schedule. The equivalency table for road impact fees, for example, would specify the typical travel demand generated by a single-family unit, 1,000 square feet of office space, etc.

Fee Schedule

The fee schedule brings together all of the fee calculation components. These include the land use categories, service demands associated with a unit of development, cost per service unit and revenue credits. Although the Act does not specifically mention credits for other revenue contributions (e.g., gross receipts taxes used to pay debt service on the same facility), established case law clearly indicates that double-charging must be avoided and that such contributions must be credited in the impact fee formulation.

Updates

The *Development Fees Act* requires that the land use assumptions and capital improvements plan be updated within five years from the date that the last capital improvements plan was adopted.

SERVICE AREAS

The New Mexico *Development Fees Act* defines “service area” as:

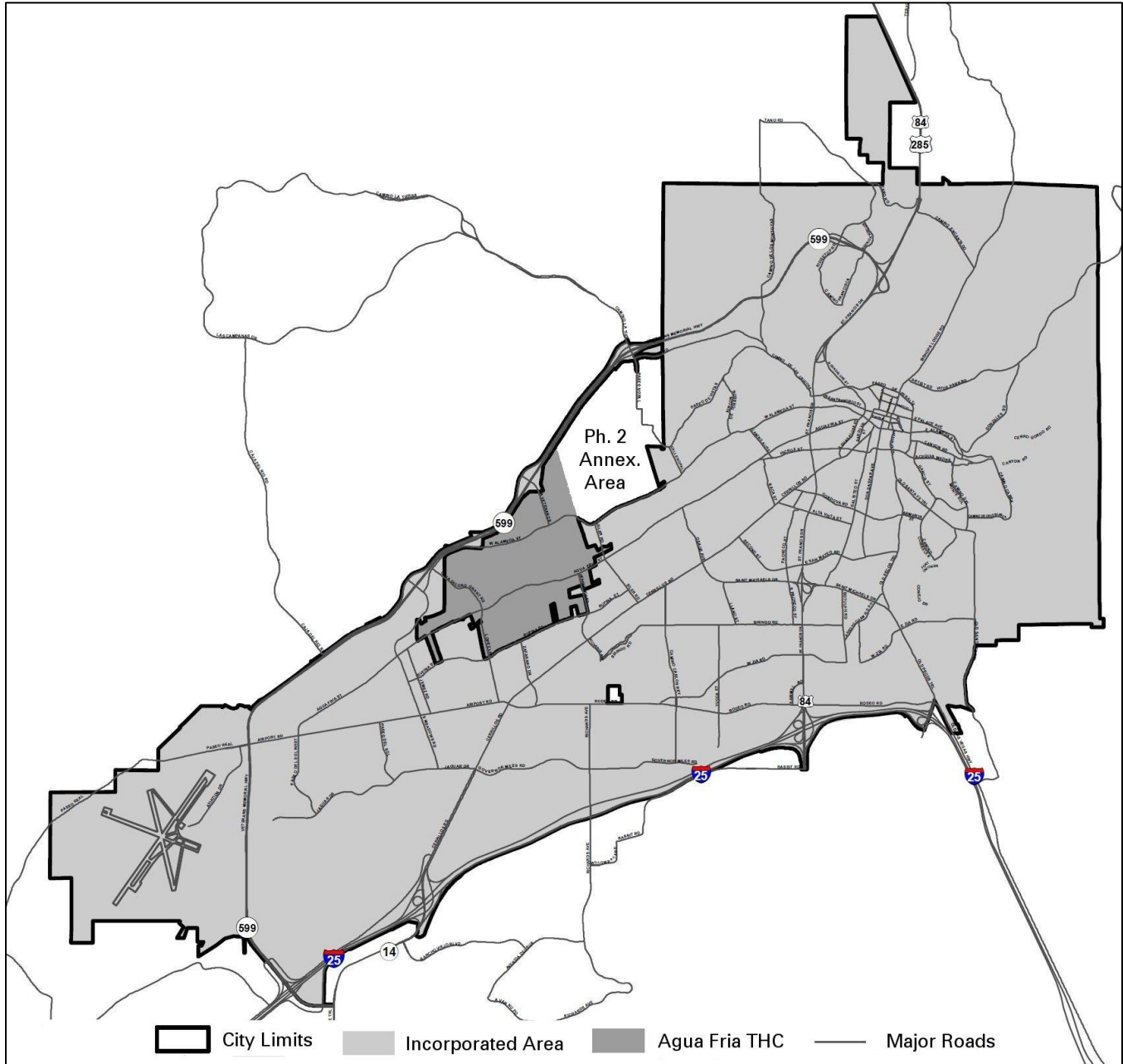
the area within the corporate boundaries or extraterritorial jurisdiction of a municipality or the boundaries of a county to be served by the capital improvements or facility expansions specified in the capital improvements plan designated on the basis of sound planning and engineering standards.

The current service area for all the City’s impact fees is the Santa Fe Urban Area. The Urban Area is the geographic area that includes the City’s incorporated area as well as some additional unincorporated area that may be annexed into the city at some time in the future. However, the Agua Fria Traditional Historic Community, containing an estimated 1,527 single-family units, is located within the urban area but is expected to remain unincorporated. City impact fees are charged only within the corporate limits and unincorporated areas within the Urban Area where the City has building permit authority.

The City has completed annexation of most of the land within the urban area, with the exceptions of the Agua Fria Traditional Historic Community, an unincorporated island of County-owned land north of Rodeo Road that contains the County Fairgrounds, and a phase 2 annexation area of just over 1,000 acres that contained 322 dwelling units in 2010. Section 5-8-12 of the Development Fees Act says “Any new development for which an impact fee has been paid is entitled to the permanent use and benefit of the services for which the fee was exacted and is entitled to receive prompt service from any existing facilities with actual capacity to serve the new service units.” New development in areas outside the city limits could be assessed impact fees, and would have immediate access to City parks and major roads, but would not have access to City fire and police service. It appears that the City should not collect impact fees outside the city limits under its extra-jurisdictional planning and zoning authority unless it is currently providing fire/EMS and policing services. Based on these considerations, it is recommended that the incorporated area, rather than the urban area, be the service area for all the City’s impact fees, with one exception.

This update utilizes the incorporated area as the service area for the road, fire/EMS and police impact fees. For reasons discussed in the Parks chapter (see text preceding Table 31), the park impact fee service area also includes the roughly 1,200-acre City-owned property occupied by the Municipal Recreation Center and Marty Sanchez Golf Course. The updated land use assumptions are prepared for the incorporated area (which works for parks as well, because there is no existing or anticipated residential development in the MRC/golf course land). Major roadways that determine the estimated traffic demand generated by existing development exclude any that are located outside the city limits. The current City limits are illustrated in Figure 1 on the following page.

Figure 1. Santa Fe City Limits Map



The City currently has a single service area for all of the fees. In general, multiple service areas should be avoided where possible. Each service area requires the preparation of separate land use assumptions, facility inventories, impact fee calculations and capital improvements plans. In addition, multiple service areas limit the City's ability to accumulate sufficient funds to make improvements. Multiple service areas are sometimes used to create fee differentials as an incentive to steer development to desired locations. Impact fee differentials by area, however, are unlikely to be large enough to have any significant effect on the location of development.

The City's road impact fees fund improvements to the major roadway system, defined as arterial and collector roadways within the City's incorporated area, excluding expressways (I-25, NM 599, and US 285 north of NM 599) that mostly carry traffic around the city. Because the major roadway system facilitates travel throughout the community, a single service area continues to be appropriate for road impact fees.

The City's park/trail impact fees fund improvements to the system of recreational facilities, including regional parks, neighborhood parks and trails. Regional parks and trails tend to serve relatively large areas, while neighborhood parks have more localized benefit. As long as the City makes a good faith effort to ensure that park/trail impact fees used to fund neighborhood park improvements are in areas that are experiencing residential development, a single service area will continue to be appropriate for park/trail impact fees. As discussed above, the updated service area for park fees includes some City-owned property in the unincorporated area used for recreational purposes.

A single service area continues to be appropriate for fire and police facilities. Police facilities tend to be centralized, and police protection is provided throughout the city from roving patrol cars. While fire facilities are by necessity more decentralized, responding units are not always located at the nearest station, and units respond to major incidents from all over the city. The City's fire and police facilities and equipment thus form integrated systems, and single service areas are appropriate.

LAND USE ASSUMPTIONS

Land Use Assumptions for the impact fees are provided in Appendix F. The land use assumption report provides growth projections for the City of Santa Fe, a unified service area within which the City may expend impact fee monies for eligible capital improvement projects. The New Mexico Development Fees Act (§§ 5-8-1 through 5-8-43, NMSA 1978), specifies that land use assumptions must be adopted for a period of at least five years. The land use assumptions cover a period of seven years from 2021 to 2027.¹ Over this period, the land use assumptions anticipate that the service area will gain 5,540 new dwelling units with approximately 7,162 new residents and 0.926 million square feet of new nonresidential development. The growth projections for housing, population, and nonresidential floor area over the next seven years are summarized in Table 8.

Table 8. Land Use Assumptions Summary, 2021-2027

	2020	2027	Increase
Population	85,403	92,565	7,162
Housing			
Single-Family Detached	27,831	29,815	1,984
Accessory Dwelling Units	3,274	3,508	234
Multi-Family	12,225	15,547	3,322
Total Housing Units	43,330	48,870	5,540
Nonresidential			
Retail/Commercial (1,000 sf)	13,790	14,176	386
Office (1,000 sf)	5,526	5,681	155
Industrial (1,000 sf)	2,450	2,519	69
Warehouse (1,000 sf)	2,754	2,831	77
Mini-Warehouse (1,000 sf)	1,283	1,319	36
Public/Institutional (1,000 sf)	7,261	7,464	203
Total Nonresidential (1,000 sf)	33,064	33,990	926

Source: City of Santa Fe Long Range Planning Division, *Impact Fee Land Use Assumptions 2021-2027*, (see Appendix F - forthcoming).

The City waives or reduces impact fees for qualifying affordable housing units. Based on recent history, such waivers over the next seven years are estimated in Table 9.

Table 9. Affordable Housing Waivers

Calendar Year	Single-Family	Multi-Family
2015	12	0
2016	12	0
2017	37	0
2018	22	0
2019	4	87
2020 (est.)	14	65
Total, Last 6 Years	101	152
Average Waivers per Year	17	25
7-Year Estimate	119	175

Source: City of Santa Fe Long-Range Planning Division, October 15, 2020.

¹ Years may refer to a point in time during a year or to a full calendar year. 2020-2027 refers to the 7-year interval between a point in time in those years, while 2021-2027 refers to the increase during those seven full calendar years.

METHODOLOGIES

This chapter reviews the existing methodologies for all four facility types, identifies potential alternatives and makes recommendations for changes. There are a variety of methodologies that can be employed to calculate impact fees. Any methodology, however, must comply with the fundamental principle of impact fees, which is that new development should not be charged for a higher level of service than existing development. Impact fees can be based on a higher level of service than currently exists, but if they are based on a higher level of service a funding plan must be put in place to remedy the existing deficiencies and a credit must be provided for the portion of the funding used to remedy the deficiencies that will be generated by new development.

Alternative Methodologies

There are two basic types of impact fee methodologies: “standards-based” and “plan-based.” Standards-based methodologies use a generalized, system-wide level of service measure, such as the number of park acres per 1,000 residents. With such a standard, appropriate impact fees can be calculated based on the cost of maintaining the existing level of service without a master plan specifying specific improvements to be constructed. This approach gives the City flexibility to modify its capital facility plans to respond to changing conditions without triggering the need for a comprehensive impact fee update.

A plan-based methodology relies on a list of planned capital improvements, and is basically calculated by dividing the cost of needed improvements over a period of time by the anticipated new service units over the same time period. The essential requirement for a plan-based fee is that it must demonstrate the nexus between the cost of the planned improvements and the amount of anticipated development. Some plan-based fees use a long-range master plan to establish this nexus. The master plan approach is generally based on an improvement-specific or geographically-based level of service standard, such as “all major roadways shall operate at LOS D or better,” and often results in the identification of existing deficiencies. Other plan-based fees are based on a build-out plan or list of capital improvements that are not based on a master plan. These non-master plan approaches must generally be combined with a standards-based analysis that demonstrates that the plan-based fee does not exceed the existing level of service, in order to establish the nexus between the planned improvements and the amount of development to be served by those improvements.

Current Methodologies

The City’s current impact fees are all based on a standards-based methodology, as described below. No changes from the basic methodologies are proposed.

Roads

The standards-based methodology for road impact fees is generally referred to as a “consumption-based” approach. In the standard consumption-based approach, the total cost of a representative set of improvements is divided by the capacity added by those improvements in order to determine an average cost per vehicle-mile of capacity (VMC). This cost per VMC is then multiplied by the vehicle-

miles of travel (VMT) generated by a unit of development of a particular land use type to determine the gross impact fee (i.e., before credits). A variant is the modified consumption-based approach, which uses a system-wide VMC/VMT ratio higher than the 1:1 ratio implicit in the standard approach.

The City's current road impact fees are based on the standard consumption-based methodology. This is a relatively conservative approach, because most roadway systems require a VMC/VMT ratio greater than one to operate effectively, due to the fact that vehicular travel does not always go where excess road capacity is located. Nevertheless, it is a widely-used, reliable approach to the calculation of road impact fees.

Parks

The standards-based methodology is sometimes referred to as “incremental expansion,” because it uses the existing level of service to determine the cost required to serve future development. It is based on the reasonable assumption that facilities will need to be expanded proportional to the amount of growth that occurs. This approach is appropriate for facilities that do not have a significant amount of excess capacity to serve future development.

Park impact fees are typically only assessed on residential development, because the need for parks is related to the number of people residing in the community. Some park impact fees use the ratio of park acres to population as the level-of-service measure. However, rather than using population as the service unit for parks, the current fees use Equivalent Dwelling Units (EDUs). A typical single-family home is 1.00 EDU, while the EDUs for other housing types are based on the average household size relative to a typical single-family unit. Using EDUs rather than population has the advantage of taking volatile occupancy rates out of the equation.

While a ratio of acres to population may be a useful level-of-service measure for park planning purposes, it is less appropriate as the basis for impact fee calculations. An acre developed with ball fields represents a much lower capital investment than an acre developed with a community center or a swimming pool. The current park methodology uses the inventory of actual improvements and current replacement costs to quantify the capital investment in existing facilities. The existing LOS is defined in terms of capital investment per EDU.

Fire and Police

The current fire and police impact fees are also based on the incremental expansion approach, based on the existing city-wide level of service. The level of service is quantified in terms of the capital investment per service unit. The service unit for fire and police fees is “functional population.” A functional person is similar to the concept of a full-time equivalent worker, and represents the equivalent of a person being present at the land use for 24 hours a day. The functional population approach is appropriate for fire and police services, since the demand for such services is strongly related to the number of people present at a land use.

ROADS

The New Mexico Development Fees Act authorizes local governments to impose impact fees for “roadway facilities,” including traffic signals. In the 2008 update, the arterial impact fee was expanded to include collector roads and was combined with the traffic signal impact fee into comprehensive road impact fee. In this update, the service area is changed from the urban area to the incorporated area.

Service Unit

In impact fee analysis, capital costs, revenue credits and net costs are calculated on the basis of a “service unit,” which is a common unit of measurement of facility demand and capacity. An appropriate service unit for roadway capital cost analysis is vehicle-miles of travel (VMT). Vehicle-miles is a combination of the number of vehicles traveling during a given time period and the distance (in miles) that these vehicles travel. The two time periods most often used in traffic analysis are the 24-hour day (average daily trips or ADT) and the single hour of the day with the highest traffic volume (peak hour trips or PHT). Since available traffic counts are in the form of daily volumes, the impact fees will continue to be based on ADT.

Major Road System

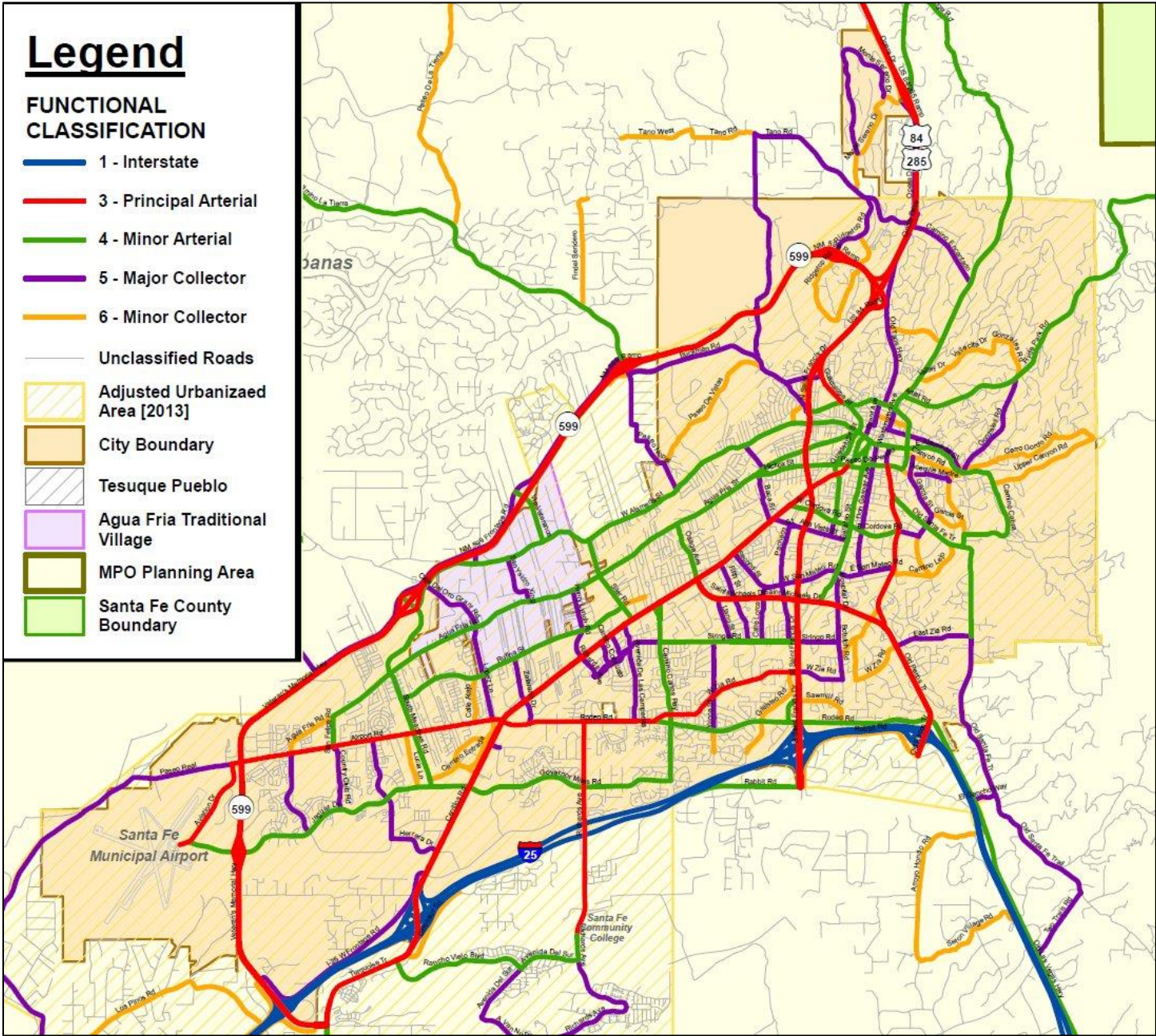
The New Mexico Development Fees Act limits the use of transportation impact fees to “roadway facilities,” which are defined as:

...arterial or collector streets or roads that have been designated on an officially adopted roadway plan of the municipality or county, including bridges, bike and pedestrian trails, bus bays, rights of way, traffic signals, landscaping and any local components of state or federal highways.

The City’s land development code defines the major road system as all collector and arterial roads. However, the major road system has always excluded I-25, and the 2014 study excluded NM 599 as well. This update also excludes US 285 north of NM 599, because this is also a limited-access facility that largely functions to move traffic around the city. The functional classification system is illustrated in Figure 2.

An inventory of the major roadway system was prepared as part of this update and is presented in Table 59 in Appendix A. The update removes segments of US 285 north of NM 599, arterials and collector outside the city limits, and other roads not classified as arterials or collectors on the current functional classification map. The major purpose of the inventory is to determine the total amount of travel on the major road system, expressed in vehicle-miles of travel (VMT), and system-wide capacity, expressed as vehicle-miles of capacity (VMC). The system-wide VMT is used to calibrate national travel demand factors to local conditions.

Figure 2. Functional Classification Map



Source: Functional classification map from Santa Fe Metropolitan Planning Organization website.

Methodology

As with the previous road impact fee calculation, the methodology for determining the road segment component of the road impact fee is based on a “consumption-based” model, which basically charges a new development the cost of replacing the capacity that it consumes on the major road system. That is, for every vehicle-mile of travel (VMT) generated by the development, the road impact fee charges the net cost to construct an additional vehicle-mile of capacity (VMC).

Since travel is never evenly distributed throughout a road system, actual road systems require more than one unit of capacity for every unit of demand in order for the system to function at an acceptable level of service. Suppose, for example, that the City completes a major arterial widening project. The completed arterial is likely to have a significant amount of excess capacity for some period of time. If the entire system has just enough capacity to accommodate all of the vehicle-miles of travel, then the excess capacity on this segment must be balanced by another segment being over-capacity. Clearly, road systems in the real world need more total aggregate capacity than the total aggregate demand, because the traffic does not always precisely match the available capacity. Consequently, the standard consumption-based model generally underestimates the full cost of accommodating new development at the existing level of service.

In most rapidly growing communities, some roads will be experiencing an unacceptable level of congestion at any given point in time. One of the principles of impact fees is that new development should not be charged for a higher level of service than is provided to existing development. In the context of road impact fees, this has sometimes been interpreted to mean that impact fees should not be spent on roads that are already over-capacity. However, it is not necessary to address existing deficiencies in a consumption-based system, which, unlike an improvements-driven system, is not designed to recover the full costs to maintain the desired LOS on all road segments. Instead, it is only designed to maintain a minimum one-to-one overall ratio between system demand and system capacity. Virtually all major road systems have more capacity (VMC) than demand (VMT) on a system-wide basis. Consequently, under a consumption-based system, the level of service standard is really a system-wide VMC/VMT ratio of one.

The existing system-wide VMC/VMT ratio is considerably higher than one, as shown in Table 10. Because the City’s major road system currently operates at better than a one-to-one ratio, there are no existing deficiencies on a system-wide basis.

Table 10. Existing Road Level of Service

	Arterials	Collectors	Total
Daily Vehicle-Miles of Capacity (VMC)	1,904,404	710,429	2,614,833
÷ Daily Vehicle-Miles of Travel (VMT)	1,087,610	192,241	1,279,851
System-Wide Capacity/Demand Ratio	1.75	3.70	2.04

Source: Table 59 in Appendix A.

The road impact fee formula is presented in Figure 3.

Figure 3. Road Impact Fee Formula

FEE	=	VMT X NET COST/VMT
Where:		
VMT	=	TRIPS x % NEW x LENGTH x ADJUST
TRIPS	=	1/2 average daily trip ends during weekday
% NEW	=	Percent of trips that are primary trips
LENGTH	=	Average length of a trip
ADJUST	=	Local travel demand adjustment factor
NET COST/VMT	=	COST/VMT - CREDIT/VMT
COST/VMT	=	COST/VMC X VMC/VMT
COST/VMC	=	Average cost per new VMC
VMC/VMT	=	Ratio of vehicle-miles of capacity to vehicle-miles of travel
CREDIT/VMT	=	Credit per VMT based on revenues generated

The traffic signal portion of the road impact fee is based on the ratio of existing traffic demand to existing signals. The current traffic signal level of service is shown in Table 11.

Table 11. Traffic Signal Level of Service

Existing Vehicle-Miles of Travel (VMT)	1,087,610
÷ Existing Traffic Signals	123
Existing VMT per Signal	8,842

Source: Existing VMT from Table 10; existing signals from City of Santa Fe Long Range Planning Division, July 27, 2020.

Travel Demand

The travel demand generated by specific land use types is a product of three factors: 1) trip generation, 2) percent new trips and 3) trip length. The first two factors are well documented in the professional literature, and the average trip generation characteristics identified in studies of communities around the nation should be reasonably representative of trip generation characteristics in Santa Fe. In contrast, trip lengths are much more likely to vary between communities, depending on the geographic size and shape of the community and its major street system.

