Agenda

Regular Meeting of the Governing Body
February 25, 2026 at 5:00 PM
City Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Governing Body Meeting

Viewing: *If the relevant technology is available to record the meeting in City Hall*, members of the public may stream the meeting live on the City of Santa Fe's YouTube channel. The YouTube live stream can be accessed from most smartphones, tablets, or computers.

The video recording*, if created,* of this and all past meetings of the Governing Body will also remain available for viewing at any time on the City's YouTube channel. Staff is available to help members of the public access pre-recorded Governing Body meetings online at any time during normal business hours. Please call 955-6521 for assistance.

Written Public Comment: Members of the public may submit written comments on legislation by clicking this link: https://santafenm.gov/city-clerk-1/meetings-minutes-and-agendas/governing-body-public-comment

If relevant technology is available and functioning for City use, the following options may be available:
Virtual Public Comment: To provide public comment during Petitions from the Floor, Public Comment, Final Action on Legislation, or Public Hearings virtually, you must join the Zoom meeting by internet or phone, using the following link: https://santafenm-gov.zoom.us/j/84566758349

- Internet: Join the Zoom meeting on the internet using a computer, laptop, smartphone, or tablet. Attendees should use the "Raise Hand" function to be recognized by the Mayor to speak at the appropriate time.
- Phone: To join the Zoom meeting using a phone, use the following phone numbers and Webinar ID: US: 1 (346) 248-7799 - Webinar ID: 819 0647 0889. Phone attendees should press *9 to use the "Raise Hand" function to be recognized by the Mayor to speak at the appropriate time.

1. Call to Order
2. Pledge of Allegiance
   a. Councilor Feghali
3. Salute to the New Mexico Flag

a. Councilor Faulkner

4. Invocation and Rememberances

   a. Councilor Chavez

5. Roll Call

6. Approval of Agenda

7. Approval of Consent Agenda

8. Presentations

   a. Urban Alchemy LOVE in Santa Fe. (Michael Anderer, Chief Administrative Officer, Urban Alchemy)

   b. Urban Alchemy Agape House Santa Fe. (Melek Totah, CFO, Urban Alchemy)

9. Action Items: Consent Agenda

   a. Request for Approval of the February 11, 2026 Regular Governing Body Meeting Minutes. (Geralyn Cardenas, Interim City Clerk; gfcardenas@santafenm.gov)

      Committee Review:
      Governing Body: 02/25/2026

   b. Request for Approval of the Liquor Hearing Officer's Recommendation to Approve a Request from F&C Restaurant, LLC for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only and Patio Services to be Located at F&C Restaurant 109 N. Guadalupe St. Suites 5 & 5A Santa Fe, New Mexico. (Emily Aragon, Constituent Services Specialist; emaragon@santafenm.gov)

      Committee Review:
      Liquor Hearing; 02/18/2026
      Governing Body; 02/25/2026

   c. Request for Approval of the Liquor Hearing Officer's Recommendation to Approve a Request from Yamas, LLC for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only to be Located at Yamas, 2411 Cerrillos Road Santa Fe, New Mexico. (Emily Aragon, Constiuent Services Specialist; emaragon@santafenm.gov)

      Committee Review:
      Liquor Hearing; 02/18/2026
      Governing Body; 02/25/2026

d. Request for Approval of the Liquor Hearing Officer's Recommendation to Approve a Request from EVO Entertainment Santa Fe, LLC for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only to be Located at EVO Entertainment Santa Fe, 3474 Zafarano Drive, Santa Fe, New Mexico. (Emily Aragon, Contituent Services Specialist; emaragon@santafenm.gov)

Committee Review:
Liquor Hearing; 02/18/2026
Governing Body; 02/25/2026

e. Request for Approval of a Budget Amendment Resolution (BAR) to Allocate Road Impact Fees in the Total Amount of $600,000 to FY26 Revenue and Expenses for the Construction of Agua Fria - Cottonwood Roundabout Project. (Romella Glorioso-Moss,Complete Streets Capital Projects Manager; rsglorioso-moss@santafenm.gov)

Committee Review:
Public Works and Utilities Committee: 02/16/2026
Finance Committee: 02/23/2026
Governing Body: 02/25/2026

f. Request for Approval of a Budget Amendment Resolution (BAR) in the Total Amount of $360,000 to Allocate from the 1/2% Capital GRT Fund to Complete Streets FY26 WIP Construction for Repairs to Corte de Princesa.(Marcos Esquibel, Acting Complete Streets Division Director: mpesquibel@santafenm.gov)

Committee Review:
Public Works and Utilities Committee: 02/16/2026
Finance Committee: 02/23/2026
Governing Body: 02/25/2026

g. Request for Approval of a Budget Amendment Resolution (BAR) in the Total Amount of $210,567 to Re-Appropriate Unused FY25 Funds to FY26 Contracts to Support Ongoing Commitments and Implementations into FY26. (Loretta Olguin, Business Operations Manager; lsolguin@santafenm.gov)

Committee Review:
Quality of Life Committee: 02/18/2026
Finance Committee: 02/23/2026
Governing Body: 02/25/2026

h. Request for Budget Amendment Resolution (BAR) in the Amount of $80,000 to Transfer One-Time Funding in FY26 from Planning & Land Use to ITT to Compensate for the Purchase of the OpenGov Software. (Heather Lamboy,

Planning and Land Use Director, hllamboy@santafenm.gov)

Committee Review:
Quality of Life Committee: 02/18/2026
Finance Committee: 02/23/2026
Governing Body: 02/25/2026

i. Request for Approval of Amendment No. 1 to Amended Condominium Declaration for Market Station to Adjust the Common Area of the City of Santa Fe's Office Condominium at 500 Market Street. (Tim Farrell, Interim Facilities Division Director, tgfarrell@santafenm.gov)

Committee Review
Public Works and Utilities Committee: 02/16/2026
Finance Committee: 02/23/2026
Governing Body: 02/25/2026

j. Request for Approval of Capital Outlay Grant Agreement with the New Mexico Department of Finance and Administration for the Completion of the Replacement of Cerro Gordo Bridge Project 25-J5981 in the Total Amount of $300,000 with a Reversion Date of April 11, 2027. (Marcos Esquibel, Interim Complete Streets Director; mpesquibel@santafenm.gov)

1. Request for Approval of a Budget Amendment Resolution (BAR) to Allocate $300,000 from the 2025 Capital Appropriation to FY26 Revenue and WIP Construction for the Completion of the Replacement of Cerro Gordo Bridge.

Committee Review:
Public Works and Utilities Committee: 02/16/2026
Finance Committee: 02/23/2026
Governing Body: 02/25/2026

k. Request for Approval of Capital Outlay Grant Agreement with New Mexico Department of Finance and Administration for the Improvement of the Nichols Dam Safety Rehabilitation Project 25-J5960 in the Total Amount of $997,850 with a Reversion Date of April 11, 2027. (Jesse Roach, Interim Public Utilities Department Director; jdroach@santafenm.gov)

1. Request for Approval of a Budget Amendment Resolution (BAR) to Allocate $997,850 from the 2025 Capital Appropriation to FY26 Revenue and WIP Construction for the Improvement of the Nichols Dam Safety Rehabilitation.

Committee Review:
Public Works and Utilities Committee: 02/16/2026
Finance Committee: 02/23/2026
Governing Body: 02/25/2026

l. Request for Approval of Capital Outlay Grant Agreement Extension with New Mexico Department of Finance & Administration for the Improvement of Midtown Project 25-J4369 to Extend the Reversion Date to June 30, 2027. (Carly Vendetti, Metropolitan Redevelopment Agency Deputy Director; cavendetti@santafenm.gov)

Committee Review:
Public Works and Utilities Committee: 02/16/2026
Finance Committee: 02/23/2026
Governing Body: 02/25/2026

m. Request for Approval of Amendment No. 2 to Grant Agreement Item# 22-0514 with the New Mexico Aging and Long-Term Services Department to Extend the Reversion Date to June 30, 2026, for Encumbered Funds in the Amount of $170,259.18 for Grant Agreement E5290 to Purchase and Equip Vehicles for the Mary Esther Gonzales Senior Center. (Manuel Sanchez, Senior Services Director; mnsanchez@santafenm.gov)

Committee Review:
Quality of Life Committee: 02/18/2026
Finance Committee: 02/23/2026
Governing Body Committee: 02/26/2026

n. Request for Approval of Amendment No. 2 to Grant Agreement Item #22-0541 with the New Mexico Aging and Long-Term Services Department to Extend the Reversion Date to June 30, 2026, for Encumbered Funds in the Amount of $133,762.68 for Grant Agreement E5288 to Plan, Design, Construct, Equip and Furnish the Mary Esther Gonzales Senior Center. (Manuel Sanchez, Senior Services Director; mnsanchez@santafenm.gov)

Committee Review:
Quality of Life Committee: 02/18/2026
Finance Committee: 02/23/2026
Governing Body Committee: 02/26/2026

o. Request for Approval of a Construction Contract with Gordo, LLC for the Arroyo de Los Chamisos Urban Trail Repair at Vo Tech Road in the Total Amount of $643,159 through June 30, 2029. (Zoe Isaacson, River and Watershed Manager: zrisaacson@santafenm.gov)

1. Request for Approval of a Budget Amendment Resolution (BAR) in the Total Amount of $643,159 from the Stormwater Clean Water State Revolving Fund Loan to WIP Construction.

Committee Review:
Public Works and Utilities Committee: 02/16/2026
Finance Committee: 02/23/2026
Governing Body: 02/25/2026

p. Request for Approval of General Services Contract / Software Agreement with Image Trend, Inc for Call Reporting Software in the Total Amount of $406,658.49 including GRT with a Term of Four Years. (Scott Ouderkirk, Fire Department, Interim Fire Chief; slouderkirk@santafenm.gov).

Committee Review:
Public Works and Utilities Committee: 02/16/2026
Public Safety Committee: 02/17/2026
Finance Committee: 02/23/2026
Governing Body: 02/25/2026

q. Request for Approval of a Service Agreement with Soundthinking Inc for the Purchase of a Gunshot Detection, Location, and Forensic Analysis Service in the Total Amount of $354,000 for a One-Year Term. (Jimmie Montoya, Police Captain; jemontoya@santafenm.gov)

Committee Review:
Quality of Life Committee: 02/18/2026
Finance Committee: 02/23/2026
Governing Body: 02/25/2026

r. Request for Approval of the Age Friendly Action Plan. (Manuel Sanchez, Interim Community Services Department Director; mnsanchez@santafenm.gov)

Committee Review:
Public Works and Utilities Committee: 02/16/2026
Quality of Life Committee: 02/18/2026
Finance Committee: 02/16/2026
Governing Body: 02/25/2026

s. CONSIDERATION OF RESOLUTION NO. 2026-_____. (Councilor Lee Garcia and Mayor Michael Garcia)
A Resolution Clarifying the Terms of Resolution No. 2024-14 to Allow the Knights of Columbus Council 10517 to Display Banners Commemorating Santa Fe Veterans as “Santa Fe Heros” Between Memorial Day and Veterans Day, Annually. (Marci Eannarino, Office of Legislation and Policy Innovation Manager; maeannario@santafenm.gov ; Christine Spiers, Legislative Coordinator; cmspiers@santafenm.gov; Palmer Anderson, Policy Analyst; pcanderson@santafe.gov)

Committee Review:
Governing Body (Introduced): 02/11/2026
Public Works and Utilities Committee: 02/16/2026
Quality of Life Committee: 02/18/2026
Governing Body: 02/25/2026

t. CONSIDERATION OF RESOLUTION NO. 2026-_____. (Councilor Jamie Cassutt)
A Resolution Authorizing the City of Santa Fe to Submit Applications to the Local Government Fund, the Municipal Arterial Program, the Transportation Project Fund, and Any Other Applicable State Transportation Funding Programs for State Transportation Construction Funding for the Henry Lynch Road Reconstruction Project from Rufina Street to Agua Fria Street and Committing to the Applications' Requirement for a Local Match of Funding. (Romella Glorioso-Moss, PhD, CPM, AICP, Capital Projects Manager; rsglorioso-moss@santafenm.gov)

Committee Review:
Governing Body (Introduced): 02/11/2026
Public Works and Utilities Committee: 02/16/2026
Finance Committee: 02/23/2026
Governing Body: 02/25/2026

10. Action Items: Discussion Agenda

    a. Set a Recurring Time for Monthly Study Session. (Andrea Phillips, Deputy City Manager; akphillips@santafenm.gov)

11. Matters from the City Manager

12. Matters from the City Attorney

    a. **Executive Session**
    In Accordance with the Open Meetings Act, NMSA 1978, Section 10-15-1.H.8, Discussion of the Purchase, Acquisition, or Disposal of Real Property or Water Rights by the Public Body, Including but Not Limited to Discussion of the Shelter at 2801 Cerrillos Road.

13. Executive Session Action Items

14. Matters from the City Clerk

15. Communications from the Governing Body

16. Introduction of Legislation

    a. CONSIDERATION OF RESOLUTION NO. 2026-____. (Councilor Amanda Chavez)
    A Resolution Authorizing City of Santa Fe Representatives and Agents to Sign Agreements and Requests for Payment Regarding New Mexico Department of Transportation, for Grant Agreement Control Number C5243320 to Acquire Rights of Way to Plan, Design, and Construct Road and Spine Infrastructure Extensions to Paseo Del Sol Per the Tierra Contenta Master Plan for

Affordable Housing in Santa Fe County. (Carol Swenson, Public Works Business Operations Manager; ycswenson@santafenm.gov)

Committee Review:
Governing Body (Introduced): 02/25/2026
Public Works and Utilities Committee: 03/02/2026
Finance Committee: 03/09/2026
Governing Body: 03/11/2026

b. CONSIDERATION OF RESOLUTION NO. 2026-____. (Mayor Michael Garcia and Councilor Lee Garcia)
A Resolution Supporting the Placement of the Remnants of the Soldiers' Monument in the New Mexico History Museum on a Temporary Basis; Authorizing the City Manger to Work with State Officials to Enter into a Temporary Loan Agreement. (Marci Eannarino, Legislation and Policy Innovation Manager; maennarino@santafenm.gov; Christine Spiers, Legislative Coordinator; cmspiers@santafenm.gov; Palmer Anderson, Policy Analyst; pcanderson@santafenm.gov)

Committee Review:
Governing Body (Introduced): 02/25/2026
Public Works and Utilities Committee: 03/02/2026
Quality of Life Committee: 03/04/2026
Finance Committee: 03/09/2026
Governing Body: 03/11/2026

c. CONSIDERATION OF BILL NO. 2026-03. ADOPTION OF ORDINANCE NO. 2026-_____. (Mayor Michael Garcia)
A Bill Relating to City Administration; Amending Section 2-8 SFCC 1987 to Reorganize Certain City Departments; Creating New Sections of Code to Include 2-8.10, 2-8.11, 2-8.12, 2-8.13, 2-8.14, and 2-8.15; Amending Section 2-8.1 SFCC 1987 to Include a General Provisions Section and Exhibit A; Amending Section 2-8.2 to Rename Community Health and Safety Department to "Community Services Department" and to Include Youth and Family Services and Recreation, and to Remove the Office of Emergency Management; Amending Section 2-8.3 SFCC 1987 to Eliminate the Community Development Department; Amending 2-8.4 to Establish the Office of Emergency Management and Changing the Name From Office of Emergency Management to "Emergency Management Department"; Amending 2-8.5 Creating a New Department the "Economic Development Department" and to Include the Arts and Culture Division and the Film Division; Amending 2-8.6 Creating a Department the "Land Use Department" and to Include the Affordable Housing Division; Amending Section 2-8.7 Creating Tourism Santa Fe Department; Creating Section 2-8.14 to Include a New "Regional Airport Department"; Creating Section 2-8.15 to Include the Metropolitan Redevelopment Agency and Renaming it "Metropolitan

Redevelopment Agency (“MRA”) Department”; Repealing Sections 2-14, 2-15, and 2-20 SFCC 1987; Repealing Exhibit C of SFCC 1987, “City Organization”. (Brian Moya, Interim City Manager; bjmoya@santafenm.gov)

Committee Review:
Governing Body (Introduced): 02/25/2026
Governing Body (Public Comment): 03/11/2026
Public Works and Utilities Committee: 03/16/2026
Quality of Life Committee: 03/18/2026
Finance Committee: 03/23/2026
Governing Body (Public Hearing): 04/07/2026

d. CONSIDERATION OF BILL NO. 2026-04. ADOPTION OF ORDINANCE NO. 2026-____. (Councilor Amanda Chavez and Councilor Alma Castro)
Be It Ordained by the Governing Body of the City of Santa Fe:
Authorizing the Execution and Delivery of a Loan and Subsidy Agreement (“Loan Agreement”) by and Between the New Mexico Finance Authority (“NMFA”) and City of Santa Fe, New Mexico (“the Borrower”), in the Total Amount of Seventeen Million Dollars ($17,000,000), Evidencing an Obligation of the Borrower to Utilize the Loan Amount Solely for the Purpose of Financing the Costs of Constructing a New Flocculation and Sedimentation Process and Making Improvements to the Canyon Road Water Treatment Plant as a Component of the System Owned and Operated by the Borrower, and Solely in the Manner Described in the Loan Agreement; Providing for the Pledge and Payment of the Loan Solely From the Net Revenues of the Water Utility System of the Borrower; Certifying that the Loan Amount, Together with Other Funds Available to the Borrower, is Sufficient to Complete the Project; Approving the Form of and other Details Concerning the Loan Agreement; Ratifying Actions Heretofore Taken; Repealing All Action Inconsistent with this Ordinance; and Authorizing the Taking of Other Actions in Connection With the Execution and Delivery of the Loan Agreement. (Clinton Peterson, Public Utilities Engineer; cdpeterson@santafenm.gov)

Committee Review:
Governing Body (Introduction): 02/25/2026
Governing Body (Public Comment): 03/11/2026
Public Works and Utilities Committee: 03/16/2026
Finance Committee: 03/23/2026
Governing Body (Public Hearing): 04/07/2026

e. CONSIDERATION OF BILL NO. 2026-07. ADOPTION OF ORDINANCE NO. 2026-____. (Councilor Jamie Cassutt)
A Bill Creating a New Section 2-2.10 of SFCC 1987 to Establish City Attorney and City Clerk Authority to Correct Scrivener’s Errors. (Marci Eannarino, Legislation and Policy Innovation Manager; maennarino@santafenm.gov; Christine Spiers, Legislative Coordinator; cmspiers@santafenm.gov; Palmer

Anderson, Policy Analyst; pcanderson@santafenm.gov)

Committee Review:
Governing Body (Introduced): 02/25/2026
Governing Body (Public Comment): 03/11/2026
Quality of Life Committee: 03/18/2026
Governing Body (Public Hearing): 04/07/2026

17. Petitions from the Floor

18. Public Comment on Bills (First Public Comment, No Action)

    a. CONSIDERATION OF BILL NO. 2026-02. ADOPTION OF ORDINANCE NO. 2026-____. (Mayor Michael Garcia)
    A Bill Amending SFCC 1987, Section 11-13 to Expand Exemptions Permitted by NMSA 1978, Sections 13-1-98 Through 13-1-98.2, Including Certain Purchase Types and Legal Service Types; Adding Exemptions for Certain Prepayment Required Items, Not Exceeding $100,000 and for Lobbying Services Representing the City of Santa Fe's Interests; Requiring the Procurement Manual to be Adopted by Resolution; Establishing an Eight-Year Maximum Term for Professional Service Contracts; Authorizing the Chief Procurement Officer to Approve Purchase Orders and to Approve the Use of Requests for Applications; Adopting Construction Manager at Risk Delivery Method Procedures; Modifying Certain Amounts Listed in NMSA 1978, Section 13-1-125; Authorizing the City Manager to Approve Contract Amendments that Do Not Materially Alter the Scope of Work. (Travis Dutton-Leyda, Purchasing Officer; tkduttonleyda@santafenm.gov)

    Committee Review:
    Governing Body (Introduced): 02/11/2026
    Governing Body (Public Comment): 02/25/2026
    Public Works and Utilities Committee: 03/02/2026
    Quality of Life Committee: 03/04/2026
    Finance Committee: 03/09/2026
    Governing Body: 03/25/2026

19. Final Action on Legislation (Public Hearing)

20. Public Hearings (Land Use Cases, Appeals and Other Items Required to Have a Public Hearing)

    a. CONSIDERATION OF RESOLUTION NO. 2026-_____.
    A Resolution Amending the General Plan's Future Land Use Map Designation from Industrial and Business Park to Community Commercial for an Approximately 3.87 Acre Property Owned by Girls, Inc., of Santa Fe, at 2904 Rufina Street (Case No. 2025-11028). (Alexa Hempel, Senior Planner; anhempel@santafenm.gov)

Committee Review:
Governing Body (Introduced): 02/25/2026

b. CONSIDERATION OF BILL NO. 2025-27. ADOPTION OF ORDINANCE NO. 2026-____.
A Bill Rezoning an Approximately 3.87 Acre Tract of land Located at 2904 Rufina Street, from I-1 (Light Industrial) and I-2 (General Industrial) to C-2 (General Commercial) (Case No. 2025-11029). (Alexa Hempel, Senior Planner; anhempel@santafenm.gov)

Committee Review:
Governing Body (Introduced): 02/25/2026

c. CONSIDERATION OF RESOLUTION NO. 2026-_____.
A Resolution Adopting a Master Plan, for the Two Tracts of Land Located at 2904 Rufina Street, Lots 3 and 2A, 2-2, Within the City of Santa Fe, Comprising an Area of Approximately 4.27 Acres. (Case No. 2025-11030) (Alexa Hempel, Senior Planner; anhempel@santafenm.gov)

Committee Review:
Governing Body (Introduced): 02/25/2026

d. **Appeal # 2025-11633-APPL of Case # 2024-9320.** Adjoining Property Owner Tierra Contenta Corp. Appeals the Planning Commission's October 16, 2025, Decision Approving a Development Plan by Zydeco, LLC, for a 7.9-Acre Parcel at 7205 Plaza Central and Finding that the Development Is Not Subject to the Affordable Housing Guidelines of the Santa Fe Homes Program, SFCC Section 14-8.11(D)(3)(a). (Frank Ruybalid, Assistant City Attorney; feruybalid@santafenm.gov) **POSTPONED**

21. Appointments

a. Arts Commission

- Oriana Lee - Appointment - Term Ending 10/2028

22. Adjourn

Closed captions are provided for this meeting. Persons with disabilities in need of additional accommodations, contact the City Clerk's office at 505-955-6521, five (5) working days prior to meeting date.

URBAN ALCHEMY

L.O.V.E

IN SANTA FE

Chief Administrative Officer, Mike Anderer
mikea@urban-alchemy.us

Chief Financial Officer, Melek Nasr-Totah
melektotah@urban-alchemy.us

Regional Director of Operations, Roberto Gonzalez
robertogonzalez@urban-alchemy.us

WE HAVE ONE MISSION

create quality jobs for people who have been incarcerated, improving their reentry while reducing recidivism.

WE SOLVE TWO PROBLEMS

people falling through the social safety net, and the resulting turmoil this creates in public places.

WE OFFER THREE GROUNDBREAKING SOLUTIONS

Safe Communities, Housed Communities, and Connected Communities. These initiatives foster health, safety, and peace through relationship-building rather than traditional enforcement and outdated social service programs.



SAFE COMMUNITIES

Practitioners make communities safer by building relationships and serving as the community's helping hands and eyes on the street.

LOVE Santa Fe–
Leading Outreach with Valued Engagement



HOUSED COMMUNITIES

Urban Alchemy works to help individuals exit homelessness, emphasizing intake, referrals, and care coordination.

Interim Housing
Agape House



CONNECTED COMMUNITIES

Practitioners address hygiene services, space activation, and well-being, restoring a sense of pride and building relationships.

The Oasis @ Agape House
(a part of LOVE)

REVOLUTIONARIES AT THE HELM

Our co-founders were raised in the crucible of San Francisco's Hunter's Point.

They created a revolutionary model that transforms trauma into community resilience.

Urban Alchemy's staff, molded by these visionary leaders, stands unyielding in the face of our collective challenges.



Mr. Bayron Wilson,
formerly incarcerated visionary



Dr. Lena Miller,
groundbreaking clinical psychologist







BUILT BY AND FOR PRACTITIONERS

The trauma and deprivation of prolonged can lead to a profound process of self-transformation. It can cultivate extraordinary emotional intelligence, resilience, and leadership skills. Practitioners have grit and are less likely to grapple with the fear, frustration, and burnout historically prevalent in the social services field.

- 96% of staff, including leadership, have been incarcerated and formerly homeless
- 92% of staff at all levels identify as Black, Indigenous, or People of Color

PROVEN RESULTS

URBAN ALCHEMY TRANSFORMS PRACTITIONERS



CREATED JOBS

Provided over 1,000 formerly incarcerated individuals with stable, well-paying jobs



LOWERED RECIDIVISM

Maintained a staff recidivism rate at under 2%, in stark contrast to the national average of 40-60%



REDUCED HOMELESSNESS

Ensuring the rate of homelessness among our staff is functionally zero, while formerly incarcerated individuals are 10 times more likely to experience homelessness



PROVIDED STABILITY

Paying over $75 million in wages and benefits to returning citizens

PROVEN RESULTS

PRACTITIONERS TRANSFORM PEOPLE



CONNECTED TO PERMANENT HOUSING

Helped 1,000+ people exit homelessness through permanent housing solutions



PROVIDED HYGIENE SERVICES

Provided 10,000 showers for people living in Oakland



FACILITATED POSITIVE INTERACTIONS

Engaged with 5,000+ people in homeless encampments in Austin



SHELTERED THOUSANDS

Sheltered 1,200+ people nightly in low-barrier, client-centered facilities



CONNECTED TO LOCAL SERVICES

Connected 4,000 people experiencing homelessness to shelter and services

WHAT is L.O.V.E?

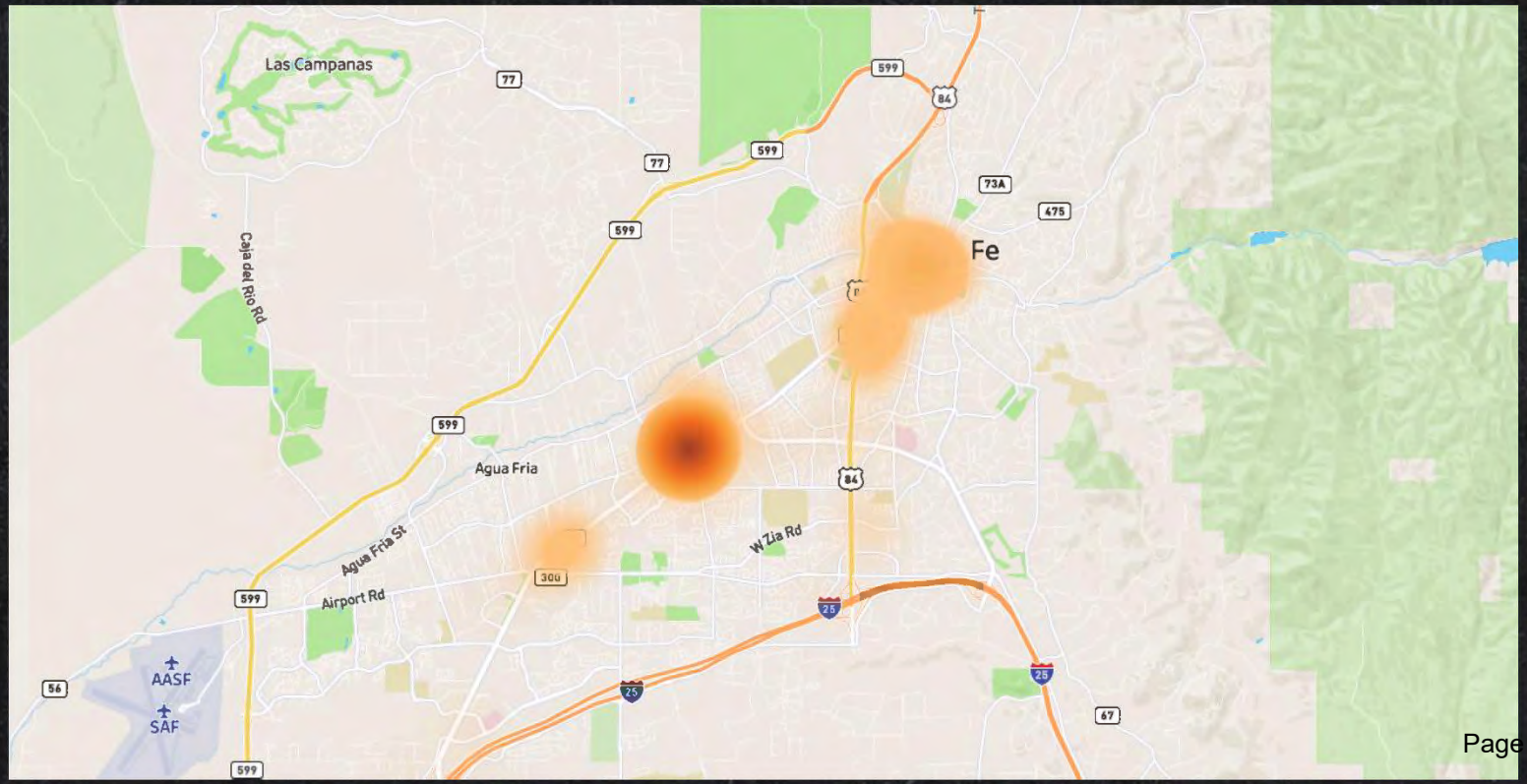
LEADING OUTREACH with VALUED ENGAGEMENT

- LOVE is Urban Alchemy's foundational outreach program that responds to community-initiated concerns such as loitering, disturbances, or public disorder.
- LOVE teams proactively engage people in public spaces, provide de-escalation when needed and build trust through consistent presence.
- LOVE emphasizes long-term relationship building and visible, compassionate engagement in areas of high need.
- LOVE's unique innovation is the coordinated dispatch of outreach teams by a TAPPED IN Call Center that receives, assigns and tracks engagements in the field.



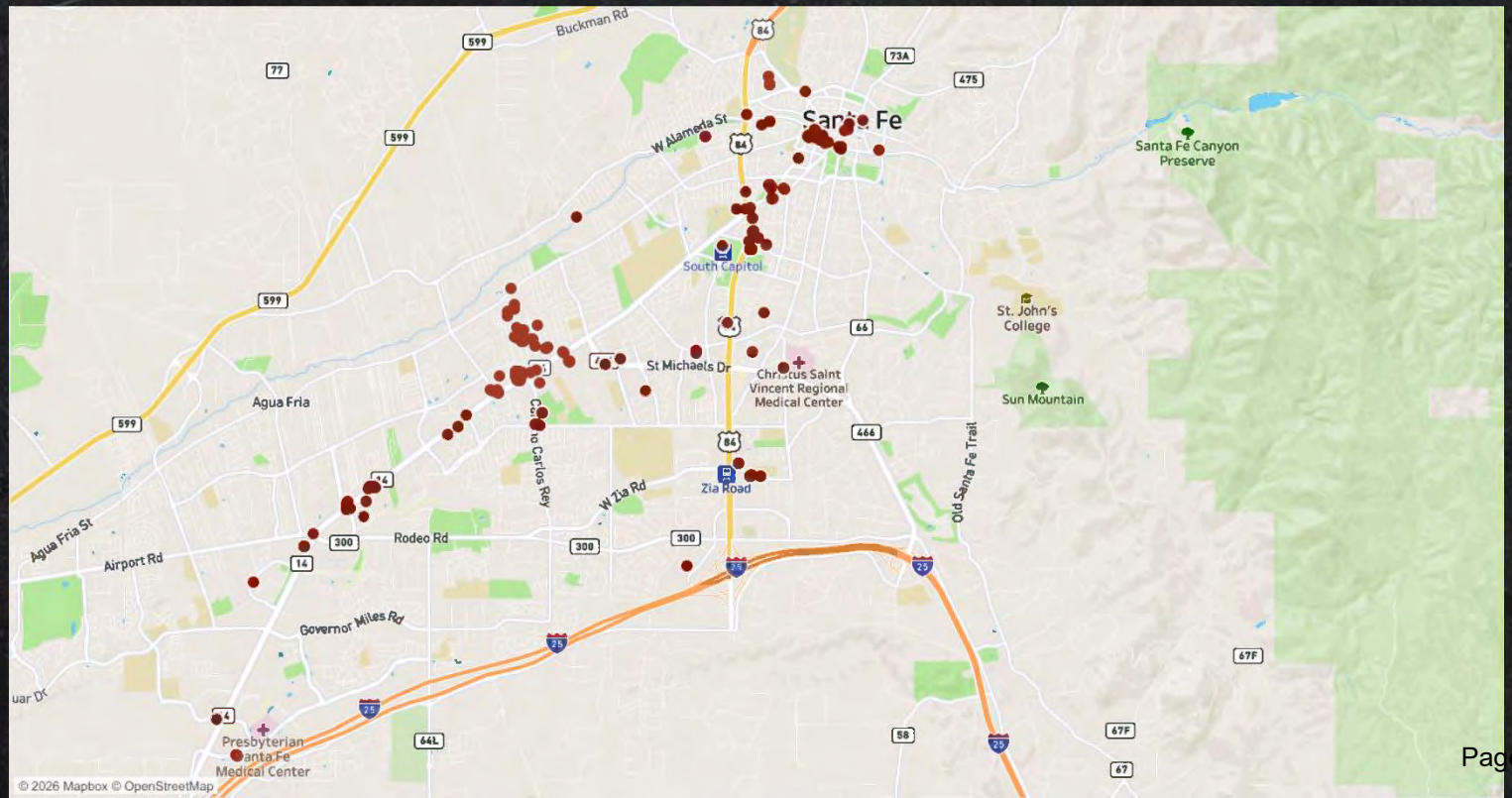
What has L.O.V.E achieved?

HEAT MAP OF LOCATION OF ENGAGEMENTS FROM AUGUST 1 – DECEMBER 31, 2025



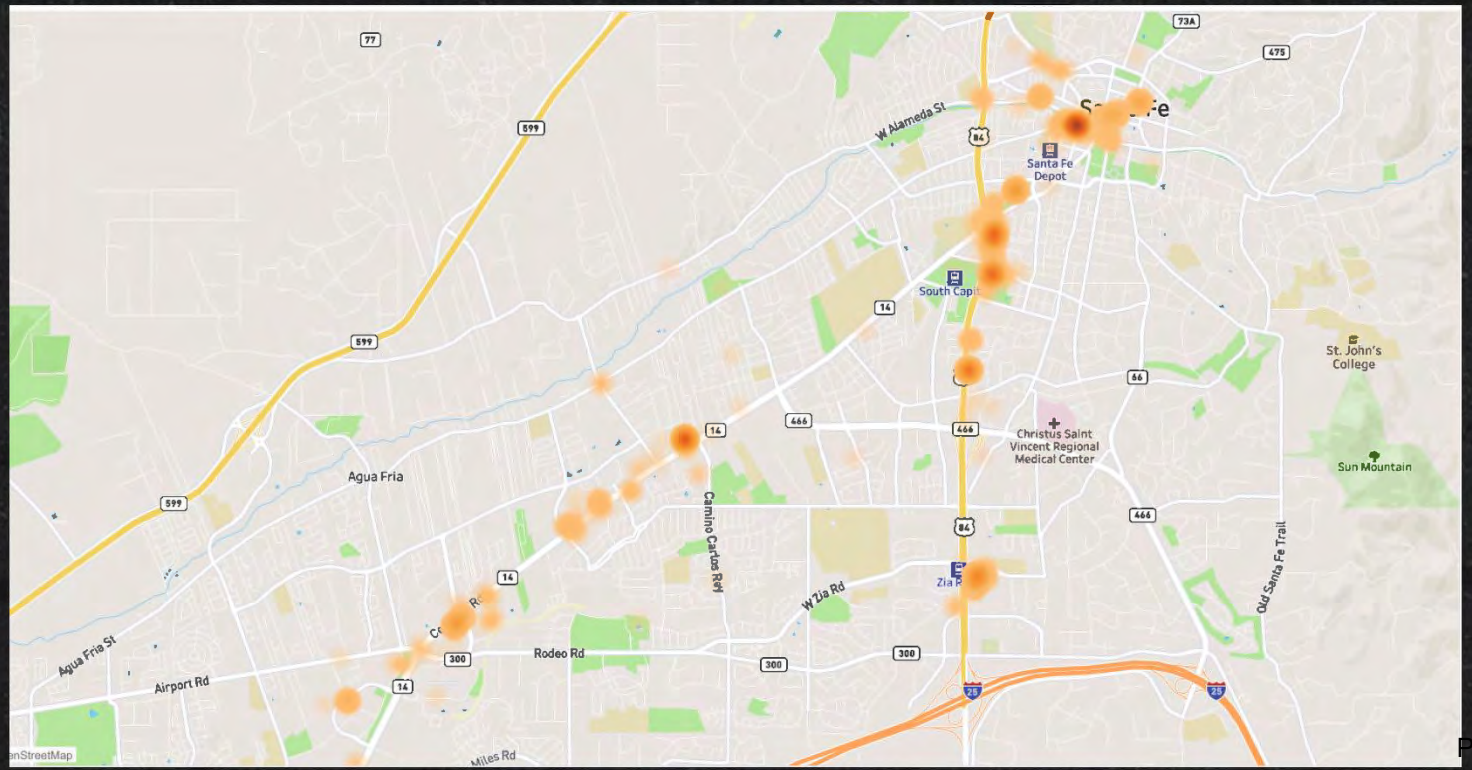
What has L.O.V.E achieved?

