



## Agenda

**Regular Meeting of the Capital  
Improvements Advisory  
Committee  
October 8, 2025 at 1:00 PM  
Conference Room, Monica  
Roybal Center  
737 Agua Fria Street**

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### **Procedures for Capital Improvements Advisory Committee Meeting**

**Join on Zoom:** <https://santafenm.gov.zoom.us/j/85219121205?pwd=EINmDywHGKcEHkb4CpRtxEUmrNtu5P.1>

**Meeting ID:** 852 1912 1205

**Passcode:** 660992

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
5. Staff Communications
  - a. Introductory Presentation
6. Action Items
  - a. Elect committee chairperson.
  - b. Determine next meeting date(s).
7. Matters from the Floor
8. Matters from the Committee
9. Next Meeting: TBD
10. 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



## Enabling Legislation

The Capital Improvements Advisory Committee is established under the New Mexico Development Fees Act, NM Stat. Ann. §§5-8-1 20 through 5-8-42.

The committee serves in an advisory capacity and shall:

- (1) advise and assist the municipality or county in adopting land use assumptions;
- (2) review the capital improvements plan and file written comments;
- (3) monitor and evaluate implementation of the capital improvements plan;
- (4) file annual reports with respect to the progress of the capital improvements plan and report to the municipality or county any perceived inequities in implementing the plan or imposing the impact fee; and
- (5) advise the municipality of the need to update or revise the land use assumptions, capital improvements plan and impact fee.

## Impact Fee

“Impact fee” means a charge or assessment imposed by a municipality or county on new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development. The fee shall not exceed the cost to pay for a proportionate share of the cost of system improvements, based upon service units, needed to serve new development.

A municipality or county shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan shall follow the infrastructure capital improvement planning guidelines established by the department of finance and administration.

A municipality or county imposing an impact fee shall update the land use assumptions and capital improvements plan at least every five years.

# Impact Fee Rates<sup>1</sup>



Land Use Type	Unit	Roads	Parks	Fire/EMS	Police	Total
Single-Family Detached						
< 1,500 SF	Dwelling	\$3,534	\$1,699	\$324	\$102	\$5,660
1,501-2,500 SF	Dwelling	\$3,725	\$1,828	\$349	\$110	\$6,012
2,501-3,000 SF	Dwelling	\$3,913	\$1,957	\$373	\$118	\$6,362
> 3,001 SF	Dwelling	\$4,129	\$2,105	\$400	\$127	\$6,761
Accessory	Dwelling	\$1,843	\$1,164	\$222	\$71	\$3,300
Multi-Family	Dwelling	\$2,160	\$1,385	\$264	\$83	\$3,893
Mobile Home	Space	\$1,984	\$2,826	\$538	\$170	\$5,518
Retail/Commercial	1,000 SF	\$5,144	\$0	\$393	\$124	\$5,662
Office	1,000 SF	\$4,390	\$0	\$190	\$61	\$4,642
Industrial	1,000 SF	\$1,753	\$0	\$82	\$27	\$1,861
Warehouse	1,000 SF	\$909	\$0	\$38	\$13	\$960
Mini-Warehouse	1,000 SF	\$444	\$0	\$8	\$3	\$455
Public/Institutional	1,000 SF	\$1,992	\$0	\$88	\$28	\$2,109