Trip Generation

Trip generation rates are based on information published in the most recent edition of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*. Trip generation rates represent trip ends, or driveway crossings at the site of a land use. Thus, a single one-way trip from home to work counts as one trip end for the residence and one trip end for the workplace, for a total of two trip ends. To avoid over-counting, all trip rates have been divided by two. This places the burden of travel equally between the origin and destination of the trip and eliminates double-charging for any particular trip.

As with the current impact fee schedule, the road impact fees calculated in this report will vary by the size of the dwelling unit for single-family detached units. The average household size of single-family detached units by unit size is combined with data on trips by household size from the 2017 National Household Travel Survey to derive daily trip generation rates by unit size, as shown in Table 12.

Table 12. Single-Family Trip Generation Rates

Single-Family Unit Size (Heated Living Area)	Average HH Size	Daily Trips
1,500 sq. ft. or less	2.19	4.45
1,501-2,500 sq. ft.	2.36	4.69
2,501-3,000 sq. ft.	2.52	4.93
3,001 sq. ft. or more	2.71	5.20
All Single-Family Detached Units	2.38	4.72
Accessory Unit	1.50	2.32

Source: Average household sizes from Table 64; daily trips derived from 2017 National Household Transportation Survey data on daily trips by household size.

New Trip Factor

Trip rates also need to be adjusted by a “new trip factor” to exclude pass-by and diverted-link trips. This adjustment avoids over-counting by only including primary trips generated by the development. Pass-by trips are those trips that are already on a particular route for a different purpose and simply stop at a particular development on that route. For example, a stop at a convenience store on the way home from the office is a pass-by trip for the convenience store. A pass-by trip does not create an additional burden on the street system and therefore should not be counted in the assessment of impact fees. A diverted-link trip is similar to a pass-by trip, but a diversion is made from the regular route to make an interim stop. The reduction for pass-by and diverted-link trips was drawn from ITE and other published information.

Average Trip Length

In the context of a road impact fee based on a consumption-based methodology, it is important to determine the average length of a trip on the local major road system. The point of departure in developing local trip lengths is to utilize national data. The U.S Department of Transportation’s 2009 National Household Travel Survey identifies average trip lengths for specific land uses and trip purposes. However, these trip lengths are unlikely to be representative of Santa Fe. An adjustment factor for local trip lengths can be derived by dividing the VMT that is actually observed on the major road system by the VMT that would be expected using national average trip lengths and trip generation rates.

The first step in developing the adjustment factor for local travel demand is to estimate the total daily vehicle-miles of travel (VMT) that would be expected on Santa Fe’s major road system based on national travel demand characteristics. Existing land use data from the Land Use Assumptions are multiplied by average daily trip generation rates, percent of primary trips and national average trip lengths and summed to estimate total city-wide VMT. As shown in Table 13, existing service area land uses, using national trip generation and trip length data, would be expected to generate approximately 2.7 million VMT on the major road system during an average weekday.

Table 13. Expected Vehicle-Miles of Travel

Land Use Type	Unit	Existing Units	Trip Rate	New Trips	Trip Length	Expected VMT
Single-Family Detached	Dwelling	27,831	4.72	100%	8.58	1,127,089
Multi-Family	Dwelling	12,225	2.72	100%	8.58	285,302
Accessory Unit	Dwelling	3,274	2.32	100%	8.58	65,171
Retail/Commercial	1,000 sf	13,790	18.87	42%	7.03	768,318
Office	1,000 sf	5,526	4.87	100%	9.76	262,657
Industrial	1,000 sq. ft	2,450	1.68	100%	11.28	46,428
Warehouse	1,000 sq. ft	2,754	0.87	100%	11.28	27,027
Mini-Warehouse	1,000 sq. ft	1,283	0.75	100%	6.39	6,149
Public/Institutional	1,000 sf	7,261	3.32	100%	6.48	156,210
Total Expected VMT						2,744,351

Source: Existing units from Table 8; trip rates and percent new trips from Table 16; national average trip lengths from Table 15.

The next step in developing the local trip length adjustment factor is to determine actual service area VMT on the City of Santa Fe’s major road system. Actual current daily VMT is calculated in Table 59 in Appendix A. Daily traffic counts were obtained from the Santa Fe Metropolitan Planning Organization. For most major road segments, 2019 counts were available, but for a few segments older counts were used. Lack of any recent traffic counts for some collector segments required use of an estimated volume based on 75 percent of the average volume for collector road with counts.

An adjustment of total existing VMT is sometimes necessary to take into account trips that travel on the major road system without an origin or destination in the city. However, because this study excludes any travel on roadways outside the city limits, on local roads, or on I-25 or other expressways (NM 599, and US 285 north of NM 599) that carry the vast majority of through trips, such an adjustment is not necessary.

Not surprisingly, the expected system-wide VMT based on existing land use data and national travel demand characteristics over-estimates VMT actually observed on the major road system. Consequently, it is necessary to develop an adjustment factor to account for this variation. The local trip length adjustment factor is the ratio of actual to projected VMT on the major road system. As shown in Table 14 on the following page, the national average trip length for each land use should be multiplied by a local adjustment factor of 0.396.

Table 14. Local Trip Length Adjustment Factor

Actual Daily VMT on Major Road System	1,087,610
÷ Expected Daily VMT on Major Road System	2,744,351
Ratio of Expected to Actual VMT	0.396

Source: Actual daily VMT from Table 10; expected VMT from Table 13.

The U.S. Department of Transportation’s 2017 National Household Travel Survey identifies average trips lengths for residential housing types and for specific trip purposes, including shopping, medical/dental, home-to-work, family/personal and school/church trips. The national average trip lengths by trip purpose have been adjusted by the local adjustment factor calculated in the preceding table to derive local trip lengths, as shown in Table 15.

Table 15. Average Trip Length by Trip Purpose

Land Use Type	Trip Type	National (miles)	Ratio of Local/National	Local (miles)
Residential	Average	8.58	0.396	3.40
Retail/Commercial	Shopping	7.03	0.396	2.78
Office	Medical/Dental	9.76	0.396	3.86
Industrial	To or From Work	11.28	0.396	4.47
Warehouse	To or From Work	11.28	0.396	4.47
Mini-Warehouse	Family/Personal	6.39	0.396	2.53
Public/Institutional	School/Church	6.48	0.396	2.57

Source: National average trip lengths from US. Department of Transportation, National Household Travel Survey, 2017; local adjustment factor from Table 14.

Travel Demand Schedule

The result of combining trip generation rates, new trip factors and average trip lengths is a travel demand schedule that establishes the VMT during the average weekday generated by various land use types per unit of development in Santa Fe. The recommended travel demand schedule is presented in Table 16 on the following page.

Table 16. Travel Demand Schedule

Land Use Type	Unit	ITE Code	Daily Trips	New Trips	Trip Length	VMT/Unit
Single-Family Detached (avg.)	Dwelling	210	4.72	100%	3.40	16.05
1,500 sq. ft. or less	Dwelling	210	4.45	100%	3.40	15.13
1,501-2,500 sq. ft.	Dwelling	210	4.69	100%	3.40	15.95
2,501-3,000 sq. ft.	Dwelling	210	4.93	100%	3.40	16.76
More than 3,000 sq. ft.	Dwelling	210	5.20	100%	3.40	17.68
Accessory Unit	Dwelling	n/a	2.32	100%	3.40	7.89
Multi-Family	Dwelling	230	2.72	100%	3.40	9.25
Mobile Home	Dwelling	240	2.50	100%	3.40	8.50
Retail/Commercial	1,000 sq. ft.	820	18.87	42%	2.78	22.03
Office	1,000 sq. ft.	710	4.87	100%	3.86	18.80
Industrial	1,000 sq. ft.	130	1.68	100%	4.47	7.51
Warehousing	1,000 sq. ft.	150	0.87	100%	4.47	3.89
Mini-Warehouse	1,000 sq. ft.	151	0.75	100%	2.53	1.90
Public/Institutional	1,000 sq. ft.	620	3.32	100%	2.57	8.53

Source: Trip rate is one-half average daily trip ends during a weekday from Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 10th ed., 2017; trip rates for single-family by unit size from Table 12; new trip factor for shopping center from the ITE manual; average trip lengths from Table 15.

Cost per Service Unit

The road impact fee is designed to cover the cost of adding capacity to the major road system. All the normal components of a road expansion or intersection improvement project are eligible for impact fee funding, including construction of new lanes, reconstruction of existing lanes and relocation of utilities where necessary as part of a widening project, as well as new traffic signals, sidewalks, multi-use paths, street lighting, and associated landscaping within the major road corridors.

While all eligible improvements add vehicular capacity, either directly or indirectly by providing alternative mobility options, the cost of new capacity added can most readily be quantified for new roads or road widening projects. The road improvement costs exclude the cost of traffic signals, which are addressed in the calculation of the traffic signal component of the calculation.

Recent and planned road improvements are summarized in Table 17. The average cost of the capacity added by these projects, without the two costlier Cerrillos Road projects, is \$346 per vehicle-mile of capacity (VMC) added. However, these projects average less than a mile in length and may lack economies of scale. In recognition of this, a lower cost of \$260 per VMC will be used in the impact fee calculations. Under the standard consumption-based methodology, the cost per VMC does not need to be adjusted by the actual VMC/VMT ratio to determine the cost per VMT, because a ratio of one-to-one is assumed.

Table 17. Road Segment Cost per Service Unit

Road Improvement	Miles	Lanes	Capacity		New VMC	Cost	Cost/ VMC
			Before	After			
Siler Rd, Agua Fria-W Alameda St (2010)	0.68	0-2	0	14,800	10,064	\$4,000,000	\$397
S Meadows, Agua Fria-NM 599 (2012)	0.91	0-2	0	14,800	13,468	\$3,925,000	\$291
Cerrillos, Cielo Ct-Camino Carlos Rey (2012)	0.57	6-8	50,000	67,300	9,861	\$6,906,677	\$700
Cerrillos, Camino Carlos Rey-St. Michaels	0.57	6-8	50,000	67,300	9,861	\$10,300,000	\$1,045
Beckner Rd, Las Soleras-Richards	1.25	2-4	13,300	32,400	23,875	\$7,000,000	\$293
Paseo del Sol Ext., Jaguar-Jaguar	1.20	0-2	0	13,300	15,960	\$7,000,000	\$439
Total	5.18				83,089	\$39,131,677	\$471
Total without Cerrillos	4.04				63,367	\$21,925,000	\$346
Assumed in Fee Calculations							\$260

Source: City of Santa Fe Long Range Planning Division, July 27, 2020; generalized daily capacity estimates from Florida Department of Transportation, 2011 *Quality/Level of Service Handbook*, Table 1.

The traffic signal improvement component of the road impact fee calculation is based on the average current cost of installing a new traffic signal. The cost per service unit is calculated by dividing the average cost of a traffic signal by the existing level of service, which is expressed as the ratio of existing traffic to existing traffic signals. As shown in Table 18, the traffic signal cost per service unit is \$57 per VMT.

Table 18. Traffic Signal Cost per Service Unit

Average Cost per Traffic Signal	\$500,000
÷ Existing Vehicle-Miles of Travel per Signal	8,842
Traffic Signal Cost per VMT	\$57

Source: Cost per signal from City of Santa Fe Public Works Department, July 27, 2020; VMT per signal from Table 11.

The combined cost for the road segment and traffic signal components of the impact fee is \$317 per VMT, as shown in Table 19.

Table 19. Total Road Cost per Service Unit

Road Segment Cost per Vehicle-Mile of Travel (VMT)	\$260
Traffic Signal Cost per VMT	\$57
Total Road Cost per VMT	\$317

Source: Road segment cost per VMT is the same as the cost per VMC from Table 17; traffic signal cost per VMT from Table 18.

Capital Facilities Plan

Projected growth from the Land Use Assumptions can be translated into projected impact on the major road system by multiplying existing and projected development in each major land use category by daily vehicle-miles of travel (VMT) associated with each land use. In Table 20, existing and future land uses within Santa Fe’s incorporated area have been multiplied by VMT rates and summed to determine reasonable estimates of new daily travel demand that will be generated by anticipated new development within the city limits. As can be seen, new development is expected to increase travel demand in the service area by 78,453 daily VMT over the next seven years.

Table 20. Total Daily Travel Demand, 2021-2027

Land Use Type	Unit	Projected Units		VMT/ Unit	Projected VMT		
		2020	2027		2020	2027	New
Single-Family Detached	Dwelling	27,831	29,815	16.05	446,688	478,531	31,843
Multi-Family	Dwelling	12,225	15,547	9.25	113,081	143,810	30,729
Accessory Dwelling Unit	Dwelling	3,274	3,508	7.89	25,832	27,678	1,846
Retail/Commercial	1,000 sq. ft.	13,790	14,176	22.03	303,794	312,297	8,503
Office	1,000 sq. ft.	5,526	5,681	18.80	103,889	106,803	2,914
Industrial	1,000 sq. ft.	2,450	2,519	7.51	18,400	18,918	518
Warehouse	1,000 sq. ft.	2,754	2,831	3.89	10,713	11,013	300
Mini-Warehouse	1,000 sq. ft.	1,283	1,319	1.90	2,438	2,506	68
Public/Institutional	1,000 sq. ft.	7,261	7,464	8.53	61,936	63,668	1,732
Total					1,086,771	1,165,224	78,453

Source: Projected development units from Table 8; VMT per unit from Table 16.

A method of estimating growth-related capital needs over the next seven years is to multiply new VMT by the capital cost per VMT to get an estimate of the cost of expanding the capacity of the major road system to accommodate projected growth. This technique is applied in Table 21, and it results in estimated capital road needs of \$24.9 million over the next seven years.

Table 21. Major Road Capital Needs, 2021-2027

New Vehicle-Miles of Travel, 2020-2027	78,453
x Capital Cost per VMT	\$317
Road Capital Needs, 2020-2027	\$24,869,601

Source: New VMT from Table 20; capital cost per VMT from Table 19.

The planned road, intersection and traffic signal improvements over the next seven years are summarized in Table 80 in Appendix G. The cost of the planned improvements totals \$59.5 million, which exceeds the anticipated capital cost attributed to growth over the next seven years. These improvements will likely serve growth over a longer time horizon. The actual pace of development may be faster or slower than anticipated by the Land Use Assumptions, resulting in greater or lesser growth-related capital needs. In addition, the planned capital projects and estimated costs may change over time, and some of the costs may be funded from other sources.

Net Cost per Service Unit

In the calculation of the impact of new development on infrastructure costs, credit should be given for non-local funding that will be generated by new development and used to pay for capacity-related capital improvements. Credit should also be provided for taxes that will be paid by new development and used to retire outstanding debt for past major road improvements.

Over the next four years, the regional Transportation Improvement Program commits to spending approximately \$25 million in Federal and State highway funding for capacity-expanding improvements to the City's major road system, or about \$6.4 million per year. Dividing the anticipated annual State and Federal funding by existing travel on the major road system yields the annual State and Federal capital funding per VMT. Multiplying annual capacity funding per service unit by the appropriate present value factor yields the equivalent current value of the future stream of funding over the next 25 years, a period that generally corresponds to the period used for long-term debt repayment (20-30 years). The result is a Federal/State funding credit of \$103 per VMT, as shown in Table 22.

Table 22. Road Federal/State Funding Credit

Acequia Trail Preliminary Engineering Rufina to San Felipe	\$300,000
Canada Trail Connection, Calle Mejia-Camino Francisca	\$900,000
Agua Fria St./Cottonwood Drive Intersection	\$969,000
St. Michael's Dr. Rail Trail Pedestrian Crossing/Underpass	\$4,984,999
Cerrillos Road Phase IA, B, C, D; phase II Final Design	\$1,004,386
St. Michaels and St. Francis Interchange	\$17,290,210
Federal and State Funding for Capacity, FY 2020-2023	\$25,448,595
÷ Years in Funding Period	4
Annual Federal/State Capacity Funding	\$6,362,149
÷ Existing VMT	1,279,851
Annual Federal/State Capacity Funding per VMT	\$4.97
x Net Present Value Factor (25 years)	20.72
Federal/State Funding Credit per VMT	\$103

Source: Federal/State capacity funding from Santa Fe Metropolitan Planning Organization, *2020-2013 Transportation Improvement Program*; existing VMT from Table 10; discount rate for present value factor is the average of national yields on 20- and 30-year AAA municipal bonds from fmsbonds.com on September 9, 2020.

In addition to the state and federal funding that is programed through the Metropolitan Planning Organization, the City also received state grants for capacity-expanding roadway projects. Over the last seven years, the City's major roads have been improved with State grants to the tune of about \$25 million. If this rate of funding continues, the City will receive the present value equivalent over the next 25 years of \$1 per VMT, as shown in Table 23.

Table 23. Road Grant Credit

Ref. #	Project Name	Amount
13-0954	Agua Fria / South Meadows Improvements	\$25,000
18-C2663	Agua Fria / South Meadows Improvements	\$100,000
18-C2664	Harrison Road Lighting/Sidewalk	\$28,000
18-C2665	Sandoval / Montezuma Intersection Improvements	\$100,000
19-D3408	Agua Fria / South Meadows Improvements	\$125,000
19-D3409	Harrison Road Improvements	\$200,000
Total, State Grant Funding, 2013-2019		\$578,000
÷ Years in Funding Period		7
Annual State Grant Funding		\$82,571
÷ Existing VMT		1,279,851
Annual State Grant Funding per VMT		\$0.06
x Net Present Value Factor (25 years)		20.72
State Grant Funding Credit per VMT		\$1

Source: Grant information from City of Santa Fe Finance Department, October 7, 2020; existing VMT from Table 10; discount rate for present value factor is the average of national yields on 20- and 30-year AAA municipal bonds from fmsbonds.com on September 9, 2020

The City of Santa Fe has some outstanding debt for past street improvements. The principal and interest payments on the outstanding debt are funded with revenues from the City's one-half cent gross receipts tax dedicated for capital improvements. Dividing the City's outstanding debt by existing travel demand on the major road system results in a debt credit of \$1 per service unit, as shown in Table 24. This puts existing and new development on the same footing with respect to the portion of their attributable costs that will be paid through future debt service payments made by both existing and new development.

Table 24. Road Debt Credit

Total Outstanding Eligible Debt	\$1,430,645
÷ Existing Major Road System Vehicle-Miles of Travel (VMT)	1,279,851
Road Debt Credit per VMT	\$1

Source: Outstanding debt principal from Table 76; total VMT from Table 10.

Deducting the Federal/State funding, State grant, and debt credits from the capital cost per VMT yields a net cost per service unit of \$212, as summarized in Table 25.

Table 25. Road Net Cost per Service Unit

Cost per Vehicle-Mile of Travel (VMT)	\$317
– Federal/State Funding Credit per VMT	-\$103
– Grant Credit per VMT	-\$1
– Debt Credit per VMT	-\$1
Road Net Cost per VMT	\$212

Source: Cost per VMT from Table 19; federal/state funding credit from Table 22; grant credit from Table 23; debt credit from Table 24.

Net Cost Schedule

The maximum road impact fees that could be charged by the City, based on the data, methodology and assumptions utilized in this report, are presented in Table 26. The updated fees are calculated by multiplying the daily vehicle-miles of travel (VMT) generated by the development by the net cost per VMT calculated above.

Table 26. Road Net Cost Schedule

Land Use Type	Unit	VMT/ Unit	Net Cost/ VMT	Net Cost/ Unit
Single-Family Detached (avg.)	Dwelling	16.05	\$212	\$3,403
1,500 sq. ft. or less	Dwelling	15.13	\$212	\$3,208
1,501-2,500 sq. ft.	Dwelling	15.95	\$212	\$3,381
2,501-3,000 sq. ft.	Dwelling	16.76	\$212	\$3,553
3,001 sq. ft. or more	Dwelling	17.68	\$212	\$3,748
Accessory Unit	Dwelling	7.89	\$212	\$1,673
Multi-Family	Dwelling	9.25	\$212	\$1,961
Mobile Home/RV Park	Space	8.50	\$212	\$1,802
Retail/Commercial	1,000 sq. ft.	22.03	\$212	\$4,670
Office	1,000 sq. ft.	18.80	\$212	\$3,986
Industrial	1,000 sq. ft.	7.51	\$212	\$1,592
Warehousing	1,000 sq. ft.	3.89	\$212	\$825
Mini-Warehouse	1,000 sq. ft.	1.90	\$212	\$403
Public/Institutional	1,000 sq. ft.	8.53	\$212	\$1,808

Source: Daily VMT per unit from Table 16; net cost per VMT from Table 25.

The updated road impact fees calculated in this report are compared with the maximum fees calculated in the 2014 study in Table 27. The updated fee for a typical single-family unit is 13% higher than what was calculated in the previous study.

Table 27. Change in Road Impact Fees

Land Use Type	Unit	2014	2020	Percent Change
		Fee/Unit (100%)	Fee/Unit (100%)	
Single Family Detached (avg.)	Dwelling	\$3,009	\$3,403	13%
1,500 sq. ft. or less	Dwelling	\$2,706	\$3,208	19%
1,501-2,000 sq. ft.	Dwelling	\$2,949	\$3,381	15%
2,001-2,500 sq. ft.	Dwelling	\$3,059	\$3,381	11%
2,501-3,000 sq. ft.	Dwelling	\$3,207	\$3,553	11%
3,001 sq. ft. or more	Dwelling	\$3,395	\$3,748	10%
Accessory Unit	Dwelling	\$1,617	\$1,673	3%
Multi-Family	Dwelling	\$1,855	\$1,961	6%
Retail/Commercial	1,000 sq. ft.	\$5,723	\$4,670	-18%
Office	1,000 sq. ft.	\$3,431	\$3,986	16%
Industrial	1,000 sq. ft.	\$2,651	\$1,592	-40%
Warehousing	1,000 sq. ft.	\$1,383	\$825	-40%
Mini-Warehouse	1,000 sq. ft.	\$535	\$403	-25%
Public/Institutional	1,000 sq. ft.	\$2,086	\$1,808	-13%

Source: 2014 net cost per unit from Table 1; updated fees from Table 26.

Potential Revenue

Based on residential and nonresidential construction forecast in the Land Use Assumptions, the City could expect the road impact fees calculated in this report, if adopted at 100%, to generate only slightly more revenue than the current maximum fees over the next seven years, as shown in Table 28.