DISTRIBUTION MAP OF LOCATION OF ENGAGEMENTS FROM AUGUST 1 – DECEMBER 31, 2025



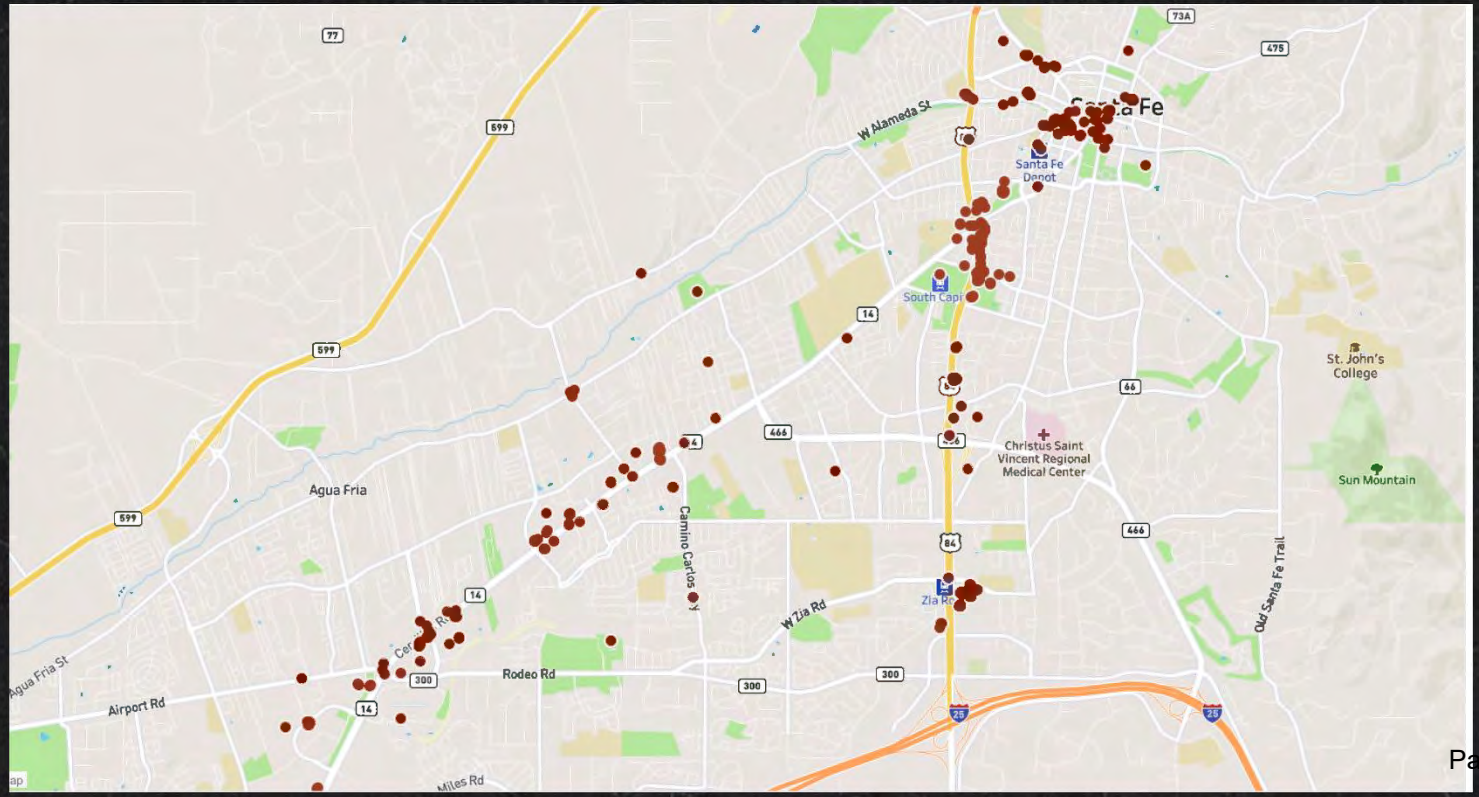
What has L.O.V.E achieved?

HEAT MAP OF LOCATION OF ENGAGEMENTS FROM JANUARY 1 – FEBREUARY 15, 2026



What has L.O.V.E achieved?

DISTRIBUTION MAP OF LOCATION OF ENGAGEMENTS FROM JANUARY 1 – FEBREUARY 15, 2026



L.O.V.E At The OASIS



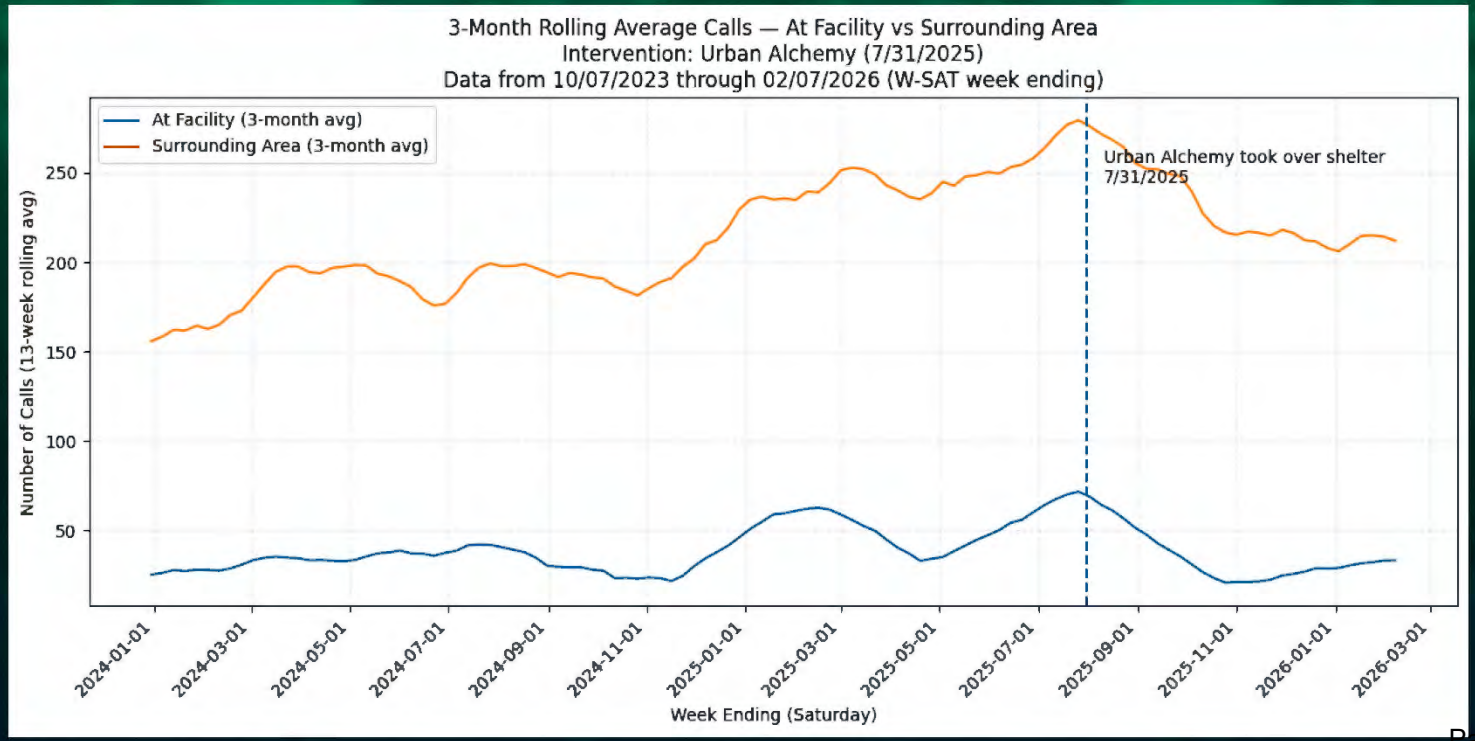
- Open 7 am to 7 pm, 7 days a week
- All are welcome to come to the Oasis
- Access to water, food, bathrooms (shower access is coming soon)
- Access to some protection from the elements
- Access to some services through Agape House and other providers

WHAT ARE THE RESULTS OF L.O.V.E?

- 435 Engagements in January 2026
- Over 2,000 Engagements and Site Checks since July 2025
- More than 2,600 Service Connections for clients Since July 2025
- 14,000+ Duplicated Visitors to the Oasis at Agape House (not counting Agape guests)
- 150+ average Unduplicated Visitors to the Oasis at Agape House (not counting Agape guests and other providers)



WHAT ARE THE RESULTS OF L.O.V.E?



PROVEN RESULTS

URBAN ALCHEMY TRANSFORMS PRACTITIONERS

- Currently 40 active employees (88 employment opportunities since July 2025
- Cars leased/purchased; housing secured; houses purchased
- Many Families supported

PRACTITIONERS TRANSFORM PEOPLE

25 or more“positive” exits (16% of all exits

227 unique guests served at Agape House

1,478 engagements with neighbors

Over 15,000 duplicated visitors to the Oasis since August

Original Service Plan		Revised Service Plan	
75 Bed Shelter – open 16 hours	$1.5M	798 Guest Shelter – open 24 hours	$1.5M
2 Community Oasis Sites (LOVE)	$.93M	1 Oasis Site Co-Located at Shelter	
LOVE Street Teams	$1M	LOVE Street Teams + State DWS Expansion ($.44M)	$1.44M
TOTAL BUDGET	$3.43M	75 Guest Shelter – open 16 hours	$3.87M

Requests for Service and Information (505)605-6540

Thank you. . . any questions?

URBAN ALCHEMY

AGAPE HOUSE
Santa Fe

Chief Administrative Officer, Mike Anderer
Chief Financial Officer, Melek Nasr-Totah
Regional Director of Operations, Roberto Gonzalez

mikea@urban-alchemy.us
melektotah@urban-alchemy.us
robertogonzalez@urban-alchemy.us

WE HAVE ONE MISSION

create quality jobs for people who have been incarcerated, improving their reentry while reducing recidivism.

WE SOLVE TWO PROBLEMS

people falling through the social safety net, and the resulting turmoil this creates in public places.

WE OFFER THREE GROUNDBREAKING SOLUTIONS

Safe Communities, Housed Communities, and Connected Communities. These initiatives foster health, safety, and peace through relationship-building rather than traditional enforcement and outdated social service programs.



SAFE COMMUNITIES

Practitioners make communities safer by building relationships and serving as the community's helping hands and eyes on the street.

LOVE Santa Fe–
Leading Outreach with Valued Engagement



HOUSED COMMUNITIES

Urban Alchemy works to help individuals exit homelessness, emphasizing intake, referrals, and care coordination.

Interim Housing
Agape House



CONNECTED COMMUNITIES

Practitioners address hygiene services, space activation, and well-being, restoring a sense of pride and building relationships.

The Oasis @ Agape House
(a part of LOVE)

REVOLUTIONARIES AT THE HELM

Our co-founders were raised in the crucible of San Francisco's Hunter's Point.

They created a revolutionary model that transforms trauma into community resilience.

Urban Alchemy's staff, molded by these visionary leaders, stands unyielding in the face of our collective challenges.



Mr. Bayron Wilson,
formerly incarcerated visionary



Dr. Lena Miller,
groundbreaking clinical psychologist









BUILT BY AND FOR PRACTITIONERS

The trauma and deprivation of prolonged can lead to a profound process of self-transformation. It can cultivate extraordinary emotional intelligence, resilience, and leadership skills. Practitioners have grit and are less likely to grapple with the fear, frustration, and burnout historically prevalent in the social services field.

- 96% of staff, including leadership, have been incarcerated and formerly homeless
- 92% of staff at all levels identify as Black, Indigenous, or People of Color

PROVEN RESULTS

URBAN ALCHEMY TRANSFORMS PRACTITIONERS



CREATED JOBS

Provided over 1,000 formerly incarcerated individuals with stable, well-paying jobs



LOWERED RECIDIVISM

Maintained a staff recidivism rate at under 2%, in stark contrast to the national average of 40-60%



REDUCED HOMELESSNESS

Ensuring the rate of homelessness among our staff is functionally zero, while formerly incarcerated individuals are 10 times more likely to experience homelessness



PROVIDED STABILITY

Paying over $75 million in wages and benefits to returning citizens

PROVEN RESULTS

PRACTITIONERS TRANSFORM PEOPLE



CONNECTED TO PERMANENT HOUSING

Helped 1,000+ people exit homelessness through permanent housing solutions



PROVIDED HYGIENE SERVICES

Provided 10,000 showers for people living in Oakland



FACILITATED POSITIVE INTERACTIONS

Engaged with 5,000+ people in homeless encampments in Austin



SHELTERED THOUSANDS

Sheltered 1,200+ people nightly in low-barrier, client-centered facilities



CONNECTED TO LOCAL SERVICES

Connected 4,000 people experiencing homelessness to shelter and services

WHAT'S DIFFERENT AT AGAPE?

- 86 beds TO 99 beds
- Overnight Emergency Shelter TO Low-Barrier Interim Housing (Bridge Housing)
- Dinner Meal Service + TO 3 meals a day for all Agape guests and Oasis Visitors
- Bathroom access to bathrooms and showers for all Agape guests 24 hours a day, 7 days a week
- PLUS 12 overflow cots in new Oasis Community Room for CODE BLUE events.



Why did Urban Alchemy make these changes at Agape House?

- To prioritize the guest experience according to UA mission and values
- To stabilize some elements of the guests' daily life so they might begin to imagine alternative futures
- To reduce real, negative quality of life impacts on the surrounding community

What about "Volunteers?"

- Change in service model and organizational mission of service provider changed the need for volunteers

What need volunteers and donations do we have?

Groups to prepare and serve meals and . . .

Donations of clothing, blankets, etc and . . .

WHAT ARE THE RESULTS AT AGAPE?

- 226 Unique Clients Served
- 100% Enrolled in HMIS
- 43% with at least one disability
- 60% of Clients received Connection Services
- 14% of Exits to Permanent Housing or other positive housing alternative



WHAT WERE/ARE THE CHALLENGES AT AGAPE?



- Bed bug infestation
- Major roof leaks
- Significant black mold
- Training and Scaling Up Staff Quickly
- Culture/habit of drug use in area
- Propagation of misinformation/ misunderstandings about Urban Alchemy and our services
- Procurement/purchasing delays on capital and other major improvements

WHAT ARE THE NEXT PRIORITIES AT AGAPE?

- Coordinated Entry Assessments
- Connections to Service
- Integrating with existing resources and providers include Santa Fe Connect
- Collaborations with local and regional leaders and providers to increase beds, supports, and the strength of the homeless services continuum in Northern New Mexico



PROVEN RESULTS

URBAN ALCHEMY TRANSFORMS PRACTITIONERS

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- Cars leased/purchased; housing secured; houses purchased
- Many Families supported

PRACTITIONERS TRANSFORM PEOPLE

- 25 or more “positive” exits (16% of all exits
- 227 unique guests served at Agape House
- 1,478 engagements with neighbors, housed and unhoused
- Over 15,000 duplicated visitors to the Oasis since August

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TOTAL BUDGET	$3.43M

Revised Service Plan

798 Guest Shelter – open 24 hours	$2.43M
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LOVE Street Teams + State DWS Expansion ($.44M)	$1.44M
75 Guest Shelter – open 16 hours	$3.87M

Requests for Service and Information (505)605-6540

Thank you. . . any questions?

Recent Media Story

Agenda

Regular Meeting of the Governing Body
February 11, 2026 at 5:00 PM
City Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Governing Body Meeting

Viewing: *If the relevant technology is available to record the meeting in City Hall*, members of the public may stream the meeting live on the City of Santa Fe's YouTube channel. The YouTube live stream can be accessed from most smartphones, tablets, or computers.

The video recording*, if created,* of this and all past meetings of the Governing Body will also remain available for viewing at any time on the City's YouTube channel. Staff is available to help members of the public access pre-recorded Governing Body meetings online at any time during normal business hours. Please call 955-6521 for assistance.

Written Public Comment: Members of the public may submit written comments on legislation by clicking this link: https://santafenm.gov/city-clerk-community-engagement/city-clerk-1/governing-body-public-comment

If relevant technology is available and functioning for City use, the following options may be available:
Virtual Public Comment: To provide public comment during Petitions from the Floor, Public Comment, Final Action on Legislation, or Public Hearings virtually, you must join the Zoom meeting by internet or phone, using the following link: https://santafenm-gov.zoom.us/j/84566758349

- Internet: Join the Zoom meeting on the internet using a computer, laptop, smartphone, or tablet. Attendees should use the "Raise Hand" function to be recognized by the Mayor to speak at the appropriate time.
- Phone: To join the Zoom meeting using a phone, use the following phone numbers and Webinar ID: US: 1 (346) 248-7799 - Webinar ID: 819 0647 0889. Phone attendees should press *9 to use the "Raise Hand" function to be recognized by the Mayor to speak at the appropriate time.

1. Call to Order
2. Pledge of Allegiance
   a. Councilor Feghali
3. Salute to the New Mexico Flag

a. Councilor Barrett

4. Invocation and Rememberances

   a. Councilor Garcia

5. Roll Call

6. Approval of Agenda

7. Approval of Consent Agenda

8. Presentations

   a. Age Friendly Action Plan (Andrew West, Project Manager, Age-Friendly Santa Fe; ajwest@santafenm.gov)

   b. Physical and Mental Wellbeing Pilot Program One-Year Extension Evaluation for the FY26 Midpoint, Including Alternative Recommendations for the Two New Rules Under Rule 13 (Leave) of the City of Santa Fe Personnel Rules, Regulations, and Policies. (Alvin Valdez, Benefits and Wellness Manager; Human Resources, aavaldez1@santafenm.gov)

   c. Mayor Michael Garcia's Transition Team Report. (Charlotte Roybal, Co-Chair of Mayor Garcia's Transition Team and Manuel Garcia, Co-Chair of Mayor Garcia's Transition Team)

9. Action Items: Consent Agenda

   a. Request for Approval of the January 6, 2026, Governing Body Study Session Minutes. (Geralyn Cardenas, Interim City Clerk; gfcardenas@santafenm.gov)

      Committee Review:
      Governing Body: 02/11/2026

   b. Request for Approval of the January 7, 2026, Governing Body Study Session Minutes. (Geralyn Cardenas, Interim City Clerk; gfcardenas@santafenm.gov)

      Committee Review:
      Governing Body: 02/11/2026

   c. Request for Approval of the January 23, 2026, Governing Body Study Session Minutes. (Geralyn Cardenas, Interim City Clerk; gfcardenas@santafenm.gov)

      Committee Review:
      Governing Body: 02/11/2026

   d. Request for Approval of the January 28, 2026, Regular Governing Body

Meeting Minutes. (Geralyn F. Cardenas, Interim City Clerk; gfcardenas@santafenm.gov)

Committee Review:
Governing Body: 02/11/2026

e. Request for Approval of the Liquor Hearing Officer's Recommendation to Approve a Request from Dinner For Two, LLC for a Waiver of the 300-Foot Location Restriction and Approval to Allow the Dispensing/Consumption of Alcoholic Beverages at La Casa Sena, 125 East Palace Avenue, which is Within 300 Feet of The Cathedral Basilica of St. Francis of Assisi, for Valentine's Day at La Casa Sena, to be Held on February 14, 2026 with Alcohol Service from 7:00 P.M. to 11:00 P.M. (Xavier Vigil, Assistant City Clerk; xivigil@santafenm.gov and Geralyn Cardenas, Deputy City Clerk; gfcardenas@santafenm.gov)

Committee Review:
Liquor Hearing: 02/02/2026
Governing Body: 02/11/2026

f. Request for Approval of a General Services Contract with Andritz Separation Inc. in the Total Amount of $771,319.52 Including NMGRT for Refurbishment of No 2 & No 3 Belt Filter Presses at the Wastewater Treatment Plant for a Two-Year Term. (Leroy Alvarado, Operations Superintendent; lmalvarado@santafenm.gov)

1. Request for Approval of a Budget Amendment Resolution (BAR) in the Total Amount of $771,320 from Wastewater Enterprise Fund to WIP Construction.

Committee Review:
Public Works and Utilities Committee: 02/02/2026
Finance Committee: 02/09/2026
Governing Body: 02/11/2026

g. Request for Approval of Capital Outlay Grant Agreement with New Mexico Department of Finance and Administration for Project Completion of the Shelby Street Pedestrian Bridge Including Demolition and New Construction, Project 25-J5984 in the Total Amount of $260,000 With a Reversion Date of April 11, 2027. (Scott Overlie, Public Works Project Manager III, saoverlie@santafenm.gov)

1. Request for Approval of a Budget Amendment Resolution (BAR) to Allocate $260,000 from the 2025 Capital Appropriation to FY26 Revenue and WIP Construction for the Project Completion of the Shelby Street Pedestrian Bridge Including Demolition and New Construction.

Committee Review:
Public Works and Utilities Committee: 02/02/2026
Finance Committee: 02/09/2026
Governing Body: 02/11/2026

h. Request for Approval to Purchase Two Roll-Off Collection Vehicles from Rush Truck Centers of New Mexico, Inc. in the Total Amount of $548,338. (Martin Valdez, ESD Fleet Manager; mjvaldez@santafenm.gov)

Committee Review:
Public Works and Utilities Committee: 02/02/2026
Finance Committee: 02/09/2026
Governing Body: 02/11/2026

i. Request for Approval of a Budget Adjustment Resolution (BAR) to Transfer $1,060,091 from Available Municipal Recreation Complex (MRC) Cash Balance to the Lodgers' Tax Fund to Reconcile Costs Associated with the Startup of the Golf Course Operating Agreement in FY24. (Phillip Lujan, MRC Business Manager, pmlujan@santafenm.gov)

Committee Review
Public Works and Utilities Committee: 02/02/2026
Finance Committee: 02/09/2026
Governing Body: 02/11/2026

j. Request for Approval of Amendment No. 2 to Professional Services Contract Item #24-0112 with WSP USA, Inc. for Owner's Representative Project Manager Services to Support Redevelopment at Midtown to Increase the Amount of Compensation by $1,173,861 for a Total Compensation of $5,083,861. (Carly Venditti, Metropolitan Redevelopment Agency Deputy Director; cavenditti@santafenm.gov)

Committee Review:
Public Works and Utilities Committee: 02/02/2026
Finance Committee: 02/09/2026
Governing Body: 02/11/2026

k. Request for Approval of Professional Services Contract with Santa Fe Business Incubator for Business Incubation Services in the Total Amount of $600,000 for a Three-Year Term (Johanna Nelson, Office of Economic Development Director; jcnelson@santafenm.gov and Noah Tamas-Parris, Contracts Administrator; nmtamasparris@santafenm.gov)

Committee Review:
Economic Development Advisory Committee: 02/04/2026
Quality of Life Committee: 02/04/2026

Finance Committee: 02/09/2026
Governing Body: 02/11/2026

l. Request for Approval of the Department of Finance & Administration Certification for Allocation 23-ZH5048-81-3 (Year 3) in the amount of $93,750 for the Hiring of Law Enforcement/Support Positions at the Santa Fe Police Department for FY26 till June 30, 2026. (Ben Valdez, Deputy Chief of Police, bpvaldez@santafenm.gov).

1. Request for Approval of a Budget Adjustment Resolution in the Total Amount of $93,750 from the NM Department of Finance and Administration Fund to the Police Salaries Fund.

Committee Review:
Quality of Life Committee: 02/04/2026
Finance Committee: 02/09/2026
Governing Body: 02/11/2026

m. Request for Approval of Amendment No.1 to Item # 22-0521 with Clarion Associates to Increase the Compensation by $50,982.06 for a New Total Contract Amount of $246,697.06 for the Update of the Land Development Code (Heather Lamboy, Planning & Land Use Director; hllamboy@santafenm.gov)

Committee Review:
Quality of Life Committee: 02/04/2026
FInance Committee: 02/09/2026
Governing Body: 02/11/2026

n. CONSIDERATION OF RESOLUTION NO. 2026-____. (Councilor Amanda Chavez)
A Resolution Authorizing City of Santa Fe Representatives and Agents to Sign Agreements and Requests for Payment Regarding New Mexico Environment Department, for Grant Agreement Number SAP 25-J2459-GF to Plan, Design, and Construct a Wastewater Treatment Facility. (Carol Swenson, Business Operations Manager; ycswenson@santafenm.gov)

Committee Review:
Governing Body (Introduced): 01/28/2026
Public Works and Utilities Committee: 02/02/2026
Finance Committee: 02/09/2026
Governing Body: 02/11/2026

o. Request for Approval of Findings of Fact and Conclusions of Law. Case #2025-10276. JenkinsGavin, Inc., Agent for Applicant, RKSS Santa Fe 1, LLC., asks the Governing Body to adopt Bill 2025-20 to rezone +/- 1.49-acres

located at 3439 Cerrillos Road from Residential Three Units per Acre district (R-3) to General Commercial (C-2). (Claudia Kath, Case Manager, cmkath@santafenm.gov).

Committee Review:
Governing Body: 02/11/2026

10. Action Items: Discussion Agenda

    a. Request for Approval of the Four Year Strategic Goals and FY27 Budget Priorities. (Andrea Phillips, Deputy City Manager; akphillips@santafenm.gov)

11. Matters from the City Manager

12. Matters from the City Attorney

    a. In Accordance with the Open Meetings Act, NMSA 1978, Section 10-15-1.H.8, Discussion of the Purchase, Acquisition, or Disposal of Real Property or Water Rights by the Public Body, Including but Not Limited to, Negotiation of the Sale of Tracts at Las Estrella; and the Discussion of the Purchase, Acquisition, or Disposal of Real Property at or Around Midtown. (Marcos Martinez, Interim City Attorney; mdmartinez@santafenm.gov)

13. Executive Session Action Items

    a. Discussion and Action on Directing the City Manger to work with staff to facilitate any necessary conveyances of property to the State of New Mexico in and around Midtown.

14. Matters from the City Clerk

15. Communications from the Governing Body

16. Introduction of Legislation

    a. CONSIDERATION OF BILL NO. 2026-02. ADOPTION OF ORDINANCE NO. 2026-____. (Mayor Michael Garcia)
    A Bill Amending SFCC 1987, Section 11-13 to Expand Exemptions Permitted by NMSA 1978, Sections 13-1-98 Through 13-1-98.2, Including Certain Purchase Types and Legal Service Types; Adding Exemptions for Certain Prepayment Required Items, Not Exceeding $100,000 and for Lobbying Services Representing the City of Santa Fe's Interests; Requiring the Procurement Manual to be Adopted by Resolution; Establishing an Eight-Year Maximum Term for Professional Service Contracts; Authorizing the Chief Procurement Officer to Approve Purchase Orders and to Approve the Use of Requests for Applications; Adopting Construction Manager at Risk Delivery Method Procedures; Modifying Certain Amounts Listed in NMSA 1978, Section 13-1-125; Authorizing the City Manager to Approve Contract

Amendments that Do Not Materially Alter the Scope of Work. (Travis Dutton-Leyda, Purchasing Officer; tkduttonleyda@santafenm.gov)

Committee Review:
Governing Body (Introduced): 02/11/2026
Governing Body (Public Comment): 02/25/2026
Public Works and Utilities Committee: 03/02/2026
Quality of Life Committee: 03/04/2026
Finance Committee: 03/09/2026
Governing Body: 03/25/2026

b. CONSIDERATION OF RESOLUTION NO. 2026-_____. (Councilor Jamie Cassutt)
A Resolution Authorizing the City of Santa Fe to Submit Applications to the Local Government Fund, the Municipal Arterial Program, the Transportation Project Fund, and Any Other Applicable State Transportation Funding Programs for State Transportation Construction Funding for the Henry Lynch Road Reconstruction Project from Rufina Street to Agua Fria Street and Committing to the Applications' Requirement for a Local Match of Funding. (Romella Glorioso-Moss, PhD, CPM, AICP, Capital Projects Manager; rsglorioso-moss@santafenm.gov)

Committee Review:
Governing Body (Introduced): 02/11/2026
Public Works and Utilities Committee: 02/16/2026
Finance Committee: 02/23/2026
Governing Body: 02/25/2026

c. CONSIDERATION OF RESOLUTION NO. 2026-_____. (Councilor Lee Garcia and Mayor Michael Garcia)
A Resolution Clarifying the Terms of Resolution No. 2024-14 to Allow the Knights of Columbus Council 10517 to Display Banners Commemorating Santa Fe Veterans as "Santa Fe Heros" Between Memorial Day and Veterans Day, Annually. (Marci Eannarino, Office of Legislation and Policy Innovation Manager; maeannario@santafenm.gov ; Christine Spiers, Legislative Coordinator; cmspiers@santafenm.gov; Palmer Anderson, Policy Analyst; pcanderson@santafe.gov)

Committee Review:
Governing Body (Introduced): 02/11/2026
Public Works and Utilities Committee: 02/16/2026
Quality of Life Committee: 02/18/2026
Governing Body: 02/25/2026

17. Petitions from the Floor

18. Public Comment on Bills (First Public Comment, No Action)

    a. CONSIDERATION OF BILL NO. 2024-14. ADOPTION OF ORDINANCE NO. 2026-____. (Councilor Amanda Chavez and Councilor Alma Castro)
    A Bill Amending Section 25-4.1, Exhibit A, Rule Number 2 to Adopt New Definitions and Adopting a New Rule Number 7, Imposing Requirements for Backflow Prevention and Control for Certain Customers, Imposing Fees for Administering the Program, and Imposing Fines for Violations. (Justin Gonzales, Cross Connection Specialist; jmgonzales1@santafenm.gov)

    Committee Review:
    Governing Body (Introduced): 01/28/2026
    Governing Body (Public Comment): 02/11/2026
    Public Works and Utilities Committee: 02/16/2026
    Finance Committee: 02/23/2026
    Governing Body (Public Hearing): 03/11/2026

    b. CONSIDERATION OF BILL NO. 2026-01. ADOPTION OF ORDINANCE NO. 2026-____.(Councilor Amanda Chavez)
    Be It Ordained By the Governing Body of the City of Santa Fe: Authorizing the Execution and Delivery of a Water Project Fund Loan/Grant Agreement by and Between the New Mexico Finance Authority ("NMFA") and the City of Santa Fe, New Mexico (the "Borrower/Grantee"), in the Total Amount of $7,750,000, Including a Loan in the Amount of $3,100,000 Evidencing an Obligation of the Borrower/Grantee to Utilize the Loan/Grant Amount Solely for the Purpose of Financing the Costs of Construction of New Flocculation and Sedimentation Improvements to the Canyon Road Water Treatment Plant, Including Demolition of Existing Clarifier Equipment, Structural Additions, New Flocculation and Sedimentation Equipment, All Associated Power, Controls, Process and Chemical Piping, and Valves, New Flocculation Master Control Center Electrical Building and Associated Grading and Paving, Potable Water Yard Piping Relocation and All Associated Instrumentation, Electrical, Architectural and HVAC Design Components, Including Related Work and Revisions, and Solely in the Manner Described in the Loan/Grant Agreement; Providing for the Pledge and Payment of the Loan Amount and an Administrative Fee Solely From the Net Revenues of the Water Utility System of the Borrower/Grantee; Certifying that the Loan/Grant Amount, Together With Other Funds Available to the Borrower/Grantee, is Sufficient to Complete the Project; Approving the Form of and Other Details Concerning the Loan/Grant Agreement; Ratifying Actions Heretofore Taken; Repealing All Action Inconsistent With this Ordinance; and Authorizing the Taking of Other Actions in Connection With the Execution and Delivery of the Loan/Grant Agreement. (Alan Hook, Water Resources Coordinator; aghook@santafenm.gov)

    Committee Review:
    Governing Body (Introduced): 01/28/2026
    Governing Body (Public Comment): 02/11/2026
    Public Works and Utilities Committee: 02/16/2026
    Finance Committee: 02/23/2026
    Governing Body (Public Hearing): 03/11/2026

19. Final Action on Legislation (Public Hearing)

a. CONSIDERATION OF BILL NO. 2025-26. ADOPTION OF ORDINANCE NO. 2025-___. (Mayor Alan Webber, Councilor Carol Romero-Wirth, Councilor Jamie Cassutt) A Bill Approving a Community Energy Efficiency Development ("CEED") Block Grant From the New Mexico Energy Minerals and Natural Resources Department, Energy Conservation and Management Division, Pursuant to the "CEED Block Grant Act", to Authorize a CEED Program Project and Approve the Terms and Conditions of the Grant Agreement. (Christine Chavez, Water Conservation Manager; cychavez@santafenm.gov, Erica N. Renaud, Sustainability Supervisor; enrenaud@santafenm.gov)

Committee Review:
Governing Body (Introduced): 12/10/2025
Governing Body (Public Comment): 01/15/2026
Public Works and Utilities Committee: 01/20/2026 **(Referred to Finance Committee on 01/26/2026)**
Finance Committee: 01/26/2026
Governing Body (Public Hearing): 02/11/2026

b. CONSIDERATION OF BILL NO. 2025-23. ADOPTION OF ORDINANCE NO. 2025-____.(Councilor Jamie Cassutt and Councilor Pilar Faulkner)
A Bill Amending SFCC 1987, Section 2-4.2, to Require City Managers to Be International City Manager Association ("ICMA") – Credentialed or Credential-Eligible Unless an Appointment and Consent of Such a Candidate Is Not Possible After Five Months; Requiring Candidates for Deputy City Manager to Have the Same Qualifications Pursuant to Section 2-4.6(L); Removing Portions of Section 2-4.3 That Conflict With City Charter; and Removing the Prohibition for an Acting City Manager to Employ and Discharge Personnel. (Marci Eannarino, Legislation and Policy Innovation Manager; maeannario@santafenm.gov, Christine Spiers, Legislative Assistant; cmspiers@santafenm.gov, Palmer Anderson, Policy Analyst; pcanderson@santafenm.gov)

Committee Review:
Governing Body (Introduced): 12/10/2025
Governing Body (Public Comment): 01/15/2025
Public Works and Utilities Committee: 01/20/2025
Quality of Life Committee: 01/21/2025
Finance Committee: 01/26/2025
Governing Body: 02/11/2025

20. Public Hearings (Land Use Cases, Appeals and Other Items Required to Have a Public Hearing)

a. CONSIDERATION OF BILL NO. 2025-24. ADOPTION OF ORDINANCE NO. 2026-____.
A Bill rezoning an Approximately 4.12- Acre Tract of Land Located at 2768

Agua Fria, From M-U (Mixed-Use) to C-2 (General Commercial). (Case No. 2025-8901) (Joel Cruz-Haber, Senior Planner; jacruzhaber@santafenm.gov)

Committee Review:
Governing Body (Introduced) 02/11/2026

b. CONSIDERATION OF RESOLUTION NO. 2026-____.
A Resolution Adopting a Master Plan for One Tract of Land Located at 2768 Agua Fria Road, Within the City of Santa Fe, and Comprising of Approximately 4.12 Acres. (Case No. 2024-8902) (Joel Cruz-Haber, Senior Planner; jacruzhaber@santafenm.gov)

Committee Review:
Governing Body (Introduced): 02/11/2026

21. Appointments

    a. Audit Committee

        - Leilei Li - Appointment - Term Ending 11/2029

22. Adjourn

Closed captions are provided for this meeting. Persons with disabilities in need of additional accommodations, contact the City Clerk's office at 505-955-6521, five (5) working days prior to meeting date.

SUMMARY OF ACTION
REGULAR MEETING OF THE GOVERNING BODY
WEDNESDAY, FEBRUARY 11, 2026, 5:00 PM
COUNCIL CHAMBERS, CITY HALL
200 LINCOLN AVENUE, SANTA FE, NEW MEXICO

1.	**Call To Order**	**Convened at 5:02 pm**	**3**
2.	**Pledge of Allegiance**	**Councilor Feghali**	**3**
3.	**Salute to the NM Flag**	**Councilor Barrett**	**3**
4.	**Invocation and Remembrances**	**Councilor Garcia**	**3**
5.	**Roll Call**	**Quorum**	**3-4**
6.	**Approval of Agenda**	**Approved**	**4**
7.	**Approval of Consent Agenda**	**Approved**	**4**
8.	**Presentations**		
	a. Age Friendly Action Plan	**Given**	**4**
	b. Physical and Mental Wellbeing	**Given**	**4**
	c. Mayor's Transition Team	**Given**	**4**
9.	**Action Items: Consent Agenda**	**Approved**	**5-8**
10.	**Action Items: Discussion Items**		
	a. Strategic Goals/Bud. Priori	**Approved**	**8**
11.	**Matters from the City Manager**	**Heard**	**8-9**
	Executive Session	**Held**	
13.	**Executive Session Action Items**		
	a. Midtown Properties	**Approved**	**9**
17.	**Petitions From The Floor**	**Heard**	**10**
14.	**Matters from the City Clerk**	**Heard**	**10**
15.	**Comm. From Gov. Body**	**Heard**	**10**
16.	**Introduction of Legislation**		

a.	Bill No. 2025-26	Approved	10-11
b.	Resolution No. 2026-_____	Introduced	11
c.	Resolution No. 2026-_____	Introduced	11
18.	Public Comments on Bills		
a.	Bill No. 2024-14	Heard	11
b.	Bill No. 2026-01	Heard	11-12
19.	Final Action on Legislation		
a.	Bill No. 2025-26	Approved	13
b.	Bill No. 2025-23	Approved	13
20.	Public Hearings		
a.	Bill No. 2025-24	Approved	13-14
b.	Resolution No. 2026-_____	Approved	14
21.	Appointments		
a.	Audit Committee	Approved	14-15
22.	Adjourn	Adjourned at 9:39 pm	15

REGULAR MEETING OF THE GOVERNING BODY
WEDNESDAY, FEBRUARY 11, 2026, 5:00 PM
COUNCIL CHAMBERS, CITY HALL
200 LINCOLN AVENUE, SANTA FE, NEW MEXICO

1. CALL TO ORDER

The meeting of the Governing Body was called to order by Mayor Garcia, at 5:02 pm, on Wednesday, January 28, 2026, in the Council Chambers, City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

2. PLEDGE OF ALLEGIANCE

A. COUNCILOR FEGHALI

Recited.

3. SALUTE TO THE NEW MEXICO FLAG

A. COUNCILOR BARRETT

Recited.

4. INVOCATION AND REMEMBRANCES

A. COUNCILOR GARCIA

Given.

5. ROLL CALL

MEMBERS PRESENT
Councilor Jamie Cassutt
Councilor Alma Castro
Councilor Amanda Chavez
Councilor Lee Garcia
Councilor Pilar Faulkner
Councilor Patricia Feghali
Councilor Elizabeth Barrett
Councilor Paul Bustamante
Mayor Michael Garcia
OTHERS PRESENT

Brian Moya, Interim City Manager
Marcos Martinez, Interim City Attorney
Geralyn Cardenas, Interim City Clerk
Elizabeth Martin, Stenographer

6. APPROVAL OF AGENDA

MOTION A motion was made by Councilor Faulkner, seconded by Councilor Castro, to approve the agenda as presented.

VOTE The motion passed on a voice vote.

7. APPROVAL OF CONSENT AGENDA

No items were pulled from the Consent Agenda for discussion.

MOTION A motion was made by Councilor Chavez, seconded by Councilor Faulkner, to approve the consent agenda as presented.

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

Councilor Chavez, yes; Councilor Barrett, yes; Councilor Cassutt, yes; Councilor Castro, yes; Councilor Garcia, yes; Councilor Feghali, yes; Councilor Faulkner, yes; Councilor Bustamante, yes.

8. PRESENTATIONS

A. AGE FRIENDLY ACTION PLAN

Given

B. PHYSICAL AND MENTAL WELLBEING PILOT PROGRAM ONE-YEAR EXTENSION EVALUATION FOR THE FY26 MIDPOINT, INCLUDING ALTERNATIVE RECOMMENDATIONS FOR THE TWO NEW RULES UNDER RULE 13 (LEAVE) OF THE CITY OF SANTA FE PERSONNEL RULES, REGULATIONS AND POLICIES.

Given.

C. MAYOR MICHAEL GARCIA'S TRANSITION TEAM REPORT

Given.

9. ACTION ITEMS: CONSENT AGENDA

A. REQUEST FOR APPROVAL OF THE JANUARY 6, 2026, GOVERNING BODY STUDY SESSION MINUTES

Approved on consent.