<sup>1</sup> Escalated annually through January 1, 2025 per 14-8.14 (E) SFCC

# Impact Fee Activity<sup>1</sup>



## Impact Fee Projects Funded 2021-Present

Project Name	Roads	Parks	Fire/EMS	Police	Total
Acéquia Trail	\$40,040	\$22,500			\$62,540
Agua Fria / Cottonwood Intersection	\$522,610				\$522,610
Agua Fria / South Meadows Intersection	\$156,750				\$156,750
Arroyo de los Chamisos Crossing	\$450,898				\$450,898
Beckner/Richards Intersection	\$1,006,000				\$1,006,000
Bishop's Lodge Road Reconstruction	\$449,003				\$449,003
Camino Entrada Roundabout	\$224,892				\$224,892
Cañada Rincon Trail	\$1,218,040				\$1,218,040
Henry Lynch Road Reconstruction	\$461,775				\$461,775
Paseo del Sol Extension	\$40,000				\$40,000
Restrooms		\$350,000			\$350,000
Small Parks		\$136,059			\$136,059
Southwest Activity Node Park Ph 2-4	\$1,000,000				\$1,000,000
Tennis / Pickle Ball Courts		\$800,000			\$800,000
Tierra Contenta Trail	\$191,714	\$50,000			\$241,714
<b>Total</b>	<b>\$5,721,682</b>	<b>\$1,336,059</b>			<b>\$7,057,741</b>

## Impact Fee Fund Activity (Unaudited)

Description	Admin	Roads	Parks	Fire/EMS	Police	Total
Ending Fund Balance June 30, 2021		(4,764,877)	(1,882,609)	(499,381)	(325,606)	(7,472,473)
Impact Fee Revenue		(5,786,136)	(3,087,923)	(634,985)	(226,234)	(9,735,278)
Transfers to Capital Projects		5,721,682	1,336,059			7,057,741
Salaries, Interest & Expenses						(147,757)
<b>Balance Available (Projected)</b>		<b>(4,829,331)</b>	<b>(3,634,473)</b>	<b>(1,134,366)</b>	<b>(551,840)</b>	<b>(10,297,767)</b>

<sup>1</sup> Munis run date December 14, 2024

# Land Use Growth Assumptions<sup>1</sup>



	2020	2027	Increase
Population	85,403	92,565	7,162
<b>Housing</b>			
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
<b>Total Housing Units</b>	<b>43,330</b>	<b>48,870</b>	<b>5,540</b>
<b>Nonresidential</b>			
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
<b>Total Nonresidential (1,000 sf)</b>	<b>33,064</b>	<b>33,990</b>	<b>926</b>

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

## Impact Fee Funding-Eligible Planned Capital Improvements 2021-2027

IMPACT FUND	PROJECT NAME	LOCATION
Roads	Arroyo de los Chamisos Crossing	Richards/Cerrillos to Richards/Rodeo
Roads	Beckner Road	Los Soleras to Richards
Roads	Bike Lanes/Sidewalks	Reconstruction/Expansion
Roads	Bishop's Lodge Road Reconstruction	Paseo de Peralta to Circle Drive
Roads	Calle P'o Aé Pi Extension	Airport to Rufina
Roads	Camino Entrada Roundabout	East-West Camino Entrada
Roads	Jaguar Drive Extension	NM599 to Municipal Airport
Roads	Governor Miles Road Reconstruction	Richards to Nizhoni
Roads	Guadalupe Bridge Rehabilitation	Guadalupe St / West Alameda St
Roads	Guadalupe Street Reconstruction	Agua Fria to Paseo de Peralta
Roads	Henry Lynch Road Reconstruction	Rufina to Agua Fria
Roads	Lopez Lane Reconstruction	Lopez Lane to Caja del Oro Grant Rd
Roads	Pacheco Street Bike and Ped Improvements	West San Mateo to Alta Vista Street
Roads	Paseo del Sol Extension	Jaguar to Jaguar
Roads	Rufina Street Reconstruction	Harrison Rd to Camino Carlos Rey
Roads	San Felípe Road Reconstruction	Agua Fria to Airport Road
Roads	Southwest Activity Node Park Road	Tierra Contenta
Roads	St. Michael's Drive Rail Trail Underpass	St. Michael's Drive / Rail Trail
Parks	St. Michael's Drive Rail Trail Underpass	St. Michael's Drive / Rail Trail
Roads	St. Michael's Drive Reconstruction	St. Francis Drive to Cerrillos Road
Roads	West Alameda Reconstruction*	Calle Nopal to Siler
Roads	Agua Fria/South Meadows	Intersection
Roads	Cerrillos/Sandoval/Manhattan	Intersection
Roads	Grant/Griffin	Intersection
Roads	Sandoval/Montezuma	Intersection
Roads	Agua Fria/Cottonwood	Intersection
Roads	Airport Road/Calle P'o Aé Pi	Intersection
Roads	Galisteo/Rodeo	Intersection
Roads	Paseo de Peralta/Acéquia Madre	Intersection
Roads	Santa Fe Rail Trail - Four Intersections	Paseo de Peralta; Second St; Siringo Road; Rodeo Ro
Roads	Rufina/Lopez Lane	Intersection