Table 28. Potential Road Impact Fee Revenue, 2021-2027

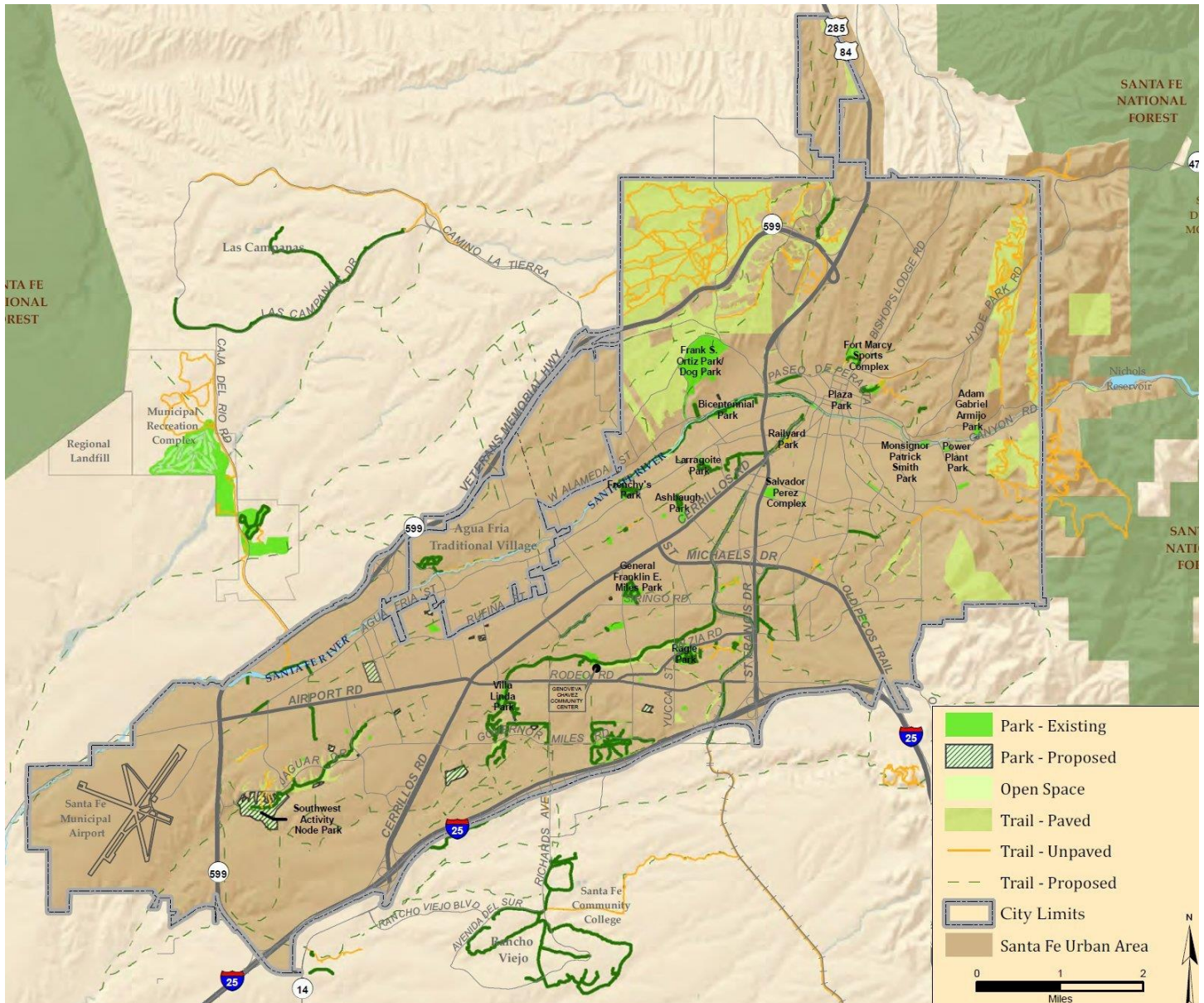
Land Use Type	Unit	Fee per Unit		7-Year Growth	Potential Revenue, 2021-2027	
		2014 (100%)	2020 (100%)		2014 (100%)	2020 (100%)
Single-Family Detached	Dwelling	\$3,009	\$3,403	1,865	\$5,611,785	\$6,346,595
Multi-Family	Dwelling	\$1,855	\$1,961	3,147	\$5,837,685	\$6,171,267
Accessory Unit	Dwelling	\$1,617	\$1,673	234	\$378,378	\$391,482
Subtotal, Residential					\$11,827,848	\$12,909,344
Retail/Commercial	1,000 sq. ft.	\$5,723	\$4,670	386	\$2,209,078	\$1,802,620
Office	1,000 sq. ft.	\$3,431	\$3,986	155	\$531,805	\$617,830
Industrial	1,000 sq. ft.	\$2,651	\$1,592	69	\$182,919	\$109,848
Warehouse	1,000 sq. ft.	\$1,383	\$825	77	\$106,491	\$63,525
Mini-Warehouse	1,000 sq. ft.	\$535	\$403	36	\$19,260	\$14,508
Public/Institutional	1,000 sq. ft.	\$2,086	\$1,808	203	\$423,458	\$367,024
Subtotal, Nonresidential					\$3,473,011	\$2,975,355
Total Potential Fee Revenue, 2021-2027					\$15,300,859	\$15,884,699
Percent Change in Potential Revenue						3.8%

Source: 2014 and 2020 fee per unit from Table 26 (industrial/warehouse is average of industrial, warehousing and mini-warehouse); 7-year growth from Table 8, less anticipated affordable housing waivers from Table 9; potential revenue is new units times fee per unit.

PARKS/TRAILS

This chapter of the study updates the City’s park/trail impact fee. The primary purpose of this study is to update the fees to reflect the current level of service and current costs to provide park facilities. The locations of the City’s existing parks, open space and trails are illustrated in Figure 4.

Figure 4. Existing Parks, Open Space and Trails



Service Unit

Disparate types of development must be translated into a common unit of measurement that reflects the impact of new development on the demand for park facilities. This unit of measurement is called a “service unit.” The most common service unit used in park impact fee analysis is population. Population estimates are based on three factors: the number of dwelling units, average household sizes for various types of units and occupancy rates. The number of dwelling units can be estimated with some degree of precision, and average household size has been declining somewhat predictably but has been stabilizing in recent years. Occupancy rates, on the other hand, tend to vary significantly over time, and not in predictable directions. Consequently, this report recommends the use of a service unit that avoids the need to make assumptions about occupancy rates. This service unit is the “equivalent dwelling unit” or EDU, which represents the impact of a typical single-family dwelling. By definition, a typical single-family unit represents, on average, one EDU. Other types of units each represent a fraction of an EDU, based on their relative average household sizes.

Because the level of service for park facilities is measured in terms of population, demand for park facilities is proportional to the number of people in a dwelling unit. Consequently, data on average household size for various types of units is a critical component of a park impact fee. These data are presented and analyzed in Appendix B.

As described earlier, the service unit for Santa Fe’s park/trail impact fees is defined as an equivalent dwelling unit, or EDU. An EDU is a unit that has an average household size equivalent to a typical single-family unit in Santa Fe. The EDUs associated with each housing type and unit size category are shown in Table 29.

Table 29. Park/Trail Equivalent Dwelling Unit Multipliers

Housing Type/Living Area	Unit	Avg. HH Size	EDUs/Unit
Single-Family Detached (avg.)	Dwelling	2.38	1.00
1,500 sq. ft. or less	Dwelling	2.19	0.92
1,501-2,500 sq. ft.	Dwelling	2.36	0.99
2,501-3,000 sq. ft.	Dwelling	2.52	1.06
More than 3,000 sq. ft.	Dwelling	2.71	1.14
Accessory Unit	Dwelling	1.50	0.63
Multi-Family	Dwelling	1.79	0.75
Mobile Home Park	Pad	3.64	1.53

Source: Average household size from Table 65; EDUs/unit is ratio of average household size to average for single-family detached..

The number of existing and future park/trail service units can be determined by multiplying the number of dwelling units by housing type from the land use assumptions by the park/trail service units per dwelling unit for each housing type. As shown in Table 30, a total of 4,622 new park/trail service units is projected to be added in the City of Santa Fe over the next seven years.

Table 30. Park/Trail Service Units, 2021-2027

Housing Type	Dwelling Units		EDUs/ Unit	Park Service Units (EDUs)		
	2020	2027		2020	2027	New
Single-Family Detached	27,831	29,815	1.00	27,831	29,815	1,984
Multi-Family	12,225	15,547	0.75	9,169	11,660	2,491
Accessory Unit	3,274	3,508	0.63	2,063	2,210	147
Total	43,330	48,870		39,063	43,685	4,622

Source: Dwelling units from Table 8; EDUs/unit from Table 29.

Cost per Service Unit

The park/trail impact fees are based on the existing level of service for parks, open space and trails. The level of service is measured in terms of the ratio of the replacement value of existing facilities to the number of existing service units, or park EDUs. The level of service used in calculating the park/trail impact fee relies on the replacement value of existing park land and improvements, rather than on acres, since, for example, an acre of intensively-developed park land is not equivalent to an acre of open space or passive recreation land.

The initial step in determining the current level of service is to identify the current inventory of parks, open space and trails currently provided by the City. A detailed inventory of existing City parks, trails and open space is presented in Appendix D.

One issue to address is how to treat City-owned park and open space land and improvements that are located in the unincorporated area, which means they are outside the City’s service area – the incorporated area of the City. The New Mexico Development Fees Act states that the impact fee capital improvements plan shall include “existing capital improvements within the service area and the costs to upgrade, update, improve, expand or replace the described capital improvements to adequately meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards;” as well as “an analysis . . . of the total capacity, the level of current usage and commitments for usage of capacity of the existing capital improvements;”² While the statute does not use the phrase “level of service,” this language clearly is a nod to national case law relating to impact fees, which holds as a fundamental premise that impact fees should not charge new development for a higher level of service than is currently provided to existing development in the service area, unless the deficiencies in the existing level of service are remedied by another funding source.

The City’s Municipal Recreation Complex (MRC) and the Marty Sanchez Golf Course are located on a roughly 1,200-acre parcel of City-owned land located roughly 1-2 miles north of the city limit line at NM 599 and Caja del Rio Road. They are open to unincorporated county residents, are major specialized facilities that may draw visitors from a wide area, and are easily accessible via NM 599 to non-City residents. While there may be other City parks facilities located within the city limits that also draw a significant number of unincorporated area residents, the MRC/golf course complex is not in the city limits and it would be reasonable to allocate these facility costs to county-wide population.

² NMSA 5-8-6.A(1) and (2) [emphasis added]

Our recommendation to comply with the Development Fees Act is to define the park impact fee service area as the incorporated area plus the City-owned MRC/golf course property. This does not affect the land use assumptions, because there is no existing residential development on the land, nor is there likely to be any in the future. This would allow the City to include the value of its investment in land and improvements in this area in determining the existing level of service, as well as to use park impact fee funds collected from new residential development inside the city limits to make improvements in this area.

We also recommend that the share of the value attributed to residential development inside the city limits be equal to the City’s share of county-wide population. Recent U.S. Census estimates indicate that the incorporated area of the City accounts for 56.4% of county-wide household population. Using this percentage, the values of the two facilities attributed to residential development in the incorporated area are calculated in Table 31

Table 31. City Share of MRC/Golf Course Facilities

Type of Park Capital Facility	Units	Unit Cost	Total Cost
Municipal Recreation Center			
Acres of Land	428.38	\$16,260	\$6,965,459
Playground	1	\$72,360	\$72,360
Soccer Field	5	\$289,440	\$1,447,200
Baseball Field	2	\$303,960	\$607,920
Softball Field	2	\$303,960	\$607,920
Trails - Paved (miles)	10.84	\$960,000	\$10,406,400
Trails - Soft Surface (miles)	9.00	\$12,500	\$112,500
Total, Municipal Recreation Center			\$20,219,759
x City Percentage of County Population			56.4%
City Share, Municipal Recreation Center			\$11,403,944
Marty Sanchez Golf Course			
Acres of Land	850.00	\$16,260	\$13,821,000
Golf Course Hole	27	\$200,000	\$5,400,000
Club House (sq. feet)	4,000	\$300	\$1,200,000
Total, Marty Sanchez Golf Course			\$20,421,000
x City Percentage of County Population			56.4%
City Share, Marty Sanchez Golf Course			\$11,517,444

Source: Units from Table 72 and Table 73 in Appendix D; unit costs from Table 32 below; City percentage of county-wide population is the ratio of city to county household population from U.S. Census Bureau, 2019 American Community Survey tabular data,

Based on the inventory of existing facilities and the current unit costs provided by the City, the total replacement cost of existing park land and facilities attributable to City residents is about \$154 million, as summarized in Table 32.

Table 32. Park/Trail Replacement Cost

Type of Park Capital Facility	Units	Unit Cost	Total Cost
Park/Open Space Acres (excluding MRC/golf)	1,436.33	\$16,260	\$23,354,726
Playground	41	\$72,360	\$2,966,760
Picnic Area	48	\$65,160	\$3,127,680
Activity Area	17	\$28,920	\$491,640
Tennis Court	20	\$86,880	\$1,737,600
Soccer Field	12	\$289,440	\$3,473,280
Basketball Court	25	\$57,840	\$1,446,000
Baseball Field	14	\$303,960	\$4,255,440
Softball Field	8	\$303,960	\$2,431,680
Handball Court	3	\$43,440	\$130,320
Volleyball Court	4	\$50,640	\$202,560
Skateboard Park	2	\$376,320	\$752,640
Trails - Paved Miles (excl. MRC/Golf Course)	37.35	\$960,000	\$35,854,080
Trails - Soft Surface Miles (excl. MRC/Golf Course)	69.51	\$12,500	\$868,900
Bicentennial Pool	1	\$2,315,520	\$2,315,520
Salvador Perez Pool and Fitness Center	1	\$4,052,160	\$4,052,160
Genoveva Chavez Community Center	1	\$36,180,000	\$36,180,000
Fort Marcy Recreation Center	1	\$6,078,240	\$6,078,240
Municipal Recreation Center Land/Improvements*	1	\$11,403,944	\$11,403,944
Marty Sanchez Golf Course Land/Improvements*	1	\$11,517,444	\$11,517,444
Capital Equipment	n/a	n/a	\$1,705,750
Total Replacement Cost			\$154,346,364

* share of total cost attributable to city residents

Source: Acres and number of facilities from Appendix D, Table 71; miles of trail from Table 72; unit costs from City of Santa Fe Parks Department, August 29, 2020; (pools and recreation center costs are estimated replacement costs, Municipal Recreation Center and Marty Sanchez Golf Course values attributable to City residents from Table 31).

The cost to maintain the existing park level of service is the total replacement cost of existing park land and improvements divided by the existing service units. The park cost per service unit is \$3,951 per EDU, as summarized in Table 33.

Table 33. Park/Trail Cost Per Service Unit

Total Replacement Cost	\$154,346,364
÷ Existing Park Service Units (EDUs)	39,063
Park Cost per EDU	\$3,951

Source: Cost from Table 32; existing EDUs from Table 30.

Capital Facilities Plan

A reasonable method of estimating growth-related capital needs is one that is consistent with the methodology used to calculate park/trail impact fees in this study. This approach is to multiply the projected new park EDUs by the capital cost per EDU to get an estimate of the cost of expanding the capacity of the park system to accommodate projected growth. As shown in Table 34, this results in estimated growth-related park capital improvement need over the next seven years of \$18.3 million.

Table 34. Park/Trail Capital Needs, 2021-2027

New Park Service Units (EDUs), 2020-2027	4,622
x Park Cost per EDU	\$3,951
Park Capital Needs, 2020-2027	\$18,261,522

Source: New park EDUs from Table 30; cost per EDU from Table 33.

Park improvements currently planned over the next seven years are summarized in Table 81 in Appendix G. The \$46 million cost of the planned improvements far exceeds the projected capital cost attributable to growth over the next seven years. The actual pace of development may be faster or slower than anticipated by the Land Use Assumptions, resulting in greater or lesser growth-related capital needs. In addition, the planned capital projects and estimated costs may change over time, and some of the costs may be funded from other sources.

Net Cost per Service Unit

As noted earlier, to avoid double-charging, credit against impact fees should be provided to account for debt service payments by new development that will be used to retire outstanding debt on existing facilities and for outside funding sources available to pay a portion of the capital costs of growth.

The City’s primary funding source for park-related capital improvements is revenue bonds repaid primarily with revenues from the City’s half-cent capital improvement gross receipts tax (GRT). An analysis of the City’s outstanding debt indicates that the debt attributable to past park-related improvements equals 15% of the total estimated replacement cost of all of the City’s parks, open space and recreational facilities. In order to account for the outstanding debt, the impact fees must be reduced to ensure that new development is placed on the same footing as existing development in terms of the portion of park costs funded through debt. As shown in Table 35, the debt credit is \$610 per service unit.

Table 35. Park/Trail Debt Credit

Total Outstanding Debt Principal	\$23,836,228
÷ Existing Park Service Units (EDUs)	39,063
Park Debt Credit per EDU	\$610

Source: Outstanding debt from Table 76; EDUs from Table 30.

Although future grant funding is difficult to predict, it is reasonable to assume that the level of funding received over the last 12 years will continue to the extent that growth rates are constant. If recent grant funding continues at the same rate, the City should receive the current present value equivalent of \$406 in grant funding for parks, open space and trails for each new single-family home or park/trail service unit equivalent over the next 25 years, as shown in Table 36.

Table 36. Park/Trail Grant Funding Credit

Project Description	Amount
Larragoite Park Improvements	\$20,000
Santa Fe Southwest Activity Node Park (SWAN)	\$35,000
Santa Fe Water History Park & Museum Phase 2	\$150,000
Santa Fe Parks Shade Structure	\$320,000
Salvador Perez Park Rec Center Improvement	\$20,000
SWAN Regional Park	\$200,800
Acequia Trail Link to San Felipe	\$256,320
Cañada Trail Connection	\$768,960
Grant Funding, 2013-2019	\$1,771,080
Grant Funding, 2008-2013	\$7,411,295
Grant Funding, 2008-2019	\$9,182,375
÷ Years in Funding Period	12
Annual Grant Capacity Funding	\$765,198
÷ Existing Park Service Units (EDUs)	39,063
Annual Grant Funding per EDU	\$19.59
x Net Present Value Factor (25 years)	20.72
Grant Funding Credit per EDU	\$406

Source: Grant information for 2013-2019 from City of Santa Fe Finance Department, October 7, 2020; funding for 2008-2013 from City of Santa Fe Impact Fee Capital Improvements Plan, 2014, Table 35; existing park EDUs from Table 30; discount rate for present value factor is the average of national yields on 20- and 30-year AAA municipal bonds from fmsbonds.com on September 9, 2020.

The City does not have any additional dedicated funding for park capital improvements. As shown in Table 37, deducting the credits for outstanding park debt and anticipated park grants results in a net park cost of \$2,935 per service unit.

Table 37. Park/Trail Net Cost Per Service Unit

Park Cost per Service Unit (EDU)	\$3,951
– Debt Credit per EDU	-\$610
– Grant Funding Credit per EDU	-\$406
Park Net Cost per EDU	\$2,935

Source: Park cost per EDU from Table 33; debt credit from Table 35; grant credit from Table 36.

Net Cost Schedule

The maximum park fees that can be adopted by the City based on this study are derived by multiplying the number of equivalent dwelling units (EDUs) represented by each dwelling unit by the net cost per EDU, as shown in Table 38.

Table 38. Park/Trail Net Cost Schedule

Land Use Type	Unit	EDU/ Unit	Net Cost/ EDU	Net Cost/ Unit
Single-Family Detached (avg.)	Dwelling	1.00	\$2,935	\$2,935
1,500 sq. ft. or less	Dwelling	0.92	\$2,935	\$2,700
1,501-2,500 sq. ft.	Dwelling	0.99	\$2,935	\$2,906
2,501-3,000 sq. ft.	Dwelling	1.06	\$2,935	\$3,111
More than 3,000 sq. ft.	Dwelling	1.14	\$2,935	\$3,346
Accessory Unit	Dwelling	0.63	\$2,935	\$1,849
Multi-Family	Dwelling	0.75	\$2,935	\$2,201
Mobile Home Park	Dwelling	1.53	\$2,935	\$4,491

Source: EDUs per unit from Table 29; net cost per EDU from Table 37.

The updated park/trail impact fees calculated in this report are compared with the City’s current fees in Table 39. In general, the updated fees are close to double the fees calculated in the 2014 study.

Table 39. Change in Park/Trail Impact Fees

Housing Type	Unit	2014	2020	Percent Change
		Fee/Unit (100%)	Fee/Unit (100%)	
Single Family Detached	Dwelling	\$1,552	\$2,935	89%
Up to 1,500 sq. ft.	Dwelling	\$1,381	\$2,700	96%
1,501 - 2,000 sq. ft.	Dwelling	\$1,443	\$2,906	101%
2,001 - 2,500 sq. ft.	Dwelling	\$1,583	\$2,906	84%
2,501 - 3,000 sq. ft.	Dwelling	\$1,661	\$3,111	87%
More than 3,000 sq. ft.	Dwelling	\$1,769	\$3,346	89%
Accessory Unit	Dwelling	\$1,180	\$1,849	57%
Multi-Family	Dwelling	\$1,350	\$2,201	63%
Mobile Home Park	Dwelling	\$2,154	\$4,491	108%

Source: 2014 maximum fees from Table 1; updated fees from Table 38.

Potential Revenue

Under the updated fee structure if adopted at 100%, the City could expect to receive about \$12.8 million in park/trail impact fees over the next seven years. The revenue generated by the updated fees would be more than double what would be received under the maximum fees calculated in the previous study.

Table 40. Potential Park/Trail Impact Fee Revenue, 2021-2027

Housing Type	Unit	Fee per Unit		7-Year Growth	Potential Revenue	
		2014 (100%)	2020 (100%)		2014 (100%)	2020 (100%)
Single-Family Detached	Dwelling	\$1,552	\$2,935	1,865	\$2,894,480	\$5,473,775
Multi-Family	Dwelling	\$1,350	\$2,201	3,147	\$4,248,450	\$6,926,547
Accessory Unit	Dwelling	\$1,180	\$1,849	234	\$276,120	\$432,666
Total Potential Fee Revenue, 2021-2027					\$7,419,050	\$12,832,988
Percent Change in Potential Revenue						73.0%

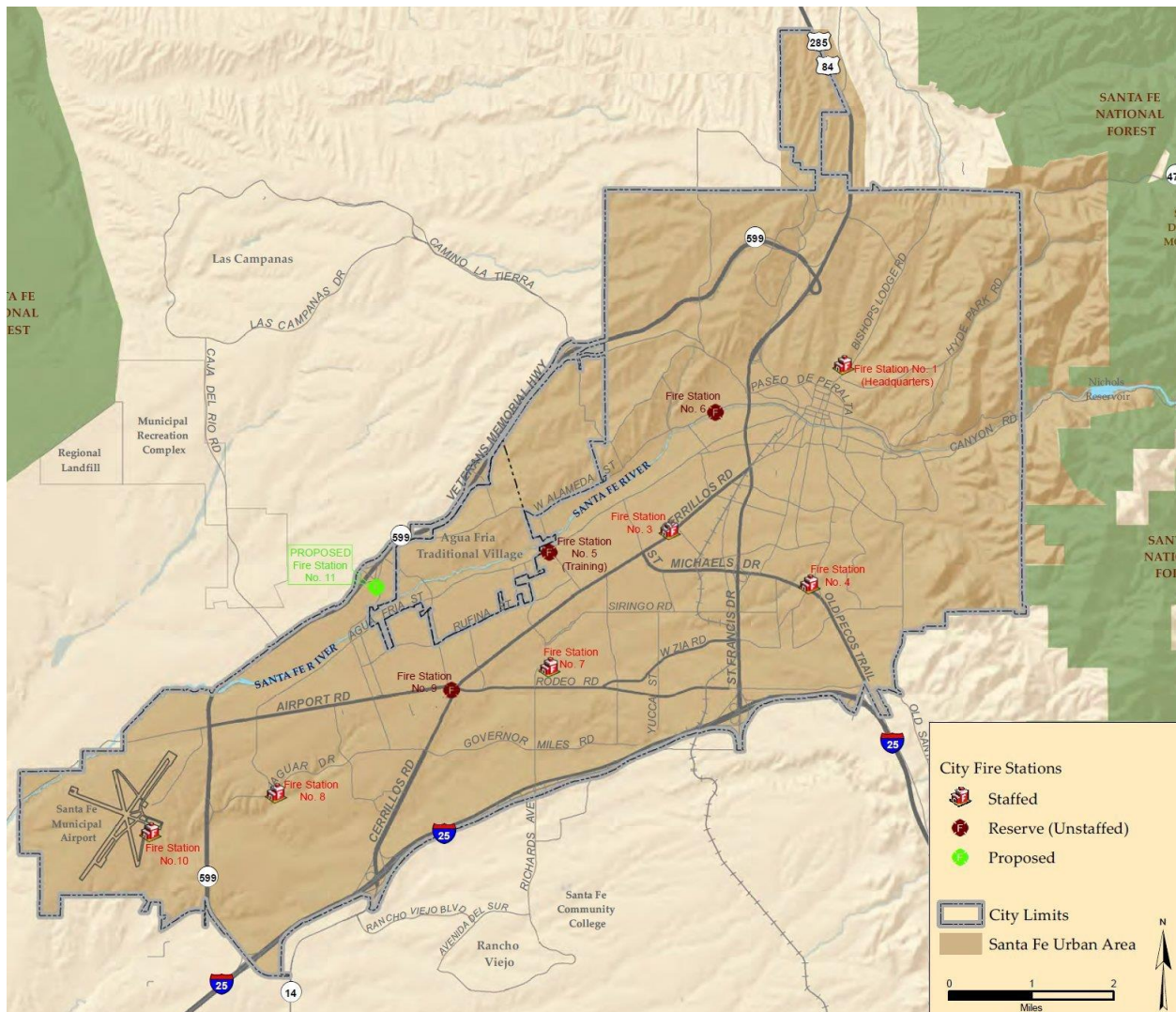
Source: 2014 and 2020 fee per unit from Table 39; 7-year growth from Table 8, less anticipated affordable housing waivers from Table 9; potential revenue is new units times fee per unit.