B. REQUEST FOR APPROVAL OF THE JANUARY 7, 2026, GOVERNING BODY STUDY SESSION MINUTES.

Approved on consent.

C. REQUEST FOR APPROVAL OF THE JANUARY 23, 2026, GOVERNING BODY STUDY SESSION MINUTES

Approved on consent.

D. REQUEST FOR APPROVAL OF THE JANUARY 28, 2026, REGULAR GOVERNING BODY MEETING MINUTES.

Approved on consent.

E. REQUEST FOR APPROVAL OF THE LIQUOR HEARING OFFICER'S RECOMMENDATION TO APPROVE A REQUEST FROM DINNER FOR TWO, LLC FOR A WAIVER OF THE 300-FOOT LOCATION RESTRICTION AND APPROVAL TO ALLOW THE DISPENSING/CONSUMPTION OF ALCOHOLIC BEVERAGES AT LA CASA SENA, 125 EAST PALACE AVENUE, WHICH IS WITHIN 300 FEET OF THE CATHEDRAL BASILICA OF ST. FRANCIS OF ASSISI, FOR VALENTINE'S DAY AT LA CASA SENA, TO BE HELD ON FEBRUARY 14, 2026 WITH ALCOHOL SERVICE FROM 7:00 PM TO 11:00 PM.

Approved on consent.

F. REQUEST FOR APPROVAL OF GENERAL SERVICES CONTRACT WITH ANDRITZ SEPARATION INC. IN THE TOTAL AMOUNT OF $771,319.52 INCLUDING NMGRT FOR REFURBISHMENT OF NO. 2 AND 3 BELT FILTER PRESSES AT THE WASTEWATER TREATMENT PLANT FOR A TWO-YEAR TERM.

1. REQUEST FOR APPROVAL OF A BUDGET AMENDMENT RESOLUTION (BAR) IN THE TOTAL AMOUNT OF $771,320

FROM WASTEWATER ENTERPRISE FUND TO WIP CONSTRUCTION.

Approved on consent.

G. REQUEST FOR APPROVAL OF CAPITAL OUTLAY GRANT AGREEMENT WITH NEW MEXICO DEPARTMENT OF FINANCE AND ADMINISTRATION FOR PROJECT COMPLETION OF THE SHELBY STREET PEDESTRIAN BRIDGE INCLUDING DEMOLITION AND NEW CONSTRUCTION, PROJECT 25-J5984 IN THE TOTAL AMOUNT OF $260,000 WITH A REVERSION DATE OF APRIL 11, 2027.

1. REQUEST FOR APPROVAL OF A BUDGET AMENDMENT RESOLUTION (BAR) TO ALLOCATE $260,000 FROM THE 2025 CAPITAL APPROPRIATION TO FY26 REVENUE AND WIP CONSTRUCTION FOR THE PROJECT COMPLETION OF THE SHELBY STREET PEDESTRIAN BRIDGE INCLUDING DEMOLITION AND NEW CONSTRUCTION.

Approved on consent.

H. REQUEST FOR APPROVAL TO PURCHASE TWO ROLL-OFF COLLECTION VEHICLES FROM RUSH TRUCK CENTERS OF NEW MEXICO, INC. IN THE TOTAL AMOUNT OF $548,338.

Approved on consent.

I. REQUEST FOR APPROVAL OF A BUDGET ADJUSTMENT RESOLUTION (BAR) TO TRANSFER $1,060,091 FROM AVAILABLE MUNICIPAL RECREATION COMPLEX (MRC) CASH BALANCE TO THE LODGERS' TAX FUND TO RECONCILE COSTS ASSOCIATED WITH THE STARTUP OF THE GOLF COURSE OPERATING AGREEMENT IN FY24.

Approved on consent.

J. REQUEST FOR APPROVAL OF AMENDMENT NO. 2 TO PROFESSIONAL SERVICES CONTRACT ITEM #24-0112 WITH WSP USA, INC. FOR OWNER'S REPRESENTATIVE PROJECT MANAGER SERVICES TO SUPPORT REDEVELOPMENT AT MIDTOWN TO INCREASE THE AMOUNT OF COMPENSATION BY $1,173,861 FOR A TOTAL COMPENSATION OF $5,083,861.

Approved on consent.

K. REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES CONTRACT WITH SANTA FE BUSINESS INCUBATOR FOR BUSINESS INCUBATION SERVICES IN THE TOTAL AMOUNT OF $600,000 FOR A THREE-YEAR TERM.

Approved on consent.

L. REQUEST FOR APPROVAL OF THE DEPARTMENT OF FINANCE AND ADMINISTRATION CERTIFICATION FOR ALLOCATION 23-ZH5048-81-3 (YEAR 3) IN THE AMOUNT OF $93,750 FOR THE HIRING OF LAW ENFORCEMENT /SUPPORT POSITIONS AT THE SANTA FE POLICE DEPARTMENT FOR FY26 TILL JUNE 30, 2026.

1. REQUEST FOR APPROVAL OF A BUDGET ADJUSTMENT RESOLUTION IN THE TOTAL AMOUNT OF $93,750 FROM THE NM DEPARTMENT OF FINANCE AND ADMINISTRATION FUND TO THE POLICE SALARIES FUND.

Approved on consent.

M. REQUEST FOR APPROVAL OF AMENDMENT NO. 1 TO ITEM #22-0521 WITH CLARION ASSOCIATES TO INCREASE THE COMPENSATION BY $50,982.06 FOR A NEW TOTAL CONTRACT AMOUNT OF $246,697.06 FOR THE UPDATE OF THE LAND DEVELOPMENT CODE.

Approved on consent.

N. CONSIDERATION OF RESOLUTION NO. 2026-_____. A RESOLUTION AUTHORIZING CITY OF SANTA FE REPRESENTATIVES AND AGENTS TO SIGN AGREEMENTS AND REQUESTS FOR PAYMENT REGARDING NEW MEXICO ENVIRONMENT DEPARTMENT, FOR GRANT AGREEMENT NUMBER SAP 250J2459-GF TO PLAN, DESIGN, AND CONSTRUCT A WASTEWATER TREATMENT FACILITY.

Approved on consent.

O. REQUEST FOR APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW. CASE #2025-10276. JENKINSGAVIN, INC. AGENT FOR APPLICANT, RKSS SANTA FE 1, LLC., ASKS THE

GOVERNING BODY TO ADOPT BILL 2025-20 TO REZONE +/- 1.49 ACRES LOCATED AT 3439 CERRILLOS ROAD FROM RESIDENTIAL THREE UNITS PER ACRE DISTRICT (R-3) TO GENERAL COMMERCIAL (C-2).

Approved on consent.

10. ACTION ITEMS: DISCUSSION AGENDA

A. REQUEST FOR APPROVAL OF THE FOUR YEAR STRATEGIC GOALS AND FY27 BUDGET PRIORITIES

MOTION A motion was made by Councilor Chavez, seconded by Councilor Faulkner, to approve the four year strategic goals and the FY27 budget priorities.

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

Councilor Chavez, yes; Councilor Barrett, yes; Councilor Cassutt, yes; Councilor Castro, yes; Councilor Garcia, yes; Councilor Feghali, yes; Councilor Faulkner, yes; Councilor Bustamante, yes.

11. MATTERS FROM THE CITY MANAGER

Heard.

12. MATTERS FROM THE CITY ATTORNEY

The City Attorney recommended entering into Executive Session for the reasons as stated.

A. IN ACCORDANCE WITH THE OPEN MEETINGS ACT, NMSA 1978, SECTION 10-15-1. H.8., DISCUSSION OF THE PURCHASE, ACQUISITION, OR DISPOSAL OF REAL PROPERTY OR WATER RIGHTS BY THE PUBLIC BODY, INCLUDING BUT NOT LIMITED TO, NEGOTIATION OF THE SALE OF TRACTS AS LAS ESTRELLA; AND THE DISCUSSION OF THE PURCHASE, ACQUISITION, OR DISPOSAL OF REAL PROPERTY AT OR AROUND MIDTOWN.

MOTION A motion was made by Councilor Chavez, seconded by Councilor Garcia, to enter into Executive Session in accordance with the Open Meetings Act, NMSA 1978, Section 10-15-1 H.8.

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

Councilor Chavez, yes; Councilor Barrett, yes; Councilor Cassutt, yes; Councilor Castro, yes; Councilor Garcia, yes; Councilor Feghali, yes; Councilor Faulkner, yes; Councilor Bustamante, yes.

The Governing Body entered into Executive Session at 6:28 pm.

Councilor Castro left the meeting at 7:00 pm.

MOTION A motion was made by Councilor Chavez, seconded by Councilor Faulkner, to reconvene in open session and that no action was taken in Executive Session.

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

Councilor Chavez, yes; Councilor Barrett, yes; Councilor Cassutt, yes; Councilor Garcia, yes; Councilor Feghali, yes; Councilor Faulkner, yes; Councilor Bustamante, yes.

The Governing Body reconvened in open session at 7:04 pm.

13. EXECUTIVE SESSION ACTION ITEMS

A. DISCUSSION AND ACTION ON DIRECTING THE CITY MANAGER TO WORK WITH STAFF TO FACILITATE ANY NECESSARY CONVEYANCES OF PROPERTY TO THE STATE OF NEW MEXICO IN AND AROUND MIDTOWN.

MOTION A motion was made by Councilor Cassutt, seconded by Councilor Chavez, to direct the City Manager to work with staff to facilitate any necessary conveyances of property to the State of New Mexico in and around Midtown.

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

Councilor Chavez, yes; Councilor Barrett, yes; Councilor Cassutt, yes; Councilor Garcia, yes; Councilor Feghali, yes; Councilor Faulkner, yes; Councilor Bustamante, yes.

MOTION A motion was made by Councilor Chavez, seconded by Councilor Faulkner, to move to item 17 Petitions From The Floor as the next item of business. Then return to the regular agenda.

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

Councilor Chavez, yes; Councilor Barrett, yes; Councilor Cassutt, yes; Councilor Garcia, yes; Councilor Feghali, yes; Councilor Faulkner, yes; Councilor Bustamante, yes.

17. PETITIONS FROM THE FLOOR

Elizabeth West. Ms. West said it is lovely to come in here and hear you talking about what you doing together. She spoke to her request to have a State Certified architect on the H Board.

Jennia Maria Obalescent. Ms. Obalescent said she is on the Mayors Commission on Disability. We have had two of our meetings cancelled without any explanation. Why? Why is this not an accessible podium.

Stephanie Beninato. Ms. Beninato spoke to not receiving information she has requested and not getting responses to emails and the City Hall door that does not work.

14. MATTERS FROM THE CITY CLERK

Heard.

15. COMMUNICATIONS FROM THE GOVERNING BODY

Councilor Castro returned virtually.

Heard.

16. INTRODUCTION OF LEGISLATION

A. CONSIDERATION OF BILL NO. 2026-02. ADOPTION OF ORDINANCE NO. 2026-_____. A BILL AMENDING SFCC 1987, SECTION 11-13 TO EXPAND EXEMPTIONS PERMITTED BY NMSA 1978, SECTIONS 13-1-98 THROUGH 13-1-98.2, INCLUDING CERTAIN PURCHASE TYPES AND LEGAL SERVICE TYPES; ADDING EXEMPTIONS FOR CERTAIN PREPAYMENT REQUIRED ITEMS, NOT EXCEEDING $100,000 AND FOR LOBBYING SERVCIES REPRESENTING THE CITY OF SANTA FE'S INTERESTS; REQUIRING THE PROCUREMENT MANUAL TO BE ADOPTED BY RESOLUTION; ESTABLISHING AN EIGHT-YEAR MAXIMUM TERM FOR PROFESSIONAL SERVICE CONTRACTS, AUTHORIZING THE CHIEF

PROCUREMENT OFFICER TO APPROVE PURCHASE ORDERS AND TO APPROVE THE USE OF REQUESTS FOR APPLICATIONS; ADOPTING CONSTRUCTION MANAGER AT RISK DELIVERY METHOD PROCEDURES; MODIFYING CERTAIN AMOUNTS LISTED IN NMSA 1978, SECTION 13-1-125; AUTHORIZING THE CITY MANAGER TO APPROVE CONTRACT AMENDMENTS THAT DO NOT MATERIALLY ALTER THE SCOPE OF WORK.

Introduced.

B. A RESOLUTION AUTHORIZING THE CITY OF SANTA FE TO SUBMIT APPLICATIONS TO THE LOCAL GOVERNMENT FUND, THE MUNICIPAL ARTERIAL PROGRAM, THE TRANSPORTATION PROJECT FUND, AND ANY OTHER APPLICABLE STATE TRANSPORTATION PROGRAMS FOR STATE TRANSPORTATION CONSTRUCTION FUNDING FOR THE HENRY LYNCH ROAD RECONSTRUCTION PROJECT FROM RUFINA STREET TO AGUA FRIA STREET AND COMMITTING TO THE APPLICATIONS' REQUIREMENT FOR A LOCAL MATCH OF FUNDING.

Introduced.

C. CONSIDERATION OF RESOLUTION NO. 2026-_____. A RESOLUTION CLARIFYING THE TERMS OF RESOLUTION NO. 2024-14 TO ALLOW THE KNIGHTS OF COLUMBUS COUNCIL 10517 TO DISPLAY BANNERS COMMEMORATING SANTA FE VETERANS AS "SANTA FE HEROS" BETWEEN MEMORIAL DAY AND VETERANS DAY, ANNUALLY.

Introduced.

18. PUBLIC COMMENTS ON BILLS (FIRST PUBLIC COMMENT, NO ACTION)

A. CONSIDERATION OF BILL NO. 2024-14. ADOPTION OF ORDINANCE NO. 2026-_____. A BILL AMENDING SECTION 25-4.1, EXHIBIT A, RULE NUMBER 2 TO ADOPT NEW DEFINITIONS AND ADOPTING A NEW RULE NUMBER 7, IMPOSING REQUIREMENTS FOR BACKFLOW PREVENTION AND CONTROL FOR CERTAIN CUSTOMERS, IMPOSING FEES FOR ADMINISTERING THE PROGRAM, AND IMPOSING FINES FOR VIOLATIONS.

There were no public comments.

B. CONSIDERATION OF BILL NO. 2026-01. ADOPTION OF ORDINANCE NO. 2026-_____. BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE: AUTHORIZING THE EXECUTION AND DELIVERY OF A WATER PROJECT FUND LOAN/GRANT -AGREEMENT BY AND BETWEEN THE NEW MEXICO FINANCE AUTHORITY ("NMFA") AND THE CITY OF SANTA FE, NEW MEXICO (THE "BORROWER/GRANTEE"), IN THE TOTAL AMOUNT OF $7,750,000, INCLUDING A LOAN IN THE AMOUNT OF $3,100,000 EVIDENCING AN OBLIGATION OF THE BORROWER/GRANTEE TO UTILIZE LOAN/GRANT AMOUNT SOLELY FOR THE PURPOSE OF FINANCING THE COSTS OF CONSTRUCTION OF NEW FLOCCULATION AND SEDIMENTATION IMPROVEMENTS TO THE CANYON ROAD WATER TREATMENT PLANT, INCLUDING DEMOLITION OF EXISTING CLARIFER EQUIPMENT, STRUCTURAL ADDITIONS, NEW FLOCCULATION AND SEDIMENTATION EQUIPMENT, ALL ASSOCIATED POWER, CONTROLS, PROCESS AND CHEMICAL PIPING, AND VALVES, NEW FLOCCULATION MASTER CONTROL CENTER ELECTRICAL BUILDING AND ASSOCIATED GRADING AND PAVING, POTABLE WATER YARD PIPING RELOCATION AND ALL ASSOCIATED INSTRUMENTATION, ELECTRICAL, ARCHITECTURAL AND HVAC DESIGN COMPONENTS, INCLUDING RELATED WORK AND REVISIONS, AND SOLELY IN THE MANNER DESCRIBED IN THE LOAN/GRANT AGREEMENT; PROVIDING FOR THE PLEDGE AND PAYMENT OF THE LOAN AMOUNT AND ON ADMINISTRATIVE FEE SOLELY FROM THE NET REVENUES OF THE WATER UTILITY SYSTEM OF THE BORROWER/GRANTEE; CERTIFYING THAT THE LOAN/GRANT AMOUNT, TOGETHER WITH OTHER FUNDS AVAILABLE TO THE BORROWER/GRANTEE, IS SUFFICIENT TO COMPLETE THE PROJECT; APPROVING THE FORM OF AND OTHER DETAILS CONCERNING THE LOAN/GRANT AGREEMENT; RATIFYING ACTIONS HERETOFORE TAKEN; REPEALING ALL ACTION INCONSISTENT WITH THIS ORDINANCE; AND AUTHORIZING THE TAKING OF OTHER ACTIONS IN CONNECTION WITH THE EXECUTION AND DELIVERY OF THE LOAN/GRANT AGREEMENT.

There were no public comments.

19. FINAL ACTION ON LEGISLATION (PUBLIC HEARING)

A. CONSIDERATION OF BILL NO. 2025-26. ADOPTION OF ORDINANCE NO. 2025-_____. A BILL APPROVING A COMMUNITY ENERGY EFFICIENCY DEVELOPMENT ("CEED")) BLOCK GRANT

FROM THE NEW MEXICO ENERGY MINERALS AND NATURAL RESOURCES DEPARTMENT, ENERGY CONSERVATION AND MANAGEMENT DIVISION, PURSUANT TO THE "CEED BLOCK GRANT ACT", TO AUTHORIZE A CEED PROGRAM PROJECT AND APPROVE THE TERMS AND CONDITIONS OF THE GRANT AGREEMENT.

There were no public comments.

MOTION A motion was made by Councilor Chavez, seconded by Councilor Cassutt, to approve Bill No. 2025-26.

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

Councilor Chavez, yes; Councilor Castro, yes; Councilor Barrett, yes; Councilor Cassutt, yes; Councilor Garcia, yes; Councilor Feghali, yes; Councilor Faulkner, yes; Councilor Bustamante, yes.

B. CONSIDERATION OF BILL NO. 2025-23. ADOPTION OF ORDINANCE NO. 2025-_____. A BILL AMENDING SFCC 1987, SECTION 2-4.2, TO REQUIRE CITY MANAGERS TO BE INTERNATIONAL CITY MANAGER ASSOCIATION ("ICMA") - CREDENTIALED OR CREDENTIAL-ELIGIBLE UNLESS AN APPOINTMENT AND CONSENT OF SUCH A CANDIDATE IS NOT POSSIBLE AFTER FIVE MONTHS; REQUIRING CANDIDATES FOR DEPUTY CITY MANAGER TO HAVE THE SAME QUALIFICATIONS PURSUANT TO SECTION 2-4.6 (I); REMOVING PORTIONS OF SECTION 2-4.3 THAT CONFLICT WITH CITY CHARTER; AND REMOVING THE PROHIBITION FOR AN ACTING CITY MANAGER TO EMPLOY AND DISCHARGE PERSONNEL.

Elizabeth West. Ms. West said this is terrific .

Stephanie Beninato. Ms. Beninato spoke to the need for multiple experiences.

MOTION A motion was made by Councilor Faulkner, seconded by Councilor Cassutt, to approve Bill No. 2025-23.

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

Councilor Chavez, yes; Councilor Castro, yes; Councilor Barrett, yes; Councilor Cassutt, yes; Councilor Garcia, yes; Councilor Feghali, yes; Councilor Faulkner, yes; Councilor Bustamante, yes.

20. PUBLIC HEARINGS (LAND USE CASES, APPEALS AND OTHER ITEMS REQUIRED TO HAVE A PUBLIC HEARING)

A. CONSIDERATION OF BILL NO. 2025-24. ADOPTION OF ORDINANCE NO. 2026-_____. A BILL REZONING AN APPROXIMATELY 4.12 ACRE TRACT OF LAND LOCATED AT 2768 AGUA FRIA, FROM M-U (MIXED-USE) TO C-2 (GENERAL COMMERCIAL). (CASE NO. 2025-8901)

The public hearing, presentations and public comment addressed both items A and B.

Santos Montoya. Mr. Montoya said we have been living near that property for 100 years. This is the 3rd zoning change. We would like to have it all commercial. No residential at all.

Jennia Marie Obalescent. Ms. Obalescent spoke about accessible parking.

Elizabeth West. Ms. West said she is in favor of infill and mixed use. She thinks this is being approached in a good way.

Brian Nguyen. Mr. Nguyen said he and his father own property adjacent to this property. Density is our concern. 130 units is quite dense.

Stephanie Beninato. Ms. Beninato said this does not touch any similar zones. She spoke to parking and affordability.

B. CONSIDERATION OF RESOLUTION NO. 2026-_____. A RESOLUTION ADOPTING A MASTER PLAN FOR ONE TRACT OF LAND LOCATED AT 2768 AGUA FRIA ROAD, WITHIN THE CITY OF SANTA FE, AND COMPRISING OF APPROXIMATELY 4.12 ACRES. (CASE NO. 2024-8802)

MOTION A motion was made by Councilor Cassutt, seconded by Councilor Faulkner, to approve the Resolution.

MOTION A motion was made by Councilor Feghali, seconded by Councilor Faulkner, to move Amendment A.

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

Councilor Chavez, yes; Councilor Castro, yes; Councilor Barrett, yes; Councilor Cassutt, yes; Councilor Garcia, yes; Councilor Feghali, yes; Councilor Faulkner, yes;

Councilor Bustamante, yes.

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

Councilor Chavez, yes; Councilor Castro, yes; Councilor Barrett, yes; Councilor Cassutt, yes; Councilor Garcia, yes; Councilor Feghali, yes; Councilor Faulkner, yes; Councilor Bustamante, yes.

21. APPOINTMENTS

A. AUDIT COMMITTEE

- **LEILEI LI - APPOINTMENT - TERM ENDING 11/2029**

MOTION A motion was made by Councilor Chavez, seconded by Councilor Faulkner, to approve the appointment to the Audit Committee.

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

Councilor Chavez, yes; Councilor Castro, yes; Councilor Barrett, yes; Councilor Cassutt, yes; Councilor Garcia, yes; Councilor Feghali, yes; Councilor Faulkner, yes; Councilor Bustamante, yes.

22. ADJOURN

There being no further business before the Governing Body, the meeting adjourned at 9:39 pm.

_____
Mayor Michael Garcia

Attested To By:

_____
Geralyn Cardenas, Interim City Clerk

Respectfully Submitted By:

_____
Elizabeth Martin, Stenographer

GOVERNING BODY MEETING
EXECUTIVE SESSION
February 11, 2026

The Governing Body of the City of Santa Fe met in an executive session duly called on February 11, 2026, beginning at 6:34 p.m.

The following was discussed:

In Accordance with the Open Meetings Act, NMSA 1978, Section 10-15-1.H.8, Discussion of the Purchase, Acquisition, or Disposal of Real Property or Water Rights by the Public Body, Including but Not Limited to, Negotiation of the Sale of Tracts at Las Estrella; and the Discussion of the Purchase, Acquisition, or Disposal of Real Property at or Around Midtown. (Marcos Martinez, Interim City Attorney; mdmartinez@santafenm.gov)

PRESENT
Mayor Garcia
Councilor Barrett
Councilor Bustamante
Councilor Cassutt
Councilor Castro
Councilor Chavez
Councilor Faulkner
Councilor Feghali
Councilor Garcia

STAFF PRESENT
Brian Moya, Interim City Manager
Andrea Philips, Deputy City Manager
Marcos Martinez, Interim City Attorney
Geralyn Cardenas, Interim City Clerk
Terry Lease, Asset Development Manager
Carly Venditti, Economic Development Deputy Director (Left at 6:43 p.m.)
Roman “Tiger” Abeyta, CEO, Santa Fe Housing Trust (In at 6:46 PM and left at 6:57 PM)
Dina Gurule-Trujillo, Development Director, Santa Fe Housing Trust (In at 6:46 PM and left at 6:57 PM)
JP Granillo, Board Member, Santa Fe Housing Trust (In at 6:46 PM and left at 6:57 PM)

There being no further business to discuss, the executive session was adjourned at 6:58 p.m.

Geralyn F. Cardenas, Interim City Clerk

DATE: February 11, 2026

TO: Renee Barela-Gutierrez, Liquor Hearing Officer

FROM: Emily Aragon, Constituent Services Specialist

ITEM & ISSUE:

Request from F&C Restaurant, LLC for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only to be located at F&C Restaurant 109 N. Guadalupe St. Suites 5 & 5A Santa Fe, New Mexico.

BACKGROUND AND SUMMARY:

Request from F&C Restaurant for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only with Patio Service to be located at F&C Restaurant, 109 N. Guadalupe St. Suites 5 & 5A, Santa Fe, New Mexico.

Attached are staff reports regarding litter, noise, and traffic. Staff does not anticipate a substantial change in litter and noise, or any unacceptable traffic impacts due to the approval of this request. The proposed location is not within 300 feet of a church, school, or daycare.

The applicant currently is pending a Business license with the City of Santa Fe therefore as a condition of approval staff is recommending that it be noted that the applicant will be required to obtain all necessary permits and licenses and comply with all Fire, Building and Land Use Code requirements prior to issuance of the City Liquor License.

Additionally, as a condition of doing business in the city, staff recommend that it be noted that the applicant is required to comply with all city ordinances.

ACTION REQUESTED
Consideration of the above request

Attachments:
Alcoholic Beverage Control Application
Notice of Public Hearing and Publications
Reminder Letter to Applicant
Staff Reports

NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

STATE OF NEW MEXICO
MICHELLE LUJAN GRISHAM, GOVERNOR
Clay Bailey, Superintendent
Phillip Sanchez, Director

January 27, 2026

RECEIVED - CITY CLERK
28 FEB 2

Certified Mail No.: 7021 2720 0001 2204 6057

City of Santa Fe
Attn: Andrea Salazar
City Clerk and Director of Community
PO Box 909
Santa Fe, NM 87504-0909

RECEIVED - CITY CLERK
28 FEB 2

Lic. No. /Appl. No.: **BLA-0000015860**
Name of Applicant: F&C Restaurant, LLC
Doing Business As: Hook it Up
Proposed Location: 109 North Guadalupe Street, Suites 5 and 5A, Santa Fe, New Mexico 87501

The Director of the Alcoholic Beverage Control Division (ABC) has reviewed the referenced Application and granted **Preliminary Approval.** It is being forwarded to you for Local Option District approval or disapproval of the Liquor License Application.

Notice of the Public Hearing required by the Liquor Control Act **shall be given by the governing body by publishing a notice** of the date, time, and place of the hearing **twice during the 30 days prior to the hearing** in a newspaper of general circulation within the territorial limits of the governing body. **The first notice must be published at least thirty (30) days before the hearing. Both publications must occur before a hearing can be conducted.** The notice shall include:

(A) Name and address of the Applicant/Licensee;
(B) The action proposed to be taken;
(C) The location of the licensed premises.

In addition, if the Local Option District has a website, **the Notice shall also be published on the website.**

While the law states that "within forty-five **(45)** days after receipt of a Notice from the Alcoholic Beverage Control, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer", we recognize the potential for conflict between the requirement for publication of 30 day notice and the 45 day hearing requirement.

With that in mind, when a local governing body receives a liquor license application from ABC, that governing body has a couple of options:

1) Hold a hearing on the license application within the statutory time frame of forty-five (45) days, as required by the Liquor Control Act, and comply with all other statutory and regulatory procedures and notify ABC of your decision within thirty (30) days of the hearing;

2) Request from ABC an extension of time, past the forty-five (45) days, designating how much additional time will be needed to conduct the hearing in compliance with all statutory and regulatory procedures. After the extension is granted and the hearing is held, notify ABC of your decision within thirty (30) days of the hearing;
ABC has no preference in the option you choose.

The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. **A record shall be made** of the hearing.

THE APPLICANT IS SEEKING RESTAURANT A – BEER AND WINE LIQUOR LICENSE WITH ON PREMISES CONSUMPTION ONLY WITH PATIO SERVICE

Within thirty (30) days after the Public Hearing, the governing body shall notify ABC of their decision to approve or disapprove the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notices of publication. **If the Governing Body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director may issue the license.**

If the Governing Body disapproves the issuance or transfer of the license, it shall notify ABC within thirty (30) days setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to ABC with the Notice of Disapproval (*Page 1 of the Application, noting disapproval*).

Respectfully,

Charmaine Martinez
Admin Law Judge | Hearing Officer
NM Regulation & Licensing Department
Alcoholic Beverage Control Division
Phone: (505) 476-4804 Fax: (505) 476-4595
Email: Charmaine.Martinez2@rld.nm.gov

Enclosures:
1. Page 1 (Business Information Page) (*must be signed and returned w/notices of publication*)
2. Page 2 (Premises Information Page)
3. Copy of the Zoning Statement
4. Copy of Floor Plan

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Alcoholic Beverage Control Division

Restaurant A Intake Application

Application Number: BLA-0000015860

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Business Information

Business Information

Business Name: F&C Restaurant LLC
Type of Business: Alcohol
Business Structure: Limited Liability Company
FEIN: XX-XXX4955
State Tax ID Number: XX-XXXXX9-00-5
Business Email: kateyghelfi@gmail.com
Business Phone: 5053796958

Contact Person Information

Contact Person Name: New Mexico Liquor Licenses LLC c/o Kyla Stoker
Contact Person Phone: 5059805614
Contact Person Email: kyla@newmexicoliquorlicense.com

Business Mailing Address

Mailing Street: 6535 Guadalupe Trail NE
Mailing City: Los Ranchos de Albuquerque
Mailing State: NM
Mailing Zip Code: 87107
Mailing Country: US

Local Option District Use Only: Local Governing Body of _____ City, County, Village

Public Hearing held on _____ 20_____ Please check one: ☐ Approved ☐ Disapproved

Signature of City/County Official: _____ Title: _____

Alcoholic Beverage Control Division Use Only: ☐ Approved ☐ Disapproved _____

Signed by Director: _____ Date: _____

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Alcoholic Beverage Control Division

Restaurant A Intake Application

Application Number: BLA-0000015860

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Premises Information

Premises DBA

Premises Doing Business As (DBA):Hook it up

Proposed Premises Physical Address

Physical Street: 109 North Guadalupe Street, Suites 5 and 6A
Physical City: Santa Fe
Physical Zip Code: 87501
Physical State: New Mexico
Physical County: Santa Fe
Local Option District: Santa Fe City
"Local Option District" means a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality that falls within a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality of over five thousand population that has independently voted to approve the sale, serving or public consumption of alcoholic beverages under the terms of the Liquor Control Act or any former act.

Ownership

The land and building which is proposed to be the licensed premises is: Leased by Applicant
The following information is required to ensure the issuance of a license to this location will not result in the violation of a county or municipal ordinance.
Specify Owner(s) of the land and building: Eldorado Plaza, LLC
Specify Date and Terms of Lease/Operating Agreement: 4/7/25 5 years

Zoning

Is the proposed premises location zoned? Yes
You will be required to upload "Copy of Zoning Statement" issued by the local municipality or county. If not applicable, you will be required to upload "Copy of Zoning Statement" or Letter from local government to indicate that there is no zoning for the proposed location.
Specify the zone for proposed premises location (example C-1).: BCB

Distance from nearest School

Name of School: Guadalupe Community School
School Street: 851 W Alameda Street
School City: Santa Fe
School State: New Mexico
School Zip Code: 87501
School Country: United States
School Distance (in feet): More than 1000
Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the school.

Distance from nearest Church

Name of Church: Our Lady of Guadalupe
Church Street: 100 South Guadalupe Street
Church City: Santa Fe
Church State: New Mexico
Church Zip Code: 87501
Church Country: United States
Church Distance (in feet): More than 400 but less than 1000
Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the church.

Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-0000015860

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Premises Information 2

Please specify the appropriate option for the premises that you have specified in the application?

☑ A license has never been issued to the location of the proposed premises.
☐ A license was once issued to the location of the proposed premises but is no longer being operated at the location.
☐ Alcohol operations are currently being performed at the proposed premises by the applicant business.
☐ Alcohol operations are currently being performed at the proposed premises by a business other than the applicant business.

Questions

Has the applicant business ever had a liquor license denied, suspended, revoked, surrendered, or had any other form of discipline or disciplinary action by a licensing agency in another state or jurisdiction?	No
Has the structure and/or ownership disclosure for the applicant business changed since last reported to the department?	No
Does the applicant business own any (direct/indirect) interest in a liquor license?	Yes

List of Active Business Licenses in Other States
No records to display.
List of Active Business Licenses in New Mexico
No records to display.

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Alcoholic Beverage Control Division

Restaurant A Intake Application

Application Number: BLA-0000015860

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Payment

Fee Name	Fee Amount
Application Fee	200.00
Resident Agent Fee	50.00
Total Fee Amount:	**250.00**

Attestation/Oath

Under penalty of perjury, I hereby depose and state that I am the person identified in this application and the information given by me is true and complete to the best of my knowledge and belief. I understand that any information contained in this application may be investigated and any false or dishonest answer to any question in this application may be grounds for denial or revocation of my license.

Attestation Signature: F&C Restaurant LLC Date: 12/08/2025

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

October 9, 2025

Kyla Stoker
New Mexico Liquor Licenses, LLC
2539 Wyoming Blvd, NE
Albuquerque, NM 87112

RE: Zoning Verification for 109 North Guadalupe Street, Santa Fe, NM

Dear Ms. Stoker,

This letter provides zoning verification on the above referenced property. According to the Official Zoning Map, this property is zoned BCD Business-Capitol District and is within the Plaza/San Francisco Townscape Sub-district and lies within the Downtown and Eastside Historic Overlay District.

14-4.3 (E) BCD BUSINESS-CAPITOL DISTRICT

(1) Purpose

In recognition of the fact that the economic health of the city depends on the economic viability of the BCD, the purpose of the BCD is to provide for a mixture of land uses, including residential uses, designed to promote the district's economic wellbeing while preserving the unique architecture, townscape and aesthetics that foster a strong tourist industry and sustain the quality of life, sense of community and historical identity in the district and the city.

(3) Townscape Subdistricts

(a) The existing townscape subdistricts include: Alameda Street, Barrio de Analco, Cerrillos Road, Don Gaspar, East Marcy/East Palace, Loretto, Marcy, McKenzie Street, Old Santa Fe Trail, Plaza/San Francisco, Rosario Boulevard/NW Paseo de Peralta, Sandoval/Montezuma, State Capitol and Westside.

(b) The townscape subdistricts are intended to: (i) preserve the overall aesthetic quality of the BCD;

(ii) maintain diversity among the various subdistricts; and

(iii) protect the unique features, recognizable historic character and other common identifying characteristics of each subdistrict.

(c) Property is eligible for rezoning to a townscape sub district if the land is located within or adjacent to the BCD and meets all other requirements of Chapter

14. 14-7.4 - BUSINESS-CAPITOL DISTRICT

(1) Standards for Entire District

(B) Additional Regulations

(c) Drive-in or Drive-through Facilities Drive-in or drive-through facilities are permitted as principal or accessory uses and structures in the Rosario Boulevard/Northwest Paseo de Peralta, Sandoval/Montezuma and Cerrillos Road Subdistricts, where traffic generated

by the use will not substantially interfere with existing vehicular and pedestrian traffic. Drive-in or drive-through facilities are prohibited in the other subdistricts of the BCD.

(3) Design Objectives for Individual Townscape Subdistricts The best existing qualities of the individual townscape subdistricts should be preserved, while encouraging diversity of design in the individual townscape subdistricts. New development should be harmonious with the specific physical characteristics and development and design objectives listed below:

(j)Plaza/San Francisco Subdistrict:

(i) maintain narrow streets and continuous street façades;

(ii) encourage additional portals for pedestrian use and provide continuity of building mass;

(iii) limit building height to heights characteristic of existing buildings;

(iv) encourage high walls to separate open or vacant areas from the public right of way and provide continuity of street façade;

(v) except for Plaza and Cathedral areas, confine landscaping to interior patios or walled courtyards; and

(vi) emphasize verticality of façades on San Francisco Street.

Development standards for the Townscape Subdistricts may be found within Santa Fe City Code, Chapter 14, Table 14-7.4(A)-1, and development standards for the Historic Districts may be found within Santa Fe City Code, Chapter 14-5.2.

Full-service restaurants which may or may not have patio services, with incidental alcohol service for on-site consumption are permitted uses in the BCD district.

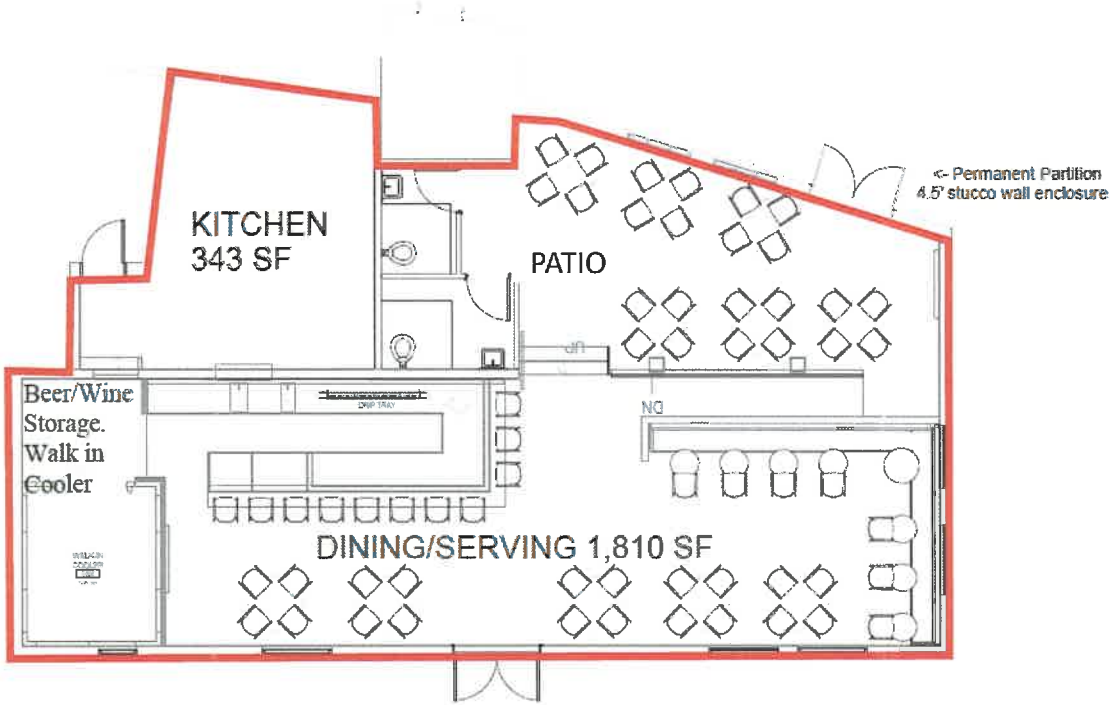
For additional information, please reference City of Santa Fe Chapter 14 SFCC regarding these districts (Chapter 14-4 – Zoning Districts/14-6 Permitted Uses) https://library.municode.com/nm/santa_fe/codes/code_of_ordinances?nodeId=CH14LADE. All uses are subject to compliance with applicable development standards such as parking, lot coverage, etc.