## Impact Fee Funding-Eligible Planned Capital Improvements 2021-2027

IMPACT FUND	PROJECT NAME	LOCATION
Roads	Beckner/Richards	Intersection
Roads	Acéquia Trail	Otowi to La Cieneguita
Roads	Acéquia Trail	Rufina Street to San Felípe
Parks	Acéquia Trail	South Meadows to San Felípe
Parks	Acéquia Trail	Otowi to Maclovia
Parks	Acéquia Trail	Maclovia to Hermanos Rodriguez
Roads	Midtown Campus Trail	Siringo to St. Michael's Drive
Roads	New Mexico Central Trail	Piñon Elementary School to Pueblos del Sol Trail
Parks	Nava Adé Park Development (Phase 2-South Park)	
Parks	SW Activity Node (SWAN - Tierra Contenta) Ph 2-4	
Parks	Small Parks	
Parks	Play Equipment	
Parks	Exercise Equipment	
Parks	Picnic Area, Shade Structures, Miscellaneous Equipment	
Parks	Restrooms	
Parks	Tennis/Pickle Ball Courts	
Parks	Fitness Courts	
Roads	Arroyo Chamiso Trail Extension	East Zia to West Zia
Parks	Cañada Rincon Trail	Calle Mejia to Camino Francisca/Avenida Rincon
Roads	Cañada Rincon Trail	Calle Mejia to Camino Francisca/Avenida Rincon
Parks	Natural Surface Trail Construction	
Parks	Park and Trail Wayfinding Signage	
Roads	Bicycle and Pedestrian Wayfinding	Various
Parks	Las Soleras Trail	
Parks	Las Soleras Park/Open Space/Trails	
Parks	Northwest Quadrant Trails	
Parks	Rail Trail	Pen Road to Alta Vista
Parks	River Trail Extension & Restoration	Caja del Oro Grant to San Felípe
Roads	River Trail Extension	Cottonwood to South Meadows
Roads	Tierra Contenta Arroyo Chamisos Trail	South Meadows to Camino Entrada
Roads	Tierra Contenta Trail Extension	Buffalo Grass to South Meadows

## Impact Fee Funding-Eligible Planned Capital Improvements 2021-2027

IMPACT FUND	PROJECT NAME	LOCATION
Parks	Tierra Contenta Trail	Buffalo Grass to Camino Entrada
Fire/EMS	New Southwest Station	Agua Fria
Fire/EMS	Fire Station No. 5 Remodel	
Fire/EMS	New Las Soleras Station	Las Soleras
Fire/EMS	Fire Station No. 6 Remodel	
Fire/EMS	Fire Apparatus Storage	
Fire/EMS	Bunker/Turnout Fire Safety Gear	
Fire/EMS	Fire Hoses	
Fire/EMS	Mobile Mini-Storage Containers	
Police	Professional Standards	Camino Entrada
Police	Police Records	
Police	Police Support Operations Office	
Police	Police Vehicle Lot	
Police	North Community Substation	
Police	South Community Substation	
Police	Mobile Mini Storage Containers	
Police	Mobile Equipment, Vehicles, Trailers	
Police	Firearms Training System	