FIRE/EMS

The New Mexico Development Fees Act authorizes cities to establish impact fees for “buildings for fire, police and rescue, and essential equipment costing \$10,000 or more and having a ten-year life expectancy.” This chapter updates the City of Santa Fe fire/EMS impact fee. One change recommended in this update is to change the service area from the urban area to the incorporated area.

The City of Santa Fe Fire Department operates seven fire stations, one airport station that houses the aircraft rescue and firefighting apparatus, and three support facilities. The existing fire/EMS facilities are shown in Figure 5.

Figure 5. Existing Fire Stations



In addition to structural fire suppression, the Fire Department provides emergency medical services (EMS), enforces City fire codes, reviews building plans, investigates fires and provides fire safety and injury prevention education. The Department is also responsible for response to and initial mitigation of reported hazardous materials incidents, technical rescues that include high angle rescue, trench rescue, swift-water rescue, building collapse, and wildland-urban interface fires.

Service Unit

Disparate types of development must be translated into a common unit of measurement that reflects the impact of new development on the demand for fire/EMS service. This common unit of measurement is referred to as a “service unit.” Service units create the link between the supply of fire capital facilities and the demand for such facilities generated by new development.

The two most common methodologies used in calculating fire/EMS impact fees are the “calls-for-service” approach and the “functional population” approach. While annual call data are available for fire/EMS calls, this study continues to use functional population. Typically, the majority of fire calls are responses to emergencies, which are associated with the presence of people, rather than structural fires. In addition, almost 40 percent of calls in Santa Fe’s Fire Department are not directly attributed to a land use; such calls are likely responses to motor-vehicle accidents, which are related to movement between land uses.

The functional population approach is a more generalized approach than calls-for-service, and it presumes that the demand for fire services is strongly related to the presence of people at the site of a land use. Functional population is analogous to the concept of “full-time equivalent” employees. It represents the number of “full-time equivalent” people present at the site of a land use, and it is used for the purpose of determining the impact of a particular development on the need for fire facilities. For residential development, functional population is simply average household size times the percent of time people tend to spend at home. For nonresidential development, functional population is based on a formula that includes trip generation rates, average vehicle occupancy and average number of hours spent by visitors at a land use. Functional population multipliers by land use type and total existing and projected functional population are presented in Appendix C.

Cost per Service Unit

Fire/EMS impact fees are designed to charge new development the cost of providing the same level of service that is provided to existing development. The existing level of service for fire/EMS facilities is based on the replacement cost of existing facilities. The Department estimates that new facilities will cost \$475 per square foot for fire stations and \$300 per square foot for support facilities. The total building and land replacement cost for the Fire Department’s existing City-owned facilities is about \$35 million, as shown in Table 41.

Table 41. Fire/EMS Facility Replacement Cost

Station No.	Address	Bldg. (sq. ft.)	Land (ac.)	Building Value	Land Value	Total Value
1 - Urban Station	200 Murales Rd	11,440	1.20	\$5,434,000	\$240,000	\$5,674,000
3A - Fire Prev.	1751 Cerrillos Rd	3,124	1.00	\$937,200	\$200,000	\$1,137,200
3 - Urban Station	1751 Cerrillos Rd	10,605	1.00	\$5,037,375	\$200,000	\$5,237,375
4 - Urban Station	1130 Arroyo Chamiso	8,242	1.00	\$3,914,950	\$200,000	\$4,114,950
5 - Office	1130 Siler Rd	10,156	5.00	\$3,046,800	\$1,000,000	\$4,046,800
6 - Storage	1030 W. Alameda	2,000	0.20	\$700,000	\$40,000	\$740,000
7 - Suburban Station	2391 Richards Ave	14,440	2.25	\$6,859,000	\$450,000	\$7,309,000
8 - Urban Station	6796 Jaguar Dr	10,241	2.52	\$4,864,475	\$504,000	\$5,368,475
9 - Urban Station	2501 Camino Entrada	2,100	3.00	\$997,500	\$600,000	\$1,597,500
10 - Airport (leased)	121 Aviation Dr	n/a	n/a	n/a	n/a	n/a
Total		72,348	17.17	\$31,791,300	\$3,434,000	\$35,225,300

Source: Santa Fe Fire Department, July 16, 2020 (land cost based on \$200,000 per acre).

The New Mexico Development Fees Act authorizes the use of impact fees for all essential fire-fighting and EMS equipment costing \$10,000 or more and having a life expectancy of at least ten years. However, most of the cost of apparatus and major equipment is funded by State grants and is not included in the fee calculations.

The fire/EMS impact fee is based on the replacement value of existing capital facilities divided by the total number of service units associated with the City’s functional population. As shown in Table 42, the replacement cost for fire and EMS facilities and equipment is \$369 per service unit.

Table 42. Fire/EMS Cost Per Service Unit

Fire/EMS Facility Replacement Cost	\$35,225,300
÷ Existing Functional Population	95,582
Fire/EMS Cost per Functional Population	\$369

Source: Replacement cost from Table 41; existing functional population from Table 70 in Appendix C.

Capital Facilities Plan

The magnitude of future growth-related fire/EMS capital needs can be estimated by multiplying the anticipated growth in service units associated by the cost per unit. As shown in Table 43, this results in estimated fire/EMS capital improvement needs over the next seven years of about \$3.1 million.

Table 43. Fire/EMS Capital Needs, 2021-2027

New Functional Population, 2020-2027	8,288
x Fire/EMS Cost per Functional Population	\$369
Fire/EMS Capital Needs, 2020-2027	\$3,058,272

Source: New functional population Table 70, Appendix C; cost per functional population from Table 42.

According to the Fire Department, existing fire/EMS facilities are only marginally adequate based on the population served, travel distance, and call volume. Current plans include the construction of two new fire stations to better serve the expanding southern and southwestern areas, and the remodeling/expansion of Stations 5 and 6. As summarized in Table 82 in Appendix G, planned fire/EMS improvements identified and eligible to receive impact fee funding total about \$14 million.

Net Cost per Service Unit

In calculating the impact of new development on infrastructure costs, credit should be given for non-local funding that will be generated by new development and used to pay for capacity-related capital improvements. Credit should also be provided for taxes that will be paid by new development and used to retire outstanding debt for past fire/EMS facility improvements.

The City of Santa Fe has some outstanding debt for past fire/EMS capital improvements, including construction of two fire stations. As shown in Table 44, dividing the outstanding debt by existing service units results in the debt credit per service unit. This puts existing and new development on the same footing with respect to the portion of their attributable costs that will be paid through future debt service payments made by both existing and new development.

Table 44. Fire/EMS Debt Credit

Total Outstanding Eligible Debt	\$1,656,756
÷ Existing Functional Population	95,582
Fire/EMS Debt Credit per Functional Population	\$17

Source: Outstanding fire-related debt from Table 76 in Appendix E; existing functional population from Table 70, Appendix C.

The Fire Department receives enough State grant funding to satisfy its apparatus needs, and for this reason no apparatus or equipment costs have been included in the cost calculations. Because those costs have not been included, no grant credit is warranted. Deducting the credit for outstanding debt from the capital cost yields the net fire/EMS cost of \$352 per service unit, as summarized in Table 45.

Table 45. Fire/EMS Net Cost Per Service Unit

Fire/EMS Cost per Functional Population	\$369
– Debt Credit per Functional Population	-\$17
Fire/EMS Net Cost per Functional Population	\$352

Source: Cost from Table 42; debt credit from Table 44.

Potential Fee Schedule

The maximum fire/EMS impact fees that may be charged by the City of Santa Fe based on the data, assumptions and methodology used in this report are shown in Table 46.

Table 46. Fire/EMS Net Cost Schedule

Land Use Type	Unit	Func. Pop/ Unit	Net Cost/ Func. Pop.	Net Cost/ Unit
Single-Family Detached (avg.)	Dwelling	1.587	\$352	\$559
1,500 sq. ft. or less	Dwelling	1.461	\$352	\$514
1,501-2,500 sq. ft.	Dwelling	1.574	\$352	\$554
2,501-3,000 sq. ft.	Dwelling	1.681	\$352	\$592
More than 3,000 sq. ft.	Dwelling	1.808	\$352	\$636
Accessory Unit	Dwelling	1.001	\$352	\$352
Multi-Family	Dwelling	1.194	\$352	\$420
Mobile Home/RV Park	Space	2.428	\$352	\$855
Retail/Commercial	1,000 sq. ft.	1.773	\$352	\$624
Office	1,000 sq. ft.	0.861	\$352	\$303
Industrial	1,000 sq. ft.	0.373	\$352	\$131
Warehousing	1,000 sq. ft.	0.173	\$352	\$61
Mini-Warehouse	1,000 sq. ft.	0.035	\$352	\$12
Public/Institutional	1,000 sq. ft.	0.399	\$352	\$140

Source: Functional population per unit from Table 69 in Appendix C; net cost per functional population from Table 45.

The updated fire/EMS impact fees calculated in this report are compared with the City’s current maximum fees in Table 47. These significant fee increases are largely due to more realistic estimates of what it actually costs to build new fire stations in Santa Fe today.

Table 47. Fire/EMS Impact Fee Comparisons

Land Use Type	Unit	2014 Fee/Unit (100%)	2020 Fee/Unit (100%)	Percent Change
Single Family Detached	Dwelling	\$247	\$559	126%
Up to 1,500 sq. ft.	Dwelling	\$220	\$514	134%
1,501 - 2,000 sq. ft.	Dwelling	\$230	\$554	141%
2,001 - 2,500 sq. ft.	Dwelling	\$252	\$554	120%
2,501 - 3,000 sq. ft.	Dwelling	\$265	\$592	123%
More than 3,000 sq. ft.	Dwelling	\$282	\$636	126%
Accessory Unit	Dwelling	\$187	\$352	88%
Multi-Family	Dwelling	\$214	\$420	96%
Retail/Commercial	1,000 sq. ft.	\$384	\$624	63%
Office	1,000 sq. ft.	\$180	\$303	68%
Industrial	1,000 sq. ft.	\$78	\$131	68%
Warehouse	1,000 sq. ft.	\$34	\$61	79%
Mini-Warehouse	1,000 sq. ft.	\$31	\$12	-61%
Public/Institutional	1,000 sq. ft.	\$162	\$140	-14%

Source: 2014 study maximum fees fees from Table 1; updated fees from Table 46.

Potential Revenue

If adopted at the full updated amounts, the fire/EMS impact fees could generate about \$2.8 million over the next seven years, based on the development projected in the Land Use Assumptions, as shown in Table 48. These revenue projections assume no waivers or fee reductions, other than for affordable housing. This is almost twice the revenue that would be anticipated under the maximum fees calculated in the 2014 study.

Table 48. Potential Fire/EMS Impact Fee Revenue, 2021-2027

Land Use Type	Unit	Fee per Unit		7-Year Growth	Potential Revenue	
		2014 (100%)	2020 (100%)		2014 (100%)	2020 (100%)
Single-Family Detached	Dwelling	\$247	\$559	1,865	\$460,655	\$1,042,535
Multi-Family	Dwelling	\$214	\$420	3,147	\$673,458	\$1,321,740
Accessory Unit	Dwelling	\$187	\$352	234	\$43,758	\$82,368
Subtotal, Residential					\$1,177,871	\$2,446,643
Retail/Commercial	1,000 sq. ft.	\$384	\$624	386	\$148,224	\$240,864
Office	1,000 sq. ft.	\$180	\$303	155	\$27,900	\$46,965
Industrial	1,000 sq. ft.	\$78	\$131	69	\$5,382	\$9,039
Warehouse	1,000 sq. ft.	\$34	\$61	77	\$2,618	\$4,697
Mini-Warehouse	1,000 sq. ft.	\$31	\$12	36	\$1,116	\$432
Public/Institutional	1,000 sq. ft.	\$162	\$140	203	\$32,886	\$28,420
Subtotal, Nonresidential					\$218,126	\$330,417
Total Potential Fee Revenue, 2021-2027					\$1,395,997	\$2,777,060
Percent Change in Potential Revenue						99%

Source: 2014 and 2020 fee/unit from Table 46; 7-year growth from Table 8, less anticipated affordable housing waivers from Table 9; potential revenue is units times fee per unit.

POLICE

This chapter updates the City of Santa Fe police impact fee. The Santa Fe Police Department was originally founded in 1851, and is responsible for upholding the law within the jurisdictional boundaries of the City of Santa Fe.

Service Unit

Disparate types of development must be translated into a common unit of measurement that reflects the impact of new development on the demand for police protection. This common unit of measurement is referred to as a “service unit.” Service units create the link between the supply of capital facilities and the demand for such facilities generated by new development.

The two most common methodologies used in calculating police impact fees are the “calls-for-service” approach and the “functional population” approach. While annual call data are available for police calls, this study uses functional population in order to allocate police capital costs among more specific land-use categories. The functional population approach is a more generalized approach than calls-for-service, and it presumes that the demand for police services is strongly related to the presence of people at the site of a land use. Functional population is analogous to the concept of “full-time equivalent” employees. It represents the number of “full-time equivalent” people present at the site of a land use, and it is used for the purpose of determining the impact of a particular development on the need for police facilities. For residential development, functional population is simply average household size times the percent of time people are assumed to spend at home. For nonresidential development, functional population is based on a formula that factors trip generation rates, average vehicle occupancy and average number of hours spent by visitors at a land use. Functional population multipliers by land use type and total existing and projected functional population for the Urban Area are presented in Appendix C.

Cost per Service Unit

Police impact fees are designed to charge new development the cost of providing the same level of service that is provided to existing development. The existing level of service for police facilities is based on the replacement cost of existing facilities. The Department estimates that the current cost to construct new police facilities is \$300 per square foot (\$200 was used in the 2014 study). The total building and land replacement cost for the Police Department’s existing facilities is estimated to be about \$11 million, as shown in Table 49.

Table 49. Police Facility Replacement Cost

Station	Location	Building (sq. ft.)	Land (acres)	Building Value	Land Value	Total Value
Police Headquarters	2515 Camino Entrada	25,560	0.60	\$7,668,000	\$90,000	\$7,758,000
Police Records	2651 Siringo Rd.	2,610	1.00	\$783,000	\$150,000	\$933,000
Frenchy's Park Substation	2011 Agua Fria St.	558	0.90	\$167,400	\$135,000	\$302,400
Internal Affairs	2509 Camino Entrada	1,680	0.20	\$504,000	\$30,000	\$534,000
Police Evidence Impound Lot	4201 Huey Road	3,684	2.30	\$1,105,200	\$345,000	\$1,450,200
Police Auxiliary Fleet Lot	2602 Camino Entrada	0	1.18	\$0	\$177,000	\$177,000
Total		34,092	6.18	\$10,227,600	\$927,000	\$11,154,600

Source: City of Santa Fe Facility Division, July 28, 2020; building cost based on estimated cost of \$300 per square foot; land value based on \$150,000 per acre.

The New Mexico Development Fees Act authorizes the use of impact fees for all essential police equipment costing \$10,000 or more and having a life expectancy of at least ten years. The table below lists the current capital equipment that is eligible for impact fee funding. As shown in Table 50, the total replacement cost for eligible equipment is about \$1.7 million.

Table 50. Police Equipment Replacement Cost

Major Equipment	Total Cost
Firearms Training System	\$91,000
Firearms Moving Target System	\$14,000
SWAT BearCat Rescue Truck	\$300,000
SWAT Equipment	\$90,000
EOD Equipment	\$300,000
FARBER Mobile Command Post	\$600,000
Crisis Negotiations Van	\$90,000
Mobile Crime Scene Truck	\$202,674
Total	\$1,687,674

Source: City of Santa Fe Police Department, July 28, 2020.

The police protection impact fee is based on the replacement value of existing capital facilities divided by the total number of service units within the city limits. As shown in Table 51, the replacement cost for police facilities and equipment is \$134 per service unit.

Table 51. Police Cost Per Service Unit

Police Facility Replacement Cost	\$11,154,600
Police Equipment Replacement Cost	\$1,687,674
Total Police Replacement Cost	\$12,842,274
÷ Existing Functional Population	95,582
Police Cost per Functional Population	\$134

Source: Police facility replacement cost from Table 49; police equipment replacement cost from Table 50; existing functional population from Table 70 in Appendix C.

Capital Facilities Plan

The magnitude of growth-related police protection capital needs can be estimated by multiplying the anticipated growth in service units by the cost per service unit. As shown in Table 52, this results in estimated police protection capital improvement needs over the next seven years of about \$1 million.

Table 52. Police Capital Needs, 2021-2027

New Functional Population, 2020-2027	8,288
x Police Cost per Functional Population	\$134
Police Capital Needs, 2020-2027	\$1,110,592

Source: New functional population Table 70, Appendix C; cost per functional population from Table 51.

According to the Police Department, existing police facilities and equipment are only marginally adequate based on the population served and call volume. Current plans call for the construction of two new substations and other improvements and capital equipment totaling \$3.6 million over the next seven years (see Table 83 in Appendix G). Only a percentage of the planned project costs can be attributed to projected growth over the next seven years, based on the Land Use Assumptions and the existing level of service.

Net Cost per Service Unit

In the calculation of the impact of new development on infrastructure costs, credit should be given for non-local funding that will be generated by new development and used to pay for capacity-related capital improvements. Credit should also be provided for taxes that will be paid by new development and used to retire outstanding debt for past police facility improvements.

The City of Santa Fe has some outstanding debt for past police protection capital improvements. As shown in Table 53, dividing the outstanding debt by existing service units results in the debt credit per service unit. This puts existing and new development on the same footing with respect to the portion of their attributable costs that will be paid through future debt service payments made by both existing and new development.

Table 53. Police Debt Credit

Total Outstanding Eligible Debt	\$1,045,737
÷ Existing Functional Population	95,582
Police Debt Credit per Functional Population	\$11

Source: Outstanding police-related debt from Table 76 in Appendix E; existing functional population from Table 70, Appendix C.

The City has received some grants for police protection in recent years. However, some of these grants were for operating costs, or for equipment that is not eligible for impact fee funding under the Development Fees Act. The eligible grant amounts received over last seven years for impact fee-eligible capital improvements totaled \$0.9 million. Assuming that the grant funding received annually per service unit over the last seven years for impact fee-eligible police protection capital improvements will continue proportional to the amount of development in Santa Fe, the City will receive the present value equivalent of \$34 per service unit over the next 25 years, as shown in Table 54.

Table 54. Police Grant Funding Credit Per Service Unit

Year	Funding Source	Project Description	Amount
2013	State	Santa Fe Police Station Expansion	\$900,000
Federal/State Grants for Capacity, 2013-2019			\$1,097,766
÷ Years in Funding Period			7
Annual Federal/State Capacity Grants			\$156,824
÷ Existing Functional Population			95,582
Annual Federal/State Grants per Functional Population			\$1.64
x Net Present Value Factor (25 years)			20.72
Federal/State Grant Credit per Functional Population			\$34

Source: Grant funding from City of Santa Fe Finance Department, October 7, 2020; existing functional population from Table 70 in Appendix C; discount rate for present value factor is the average of national yields on 20- and 30-year AAA municipal bonds from fmsbonds.com on September 9, 2020.

Deducting the credits for outstanding debt and grants from the capital cost yields the net police cost of \$89 per service unit, as summarized in Table 55.

Table 55. Police Net Cost Per Service Unit

Police Cost per Functional Population	\$134
– Debt Credit per Functional Population	-\$11
– Grant Funding Credit per Functional Population	-\$34
Police Net Cost per Functional Population	\$89

Source: Cost from Table 51; debt credit from Table 53; grant credit from Table 54.

Net Cost Schedule

The maximum police impact fees that may be charged by the City of Santa Fe based on the data, assumptions and methodology used in this report are shown in Table 56.

Table 56. Police Net Cost Schedule

Land Use Type	Unit	Func. Pop/ Unit	Net Cost/ Func. Pop.	Net Cost/ Unit
Single-Family Detached (avg.)	Dwelling	1.587	\$89	\$141
1,500 sq. ft. or less	Dwelling	1.461	\$89	\$130
1,501-2,500 sq. ft.	Dwelling	1.574	\$89	\$140
2,501-3,000 sq. ft.	Dwelling	1.681	\$89	\$150
More than 3,000 sq. ft.	Dwelling	1.808	\$89	\$161
Accessory Unit	Dwelling	1.001	\$89	\$89
Multi-Family	Dwelling	1.194	\$89	\$106
Mobile Home/RV Park	Space	2.428	\$89	\$216
Retail/Commercial	1,000 sq. ft.	1.773	\$89	\$158
Office	1,000 sq. ft.	0.861	\$89	\$77
Industrial	1,000 sq. ft.	0.373	\$89	\$33
Warehousing	1,000 sq. ft.	0.173	\$89	\$15
Mini-Warehouse	1,000 sq. ft.	0.035	\$89	\$3
Public/Institutional	1,000 sq. ft.	0.399	\$89	\$36

Source: Functional population per unit from Table 69 in Appendix C; net cost per functional population from Table 55.

The updated police impact fees calculated in this report are compared with the City's current maximum fees in Table 57. In general, the updated fees are significantly higher than the fees calculated in the 2014 study for residential uses, and similar or lower for nonresidential uses. As with the fire/EMS fees, the increases are largely due to more realistic estimates of what it actually costs to build new facilities in Santa Fe today.

Table 57. Change in Police Impact Fees

Land Use Type	Unit	2014 Fee/Unit (100%)	2020 Fee/Unit (100%)	Percent Change
Single Family Detached	Dwelling	\$104	\$141	36%
1,500 sq. ft. or less	Dwelling	\$92	\$130	41%
1,501-2,000 sq. ft.	Dwelling	\$97	\$140	44%
2,001-2,500 sq. ft.	Dwelling	\$106	\$140	32%
2,501-3,000 sq. ft.	Dwelling	\$111	\$150	35%
More than 3,000 sq. ft.	Dwelling	\$119	\$161	35%
Accessory Unit	Dwelling	\$79	\$89	13%
Multi-Family	Dwelling	\$90	\$106	18%
Mobile Home/RV Park	Space	\$144	\$216	50%
Retail/Commercial	1,000 sq. ft.	\$161	\$158	-2%
Office	1,000 sq. ft.	\$76	\$77	1%
Industrial	1,000 sq. ft.	\$33	\$33	0%
Warehouse	1,000 sq. ft.	\$14	\$15	7%
Mini-Warehouse	1,000 sq. ft.	\$13	\$3	-77%
Public/Institutional	1,000 sq. ft.	\$68	\$36	-47%

Source: 2014 study fees from Table 1; updated fees from Table 56.

Potential Revenue

If adopted at the full updated amounts, police impact fees could generate about \$703,000 over the next seven years, based on the development projected in the Land Use Assumptions, as shown in Table 58. These revenue projections assume no waivers or fee reductions other than for affordable housing. The projected revenue is about 20% higher than what would be expected under the maximum fees calculated in the 2014 study. This is the same rate of increase as the *Engineering News-Record* Construction Cost Index since the previous study.

Table 58. Potential Police Impact Fee Revenue, 2021-2027

Land Use Type	Unit	Fee per Unit		7-Year Growth	Potential Revenue	
		2014 (100%)	2020 (100%)		2014 (100%)	2020 (100%)
Single-Family Detached	Dwelling	\$104	\$141	1,865	\$193,960	\$262,965
Multi-Family	Dwelling	\$90	\$106	3,147	\$283,230	\$333,582
Accessory Unit	Dwelling	\$79	\$89	234	\$18,486	\$20,826
Subtotal, Residential					\$495,676	\$617,373
Retail/Commercial	1,000 sq. ft.	\$161	\$158	386	\$62,146	\$60,988
Office	1,000 sq. ft.	\$76	\$77	155	\$11,780	\$11,935
Industrial	1,000 sq. ft.	\$33	\$53	69	\$2,277	\$3,657
Warehouse	1,000 sq. ft.	\$14	\$23	77	\$1,078	\$1,771
Mini-Warehouse	1,000 sq. ft.	\$13	\$10	36	\$468	\$360
Public/Institutional	1,000 sq. ft.	\$68	\$36	203	\$13,804	\$7,308
Subtotal, Nonresidential					\$91,553	\$86,019
Total Potential Fee Revenue, 2021-2027					\$587,229	\$703,392
Percent Change in Potential Revenue						20%

Source: 2014 and 2020 fee/unit from Table 57; 7-year growth from Table 8, less anticipated affordable housing waivers from Table 9; potential revenue is units times fee per unit.