Note: The information provided in this letter is solely derived from the Official Zoning Map and the minimum requirements set forth in Chapter 14, SFCC 1987. This letter intends to provide advice regarding zoning regulations. It is not the intent to state that the subject property complies with zoning requirements. Occupancy is determined based on zoning compliance at the time of building permit or certificate of occupancy, whichever applies. Additionally, it is not the intent to interfere with or to abrogate or annul any official document including conditions or safeguards made a part of the subject property at the time of any public hearings. Applicants are advised to pursue an independent search of official documents.

If you have any further questions, please contact me at sjperea@santafenm.gov.

Stephanie Perea

Stephanie Perea
Land Use Planner
City of Santa Fe, New Mexico



<- North Guadalupe Street ->

109 NORTH GUADALUPE ST.
SANTA FE, NM 87501

N

F&C Restaurant LLC
Restaurant A
109 North Guadalupe Street, Santa Fe, NM 87501 Suite 5 & 6A
Total interior = 2,335sf
Total Exterior = 494sf
Total Licensed SF =2,829sf

CITY OF SANTA FE

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Santa Fe Liquor Hearing Officer will hold a public hearing at 4:00 p.m. on Wednesday, February 18, 2026.

The purpose of this hearing is to discuss a request from F&C Restaurant, LLC for a Restaurant A (Beer and Wine) license with on premises consumption only with patio services to be located at F&C Restaurant, 109 North Guadalupe Street, Suites 5 and 5A.

Virtual meeting information will be posted on the City of Santa Fe's Weekly Meeting List at least seventy-two (72) hours before the meeting at https://santafenm.portal.civicclerk.com/.

Geralyn F. Cardenas
Interim City Clerk

Received by The Santa Fe New Mexican
Date: _____

To Be Published: 02/09/2026
AND
02/16/2026

By _____
The Santa Fe New Mexican (Signature)

VIA EMAIL: kyla@newmexicoliquorlicense.com
kateyghelfi@gmail.com

02/09/2026

F&C Restaurant, LLC
109 N. Guadalupe St. Suites 5 & 5A
Santa Fe, New Mexico 87501

RE: Request from F&C Restaurant, LLC for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only, with patio services to be Located at 109 N. Guadalupe St. Suites 5 & 5A., Santa Fe, NM 8750.

Good day,

The public hearing before the City of Santa Fe's Liquor Hearing Officer for the above referenced request has been scheduled for Wednesday, February 18, 2026, at 4:00 p.m. This will be a virtual hearing via Zoom. You will be provided with the meeting invite on the morning of the hearing.

The City of Santa Fe's Governing Body will consider the Liquor Hearing Officer's recommendation at their February 25, 2026, meeting.

Attached is a copy of the Notice of Public Hearing.

Should you have any questions, or require anything further from our office, please do not hesitate to call me at 505-955-6521.

Sincerely,

Geralyn F. Cardenas
Interim City Clerk

ema

City Council

Alma G. Castro, District 1
Patricia Feghali, District 1
Elizabeth "Liz" Barrett, District 2
Paul C. Bustamante, District 2
Lee Garcia, Mayor Pro Tem, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

Applicant: F&C Restaurant (Kyla Stoker 505-980-5614) **Proposed Location**: 109 N. Guadalupe St.

(FOR CITY USE ONLY)

Based on the information provided and review of City Reports, staff has found the following in accordance with Ordinance (4-4.3):

Geographic Information System Mapping (GIS) Department

☐ Yes, this business is located within three hundred (300) feet of a church and/or school. *A waiver of the 300 foot location restriction will be requested.*

☑ No, this business is not located within three hundred (300) feet of a church and/or school.

(Please see attached map indicating whether the proposed licensed premise is within three hundred (300) feet of a church and/or school.)

Business Licensing Department

☐ Yes, the requesting business has a business license issued by the City of Santa Fe. License #_____.

☑ No, the requesting business does not have a business license issued by the City of Santa Fe.

Code Enforcement Department

☑ Yes, the applicant is in compliance with all Land Use Codes.

☐ No, the applicant is not in compliance with Land Use Code(s).

*Note: N/A

*(Please also provide a Code Enforcement Report related to Litter and Noise of the requesting business location.)

Verification Completed By: Jason D. Sena

Title: Enforcement Manager

Date: Feb 10, 2026

Traffic Engineering Department

☐ Yes, it appears that the approval of this request will create unacceptable traffic impacts.

*Note: N/A

☑ No, it does not appear that this request will create any unacceptable traffic impacts.

Verification Completed By: Marcos Zaguibel

Title: Interim Complete Streets Division Director

Date: Feb 10, 2026

City of Santa Fe Fire Department

☐ Yes, the applicant is in compliance with all Fire Codes.

☑ No, the applicant is not in compliance with Fire Code(s).

*Note: Deputy Fire Marshal 2 Jason Tapia DFM 2 Attempted to contact owner with no response . No access to the building . (Chained and locked)

Deputy Fire Marshal 2 Jason Tapia DFM 2 Attempted to contact owner with no response . No access to the building . (Chained and locked)

Verification Completed By: GERONIMO GRIEGO (Feb 10, 2026 13:54:20 MST)

Title: Fire Marshal

Date: Feb 10, 2026

DATE: February 5, 2026

TO: Maggie Moore
Maggie R. Moore, Assistant Planning & Land Use Department Director

VIA: Jason D. Sena

FROM: Jason D. Sena, Enforcement Manager

ITEM & ISSUE : Litter and noise impact assessment,due to a request from F&C Restaurant, LLC, for the following:

a) The purpose of this hearing is to discuss a request from F&C Restaurant, LLC for a Restaurant A (Beer and Wine) license with on premises consumption only with patio services to be located at F&C Restaurant, 109 North Guadalupe Street, Suites 5 and 5A.

BACKGROUND AND SUMMARY
It is not anticipated that there will be a substantial change in litter and noise because of this request.

Signature: Maggie Moore
Maggie Moore (Feb 9, 2026 07:50:48 MST)

Email: mrmoore@santafenm.gov

CITY OF SANTA FE
LIQUOR LICENSE HEARING OFFICER

Recommended
Findings of Fact and Conclusions of Law

Lic. No./Appl. No.: BLA-00000015860
Name of Applicant: F&C Restaurant, LLC
Doing Business As: Hook it Up
Proposed Location: 109 N. Guadalupe St. Suites 5 & 5A, Santa Fe, NM 87501

THIS MATTER came before the Liquor License Hearing Officer for public hearing on **February 18, 2026** at 4:00 PM by video hearing, on the application of **F&C, LLC** (Applicant) for:

1. Request from F&C Restaurant for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only with Patio Service to be located at F&C Restaurant, 109 N. Guadalupe St. Suites 5 & 5A, Santa Fe, New Mexico.

The Hearing Officer recommends that the Governing Body adopt the following findings of fact and conclusions of law.

After reviewing the record, conducting a public hearing and having provided an opportunity to be heard from city staff, the Applicant and any interested persons, the Hearing Officer hereby proposes that the Governing Body find as follows:

FINDINGS OF FACT

1. Staff submitted a packet containing the following, which was reviewed by the Hearing Officer and relied on in making these findings:

    a. February 11, 2026 memo from Emily Aragon, Constituent Services Specialist.
    b. January 27, 2026 letter from New Mexico Regulation and Licensing Department, Alcohol and Gaming Division (NMRLD/AGD) Hearing Officer Charmaine Martinez to the City of Santa Fe granting preliminary approval and forwarding the application to the City for local option district approval or disapproval.
    c. (NMRLD/AGD) Restaurant A Intake Application.
    d. December 17, 2025 letter from Stephanie Perea, Land Use Planner, City of Santa Fe, to Applicant stating the property is zoned BCD Business-Capitol District and is within the Plaza/San Francisco Townscape sub district and lies within the Downtown and Eastside Historic Overlay District.
    e. Premises map.
    f. Notices of Public Hearing (*Santa Fe New Mexican*, City of Santa Fe website)
    g. Checklist per Ordinance 4-4-3.

h. February 5, 2026 letter from Jason D. Sena, Enforcement Division Manager, stating it is not anticipated that there will be a substantial change in litter and noise because of this request.

2. City Clerk staff member Xavier Vigil presented the application.
3. Applicant was represented by Kyla Stoker..
4. No members of the public appeared to testify.
5. Notice of the Application, including the date, time and place of the hearing, the name and address of the licensee, the action proposed to be taken by the department, the location of the licensee's premises and such other information as may be required by the department was published in the *Santa Fe New Mexican*, which is a newspaper of general circulation within the territorial limits of the governing body, on February 9 and February 16, 2026 and on the City's website.
6. The Application is for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only to be located at F&C Restaurant, 109 N. Guadalupe St. Suites 5 & 5A, Santa Fe, New Mexico. This location is not within 300 feet of a church or school.
7. There is no record of violations.
8. Traffic is not expected to significantly increase, and the Public Works Director has found that it does not appear that approval will create unacceptable traffic impacts.
9. The proposed location is not expected to cause a substantial change in litter or noise.
10. The proposed location is not within an area where sale of alcoholic beverages is prohibited by the laws of New Mexico.
11. The applicant is in compliance with all Land Use Codes, and issuance or transfer will not be in violation of a zoning or other ordinance of the governing body, once applicant complies with conditions of approval.
12. Issuance or transfer will not be detrimental to the public health, safety or morals of the residents of the local option district.
13. The hearing was recorded and a copy of the recording is made a part of the record.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Hearing Officer CONCLUDES:

1. Notice of the Application was properly given by publication, mail and posting on the website pursuant to Section 60-6B-4(D).
2. The governing body may disapprove a transfer or issuance only if individuals opposing the transfer or issuance provide positive evidence showing that the transfer or issuance would be detrimental to the health, safety or morals of the community. This evidence must be based on authentic, relevant facts related to s specific prospective licensee and specific location. *The Southland Corporation v. Manzagol*, 1994-NMSC-099, 118 N.M. 423
3. The Applicant does not have the burden to prove that the transfer would not be detrimental to the health, safety or morals of the residents of the local option district. *Dick v. City of Portales*, 1994-NMSC-092, 118 N.M. 541.

4. The Application meets the requirements of §60-6B-4(F)(2).

CONDITIONS OF APPROVAL

1. Applicant is required to obtain all necessary permits and licenses.
2. Applicant is required to comply with all fire, building, and land use codes.
3. Applicant is required to comply with all City of Santa Fe ordinances.

WHEREFORE, the Liquor License Hearing Officer recommends to the Governing Body that the Application be **APPROVED**.

/s/ Renee Barela-Gutierrez Date: 02/18/2026
Renee Barela-Gutierrez

DATE: February 11, 2026

TO: Renee Barela-Gutierrez, Liquor Hearing Officer

FROM: Emily Aragon, Constituent Services Specialist

ITEM & ISSUE:

Request from Yamas, LLC for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only to be located at Yamas, 2411 Cerrillos Rd Santa Fe, New Mexico.

BACKGROUND AND SUMMARY:

Request from Yamas, LLC for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only to be located at Yamas, 2411 Cerrillos Rd., Santa Fe, New Mexico.

Attached are staff reports regarding litter, noise, and traffic. Staff does not anticipate a substantial change in litter and noise, or any unacceptable traffic impacts due to the approval of this request. The proposed location is not within 300 feet of a church, school, or daycare.

The applicant currently is pending a Business license with the City of Santa Fe therefore as a condition of approval staff is recommending that it be noted that the applicant will be required to obtain all necessary permits and licenses and comply with all Fire, Building and Land Use Code requirements prior to issuance of the City Liquor License.

Additionally, as a condition of doing business in the city, staff recommend that it be noted that the applicant is required to comply with all city ordinances.

ACTION REQUESTED
Consideration of the above request

Attachments:
Alcoholic Beverage Control Application
Notice of Public Hearing and Publications
Reminder Letter to Applicant
Staff Reports

NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

STATE OF NEW MEXICO
MICHELLE LUJAN GRISHAM, GOVERNOR
Clay Bailey, Superintendent
Phillip Sanchez, Director

January 28, 2026

Certified Mail No.: 7021 2720 0001 2204 5203

City of Santa Fe
Geralyn Cardenas, Interim City Clerk
PO Box 909
Santa Fe, NM 87504-0909
Email: gfcardenas@santafenm.gov

RECEIVED - CITY CLERK
'26 FEB 2

Lic. No. /Appl. No.: **BLA-0000014831**
Name of Applicant: Yamas, LLC
Doing Business As: Yamas Greek Rotisserie
Proposed Location: 2411 Cerrillos Rd. Santa Fe, NM 87505

The Director of the Alcoholic Beverage Control Division (ABC) has reviewed the referenced Application and granted **Preliminary Approval.** It is being forwarded to you for Local Option District approval or disapproval of the Liquor License Application.

Notice of the Public Hearing required by the Liquor Control Act **shall be given by the governing body by publishing a notice** of the date, time, and place of the hearing **twice during the 30 days prior to hearing** in a newspaper of general circulation within the territorial limits of the governing body. **The first notice must be published at least thirty (30) days before the hearing. Both publications must occur before a hearing can be conducted.** The notice shall include:

(A) Name and address of the Applicant/Licensee.
(B) The action proposed to be taken.
(C) The location of the licensed premises.

In addition, if the Local Option District has a website, **the Notice shall also be published on the website.**

While the law states that "within forty-five **(45)** days after receipt of a Notice from the Alcoholic Beverage Control, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or license", we recognize the potential for conflict between the requirement for publication of 30-day notice and the 45-day hearing requirement.

With that in mind, when a local governing body receives a liquor license application from ABC, that governing body has a couple of options:

1) Hold a hearing on the license application within the statutory time frame of forty-five (45) days, as required by the Liquor Control Act, and comply with all other statutory and regulatory procedures and notify ABC of your decision within thirty (30) days of the hearing.
2) Request from ABC an extension of time, past the forty-five (45) days, designating how much additional time will be needed to conduct the hearing in compliance with all statutory and

regulatory procedures. After the extension is granted
and the hearing is held, notify ABC of your decision within thirty (30) days of the hearing.

ABC has no preference in the option you choose.

The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. **A record shall be made** of the hearing.

THE APPLICANT IS SEEKING A RESTAURANT A – BEER AND WINE LICENSE WITH ON PREMISES CONSUMPTION AND NO PATIO SERVICE

Within thirty (30) days after the Public Hearing, the governing body shall notify ABC of their decision to approve or disapprove the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notices of publication. **If the Governing Body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director may issue the license.**

If the Governing Body disapproves of the issuance or transfer of the license, it shall notify ABC within thirty (30) days, setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to ABC with the Notice of Disapproval (*Page 1 of the Application, noting disapproval*).

Respectfully,

Trinidad Alderete

Digitally signed by Trinidad Alderete
Date: 2026.01.28 14:01:23 -07'00'

Trinidad Alderete
Hearing Officer
NM Regulation & Licensing Department
Alcoholic Beverage Control Division
Phone: (505) 469-3172
Email: trinidad.alderete@rld.nm.gov

Enclosures:

1. Page 1 (Business Information Page) (*must be signed and returned w/notices of publication*)
2. Page 2 of the Application (Premises Information Page)
3. Copy of the Zoning Statement
4. Copy of Floor Plan

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Alcoholic Beverage Control Division

Restaurant A Intake Application

Application Number: BLA-0000014831

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Business Information

Business Information

Business Name: Yamas LLC
Type of Business: Alcohol
Business Structure: Limited Liability Company
FEIN: XX-XXX9461
State Tax ID Number: XX-XXXXX1-00-9
Business Email: jjustinsalazar@gmail.com
Business Phone: 5056033337

Contact Person Information

Contact Person Name: John Salazar
Contact Person Phone: 5056033337
Contact Person Email: jjustinsalazar@gmail.com

Business Mailing Address

Mailing Street: 2411 Cerrillos Rd.
Mailing City: Santa Fe
Mailing State: NM
Mailing Zip Code: 87505
Mailing Country: US

Local Option District Use Only: Local Governing Body of _____ City, County, Village

Public Hearing held on _____ 20_____ Please check one: ☐ Approved ☐ Disapproved

Signature of City/County Official: _____ Title: _____

Alcoholic Beverage Control Division Use Only: ☐ Approved ☐ Disapproved _____

Signed by Director: _____ Date: _____

Alcoholic Beverage Control Division

Restaurant A Intake Application

Application Number: BLA-0000014831

Premises Information

Premises DBA

Premises Doing Business As (DBA):Yamas Greek Rotisserie

Proposed Premises Physical Address

Physical Street: 2411 Cerrillos Rd.
Physical City: Santa Fe
Physical Zip Code: 87505
Physical State: New Mexico
Physical County: Santa Fe
Local Option District: Santa Fe City
"Local Option District" means a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality that falls within a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality of over five thousand population that has independently voted to approve the sale, serving or public consumption of alcoholic beverages under the terms of the Liquor Control Act or any former act.

Ownership

The land and building which is proposed to be the licensed premises is: Leased by Applicant
The following information is required to ensure the issuance of a license to this location will not result in the violation of a county or municipal ordinance.
Specify Owner(s) of the land and building: 2411 Cerrillos LLC, John Algermissen and Rob Bridges
Specify Date and Terms of Lease/Operating Agreement: July 1, 2024 to June 30, 2029

Zoning

Is the proposed premises location zoned? Yes
You will be required to upload "Copy of Zoning Statement" issued by the local municipality or county. If not applicable, you will be required to upload "Copy of Zoning Statement" or Letter from local government to indicate that there is no zoning for the proposed location.
Specify the zone for proposed premises location (example C-1).: C-2

Distance from nearest School

Name of School: Salazar Elementary School
School Street: 1231 Apache Ave.
School City: Santa Fe
School State: New Mexico
School Zip Code: 87505
School Country: United States
School Distance (in feet): More than 1000
Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the school.

Distance from nearest Church

Name of Church: St. John the Baptist Catholic Church
Church Street: 1301 Osage St.
Church City: Santa Fe
Church State: New Mexico
Church Zip Code: 87505
Church Country: United States
Church Distance (in feet): More than 1000
Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the church.

Premises Information 2

Please specify the appropriate option for the premises that you have specified in the application?

☐ A license has never been issued to the location of the proposed premises.
☐ A license was once issued to the location of the proposed premises but is no longer being operated at the location.
☑ Alcohol operations are currently being performed at the proposed premises by the applicant business.
☐ Alcohol operations are currently being performed at the proposed premises by a business other than the applicant business.

Please provide more details for the option selected in above question?

You can specify more details such as license has become expired non-renewable, business ownership has changed, planning to extend operations of existing premises or planning to buy premises etc.

Business ownership has changed.

Licenses at Proposed Premises

Please specify the active New Mexico licenses currently held by the proposed premises.

If you need to view, edit, or delete any records, click the down arrow under action for that specific record.

License Number: RES-000592 License Type: Restaurant

Questions

Has the applicant business ever had a liquor license denied, suspended, revoked, surrendered, or had any other form of discipline or disciplinary action by a licensing agency in another state or jurisdiction?		No
Has the structure and/or ownership disclosure for the applicant business changed since last reported to the department?		Yes
Explain:	Odra Mancia previously had 4% ownership in the business but as of March 31, 2025 she withdrew as a member of the LLC. On April 1, 2025 the ownership structure of the LLC changed as follows: John Salazar 20%, Daniel Razatos 20%, Margeurite Razatos 20%, Jared Garcia 20%, and Yana Razatos 20%.	
Does the applicant business own any (direct/indirect) interest in a liquor license?		No

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Chris Rivera, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

December 17, 2025

J. Justin Salazar, Owner
Yamas Greek Rotisserie
2411 Cerrillos Road
Santa Fe, NM 87507

Subject: Zoning Verification for 2411 Cerrillos Road, Santa Fe, NM

Dear Mr. Salazar,

This letter provides zoning verification on the above referenced property. According to the Official Zoning Map, this property is zoned C-2 General Commercial District and is in the Cerrillos Road Highway Corridor Protection District (CRHC) 2 overlay district.

14-4.3 (B) C-2 GENERAL COMMERCIAL DISTRICT

The C-2 general commercial district includes areas along streets carrying large volumes of traffic where commercial uses are appropriate. Regulations are designed to guide future additions or changes so as to discourage extension of existing and formation of future strip commercial development, to preserve the carrying capacity of the streets and to provide for off-street parking and loading.

14-5.5 - HIGHWAY CORRIDOR PROTECTION DISTRICTS

(B) CRHC Cerrillos Road Highway Corridor Protection District
(1) Purpose and Intent Cerrillos Road is one of Santa Fe's busiest thoroughfares, one of Santa Fe's primary entranceways, and one of the community's major commercial strips. For these reasons, it is the purpose and intent of the CRHC district to assure that Cerrillos Road:
(a) accommodates, in a safe and efficient manner, both through and local traffic;
(b) provides for a visually attractive and aesthetically appropriate introduction to Santa Fe;
(c) allows for clear identification of, and easy access to, all commercial and institutional establishments;
(d) provides for a gradual transition between the rural character of the county and the urban character of the city; and
(e) accentuates, to the greatest extent possible, architecture and landscaping rather than parking lots and commercial signage.
(3) Uses The uses permitted in the CRHC district are the same as those permitted in the underlying district.

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Chris Rivera, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

Full service restaurants which may or may not have patio services, with incidental alcohol service for on-site consumption are permitted uses in the C-2 General Commercial District.

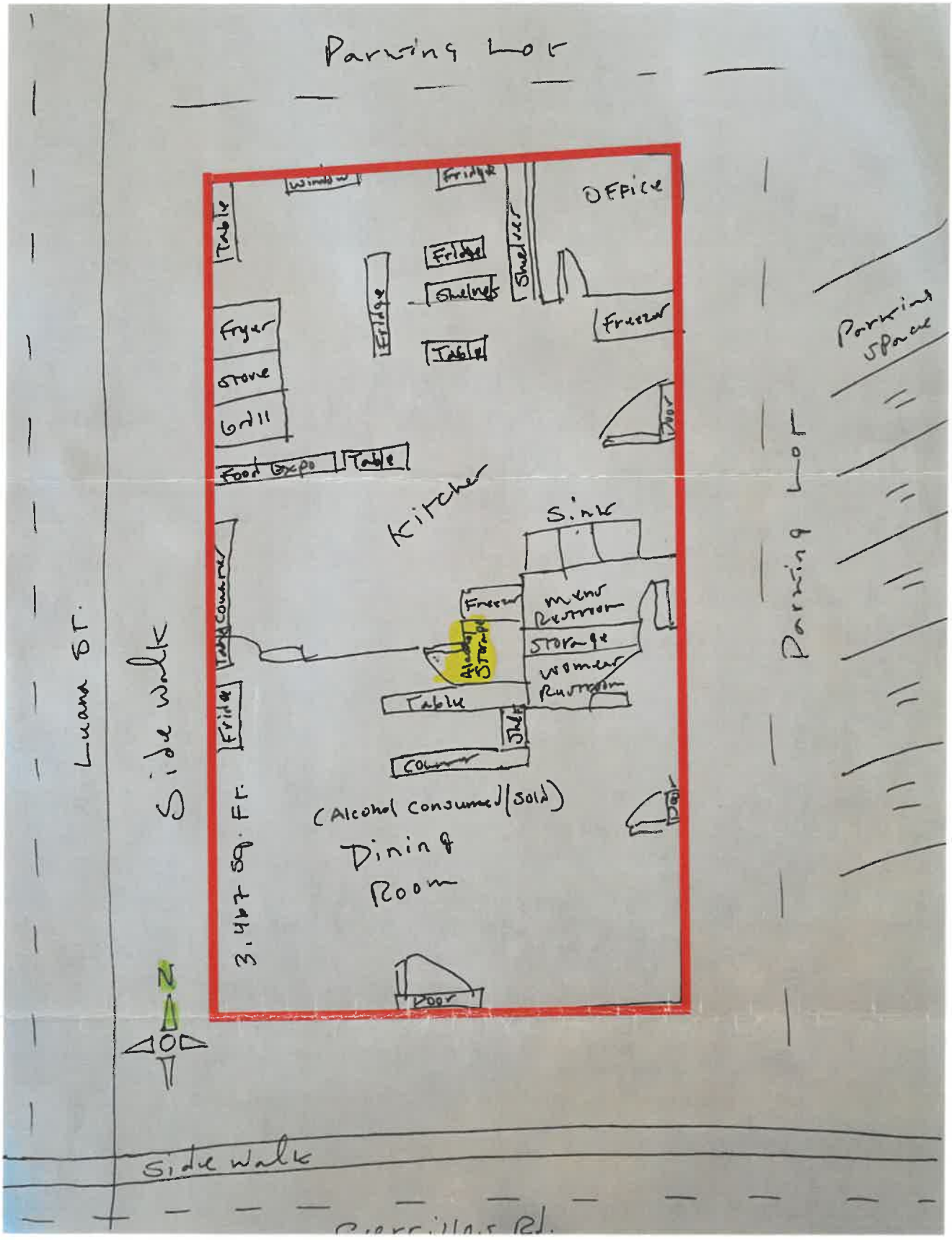
For additional information, please reference City of Santa Fe Chapter 14 SFCC regarding these districts (Chapter 14-4 – Zoning Districts/14-6 Permitted Uses) https://library.municode.com/nm/santa_fe/codes. All uses are subject to compliance with applicable development standards such as parking, lot coverage, etc.

Note: The information provided in this letter is solely derived from the Official Zoning Map and the minimum requirements set forth in Chapter 14, SFCC 1987. This letter intends to provide advice regarding zoning regulations. It is not the intent to state that the subject property complies with zoning requirements. Occupancy is determined based on zoning compliance at the time of building permit or certificate of occupancy, whichever applies. Additionally, it is not the intent to interfere with or to abrogate or annul any official document including conditions or safeguards made a part of the subject property at the time of any public hearings. Applicants are advised to pursue an independent search of official documents.

If you have any further questions, please contact me at sjperea@santafenm.gov

Stephanie Perea

Stephanie Perea
Land Use Planner
City of Santa Fe, New Mexico


Parking Lot
Office
Window
Fridge
Table
Shelves
Fryer
Stove
Grill
Freezer
Door
Food Expo
Kitchen
Sink
Mens Restroom
Storage
Womens Restroom
Alcohol Storage
Table
Counter
Fridge
Luana St.
Side Walk
3,467 Sq. Ft.
(Alcohol consumed/sold)
Dining Room
Parking Space
Parking Lot
N
Side Walk

CITY OF SANTA FE

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Santa Fe Liquor Hearing Officer will hold a public hearing at 4:00 p.m. on Wednesday, February 18, 2026.

The purpose of this hearing is to discuss a request from Yamas, LLC for a Restaurant A (Beer and Wine) license with on premises consumption only to be located at Yamas, 2411 Cerrillos Rd.

Virtual meeting information will be posted on the City of Santa Fe's Weekly Meeting List at least seventy-two (72) hours before the meeting at https://santafenm.portal.civicclerk.com/.

Geralyn F. Cardenas
Interim City Clerk

Received by The Santa Fe New Mexican
Date: _____

To Be Published: 02/09/2026
AND
02/16/2026

By _____
The Santa Fe New Mexican (Signature)

SANTA FE NEW MEXICAN

150 Washington Ave., Ste 105
Mail Payments To:
PO Box 2048
Santa Fe, NM 87504
Phone: 505-983-3303
FAX: 505-984-1785

Ad Proof/ Order Confirmation/ Receipt Invoice

YAMAS GREEK ROTISSERIE
4134 Arboles Bonitos
Santa Fe NM, 87507-1006

505-603-3337

Tagline:	LEGAL #94841		
Account Number:	STYGR		
Ad ID:	112770		
		Sales Rep:	Sebastian Garcia
Ordered By:		**Order Taken By:**	Sebastian Garcia
Ad Cost:	$86.70		
Tax Amount:	$7.10	**Payment**	$93.80 Credit Card - Visa:3553
Total Amount:	$93.80	**Tagline:**	LEGAL #94841
Amount Due:	$0.00		
PO Number:			
Payment:	$93.80 Credit Card - Visa:3553		
Major Class:	LEGALS	**Product:**	
Classification:	Legals	**Placement:**	
		Ad Size:	1.22" x 4.280"
Ad Type	Legal (wrapper)	**Modular Size:**	
# of Words	106	**Color:**	

Run Dates:

02/09/26, 02/16/26

LEGAL #94841

CITY OF SANTA FE

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Santa Fe Liquor Hearing Officer will hold a public hearing at 4:00 p.m. on Wednesday, February 18, 2026.

The purpose of this hearing is to discuss a request from Yamas, LLC for a Restaurant A (Beer and Wine) license with on premises consumption only to be located at Yamas, 2411 Cerrillos Rd.

Virtual meeting information will be posted on the City of Santa Fe's Weekly Meeting List at least seventy-two (72) hours before the meeting at https://santafenm.portal.civicclerk.com/.

/S/ Geralyn F. Cardenas
Interim City Clerk

PUB: February 12, 2026

VIA EMAIL: jjustinsalazar@gmail.com

02/09/2026

Yamas, LLC
2411 Cerrillos Rd.
Santa Fe, New Mexico 87505

RE: Request from Yamas, LLC, for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption and no patio service, to be Located at 2411 Cerrillos Rd., Santa Fe, NM 87505.

Good day,

The public hearing before the City of Santa Fe's Liquor Hearing Officer for the above referenced request has been scheduled for Wednesday, February 18, 2026, at 4:00 p.m. This will be a virtual hearing via Zoom. You will be provided with the meeting invite on the morning of the hearing.

The City of Santa Fe's Governing Body will consider the Liquor Hearing Officer's recommendation at their February 25, 2026, meeting.

Attached is a copy of the Notice of Public Hearing.

Should you have any questions, or require anything further from our office, please do not hesitate to call me at 505-955-6521.

Sincerely,

Geralyn F. Cardenas
Interim City Clerk

ema

City Council

Alma G. Castro, District 1
Patricia Feghali, District 1
Elizabeth "Liz" Barrett, District 2
Paul C. Bustamante, District 2
Lee Garcia, Mayor Pro Tem, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

Applicant: Yamas, LLC (John Salazar 505-603-3337) **Proposed Location**: 2411 Cerrillos Rd.

(FOR CITY USE ONLY)

Based on the information provided and review of City Reports, staff has found the following in accordance with Ordinance (4-4.3):

Geographic Information System Mapping (GIS) Department

☐ Yes, this business is located within three hundred (300) feet of a church and/or school. *A waiver of the 300 foot location restriction will be requested.*

☑ No, this business is not located within three hundred (300) feet of a church and/or school.

(Please see attached map indicating whether the proposed licensed premise is within three hundred (300) feet of a church and/or school.)

Business Licensing Department

☐ Yes, the requesting business has a business license issued by the City of Santa Fe. License #_____.

☑ No, the requesting business does not have a business license issued by the City of Santa Fe.

Code Enforcement Department

☑ Yes, the applicant is in compliance with all Land Use Codes.

☐ No, the applicant is not in compliance with Land Use Code(s).

*Note: N/A

*(Please also provide a Code Enforcement Report related to Litter and Noise of the requesting business location.)

Verification Completed By: Jason D. Sena

Title: Enforcement Manager

Date: Feb 10, 2026

Traffic Engineering Department

☐ Yes, it appears that the approval of this request will create unacceptable traffic impacts.

*Note: _____

☑ No, it does not appear that this request will create any unacceptable traffic impacts.

Verification Completed By: Marcos Zagubel

Title: Interim Complete Streets Division Director

Date: Feb 10, 2026

City of Santa Fe Fire Department

☑ Yes, the applicant is in compliance with all Fire Codes.

☐ No, the applicant is not in compliance with Fire Code(s).

*Note: DFM Tapia confirmed that the business is in compliance with the IFC 2021

DFM Tapia confirmed that the business is in compliance with the IFC 2021

Verification Completed By: GERONIMO GRIEGO (Feb 9, 2026 13:33:31 MST)

Title: Fire Marshal

Date: Feb 9, 2026

DATE: February 5, 2026

TO: Maggie Moore
Maggie R. Moore, Assistant Planning & Land Use Department Director

VIA: Jason D. Sena

FROM: Jason D. Sena, Enforcement Manager

ITEM & ISSUE : Litter and noise impact assessment,due to a request from Yamas, LLC, for the following:

a) The purpose of this hearing is to license discuss with on a request premises from consumption Yamas, LLC only to for be a located Restaurant at A Yamas, (Beer 2411 and Wine) license with on premises consumption only to be located at Yamas, 2411 Cerrillos Rd.

BACKGROUND AND SUMMARY
It is not anticipated that there will be a substantial change in litter and noise because of this request.

Signature: Maggie Moore
Maggie Moore (Feb 9, 2026 07:51:37 MST)

Email: mrmoore@santafenm.gov

Yamas Assessment Letter

Final Audit Report 2026-02-09

Created:	2026-02-05
By:	Jason Sena (jdsena@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0u_VEOYarlJDZA2PVMQQ8plcpH5OzGs7

"Yamas Assessment Letter" History

Document created by Jason Sena (jdsena@santafenm.gov)
2026-02-05 - 10:30:11 PM GMT- IP address: 63.232.20.2

Document emailed to mrmoore@santafenm.gov for signature
2026-02-05 - 10:31:58 PM GMT

Email viewed by mrmoore@santafenm.gov
2026-02-05 - 10:32:03 PM GMT- IP address: 62.10.205.21

Email viewed by mrmoore@santafenm.gov
2026-02-09 - 2:51:05 PM GMT- IP address: 63.232.20.2

Signer mrmoore@santafenm.gov entered name at signing as Maggie Moore
2026-02-09 - 2:51:35 PM GMT- IP address: 63.232.20.2

Document e-signed by Maggie Moore (mrmoore@santafenm.gov)
Signature Date: 2026-02-09 - 2:51:37 PM GMT - Time Source: server- IP address: 63.232.20.2

Agreement completed.
2026-02-09 - 2:51:37 PM GMT

CITY OF SANTA FE
LIQUOR LICENSE HEARING OFFICER

Recommended
Findings of Fact and Conclusions of Law

Lic. No./Appl. No.: BLA-00000014831
Name of Applicant: Yamas, LLC
Doing Business As: Yamas Greek Rotisserie
Proposed Location: 2411 Cerillos Road, Santa Fe, NM 87505

THIS MATTER came before the Liquor License Hearing Officer for public hearing on **February 18, 2026** at 4:00 PM by video hearing, on the application of **Yamas, LLC** (Applicant) for:

1. Request from Yamas, LLC for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only with Patio Service to be located at F&C Restaurant, 2411 Cerillos Road, Santa Fe, New Mexico.

The Hearing Officer recommends that the Governing Body adopt the following findings of fact and conclusions of law.

After reviewing the record, conducting a public hearing and having provided an opportunity to be heard from city staff, the Applicant and any interested persons, the Hearing Officer hereby proposes that the Governing Body find as follows:

FINDINGS OF FACT

1. Staff submitted a packet containing the following, which was reviewed by the Hearing Officer and relied on in making these findings:

    a. February 11, 2026 memo from Emily Aragon, Constituent Services Specialist.
    b. January 27, 2026 letter from New Mexico Regulation and Licensing Department, Alcohol and Gaming Division (NMRLD/AGD) Hearing Officer Trinidad Alderete to the City of Santa Fe granting preliminary approval and forwarding the application to the City for local option district approval or disapproval.
    c. (NMRLD/AGD) Restaurant A Intake Application.
    d. December 17, 2025 letter from Stephanie Perea, Land Use Planner, City of Santa Fe, to Applicant stating the property is zoned C2 General Commercial District and is in the Cerillos Road Highway Protection District (CRHC) 2 overlay district.
    e. Premises map.
    f. Notices of Public Hearing (*Santa Fe New Mexican*, City of Santa Fe website)
    g. Checklist per Ordinance 4-4-3.

h. February 5, 2026 letter from Jason D. Sena, Enforcement Division Manager, stating it is not anticipated that there will be a substantial change in litter and noise because of this request.
i. Yamas Assessment letter.

2. City Clerk staff member Xavier Vigil presented the application.
3. Applicant was represented by John Salazar.
4. No members of the public appeared to testify.
5. Notice of the Application, including the date, time and place of the hearing, the name and address of the licensee, the action proposed to be taken by the department, the location of the licensee's premises and such other information as may be required by the department was published in the *Santa Fe New Mexican*, which is a newspaper of general circulation within the territorial limits of the governing body, on February 9 and February 16, 2026 and on the City's website.
6. The Application is for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only to be located at Yamas, 2411 Cerrillos Rd Santa Fe, New Mexico. This location is not within 300 feet of a church or school.
7. There is no record of violations.
8. Traffic is not expected to significantly increase, and the Public Works Director has found that it does not appear that approval will create unacceptable traffic impacts.
9. The proposed location is not expected to cause a substantial change in litter or noise.
10. The proposed location is not within an area where sale of alcoholic beverages is prohibited by the laws of New Mexico.
11. The applicant is in compliance with all Land Use Codes, and issuance or transfer will not be in violation of a zoning or other ordinance of the governing body, once applicant complies with conditions of approval.
12. Issuance or transfer will not be detrimental to the public health, safety or morals of the residents of the local option district.
13. The hearing was recorded and a copy of the recording is made a part of the record.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Hearing Officer CONCLUDES:

1. Notice of the Application was properly given by publication, mail and posting on the website pursuant to Section 60-6B-4(D).
2. The governing body may disapprove a transfer or issuance only if individuals opposing the transfer or issuance provide positive evidence showing that the transfer or issuance would be detrimental to the health, safety or morals of the community. This evidence must be based on authentic, relevant facts related to s specific prospective licensee and specific location. *The Southland Corporation v. Manzagol*, 1994-NMSC-099, 118 N.M. 423
3. The Applicant does not have the burden to prove that the transfer would not be detrimental to the health, safety or morals of the residents of the local option district. *Dick v. City of Portales*, 1994-NMSC-092, 118 N.M. 541.

4. The Application meets the requirements of §60-6B-4(F)(2).

CONDITIONS OF APPROVAL

1. Applicant is required to obtain all necessary permits and licenses.
2. Applicant is required to comply with all fire, building, and land use codes.
3. Applicant is required to comply with all City of Santa Fe ordinances.

WHEREFORE, the Liquor License Hearing Officer recommends to the Governing Body that the Application be **APPROVED**.

/s/ Renee Barela-Gutierrez Date: 02/18/2026
Renee Barela-Gutierrez

DATE: February 11, 2026

TO: Renee Barela-Gutierrez, Liquor Hearing Officer

FROM: Emily Aragon, Constituent Services Specialist

ITEM & ISSUE:

Request from EVO Entertainment Santa Fe, LLC for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only to be located at EVO Entertainment Santa Fe, 3474 Zafarano Drive, Santa Fe, New Mexico.

BACKGROUND AND SUMMARY:

Request from EVO Entertainment Santa Fe, LLC for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only to be located at EVO Entertainment Santa Fe, 3474 Zafarano Drive, Santa Fe, New Mexico.