APPENDIX A: ROAD INVENTORY

Table 59. Major Roadway Inventory

Street Name	Street Segment	Ln	Mi.	Cap.	ADT	VMC	VMT
Arterial Roads							
Agua Fria St	Airport-Jemez	2	1.61	14,800	9,251	23,828	14,894
Agua Fria St	Jemez-Lopez	2	0.98	14,800	4,687	14,504	4,593
Agua Fria St	Henry Lynch-Siler	2	0.38	14,800	9,902	5,624	3,763
Agua Fria St	Siler-Osage	2	1.08	14,800	17,043	15,984	18,406
Agua Fria St	Osage-Cam. Alire	2	1.17	14,800	16,614	17,316	19,438
Agua Fria St	Cam. Alire-St Francis	2	0.57	14,800	7,899	8,436	4,502
Agua Fria St	St Francis-Guadalupe	2	0.57	14,800	5,785	8,436	3,297
Airport Rd	NM 599-Agua Fria Rd	4	0.52	32,400	16,974	16,848	8,826
Airport Rd	Agua Fria Rd-Country Club	4	0.50	32,400	15,198	16,200	7,599
Airport Rd	Country Club-S Meadows Rd	4	1.00	32,400	20,200	32,400	20,200
Airport Rd	S Meadows-Jemez Rd	4	0.12	32,400	23,402	3,888	2,808
Airport Rd	Jemez Rd-Cerrillos	4	0.91	32,400	23,402	29,484	21,296
Alameda	NM 599-Chicoma Vista	2	0.95	14,800	9,251	14,060	8,788
Alameda	Chicoma Vista-Calle Nopal	2	1.42	14,800	8,275	21,016	11,751
Alameda	Calle Nopal-Cam. Alire	2	0.95	14,800	8,799	14,060	8,359
Alameda	Cam. Alire-St Francis	2	0.85	14,800	12,210	12,580	10,379
Alameda	St Francis-Guadalupe	2	0.57	14,800	4,626	8,436	2,637
Alameda	Guadalupe-Paseo de Peralta	2	0.66	14,800	6,694	9,768	4,418
Alameda	Paseo de Peralta-Canyon Rd	2	0.95	14,800	5,714	14,060	5,428
Alta Vista	Cerrillos-St Francis	2	0.38	14,800	3,573	5,624	1,358
Alta Vista	St Francis-Galisteo	2	0.51	14,800	3,901	7,548	1,990
Armenta	Old Pecos Trail-Cam. Corrales	2	0.25	14,800	2,645	3,700	661
Baca Street	Hickox-Cerrillos	2	0.57	14,800	5,523	8,436	3,148
Bishop's Lodge Rd	Paseo Peralta-Artist	2	0.20	14,800	9,865	2,960	1,973
Bishop's Lodge Rd	Artist-Cam. Encantado	2	1.50	14,800	3,702	22,200	5,553
Bishop's Lodge Rd	Cam. Encantado-City Limits	2	1.04	14,800	2,038	15,392	2,120
Botulph Rd	Zia St-Siringo Rd	2	0.40	14,800	3,251	5,920	1,300
Botulph Rd	Siringo Rd-St Michael's	2	0.85	14,800	4,120	12,580	3,502
Camino Cabra	Canyon Rd-Cam. de Cruz Blanca	2	0.79	14,800	3,532	11,692	2,790
Camino Carlos Rey	Gov. Miles-Rodeo	2	0.76	14,800	4,708	11,248	3,578
Camino Carlos Rey	Rodeo-Zia	4	0.09	32,400	7,233	2,916	651
Camino Carlos Rey	Zia-Siringo	2	0.85	14,800	7,183	12,580	6,106
Camino Carlos Rey	Siringo-Cerrillos	2	0.47	14,800	9,243	6,956	4,344
Camino Alire	Alameda-Agua Fria	2	0.38	14,800	8,591	5,624	3,265
Camino Cabra	Cam. Cruz Blanca-Up. Canyon	2	0.66	14,800	3,532	9,768	2,331
Camino Cruz Blanca	Cam. Monte Sol-Cam. Cabra	2	0.38	14,800	3,959	5,624	1,504
Camino del Monte Sol	Cam. Cruz Blanca-Old Santa Fe	2	0.15	14,800	2,355	2,220	353
Canyon Rd	E Alameda St-Upper Canyon Rd	2	0.10	14,800	3,256	1,480	326
Cerrillos Rd (NM 14)	Beckner-Jaguar	6	1.14	50,000	26,202	57,000	29,870
Cerrillos Rd (NM 14)	Jaguar-Airport	6	0.85	50,000	29,100	42,500	24,735
Cerrillos Rd (NM 14)	Airport-Richards	6	1.17	50,000	42,370	58,500	49,573
Cerrillos Rd (NM 14)	Richards-St Michael's	6	1.65	50,000	42,108	82,500	69,478
Cerrillos Rd (NM 14)	St Michael's-2nd St	4	0.50	32,400	24,252	16,200	12,126
Cerrillos Rd (NM 14)	2nd St-Alta Vista	4	0.60	32,400	28,281	19,440	16,969
Cerrillos Rd (NM 14)	Alta Vista-St Francis	4	0.54	32,400	30,490	17,496	16,465
Cerrillos Rd (NM 14)	St Francis-Galisteo	4	0.76	32,400	21,689	24,624	16,484

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Table 59. Major Roadway Inventory (continued)

Street Name	Street Segment	Lns	Mi.	Cap.	ADT	VMC	VMT
Cordova	Cerrillos-St Francis	4	0.27	32,400	14,877	8,748	4,017
Cordova	St Francis-Don Diego	4	0.28	32,400	14,394	9,072	4,030
Cordova	Don Diego-Old Pecos Trail	4	0.80	14,800	8,968	11,840	7,174
Don Diego Ave	Cordova Rd-Cam. de los Marquez	2	0.08	14,800	6,027	1,184	482
Don Diego Ave	Camino de los Marquez-Cerrillos	2	0.50	14,800	8,332	7,400	4,166
Galisteo	St Michael's-Cordova	2	0.95	14,800	6,613	14,060	6,282
Galisteo	Cordova-Cerillos	2	0.95	14,800	3,424	14,060	3,253
Galisteo	Zia-Rodeo	2	0.73	14,800	3,825	10,804	2,792
Governor Miles	Cerrillos-Walking Sky	2	1.00	14,800	4,073	14,800	4,073
Governor Miles	Walking Sky-Richards	2	0.74	14,800	4,807	10,952	3,557
Governor Miles	Richards-Cliff Palace	2	0.57	14,800	3,300	8,436	1,881
Governor Miles	Cliff Palace-Cam. Carlos Rey	2	0.38	14,800	2,121	5,624	806
Guadalupe St	Cerrillos-Alameda	2	0.57	14,800	14,305	8,436	8,154
Guadalupe St	Alameda-Paseo de Peralta	4	0.38	32,400	22,372	12,312	8,501
Guadalupe St	Paseo de Peralta-84/285	4	0.38	32,400	15,743	12,312	5,982
Hickox St	Agua Fria-St Francis	2	0.57	14,800	1,970	8,436	1,123
Hyde Park Rd	Bishop's Lodge-Gonzales	2	1.38	14,800	4,658	20,424	6,428
Hyde Park Rd	Gonzales-City Limits	2	1.70	14,800	3,383	25,160	5,751
Jaguar Dr	NM599-Country Club	2	1.45	14,800	9,251	21,460	13,414
Jaguar Dr	Country Club-S Meadows	2	1.14	14,800	6,197	16,872	7,065
Jaguar Dr	S Meadows-Cerrillos	2	0.38	14,800	6,197	5,624	2,355
Jemez Rd	Agua Fria-Airport	2	0.80	14,800	5,716	11,840	4,573
Old Pecos Trail	Rodeo Rd-Arroyo Chamiso	4	1.52	32,400	14,682	49,248	22,317
Old Pecos Trail	Arroyo Chamiso-Cordova	2	0.95	14,800	18,958	14,060	18,010
Old Pecos Trail	Cordova-Old Santa Fe Trail	2	0.42	14,800	10,863	6,216	4,562
Old Santa Fe Trail	City Limits-Zia Rd	2	1.14	14,800	5,220	16,872	5,951
Old Santa Fe Trail	Zia-Cam. del Monte Sol	2	1.08	14,800	3,326	15,984	3,592
Old Santa Fe Trail	Cam. del Monte Sol-Old Pecos	2	1.06	14,800	4,874	15,688	5,166
Old Santa Fe Trail	Old Pecos Trail-Paseo Peralta	2	0.36	14,800	10,970	5,328	3,949
Osage Ave	Agua Fria-Cerrillos	2	0.66	14,800	6,118	9,768	4,038
Paseo de Peralta	St Francis-Cerrillos	4	0.47	32,400	5,773	15,228	2,713
Paseo de Peralta	Cerrillos-Acequia Madre	4	0.63	32,400	12,891	20,412	8,121
Paseo de Peralta	Acequia Madre-Alameda	4	0.25	32,400	9,094	8,100	2,274
Paseo de Peralta	Alameda-Palace	2	0.15	14,800	13,077	2,220	1,962
Paseo de Peralta	Palace-Washington	2	0.32	14,800	13,160	4,736	4,211
Paseo de Peralta	Washington-St Francis	4	1.04	32,400	11,033	33,696	11,474
Richards Ave	Rodeo-I-25	2	1.14	14,800	6,155	16,872	7,017
Rodeo Rd	Cerillos-Richards	4	0.95	32,400	27,884	30,780	26,490
Rodeo Rd	Richards-Camino Carlos Rey	4	1.00	32,400	18,715	32,400	18,715
Rodeo Rd	Camino Carlos Rey-Galisteo	2	1.04	14,800	10,062	15,392	10,464
Rodeo Rd	Galisteo-Sawmill	4	0.28	32,400	9,482	9,072	2,655
Rodeo Rd	Sawmill-Old Pecos Trail	2	1.70	14,800	7,279	25,160	12,374

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Table 59. Major Roadway Inventory (continued)

Street Name	Street Segment	Lns	Mi.	Cap.	ADT	VMC	VMT
Rufina St	S Meadows Rd-Jemez	2	0.20	14,800	8,043	2,960	1,609
Rufina St	Jemez-Lopez	2	0.91	14,800	12,145	13,468	11,052
Rufina St	Lopez-Richards	2	1.40	14,800	7,992	20,720	11,189
Rufina St	Richards-Siler	2	0.55	14,800	5,015	8,140	2,758
Siler Rd	Agua Fria-Cerrillos	2	0.64	32,400	14,171	20,736	9,069
Siler Rd	Agua Fria-West Alameda	2	0.40	14,800	10,003	5,920	4,001
Siringo Rd	Cam. Carlos Rey-Llano	2	0.63	14,800	10,607	9,324	6,682
Siringo Rd	Llano-St Francis	2	0.98	14,800	13,865	14,504	13,588
South Meadows	Jaguar-Airport	2	0.66	14,800	4,560	9,768	3,010
South Meadows	Airport-Agua Fria	2	0.80	14,800	5,963	11,840	4,770
South Meadows	Agua Fria-NM 599	2	1.00	14,800	5,963	14,800	5,963
St Francis (US 285)	Rodeo-Siringo	4	0.95	32,400	25,802	30,780	24,512
St Francis (US 285)	Siringo-San Mateo	4	0.70	32,400	39,295	22,680	27,507
St Francis (US 285)	San Mateo-Cerrillos	6	0.98	50,000	44,379	49,000	43,491
St Francis (US 285)	Cerrillos-Paseo de Peralta	6	0.28	50,000	50,028	14,000	14,008
St Francis (US 285)	Paseo de Peralta-Agua Fria	6	0.20	50,000	35,318	10,000	7,064
St Francis (US 285)	Agua Fria-Alameda	6	0.31	50,000	19,981	15,500	6,194
St Francis (US 285)	Alameda-Alamo	6	0.57	50,000	22,424	28,500	12,782
St Francis (US 285)	Alamo-NM599	6	1.33	50,000	36,667	66,500	48,767
St Michael's Dr	Cerillos-St Francis	6	1.29	50,000	23,607	64,500	30,453
St Michael's Dr	St Francis-Old Pecos Trail	4	1.04	32,400	20,385	33,696	21,200
Yucca St	Rodeo-Zia	2	0.40	14,800	2,679	5,920	1,072
Yucca St	Zia-Siringo	2	0.63	14,800	8,222	9,324	5,180
Zia Rd	Rodeo- St Francis	4	1.70	32,400	15,200	55,080	25,840
Subtotal, Arterial Roads			84.01			1,904,404	1,087,610
Collector Roads							
2nd St	W San Mateo Rd-Cerrillos Rd	2	0.43	13,300	2,875	5,719	1,236
2nd St	Cerrillos Rd-Calle Lorca	2	0.57	13,300	2,875	7,581	1,639
5th St	Cerrillos Rd-Saint Michaels Dr	2	0.43	13,300	4,815	5,719	2,070
5th St	Saint Michaels Dr-Siringo Rd	2	0.52	13,300	3,485	6,916	1,812
Acequia Madre	Paseo de Peralta-Garcia St	2	0.14	13,300	3,650	1,862	511
Acequia Madre	Garcia St-Camino del Monte Sol	2	0.48	13,300	7,059	6,384	3,388
Agua Fria Rd	Airport-San Felipe Rd	2	0.70	13,300	2,653	9,310	1,857
Alamo Dr	N Guadalupe St-St Francis Dr	2	0.13	13,300	1,665	1,729	216
Alamo Dr	St Francis-Camino de las Crucitas	2	0.23	13,300	2,068	3,059	476
Alto St	Camino Alire-N Saint Francis	2	0.72	13,300	2,653	9,576	1,910
Arroyo Chamiso Rd	Saint Michaels Dr-Old Pecos Trail	2	0.15	13,300	1,573	1,995	236
Ave de las Campanas	Siringo Rd-Rodeo Rd	2	0.84	13,300	5,258	11,172	4,417
Avenida Rincon	N Ridgetop Rd-NM 599	2	0.41	13,300	876	5,453	359
Avenida Rincon	NM 599-Calle David	2	0.63	13,300	2,653	8,379	1,671
Buckman Rd	City Limits-Camino de los Montoyas	2	1.31	13,300	3,059	17,423	4,007
Buckman Rd	Cam Los Montoyas-Cam Las Crucitas	2	0.12	13,300	1,669	1,596	200

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Table 59. Major Roadway Inventory (continued)

Street Name	Street Segment	Lns	Mi.	Cap.	ADT	VMC	VMT
Calle del Cielo	Siringo Rd-Cerrillos	2	0.26	13,300	1,079	3,458	281
Calle del Resolana	Siringo Rd-Cerrillos	2	0.27	13,300	3,390	3,591	915
Calle Estado	Bishops Lodge Rd-Old Taos Hwy	2	0.68	13,300	3,861	9,044	2,625
Calle Lorca	Siringo Rd-San Mateo Rd	2	0.64	13,300	3,950	8,512	2,528
Calle Nopal	W Alameda St-Paseo de Vistas	2	0.34	13,300	1,082	4,522	368
Camino Consuelo	Siringo Rd-Cerrillos	2	0.27	13,300	1,864	3,591	503
Camino Corrales	Fort Union Dr-Armenta St	2	0.57	13,300	1,863	7,581	1,062
Camino Corrales	Armenta St-Old Santa Fe Trail	2	0.15	13,300	5,109	1,995	766
Camino Corrales	Old Santa Fe Trail-Garcia St	2	0.18	13,300	4,737	2,394	853
Cam de las Crucitas	Buckman-Alamo Dr	2	2.03	13,300	3,566	26,999	7,239
Cam de las Crucitas	Alamo Dr-Rio Vista St	2	2.00	13,300	2,831	26,600	5,662
Cam de las Crucitas	Vista St-N Saint Francis Dr	2	0.13	13,300	7,836	1,729	1,019
Cam de los Montoyas	Buckman-NM 599	2	0.53	13,300	1,667	7,049	884
Cam de los Montoyas	NM 599-Avenida de Sevilla	2	1.70	13,300	5,028	22,610	8,548
Camino Encantado	Circle Dr-Bishops Lodge Rd	2	0.97	13,300	1,335	12,901	1,295
Canyon Rd	Garcia St-Camino del Monte Sol	2	0.48	13,300	1,994	6,384	957
Canyon Rd	Camino del Monte Sol-E Palace Ave	2	0.09	13,300	1,994	1,197	179
Canyon Rd	E Palace Ave-Acequia Madre	2	0.14	13,300	745	1,862	104
Canyon Rd	Acequia Madre-E Alameda St	2	0.24	13,300	2,295	3,192	551
Cerro Gordo Rd	Upper Canyon Rd-Gonzales Rd	2	1.73	13,300	2,484	23,009	4,297
Cerro Gordo Rd	Gonzales Rd- E Palace Ave	2	0.11	13,300	471	1,463	52
Country Club	Airport-Jaguar	2	0.76	13,300	4,875	10,108	3,705
Don Diego Ave	Alta Vista St-Cordova Rd	2	0.17	13,300	6,862	2,261	1,167
Don Gaspar Ave	E San Mateo Rd-Cordova Rd	2	0.50	13,300	3,374	6,650	1,687
Don Gaspar Ave	Cordova Rd-Paseo de Peralta	2	0.80	13,300	1,964	10,640	1,571
Don Gaspar Ave	Paseo de Peralta-W Alameda St	2	0.23	13,300	2,732	3,059	628
Don Gaspar Ave	W Alameda St-E Water St	2	0.10	13,300	2,511	1,330	251
Don Gaspar Ave	E Water St-W San Francisco St	2	0.05	13,300	2,511	665	126
E Palace Ave	Washington Ave Cathedral Pl	2	0.06	13,300	4,859	798	292
E Palace Ave	Cathedral Pl-Paseo de Peralta	2	0.17	13,300	4,244	2,261	721
E Palace Ave	Paseo de Peralta-Cerro Gordo	2	0.71	13,300	3,392	9,443	2,408
E Palace Ave	Cerro Gordo Rd-E Alameda St	2	0.07	13,300	2,221	931	155
E Palace Ave	E Alameda St-Canyon Rd	2	0.04	13,300	2,460	532	98
E Zia Rd	Old Pecos Tr-Calle de Sebastian	2	0.09	13,300	2,730	1,197	246
E Zia Rd	Calle de Sebastian-Conejo Dr	2	0.28	13,300	2,770	3,724	776
E Zia Rd	Conejo Dr-Old Santa Fe Trail	2	0.52	13,300	2,594	6,916	1,349
Garcia St	Cam. del Monte Sol-Cam. Corrales	2	0.41	13,300	1,173	5,453	481
Garcia St	Camino Corrales-Acequia Madre	2	0.53	13,300	3,608	7,049	1,912
Garcia St	Acequia Madre-Canyon Rd	2	0.20	13,300	4,357	2,660	871
Gonzales Rd	Vallecita Dr-Hyde Park Rd	2	0.61	13,300	1,234	8,113	753
Gonzales Rd	Hyde Park Rd-Cerro Gordo Rd	2	1.26	13,300	2,958	16,758	3,727
Gonzales Rd	Cerro Gordo Rd-E Alameda St	2	0.07	13,300	2,514	931	176
Herrera Drive	Cerrillos Road-Paseo del Sol	2	0.50	13,300	4,545	6,650	2,273
Llano St	Siringo-St Michaels	2	0.53	13,300	6,599	7,049	3,497
Lopez Ln	Airport-Agua Fria	2	1.10	13,300	4,981	14,630	5,479

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Table 59. Major Roadway Inventory (continued)

Street Name	Street Segment	Lns	Mi.	Cap.	ADT	VMC	VMT
Monte Serena Dr	NM 599.-San Juan Ranch	3	3.09	13,300	3,887	41,097	12,011
Murales Rd	Bishops Lodge Rd-Old Taos Hwy	2	0.29	13,300	2,653	3,857	769
Old Taos Hwy	Paseo de Peralta-Murales Rd	2	0.39	13,300	3,748	5,187	1,462
Old Taos Hwy	Murales Rd-Calle Estado	2	0.55	13,300	1,923	7,315	1,058
Old Taos Hwy	Calle Estado-Calle Largo	2	0.47	13,300	1,344	6,251	632
Pacheco St	Siringo-St Michael's	2	0.51	13,300	6,821	6,783	3,479
Pacheco St	St Michael's-Cam. Monte Rey	2	0.47	13,300	10,620	6,251	4,991
Pacheco St	Cam. de Monte Rey-Alta Vista	2	0.41	13,300	6,073	5,453	2,490
Paseo del Sol	Airport-Jaguar	2	1.00	13,300	3,088	13,300	3,088
Paseo del Sol	Jaguar-Herrera	2	0.25	13,300	4,545	3,325	1,136
Paseo de Vistas	Calle Nopal-Rincon de Torreon	2	1.02	13,300	444	13,566	453
Paseo de Vistas	Rincon de Torreon-Cam. de las Crucitas	2	0.74	13,300	444	9,842	329
Paseo Nopal	Calle Nopal-City Limits	2	0.06	13,300	1,082	798	65
Richards Ave	Siringo-Cerrillos	2	0.28	13,300	3,670	3,724	1,028
Richards Ave	Cerrillos-Rufina	4	0.32	32,400	8,051	10,368	2,576
Ridgetop Rd	NM 599-Avenida Rincon	2	0.45	13,300	1,501	5,985	675
Ridgetop Rd	Avenida Rincon-Tano Rd	2	0.49	13,300	2,653	6,517	1,300
Rio Vista St	Alamo Dr-Camino de las Crucitas	2	0.37	13,300	3,625	4,921	1,341
Rio Vista St	Camino de las Crucitas-Alamo	2	0.30	13,300	2,653	3,990	796
Rufina St	Siler-Jorgensen Rd	2	0.25	13,300	8,535	3,325	2,134
San Mateo Rd	Calle Lorca-St Francis	2	0.42	13,300	4,491	5,586	1,886
San Mateo Rd	St Francis-Galisteo	2	0.47	13,300	3,463	6,251	1,628
San Mateo Rd	Galisteo-Old Pecos Trail	2	0.66	13,300	3,572	8,778	2,358
Siringo Rd	Richards-Camino Carlos	2	0.91	13,300	11,630	12,103	10,583
Siringo Rd	St Francis-Botulph	2	0.47	13,300	11,912	6,251	5,599
S Ridgetop Rd	Camino Francisca-NM 599	2	0.38	13,300	2,653	5,054	1,008
Sawmill Rd	Rodeo Rd-S Saint Francis Dr	2	0.32	13,300	9,119	4,256	2,918
Sawmill Rd	S Saint Francis Dr-Rodeo Rd	2	0.68	13,300	1,028	9,044	699
Solana Dr	W Alameda St-Rio Vista St	2	0.08	13,300	2,653	1,064	212
Tano Rd	N Ridgetop Rd-Opera Dr	2	0.69	13,300	2,653	9,177	1,831
Upper Canyon Rd	Camino Cabra-Cerro Gordo Rd	2	1.30	13,300	2,653	17,290	4,940
Vallecita Dr	Valley Dr-Gonzales Rd	2	0.76	13,300	546	10,108	415
Valley Dr	Bishops Lodge Rd-Vallecita Dr	2	0.38	13,300	758	5,054	288
W Palace Ave	Grant Ave-Lincoln Ave	2	0.11	13,300	4,107	1,463	452
W Palace Ave	Lincoln Ave-Old Santa Fe Trail	2	0.05	13,300	9,354	665	468
W Palace Ave	Old Santa Fe Trail-Washington Ave	2	0.01	13,300	9,354	133	94
W Zia Rd	Old Arroyo Chamiso Rd-Old Pecos Tr	2	0.65	13,300	3,484	8,645	2,265
W Zia Rd	St Francis-Botulph	2	0.51	14,800	2,713	7,548	1,384
Zafrano Dr	Rufina-Cerrillos	2	0.54	14,800	6,755	7,992	3,648
Zafrano Dr	Cerrillos-Rodeo	4	0.27	32,400	24,851	8,748	6,710
Subtotal, Collectors			52.45			710,429	192,241
Total			136.46			2,614,833	1,279,851

Source: Segment descriptions, number of through lanes and lengths from Santa Fe Metropolitan Planning Organization, August 28, 2020; generalized daily capacity estimates from Florida Department of Transportation, 2013 Quality/Level of Service Handbook, Table 1: Generalized Annual Average Daily Volumes for Florida's Urbanized Areas; ADT is most current daily traffic count almost all from 2019) from Santa Fe Metropolitan Planning Organization; volume in italics are estimated based on 75% of the average volume for 2-lane collector roads (for eight collector roads with no available count) or on a nearby count.