Attached are staff reports regarding litter, noise, and traffic. Staff does not anticipate a substantial change in litter and noise, or any unacceptable traffic impacts due to the approval of this request. The proposed location is not within 300 feet of a church, school, or daycare.

The applicant currently is pending a Business license with the City of Santa Fe therefore as a condition of approval staff is recommending that it be noted that the applicant will be required to obtain all necessary permits and licenses and comply with all Fire, Building and Land Use Code requirements prior to issuance of the City Liquor License.

Additionally, as a condition of doing business in the city, staff recommend that it be noted that the applicant is required to comply with all city ordinances.

ACTION REQUESTED

Consideration of the above request

Attachments:
- Alcoholic Beverage Control Application
- Notice of Public Hearing and Publications
- Reminder Letter to Applicant
- Staff Reports

NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

STATE OF NEW MEXICO
MICHELLE LUJAN GRISHAM, GOVERNOR
Clay Bailey, Superintendent
Phillip Sanchez, Director

January 30, 2026

Certified Mail No.: 7021 2720 0001 2204 6064

City of Santa Fe
Attn: Andrea Salazar
City Clerk and Director of Community
PO Box 909
Santa Fe, NM 87504-0909

RECEIVED - CITY CLERK
'26 FEB 2

Lic. No. /Appl. No.:	**BLA-0000015021**
Name of Applicant:	EVO Entertainment Santa Fe, LLC
Doing Business As:	EVO Entertainment Santa Fe
Proposed Location:	3474 Zafarano Drive, Santa Fe, New Mexico 87507

The Director of the Alcoholic Beverage Control Division (ABC) has reviewed the referenced Application and granted **Preliminary Approval.** It is being forwarded to you for Local Option District approval or disapproval of the Liquor License Application.

Notice of the Public Hearing required by the Liquor Control Act **shall be given by the governing body by publishing a notice** of the date, time, and place of the hearing **twice during the 30 days prior to the hearing** in a newspaper of general circulation within the territorial limits of the governing body. **The first notice must be published at least thirty (30) days before the hearing. Both publications must occur before a hearing can be conducted.** The notice shall include:

(A) Name and address of the Applicant/Licensee;
(B) The action proposed to be taken;
(C) The location of the licensed premises.

In addition, if the Local Option District has a website, **the Notice shall also be published on the website.**

While the law states that "within forty-five **(45)** days after receipt of a Notice from the Alcoholic Beverage Control, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer", we recognize the potential for conflict between the requirement for publication of 30 day notice and the 45 day hearing requirement.

With that in mind, when a local governing body receives a liquor license application from ABC, that governing body has a couple of options:

1) Hold a hearing on the license application within the statutory time frame of forty-five (45) days, as required by the Liquor Control Act, and comply with all other statutory and regulatory procedures and notify ABC of your decision within thirty (30) days of the hearing;

2) Request from ABC an extension of time, past the forty-five (45) days, designating how much additional time will be needed to conduct the hearing in compliance with all statutory and regulatory procedures. After the extension is granted and the hearing is held, notify ABC of your decision within thirty (30) days of the hearing;
ABC has no preference in the option you choose.

The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. **A record shall be made** of the hearing.

THE APPLICANT IS SEEKING RESTAURANT A – BEER AND WINE LIQUOR LICENSE WITH ON PREMISES CONSUMPTION ONLY

Within thirty (30) days after the Public Hearing, the governing body shall notify ABC of their decision to approve or disapprove the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notices of publication. **If the Governing Body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director may issue the license.**

If the Governing Body disapproves the issuance or transfer of the license, it shall notify ABC within thirty (30) days setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to ABC with the Notice of Disapproval (*Page 1 of the Application, noting disapproval*).

Respectfully,

Charmaine Martinez
Admin Law Judge | Hearing Officer
NM Regulation & Licensing Department
Alcoholic Beverage Control Division
Phone: (505) 476-4804 Fax: (505) 476-4595
Email: Charmaine.Martinez2@rld.nm.gov

Enclosures:
1. Page 1 (Business Information Page) (*must be signed and returned w/notices of publication*)
2. Page 2 (Premises Information Page)
3. Copy of the Zoning Statement
4. Copy of Floor Plan

Alcoholic Beverage Control Division

Restaurant A Intake Application

Application Number: BLA-0000015021

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Business Information

Business Information

Business Name: EVO ENTERTAINMENT SANTA FE LLC
Type of Business: Alcohol
Business Structure: Limited Liability Company
FEIN: XX-XXX0475
State Tax ID Number: XX-XXXXX
Business Email: mroberts@elevategroup.com
Business Phone: 5127572009

Contact Person Information

Contact Person Name: Lisa Y.W. Cosper
Contact Person Phone: 5058833415
Contact Person Email: lyc@sutinfirm.com

Business Mailing Address

Mailing Street: PO Box 150009
Mailing City: Austin
Mailing State: TX
Mailing Zip Code: 78715
Mailing Country: US

Local Option District Use Only: Local Governing Body of _____ City, County,Village

Public Hearing held on _____ 20_____ Please check one: ☐ Approved ☐ Disapproved

Signature of City/County Official: _____ Title: _____

Alcoholic Beverage Control Division Use Only: ☐ Approved ☐ Disapproved _____

Signed by Director: _____ Date: _____

Alcoholic Beverage Control Division

Restaurant A Intake Application

Application Number: BLA-0000015021

Premises Information

Premises DBA

Premises Doing Business As (DBA):EVO Entertainment Santa Fe

Proposed Premises Physical Address

Physical Street: 3474 Zafarano Dr.
Physical City: Santa Fe
Physical Zip Code: 87507
Physical State: New Mexico
Physical County: Santa Fe
Local Option District: Santa Fe County
"Local Option District" means a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality that falls within a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality of over five thousand population that has independently voted to approve the sale, serving or public consumption of alcoholic beverages under the terms of the Liquor Control Act or any former act.

Ownership

The land and building which is proposed to be the licensed premises is: Leased by Applicant
The following information is required to ensure the issuance of a license to this location will not result in the violation of a county or municipal ordinance.
Specify Owner(s) of the land and building: San Isidro Plaza, LLC
Specify Date and Terms of Lease/Operating Agreement: 15-year lease term with 3 renewal options of 5 years each, beginning on May 9, 2025.

Zoning

Is the proposed premises location zoned? Yes
You will be required to upload "Copy of Zoning Statement" issued by the local municipality or county. If not applicable, you will be required to upload "Copy of Zoning Statement" or Letter from local government to indicate that there is no zoning for the proposed location.
Specify the zone for proposed premises location (example C-1).: C-2 PUD

Distance from nearest School

Name of School: Ramirez Thomas Elementary School
School Street: 3200 Calle Po Ae Pi
School City: Santa Fe
School State: New Mexico
School Zip Code: 87507
School Country: United States
School Distance (in feet): More than 1000
Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the school.

Distance from nearest Church

Name of Church: Freedom Church
Church Street: 3732 Cerrillos Rd.
Church City: Santa Fe
Church State: New Mexico
Church Zip Code: 87507
Church Country: United States
Church Distance (in feet): More than 1000
Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the church.

Alcoholic Beverage Control Division

Restaurant A Intake Application

Application Number: BLA-0000015021

NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

Premises Information 2

Please specify the appropriate option for the premises that you have specified in the application?

☑ A license has never been issued to the location of the proposed premises.
☐ A license was once issued to the location of the proposed premises but is no longer being operated at the location.
☐ Alcohol operations are currently being performed at the proposed premises by the applicant business.
☐ Alcohol operations are currently being performed at the proposed premises by a business other than the applicant business.

Questions

Has the applicant business ever had a liquor license denied, suspended, revoked, surrendered, or had any other form of discipline or disciplinary action by a licensing agency in another state or jurisdiction?	No
Has the structure and/or ownership disclosure for the applicant business changed since last reported to the department?	No
Does the applicant business own any (direct/indirect) interest in a liquor license?	No



Alcoholic Beverage Control Division

Restaurant A Intake Application

Application Number: BLA-0000015021



Payment

Fee Name	Fee Amount
Application Fee	200.00
Resident Agent Fee	50.00
Total Fee Amount:	**250.00**

Attestation/Oath

Under penalty of perjury, I hereby depose and state that I am the person identified in this application and the information given by me is true and complete to the best of my knowledge and belief. I understand that any information contained in this application may be investigated and any false or dishonest answer to any question in this application may be grounds for denial or revocation of my license.

Attestation Signature: Lisa Y.W. Cosper

Date: 10/30/2025

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

October 24, 2025

Lisa Y. W. Cosper
Lawyer
Sutin Thayer Browne
P.O. Box 1945
Albuquerque, NM 87103

RE: Zoning Verification for 3474 Zafarano Dr, Santa Fe, NM

Dear Ms. Cosper,

This letter provides zoning verification on the above referenced property. According to the Official Zoning Map, this property is zoned C-2PUD General Commercial District, in a Planned Unit Development District, and is not located in any overlay districts .

14-4.3 (B) C-2 COMMERCIAL DISTRICT

The C-2 general commercial district includes areas along streets carrying large volumes of traffic where commercial uses are appropriate. Regulations are designed to guide future additions or changes so as to discourage extension of existing and formation of future strip commercial development, to preserve the carrying capacity of the streets and to provide for off-street parking and loading.

14-5.7 - PUD PLANNED UNIT DEVELOPMENT DISTRICT

(A) Purpose and Intent

(1) This section is intended to allow the creation of planned districts, each conceived as a unit of cohesive development and integrated uses in either a single development operation or a planned series of development operations that may take place over a period of several years. It is also intended to allow and encourage innovative site planning and design to ensure that each planned unit development compatibly integrates with development on adjoining properties and creates an attractive, healthful, sustainable and stable environment for living and working that is superior to the development attainable under existing zoning regulations.

(2) It is further intended that PUD regulations in this section and throughout Chapter 14 accomplish the purposes of land use regulation to the same degree that existing zoning regulations do in cases where planning and development are not on a unified basis.

Entertainment centers with movie theaters, arcades, bars, and full-service restaurants which may or may not have patio services, with incidental alcohol service for on-site consumption are permitted uses in the C-2 General Commercial District.

For additional information, please reference City of Santa Fe Chapter 14 SFCC regarding these districts (Chapter 14-4 – Zoning Districts/14-6 Permitted Uses) https://library.municode.com/nm/santa_fe/codes. All uses are subject to compliance with applicable development standards such as parking, lot coverage, etc.

Note: The information provided in this letter is solely derived from the Official Zoning Map and the minimum requirements set forth in Chapter 14, SFCC 1987. This letter intends to provide advice regarding zoning regulations. It is not the intent to state that the subject property complies with zoning requirements. Occupancy is determined based on zoning compliance at the time of building permit or certificate of occupancy, whichever applies. Additionally, it is not the intent to interfere with or to abrogate or annul any official document including conditions or safeguards made a part of the subject property at the time of any public hearings. Applicants are advised to pursue an independent search of official documents.

If you have any further questions, please contact me at sjperea@santafenm.gov

Stephanie Perea

Stephanie Perea
Land Use Planner
City of Santa Fe, New Mexico

Cerrillos Rd.
Airport Rd.
FIRST FLOOR
DIMENSION PLAN
Auditorium 1
Auditorium 2
Auditorium 3
Party Room
Liquor Storage
380 sf
Kitchen 1,300 sf
Dinning
270 sf
Main Lobby
Total Square Footage 58,377

CITY OF SANTA FE

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Santa Fe Liquor Hearing Officer will hold a public hearing at 4:00 p.m. on Wednesday, February 18, 2026.

The purpose of this hearing is to discuss a request from EVO Entertainment Santa Fe, LLC for a Restaurant A (Beer and Wine) license with on premises consumption only, to be located at EVO Entertainment, 3474 Zafarano Drive.

Virtual meeting information will be posted on the City of Santa Fe's Weekly Meeting List at least seventy-two (72) hours before the meeting at https://santafenm.portal.civicclerk.com/.

Geralyn F. Cardenas
Interim City Clerk

Received by The Santa Fe New Mexican
Date: _____

To Be Published: 02/09/2026
AND
02/16/2026

By _____
The Santa Fe New Mexican (Signature)

SANTA FE NEW MEXICAN

150 Washington Ave., Ste 105
Mail Payments To:
PO Box 2048
Santa Fe, NM 87504
Phone: 505-983-3303
FAX: 505-984-1785

Ad Proof/ Order Confirmation/ Receipt Invoice

SUTIN THAYER AND BROWNE Lawyers
PO POX 1945
ALBUQUERQUE NM, 87103

505-883-2500

Tagline:	LEGAL #94864		
Account Number:	S2740		
Ad ID:	112694		
		Sales Rep:	Alejandra Molina
Ordered By:	Tammy L. Smith	**Order Taken By:**	Alejandra Molina
Ad Cost:	$89.30		
Tax Amount:	$7.32	**Payment**	$0.00
Total Amount:	$96.62	**Tagline:**	LEGAL #94864
Amount Due:	$96.62		
PO Number:	29060-001		
Payment:	$0.00		
Major Class:	LEGALS	**Product:**	
Classification:	Legals	**Placement:**	
		Ad Size:	1.22" x 4.380"
Ad Type	Legal (wrapper)	**Modular Size:**	
# of Words	111	**Color:**	

Run Dates:

02/09/26, 02/16/26

LEGAL #94864

CITY OF SANTA FE

NOTICE OF PUBLIC HEARING

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Virtual meeting information will be posted on the City of Santa Fe's Weekly Meeting List at least seventy-two (72) hours before the meeting at https://santafenm.portal.civicclerk.com/.

/s/ Geralyn F. Cardenas
Interim City Clerk

PUB: Feb. 9, 16, 2026

VIA EMAIL: lyc@sutinfirm.com
mroberts@elevategroup.com

02/09/2026

Evo Entertainment Santa Fe, LLC
3474 Zafarano Dr.
Santa Fe, New Mexico 87507

RE: Request from Evo Entertainment Santa Fe, LLC, for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only, to be Located at 3474 Zafarano Dr., Santa Fe, NM 87507.

Good day,

The public hearing before the City of Santa Fe's Liquor Hearing Officer for the above referenced request has been scheduled for Wednesday, February 18, 2026, at 4:00 p.m. This will be a virtual hearing via Zoom. You will be provided with the meeting invite on the morning of the hearing.

The City of Santa Fe's Governing Body will consider the Liquor Hearing Officer's recommendation at their February 25, 2026, meeting.

Attached is a copy of the Notice of Public Hearing.

Should you have any questions, or require anything further from our office, please do not hesitate to call me at 505-955-6521.

Sincerely,

Geralyn F. Cardenas
Interim City Clerk

ema

City Council

Alma G. Castro, District 1
Patricia Feghali, District 1
Elizabeth "Liz" Barrett, District 2
Paul C. Bustamante, District 2
Lee Garcia, Mayor Pro Tem, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

Applicant: Evo Entertainment Santa Fe, LLC (M. Roberts 512-757-2009 **Proposed Location:** 3474 Zafarano Dr.

(FOR CITY USE ONLY)

Based on the information provided and review of City Reports, staff has found the following in accordance with Ordinance (4-4.3):

Geographic Information System Mapping (GIS) Department

☐ Yes, this business is located within three hundred (300) feet of a church and/or school. *A waiver of the 300 foot location restriction will be requested.*

☑ No, this business is not located within three hundred (300) feet of a church and/or school.

(Please see attached map indicating whether the proposed licensed premise is within three hundred (300) feet of a church and/or school.)

Business Licensing Department

☐ Yes, the requesting business has a business license issued by the City of Santa Fe. License #_____.

☑ No, the requesting business does not have a business license issued by the City of Santa Fe.

Code Enforcement Department

☑ Yes, the applicant is in compliance with all Land Use Codes.

☐ No, the applicant is not in compliance with Land Use Code(s).

*Note: N/A

*(Please also provide a Code Enforcement Report related to Litter and Noise of the requesting business location.)

Verification Completed By: Jason D. Sena

Title: Enforcement Manager

Date: Feb 10, 2026

Traffic Engineering Department

☐ Yes, it appears that the approval of this request will create unacceptable traffic impacts.

*Note: N/A

☑ No, it does not appear that this request will create any unacceptable traffic impacts.

Verification Completed By: Marcos Zguibel

Title: Interim Complete Streets Division Director

Date: Feb 10, 2026

City of Santa Fe Fire Department

☑ Yes, the applicant is in compliance with all Fire Codes.

☐ No, the applicant is not in compliance with Fire Code(s).

*Note: Fire Marshal confirmed occupancy was compliant with fire code prior to occupancy. DFM2 Tapia confirmed today.

Fire Marshal confirmed occupancy was compliant with fire code prior to occupancy. DFM2 Tapia confirmed today.

Verification Completed By: GERONIMO GRIEGO (Feb 9, 2026 12:52:51 MST)

Title: Fire Marshal

Date: Feb 9, 2026

DATE: February 5, 2026

TO: Maggie Moore
Maggie R. Moore, Assistant Planning & Land Use Department Director

VIA: Jason D. Sena

FROM: Jason D. Sena, Enforcement Manager

ITEM & ISSUE : Litter and noise impact assessment,due to a request from EVO Entertainment, LLC, for the following:

a) The purpose of this hearing is to discuss a request from EVO Entertainment Santa Fe, LLC for a Restaurant A (Beer and Wine) license with on premises consumption only, to be located at EVO Entertainment, 3474 Zafarano Drive.

BACKGROUND AND SUMMARY
It is not anticipated that there will be a substantial change in litter and noise because of this request.

Signature: Maggie Moore
Maggie Moore (Feb 10, 2026 09:01:32 MST)

Email: mrmoore@santafenm.gov

CITY OF SANTA FE
LIQUOR LICENSE HEARING OFFICER

Recommended
Findings of Fact and Conclusions of Law

Lic. No./Appl. No.: BLA-00000015021
Name of Applicant: Evo Entertainment Santa Fe, LLC
Doing Business As: Evo Entertainment
Proposed Location: 3474 Zafarano Drive., Santa Fe, NM 87507

THIS MATTER came before the Liquor License Hearing Officer for public hearing on **February 18, 2026** at 4:00 PM by video hearing, on the application of **Evo Entertainment Santa Fe, LLC** (Applicant) for:

1. Request from EVO Entertainment Santa Fe, LLC for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only to be located at EVO Entertainment Santa Fe, 3474 Zafarano Drive, Santa Fe, New Mexico.

The Hearing Officer recommends that the Governing Body adopt the following findings of fact and conclusions of law.

After reviewing the record, conducting a public hearing and having provided an opportunity to be heard from city staff, the Applicant and any interested persons, the Hearing Officer hereby proposes that the Governing Body find as follows:

FINDINGS OF FACT

1. Staff submitted a packet containing the following, which was reviewed by the Hearing Officer and relied on in making these findings:

    a. February 11, 2026 memo from Emily Aragon, Constituent Services Specialist.
    b. January 30, 2026 letter from New Mexico Regulation and Licensing Department, Alcohol and Gaming Division (NMRLD/AGD) Hearing Officer Charmaine Martinez to the City of Santa Fe granting preliminary approval and forwarding the application to the City for local option district approval or disapproval.
    c. (NMRLD/AGD) Restaurant A Intake Application.
    d. October 24, 2025 letter from Stephanie Perea, Land Use Planner, City of Santa Fe, to Applicant stating the property is zoned C-2PUD General Commercial District, in a Planned Unit Development District, and is not located in any overlay district.
    e. Premises map.
    f. Notices of Public Hearing (*Santa Fe New Mexican*, City of Santa Fe website)

g. Checklist per Ordinance 4-4-3.
h. February 5, 2026 letter from Jason D. Sena, Enforcement Division Manager, stating it is not anticipated that there will be a substantial change in litter and noise because of this request.

2. City Clerk staff member Xavier Vigil presented the application.
3. Applicant was represented by Lisa Cosper.
4. No members of the public appeared to testify.
5. Notice of the Application, including the date, time and place of the hearing, the name and address of the licensee, the action proposed to be taken by the department, the location of the licensee's premises and such other information as may be required by the department was published in the *Santa Fe New Mexican*, which is a newspaper of general circulation within the territorial limits of the governing body, on February 9 and February 16, 2026 and on the City's website.
6. The Application is for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only to be located at EVO Entertainment Santa Fe, 3474 Zafarano Drive, Santa Fe, New Mexico. This location is not within 300 feet of a church or school.
7. There is no record of violations.
8. Traffic is not expected to significantly increase, and the Public Works Director has found that it does not appear that approval will create unacceptable traffic impacts.
9. The proposed location is not expected to cause a substantial change in litter or noise.
10. The proposed location is not within an area where sale of alcoholic beverages is prohibited by the laws of New Mexico.
11. The applicant is in compliance with all Land Use Codes, and issuance or transfer will not be in violation of a zoning or other ordinance of the governing body, once applicant complies with conditions of approval.
12. Issuance or transfer will not be detrimental to the public health, safety or morals of the residents of the local option district.
13. The hearing was recorded and a copy of the recording is made a part of the record.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Hearing Officer CONCLUDES:

1. Notice of the Application was properly given by publication, mail and posting on the website pursuant to Section 60-6B-4(D).
2. The governing body may disapprove a transfer or issuance only if individuals opposing the transfer or issuance provide positive evidence showing that the transfer or issuance would be detrimental to the health, safety or morals of the community. This evidence must be based on authentic, relevant facts related to s specific prospective licensee and specific location. *The Southland Corporation v. Manzagol*, 1994-NMSC-099, 118 N.M. 423

3. The Applicant does not have the burden to prove that the transfer would not be detrimental to the health, safety or morals of the residents of the local option district. *Dick v. City of Portales*, 1994-NMSC-092, 118 N.M. 541.
4. The Application meets the requirements of §60-6B-4(F)(2).

CONDITIONS OF APPROVAL

1. Applicant is required to obtain all necessary permits and licenses.
2. Applicant is required to comply with all fire, building, and land use codes.
3. Applicant is required to comply with all City of Santa Fe ordinances.

WHEREFORE, the Liquor License Hearing Officer recommends to the Governing Body that the Application be **APPROVED**.

/s/ Renee Barela-Gutierrez Date: 02/18/2026
Renee Barela-Gutierrez

CITY OF SANTA FE

Date: January 13, 2026

To: Governing Body

Via: Heather Lamboy, AICP Planning Department Director
Sam Burnett, Acting Public Works Department Director JOHN BURNETT (Jan 24, 2026 07:44:05 MST)
Marcos Esquibel, Acting Complete Streets Division Director Marcos Esquibel
Sean Moody, CIAC Staff Liaison and Public Works Capital Projects Manager

From: Romella Glorioso-Moss, PhD, CPM, Complete Streets Capital Projects Manager RGM

ACTION:
Request for Approval of a Budget Adjustment Resolution (BAR) to Allocate Road Impact Fees in the Total Amount of $600,000 to FY2026 Revenue and Expenses for the Construction of Agua Fria-Cottonwood Roundabout Project (Romella Glorioso-Moss, rsglorioso-moss@santafenm.gov).

BACKGROUND AND SUMMARY:
The Agua Fria–Cottonwood Roundabout Project is supported by $3,058,628 in construction funding from the Federal Highway Administration (FHWA). This funding does not include construction management services and material testing, which are estimated to cost an additional $600,000. Pursuant to Section 3.d of the federal funding agreement, the City is responsible for all project costs that exceed the awarded federal funds. In addition, Section 3.e requires the City to reimburse FHWA for all federal funds if the project is cancelled, including $162,000 already expended on project design as well as any construction funds spent to date.

To meet these contractual obligations and ensure successful project delivery, staff is requesting $600,000 in supplemental construction funding from road impact fees. The Agua Fria–Cottonwood Roundabout Project is included in the City's Impact Fee Capital Improvement Plan and is eligible for impact fee funding of up to $2,000,000, making this request both appropriate and fiscally responsible.

Beyond the financial considerations, construction of the roundabout is critical to improving public safety and multimodal accessibility at one of the City's most hazardous intersections. A 2012 crash analysis conducted by Worcester Polytechnic Institute evaluated intersections throughout the City and identified the intersection of Agua Fria Street and Cottonwood Drive as the most dangerous at the time, with a crash rate of 4.75 MEV/EDPO.

This crash rate is a standardized safety metric used by transportation agencies to account for both traffic volume and crash severity. A rate of 4.75 means that for every one million vehicles entering the Agua Fria–Cottonwood intersection, the equivalent of nearly five property-damage-only crashes occurred after accounting for severity. This is a very high crash rate compared to similar intersections and indicates a history of frequent and severe crashes.

Due to this documented safety concern, the project qualified for design and construction funding through the Highway Safety Improvement Program. Approving the requested supplemental funding will allow the

City to fulfill its federal funding obligations, avoid the risk of repaying federal funds, and deliver a proven safety improvement at a historically high-crash location.

The funding source: Road Impact Fees
Munis Org Name/Number: CIP ORG 3309980
Munis Expenditure Object Name/Number: WIP Construction/572970
Project Ledger Number: ST2433002-Construction-Fees

ATTACHMENTS:
BAR
S100370 Cooperative Project Agreement

Log # *{Finance use only}*:	
Journal # *{Finance use only}*:	

City of Santa Fe, New Mexico
BUDGET AMENDMENT RESOLUTION (BAR)

DEPARTMENT / DIVISION NAME	DATE
Public Works / Streets Roadways	1/14/2026

ITEM DESCRIPTION	ORG	OBJECT	PROJECT	INCREASE	DECREASE
EXPENDITURES				*{enter as positive #}*	*{enter as negative #}*
WIP Construction - Agua Fria/Cottonwood	3309980	572970	ST2433002-CONSTRUC-Fees	600,000	
Capital Transfer Out to 330 Roadways/Trails CIP	2320471	760330		600,000	
REVENUES				*{enter as negative #}*	*{enter as positive #}*
Capital Transfer in from 232 Impact Fees	3309980	660232		(600,000)	
				$ 600,000	$ -

JUSTIFICATION: *(use additional page if needed)*
--Attach supporting documentation/memo

Additional funding neeed for Construction Management and Engineering oversight for the Agua Fria/Cottonwood Intersection improvements project from Impact Fees, approved per Resolution 2020-50 Table 80.

{Complete section below if BAR results in a net change to ANY Fund}

Fund(s) Affected	Fund Balance Increase/(Decrease)
232	(600,000)
TOTAL:	**(600,000)**

Lucrecia Diaz — 1/14/2026
Prepared By *{print name}* — Date

Division Director Signature *{optional}* — Date

JOHN BURNETT (Jan 24, 2026 07:44:05 MST)
Department Director Signature — Date

{Use this form for Finance Committee/ City Council agenda items ONLY}

CITY COUNCIL APPROVAL

City Council Approval Date

Agenda Item #:

Andy Hopkins
Budget Officer — Date

Finance Director *{≤ $5,000}* — Date

City Manager *{≤ $60,000}* — Date

City of Santa Fe

Memorandum

To: Governing Body

From: Sam Burnett, Interim Public Works Department Director SB

Via: Carol Swenson, Public Works Business Operations Manager CS

Marcos Esquibel, Acting Complete Streets Division Director ME

Date: January 27, 2026

Re: Corte de Princesa Emergency Funding

ACTION:
Request for Approval of a Budget Amendment Resolution (BAR) in the Total Amount of $360,000 to Allocate ½% GRT to Complete Streets FY26 WIP Construction for Repairs to Corte de Princesa. (Marcos Esquibel, Acting Complete Streets Division Director: mpesquibel@santafenm.gov)

BACKGROUND AND SUMMARY:
On the night of July 31, 2025, the City of Santa Fe experienced an extreme weather event involving rainfall levels not seen since 2018.The resulting arroyo flooding caused a catastrophic failure of the sidewalk and retaining wall at the intersection of Corte de Princesa and Camino Consuelo. Immediate emergency repairs were initiated to secure the site and stabilize the arroyo and road. An Emergency Proclamation was issued on August 8, 2025.

Due to the extent of damage, an engineering firm stabilized the site and designed repairs for the City of Santa Fe. Design is now complete and construction is ready to begin. Additionally, larger, more permanent improvements to the area are being planned pending FEMA approval.

ATTACHMENTS:
BAR

Log # *{Finance use only}*:	
Journal # *{Finance use only}*:	

City of Santa Fe, New Mexico
BUDGET AMENDMENT RESOLUTION (BAR)

DEPARTMENT / DIVISION NAME	DATE
Public Works Department / Streets Division	1/27/2026

ITEM DESCRIPTION	ORG	OBJECT	PROJECT	INCREASE	DECREASE
EXPENDITURES				*{enter as positive #}*	*{enter as negative #}*
WIP Construction - Corte de Princesa Storm Damage	3650414	572970		360,000	
REVENUES				*{enter as negative #}*	*{enter as positive #}*
				$ 360,000	$ -

JUSTIFICATION: *(use additional page if needed)*
--Attach supporting documentation/memo

To allocate emergency funding from ½% Capital GRT Fund to Roadways & Drainage to make repairs to Corte de Princesa following damage from storm on 7/31/25. Design was underway at the time of the storm and is now at 100%. Design revealed an estimate of $360,000 to complete construction and construction oversight.

{Complete section below if BAR results in a net change to ANY Fund}

Fund(s) Affected	Fund Balance Increase/(Decrease)
365	(360,000)
TOTAL:	**(360,000)**

{Use this form for Finance Committee/ City Council agenda items ONLY}

CITY COUNCIL APPROVAL

City Council Approval Date

Agenda Item #:

Carol Swenson	1/27/2026	Andy Hopkins	01/30/2026
Prepared By *{print name}*	Date	Budget Officer	Date
Marcos Esquibel	01/28/2026		
Division Director	Date	Finance Director *{≤ $5,000}*	Date
JOHN BURNETT (Jan 30, 2026 10:39:32 MST)	01/30/2026		
Department Director Signature	Date	City Manager *{≤ $60,000}*	Date

FY26 GB Packet Corte de Princesa Emergency Funding

Final Audit Report 2026-01-30

Created:	2026-01-28
By:	YVONNE SWENSON (ycswenson@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAvvBF9gFdmCt24h9BTIoPSTsbo3CMUGZv

"FY26 GB Packet Corte de Princesa Emergency Funding" History

Document created by YVONNE SWENSON (ycswenson@santafenm.gov)
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Signature Date: 2026-01-28 - 4:23:58 PM GMT - Time Source: server- IP address: 63.232.20.2

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2026-01-29 - 8:30:07 PM GMT- IP address: 63.232.20.2

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2026-01-30 - 5:39:07 PM GMT- IP address: 63.232.20.2

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Signature Date: 2026-01-30 - 5:39:32 PM GMT - Time Source: server- IP address: 63.232.20.2

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Document emailed to ajhopkins@santafenm.gov ajhopkins@santafenm.gov (ajhopkins@santafenm.gov) for signature

2026-01-30 - 5:40:37 PM GMT

Email viewed by ajhopkins@santafenm.gov ajhopkins@santafenm.gov (ajhopkins@santafenm.gov)

2026-01-30 - 7:03:10 PM GMT- IP address: 104.47.64.254

Document e-signed by ajhopkins@santafenm.gov ajhopkins@santafenm.gov (ajhopkins@santafenm.gov)

Signature Date: 2026-01-30 - 7:06:49 PM GMT - Time Source: server- IP address: 63.232.20.2

Agreement completed.

2026-01-30 - 7:06:49 PM GMT

Log # *{Finance use only}*:	
Journal # *{Finance use only}*:	

City of Santa Fe, New Mexico
BUDGET AMENDMENT RESOLUTION (BAR)

DEPARTMENT / DIVISION NAME	DATE
Community Development / Economic Development	2/4/2026

ITEM DESCRIPTION	ORG	OBJECT	PROJECT	INCREASE	DECREASE
EXPENDITURES				*{enter as positive #}*	*{enter as negative #}*
Professional Contracts	2122800	510300		210,567	
REVENUES				*{enter as negative #}*	*{enter as positive #}*
				$ 210,567	$ -

JUSTIFICATION: *(use additional page if needed)*
--Attach supporting documentation/memo

This BAR request is to re-appropriate unused balance in the amount of $210,567 from the FY25 budget to the FY26 Budget.

{Complete section below if BAR results in a net change to ANY Fund}

Fund(s) Affected	Fund Balance Increase/(Decrease)
212	(210,567)
TOTAL:	**(210,567)**

Loretta S. Olguin — 2/9/2026
Prepared By *{print name}* — Date

Johanna Nelson (Feb 9, 2026 14:02:44 MST) Feb 9, 2026
Division Director Signature *{optional}* — Date

ANDREA PHILLIPS (Feb 10, 2026 10:13:04 MST) Feb 10, 2026
Department Director Signature — Date

{Use this form for Finance Committee/ City Council agenda items ONLY}

CITY COUNCIL APPROVAL

City Council Approval Date

Agenda Item #:

Andy Hopkins — Feb 10, 2026
Budget Officer — Date

Finance Director *{≤ $5,000}* — Date

City Manager *{≤ $60,000}* — Date

City of Santa Fe, New Mexico
Memorandum

DATE: **February 9, 2026**

TO: **Governing Body**

VIA: **Johanna C. Nelson, Economic Development Director** LSO

FROM: **Loretta S. Olguin, Business Operations Manager**

ACTION REQUESTED:

Request to Approve the FY26 Budget Amendment Resolution (BAR) in the amount of $210,567 (Org/Obj 2122800-510300).

ITEM AND ISSUE:

This BAR requests the re-appropriation/carryforward of $210,567 from FY25 to FY26. These funds are being carried forward to support ongoing commitments and implementation into FY26.

Account

Fund	212	ECON DEV	Acct	212-50-12-2800-000-00-000-510300-	
Org	2122800	EconDevOps	Acct name	Professional Contracts	Account Notes
Object	510300	Prfsl Cntr	Type	Expense	Status: Active
Project			Rollup	ECDOC	EconomicDevelopmentOpsCNT
			Sub-Rollup		

MultiYr Fund

4 Year Comparison | Current Year | History | 4 Year Graph | History Graph

Yr/Per 2026/01	Fiscal Year 2026	Fiscal Year 2025	Fiscal Year 2024	Fiscal Year 2027
Original Budget	346,897.00	356,250.00	.00	.00
Transfers In	1,779,820.00	3,110,668.00	475,000.00	.00
Transfers Out	.00	-842,222.00	-4,000.00	.00
Revised Budget	2,126,717.00	2,624,696.00	471,000.00	.00
Actual (Memo)	314,686.36	634,194.41	269,662.42	.00
Encumbrances	1,091,457.05	.00	.00	.00
Requisitions	.00			.00
Available	720,573.59	1,990,501.59	201,337.58	.00
Percent used	66.12	24.16	57.25	.00

CITY OF SANTA FE
PLANNING & LAND USE

DATE: **February 11, 2026**

TO: **Governing Body**

FROM: **Heather Lamboy, Planning & Land Use Director**
Amanda Encinias, Administrative Manager

RE: **Use of One-Time Funding for OpenGov Software Acquisition and Configuration**

ITEM/ISSUE:
The Planning and Land Use Department is requesting a budget adjustment request in the amount of $80,000 to transfer funding from Planning & Land Use to ITT to compensate for the purchase of the OpenGov software. The $80,000 was granted to the department as one-time funding to support the modernization of the department and implementation of electronic construction permit review.

BACKGROUND AND SUMMARY:

With the fundamental goals of continued professionalization, expansion of capacity and greater responsiveness to the community by the department, we requested funding to help purchase OpenGov software. Other requests for one-time funding included the purchase of Avenue/Neumo Short Term Rental management software, technology purchases, and funding for the creation of a Development Manual. These include the following:

OpenGov Permitting Management Solution

Software supporting planning processes and construction permit reviews is intended primarily to improve our ability to deliver consistently high-quality customer service, manage the high volume of permit reviews, and eliminate avoidable processing delays. This involves creating and implementing solutions, including:

- Timely engagement and initial response to customer and public questions and concerns, and appropriate follow-up
- Clear guidance on materials needed for development applications processed by the Planning & Land Use Department
- Proper routing and channelized communication regarding development applications between customers and other departmental staff
- Decrease in permit review timelines where all plan reviews can be done concurrently
- Decrease in plan production costs that a currently borne by the development community.

To support this need, we request the following Budget Amendment Request (BAR):

1. **Digital Planning and Development Solutions**

BAR from Org 1004501 into 3253950 in the amount of $80,000.00

ACTION REQUESTED: Please review and approve the attached BAR

Cc: Thomas Graham, Assistant Director, Development Branch
Maggie Moore, Assistant Director, Planning Branch

Log # *{Finance use only}*:	
Journal # *{Finance use only}*:	

City of Santa Fe, New Mexico
BUDGET AMENDMENT RESOLUTION (BAR)

DEPARTMENT / DIVISION NAME	DATE
Land Use/Admin	2/5/2026

ITEM DESCRIPTION	ORG	OBJECT	PROJECT	INCREASE	DECREASE
EXPENDITURES				*{enter as positive #}*	*{enter as negative #}*
Software Subscriptions	1004501	570855			(80,000)
ITT ERP Service Contracts	3253950	510310		80,000	
PLU Admin Capital Transfer Out to 325	1004501	760325		80,000	
REVENUES				*{enter as negative #}*	*{enter as positive #}*
Capital Transfer In from 100	3253950	660100		(80,000)	
				$ 80,000	$ 80,000

JUSTIFICATION: *(use additional page if needed)*
–Attach supporting documentation/memo

This BAR is to provide IT the funds applied to the Land Use portion of Open Gov software.

{Complete section below if BAR results in a net change to ANY Fund}

Fund(s) Affected	Fund Balance Increase/(Decrease)
TOTAL:	0

Amanda Encinias — 2/5/2026
Prepared By *{print name}* — Date

Division Director Signature *{optional}* — Date

Feb 10, 2026
Department Director Signature — Date

{Use this form for Finance Committee/ City Council agenda items ONLY}

CITY COUNCIL APPROVAL

City Council Approval Da

Agenda Item #:

Andy Hopkins — Feb 10, 2026
Budget Officer — Date

Finance Director *{≤ $5,000}* — Date

City Manager *{≤ $60,000}* — Date

CITY OF SANTA FE

Date: January 16, 2026

To: Governing Body

From: Tim Farrell, Interim Facilities Division Director Timothy Farrell

Via: Brian Moya, Interim City Manager BRIAN MOYA
Sam Burnett, Interim Public Works Department Director JOHN BURNETT (Jan 19, 2026 07:41:33 MST)

Subject: City of Santa Fe Market Station Condominium Unit - Common Area Adjustment

---

ACTION:
Request for Approval of First Amendment to Amended Condominium Declaration for Market Station to Adjust the Common Area of the City of Santa Fe's Office Condominium at 500 Market Street. (Tim Farrell, Interim Facilities Division Director, tgfarrell@santafenm.gov)

BACKGROUND AND SUMMARY:
The City of Santa Fe owns Office Space Condominium Unit #2 at 500 Market Station. The City's unit comprises 26.44% of the Market Station building, with the remaining 73.56% owned by State Properties of New Mexico ("SPONM").

The City's condominium is currently divided into two separated areas:

- A north unit consisting of 10,318 square feet (sf) of unfinished, vacant space.
- A south unit consisting of 11,156 sf, formerly occupied by Public Works, Parking, and other City departments.

A designated Condominium Common Area is located between the two City units (see attached plan).

The south portion of the City's condominium will soon be re-occupied by the Information Technology & Telecommunications (ITT) Department. Design work for the ITT relocation has been completed by Woven Architecture, a construction bid has been received, and the City is prepared to proceed into the remodel phase.

To properly secure both the south and north City units, and to improve functional use of the full City-owned condominium area, Facilities Management approached the Condominium Manager, SPONM, to request a modification to the Market Station Condominium Declaration (see attached). The proposed modification transfers 583 sf of the existing Common Area located between the two City units into the City's defined condominium space.

This transfer increases the City's total square footage from 21,474 sf to 22,057 sf, and the City's ownership share from 26.44% to 26.97% of the building. The additional area is critical to the project, as it allows for the construction of:

- A secure reception area for ITT, and
- A secured internal corridor providing controlled access to the north unit for a future tenant.

SPONM has agreed to transfer the 583 sf to the City at no cost. Based on the resulting 0.53% increase in the City's ownership share, the City should anticipate an estimated $1,900 annual increase in its proportionate share of Common Area Maintenance (CAM) costs, based on current billing rates.

ATTACHMENTS:
5/01/12 Condominium Survey of Market Station
5/18/12 Market Station Condominium Declaration
6/30/25 First Amended and Restated Condominium Survey of Market Station
First Amendment to Amended Condominium Declaration for Market Station

FUNDING SOURCE:
Not Applicable.

Budget Officer/Designee: Andy Hopkins Date: 01/30/2026
Budget Officer Comment/Exceptions: _____

PROCUREMENT METHOD:
Not Applicable.

Chief Procurement Officer (CPO)/Designee: N/A N/A (Jan 30, 2026 15:58:52 MST) Date: 01/30/2026
CPO Comment/Exceptions: N/A

ASSOCIATED APPROVALS:

IT Components included? ☐ Yes | ☒ No
Approval: _____ Title: _____ Date: _____
Comment/Exceptions: _____

Treasury/Point of Sale Components included? ☐ Yes | ☒ No
Approval: _____ Title: _____ Date: _____
Comment/Exceptions: _____

Vehicles included? ☐ Yes | ☒ No
Approval: _____ Title: _____ Date: _____
Comment/Exceptions: _____

Construction to City Facilities, Furniture, and/or Fixtures, included? ☐ Yes | ☒ No
Approval: _____ Title: _____ Date: _____
Comment/Exceptions: _____

Is this an externally funded purchase? ☐ Yes | ☒ No
If yes, what is the issuing agency: _____
Approval: _____ Title: _____ Date: _____
Comment/Exceptions: _____

Capital Asset or Project? ☒ Yes | ☐ No
Project Ledger Number PWD2532051
Approval: Rebecca Lovato-Sanvarong Title: Accounting Manager Date: 01/30/2026
Comment/Exceptions: _____

(1)

Southwestern Title and Escrow Inc.
File No. 120756 CP

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CONDOMINIUM DECLARATION
FOR
MARKET STATION, A CONDOMINIUM

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

DECLARATION OF CONDO
PAGES: 18

I Hereby Certify That This Instrument Was Filed for Record On The 18TH Day Of May, 2012 at 12:51:46 PM And Was Duly Recorded as Instrument # 1669764 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

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Article 1
Submission of the Property; Defined Terms

1.1 Submission of Property.

Railyard Company, LLC, a New Mexico limited liability company, is lessee of certain real property located within Santa Fe County, New Mexico under a sublease agreement with Santa Fe Railyard Community Corporation, dated October 1, 2007. The land to which this leasehold is applicable and the conditions of superior leases covering the same property are described on Exhibit "A", attached hereto and incorporated herein. Railyard Company, LLC, hereby submits the real property, together with all easements, rights and appurtenances thereto (Property) to the provisions of Chapter 47, Articles 7A, 7B, 7C and 7D, NMSA 1978, known as the New Mexico Condominium Act (Condominium Act or the Act), and creates a Condominium with respect to the Property to be known as Market Station, a Condominium (Condominium).

1.2 Defined Terms.

1.2.1 **Articles of Incorporation or Articles**: the Articles of Incorporation of Market Street Association, Inc.

1.2.2 **Assessment**: the assessments levied on all Units by the Association to fund the Common Expenses, including reserves, for the general benefit of all Units.

1.2.3 **Association**: Market Station Association, Inc., a New Mexico non-profit corporation.

1.2.4 **Bylaws**: the Bylaws of the Association.

1.2.5 **Common Elements**: all portions of the Condominium, other than the Units.

1.2.6 **Common Expense**: expenditures made by or financial liabilities of the Association, together with any allocations to reserves.

1.2.7 **Condominium**: Market Station, a Condominium.

1.2.8 **Condominium Instruments**: the Declaration, Articles of Incorporation and Bylaws, Plat and Plans, Rules and Regulations (if any), as amended. Any exhibit, schedule, or certification accompanying a Condominium Instrument is a part of that Instrument.

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1.2.9 **Costs of Enforcement**: all monetary fees, fines, late charges, interest, expenses, costs, including receiver's and appraiser's fees, and reasonable attorneys' fees and disbursements, including legal assistants' fees, incurred by the Association in connection with the collection of Assessments or in connection with the enforcement of the terms, conditions and obligations of the Condominium Instruments.

1.2.10 **Directors**: the Board of Directors of the Association.

1.2.11 **Mortgagee**: the holder of a first Security Interest in a Unit.

1.2.12 **Limited Common Element**: a portion of the Common Elements allocated by this Declaration, or the Act, for the exclusive use of one or more but fewer than all of the Units in the Condominium.

1.2.13 **Occupant**: a person or persons, other than the Owner, in possession of a Unit, including tenants and guests.

1.2.14 **Owner**: the owner of a Unit as defined herein. In the event a Unit is held in trust or owned by a legal entity, the term shall also include the trustee, an officer or director, manager or member or the owner of a beneficial interest in the entity.

1.2.15 **Plat and Plans**: the plat and plans required by §47-7B-9 of the Condominium Act, attached hereto and incorporated herein as Exhibit "B".

1.2.16 **Property**: the real property more particularly described on Exhibit "A".

1.2.17 **Reserved Common Element**: a portion of the Common Elements designated by the Directors for the exclusive use of one or more but fewer than all the Units, pursuant to § 47-7C-2 NMSA 1978 of the Condominium Act.

1.2.18 **Rules and Regulations**: Regulations of the Association, if any, adopted by the Directors of the Association, pursuant to § 47-7C-2 NMSA 1978 of the Condominium Act.

1.2.19 **Security Interest**: an interest in real estate created by contract or conveyance, which secures payment or performance of an obligation. The term includes a lien created by a mortgage, deed of trust, land sales contract, lease intended as security, assignment of lease or rents intended

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as security, and any other consensual lien or title retention contract intended as security for an obligation.

1.2.20 **SFRCC Lease:** the Amended and Restated Lease Agreement between Santa Fe Railyard Community Corporation, as Lessor, and Railyard Company, LLC, as Tenant, dated October 1, 2007.

1.2.21 **Undefined Terms**: terms not otherwise defined herein or in the Plat and Plans, exhibits, Bylaws, or in any amendment hereto, shall have the meanings specified in § 47-7A-3 of the Condominium Act.

1.2.22 **Unit**: a Unit designated in this Declaration or any amendment thereto.

Article 2
Building on the Property; Unit Boundaries; Maintenance

2.1 The Building.

The location, dimensions and area of the building on the Property are depicted on the Plat and Plans, attached hereto and incorporated herein as Exhibit "B". This project consists of one building which contains four (4) Units.

2.2 Units.

The location of Units and any Limited Common Elements allocated exclusively to each Unit are shown on the Plat and Plans. Attached hereto as Exhibit "C" is a list of all Units, their identifying letter, size (as shown more fully on the Plat and Plans), and the Percentage Interest of each Unit in the Common Elements, as well as liability for Common Expenses and the vote in the Association appurtenant to each Unit, determined on the basis of size. The size of each Unit is the total number of interior square feet, determined by reference to the dimensions shown on the Plat and Plans. The Percentage Interest allocated to each Unit is the ratio of the size of the Unit to the size of all Units in the Condominium, expressed as a percentage. The number of Units created hereby is four (4).

2.3 Unit Boundaries.

Each Unit shall consist of the space bounded by the unfinished walls, ceilings and floors.

2.4 Maintenance Responsibilities of the Unit Owner.

Each Owner shall be responsible for the maintenance and repair of his or her Unit and shall be responsible for the repair and replacement of glass in the windows and doors of

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his or her Unit. All replacement glass shall be subject to the approval of the Association. An Owner shall, at the Owner's expense, maintain and keep in good repair all fixtures, equipment, and utilities installed and included in a Unit, commencing at a point where the fixtures, equipment and utilities enter the Unit. No Owner shall allow any action or work that will impair or modify the Common Elements or impair the proper functioning of the utilities, heating, ventilation, or plumbing systems, without approval of the Association. Each Owner shall keep clean any Limited Common Elements appurtenant to his or her Unit.

2.5 Limited Common Elements.

Certain portions of the Common Elements are initially designated on the Plat and Plans as Limited Common Elements reserved for the exclusive use or primary benefit of the Owners and Occupants of specified Units. All costs associated with the maintenance, repair, replacement, insurance and reserves for such expenses shall be assessed by the Association against the Owners of the Units to which the Limited Common Elements are appurtenant.

2.6 Maintenance Responsibilities of the Association.

All of the Condominium not required in this Declaration to be maintained and kept in good repair by a Unit Owner, including all Common Elements and all Limited Common Elements, shall be maintained by the Association.

Article 3
Assessments

3.1 Common Expenses Attributable to Fewer Than All Units.

Any Common Expense associated with the maintenance, repair or replacement of any Limited Common Element shall be assessed against the Unit or Units to which the Limited Common Element is assigned. If any such Limited Common Element is assigned to more than one Unit, the Common Expenses attributable to the Limited Common Element shall be assessed equally among the Units to which it is assigned.

3.1.1 Any Common Expense for services provided by the Association to an individual Unit at the request of an Owner shall be assessed against the Unit which benefits from such service.

3.1.2 Fees, charges, late charges, fines, collection costs, and interest charged against an Owner pursuant to the Condominium Instruments and the Act are enforceable as Common Expense assessments.

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3.2 Negligent Damage.

In the event that the need for maintenance, repair or replacement of all or any portion of the Common Elements is caused through or by the negligent or willful act or omission of an Owner or Occupant, then the expenses incurred by the Association for such maintenance, repair or replacement shall be a personal obligation of such Owner, and shall be an assessment levied against such Unit, enforceable by the Association in accordance with this Declaration.

3.3 Owner Misconduct.

If a Common Expense is caused by the misconduct of an Owner, the Association may assess that expense exclusively against that Owner's Unit.

3.4 Insurance.

The cost of insurance shall be assessed in proportion to risk.

3.5 Ratification of Budget.

Any proposed budget for the Condominium shall be deemed ratified by all Unit Owners, unless at a meeting to consider ratification of any proposed budget, Owners holding two-thirds (⅔) or more of the votes in the Association vote, in person or by proxy, to reject the proposed budget. The budget may be deemed ratified whether or not a quorum is present at the meeting. In the event the proposed budget is rejected, the budget last ratified by the Unit Owners shall continue in force until such time as the Unit Owners ratify a subsequent budget proposed by the Board.

3.6 Groundlease Payment.

The Association shall include in each annual budget such sums as may be necessary to pay rent under the Sublease between Santa Fe Railyard Community Corporation (Lessor) and Railyard Company, LLC, (Lessee), dated October 1, 2007, excluding any sum due from another sublessee if part of the Sublease has been assigned with the consent of Lessor. The rent described herein shall be assessed against the units as to which there is no partial assignment of the Sublease.

Article 4
Restriction on Units and Common Elements

4.1 Units. All Units created by this Declaration are designated for Commercial, Mixed-Use, multi-tenant and other uses allowed under the Master Plan for Santa Fe Railyard, dated May, 2002, as subsequently amended.

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4.2 Designation of Reserved Common Elements.

The Directors shall have the power in their discretion to designate from time to time certain Common Elements as Reserved Common Elements, to grant reserved rights to any or less than all of the Owners, and to establish a reasonable charge to such Owners for the use and maintenance thereof. Such designation by the Directors shall not be construed as a sale or disposition of the Common Elements.

4.3 Use of Unit and the Common Elements.

No immoral, improper, offensive or unlawful use may be made of the Property and Owners shall comply with and conform to all applicable laws and regulations. A violating Owner shall hold the Association and other Owners harmless from all fines, penalties, costs and prosecutions for the violation thereof or noncompliance therewith.

4.4 Signs on Common Elements.

Subject to the approval of the Association, each Unit shall be permitted to have one exterior sign for displaying the business name and/or Owner information associated with the purpose of the Unit, and each Unit shall be listed on a directory located in the elevator lobby. Owners wishing to post additional signs shall apply, in writing, for permission to do so from the Association. The Association may promulgate Rules and Regulations offering reasonable guidelines governing size, placement and design of proposed signs.

4.5 Occupancy Restrictions.

The following occupancy restrictions apply to all Units and to the Common Elements:

4.5.1 No electrical device creating electrical overloading of standard circuits may be used without permission from the Association. Misuse or abuse of appliances or fixtures within a Unit which affects other Units or the Common Elements is prohibited. Any damage resulting from such misuse shall be the responsibility of the Owner from whose Unit it shall have been caused. Total electrical usage in any Unit shall not exceed the capacity of the circuits as labeled on the circuit breaker boxes serving that Unit.

4.5.2 Each Owner shall keep his or her Unit in a good state of preservation and cleanliness. No storage of trash will be permitted in or outside any Unit in such manner as to permit the spread of fire, odors, seepage, or encouragement of vermin.

4.5.3 All fixtures and equipment shall be used for the purposes for which they were designed.

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4.5.4 No noxious, offensive, dangerous or unsafe activity shall be carried on in any Unit, nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to the other Owners or Occupants. No Owner or Occupant shall make or permit any disturbing noises by himself or herself, his or her family, servants, employees, agents, visitors and licensees, nor do or permit anything to be done by such persons that will interfere with the rights, comforts or convenience of other Owners or Occupants. No Owner or Occupant shall cause noise or play, or suffer to be played, any audio equipment at such high volume or in such other manner that it shall cause unreasonable disturbances to other Owners or Occupants.

4.5.5 Nothing shall be altered, or constructed in, or removed from the Common Elements or Limited Common Elements, except with the prior written consent of the Association.

4.5.6 The Common Elements shall be used only for the uses for which each was designed and is reasonably suited incident to the use and occupancy of the Units.

4.5.7 No Owner shall enter into a lease of his or her Unit without first executing a written lease with the lessee. Such lease shall require the lessee to comply with the terms and provisions of the Condominium Instruments and, further, provide that the failure of the lessee to comply with them constitutes a default under the terms of the lease. Each Unit Owner shall, promptly following the execution of any such lease, forward a conformed copy thereof to the Association. The foregoing provisions of this subsection shall not apply to a Mortgagee in possession of a Unit as a result of foreclosure or any proceeding *in lieu* of foreclosure, during the period of such Mortgagee's possession.

4.5.8 No Unit shall be used for an adult amusement establishment, an adult bookstore, for the sale of drug paraphernalia, for the purpose of providing tattoo or piercing services, for take-away liquor sales, nor for the purpose of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, or device.

4.5.9 No Unit shall be used for any purpose not allowed under the SFRCC Lease or the Master Plan for Santa Fe Railyard, dated May, 2002, as subsequently amended, nor shall any Unit be sued for residential purposes.

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4.6 Satellite Antennae.

Pursuant to the provisions of the Federal Communications Commission (FCC) Over-the-Air Reception Devices Rule, 47 C.F.R. Section 1.4000, any device that is used for the receipt of video programming services, including direct broadcast satellite (DBS), multipoint distribution service (MDS), and local television broadcast signals (TVBS), and any device used to receive or transmit fixed wireless signals (FWS) that are one meter (39.37 inches) or less in diameter may be installed by an Owner, with the prior approval of the Association. A mast, cabling, supports, guide wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of a device shall be considered part of the device. Devices shall be no larger nor installed higher than is absolutely necessary for reception of an acceptable-quality signal. Permission for the installation shall be denied only if the proposed installation would cause material damage to the Common Elements.

4.7 Subdivision of Units.

Pursuant to the terms of § 47-7B-13 of the Condominium Act, upon application by an Owner to subdivide a Unit, the Association shall prepare, execute and record an amendment to the Declaration, including revised Plat and Plans, subdividing that Unit. The amendment to the Declaration must be executed by the Owner of the Unit to be subdivided and an officer of the Association. The amendment shall assign an identifying letter to each Unit created and re-allocate the allocated interests formerly allocated to the subdivided Unit between the new Units in any reasonable manner prescribed by the Owner of the subdivided Unit. An Owner wishing to subdivide his or her Unit shall pay for all costs associated with the drafting of the amendment, the revised Plat and Plans, and the recording fees assessed by the Santa Fe County Clerk.

4.8 Relocation of Unit Boundaries.

A proposed relocation of Unit boundaries between adjoining Units shall be permitted upon application to the Association by the Owners of the affected Units, subject to compliance with the provisions of § 47-7B-12 of the Condominium Act. If the Owners of the adjoining Units have specified a re-allocation between the Units of their allocated interests (Percentage Interests), the application shall state the proposed re-allocation. Unless the Directors determine that the re-allocation is unreasonable, the Association shall prepare an amendment that identifies the Units involved, contains words of conveyance between the Unit Owners, and states the re-allocation. The amendment shall be executed by those Unit Owners and an officer of the Association and, upon recordation, shall be indexed in the name of the grantor and the grantee. The Association shall prepare and record revised Plats or Plans necessary to show the altered boundaries between adjoining Units, as well as their dimensions and identifying letters. Unit Owners wishing to relocate the boundaries between their Unit shall pay for all costs associated with the drafting of the

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amendment, the revised Plat and Plans, and the recording fees assessed by the Santa Fe County Clerk.

Article 5
Access to Units

The Association shall have the right of access to any Unit as provided in § 47-7C-7 of the Condominium Act. In case of emergency, such entry shall be immediate whether the Owner is present at the time or not.

Article 6
Amendment of Declaration; Restrictions

6.1 Restrictions on Amendments.

No material amendment of this Declaration of an adverse nature to Mortgagees may be made by the Association or the Owners without the prior written consent of Mortgagees representing at least fifty-one percent (51%) of the votes of the Units subject to mortgages. An addition or amendment to this Declaration shall not be considered material if it is for the purpose of correcting technical errors, or for clarification only. Any amendment or change to any provision which establishes, governs or regulates any interest of Mortgagees, including any action which terminates the legal status of the Condominium after substantial destruction or condemnation occurs, or for other reasons, or which by act or omission withdraws the submission of the Property to the Condominium Act, except as provided by the Condominium Instruments or the Condominium Act, shall be considered materially adverse.

6.2 Implied Consent of Mortgagees.

A proposed amendment shall be deemed approved by a Mortgagee when the Mortgagee fails to submit a response to any written proposal for an amendment within sixty (60) days after the Mortgagee receives proper notice of the proposal, provided the notice was delivered by certified or registered mail, with a "return receipt" requested.

6.3 Amendment by Unit Owners.

Except as otherwise provided or reserved herein or in the Condominium Act, this Declaration may be amended only by a vote of agreement of Owners of Units to which at least sixty-seven percent (67%) of the votes in the Association are allocated. Execution by the president of the Association of a certificate stating that Owners holding sixty-seven percent (67%) or more votes in the Association have approved the amendment shall be sufficient to show assent by Unit Owners to the amendment.

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6.4 Execution of Amendments.

An amendment to the Declaration required by the Condominium Act to be recorded by the Association which has been adopted in accordance with this Declaration and the Act, must be prepared, executed, recorded and certified on behalf of the Association by an officer of the Association designated for that purpose or, in the absence of designation, by the president of the Association.

Article 7
Protection of Security Interests

7.1 Mortgagee Protection.

Except as specifically provided in the Declaration or in the Act, no provision of the Declaration shall be construed to grant to any Owner or to any other person, any priority over any lien rights of a Mortgagee pursuant to its Security Interest in the case of distributions of insurance proceeds or condemnation awards.

7.2 Subordination.

Notwithstanding any other provision of this Declaration to the contrary, any first Mortgagee who obtains title to a Unit pursuant to the remedies in the mortgage or through foreclosure will not be liable for more than six (6) months of the Unit's unpaid regularly budgeted dues or charges accrued before acquisition of the title to the Unit by the Mortgagee. Such limited subordination shall not apply to the Costs of Enforcement. Such subordination shall apply only to assessments on a Unit which have become due and payable prior to a sale or transfer of such Unit pursuant to a decree of foreclosure, or to any deed or other proceeding in lieu of foreclosure. Any such sale or transfer in foreclosure or *in lieu* of foreclosure shall not relieve the purchaser of the Unit from liability for any assessment thereafter becoming due, nor from the lien of any such subsequent assessment.

7.3 Notice of Actions.

The Association shall give prompt written notice to each Mortgagee of:

7.3.1 Any condemnation loss or any casualty loss which affects a material portion of the Condominium or any Unit in which there is a Security Interest held by such Mortgagee;

7.3.2 Any delinquency in the payment of Common Expense assessments owed by an Owner whose Unit is subject to a first Security Interest held by such Mortgagee, which remains uncured for a period of sixty (60) days;

SFC CLERK RECORDED 05/18/2012

7.3.3 Any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association;

7.3.4 Any proposed action which would require the consent of a specified percentage of Mortgagees as specified in Article 6 hereof.

7.4 Enforcement.

The provisions of this Article are for the benefit of Mortgagees and their successors, and may be enforced by any of them, by any available means, at law or in equity.

Article 8
Reserved Development Rights

Declarant reserves the right, until the twenty-fifth (25th) anniversary of the recordation hereof, to subdivide any unit it owns.

Article 9
Subordination to Leases

The lien for assessments is hereby subordinated to any *bona fide* lease of a Unit to an independent third party. In the event of a foreclosure of the lien against a Unit which is subject to such a lease, the Unit shall be sold at foreclosure subject to the lease and the rights of the tenant thereunder, but (i) no payment of rent by the tenant more than one month in advance will be binding upon any such foreclosure purchaser; (ii) such purchaser shall have no liability to the tenant for damages arising from any breach or default of the Owner occurring prior to the date of the foreclosure sale; and (iii) the tenant must agree, in writing, to attorn to the foreclosure purchaser.

Article 10
Association May Assign Income

The Association shall have all the powers provided for in § 47-7C-2 of the Condominium Act including but not limited to the right to assign its right to future income (including the right to receive Common Expense Assessments) for the purpose of securing repayment of funds borrowed or indebtedness incurred by the Association in the performance of its responsibilities.

SFC CLERK RECORDED 05/18/2012

Article 11
Substantial Completion

It is hereby certified that the structural and mechanical systems of the building containing Units have been substantially completed in accordance with the Plat and Plans.

Article 12
Taxation

Each Unit shall be deemed a separate parcel for tax purposes and shall be separately assessed.

Article 13
Use of New Technology

Due to the ongoing development of new technologies and corresponding changes in business practices, to the extent permitted by law, now or in the future: (1) any notice required to be sent or received; (2) any signature, vote, consent or approval required to be obtained; or (3) any payment required to be made, under the Condominium Instruments may be accomplished using the most advanced technology available at that time if such use is a generally accepted business practice. *The use of technology in implementing the provisions of this Declaration and the Association Bylaws dealing with notices, payments, signatures, votes, consents or approvals is governed by the Bylaws of the Association and the New Mexico Nonprofit Corporation Act (§ 53- 8-1 to § 53-8-99 NMSA 1978).*

In witness whereof, the undersigned Declarant has executed this Declaration on the date last set forth below.

Railyard Company, LLC, a New Mexico limited liability company

By: _____ Date: 5/17/12
Rick Jaramillo, Principal Member

State of New Mexico
County of Santa Fe

The foregoing instrument was acknowledged before me this ___ day of May, 2012, by Steve Duran, Principal Member, on behalf of Railyard Company, LLC, a New Mexico limited liability company.

_____
Notary Public
My Commission Expires: 6-24-15

OFFICIAL SEAL
KURT A. SOMMER
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires _____

SFC CLERK RECORDED 05/18/2012

Exhibit A

Legal Description of Property

This parcel is a part of the land in Santa Fe County, New Mexico, owned by the City of Santa Fe and leased to the Santa Fe Railyard Community Corporation (SFRCC) by "City of Santa Fe Railyard Lease and Management Agreement" dated February 27, 2002.

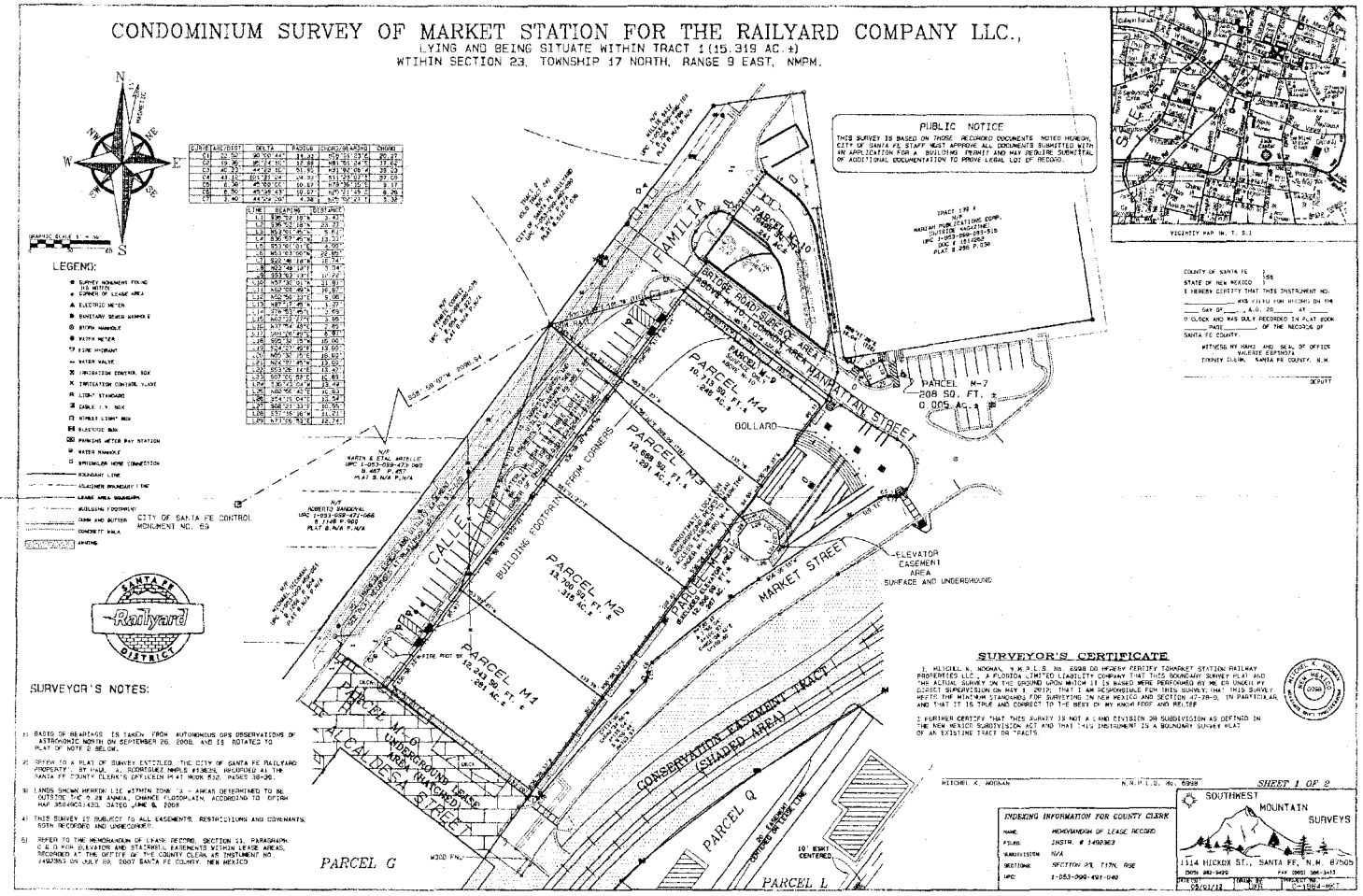
This parcel was sublet by SFRCC to Railyard Company, LLC, by that certain Amended and Restated Lease Agreement, dated October 1, 2007. It includes Parcels M-1 through M-4 and M-7 as shown on the plat "A.L.T.A./A.C.S.M. Survey of Parcels M-1 thru M-10 and Parcel G for the Railyard Company, LLC, Ambit Originator 1, LLC..." filed in the office of the Santa Fe County Clerk on April 28, 2008 in Plat Book 680, pages 42-43, as Instrument No. 1523819

SFC CLERK RECORDED 05/18/2012

Exhibit B

CONDOMINIUM SURVEY OF MARKET STATION FOR THE RAILYARD COMPANY LLC.,

LYING AND BEING SITUATE WITHIN TRACT 1 (15.319 AC. ±)
WITHIN SECTION 23, TOWNSHIP 17 NORTH, RANGE 9 EAST, NMPM.



CURVE	ARC/DIST	DELTA	RADIUS	CHORD/BEARING	CHORD
C1	82.75'	90°00'44"	15.43'	N59°31'33"E	80.49'
C2	19.46'	89°14'10"	12.68'	N81°53'04"E	17.55'
C3	40.33'	44°58'54"	51.85'	N21°52'06"E	39.32'
C4	43.15'	101°31'54"	24.33'	S51°23'07"E	37.59'
C5	8.56'	45°59'05"	10.67'	S79°16'09"E	8.33'
C6	8.80'	45°59'49"	10.67'	N79°17'15"E	8.56'
C7	2.40'	14°29'22"	9.58'	S75°59'27"E	2.39'

LINE	BEARING	DISTANCE
L1	S06°52'18"E	2.43'
L2	S36°53'18"E	23.73'
L3	N53°06'42"E	5.81'
L4	S36°53'18"E	13.71'
L5	S53°06'42"W	4.98'
L6	N53°06'42"E	22.85'
L7	S53°06'18"E	16.74'
L8	N53°46'19"E	5.74'
L9	S53°53'19"W	10.22'
L10	N53°38'01"E	21.81'
L11	N53°38'01"E	76.67'
L12	N36°24'33"W	8.06'
L13	N53°35'27"E	1.27'
L14	S36°24'33"E	7.93'
L15	N53°35'27"E	3.05'
L16	S37°46'49"E	.65'
L17	S36°24'33"E	1.27'
L18	S53°35'27"W	8.81'
L19	S36°24'33"E	15.00'
L20	S53°35'27"W	19.00'
L21	N36°24'33"W	15.00'
L22	N53°35'27"E	13.47'
L23	S07°05'59"E	15.83'
L24	S36°24'33"E	33.42'
L25	N53°55'45"E	10.33'
L26	S53°35'27"W	10.54'
L27	S68°31'33"E	32.55'
L28	S37°15'16"W	51.21'
L29	N77°55'43"W	42.74'

The original of this plat was recorded in Plat Book ____ page ____, records of Santa Fe County, New Mexico, as Instrument #

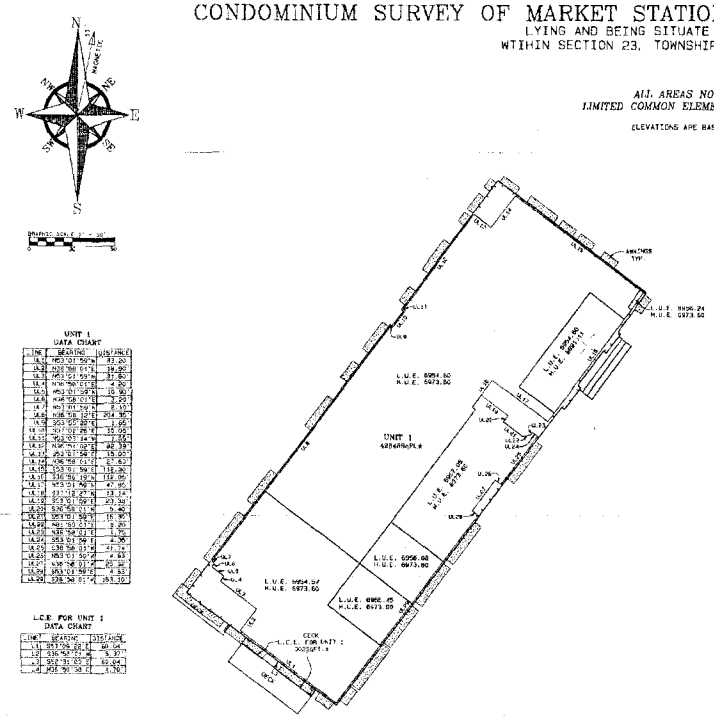
SFC CLERK RECORDED 05/18/2012

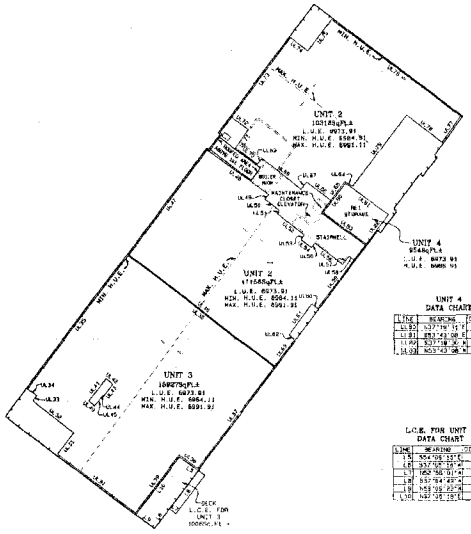
CONDOMINIUM SURVEY OF MARKET STATION FOR THE RAILYARD COMPANY LLC.,

LYING AND BEING SITUATE WITHIN TRACT 1 (15.319 AC.±)
WITHIN SECTION 23, TOWNSHIP 17 NORTH, RANGE 9 EAST, NMPM.

NOTE:
ALL AREAS NOT DESIGNATED AS UNIT OR LIMITED COMMON ELEMENT (L.C.E.), ARE COMMON ELEMENT.

ELEVATIONS ARE BASED ON SANTA FE CONTROL MONUMENT No. 12





UNIT 1
DATA CHART

LINE	BEARING	DISTANCE
UL1	N60°01'50"W	83.00
UL2	N29°58'10"E	19.00
UL3	N60°01'50"W	82.80
UL4	N29°58'10"E	4.20
UL5	N60°01'50"W	10.39
UL6	N29°58'10"E	2.29
UL7	N60°01'50"W	2.15
UL8	N29°58'10"E	204.36
UL9	S60°01'50"E	1.95
UL10	S29°58'10"W	55.06
UL11	S60°01'44"E	1.66
UL12	N29°58'10"E	40.39
UL13	S60°01'50"E	15.00
UL14	N29°58'10"E	51.42
UL15	S60°01'50"E	132.94
UL16	S29°58'10"W	122.05
UL17	N60°01'50"W	47.95
UL18	S31°12'27"W	33.14
UL19	S60°01'50"E	23.54
UL20	S29°58'10"W	15.80
UL21	S60°01'50"E	10.90
UL22	S29°58'10"W	3.00
UL23	N60°01'50"W	1.70
UL24	S60°01'50"E	4.06
UL25	S29°58'10"W	41.74
UL26	N60°01'50"W	4.83
UL27	N29°58'10"E	40.36
UL28	S60°01'50"E	4.83
UL29	S29°58'10"W	263.10

L.C.E. FOR UNIT 1
DATA CHART

LINE	BEARING	DISTANCE
L1	S53°05'55"E	60.64
L2	S36°54'05"W	5.33
L3	S53°05'55"E	63.44
L4	N29°58'10"E	1.30

UNIT 3
DATA CHART

LINE	BEARING	DISTANCE
UL30	N61°01'50"W	57.33
UL31	N28°58'10"E	19.36
UL32	N60°01'50"W	30.14
UL33	N31°27'38"E	4.49
UL34	N60°01'50"W	5.08
UL35	N29°58'10"E	115.42
UL36	S60°01'54"E	127.96
UL37	S30°58'31"W	87.51
UL38	N60°01'50"W	10.71
UL39	S29°58'10"W	80.39
UL40	S60°01'50"E	5.96
UL41	S31°58'31"W	19.62
UL42	N60°01'50"W	5.90
UL43	N29°58'10"E	10.42
UL44	N60°01'50"W	2.50
UL45	N31°46'44"E	9.20

UNIT 4
DATA CHART

LINE	BEARING	DISTANCE
UL52	S37°19'15"E	25.80
UL51	S52°43'08"W	37.00
UL50	S37°19'15"E	25.80
UL49	N52°43'08"E	37.00

UNIT 2
DATA CHART

LINE	BEARING	DISTANCE
UL46	N57°00'54"W	127.98
UL47	N32°59'06"E	31.41
UL48	S57°00'54"E	53.03
UL49	S32°59'06"W	4.26
UL50	S57°00'44"E	12.83
UL51	S32°36'53"W	9.40
UL52	S57°18'09"E	24.10
UL53	S32°36'08"W	4.00
UL54	S57°18'09"E	2.00
UL55	N32°36'08"E	4.00
UL56	S57°54'05"E	24.50
UL57	N32°15'33"E	7.22
UL58	S57°54'05"E	4.50
UL59	S32°14'25"W	42.12
UL60	S57°45'35"E	4.59
UL61	S30°58'31"W	36.38
UL62	S61°01'50"E	4.83
UL63	S30°58'31"W	23.50

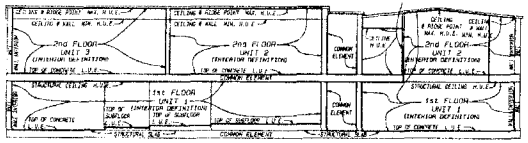
L.C.E. FOR UNIT 3
DATA CHART

LINE	BEARING	DISTANCE
L5	S54°05'55"E	21.79
L6	S32°05'25"W	33.45
L7	N52°56'01"W	5.99
L8	S57°54'05"E	17.37
L9	N59°05'25"W	16.70
L10	N32°05'25"E	50.45

UNIT 2
DATA CHART

LINE	BEARING	DISTANCE
UL64	N63°45'06"W	6.49
UL65	S27°16'51"W	18.62
UL66	N62°48'06"W	21.06
UL67	S27°16'51"W	5.67
UL68	N62°43'51"W	33.06
UL69	S27°16'27"W	5.06
UL70	N62°43'33"W	26.56
UL71	N26°56'48"E	35.05
UL72	N62°43'33"W	14.80
UL73	N26°56'48"E	84.33
UL74	S62°48'19"E	15.08
UL75	N27°10'45"E	22.45
UL76	S63°11'53"E	112.56
UL77	S27°09'36"W	22.22
UL78	N63°10'44"W	30.87
UL79	S27°01'08"W	68.36

TYPICAL UNIT
ALL UNITS INTERIOR DEFINITION



INDEXING INFORMATION FOR COUNTY CLERK

NAME:	MEMORANDUM OF LEASE RECORD
FILED:	INSTR. # 1492383
ANNOTATION:	N/A
SECTIONS:	SECTION 23 T17N, R9E
UPC:	1-053-059-491-040

SHEET 2 OF 2

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87505
(505) 982-9486 FAX (505) 986-5419

DATE	PROJECT No.
05/01/12	C-1914-MKT

Exhibit B

The original of this plat was recorded in Plat Book ____ page ____ records of Santa Fe County, New Mexico.