APPENDIX B: AVERAGE HOUSEHOLD SIZE

The Census Bureau’s American Community Survey conducts a sample of 1% of dwelling units each year. The most current data from are provided in a 5% sample dataset, consisting of 1% samples collected in 2014 through 2018. For cities the size of Santa Fe, only tabular data are available, and these data are summarized in Table 60. Unfortunately, the tabular data do not provide household population for single-family detached units separately from single-family attached units (i.e., townhouses). This presents a problem, because the impact fee categories include townhouses with other types of multi-family units.

Table 60. Average Household Size, City of Santa Fe, 2014-2018

Housing Type	Household Population	Households	Avg. HH Size
Single-Family Detached	n/a	20,659	n/a
Single-Family Attached	n/a	3,110	n/a
Single-Family Detached/Att.	54,230	23,769	2.28
Single-Family Attached	n/a	3,110	n/a
Other Multi-Family	15,333	8,282	1.85
Multi-Family	n/a	11,392	n/a
Mobile Home	12,894	3,542	3.64
Total	82,457	35,593	2.32

Source: U.S. Census, American Community Survey, 2014-2018 for City of Santa Fe.

For areas the size of Santa Fe County, however, microdata is available that contains information for individual dwelling units. In addition, 88.5% of single-family attached units in the county are in the city limits, meaning that the average household size for townhouses in the county should also be representative for townhouses in the city. The countywide data also indicate that single-family attached and other types of multi-family units have much the same average household size.

Table 61. Average Household Size, Santa Fe County, 2014-2018

Housing Type	Household Population	Households	Avg. HH Size
Single-Family Detached	86,229	40,028	2.15
Single-Family Attached	5,555	3,401	1.63
Single-Family Det./Att.	91,784	43,429	2.11
Single-Family Attached	5,555	3,401	1.63
Other Multi-Family	15,790	9,476	1.67
Multi-Family	21,345	12,877	1.66
Mobile Home	25,211	9,068	2.78
Total	132,785	61,973	2.14

Source: U.S. Census, American Community Survey, 2014-2018 for Santa Fe County.

Using the average household size for single-family attached units from the countywide data and the data available for the city allows us to calculate reasonable estimates for both single-family detached and all multi-family units, as shown in Table 62.

Table 62. Average Household Size, City of Santa Fe

Housing Type	Household Population	Households	Avg. HH Size
Single-Family Detached	49,161	20,659	2.38
Single-Family Attached	5,069	3,110	1.63
Single-Family Detached/Att.	54,230	23,769	2.28
Single-Family Attached	5,069	3,110	1.63
Other Multi-Family	15,333	8,282	1.85
Multi-Family	20,402	11,392	1.79
Mobile Home	12,894	3,542	3.64
Total	82,457	35,593	2.32

Note: Total household population and households do not double-count single-family attached, which are in the two subtotals.

Source: Except as otherwise noted, household population and households from Table 60 and average household size calculated as ratio of population to households; average household size for single-family attached from countywide data in Table 61; household population for single-family attached is households times average household size; household size for single-family detached and all multi-family is remainder after subtracting single-family attached.

Average household sizes by square footage ranges can be calculated using the most recent 2017 data from the American Housing Survey for the Western Census Region, which includes New Mexico. This survey provides data on the number of residents and the square footage of a sample of individual housing units. Regional data are used to develop average household sizes by unit size, as shown in Table 63 on the following page. Average household sizes by dwelling unit size are converted to Equivalent Dwelling Units (EDUs), with one EDU representing the average number of persons residing in an occupied single-family detached unit.

Small multi-family units are also analyzed in Table 63 as the basis for fees for accessory or guest units built as attached or detached additions to single-family units. Such units may be rented and would seem to function similarly to a multi-family unit, and they are likely to be smaller than the average multi-family unit. While the City Code does not limit the size of accessory units directly, their size is likely may be limited in many cases by the size of the lot and the need to comply with setbacks and other zoning regulations. In this update, fees are calculated for an accessory unit based on the average household size for multi-family units of less than 750 square feet. Units of this size constitute 30% of occupied multi-family units in the western region of the country, according to the 2017 American Housing Survey.

Table 63. Average Household Size by Unit Size, Western U.S.

Heated Living Area	Household Population	Households	Avg. HH Size	EDUs/ Unit
Single-Family Detached				
1,500 sq. ft. or less	12,943,701	4,876,875	2.65	0.92
1,501-2,500 sq. ft.	20,825,884	7,295,548	2.85	0.99
2,501-3,000 sq. ft.	5,032,646	1,652,064	3.05	1.06
More than 3,000 sq. ft.	6,871,745	2,104,276	3.27	1.14
All Single-Family Units	45,673,976	15,928,763	2.87	1.00
Multi-Family				
750 sq. ft. or less	4,349,727	2,417,084	1.80	0.63

Source: U.S. Department of Housing and Urban Development, American Housing Survey, 2017 microdata sample for Western Census Region; EDUs is ratio of average household size to average household size for all single-family detached units.

The City data are combined with the regional data to estimates average household sizes for the City by unit size in Table 64.

Table 64. Average Household Size by Unit Size

Heated Living Area	EDUs/ Unit	Avg. HH Size
Single-Family Detached		
1,500 sq. ft. or less	0.92	2.19
1,501-2,500 sq. ft.	0.99	2.36
2,501-3,000 sq. ft.	1.06	2.52
More than 3,000 sq. ft.	1.14	2.71
All Single-Family Detached	1.00	2.38
Multi-Family		
750 sq. ft. or less	0.63	1.50

Source: EDU multipliers for western U.S. from Table 63; average household size for all single-family detached units in Santa Fe from Table 60; household sizes by unit size for Santa Fe based on EDU multipliers.

Average household sizes by housing type and single-family by square footage ranges are summarized in Table 65.

Table 65. Average Household Size Summary

Housing Type/Living Area	Unit	Avg. HH Size
Single-Family Detached (avg.)	Dwelling	2.38
1,500 sq. ft. or less	Dwelling	2.19
1,501-2,500 sq. ft.	Dwelling	2.36
2,501-3,000 sq. ft.	Dwelling	2.52
More than 3,000 sq. ft.	Dwelling	2.71
Accessory Unit*	Dwelling	1.50
Multi-Family	Dwelling	1.79
Mobile Home Park	Pad	3.64

* based on multi-family units with 750 sq. ft. of living area or less
Source: Table 62 and Table 64.

APPENDIX C: FUNCTIONAL POPULATION

This update continues to utilize the “functional population” approach to measuring demand for fire/EMS and police impact fees. This is a generally-accepted approach for public safety fees, based on the observation that demand for such services tends to be proportional to the presence of people at the site. To make the calculations of functional population easier to follow, numbers in one table that are inputs into another table are highlighted in red.

Functional population is analogous to the concept of “full-time equivalent” employees. It represents the number of “full-time equivalent” people present at the site of a land use, and it is used for the purpose of determining the impact of a particular development on the need for public safety facilities. For residential development, functional population is simply average household size times the percent of time people spend at home. For nonresidential development, functional population is based on a formula that includes trip generation rates, average vehicle occupancy and average number of hours spent by visitors and employees at a land use.

Residential Functional Population

For residential land uses, the impact of a dwelling unit on the need for capital facilities is generally proportional to the number of persons residing in the dwelling unit. This can be measured for different housing types in terms of either average household size (average number of persons per occupied dwelling unit) or persons per unit (average number of persons per dwelling unit, including vacant as well as occupied units). In this analysis, average household size is used to develop the functional population multipliers, as it avoids the need to make assumptions about occupancy rates.

The first step is to determine the percentage of time people spend at their place of residence. In 2018, the U.S. Bureau of Labor Statistics interviewed one person each from 9,600 randomly-selected households to determine how people spent their time during a recent day. Survey respondents were limited to persons aged 15 or older in the civilian population. The survey determined the average number of hours spent on various types of activities. While it did not itemize where the activities occurred, reasonable assumptions have been made about which activities were more likely to take place at the place of residence or away from home. The results, summarized in Table 66 on the following page, indicate that people spend an average of two-thirds of each 24-hour day at their place of residence.

Table 66. Time Usage Survey Data

Primary Activity	Total Hrs. per Day	At Home	Away
Sleeping (including naps, spells of sleeplessness)	8.82	8.82	–
Personal care activities (other than sleeping)	0.76	0.76	–
Eating and drinking*	1.19	0.89	0.30
Household activities	1.78	1.78	–
Purchasing goods and services	0.72	–	0.72
Caring for and helping household members	0.51	0.51	–
Caring for and helping non-household members	0.21	–	0.21
Working and work-related activities	3.57	–	3.57
Educational activities	0.46	–	0.46
Organizational, civic and religious activities	0.30	–	0.30
Watching television	2.84	2.84	–
Other leisure and sports	2.43	–	2.43
Telephone, mail and email	0.15	0.15	–
Other activities	0.26	0.26	–
Total Hours	24.00	16.01	7.99
Percent of Time	100.0%	66.7%	33.3%

* assumes 3/4 of meals are at home

Source: U.S. Dept. of Labor, Bureau of Labor Statistics, *American Time Use Survey - 2018 Results*, June 19, 2019 release, survey of U.S. civilians 15 years of age or older.

The functional population multipliers for residential uses are calculated in Table 67 by multiplying average household size by the percent of time spent in the unit.

Table 67. Residential Functional Population per Unit

Housing Type	Unit	Average HH Size	% of Time in Unit	Func. Pop./Unit
Single-Family, Detached (All)	Dwelling	2.38	66.7%	1.587
1,500 sq. ft. or less	Dwelling	2.19	66.7%	1.461
1,501-2,500 sq. ft.	Dwelling	2.36	66.7%	1.574
2,501-3,000 sq. ft.	Dwelling	2.52	66.7%	1.681
More than 3,000 sq. ft.	Dwelling	2.71	66.7%	1.808
Accessory Unit	Dwelling	1.50	66.7%	1.001
Multi-Family	Dwelling	1.79	66.7%	1.194
Mobile Home/RV Park	Pad/Space	3.64	66.7%	2.428

Source: Average household size from Table 65;; occupancy factor from Table 66.

Nonresidential Functional Population

The functional population methodology for nonresidential uses is based on trip generation data utilized in developing the transportation demand schedule prepared for the updated transportation impact fee update. Functional population per 1,000 square feet is derived by dividing the total number of hours spent by employees and visitors during a weekday by 24 hours. Employees are estimated to spend eight hours per day at their place of employment, and visitors are estimated to spend one-half to one hour per visit depending on land use. The formula used to derive the nonresidential functional population estimates is summarized in Figure 6.

Figure 6. Nonresidential Functional Population Formula

<p>Functional population/1000 sf = (employee hours/1000 sf + visitor hours/1000 sf) ÷ 24 hours/day</p> <p>Where:</p> <p>Employee hours/1000 sf = employees/1000 sf x 8 hours/day</p> <p>Visitor hours/1000 sf (retail/office/public) = visitors/1000 sf x 1 hour/visit</p> <p>Visitors hours/1000 sf (industrial/warehouse) = visitors/1000 sf x 1/2 hour/visit</p> <p>Visitors/1000 sf = ADT/1000 sf x avg. vehicle occupancy - employees/1000 sf</p> <p>ADT/1000 sf = average daily trips (1/2 trip ends) on a weekday per 1000 sf</p>
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Using this formula and information on trip generation rates used in this study for the transportation impact fee update, vehicle occupancy rates from the *National Household Travel Survey*, average employee densities from the Department of Energy, and the formula in Figure 6, nonresidential functional population estimates per 1,000 square feet of gross floor area are calculated. Table 68 presents the results of these calculations for the nonresidential land use categories.

Table 68. Nonresidential Functional Population per Unit

Land Use	Unit	Trip Rate	Persons/ Trip	Employee/ Unit	Visitors/ Unit	Functional Pop./Unit
Retail/Commercial	1,000 sq. ft.	18.87	1.91	0.93	35.11	1.773
Office	1,000 sq. ft.	4.87	1.27	2.07	4.11	0.861
Industrial	1,000 sq. ft.	1.68	1.27	1.05	1.08	0.373
Warehouse	1,000 sq. ft.	0.87	1.27	0.48	0.62	0.173
Mini Warehouse	1,000 sq. ft.	0.75	1.27	0.05	0.90	0.035
Public/Institutional	1,000 sq. ft.	3.32	1.98	0.43	6.14	0.399

Source: Trip rates are one-half trip ends from Table 16; persons/trip is average vehicle occupancy from Federal Highway Administration, *Nationwide Household Travel Survey*, 2017; employees/unit from U.S. Department of Energy, *Commercial Buildings Energy Consumption Survey*, 2012; visitors/unit is trips times persons/trip minus employees/unit; functional population/unit calculated based on formula from Figure 6.

Functional Population Summary

The functional population multipliers for the residential and nonresidential land use categories are summarized in Table 69 on the following page.

Table 69. Functional Population Multipliers

Land Use	Unit	Functional Pop./Unit
Single-Family, Detached (All)	Dwelling	1.587
1,500 sq. ft. or less	Dwelling	1.461
1,501-2,500 sq. ft.	Dwelling	1.574
2,501-3,000 sq. ft.	Dwelling	1.681
More than 3,000 sq. ft.	Dwelling	1.808
Accessory Unit	Dwelling	1.001
Multi-Family	Dwelling	1.194
Mobile Home/RV Park	Pad/Space	2.428
Retail/Commercial	1,000 sq. ft.	1.773
Office	1,000 sq. ft.	0.861
Industrial	1,000 sq. ft.	0.373
Warehouse	1,000 sq. ft.	0.173
Mini Warehouse	1,000 sq. ft.	0.035
Public/Institutional	1,000 sq. ft.	0.399

Source: Residential dwelling unit functional population per unit from Table 67; nonresidential functional population per unit from Table 68.

Existing and projected total functional population for the City of Santa Fe are derived based on existing and projected land uses from the Land Use Assumptions and functional population per unit multipliers summarized above. The results are displayed in Table 70.

Table 70. Functional Population, 2021-2027

Land Use	Unit	No. of Units	Functional Pop.	
			per Unit	Total
Existing (2020)				
Single-Family Detached	Dwelling	27,831	1.587	44,168
Multi-Family	Dwelling	12,225	1.194	14,597
Accessory Unit	Dwelling	3,274	1.001	3,277
Retail/Commercial	1,000 sq. ft.	13,790	1.773	24,450
Office	1,000 sq. ft.	5,526	0.861	4,758
Industrial	1,000 sq. ft.	2,450	0.373	914
Warehouse	1,000 sq. ft.	2,754	0.173	476
Mini-Warehouse	1,000 sq. ft.	1,283	0.035	45
Public/Institutional	1,000 sq. ft.	7,261	0.399	2,897
Total Functional Population, 2020				95,582
Projected (2027)				
Single-Family Detached	Dwelling	29,815	1.587	47,316
Multi-Family	Dwelling	15,547	1.194	18,563
Accessory Unit	Dwelling	3,508	1.001	3,512
Retail/Commercial	1,000 sq. ft.	14,176	1.773	25,134
Office	1,000 sq. ft.	5,681	0.861	4,891
Industrial	1,000 sq. ft.	2,519	0.373	940
Warehouse	1,000 sq. ft.	2,831	0.173	490
Mini-Warehouse	1,000 sq. ft.	1,319	0.035	46
Public/Institutional	1,000 sq. ft.	7,464	0.399	2,978
Total Functional Population, 2027				103,870
New Functional Population, 2020-2027				8,288

Source: Existing and projected units from Table 8; functional population per unit from Table 69.

APPENDIX D: PARK/TRAIL INVENTORY

Table 71. Inventory of Existing Parks and Open Space

Park Facility	Acres	Play- grnd	Picnic Area	Activ. Area	Tennis Court	Hand- ball	Soccer Field	Bskt- ball	Base- ball	Soft- ball	Vball Ct	Skate- board
Pocket Parks												
Arroyo Sonrisa Park	0.26		1									
Cielo Vista	1.23	1	1					1				
Canada Gardens	0.89											
City Hall Park	0.68											
Don Diego Entrada Park	0.30											
Espinacitas Park	0.16											
Gregory Lopez Park	1.91	1	1									
Guadalupe Neighborhood Parcel	0.17											
John F. Griego Park (Vietnam Vets)	0.92	1	1					1				
Kiva Center	0.72											
La Farge Library	1.20											
La Villa Serena Park	1.28											
Los Milagros Park	1.16	1	1	1								
Maclovia Park	1.20		1									
Main Library	0.93											
Maloof Park	2.62											
Melendez Park	0.45											
Monica Roybal Center	0.81	2	1	1				2				
Dancing Ground Community Park	1.66	1	1	1								
Orlando Fernandez Park	0.47		1									
Peralta Park	0.58			1								
Plaza Entrada	0.48											
Rancho Del Sol Phase II Park	1.11	1	1	1								
Rancho Siringo Park	0.33	1	1	1				1				
Resolana Park	1.64	1	1	1								
Santa Fe Riverside Park	0.72		1	1								
South Meadows	1.64											
Sunnyslope Meadows	0.51											
Thomas Macaione Park	0.33		1									
Valentine Park	1.02	1	1									
Young Park	0.91	1	1					1				
Subtotal, Pocket Parks	28.29	12	16	8	0	0	0	6	0	0	0	0
Neighborhood Parks												
Adam Gabriel Armijo Park	6.49	1	1									
Alvarado Park	4.74	1	1									
Amelia E White Park	2.96		1									
Calle Lorca Park	3.02	1	1					2				
Candeler Park	6.07	1	1		2			1				
Colonia Prisma Park	2.54	1	1									
Dawson Park	1.50	1						1				
Frank S. Ortiz Park Playground	5.73	1	1									
Galisteo Park	0.78											
Herb Martinez Park	8.66		1		4			2	0			
Las Acequias Park	5.89	2	1	1				2				
Las Soleras Park	22.36											
Las Estancas #1	1.99											
Los Hermanos Rodriguez Park	3.76	1	1					1				
Martin Luther King Park	1.28	1	1	1								

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Table 71. Inventory of Existing Parks and Open Space (cont'd)

Park Facility	Acres	Play- grnd	Picnic Area	Activ. Area	Tennis Court	Hand- ball	Soccer Field	Bskt- ball	Base- ball	Soft- ball	Vball Ct	Skate- board
Mark Brandt Park	5.27		1									
Monica Lucero Park	10.48	1	1							0		
Monsignor Patrick Smith Park	4.63	1	1				1	2				
Parque del Rio	4.00											
Pueblos del Sol	5.30											
San Isidro Village Park	2.74											
Santa Fe Estates	6.33											
Torreon Park	3.21	2	1					2				
Villa Caballero Park	4.80											
Villa Sonata	1.52											
Subtotal, Neighborhood Parks	126.05	15	15	2	6	0	1	13	0	0	0	0
Community Parks												
Ashbaugh Park	16.12	1	1				1	1			1	
Bicentennial Park	12.91	1	1		4		1	1	3			
Casa Linda Park	0.29											
Fort Marcy Complex	16.11	1	1	1	2		2		1			
General Franklin E. Miles Park	28.39	2	1					2	5		2	1
Larragoite Park	11.52	1	1		2			1		0	0	
Ragle Park	33.57	1	1			1				4		
Salvador Perez Park / Patio Park	11.95	2	1	1	4		1		3	2	1	
Villa Linda Park	13.21	1	1				1					
Water History Park & Museum	3.51											
Subtotal, Community Parks	147.58	10	8	2	12	1	6	5	12	6	4	1
Regional Parks												
Municipal Recreation Center	428.38	1					5		2	2		
Marty Sanchez Golf Course	850.00											
Southwest Activity Node Park	96.72	1										
Subtotal, Regional Parks	1,375.10	2	0	0	0	0	5	0	2	2	0	0
Special Use Parks												
Atalaya Park	1.29											
Boys and Girls Club	1.59											
Cathedral Park	0.69		1	1								
Cornell Park (Rose Garden)	1.54		1									
Cross of the Martyrs	2.35		1									
De Vargas Park (East/West)	2.85		1	1								1
Handball Park	n/a					2						
Louis Montano Park	0.56											
Marcel Marc Brandt Park	4.93											
Plaza Park	1.07			1								
Prince Park	10.02		1	1								
Power Plant Park	3.40	1										
Railyard Park	9.73		1									
Subtotal, Special Use Parks	40.02	1	6	4	0	2	0	0	0	0	0	1
Recreation Facilities												
Baca Street Cristobal Colon Parcels	1.27											
Bicentennial Pool	0.80											
Boys and Girls Club	0.70											
Fort Marcy Rec. Center	2.67											

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Table 71. Inventory of Existing Parks and Open Space (cont'd)

Park Facility	Acres	Play- grnd	Picnic Area	Activ. Area	Tennis Court	Hand- ball	Soccer Field	Bskt- ball	Base- ball	Soft- ball	Vball Ct	Skate- board
Galisteo Tennis Courts	0.66				2							
Monica Roybal Center	0.40							1				
Salvador Perez Pool	1.33											
Senior Citizens Center	1.15											
Subtotal, Recreation Facilities	8.98	0	0	0	2	0	0	1	0	0	0	0
Open Space												
Airport Rd Open Space (Lot 9 Sec 7)	1.69											
Cerro Gordo Open Space	2.41											
Frenchy's Field Park & Commons	16.53	1	1	1								
La Paz Open Space	3.82											
Mountain View Apartments Dedication	0.03											
Mountain View Apartments Dedication	0.11											
N Tract W Portion of NE Quad of City	141.58											
Nava Ade	2.29		1									
Parque Escudero	0.65											
Pueblos del Sol	4.85											
Rlo Vista	4.86											
Santa Fe Estates Open Space	25.63											
Sierra del Norte	58.96											
Tierra Contenta	452.18											
Tierra Escondida Drainage Pond	0.47		1									
Tract A. E of Alameda Public Housing	0.12											
Vista de La Sierra Drainage and Rec	1.16											
Vista del Prado Open Space	2.07											
Vista del Sol	28.79											
Vistas de Santa Fe	0.90											
Wuest Parcel	0.83											
Yucca Park	2.07											
Zia Vista	9.45											
Subtotal, Open Space	761.45	1	3	1	0	0	0	0	0	0	0	0
ATV/MX/BIKE Skills Park												
Buckman Track ATV/MX Park	55.55											
Dirt Jumps	17.06											
Freeride Jump Park	16.11											
Alto Pump Tracks	0.22											
Ragle Pump Tracks	1.27											
Zona Pump Tracks	0.58											
Subtotal, ATV/MX/BIKE Skills Park	90.79	0	0	0	0	0	0	0	0	0	0	0
Dog Parks												
Frank Ortiz Dog Park	135.43											
Salvador Perez Dog Park	0.45											
\\\\\\\\	n/a											
Villa Linda Dog Park	0.57											
Subtotal, Dog Park	136.45	0	0	0	0	0	0	0	0	0	0	0

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Table 71. Inventory of Existing Parks and Open Space (cont'd)

Park Facility	Acres	Play-grnd	Picnic Area	Activ. Area	Tennis Court	Hand-ball	Soccer Field	Bskt-ball	Base-ball	Soft-ball	Vball Ct	Skate-board
Totals												
Pocket Parks	28.29	12	16	8	0	0	0	6	0	0	0	0
Neighborhood Parks	126.05	15	15	2	6	0	1	13	0	0	0	0
Community Parks	147.58	10	8	2	12	1	6	5	12	6	4	1
Municipal Recreation Center	428.38	1	0	0	0	0	5	0	2	2	0	0
Marty Sanchez Golf Course	850.00	0	0	0	0	0	0	0	0	0	0	0
Other Regional Parks	96.72	1	0	0	0	0	0	0	0	0	0	0
Special Use Parks	40	1	6	4	0	2	0	0	0	0	0	1
Recreation Facilities	8.98	0	0	0	2	0	0	1	0	0	0	0
Open Space	761.45	1	3	1	0	0	0	0	0	0	0	0
ATV/MX/BIKE Skills Park	90.79	0	0	0	0	0	0	0	0	0	0	0
Dog Park	136.45	0	0	0	0	0	0	0	0	0	0	0
Grand Total, All Parks	2,714.71	41	48	17	20	3	12	25	14	8	4	2
Total, excluding MRC/Golf Course	1,436.33	40	48	17	20	3	7	25	12	6	4	2

Source: City of Santa Fe Parks and Recreation, October 1, 2020.