SFC CLERK RECORDED 05/18/2012

Exhibit C

Unit Percentage Interests
Market Station, a Condominium

Unit	Area (sq. ft.)	Percentage Interest
1	42,848	52.77%
2	21,474	26.44%
3	15,927	19.61%
4	954	1.17%
	81,203	**100.00%**

CONDOMINIUM SURVEY OF MARKET STATION FOR THE RAILYARD COMPANY LLC.,

LYING AND BEING SITUATE WITHIN TRACT 1 (15.319 AC.±)
WTIHIN SECTION 23, TOWNSHIP 17 NORTH, RANGE 9 EAST, NMPM.

15022

NOTE:
ALL AREAS NOT DESIGNATED AS UNIT OR LIMITED COMMON ELEMENT (L.C.E.), ARE COMMON ELEMENT.

ELEVATIONS ARE BASED ON SANTA FE CONTROL MONUMENT No. 12

GRAPHIC SCALE 1" = 30'

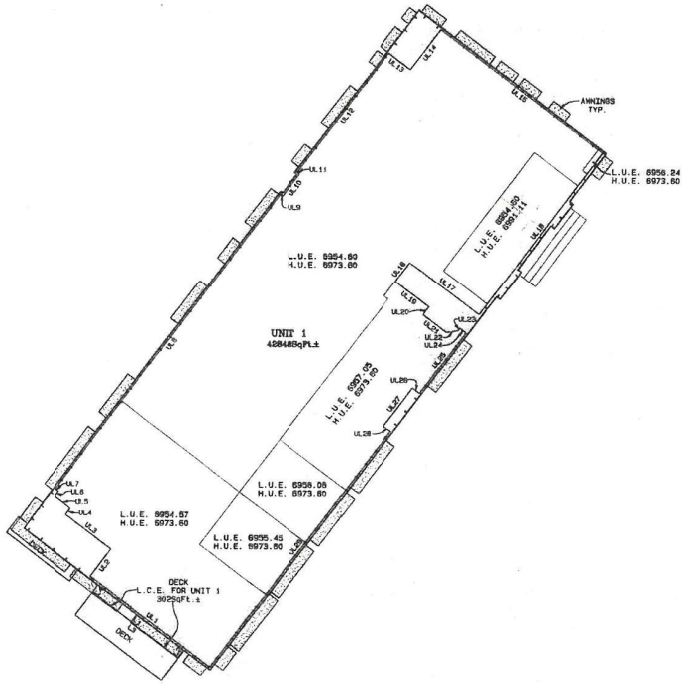
Current Common Area

UNIT 1 DATA CHART

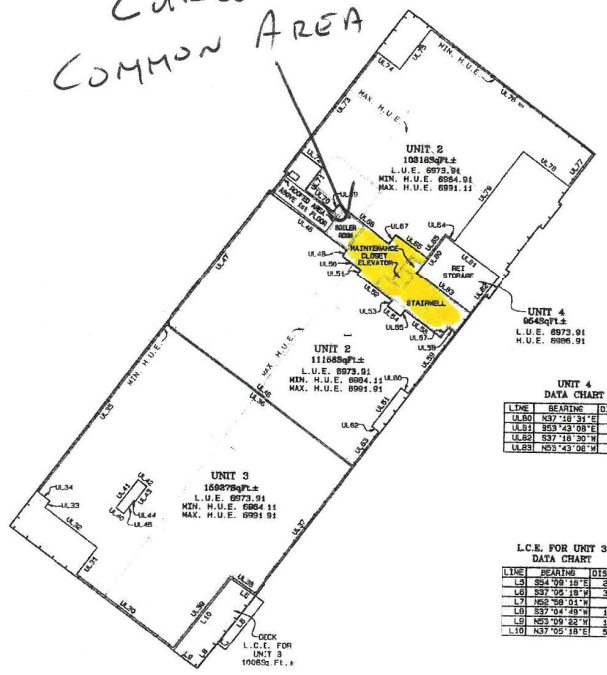
LINE	BEARING	DISTANCE
UL1	N53°01'59"W	83.20'
UL2	N36°58'01"E	18.80'
UL3	N53°01'59"W	31.60'
UL4	N36°58'01"E	4.20'
UL5	N53°01'59"W	10.90'
UL6	N36°58'01"E	3.20'
UL7	N53°01'59"W	2.10'
UL8	N36°58'12"E	204.35'
UL9	S53°58'22"E	1.65'
UL10	N37°02'26"E	15.05'
UL11	N53°03'14"W	1.65'
UL12	N36°54'02"E	82.39'
UL13	S53°01'59"E	15.00'
UL14	N36°58'01"E	27.50'
UL15	S53°01'59"E	112.30'
UL16	S36°58'18"W	119.06'
UL17	N53°01'59"W	47.65'
UL18	S37°12'27"W	13.14'
UL19	S53°01'59"E	23.38'
UL20	S36°58'01"W	5.40'
UL21	S53°01'59"E	18.30'
UL22	N81°58'01"E	6.20'
UL23	N36°58'01"E	1.75'
UL24	S53°01'59"E	4.35'
UL25	S36°58'01"W	41.74'
UL26	N53°01'59"W	4.83'
UL27	S36°58'01"W	26.32'
UL28	S53°01'59"E	4.83'
UL29	S36°58'01"W	183.10'

L.C.E. FOR UNIT 1 DATA CHART

LINE	BEARING	DISTANCE
L1	S53°09'22"E	60.04'
L2	S36°58'01"W	5.27'
L3	S52°31'00"E	60.04'
L4	N36°50'38"E	4.70'



1st FLOOR



2nd FLOOR

UNIT 4 DATA CHART

LINE	BEARING	DISTANCE
UL80	N37°18'31"E	25.80'
UL81	S53°43'08"E	37.00'
UL82	S37°18'30"W	25.80'
UL83	N53°43'06"W	37.00'

L.C.E. FOR UNIT 3 DATA CHART

LINE	BEARING	DISTANCE
L5	S54°09'18"E	21.78'
L6	S37°05'18"W	33.45'
L7	N52°59'01"W	5.59'
L8	S37°04'49"W	17.37'
L9	N53°09'22"W	16.20'
L10	N37°05'18"E	50.42'

UNIT 3 DATA CHART

LINE	BEARING	DISTANCE
UL30	N53°07'56"W	67.33'
UL31	N36°56'02"E	18.00'
UL32	N52°56'09"W	36.14'
UL33	N35°27'36"E	4.46'
UL34	N52°51'00"W	8.08'
UL35	N36°56'10"E	115.44'
UL36	S53°00'54"E	127.98'
UL37	S36°58'01"W	87.61'
UL38	N54°30'14"W	18.21'
UL39	S37°05'18"W	50.33'
UL40	S52°14'16"E	5.23'
UL41	S37°26'31"W	19.62'
UL42	N52°14'16"W	5.90'
UL43	N36°25'45"E	10.42'
UL44	N52°14'16"W	0.75'
UL45	N37°45'44"E	9.26'

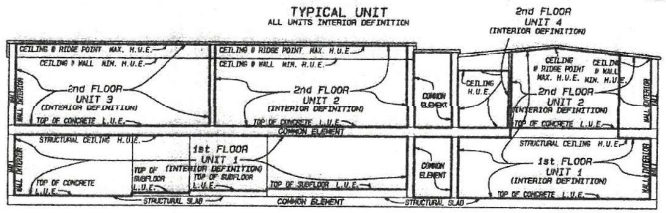
UNIT 2 DATA CHART

LINE	BEARING	DISTANCE
UL46	N53°00'54"W	127.98'
UL47	N36°58'10"E	91.41'
UL48	S53°58'22"E	53.03'
UL49	S36°57'27"W	4.05'
UL50	S52°44'56"E	12.63'
UL51	S36°36'59"W	3.00'
UL52	S52°48'09"E	24.21'
UL53	S36°36'59"W	4.00'
UL54	S52°51'07"E	9.00'
UL55	N36°36'59"E	4.00'
UL56	S52°54'01"E	24.62'
UL57	N37°18'39"E	7.00'
UL58	S53°01'59"E	4.60'
UL59	S37°14'16"W	42.10'
UL60	N53°01'59"W	4.83'
UL61	S36°58'01"W	26.32'
UL62	S53°01'59"E	4.83'
UL63	S36°58'01"W	23.06'

UNIT 2 DATA CHART

LINE	BEARING	DISTANCE
UL64	N53°43'08"W	8.43'
UL65	S37°18'31"W	18.92'
UL66	N53°48'56"W	21.06'
UL67	S36°26'59"W	8.27'
UL68	N52°11'51"W	35.05'
UL69	S36°57'27"W	5.05'
UL70	N53°03'14"W	19.56'
UL71	N36°56'45"E	15.25'
UL72	N53°03'14"W	14.80'
UL73	N36°56'46"E	69.33'
UL74	S52°44'19"E	15.08'
UL75	N37°10'15"E	27.45'
UL76	S53°11'32"E	112.06'
UL77	S37°03'32"W	22.22'
UL78	N53°10'44"W	30.67'
UL79	S37°01'06"W	62.27'

TYPICAL UNIT
ALL UNITS INTERIOR DEFINITION



INDEXING INFORMATION FOR COUNTY CLERK

NAME:	MEMORANDOM OF LEASE RECORD
FILED:	INSTR. # 1492383
SUBDIVISION:	N/A
SECTIONS:	SECTION 23, T17N, R9E
UPC:	1-053-099-491-040

SHEET 2 OF 2

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87505
(505) 982-9469 FAX (505) 986-3419

DATE: 05/01/12 PROJECT NO. C-1964-MKT

FIRST AMENDED AND RESTATED CONDOMINIUM SURVEY OF MARKET STATION FOR THE RAILYARD COMPANY LLC.

LYING AND BEING SITUATE WITHIN TRACT 1 (15.319 AC.±)
WTIHIN THE SANTA FE GRANT, WITHIN PROJECTED SECTION 23, TOWNSHIP 17 NORTH, RANGE 9 EAST,
CITY AND COUNTY OF SANTA FE, NEW MEXICO

NOTE:
ALL AREAS NOT DESIGNATED AS UNIT OR LIMITED COMMON ELEMENT (L.C.E.), ARE COMMON ELEMENT.

ELEVATIONS ARE BASED ON SANTA FE CONTROL MONUMENT No. 12

583sf of former Common Area now part of City condo

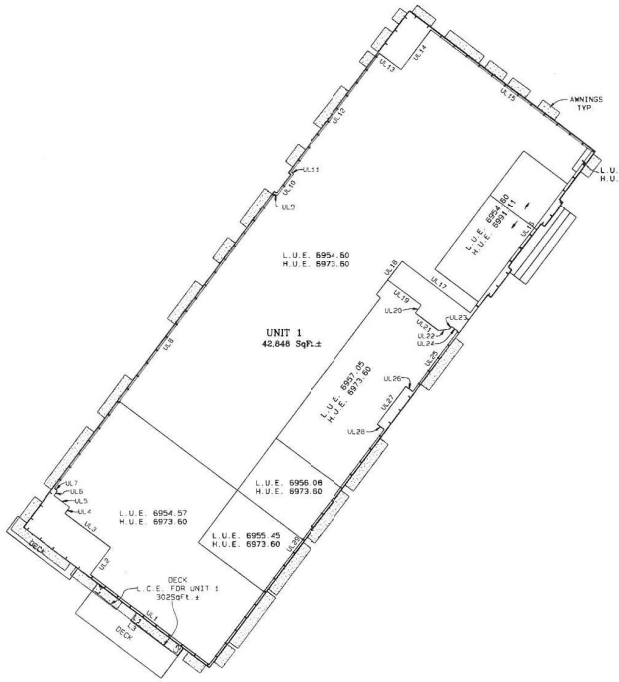
GRAPHIC SCALE 1" = 30'
0 30 60

UNIT 1 DATA CHART

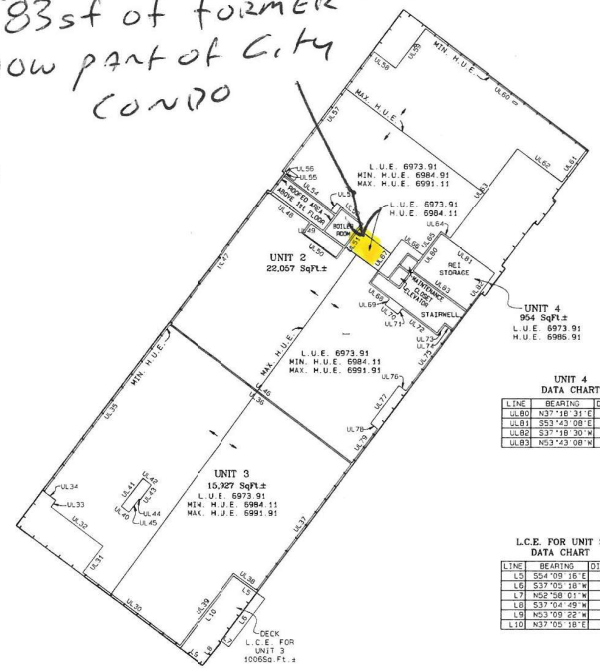
LINE	BEARING	DISTANCE
UL1	N53°01'59"W	83.20
UL2	N36°58'01"E	16.80
UL3	N53°01'59"W	31.60
UL4	N36°58'01"E	4.20
UL5	N53°01'59"W	10.90
UL6	N36°58'01"E	3.20
UL7	N53°01'59"W	2.10
UL8	N36°58'12"E	204.35
UL9	S53°55'22"E	1.60
UL10	N37°02'26"E	15.05
UL11	N53°03'14"W	1.65
UL12	N36°54'02"E	82.39
UL13	S53°01'59"E	15.00
UL14	N36°58'01"E	27.60
UL15	S53°01'59"E	112.30
UL16	S36°56'19"W	112.05
UL17	N53°01'59"W	47.85
UL18	S37°12'27"W	13.14
UL19	S53°01'59"E	23.38
UL20	S36°58'01"W	5.40
UL21	S53°01'59"E	16.30
UL22	N81°58'01"E	6.20
UL23	N36°58'01"E	1.75
UL24	S53°01'59"E	4.35
UL25	S36°58'01"W	41.74
UL26	N53°01'59"W	4.83
UL27	S36°58'01"W	26.32
UL28	S53°01'59"E	4.83
UL29	S36°58'01"W	103.10

L.C.E. FOR UNIT 1 DATA CHART

LINE	BEARING	DISTANCE
L1	S53°09'22"E	60.04
L2	S36°58'01"W	5.37
L3	S52°31'00"E	60.04
L4	N36°50'38"E	4.70



1st FLOOR



2nd FLOOR

UNIT 4 DATA CHART

LINE	BEARING	DISTANCE
UL80	N37°18'31"E	25.80
UL81	S53°43'08"E	37.00
UL82	S37°18'30"W	25.80
UL83	N53°43'08"W	37.00

L.C.E. FOR UNIT 3 DATA CHART

LINE	BEARING	DISTANCE
L5	S54°09'16"E	21.79
L6	S37°05'18"W	33.45
L7	N52°58'01"W	5.59
L8	S37°04'49"W	17.37
L9	N53°09'22"W	18.20
L10	N37°05'18"E	50.42

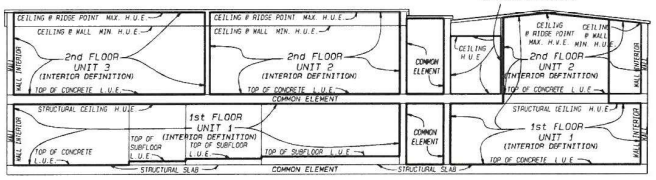
UNIT 3 DATA CHART

LINE	BEARING	DISTANCE
UL30	N53°07'56"W	67.33
UL31	N36°56'02"E	18.50
UL32	N52°56'09"W	35.14
UL33	N35°27'35"E	4.48
UL34	N52°51'00"W	8.08
UL35	N36°58'10"E	115.44
UL36	S53°00'54"E	127.98
UL37	S36°58'01"W	87.61
UL38	N54°30'14"W	16.21
UL39	S37°05'18"W	50.33
UL40	S52°14'16"E	5.28
UL41	S37°26'31"W	19.62
UL42	N52°14'16"W	5.90
UL43	N36°25'45"E	10.42
UL44	N52°14'16"W	0.75
UL45	N37°45'44"E	9.20

UNIT 2 DATA CHART

LINE	BEARING	DISTANCE
UL46	N53°00'54"W	127.98
UL47	N36°58'10"E	91.41
UL48	S53°55'22"E	28.74
UL49	S36°04'38"W	7.32
UL50	S53°55'22"E	24.18
UL51	N36°57'27"E	24.36
UL52	N52°11'51"W	18.85
UL53	S36°57'27"W	5.05
UL54	N53°04'57"W	32.51
UL55	N37°02'26"E	2.02
UL56	N53°03'14"W	1.65
UL57	N36°56'46"E	82.58
UL58	S52°44'19"E	15.08
UL59	N37°10'15"E	27.45
UL60	S53°11'32"E	112.58
UL61	S37°03'32"W	22.22
UL62	N53°10'44"W	30.87
UL63	S37°01'08"W	62.27
UL64	N53°43'08"W	6.43
UL65	S37°18'31"W	16.52
UL66	N53°48'56"W	14.79
UL67	S36°57'27"W	30.31
UL68	S52°48'09"E	14.40
UL69	S36°36'59"W	4.00
UL70	S52°51'01"E	9.00
UL71	N36°36'59"E	4.00
UL72	S52°54'01"E	24.65
UL73	N37°18'39"E	7.00
UL74	S53°01'59"E	4.60
UL75	S37°14'16"W	42.10
UL76	N53°01'59"W	4.83
UL77	S36°58'01"W	26.32
UL78	S53°01'59"E	4.83
UL79	S36°58'01"W	23.56

TYPICAL UNIT
ALL UNITS INTERIOR DEFINITION



INDEXING INFORMATION FOR COUNTY CLERK

NAME:	MEMORANDOM OF LEASE RECORD
FILED:	INSTR. # 1492353
SUBDIVISION:	N/A
SECTIONS:	SECTION 23, T17N, R9E
UPC:	1-053-099-491-040

SHEET 2 OF 2

SOUTHWEST MOUNTAIN SURVEYS
(505) 982-9429
FAX (505) 986-3413
1114 HICKOX ST., SANTA FE, N.M. 87505
OFFICE@SWMOUNTAINSURVEYS.COM WWW.SWMOUNTAINSURVEYS.COM

DATE (S)	DRAWN BY:	PROJECT NO.
6/30/25	DKR	C-1964-MKT-1

First Amendment to Amended Condominium Declaration
for
Market Station, a Condominium

This First Amendment to Amended Condominium Declaration for Market Station, a Condominium, is made effective as of the date of recordation in the records of Santa Fe County, New Mexico.

Recitals

A. The Market Station, a Condominium (the "Condominium"), was created by Condominium Declaration for Market Station, a Condominium, recorded as Instrument No. 1669764, as amended, by the Amended Condominium Declaration recorded as Instrument No. 1956637, in the records of Santa Fe County, New Mexico (the "Declaration") and as shown on plat of survey entitled "Condominium Survey of Market Station for the Railyard Company LLC..." in Plat Book 745 pages 21-22 as Instrument No. 1669765, records of Santa Fe County, New Mexico (the Condominium Plat").

B. The undersigned, representing 100% of the Unit owners in the Condominium have agreed to modify the designation of a portion of the Common Elements and add these additional areas to the boundaries of Unit 2 and reallocate the Percentage Interest of each Unit.

C. NMSA §47-7B-17 and Section 6.3 of the Declaration permit the amendment to the Declaration as set forth herein.

NOW THEREFORE, the Declaration is amended as follows:

Amendment

1. Amendment to Condominium Plat. The amended location, dimensions and area of the building in the Condominium are shown on Exhibit D hereto.

2. Amendment to Declaration. Exhibit E of the Declaration is modified as attached hereto reflecting the updated square footage and Percentage of Common Element Interest for each unit.

3. Grant of Easement. The owner of Unit 2 expressly reserves for the owners of Units 1, 3 and 4, and their agents, employees and lessees, an easement through the two areas added to Unit 2 as shown on Exhibit A, as may be reasonably necessary, for the purpose of accessing the boiler room, maintenance closet, elevator, stairwell, or inspecting any portion of the Condominium, or for any other reasonable purpose.

4. Remaining Provisions. All other terms and provisions of the Declaration are in full force and effect.

Owner of Unit 1, 3 and 4

State Properties of New Mexico LLC
A New Mexico limited liability company

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF SANTA FE

This instrument was acknowledged before on _____ by _____, the _____ of State Properties of New Mexico LLC, a New Mexico limited liability company.

_____
Notary Public
My commission expires: _____

Owner of Unit 2

City of Santa Fe, New Mexico

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF SANTA FE

This instrument was acknowledged before on _____ by _____, the _____ of the City of Santa Fe, New Mexico.

_____
Notary Public
My commission expires: _____

IN WITNESS WHEREOF, the City of Santa Fe has executed this Agreement as of the date of the signature by the required approval authorities below.

CITY OF SANTA FE:

_____
MICHAEL J. GARCIA, MAYOR

DATE:_____

ATTEST:

_____
CITY CLERK

CITY ATTORNEY'S OFFICE:

Kevin L. Nault
Kevin L. Nault (Jan 15, 2026 16:09:59 MST)
ASSISTANT CITY ATTORNEY

APPROVED FOR FINANCES:

BRIAN MOYA
FINANCE DIRECTOR

EXHIBIT D

Amended Condominium Plat recorded in Book 745 pages 21-22 as Instrument No. 1669765 in the records of Santa Fe County, New Mexico.

EXHIBIT E
List of Units and Percentage Interests

Unit	Area (sq.ft)	Percentage Interest
1	42,848	52.39%
2	22,057	26.97%
3	15,927	19.47%
4	954	1.17%
	81,786	100%

First Amendment to Amended Condominium Declaration

Final Audit Report 2026-01-15

Created:	2026-01-15
By:	MATTHEW HARDING (mrharding@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXICtSBtb4_f1dO8cZ38rIs4Gmf_yl_J1

"First Amendment to Amended Condominium Declaration" History

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Document emailed to klnault@santafenm.gov for signature
2026-01-15 - 9:17:22 PM GMT

Email viewed by klnault@santafenm.gov
2026-01-15 - 11:08:24 PM GMT- IP address: 63.232.20.2

Signer klnault@santafenm.gov entered name at signing as Kevin L. Nault
2026-01-15 - 11:09:57 PM GMT- IP address: 63.232.20.2

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Agreement completed.
2026-01-15 - 11:09:59 PM GMT

Powered by Adobe Acrobat Sign

GB Packet_Market Station_Condo Amend1 for Common Area_signed by CAO

Final Audit Report 2026-01-20

Created:	2026-01-16
By:	Elizabeth Kahahane (elkahahane@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAE316UkPQ1IcIv58s52pdWhuPohyGIZTg

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2026-01-19 - 2:41:39 PM GMT- IP address: 51.54.38.112

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Powered by Adobe Acrobat Sign

Agreement completed.

2026-01-20 - 8:18:30 PM GMT

GB-600-_Packet_Market_Station_Condo_Amend1_for_Common_Area

Final Audit Report 2026-01-31

Created:	2026-01-30
By:	ALYSSA PEREZ (aeperez@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAACgDXMaD9keUhR002VJMxclw0LEzoyJC4

"GB-600-_Packet_Market_Station_Condo_Amend1_for_Common_Area" History

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2026-01-30 - 3:13:54 PM GMT

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Signature Date: 2026-01-30 - 6:30:23 PM GMT - Time Source: server- IP address: 63.232.20.2

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2026-01-30 - 6:30:34 PM GMT

Email viewed by Travis Dutton-Leyda (tkduttonleyda@santafenm.gov)
2026-01-30 - 10:54:13 PM GMT- IP address: 63.232.20.2

Signer Travis Dutton-Leyda (tkduttonleyda@santafenm.gov) entered name at signing as N/A
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Signature Date: 2026-01-30 - 10:58:52 PM GMT - Time Source: server- IP address: 63.232.20.2

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2026-01-30 - 10:58:54 PM GMT

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2026-01-31 - 2:20:14 PM GMT- IP address: 143.105.159.48

Document e-signed by BRIAN MOYA (bjmoya@santafenm.gov)
Signature Date: 2026-01-31 - 2:20:47 PM GMT - Time Source: server- IP address: 143.105.159.48

Agreement completed.
2026-01-31 - 2:20:47 PM GMT

CITY OF SANTA FE

Date: January 16, 2026

To: Governing Body

From: Marcos Esquibel, Interim Complete Streets Director Marcos Esquibel

Via: Sam Burnett, Interim Public Works Department Director SB

Carol Swenson, Public Works Business Operations Manager CS

Subject: Capital Appropriation Agreement Project 25-J5981, Cerro Gordo Bridge

---

ACTION:
Request for Approval of Capital Outlay Grant Agreement with the New Mexico Department of Finance and Administration for Project 25-J5981 for Completion of the Replacement of Cerro Gordo Bridge in the Total Amount of $300,000 With a Reversion Date of April 11, 2027. (Marcos Esquibel, Interim Complete Streets Director, mpesquibel@santafenm.gov)

1. Request for Approval of a Budget Amendment Resolution (BAR) to Allocate $300,000 from the 2025 Capital Appropriation to FY26 Revenue and WIP Construction for the Completion of the Replacement of Cerro Gordo Bridge.

BACKGROUND AND SUMMARY:
The City of Santa Fe has been awarded Capital Outlay Project 25-J5981 in the amount of $300,000 "…for project completion for the replacement of the Cerro Gordo Bridge in Santa Fe in Santa Fe county."

ATTACHMENTS:
Grant Agreement
PLID Form
BAR

ERIKA LUJAN
ERIKA LUJAN (Feb 3, 2026 12:16:09 MST)

NEW MEXICO CAPITAL OUTLAY GRANT AGREEMENT
CAPITAL APPROPRIATION PROJECT

THIS AGREEMENT is made and entered into by and between the State of New Mexico, Department of Finance & Administration, 407 Galisteo Street, Santa Fe, NM 87501, ("**Department**") and the City of Santa Fe, ("**Grantee**") (individually "**Party**" and collectively "**Parties**"). This Agreement shall be effective as of the date the Department executes it ("**Effective Date**").

WITNESSETH

WHEREAS, in the Laws of 2025, Chapter 159, Section 54, the Legislature made an appropriation to the Department, funds from which the Department is making available to the Grantee pursuant to this Agreement; and

WHEREAS, the Department is granting to Grantee, and the Grantee is accepting the grant of funds from this appropriation, in accordance with the terms and conditions of this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, the parties hereby mutually agree as follows:

AGREEMENT

I. PROJECT DESCRIPTION, GRANT AMOUNT, AND REVERSION

25-J5981 ("**Project**") 4/11/2027 ("**Reversion Date**"). Laws of 2025, Chapter 159, Section 54, Three Hundred Thousand Dollars and Zero Cents, $300,000.00, For project completion for the replacement of the Cerro Gordo Bridge in Santa Fe in Santa Fe county.

Grantee's total reimbursements shall not exceed $300,000.00 Three Hundred Thousand Dollars and Zero Cents, ("**Appropriation Amount**") minus the allocation for Art in Public Places ("**AIPP amount**"), if applicable, $0.00 Zero Dollars, which equals $300,000.00 Three Hundred Thousand Dollars and Zero Cents ("**Adjusted Appropriation Amount**").

In the event of a conflict among the Appropriation Amount, the Reversion Date, as defined herein and/or the purpose of the Project, as set forth in this Agreement, and the corresponding appropriation language in the laws cited above in this Article I, the language of the laws cited herein shall control.

The information contained in Article I is referred to collectively as the "**Project Description**."

II. DISBURSEMENT LIMITATION

A. Upon the Effective Date, the Grantee shall submit to the Department a comprehensive procurement plan and expenditure plan, detailing a Project timeline with milestones, required procurements, and identifying expected expenditures per milestone (collectively, "**Project Budget**"). The Department shall

review and approve the Project Budget by issuing a Notice of Department's Obligation ("**Notice of Obligation**"), in accordance with the Project Description, a sample of which is attached hereto as **Exhibit A** and incorporated herein by reference. After receipt of a Notice of Obligation, the Grantee may be reimbursed for allowable costs up to the Adjusted Appropriation Amount. This Agreement and any reimbursements up to the Adjusted Appropriation Amount are expressly conditioned upon the following:

a. Irrespective of any Notice of Obligation, Grantee's expenditures shall be made in accordance with the Project Budget, on or before the Reversion Date and/or, if applicable, any Early Termination Date; and

b. The total amount received by Grantee shall not exceed the lesser of:

i. the Adjusted Appropriation Amount identified in Article I (B) herein; or

ii. the total of all amounts stated in the Notice(s) of Obligation evidencing the Department has received and accepted Grantee's Third Party Obligation(s); and

c. Grantee's expenditures are made and accounted for pursuant to the State Procurement Code, State's Model Accounting Practices, and execution of binding written obligations or purchase orders with third-party contractors or vendors for the provision of services, including professional services, or the purchase of tangible personal property and real property for the Project ("**Third Party Obligations**"); and

d. Grantee's submittal of timely Requests for Payment and supporting documentation in accordance with the procedures set forth in this Agreement; and

e. In the event capital assets acquired with Project funds are to be sold, leased, or licensed to or operated by a private entity, the sale, lease, license, or operating agreement:

i. must be approved by the applicable oversight entity (if any) in accordance with §§ 13-6-2, 13-6-2.1, and 13-6-3; or

ii. If no oversight entity is required to approve the transaction, the Department of Finance and Administration's Infrastructure Planning Development Division (IPDD) must approve it as complying with the law.

B. Prior to the sale, lease, license, or operating agreement being approved pursuant to Articles II(A)(e) (i) or (ii) herein, the Department may, in its sole and absolute discretion, unless inconsistent with State Board of Finance imposed conditions, reimburse Grantee for necessary expenditures incurred to develop the Project sufficiently to make the sale, lease, license, or operating agreement commercially feasible, limited to planning and design expenditures; and

C. Grantee's submission of documentation of all Third Party Obligations and amendments thereto (including terminations) to the Department and the Department's issuance of a Notice of Obligation for a particular amount in accordance with the terms of this Agreement shall be governed by the following:

a. Grantee is authorized to budget the particular amount set forth in the Notice of Obligation, execute the Third Party Obligation, and request the Third Party to begin work after issuance of a Notice of Obligation by the Department.

b. Grantee acknowledges and agrees that any Third Party Obligations agreed to prior to receiving a Notice of Obligation are its sole responsibility.

c. Grantee shall submit to the Department one copy of all Third Party Obligations and amendments thereto (including terminations) as soon as possible after execution by the Third Party but prior to execution by the Grantee.

d. Department may, in its sole and absolute discretion, issue a Notice of Obligation for the particular amount of a Third Party Obligation that only obligates the Department to reimburse Grantee's expenditures made on or before the Reversion Date or an Early Termination Date. The current Notice of Obligation form is incorporated herein and attached hereto as Exhibit 2.

D. Grantee shall provide all necessary qualified personnel, materials, and facilities to implement the Project. The Grantee shall finance its share (if any) of the costs of the Project, including all Project overruns.

E. Prior to entering into this Agreement, the Department conducted a risk assessment on the Grantee and a project readiness review for the Project. In accordance with State Model Accounting Practices, FIN 9.2, if the Department determines that the expenditure of Project funds by the Grantee requires special conditions, those conditions are identified and listed in **Exhibit D**, which is attached and incorporated by reference. The Parties agree that, to the extent the Department, in its sole and absolute discretion, determines additional special conditions are necessary or that existing special conditions are no longer required, it may update **Exhibit D** from time to time without the need for a formal amendment of this Agreement.

F. Project funds shall not be used for purposes other than those authorized by the Department in accordance with the Project Description.

G. Project funds cannot be used to reimburse the Grantee for indirect Project costs unless specifically allowed by law.

III. NOTICES

The following provisions shall apply whenever written notices, including written decisions, are to be given or received related to this Agreement.

The Grantee designates the person(s) listed below, or their successor, as their official representative(s) concerning all matters related to this Agreement:

Grantee: City of Santa Fe
Name: David Chapman
Title: Grant Administrator
Address: PO Box 909, Santa Fe NM, 87504
Email: dachapman@santafenm.gov
Telephone: 505-955-6251

The Grantee designates the person(s) listed below, or their successor, as their Fiscal Officer or Fiscal Agent concerning all matters related to this Agreement:

Grantee: City of Santa Fe
Name: Erika Lujan
Title: Grant Manager
Address: PO Box 909, Santa Fe NM, 87504
Email: evlujan@santafenm.gov
Telephone: 505-479-1334

The Department designates the persons listed below, or their successors, as the Points of Contact for matters related to this Agreement.

Department: DFA/Local Government Division
Name: Daniel Catanach
Title: Grant Manager
Address: Bataan Memorial Bldg. Rm 202, Santa Fe NM 87501
Email: DanielN.Catanach@dfa.nm.gov
Telephone: 505-231-6090

IV. TERM & DEADLINE TO EXPEND FUNDS

A. The term of this Agreement shall begin on the Effective Date and terminate on the 11th day of April during the calendar year of the Reversion Date unless Terminated Before Reversion Date ("**Early Termination**") pursuant to Article V herein (collectively "**Term**").

B. The Project's funds must be expended on or before the Reversion Date and, if applicable, the Early Termination Date of this Agreement.

   a. For purposes of this Agreement, it is not sufficient for the Grantee to encumber the Project funds on its books on or before the Reversion Date or Early Termination Date.
   b. For purposes of this Agreement, an expenditure of funds has occurred on the date the particular quantity of goods is delivered to and received by the Grantee, title to the goods is transferred to the Grantee, and/or as of the date particular services are rendered to and accepted by the Grantee.

c. For purposes of this Agreement, an encumbrance of funds pursuant to a contract or purchase order with a third party does not qualify as an expenditure.

V. EARLY TERMINATION

A. General Provision. The Department may terminate this Agreement before the Reversion Date based on the Completion of the Project, Complete Expenditure of the Adjusted Appropriation, and/or Violation of this Agreement. Early Termination hereunder includes:

a. Termination due to completion of the Project before the Reversion Date;
b. Termination due to complete expenditure of the Adjusted Appropriation Amount before the Reversion Date;
c. Termination for violation of the terms of this Agreement; or
d. Termination for suspected mishandling of public funds, including but not limited to fraud, waste, abuse, and conflicts of interest.

B. Non-appropriation. This Agreement is expressly contingent upon the New Mexico State Legislature making sufficient appropriations and authorizations for the Project Description.

a. If the Legislature does not appropriate the Appropriation Amount, this Agreement shall terminate upon the Department giving the Grantee written notice of such termination. Such termination shall be effective as of the effective date of the law making the non-appropriation.
    i. The Department's decision as to whether sufficient appropriations or authorizations are available shall be final. Grantee hereby waives any rights to assert an impairment of contract claim against the State of New Mexico in the event of Early Termination of this Agreement.
b. As used herein, "non-appropriate" or "non-appropriation" includes the following actions by the New Mexico Legislature:
    i. Deauthorization, reauthorization, or revocation of a prior authorization.

C. Grant Disbursements in the Event of Early Termination. In the event of Early Termination, the Department's sole and absolute obligation to reimburse the Grantee is expressly conditioned upon the limitations set forth in Article II above.

D. Notice. Either Party may terminate this Agreement prior to the Reversion Date by providing the other Party with a minimum of fifteen (15) days advance written notice of the Early Termination. Grantee hereby waives any rights to assert an impairment of contract claim against the State of New Mexico in the event of Early Termination of this Agreement by the Department.

VI. SUSPENSION OF NEW OR FURTHER OBLIGATIONS

A. Department, in its sole and absolute discretion, may provide written notice to Grantee to suspend entering into further obligations. Upon the receipt of such written notice by

the Grantee:

a. Grantee shall immediately suspend entering into new or further written obligations with third parties;
b. Department will suspend the issuance of any new or further Notice of Obligation under this Agreement; and
c. Department may direct the Grantee to implement a corrective action plan in accordance with Article VI (D) herein.

B. In the event of Suspension of this Agreement, the Department's sole and absolute obligation to reimburse the Grantee is expressly conditioned upon the limitations set forth in Article II herein.

C. A suspension of new or further obligations under this Agreement shall remain in effect unless or until the date the Grantee receives written notice given by the Department informing the Grantee that the Suspension has been lifted or that the Agreement has been Early Terminated in accordance with Article V herein. If the Suspension is lifted, the Department will consider further requests for a Notice of Obligation.

D. Corrective Action Plan in the Event of Suspension. Where the Department, in its sole and absolute discretion, directs Grantee to suspend entering into new or further written obligations with third parties pursuant to Article VI(A), the Department may, but is not obligated to, require the Grantee to develop and implement a written corrective action plan to remedy the grounds for the Suspension.

a. Such a corrective action plan must be approved by the Department and be signed by the Grantee.
b. Failure to sign a corrective action plan or meet the terms and deadlines set forth in the signed corrective action plan is hereby deemed a violation of the terms of this Agreement for purposes of Early Termination, Article V(A)(c).
c. A corrective action plan shall be in addition to, and not in lieu of, any other equitable or legal remedy authorized hereunder or at law, including but not limited to Early Termination.

VII. AMENDMENTS

Unless expressly stated otherwise herein, this Agreement shall not be altered, changed, or amended except by an instrument in writing duly executed by both parties hereto with the same formalities as this agreement.

VIII. REPORTING

A. Database Reporting

a. Grantee shall provide the Department with quarterly reports of Project activity, entering the required Project information directly into a database required by the Department.
b. Additionally, Grantee shall certify on each Request for Payment form, attached hereto as **Exhibit B** and incorporated herein, that all information provided in the database is true and accurate, updates to the database have been maintained, and all Project activity complies with applicable law and the terms of this Agreement.
c. Grantee hereby acknowledges that failure to perform and/or certify updates to the database will jeopardize the reimbursement of funds. The Department shall give Grantee a minimum of fourteen (14) days' advance written notice of any changes to the information the Grantee is required to report.
d. At the Department's discretion, all reports required hereunder may be directed to and facilitated through an electronic database.
e. Quarterly reports shall be due on the last day of the month, that is, 30 days prior to the end of the quarter following the execution of this Agreement by the Department and ending during the quarter of the submission of the final request for reimbursement for the Project, or the following quarter. Quarterly reports shall be in the form required by **Exhibit C**, attached hereto and incorporated herein by reference.