Table 72. Existing Trail Inventory

Trail	Miles	Trail	Miles
Acequia Trail	3.60	St. Vincent Hospital Footpaths	0.99
Ashbaugh Park	0.33	Tierra Contenta	1.50
Arroyo Chamisos Trail	4.47	Villa Sonata	0.77
Botulph Rd. Trail	0.43	Zia Trail	0.09
Chili Line	0.18	Subtotal, Paved Trails*	37.35
Country Club Road Side Path	0.29	Arroyo Mascaras Trail	0.33
Cross of the Martyrs	0.38	Arroyo Mora (Polai) Trail	1.63
Diverging Diamond Trail	1.17	Atalaya Wilderness Trail	5.16
El Rio	0.06	Dale Ball Trails	23.75
Fort Marcy	0.49	De Vargas Heights Bridle Paths	n/a
Franklin Miles	0.08	Dorothy Stewart Trail	1.64
Franklin Miles Park	0.76	Fullerton Legacy	0.27
Frenchy's Park	0.75	Hyde Park Rd	0.66
Gail Ryba	0.32	La Piedra Trail	1.91
Gonzales Road Trail	1.00	La Tierra Trail System	25.95
Larragoite Park	0.42	Las Estrellas Trails - Santa Fe Estates	3.00
Marc Brandt Park - Siringo Rd	0.50	Prince Park Trail	1.00
Museum Hill Trail	0.37	Santa Fe Estates	0.92
Nava Ade Trails	2.61	Sun Mountain Trail	2.00
Old Pecos Trail ROW Trail	1.00	Visto Del Prado	n/a
Pueblos del Sol Trails	3.08	Zocalo	1.30
Ragel Park	1.16	Subtotal, Soft Surface Trails*	69.51
Rail Trail	5.00	MRC Paved Trails	10.84
Santa Fe River Trail	4.08	MRC Soft-Surface Trails	9.00
Siringo	0.48	Total, All Trails	126.70
St. Francis Drive Trail	1.00		

* excludes Municipal Recreation Center (MRC) trails

Source: City of Santa Fe Parks and Recreation, August 28, 2020.

APPENDIX E: FINANCIAL DATA

Impact Fee Revenues/Expenditures

Table 73. Impact Fee Revenues/Expenditures, FY 2014-2019

Fund/Activity	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Roads							
Revenues	\$863,666	\$560,147	\$728,938	\$621,409	\$1,026,420	\$1,495,765	\$1,376,304
Expenditures	-\$1,717,292	-\$317	-\$326,282	-\$1,144,643	\$0	-\$475,000	\$0
Net Revenues	-\$853,626	\$559,830	\$402,656	-\$523,234	\$1,026,420	\$1,020,765	\$1,376,304
Ending Balance	\$1,057,711	\$1,624,805	\$2,027,275	\$1,501,178	\$2,516,195	\$3,576,876	\$4,953,180
Parks							
Revenues	\$77,056	\$58,840	\$77,547	\$134,752	\$185,927	\$525,901	\$463,521
Expenditures	-\$15,000	-\$60,000	\$0	\$0	\$0	\$0	\$0
Net Revenues	\$62,056	-\$1,160	\$77,547	\$134,752	\$185,927	\$525,901	\$463,521
Ending Balance	\$231,900	\$231,635	\$309,153	\$444,101	\$630,028	\$1,155,929	\$1,619,450
Fire/EMS							
Revenues	\$63,098	\$44,061	\$52,478	\$67,147	\$80,925	\$129,015	\$136,685
Expenditures	-\$3,000	-\$108,040	\$0	-\$77,297	\$0	\$0	\$0
Net Revenues	\$60,098	-\$63,979	\$52,478	-\$10,150	\$80,925	\$129,015	\$136,685
Ending Balance	\$88,081	\$24,715	\$77,199	\$67,096	\$148,021	\$277,036	\$413,721
Police							
Revenues	\$38,278	\$34,469	\$22,259	\$39,938	\$34,049	\$54,078	\$57,228
Expenditures	-\$2,000	\$0	\$0	\$0	\$0	\$0	\$0
Net Revenues	\$36,278	\$34,469	\$22,259	\$39,938	\$34,049	\$54,078	\$57,228
Ending Balance	\$72,006	\$106,617	\$128,867	\$168,890	\$202,940	\$257,018	\$314,246

Source: City of Santa Fe Finance Department, October 7, 2020.

Outstanding Debt

The City of Santa Fe's outstanding gross receipts tax (GRT) and general obligation (GO) bonds that wholly or partially funded capacity-related improvements to roads, parks, fire or police facilities are summarized in Table 74. The debt for land acquisition for general government purposes, convention center, solid waste, wastewater and the Railyard are unrelated to the impact fee facilities and are excluded from this analysis.

Table 74. Outstanding Non-Utility Debt Summary

Bond Issue	Purpose	Original	Outstanding
GRT Refunding Bonds 2012A*	Refund 2004A	\$14,390,000	\$5,553,727
GRT Rev. Bonds 2012A*	CIP	\$18,335,000	\$7,076,273
GRT Rev. Bonds 2016B	Refund 2008	\$20,135,000	\$10,563,000
GRT Rev. Bonds 2016C	Refund MRC 2005	\$15,315,000	\$2,455,000
Total from 1/2% GRT		\$68,175,000	\$25,648,000
General Obligation 2013	Parks/Envir.	\$14,000,000	\$8,940,000
General Obligation 2014	Parks/Envir.	\$5,800,000	\$4,745,000
General Obligation 2019	Refund 2010-Parks	\$10,300,000	\$5,445,000
Total from Property Tax		\$30,100,000	\$19,130,000

* \$32,725,000 bond, split between refunding and new capital projects

Source: City of Santa Fe Finance Department, August 26, 2020.

The outstanding debt amounts attributable to refunding issues, as well as to original issues that funded a variety of improvement types, are allocated among facility types based on the original planned project costs for each bond issue. Only debt that was incurred for capacity-expanding improvements is included. The analysis of the individual bond issues is provided at the end of this appendix. The resulting distributions by facility type are summarized in Table 75 on the following page.

Table 75. Distribution of Debt by Facility Type

Bond Issue	Impact Fee-Eligible Original Project Cost				Other Cost/ Non-Eligible	Total Original
	Streets	Parks	Fire	Police		
Original Project Costs						
GRT Revenue Bonds 2004 A	\$2,200,000	\$3,960,000	\$1,700,000	\$0	\$10,800,000	\$18,660,000
GRT Rev. Bonds 2008	\$1,200,000	\$2,450,000	\$2,200,000	\$2,000,000	\$12,285,000	\$20,135,000
GRT Rev. Bonds 2012A (CIP)	\$430,000	\$2,300,000	\$0	\$0	\$19,270,000	\$22,000,000
MRC 2005 Refunding	\$0	\$15,315,000	\$0	\$0	\$0	\$15,315,000
General Obligation 2010	\$0	\$10,300,000	\$0	\$0	\$0	\$10,300,000
General Obligation 2013	\$0	\$12,500,000	\$0	\$0	\$1,500,000	\$14,000,000
Percentage of Bond Cost						
GRT Revenue Bonds 2004 A	11.80%	21.20%	9.10%	0.00%	57.90%	100.00%
GRT Rev. Bonds 2008 (CIP)	6.00%	12.20%	10.90%	9.90%	61.00%	100.00%
GRT Rev. Bonds 2012A (CIP)	2.00%	10.50%	0.00%	0.00%	87.60%	100.00%
MRC 2005 Refunding	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%
General Obligation 2010	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%
General Obligation 2013	0.00%	89.29%	0.00%	0.00%	10.70%	100.00%
General Obligation 2014	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%

Source: Original planned project costs from the following tables: GRT 2004A (Table 77), GRT 2008 (Table 78) and GRT 2012A (CIP portion, Table 79); MRC 2005 refunding bond issued to refund the 1996C and 1998 MRC bonds that were used for parks (60% attributed to golf courses per City of Santa Fe Finance Department, August 15, 2002); GO bonds for parks all deemed capacity except for \$1.5 million for trail maintenance in 2013 bond.

The distributions from the table above are multiplied by the total outstanding debt for those mixed-facility bond issues to determine outstanding debt for each impact fee facility type.

Table 76. Outstanding Debt by Facility Type

Bond Issue (Refunded Issue)	Impact Fee-Eligible Outstanding Debt				Total Outstanding
	Streets	Parks	Fire	Police	
GRT Refunding 2012A (2004A)	\$655,340	\$1,177,390	\$505,389	\$0	\$5,553,727
GRT Refunding 2012A (CIP)	\$141,525	\$743,009	\$0	\$0	\$7,076,273
GRT Rev. Bonds 2016B (2008)	\$633,780	\$1,288,686	\$1,151,367	\$1,045,737	\$10,563,000
GRT Rev. Bonds 2016C (MRC 2005)	\$0	\$2,455,000	\$0	\$0	\$2,455,000
General Obligation 2019 (2010)	\$0	\$5,445,000	\$0	\$0	\$5,445,000
General Obligation 2013	\$0	\$7,982,143	\$0	\$0	\$8,940,000
General Obligation 2014	\$0	\$4,745,000	\$0	\$0	\$4,745,000
Total	\$1,430,645	\$23,836,228	\$1,656,756	\$1,045,737	\$44,778,000

Source: Total outstanding principal from Table 74; outstanding amount by facility for mixed-facility issues based on percent of original debt from Table 75.

Table 77. 2004A Gross Receipts Tax Bond Projects

Project	Amount	Eligible
Parks and Median Maint.	\$400,000	\$0
Water Management	\$500,000	\$0
Artificial Turf	\$500,000	\$0
Tennis Court Rehab	\$200,000	\$0
Alto Park, Phase II	\$700,000	\$700,000
Trails	\$1,500,000	\$1,500,000
Railyard Infrastructure	\$350,000	\$350,000
Tierra Contenta Park	\$200,000	\$200,000
La Cieneguita Park	\$200,000	\$200,000
Plaza Improvements	\$500,000	\$500,000
State Game and Fish Property	\$450,000	\$450,000
Amelia White Park	\$60,000	\$60,000
Subtotal, Parks	\$5,560,000	\$3,960,000
Traffic Safety Improvements	\$300,000	\$300,000
Re-paving	\$1,250,000	\$0
Unpaved Rehab.	\$150,000	\$0
Small Sidewalks	\$100,000	\$0
Bridge Rehab.	\$200,000	\$0
Recycled Asphalt Paving Program	\$250,000	\$0
Siler Road Extension Design	\$400,000	\$400,000
Alire Bridge Rehab.	\$400,000	\$0
Traffic Calming	\$1,500,000	\$1,500,000
Subtotal, Streets	\$4,550,000	\$2,200,000
Fire Station #8	\$1,700,000	\$1,700,000
Subtotal, Fire	\$1,700,000	\$1,700,000
ADA Improvements	\$300,000	n/a
Municipal Facility Repair	\$600,000	n/a
Cerrillos Road IT Conduit	\$100,000	n/a
Airport Matching Funds	\$285,000	n/a
Small Drainage	\$100,000	n/a
Ortiz Landfill Re-mediation	\$200,000	n/a
South Side Library	\$4,800,000	n/a
Affordable Housing	\$500,000	n/a
Arts	\$180,000	n/a
Total	\$18,875,000	\$7,860,000

Source: City of Santa Fe Finance Department, March 8, 2007.

Table 78. 2008 Gross Receipts Tax Bond Projects

Project	Amount	Eligible
Intersection Safety	\$350,000	\$0
Safety Misc. Projects	\$300,000	\$0
Signal Maintenance	\$200,000	\$0
Sight, Paint & Signal	\$200,000	\$0
Municipal Facilities Repair	\$600,000	\$0
Paved Street Rehab.	\$3,230,000	\$0
Unpaved Street Rehab.	\$150,000	\$0
Small Sidewalks	\$150,000	\$0
Small Drainage	\$300,000	\$0
Bridge Rehab.	\$500,000	\$0
Cerrillos Road	\$1,000,000	\$1,000,000
Airport Road Safety Project	\$100,000	\$0
Paseo de Vista Prelim Design	\$200,000	\$200,000
Subtotal, Streets	\$7,280,000	\$1,200,000
Park Maintenance	\$400,000	\$0
Parks/Water Mgt.	\$300,000	\$0
Turf Rehab.	\$300,000	\$0
Bicentennial Pool	\$300,000	\$300,000
Santa Fe Railyard Park & Plaza	\$1,000,000	\$1,000,000
Trails City Wide (incl. Santa Fe Trail)	\$1,000,000	\$1,000,000
Old Power Plant Building & Park	\$150,000	\$150,000
Subtotal, Parks	\$3,450,000	\$2,450,000
Fire Station #3	\$2,000,000	\$2,000,000
Fire Station #4 (#9 Design NWQ)	\$200,000	\$200,000
Subtotal, Fire	\$2,200,000	\$2,200,000
Police Facility Design (Main Station)	\$2,000,000	\$2,000,000
Subtotal, Police	\$2,000,000	\$2,000,000
Effluent Line for SW Sector	\$500,000	n/a
CIP for the Arts	\$370,000	n/a
ADA Improvements	\$300,000	n/a
Telecomm Imp City Wide	\$500,000	n/a
Airport Matching Funds	\$100,000	n/a
Court Rehab.	\$200,000	n/a
GCCC-CIP Bond	\$250,000	n/a
City Hall Renovations	\$600,000	n/a
Warehouse 21 (Youth Center)	\$1,000,000	n/a
Tino Griego Teen Ctr (La Farge Lib.)	\$500,000	n/a
Farmers Market	\$200,000	n/a
Affordable Housing	\$500,000	n/a
Zona del Sol (Youth Consortium)	\$750,000	n/a
ITT	\$300,000	n/a
Total	\$21,000,000	\$7,850,000

Source: City of Santa Fe Finance Department, February 7, 2014.

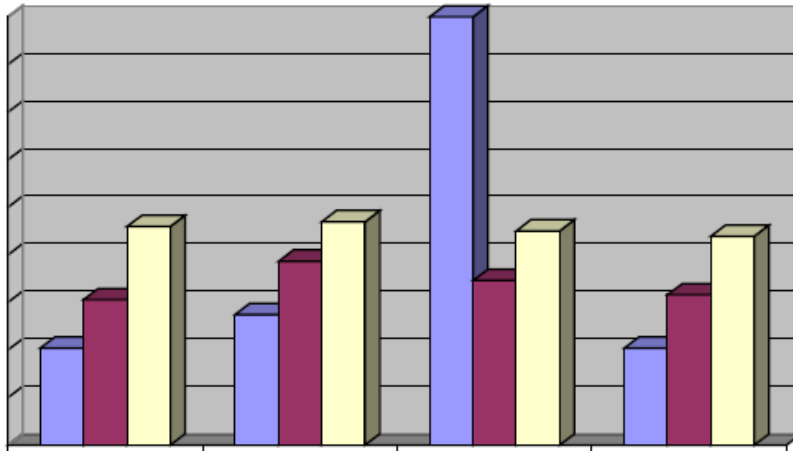
Table 79. 2012A Gross Receipts Tax Bond Projects

Project	Amount	Eligible
Intersection Safety	\$350,000	\$0
Traffic Miscellaneous Safety	\$300,000	\$0
Paved Street Rehabilitation	\$4,000,000	\$0
Unpaved Street Rehabilitation	\$2,000,000	\$0
Small Sidewalks	\$500,000	\$0
Small Drainage	\$300,000	\$0
Bridge Rehabilitation	\$500,000	\$0
Signal Replacement/Repair	\$340,000	\$0
Signing and Striping	\$260,000	\$0
Paseo de Peralta/Washington Intersection	\$230,000	\$230,000
Road Sharrows	\$250,000	\$0
Airport Road Landscaping	\$200,000	\$200,000
Butulph Rd Shoulders/Pedestrian Safety	\$250,000	\$0
LED Streetlights at Traffic Signals	\$120,000	\$0
Total, Streets	\$9,600,000	\$430,000
Parks and Medians	\$2,000,000	\$2,000,000
Poof Roof/HVAC Renovations	\$300,000	\$0
Gonzales Road Pedestrian Trail	\$300,000	\$300,000
Total, Parks	\$2,600,000	\$2,300,000
Municipal Facilities	\$600,000	n/a
City Roofs	\$200,000	n/a
GCCC	\$500,000	n/a
Airport Matching Funds	\$200,000	n/a
Transit Matching Funds	\$500,000	n/a
Rodeo de SF Arena & Ag Disaster Relief	\$100,000	n/a
Effluent Line SW Sector	\$1,000,000	n/a
ITT Citywide	\$1,000,000	n/a
Court ITT Improvements	\$300,000	n/a
Zona del Sol	\$100,000	n/a
ADA Improvements	\$300,000	n/a
Bus Replacement	\$2,000,000	n/a
Santa Fe Railyard	\$600,000	n/a
2% for Arts	\$400,000	n/a
Solar Loan Program	\$200,000	n/a
Affordable Housing	\$800,000	n/a
Broadband Infrastructure	\$1,000,000	n/a
Total	\$22,000,000	\$2,730,000

Source: City of Santa Fe Finance Department, February 10, 2014.

APPENDIX F: LAND USE ASSUMPTIONS

City of Santa Fe
Impact Fee Land Use Assumptions
2020-2027



City of Santa Fe
Land Use Department
October 2020

Introduction

This report provides land use assumptions (growth projections) for the City of Santa Fe, a unified service area, within which the city may expend impact fee monies for eligible capital improvement projects (see map). The New Mexico *Development Fees Act* (§§ 5-8-1 through 5-8-43, NMSA 1978), specifies that land use assumptions must be adopted for a period of at least five years. These land use assumptions cover a period of seven years from 2020 to 2027 and are applicable to the Impact Fee Capital Improvement Plan 2021-2027.

The projections take a conservative approach to growth to reconcile slow growth projections for the Urban Area and County with the rapid residential development over the past three years. For residential construction, this assumes a correction in the market and gradual downward trend in residential growth rates stabilizing near the average growth rate experienced over the last seven years. Additional residential units are expected to result in strong population growth at rates twice as fast as the last seven years and approximately similar to the 1990’s and early 2000’s. Commercial development is expected to increase at a slow but steady rate.

Residential and Non-Residential Development, 2020-2027

The following table summarizes anticipated growth over seven years from 2020 to 2027. The Land Use Assumptions in Table 1 reflect recent growth trends based on United States Census Bureau population estimates and city building permit data.

Table 1. Residential & Non-Residential Development, 2021-2027

	2020	2027	2020-27 Growth
Population	85,403	92,565	7,162
	2020	2027	2020-27 Growth
Total Housing Units	43,330	48,870	5,539
Single Family (Detached Units Only)	27,831	29,815	1,984
Multi Family & Single Family Attached Units	12,225	15,547	3,322
Accessory Dwelling Units	3,274	3,508	234
Total Non-Residential (1000 sf)	33,064	33,990	926
Retail/Commercial (1000 sf)	13,790	14,176	386
Office (1000 sf)	5,526	5,681	155
Industrial (1000 sf)	2,450	2,519	69
Warehouse (1000 sf)	2,754	2,831	77
Mini-Warehouse (1000 sf)	1,283	1,319	36
Public/Institutional (1000 sf)	7,261	7,464	203
Sources: U.S. Census Bureau, Population Division (File: SUB-IP-EST2019-ANNRES-35); U.S. Census Bureau, 2010 Decennial Census (File H1); 2014 annexation; City Building Permit Data; City Studies of Non-Residential Square Footage.			

Housing & Population Assumptions

Excluding annexations, the City of Santa Fe experienced comparatively low housing growth between 2009 and 2016, averaging 215 units of permitted housing units per year. Between 2017 and 2020 housing growth increased rapidly, averaging 736 units per year and with 980 units expected in 2020.

Though residential development has grown faster in the last couple years than any time since 1990, projections for the Urban Area and Santa Fe County remain relatively stagnant. To reconcile available data and keep estimates conservative, this document forecasts that annual growth rates will continue to be strong but will trend towards lower levels, approximately matching an average of the last six years.

Using longitudinal population/housing data and estimates about future housing growth, this document applies a conservative forecast to estimate that annual population growth will increase at rates about twice as fast as during the last seven years and approximately similar to growth in the 1990’s and 2000’s.

Non-Residential Assumptions

Non-residential construction is projected to continue at a modest, but healthy rate. Despite fast-paced residential growth, COVID-19 and online business activities are anticipated to have a moderating effect on new commercial development over the next few years.

Residential and Non-Residential Development, 2014 to 2020

Between 2014 and 2020 the city population is estimated to have grown by 2,579 residents and added approximately 3,088 housing units. This represents an annual average of approximately 430 new residents and 515 new housing units within the city. The city also experienced significant growth of institutional floor area with the addition of Presbyterian Hospital (342,000 sq. ft.) and two new community schools, Nina Otero and El Camino Real Academy (each adding 135,000 sq. ft.).

Table 2. Residential and Non-Residential Development, 2014-2020

	2014	2020	2014-20 Growth
Population	82,824	85,403	2,579
	2014	2020	2014-20 Growth
Total Housing Units	40,649	43,330	3,088
Single Family (Detached Units Only)	26,580	27,831	1,252
Multi Family & Single Family Attached Units	10,943	12,225	1,690
Accessory Dwelling Units	3,127	3,274	147
Total Non-Residential (1000 sf)	32,064	33,064	1,003
Retail/Commercial (1000 sf)	13,570	13,790	220
Office (1000 sf)	5,403	5,526	123
Industrial/Warehouse (1000 sf)	6,447	6,487	40
Public/Institutional (1000 sf)	6,641	7,261	620
Sources: U.S. Census Bureau, Population Division (File: SUB-IP-EST2019-ANNRES-35); U.S. Census Bureau, 2010 Decennial Census (File H1); 2014 annexation; City Building Permit Data; City Studies of Non-Residential Square Footage.			

Figure 1. Permitted & Forecasted Dwelling Units, 1990-2027

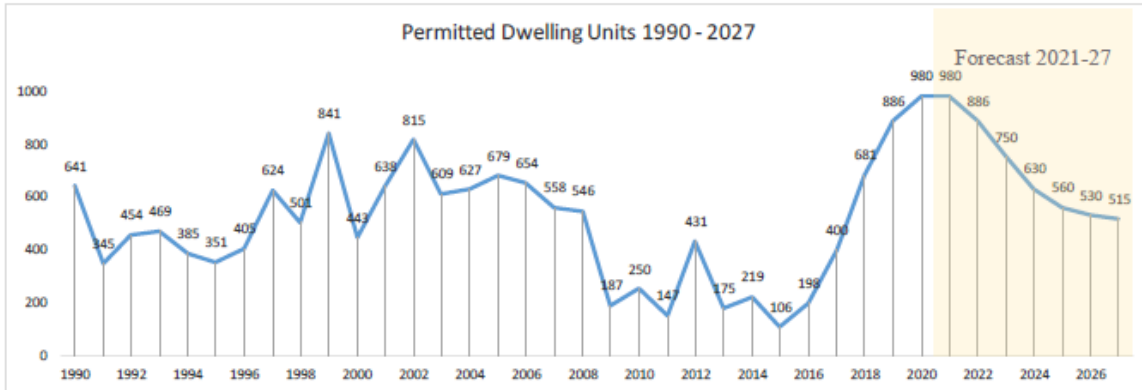
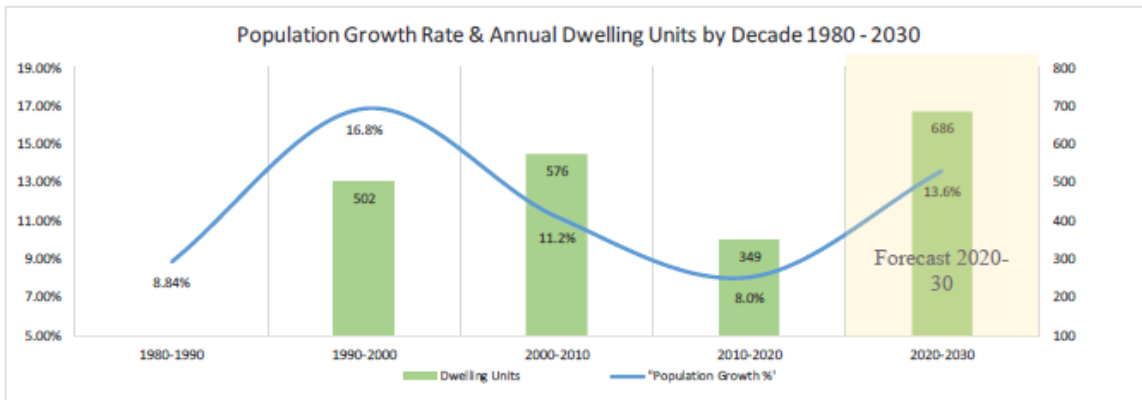


Figure 2. Population Growth Rate & Annual Dwelling Units, 1980-2030



APPENDIX G: CAPITAL FACILITY PLANS

Table 80. Planned Major Road Improvements, 2021-2027

Project Name	Location	Est. Cost
Beckner Road	Los Soleras to Richards	\$7,000,000
Calle Po Ae Pi	Airport to Rufina	\$900,000
West Alameda Reconstruction*	Calle Nopal to Siler	\$7,000,000
Arroyo Chamiso Crossing	Cerrillos to Rodeo	\$4,000,000
Jaguar Drive Extension	NM599 to Municipal Airport	\$3,000,000
Governor Miles	Richards to Nizhoni	\$2,000,000
Guadalupe St. Reconstruction*	Agua Fria to Paseo de Peralta	\$5,800,000
Henry Lynch	Rufina to Agua Fria	\$2,200,000
Paseo del Sol Extension	Jaguar to Jaguar	\$7,000,000
Bike Lanes/Sidewalks*	Reconstruction/Expansion	\$4,000,000
Rufina	Harrison to Camino Carlos Rey	\$750,000
San Felipe	Agua Fria to Airport Road	\$2,000,000
Southside Transit Center (Addl.)	Valdes Industrial Park (Camino Entrada)	\$500,000
Total, Road Improvements		\$46,150,000
Agua Fria/South Meadows		\$3,150,000
Cerrillos/Sandoval/Manhattan		\$1,800,000
Grant/Griffin		\$260,000
Sandoval/Montezuma		\$850,000
Agua Fria/Cottonwood		\$2,000,000
Airport Road/Calle Po Ae Pi		\$500,000
Galisteo/Rodeo		\$500,000
Paseo de Peralta/Acequia Madre		\$500,000
Rufina/Lopez Lane		\$1,800,000
Beckner/Richards		\$2,000,000
Total, Intersection/Signalization Improvements		\$13,360,000
Total, All Road Projects		\$59,510,000

* cost estimate is for the portion of the project that is expanding growth-related capacity

Source: Planned improvements and costs from City of Santa Fe Long Range Planning Division, October 20, 2020.

Table 81. Planned Park/Trail Improvements, 2021-2027

Project Name	Est. Cost
Las Soleras Park/Open Space/Trails	\$8,250,000
Nava Ade Park Development (Ph2 -South Park, open space)	\$2,115,000
SW Activity Node (SWAN - Tierra Contenta) Ph2-4	\$20,000,000
Small Parks (new)	\$500,000
Play Equipment (new)	\$150,000
Exercise Equipment (new)	\$650,000
Picnic Area, Shade Structures, Misc. Equipment (new)	\$203,625
Restrooms (new)	\$1,950,000
Tennis/Pickle Ball Courts (new)	\$250,000
Signature Series Fitness Courts	\$600,000
Subtotal, Neighborhood & Community Parks	\$34,668,625
Acequia Trail (South Meadows to San Felipe)	\$1,500,000
Acequia Trail (Otowi to Maclovia)	\$250,000
Acequia Trail (Maclovia to Hermanos Rodriguez)	\$500,000
Canada Rincon Trail	\$1,200,000
Northwest Quadrant Trails	\$300,000
Tierra Contenta Trail	\$400,000
Bicycle and Pedestrian Wayfinding	\$350,000
St Michaels/Rail Trail Underpass	\$4,985,000
Rail Trail Extension - Pen Rd. to Alta Vista	\$1,000,000
Las Soleras Trail (NEW)	\$1,000,000
Subtotal, Trails	\$11,485,000
Total, Parks and Trails	\$46,153,625

Source: City of Santa Fe Parks Department, October 20, 2020.

Table 82. Planned Fire/EMS Improvements, 2021-2027

Improvement	Building Sq. Feet		Total	Eligible
	Existing	Proposed	Est. Cost	Est. Cost
New Station (Agua Fria)	0	10,605	\$5,037,375	\$5,037,375
New Station (Las Soleras)	0	10,605	\$5,037,375	\$5,037,375
Fire Station No. 5 Remodel*	10,156	15,000	\$4,875,000	\$1,574,300
Fire Station No. 6 Remodel*	2,000	8,242	\$3,090,750	\$2,340,750
Fire Apparatus Storage	0	n/a	\$300,000	\$300,000
Bunker/Turnout Fire Safety Gear	n/a	n/a	\$110,000	\$110,000
Fire Hoses	n/a	n/a	\$50,000	\$50,000
Conex Boxes	n/a	n/a	\$20,000	\$20,000
Total	12,156	44,452	\$18,520,500	\$14,469,800

Source: City of Santa Fe Fire Department, October 20, 2020.

Table 83. Planned Police Improvements, 2021-2027

Improvement		Est. Cost
Professional Standards-Camino Entrada	Update building type	\$200,000
Police Support Operations Office	Remodel of police records bldg/parking	\$220,000
Police Vehicle Lot	New bldg w/garages, lifts, storage	\$406,000
North Community Substation	New substation (including land)	\$905,000
South Community Substation	New substation (including land)	\$905,000
Mobile Mini Connex Boxes	Climate-controlled storage equip.	\$120,000
SWAT BearCat Rescue Truck	New heavy vehicle	\$300,000
EOD BearCat Command Vehicle	New heavy vehicle	\$350,000
Firearms Training System	New training equipment	\$200,000
Total		\$3,606,000

Source: City of Santa Fe Police Department, October 20, 2020.



City of Santa Fe New Mexico

Memorandum



Date: October 22, 2020

To: Capital Improvements Advisory Committee

From: Carlos Gemora; Staff Liaison, Senior Land Use Planner

RE: Recommended Impact Fee Assessment Rate

ITEM AND ISSUE:

Impact Fee Assessment Rates will be incorporated into a proposed ordinance reviewed by the Planning Commission and the Governing Body.

BACKGROUND AND SUMMARY:

Impact Fees are currently assessed in Section 14-8.14 of the Santa Fe City Code. The IFCIP 2021-2027 calculates the maximum amount of impact fees that can be assessed but does not determine at what rate the City should assess fees. Though the cost of providing new services is 88% higher than what we currently charge, the Land Use Department, in consultation with sponsor Mayor, Alan Webber, recommends assessing fees that are relatively similar to 2014 rates.

Because the City may not assess different rates of fees based on land use types and because the calculated costs of different land use types are changing significantly, there is no easy way to mitigate large differences in fees while also generating decent revenues for the departments. The proposal results in increased fees for single-family and accessory uses (+\$322 for a 2,001-2,500sf Single-family detached unit), a negligible increase in fees for multi-family units (+\$17), and a strong decrease in commercial and non-residential fees (-\$790 per 1000sf retail/commercial).

The proposed assessment is expected to generate 3% additional revenue compared to 2014 assessed fees.

ACTION REQUESTED:

Staff requests feedback and a recommendation regarding the assessment of fees. Staff will then propose assessment rates through a bill amending Section 14-8.14.

PROPOSAL:

Proposed Impact Fee Assessments						
Land Use Type	Unit	Roads	Parks	Fire	Police	Total
Updated Fees by Adoption Percentage:		70%	40%	40%	50%	
Single-Family Detached (avg.)	Dwelling	\$2,382	\$1,174	\$224	\$71	\$3,850
1,500 sq. ft. or less	Dwelling	\$2,246	\$1,080	\$206	\$65	\$3,596
1,501-2,500 sq. ft.	Dwelling	\$2,367	\$1,162	\$222	\$70	\$3,821
2,501-3,000 sq. ft.	Dwelling	\$2,487	\$1,244	\$237	\$75	\$4,043
more than 3,000 sq. ft.	Dwelling	\$2,624	\$1,338	\$254	\$81	\$4,297
Accessory Unit	Dwelling	\$1,171	\$740	\$141	\$45	\$2,096
Multi-Family	Dwelling	\$1,373	\$880	\$168	\$53	\$2,474
Mobile Home Park	Space	\$1,261	\$1,796	\$342	\$108	\$3,508
Retail/Commercial	1,000 sq. ft.	\$3,269	\$0	\$250	\$79	\$3,598
Office	1,000 sq. ft.	\$2,790	\$0	\$121	\$39	\$2,950
Industrial	1,000 sq. ft.	\$1,114	\$0	\$52	\$17	\$1,183
Warehouse	1,000 sq. ft.	\$578	\$0	\$24	\$8	\$609
Mini-Warehouse	1,000 sq. ft.	\$282	\$0	\$5	\$2	\$288
Public/Institutional	1,000 sq. ft.	\$1,266	\$0	\$56	\$18	\$1,340
Percent Change from 2014 Adopted Fees						
1,500 sq. ft. or less	Dwelling	19%	12%	34%	2%	17%
1,501-2,000 sq. ft.	Dwelling	15%	15%	38%	3%	16%
2,001-2,500 sq. ft.	Dwelling	11%	5%	26%	-5%	9%
2,501-3,000 sq. ft.	Dwelling	11%	7%	27%	-4%	10%
more than 3,000 sq. ft.	Dwelling	10%	8%	29%	-3%	10%
Accessory Unit	Dwelling	24%	53%	83%	39%	36%
Multi-Family	Dwelling	6%	-7%	12%	-16%	1%
Mobile Home Park	Space	n/a	n/a	n/a	n/a	n/a
Retail/Commercial	1,000 sq. ft.	-18%	n/a	-7%	-30%	-18%
Office	1,000 sq. ft.	16%	n/a	-4%	-27%	14%
Industrial	1,000 sq. ft.	-40%	n/a	-5%	-28%	-39%
Warehouse	1,000 sq. ft.	-40%	n/a	2%	-25%	-39%
Mini-Warehouse	1,000 sq. ft.	-25%	n/a	-78%	-83%	-29%
Public/Institutional	1,000 sq. ft.	-13%	n/a	-50%	-63%	-17%
Change for 2,001-2500sf Single-Family		\$322		Change for Multi-Family		\$17
Projected Revenue, 2021-2027						
Projected Revenue from Current Fees		\$10,634,926	\$5,138,111	\$968,446	\$407,363	\$17,148,846
Projected Revenue from Updated Fees		\$11,119,289	\$5,133,195	\$1,110,824	\$351,696	\$17,715,005
Percent Change in Revenue		5%	0%	15%	-14%	3%

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CITY OF SANTA FE, NEW MEXICO

BILL NO. 2020-__

INTRODUCED BY:

Mayor Alan Webber

AN ORDINANCE

AMENDING SUBSECTION 14-8.14(E) SFCC 1987 TO ADOPT A NEW IMPACT FEE SCHEDULE AND TO CLARIFY APPROPRIATE LAND USE CATEGORIES AS THEY RELATE TO IMPACT FEE COLLECTION, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. Subsection 14-8.14(E) of the Land Development Code (being Ord. No. 2011-37, § 11, as amended) is amended to read:

(E) Fee Determination

(1) A person who applies for a construction *permit*, except those exempted or preparing an independent fee calculation study, shall pay impact fees in accordance with the following fee schedule. If a credit is due pursuant to Section 14-8.14(I), the amount of the credit shall be deducted from the amount of the fee to be paid.

(2) Beginning ~~[February 27, 2014 and ending February 26, 2016,~~ construction *permits for residential developments* shall be charged fifty percent (50%) of the ~~scheduled values in the Fee Schedule in Subsection 14-8.14(E)(3).~~ Beginning February 27,

1 ~~2016, such residential developments shall be charged one hundred percent (100%) of the~~
2 ~~scheduled values in the Fee Schedule.]~~ January 1, 2021, the city shall assess the scheduled
3 values in the fee schedule set forth in subsection 14-8.14(E)(3). On January 1, 2022, and at the
4 beginning of each subsequent calendar year, the city shall implement phased fee increases by
5 adding an additional ten percent (10%) to the scheduled values in the fee schedule each year
6 until a new fee schedule is approved.

7 (3) The fee schedule in this Subsection 14-8.14(E)(3), as increased each
8 year pursuant to subsection 14-8.14(E)(2), shall be used and its fees assessed on *plats* and
9 *development* plans that receive final approval from the *city* or the *state* construction industries
10 division, except where the *permit* is issued for a subdivision or for a *development* plan that is
11 still subject to a prior fee schedule available and on file in the Land Use Department.

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FEE SCHEDULE

Land Use Type	Unit	Roads	Parks	Fire	Police	Total
<u>Residential</u>						
Single-Family Detached/ (Heated) Living Area						
1,500 sq. ft. or less	Dwelling	\$1,894 <u>\$2,246</u>	\$967 <u>\$1,080</u>	\$154 <u>\$206</u>	\$64 <u>\$65</u>	\$3,079 <u>\$3,596</u>
1,501-2,000 sq. ft.	Dwelling	\$2,064	\$1,010	\$161	\$68	\$3,303
2,001 1,500-2,500 sq. ft.	Dwelling	\$2,141 <u>\$2,367</u>	\$1,108 <u>\$1,162</u>	\$176 <u>\$222</u>	\$74 <u>\$70</u>	\$3,499 <u>\$3,821</u>
2,501-3,000 sq. ft.	Dwelling	\$2,245 <u>\$2,487</u>	\$1,163 <u>\$1,244</u>	\$186 <u>\$237</u>	\$78 <u>\$75</u>	\$3,672 <u>\$4,043</u>
3,001 sq. ft. or more	Dwelling	\$2,377 <u>\$2,624</u>	\$1,238 <u>\$1,338</u>	\$197 <u>\$254</u>	\$83 <u>\$81</u>	\$3,895 <u>\$4,297</u>
Accessory Dwelling	Dwelling	\$947 <u>\$1,171</u>	\$483 <u>\$740</u>	\$77 <u>\$141</u>	\$32 <u>\$45</u>	\$1,539 <u>\$2,096</u>
Multi-Family	Dwelling	\$1,299 <u>\$1,373</u>	\$945 <u>\$880</u>	\$150 <u>\$168</u>	\$63 <u>\$53</u>	\$2,457 <u>\$2,474</u>
Mobile Home Park	Space	\$1,261	\$1,796	\$342	\$108	\$3,508
<u>Nonresidential</u>	<u>G.F.A.</u>					
Retail/Commercial	1,000 sq. ft.	\$4,006 <u>\$3,269</u>	\$0	\$269 <u>\$250</u>	\$113 <u>\$79</u>	\$4,388 <u>\$3,598</u>
Office	1,000 sq. ft.	\$2,402 <u>\$2,790</u>	\$0	\$126 <u>\$121</u>	\$53 <u>\$39</u>	\$2,581 <u>\$2,950</u>
Industrial	1,000 sq. ft.	\$1,856 <u>\$1,114</u>	\$0	\$55 <u>\$52</u>	\$23 <u>\$17</u>	\$1,934 <u>\$1,183</u>
Warehouse	1,000 sq. ft.	\$968 <u>\$578</u>	\$0	\$24 <u>\$24</u>	\$10 <u>\$8</u>	\$1,002 <u>\$609</u>
Mini-Warehouse	1,000 sq. ft.	\$375 <u>\$282</u>	\$0	\$22 <u>\$5</u>	\$9 <u>\$2</u>	\$406 <u>\$288</u>
Public/Institutional	1,000 sq. ft.	\$1,460 <u>\$1,266</u>	\$0	\$113 <u>\$56</u>	\$48 <u>\$18</u>	\$1,621 <u>\$1,340</u>

1 (4) The *land use director* shall determine the fee to be collected as a
2 condition of construction *permit* approval based on the applicable fee schedule in
3 Subsection 14-8.14(E)(3) above and the provisions of this Subsection 14-8.14(E)(4), or on the
4 basis of an independent fee calculation study pursuant to Subsection 14-8.14(F).

5 (a) The determination of the appropriate land use category shall
6 be based on the following.

7 (i) Single-Family Detached means a *single-family*
8 *dwelling*, which may consist of a *manufactured home* or *mobile home*, and which is detached
9 from other units.

10 (ii) Accessory Dwelling Unit means a dwelling unit
11 complying with the provisions of Subsection 14-6.3(D)(1).

12 [~~(ii)~~](iii) Multi-Family means a *multiple-family*
13 *dwelling which, for the calculation of impact fees, includes duplexes, triplexes, and any other*
14 structures that are not considered to be detached from other residential dwellings.

15 [~~(iii)~~](iv) Retail/Commercial means an establishment
16 engaged in the selling or rental of goods, services, lodging, or entertainment to the general
17 public. Such uses include, but are not limited to, shopping center or mall, *alcoholic beverage*
18 *sales activities, antique shop, bed and breakfast inn, boarding house, commercial recreational*
19 *use or structure, drive-in, equipment rental or leasing, filling station, flea market, florist,*
20 *garden center, gift shop, grocery store, hotel, laundromat, motel, nightclub, personal service*
21 *establishment, pet service establishment, pharmacy, repair garage, residential suite hotel or*
22 *motel, or retail establishment*.

23 [~~(iv)~~](v) Office means a building not located in a
24 shopping center and exclusively containing establishments providing executive, management,
25 administrative, or professional services, and which may include ancillary services for office

1 workers, such as a restaurant, coffee shop, newspaper or candy stand, or child care facilities.
2 Such uses include, but are not limited to, real estate, insurance, property management,
3 investment, employment, travel, advertising, secretarial, data processing, telephone
4 answering, telephone marketing, music, radio and television recording, and broadcasting
5 studios; professional or consulting services in the fields of law, architecture, design,
6 engineering, accounting, and similar professions; interior decorating consulting services;
7 medical and dental offices and clinics, including veterinarian clinics; and business offices of
8 private companies, utility companies, trade associations, unions, and nonprofit organizations.
9 Specific examples include *business services* (excluding equipment rental and leasing), *arts*
10 *and crafts studio, clinic, funeral home, veterinary establishment,* and *vocational school*.

11 ~~(v)~~(vi) Industrial/Manufacturing means an
12 establishment primarily engaged in the fabrication, assembly, or processing of goods. Typical
13 uses include manufacturing plants, welding shops, wholesale bakeries, commercial laundries,
14 commercial greenhouses, food and drug manufacturing, dry cleaning plants, and bottling
15 works. Specific uses include *light assembly and manufacturing* and *manufacturing*.

16 ~~(vi)~~(vii) Warehouse means an establishment primarily
17 engaged in the display, storage, and sale of goods to other firms for resale, as well as activities
18 involving significant movement and storage of products or equipment. Such uses include, but
19 are not limited to, wholesale distributors, storage warehouses, moving and storage firms,
20 trucking and shipping operations, and major mail processing centers. Specific uses
21 include *commercial stable, junkyard, outdoor storage, salvage yard, warehouse, and*
22 *wholesale operations*.

23 ~~(vii)~~(viii) Mini-Warehouse means *mini-storage units*.

24 ~~(viii)~~(ix) Public/Institutional means a governmental,
25 quasi-public, or institutional use, or a non-profit recreational use, not located in a shopping

1 center. Such uses include, but are not limited to, elementary, secondary or higher educational
2 establishments, day care centers, hospitals, mental institutions, nursing homes, assisted living
3 facilities, fire stations, city halls, courthouses, post offices, jails, libraries, museums, places of
4 religious worship, military bases, airports, bus stations, fraternal lodges, and parks and
5 recreational buildings. Specific examples include *child day-care facility, club, college or*
6 *university, community residential corrections program, continuing care community, electric*
7 *facilities, extended care facility, group residential care facility, hospital, human services*
8 *establishment, institutional building, museum, personal care facility for the elderly, private*
9 *club or lodge, public utility, recreational facility, religious assembly, sheltered care*
10 *facility,* and *transportation terminal.*

11 (b) If the type of new *development* for which a
12 construction *permit* is requested is not specified on the fee schedule, the *land use*
13 *director* shall determine the fee on the basis of the fee applicable to the most nearly
14 comparable type of land use on the fee schedule.

15 (c) The impact fees for development of land outside
16 of *buildings* that increases the demand for capital facilities is determined by application of the
17 fee for the corresponding type of *building*. In particular, the *building* square footage for a
18 retail/commercial use shall include indoor or outdoor sales areas or inventory storage areas,
19 growing area for a garden center/nursery, and any drive-through kiosk and associated queuing
20 lane with or without a roof. If the *land use director* determines that *development* of land
21 outside of *buildings* is intended for seasonal usage that reduces the increased demand for
22 capital facilities, the *land use director* may reduce impact fees charged for the *development* of
23 land outside of *buildings* by up to seventy-five percent (75%) of the original assessment.

24 (d) Impact fees shall be assessed and collected based on the
25 primary use of the *building* as determined by the *land use director*. Uses that are distinct and

1 separate from the primary use, which are not merely ancillary to the primary use and are one
2 thousand (1,000) square feet or greater, will be charged the impact fee category based on the
3 distinct and separate use.

4 (e) Where a permit is to be issued for a *building* “shell” and
5 the land use director is unable to determine the intended use of the *building*, the *land use*
6 *director* shall assess and collect impact fees according to the zoning district in which
7 the *building* is to be located as follows:

- 8 (i) C-2 and all SC zones – “Retail/Commercial”;
- 9 (ii) HZ zone – “Office”;
- 10 (iii) C-1 and C-4 – “Office”; and
- 11 (iv) I-1 and I-2 – “Industrial/Manufacturing”.

12 (f) If there is an increase in the amount of the impact fee
13 calculation once a tenant improvement *permit* is submitted, the difference from what was paid
14 at the time of the shell *permit* and the tenant improvement fee calculation shall be paid prior
15 to issuance of the construction *permit*. If the fee schedule determination for the square footage
16 of the use identified in the tenant improvement construction *permit* results in a net decrease
17 from what was paid at the time of the shell *permit*, there shall be no refund of impact fees
18 previously paid.

19 (g) Live/work *developments* containing *dwelling units* in
20 combination with *nonresidential* floor area in a common *building* shall pay impact fees for
21 each *dwelling unit* according to the *residential* fee rate for “Multi-Family” and for the *gross*
22 *floor area* intended for *nonresidential* use according to the “*Office*” fee rate. If the initial
23 Live/Work construction *permit* application is for a shell construction *permit*, the *land use*
24 *director* shall collect impact fees at the “*Office*” fee rate. If *dwelling units* are added as a use
25 within the *building* after the *building* has been charged impact fees at a *nonresidential* fee

1 rate, and there is no increase in *gross floor area*, the *land use director* shall collect only the
2 required park impact fees for the *dwelling units* at the fee rate for “Multi-Family” at the time
3 of the *dwelling unit permit application*.

4 (h) If a construction *permit application* changes or intensifies the
5 use of an existing *building*, increases the *gross floor area* of an existing *building*, or replaces
6 an existing *building* with a new *building* and new use, the fee shall be based on the net
7 increase in the fee for the new use or increase as compared to what the current fee would be
8 for the previous use or floor area. If the proposed change results in a net decrease in the fee
9 there shall be no refund of impact fees previously paid.

10 (i) “G.F.A.” in the fee schedule refers to *gross floor area*.

11 **Section 2. Effective Date.** This ordinance shall become effective on January 1,
12 2021.

13 APPROVED AS TO FORM:

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15 _____
16 ERIN K. McSHERRY, CITY ATTORNEY
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7 *Legislation/2020/Bills/Impact Fee Schedule Update*

City of Santa Fe, New Mexico

memo

DATE: October 14, 2021

TO: Capital Improvements Advisory Committee

FROM: Carlos Gemora, Senior Land Use Planner, CIAC Liaison

SUBJECT: 2021 - CIAC MEETING SCHEDULE

ACTION REQUESTED

I am requesting that the Capital Improvements Advisory Committee (CIAC) quarterly meetings be set for 2021 on the dates below and plan to hold meeting times from 1:00-3:00 p.m.

Thursday, February 11
Thursday, May 20
Thursday, August 12
Thursday, November 11