B. Requests for Additional Information/Project Inspection

a. During the term of this Agreement and the Record Retention Period, the Department may:
    i. Request additional information regarding the Project as it deems necessary and
    ii. Conduct on-site inspections of the Project at reasonable times and upon reasonable notice.
b. Grantee shall respond to such requests for additional information within the time established by the Department.

IX. REQUEST FOR PAYMENT PROCEDURES

A. Grantee shall request payment by submitting the form attached hereto as **Exhibit B**
B. Payment requests are subject to the following procedures:

a. Each Request for Payment must be in accordance with the Project Budget and contain proof of payment by the Grantee or liabilities incurred by the Grantee.
    i. Proof of payment must demonstrate the validity of an expenditure or liabilities incurred by Grantee.
    ii. However, Grantee may be reimbursed for unpaid liabilities only if the Department, in its sole and absolute discretion, agrees to do so

and in accordance with any special conditions imposed by the Department.

b. Obligated but unpaid invoices received by Grantee from third-party contractors or vendors may be reimbursed if the invoices comply with the provisions of this Agreement.
    i. The Grantee shall make payment to those contractors or vendors within five (5) business days from the date of receiving reimbursement from the Department or in a shorter period than the Department may prescribe in writing.
    ii. The Department reserves the right to make such payments directly to the contractors or vendors as a special condition under this Agreement.
    iii. The Grantee is required to certify to the Department proof of payment to the third-party contractor or vendor within five (5) business days from the date the Department reimburses the Grantee.

B. Until the Project is fully planned, designed, and all necessary procurements identified in the Project Budget are completed, Grantee's reimbursements will be limited to the planning, design, and procurement costs outlined in the Project Budget. Once the planning, designing, and procuring stages are complete, the Grantee must obligate at least ten percent (10%) of the Adjusted Appropriation Amount within one (1) year and must have utilized at least eighty-five percent (85%) of the Adjusted Appropriation Amount six (6) months before the reversion date.

C. Deadlines. Grantee shall submit requests for Payments to the Department on the earlier of:

a. Immediately as Grantee receives them, but at a maximum of thirty (30) days from when Grantee incurred the expenditure or liability; or
b. Twenty (20) days from the date of Early Termination or Reversion Date for expenditures or liabilities incurred before the Early Termination date or Reversion Date.

D. Grantee's failure to abide by the requirements set forth in Article II and Article IX herein may result in the denial of its Request for Payment. Department reserves the right to reject a payment request for the Project unless and until it is satisfied that the expenditures or liabilities are for permissible purposes within the meaning of the Project Description, identified within the Project Budget, and that the Grantee is otherwise in compliance with this Agreement.

a. Department's authority to reject any Request for Payment is in addition to, and not in lieu of, any other legal or equitable remedy available to the Department under this Agreement, at law, or in equity.

X. PROJECT CONDITIONS AND RESTRICTIONS

A. The following general conditions and restrictions shall apply to the Project:

a. The Project's funds must be spent in accordance with all applicable state laws, regulations, policies, and guidelines, including, but not limited to, the State Procurement Code.
b. The Project's expenditures and liabilities must be accounted for in accordance with the State's Model Accounting Practices, as amended from time to time.
c. The Project must be implemented in accordance with the New Mexico Public Works Minimum Wage Act, Section 13-4-10 through 13-4-17 NMSA 1978, as applicable.
d. The Project must provide a public benefit above and beyond any incidental benefit to private entities in accordance with applicable law, including, but not limited to, Article IX, Section 14 of the Constitution of the State of New Mexico.
e. Without prior written approval from the Department and State Board of Finance, for the useful life of any asset purchased under this Agreement, Grantee shall not convert any property acquired, built, renovated, repaired, designed, or developed with Project funds to uses other than those specified in the Project Description.
    i. In addition to other remedies available at law or in equity, any disposal or conversion of property acquired, built, renovated, repaired, designed, or developed with Project funds without the Department's and the Board of Finance's express written approval will trigger the Département's right to reimbursement from Grantee of the Appropriated Amount, transfer proceeds from any disposition of property to the State, or otherwise provide consideration to the State for the Appropriated Amounts.
f. Grantee shall comply with all applicable federal and state laws, rules, and regulations pertaining to civil rights and equal employment opportunity.
    i. In accordance with all such laws, rules, and regulations, the Grantee agrees to assure that no person shall, on the grounds of race, color, national origin, sex, sexual preference, age, or handicap, be excluded from participation in the Project, use of the Project, employment with Grantee, or otherwise be denied benefits/subject to discrimination for any activity performed under this Agreement.
g. Where the Department, in its sole and absolute discretion, determines Grantee has failed to comply with the above conditions and restriction, Grantee agrees to take appropriate steps to correct any deficiencies immediately. The Grantee's failure to implement such appropriate steps within a reasonable time, but no longer than thirty (30) days after notice from the Department, constitutes a breach of this Agreement and grounds for Early Termination.

XI. REPRESENTATIONS AND WARRANTIES

A. Reliance by Department.

a. Grantee expressly acknowledges that the Department relies on the representations and warranties made by Grantee in this Agreement. Grantee acknowledges that such representations and warranties are a material inducement for the Department to enter into this Agreement and provide the Appropriated Amount.
b. Grantee shall ensure all representations and warranties provided herein are true, accurate, and complete as of the date of the Effective Date and shall remain so throughout the Term of this Agreement. Grantee is responsible for promptly notifying the Department in writing of any changes or inaccuracies in the representations and warranties contained herein.

B. Grantee hereby represents and warrants the following:

a. Grantee has taken all necessary steps to attain the legal authority to receive and expend the Project's funds.
b. Grantee has duly authorized this Agreement, and the person executing it has authority to do so. Once executed by Grantee, this Agreement shall constitute a binding obligation of Grantee, enforceable according to its terms.
c. Grantee's obligations hereunder do not conflict with any law, ordinance, or resolution applicable to Grantee, Grantee's charter (if applicable), or any judgment or decree to which Grantee is subject.
d. Grantee has independently confirmed that the Project Description, including, but not limited to, the Appropriated Amount and Reversion Date, is consistent with the underlying appropriation in law.
e. Grantee's governing body has duly adopted or passed as an official act a resolution, motion, or similar action authorizing the person identified as the official representative of the Grantee to sign and submit Requests for Payment on behalf of Grantee.
f. Grantee will abide by New Mexico laws regarding conflicts of interest, governmental conduct, and whistleblower protection.
    i. Grantee agrees explicitly none of its officers or employees or its designees or agents, no member of the governing body, and no other public official of Grantee who exercises any function or responsibility with respect to this Agreement, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for the Project.
    ii. Further, Grantee will require all of its contractors to incorporate the language set forth in this paragraph prohibiting conflicts of interest in all subcontracts.
g. No funds have been paid or will be paid, by or on behalf of the Grantee, to any person for influencing or attempting to influence an officer or employee of the State, any agency, or body in connection with the awarding of any Third Party Obligation.
    i. Grantee will require certifying language prohibiting lobbying to be included in the award documents for all subawards, including subcontracts, loans,

and cooperative agreements.

C. Consequences of False or Misleading Representations. If any representation or warranty made by Grantee is found to be false or misleading, the Department shall have the right to exercise any or all of the following remedies:

a. **Termination of Agreement:** Department may terminate this Agreement immediately upon written notice to the Grantee.
b. **Repayment of Grant Funds:** Grantee shall repay all Appropriated Amounts disbursed under this Agreement, upon demand by the Department.
c. **Other Remedies:** Department may pursue any other remedies available at law or in equity.

D. Survival of Representations and Warranties. The representations and warranties made by the Grantee shall survive the Early Termination or expiration of this Agreement.

XII. PROJECT RECORDS

A. Grantee shall be strictly accountable for receipts and disbursements relating to the Project's funds. The Grantee shall follow generally accepted accounting principles and the State's Model Accounting Practices and, if feasible, maintain a separate bank account or fund with a separate organizational code to ensure separate budgeting and accounting of the funds.

B. For six (6) years following the Project's completion ("**Record Retention Period**"), Grantee shall maintain all Project-related records, including, but not limited to, all financial records, requests for proposals, invitations to bid, selection and award criteria, contracts and subcontracts, advertisements, minutes of pertinent meetings, as well as records sufficient to fully account for the amount and disposition of the Appropriated Amount from all sources budgeted for the Project, the purpose for which such funds were used, and such other records as the Department may prescribe.

C. Grantee shall make all Project records available to the Department, the Department's Independent Public Accountant, and the New Mexico State Auditor upon request. With respect to the funds that are the subject of this Agreement, if the State Auditor or the Department finds any funds were improperly expended, Grantee shall be required to reimburse the State all amounts found to be improperly expended.

XIII. ARTICLE XII. IMPROPERLY REIMBURSED FUNDS

If the Department determines part or all of the Appropriation Amount was improperly reimbursed to Grantee, including but not limited to funds reimbursed to Grantee based upon fraud, mismanagement, misrepresentation, misuse, violation of law by the Grantee, after ten (10) days' notice to Grantee and the opportunity to return such funds to the Department, the

Department may offset any funds due to Grantee from the State, until the Appropriation Amount is fully repaid.

XIV. ARTICLE XIII. LIABILITY

Neither Party shall be responsible for liability incurred as a result of the other Party's acts or omissions in connection with this Agreement. Any liability incurred in connection with this Agreement is subject to immunities and limitations of the New Mexico Tort Claims Act.

XV. ARTICLE XIV. SCOPE OF AGREEMENT

This Agreement constitutes the entire and exclusive agreement between the Parties concerning the subject matter hereof. The Agreement supersedes all prior or contemporaneous agreements, understandings, discussions, communications, and representations, written or verbal.

XVI. REQUIRED NON-APPROPRIATIONS CLAUSE

A. Grantee acknowledges and agrees to include a "non-appropriations" clause in all contracts between it and other parties that are (i) funded in whole or part by funds made available under this Agreement and (ii) entered into after the effective date of this Agreement that states:

   a. "The terms of this Agreement are contingent upon sufficient appropriations and authorization being made by the Legislature of the State of New Mexico ("**Legislature**") for the performance of this Agreement.
   b. If the Legislature does not make sufficient appropriations and authorization, City of Santa Fe may immediately terminate this Agreement by giving Contractor written notice of such termination.
   c. City of Santa Fe's decision as to whether sufficient appropriations are available shall be final and accepted by the Contractor. Contractor hereby waives any rights to assert an impairment of contract claim against the City of Santa Fe or the State of New Mexico in the event of immediate or Early Termination of this Agreement by the City of Santa Fe or the State Department of Finance and Administration."

XVII. REQUIRED TERMINATION CLAUSE

A. Grantee acknowledges and agrees to include the following termination clause in all contracts that are (i) funded in whole or part by funds made available under this Agreement and (ii) entered into after the effective date of this Agreement:

   a. "This contract is funded in whole or in part by funds made available by the State of New Mexico ("**State**"). Should the State terminate its Agreement with City of

Santa Fe, City of Santa Fe may terminate this contract immediately by providing Contractor written notice of such termination.

b. In the event of termination pursuant to this paragraph, City of Santa Fe only liability to Contractor shall be for goods and services delivered and accepted prior to the termination date."

XVIII. COMPLIANCE WITH UNIFORM FUNDING CRITERIA

A. Throughout the term of this Agreement, Grantee shall:

a. Submit all reports of annual audits and agreed-upon procedures required by § 12-6-3(A)-(B), NMSA 1978 by the due dates established in § 2.2.2 NMAC, reports of which must be a public record pursuant to § 12-6-5(A), NMSA 1978 within forty-five (45) days of delivery to the State Auditor;

b. Have a duly adopted budget for the current fiscal year approved by its budgetary oversight agency (if any);

c. Timely submit all required financial reports to its budgetary oversight agency (if any); and

d. Use accounting methods and procedures consistent with Generally Accepted Accounting Principles and the State's Model Accounting Principals to expend the Appropriated Amount in accordance with applicable law and account for and safeguard Project funds and assets acquired with Project funds.

B. In the event Grantee fails to comply with the requirements of subparagraph A of this Article XVIII, Department may take one or more of the following actions:

a. Suspend new or further obligations pursuant to Article VI(A) of this Agreement;

b. Require the Grantee to develop and implement a written corrective action plan pursuant to Article VI(D) of this Agreement to remedy the non-compliance;

c. Impose special conditions to address the non-compliance by giving Grantee notice of such special conditions in accordance with Article III of this Agreement;

i. The Parties agree that any special conditions imposed to address non-compliance shall be incorporated into this Agreement, through **Exhibit D**, upon notice to Grantee, without need for formal amendment of this Agreement;

ii. Special conditions shall be binding and effective on the date that notice is deemed to have been given pursuant to Article III or

d. Terminate this Agreement pursuant to Article V(A) of this Agreement.

XIX. SEVERANCE TAX AND GENERAL OBLIGATION BONDS

A. Grantee acknowledges and agrees that the underlying appropriation for the Project may originate from the issuance of tax-exempt severance tax bonds or general obligation bonds by the State. Proceeds from such bonds are administered by the New Mexico State Board of Finance ("**SBOF**"), an entity separate and distinct from the Department.

a. Grantee acknowledges and agrees:
   i. It is Grantee's responsibility to determine through SBOF what (if any) conditions are currently imposed on the Project;
   ii. Department's failure to inform Grantee of an SBOF-imposed condition does not affect the validity or enforceability of the condition;
   iii. The SBOF may in the future impose further or different conditions upon the Project;
   iv. All SBOF conditions are attached to the Project and Appropriation Amount without the need for formal amendment of this Agreement;
   v. All applicable SBOF conditions must be satisfied before the SBOF will release to the Department funds subject to the condition(s) and
   vi. The Department's obligation to reimburse Grantee from the Project is expressly contingent upon the satisfaction of the then-current SBOF conditions.

B. Grantee acknowledges and agrees SBOF may, at its sole and absolute discretion, require reimbursement or remove eligibility for bond proceeds for the Project if the Project doesn't proceed sufficiently.

   a. Grantee must comply with the requirement to encumber five percent (5%) of Project funds within six months of bond issuance as certified by Grantee in the Bond Questionnaire and Certification documents submitted to the SBOF.
   b. Failure to comply may result in the reassignment of the bond proceeds. Upon reassignment of bond proceeds, this Agreement will be suspended until the entity has demonstrated readiness as determined by the SBOF and the Department.

C. Grantee acknowledges and agrees that this Agreement is subject to the SBOF's Bond Project Disbursements rule, § 2.61.6, NMAC, as may be amended from time to time or re-codified.

XX. GENERAL PROVISIONS

A. Assignment: Grantee's rights and obligations under this Agreement are personal and may not be transferred or assigned without the prior written consent of the State. Any attempt at assignment or transfer without such consent shall be void. Any assignment or transfer of Grantee's rights and obligations approved by the State shall be subject to the provisions of this Agreement.

B. Subcontractors: Grantee shall not enter any subgrant or subcontract in connection with its obligations under this Agreement without the prior written approval of the State. Upon request, Grantee shall submit to the Department a copy of each such subgrant or subcontract.

C. Binding Effect: Except as otherwise provided, all provisions of this Agreement, including the benefits and burdens, shall extend to and be binding upon the Parties' respective successors and assigns.

D. Authority: Each Party represents and warrants to the other that the execution and delivery of this Agreement and the performance of such Party's obligations have been duly authorized.

E. Captions and References: The captions and headings in this Agreement are for the convenience of reference only and shall not be used to interpret, define, or limit its provisions. All references in this Agreement to sections (whether spelled out or using the § symbol), subsections, exhibits, or other attachments are references to sections, subsections, exhibits, or other attachments contained herein or incorporated as a part hereof, unless otherwise noted.

F. Counterparts: This Agreement may be executed in multiple, identical, original counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute the same agreement.

G. Digital Signatures: If any signatory signs this agreement using a digital signature in accordance with the State Policies regarding the use of digital signatures, then any agreement or consent to use digital signatures within the electronic system through which that signatory signed shall be incorporated into this Agreement by reference.

H. Modification: Except as otherwise provided in this Agreement, any modification to this Agreement shall only be effective if agreed to in a formal amendment, properly executed and approved in accordance with applicable New Mexico law and State fiscal policies and rules. Modifications permitted under this Agreement, other than Agreement amendments, shall conform to the policies issued by the State.

I. Statutes, Regulations, Fiscal Rules, and Other Authority: Any reference in this Agreement to a statute, regulation, policy, or other authority shall be interpreted to refer to such authority then current, as may have been changed or amended after the Effective Date of this Agreement.

J. External Terms and Conditions: Notwithstanding anything to the contrary herein, the State shall not be subject to any provision included in any terms, conditions, or agreements appearing on Grantee's or a subcontractor's website or any provision incorporated into any click-through or online agreements related to the Work unless that provision is specifically referenced in this Agreement.

K. Severability: The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, which shall remain in full force and effect, provided that the Parties can continue to perform their obligations under this Agreement in accordance with its intent.

L. Survival of Certain Agreement Terms: Any provision of this Agreement that imposes an obligation on a Party after the termination or expiration of this Agreement shall survive the termination or expiration of this Agreement and shall be enforceable by the other Party.

M. Third Party Beneficiaries: Except for the Parties' respective successors and assigns described in this Agreement, it does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Enforcement of this Agreement and all rights and obligations hereunder are reserved solely to

the Parties. Any services or benefits that third parties receive as a result of this Agreement are incidental to this Agreement and do not create any rights for such third parties.

N. Waiver: A Party's failure or delay in exercising any right, power, or privilege under this Agreement, whether explicit or by lack of enforcement, shall not operate as a waiver, nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise of such right, power, or privilege.

O. Standard and Manner of Performance: Grantee shall perform its obligations under this Agreement in accordance with the highest standards of care, skill, and diligence in Grantee's industry, trade, or profession.

P. Licenses, Permits, and Other Authorizations: Grantee shall secure, prior to the Effective Date, and maintain at all times during the term of this Agreement, at its sole expense, all licenses, certifications, permits, and other authorizations required to perform its obligations under this Agreement and shall ensure that all employees, agents, and subcontractors secure and maintain at all times during the term of their employment, agency or subcontractor, all license, certifications, permits and other authorizations required to perform their obligations in relation to this Agreement.

Q. Publicity: Any Publicity regarding the subject matter of this Agreement may not be released without prior written approval from the Department. For purposes of this agreement, "**Publicity**" means notices, informational pamphlets, press releases, email responses, research, reports, signs, and similar public notices prepared by or for the Grantee or jointly with others.

a. Grantee shall obtain written approval prior to issuing any press release or making any public announcement regarding this agreement. Grantee agrees to obtain approval of the Department in advance with respect to all Public Relations, all communications with media, or all communications with any other member of the public with respect to this agreement, except to acknowledge that an agreement does exist.

b. For purposes of this agreement, "Public Relations" includes community relations and means those activities dedicated to maintaining the Department's image or maintaining or promoting understanding and favorable relations with the community or public at large or any segment of the public.

c. Violations of either Article XX (Q)(a) or (b) shall constitute a material Breach of Agreement.

R. Data Sharing: The State intends to secure and collate specific data generated by Grantee under this Agreement to use in support of the State's organizational, policy-making, and management of public resource functions. State, in accordance with **Exhibit E**, attached hereto and incorporated herein by reference, reserves the right to require Grantee and/or its subcontractors to provide specific data relevant to the above-listed functions. Data provided by Grantee may be

incorporated into existing or future developed State integrated analysis tools or databases, including but not limited to geographic information system (GIS) networks and databases accessible by the public. Dissemination of data collected may include historical data and projections based on such historical data.

a. To the extent any data transferred as part of this Agreement is legally determined to be the property of Subrecipient or its subcontractors, Subrecipient and/or its subcontractors grants State a nonexclusive, fully paid-up right and license to reproduce, use, distribute, do derivative works based on, and archive data transferred as part of this Agreement.

S. Venue and Choice of Law: This Agreement shall be governed by and construed in accordance with the laws of the State of New Mexico, without regard to any conflict of law provisions. Any legal suit, action, or proceeding arising out of or related to this Agreement shall be instituted exclusively in the district courts located in Santa Fe, New Mexico. The Parties hereby irrevocably submit to the exclusive jurisdiction and venue of such courts in any such suit, action, or proceeding. The Parties waive any objection to the laying of the venue of any such suit, action, or proceeding in the district courts of Santa Fe, New Mexico, and irrevocably waive and agree not to plead or claim in any such court that any such suit, action, or proceeding brought in any such court has been brought in an inconvenient forum.

[SIGNATURE PAGE AND EXHIBITS FOLLOW]
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IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the Department's date of execution.

APPROVED BY DEPARTMENT:

Cabinet Secretary, Wayne Propst:

_____ _____

Signature Date

Chief Financial Officer, Mackie Romero:

_____ _____

Signature Date

Local Government Division Director, Cecilia Mavrommatis:

_____ _____

Signature Date

AS TO LEGAL FORM AND SUFFICIENCY

General Counsel's Office:

_____

Signature

_____ _____

(Print Name) (Title)

APPROVED BY GRANTEE:

Entity Name

Official with Authority to Bind Grantee:

Signature

(Print Name) (Title)

Date

Fiscal Officer or Chief Financial Officer:

ANDREA PHILLIPS (Feb 3, 2026 14:45:38 MST)
Signature

Andrea Phillips Acting Finance Director

(Print Name) (Title)

02/03/2026

Date

As To Legal Form And Sufficiency

Kevin L. Nault
Kevin L. Nault (Jan 16, 2026 08:43:51 MST)
Signature

Kevin L. Nault Assistant City Attorney

(Print Name) (Title)

Jan 16, 2026

Date

EXHIBIT A

Request for Payment Form and Certification

STATE OF NEW MEXICO
GRANT APPROPRIATION
Request for Payment Form
Exhibit A

I. Grantee Information (Must match your DFA Substitute W-9 Form)

A. Grantee: _____

B. Address: _____
(Complete Mailing, including Suite, if applicable)

_____
City, State, Zip

C. Contact Name/Phone #: _____

D. Grant No: _____

E. Project Title: _____

F. Grant Expiration Date: _____

II. Payment Computation

A.	Payment Request No.	
B.	Grant Amount:	$ 0.00
C.	AIPP Amount *(If Applicable)*:	$ 0.00
D.	Funds Requested to Date:	$ 0.00
E.	Amount Requested this Payment:	
F.	Reversion Amount *(if applicable)*:	$ 0.00
G.	Grant Balance:	$ 0.00

H. ☐ Final Request for Payment *(if applicable)*

III. Fiscal Year : 2026 (July 1, 2025-June 30, 2026)

(The State of NM Fiscal Year is July 1, 20XX through June 30, 20XX of the following year)

IV. Certifications

☐ I hereby certify that all conditions and requirements for Payments outlined in the Agreement have been met, including but not limited to:
a. Submission and approval of a Project Budget as per Article IV, Section A of the Agreement.
b. Compliance with the Project Budget and expenditure of funds in accordance with the State Procurement Code and the State's Model Accounting Practices.
c. Submission of supporting documentation as required by the Agreement.
d. Maintenance of all necessary records and documentation as stipulated in the Agreement.

☐ I attest that the information provided is correct; expenditures are properly documented and valid or actual receipts, and that the activity fully complies with Article IX, Sec. 14 of the New Mexico Constitution, known as the "anti-donation" clause.

☐ I hereby certify that all representations and warranties made in the Agreement remain true, accurate, and complete as of the date of this request, and will continue to be so throughout the term of the Agreement. I acknowledge that these representations and warranties are a material inducement for the Department to approve this pay request.

Grantee Fiscal Officer or **Fiscal Agent** *(if applicable)*	**Grantee Representative**
Printed Name	Printed Name
Date: _____	Date: _____

(State Agency Use Only)

Vendor Code: _____ **Fund No.:** _____ **PO #** _____ **Loc No.:** _____

I certify that the State Agency financial and vendor file information agree with the above submitted information.

ASD Officer Date	Division Grant Manager Date

Revised 7/2025

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EXHIBIT B

Notice of Department's Obligation Form

NOTICE OF OBLIGATION TO REIMBURSE GRANTEE
EXHIBIT B

Notice of Obligation to Reimburse Grantee # _____

DATE: _____

TO: Department Representative: _____, Grant Manager

FROM: Grantee Entity: _____

Grantee Official Representative: _____

SUBJECT: Notice of Obligation to Reimburse Grantee

Grant Number: _____

Grant Termination Date: _____

As the designated representative of the Department for Grant Agreement number _____ entered into between Grantee and the Department, I certify that the Grantee has submitted to the Department the following third party obligation executed, in writing, by the third party's authorized representative:

Vendor or Contractor: _____

Third Party Obligation Amount: _____

Vendor or Contractor: _____

Third Party Obligation Amount: _____

I certify that the State is issuing this Notice of Obligation to Reimburse Grantee for permissible purposes within the scope of the project description, subject to all the terms and conditions of the above referenced Grant Agreement.

Grant Amount (Minus AIPP if applicable): _____

The Amount of this Notice of Obligation: _____

The Total Amount of all Previously Issued Notices of Obligation: _____

The Total Amount of all Notices of Obligation to Date: $ 0.00

Note: Contract amounts may exceed the total grant amount, but the invoices paid by the grant will not exceed the grant amount.

Department Rep. Approver: _____

Title: Grant Manager

Signature: _____

Date: _____

1 Administrative and/or Indirect Cost – generally, the legislation authorizing the issuance of bonds prohibits the use of its proceeds for indirect expenses (e.g. penalty fees or damages other than pay for work performed, attorney fees, and administrative fees). Such use of bond proceeds shall not be allowed unless specifically authorized by statute.

Revised 7/2025

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OPTIONAL EXHIBIT C
SPECIAL CONDITIONS

The capital outlay oversight requires grantees' accounting methods and procedures, including their internal control framework, to be scrutinized, so as to safeguard State capital outlay appropriations and assets acquired with such appropriations.

This Capital Outlay Special Grant Condition(s) **Exhibit C** is necessary pursuant to § 6-3b-1 et seq., NMSA 1978 (Public Finance Accountability Act) and MAPS Fin 9.2, due to the Grantees' material weaknesses, significant deficiencies, or findings that raised concerns as to the ability to expend grant funds in accordance with applicable law in the organization's FY[20XX] audit. The Special Conditions identified below apply to the authorized agent, [insert the Grantee or Fiscal Agent name].

Procurement - All purchases or contracts the Grantee enters that shall use funding from the Department capital appropriations grant must be approved by the Department prior to the initiation of implementing purchasing documents. The Grantee shall receive such prior approval via official correspondence from the Department, which may be through letter or email. The Grantee shall submit the following to the Department in pursuit of prior approval: purchasing policies and procedures, CFO certification, documentation of management and program approval, policies and procedures governing purchasing and contracting, a copy of the current procurement and contracting policies, and documentation regarding informing staff responsible for purchasing and contracting on such policies and procedures.

Budget - Provide documentation of approval of your current budget from DFA Local Government or other authoritative agency. Provide policies and procedures on who is responsible for and how annual budgets (expenditures and revenue) are established, monitored and adjusted. Provide a corrective action plan on how budget issues identified in your audit will be/have been addressed. Also include documentation on how staff responsible for budgeting is informed on budget policies and procedures.

Capital Assets - Provide a complete list of inventory including inventory control numbers and current location. Provide policies and procedures on capital assets and inventory and specify how the proposed purchased items will be included, tagged, and tracked in capital asset inventory. Also include documentation on how staff responsible for capital assets is informed on capital asset policies and procedures.

Travel and Per Diem - Provide policies and procedures on travel and per diem. Also include how staff who travel and those responsible for travel reimbursement are informed on travel and per diem policies and procedures.

Timely Audits – Provide policies and procedures on annual audits. Provide documentation on how and who is responsible for insuring that annual audits are completed timely. Also include documentation on how staff responsible for the annual audit is informed on audit policies and procedures.

Cash Management – policies and procedures on cash management of federal funds. Provide procedures used to draw and disburse federal funds. Provide procedures to reconcile draw amounts, deposits and disbursements; and to prepare federal cash reporting documents to ensure compliance with federal regulations.

The <Grantee> was required to, and has provided sufficient documentation regarding [insert specific names of the Special Condition(s)], as referenced in the <Grantee>'s [20XX] Audit file. Therefore, the criteria to enter into this agreement have been met.

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EXHIBIT D

Project Budget Worksheet *
*(Provided separately when grant agreement issued to Grantee)

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Exhibit E

Data Sharing Provisions for New Mexico Capital Outlay Agreements

I. Introduction:

This Data Sharing Provisions Exhibit ("Exhibit") is incorporated into the New Mexico Capital Outlay Agreements ("Agreements") between the State of New Mexico ("State") and [Insert Partner Name] ("Partner"). This Exhibit outlines the terms and conditions under which data will be shared between the Parties to ensure compliance with New Mexico state laws and regulations, focusing on data privacy, security, and compliance.

II. Definitions:

a. Authorized User: An employee, agent, assign, representative, independent contractor, or other person or entity authorized by Partner or State to access, use, or disclose information through this exhibit.

b. Confidential Information: All data or information shared in confidence, with the expectation that it will not be disclosed in an identifiable form. This includes data that is exempt from public disclosure under the New Mexico Inspection of Public Records Act (§ 14-2-1 et seq. NMSA 1978) or other relevant laws.

c. Data Storage: Electronic media that hold recorded information.

d. Data Transmission: The process of moving information over a network from its source to one or more destinations.

e. Direct Identifier: Records or data containing personal identifiers such as names, addresses, and social security numbers.

f. Disclosure: Permission to access, release, transfer, or otherwise communicate confidential information by any means to any third party, except as authorized by the Party that controls the record.

g. Encryption involves using algorithms to encode data, rendering it unreadable without a specific key. It may be necessary during data transmission and/or storage.

h. Information: Any data, figures, statistics, or other facts provided or learned about someone or something, including Confidential Information, that may be legally transmitted under this Exhibit.

i. Limited Dataset: A data file that omits Direct Identifiers.

j. Protected Personally Identifiable Information: Sensitive personal details such as social security numbers and financial account numbers, with specific exclusions as outlined in the Agreements.

III. Purpose:

The purpose of this exhibit is to promote transparency, facilitate information sharing between the parties, support better policy and decision-making, and enhance public services through collaborative

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data analysis from various sources.

IV. Use of Information:

a. Use of Information obtained or created under this exhibit shall be strictly limited to the purposes stated herein and in the agreements. The parties agree not to sell Information to third parties or use it for commercial, solicitation, or political purposes.

b. Each Party shall serve as the custodian of the Information and comply with all conditions for its use, including security measures to prevent unauthorized access.

c. The Parties shall follow all relevant federal and state laws and regulations governing the use of such Information.

V. Safeguarding Information:

a. Confidentiality: Access to Confidential Information shall be limited to the minimum necessary to accomplish the purposes of this Exhibit. Authorized Users must adhere to the confidentiality requirements.

b. Security: Security practices shall comply with the requirements of the New Mexico Department of Information Technology Act and related regulations. The Parties agree to notify each other within three business days of any suspected or actual security breach.

c. Information Storage and Transmission: Data Storage and Transmission shall take place on an encrypted server with appropriate security controls.

VI. Re-Disclosure of Information:

The Parties agree not to disclose Information except as required by law or with prior written approval of the other Party. If there is a public records request, the Party receiving it shall notify the other Party within three business days.

VII. Ownership of Information:

Legal title to Information shall remain with the provider. The Partner grants the State a royalty-free, non-exclusive, non-transferable license to use the Information in furtherance of the purposes outlined in this Exhibit.

City of Santa Fe New Mexico

Finance Department

Project Ledger Request Form

Date of Request: 12/16/2025

Project Title: Cerro Gordo Bridge

Project Type: ☑ CIP ☑ Grant ☐ Internal Tracking

Project ID: ST2536500

Grant ID: S2638

Approved By: ERIKA LUJAN (Jan 12, 2026 08:35:36 MST)

(Finance Use Only)

Department: Public Works - Streets Project Manager: Marcos Esquibel Ext: 6853

Project Date Range: 12/16/2025 to 04/11/2027 ☐ Create Fixed Asset

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☐ Multi-Funding (complete all funding sources, should equal 100%)

Funding Source: NMDFA 25-J5981 % of Funding: 100%

MUNIS ORG: 3306250 MUNIS OBJ: 490210 Awarded Amount: $300,000

Funding Source: _____ % of Funding: _____

MUNIS ORG: _____ MUNIS OBJ: _____ Awarded Amount: _____

Expense String Phase:

A project must have at least one phase identified, this can be used as an additional level of tracking, for example, CIP - Design, Construction, etc. For Grants can be used as reimbursable types, such as transportation, salaries.

(You can create more than one phase and you can default MUNIS ORGs and OBJs, optional)

Phase: WIP CONSTRUC MUNIS ORG: 3306250 MUNIS OBJ: 572970

Grants Only (list all grants if applicable):

Grantor Name: NM DFA 25-J5981 Awarded Amount: $300,000

AR Charge Code: 3306250.490210 ☐ Grant funds multiple projects (Complete a form for each project)

Grantor Id: 700007 Federal CFDA (if applicable): _____

Grantor Name: _____ Awarded Amount: _____

AR Charge Code: _____ ☐ Grant funds multiple projects (Complete a form for each project)

Grantor Id: _____ Federal CFDA (if applicable): _____

(If grants please provide all grant award documents with form) ☑ Attached Grant Documentation

Log # *{Finance use only}*:	
Journal # *{Finance use only}*:	

City of Santa Fe, New Mexico
BUDGET AMENDMENT RESOLUTION (BAR)

DEPARTMENT / DIVISION NAME	DATE
Public Works / Parks	12/17/2025

ITEM DESCRIPTION	ORG	OBJECT	PROJECT	INCREASE	DECREASE
EXPENDITURES				*{enter as positive #}*	*{enter as negative #}*
WIP CONSTRUC - Cerro Gordo Bridge	3306250	572970	ST2536500	300,000	
REVENUES				*{enter as negative #}*	*{enter as positive #}*
NMDFA 25-J5981	3306250	490210	ST2536500	(300,000)	
				$ -	$ -

JUSTIFICATION: *(use additional page if needed)*
--Attach supporting documentation/memo

DFA grant award (25-J5981) for Cerro Gordo Bridge in the total amount of $300,000. Expires 4/11/2027.

{Complete section below if BAR results in a net change to ANY Fund}

Fund(s) Affected	Fund Balance Increase/(Decrease)
TOTAL:	**0**

{Use this form for Finance Committee/ City Council agenda items ONLY}

CITY COUNCIL APPROVAL

City Council Approval Date

Agenda Item #:

Carol Swenson — 12/17/2025
Prepared By *{print name}* — Date

Carol Swenson

Business Operations Manager — Date

JOHN BURNETT (Jan 23, 2026 23:14:37 MST)

Department Director Signature — Date

Andy Hopkins
Budget Officer — Date

Finance Director *{≤ $5,000}* — Date

City Manager *{≤ $60,000}* — Date

CITY OF SANTA FE

Date: January 16, 2026

To: Governing Body

From: Carol Swenson, Public Works Business Operations Manager CS

Via: Jesse Roach, Interim Public Utilities Department Director JR Jesse Roach

Subject: Capital Appropriation Agreement Project 25-J5960, Nichols Dam Safety Rehabilitation

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ACTION:
Request for Approval of Capital Outlay Grant Agreement with New Mexico Department of Finance and Administration for the Improvement of the Nichols Dam Safety Rehabilitation Project 25-J5960 in the Total Amount of $997,850 With a Reversion Date of April 11, 2027. (Jesse Roach, Interim Public Utilities Department Director, jdroach@santafenm.gov)

1. Request for Approval of a Budget Amendment Resolution (BAR) to Allocate $997,850 from the 2025 Capital Appropriation to FY26 Revenue and WIP Construction for the Improvement of the Nichols Dam Safety Rehabilitation.

BACKGROUND AND SUMMARY:
The City of Santa Fe has been awarded Capital Outlay Project 25-J5960 in the amount of $997,850 "…to make improvements to the Nichols Dam safety rehabilitation project in Santa Fe in Santa Fe County."

ATTACHMENTS:
Grant Agreement
PLID Form
BAR

Grants Manager

ERIKA LUJAN
ERIKA LUJAN (Feb 3, 2026 12:33:44 MST)

NEW MEXICO CAPITAL OUTLAY GRANT AGREEMENT
CAPITAL APPROPRIATION PROJECT

THIS AGREEMENT is made and entered into by and between the State of New Mexico, Department of Finance & Administration, 407 Galisteo Street, Santa Fe, NM 87501, ("**Department**") and the City of Santa Fe, ("**Grantee**") (individually "**Party**" and collectively "**Parties**"). This Agreement shall be effective as of the date the Department executes it ("**Effective Date**").

WITNESSETH

WHEREAS, in the Laws of 2025, Chapter 159, Section 54, the Legislature made an appropriation to the Department, funds from which the Department is making available to the Grantee pursuant to this Agreement; and

WHEREAS, the Department is granting to Grantee, and the Grantee is accepting the grant of funds from this appropriation, in accordance with the terms and conditions of this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, the parties hereby mutually agree as follows:

AGREEMENT

I. PROJECT DESCRIPTION, GRANT AMOUNT, AND REVERSION

25-J5960 ("**Project**") 4/11/2027 ("**Reversion Date**"). Laws of 2025, Chapter 159, Section 54, Nine Hundred Ninety Seven Thousand Eight Hundred Fifty Dollars and Zero Cents, $997,850.00, For project completion to make improvements to the Nichols Dam safety rehabilitation project in Santa Fe in Santa Fe County..

Grantee's total reimbursements shall not exceed $997,850.00 Nine Hundred Ninety Seven Thousand Eight Hundred Fifty Dollars and Zero Cents, ("**Appropriation Amount**") minus the allocation for Art in Public Places ("**AIPP amount**"), if applicable, $0.00 Zero Dollars, which equals $997,850.00 Nine Hundred Ninety Seven Thousand Eight Hundred Fifty Dollars and Zero Cents ("**Adjusted Appropriation Amount**").

In the event of a conflict among the Appropriation Amount, the Reversion Date, as defined herein and/or the purpose of the Project, as set forth in this Agreement, and the corresponding appropriation language in the laws cited above in this Article I, the language of the laws cited herein shall control.

The information contained in Article I is referred to collectively as the "**Project Description**."

II. DISBURSEMENT LIMITATION

A. Upon the Effective Date, the Grantee shall submit to the Department a comprehensive procurement plan and expenditure plan, detailing a Project timeline with milestones, required procurements, and identifying expected expenditures per milestone (collectively, "**Project Budget**"). The Department shall

review and approve the Project Budget by issuing a Notice of Department's Obligation ("**Notice of Obligation**"), in accordance with the Project Description, a sample of which is attached hereto as **Exhibit A** and incorporated herein by reference. After receipt of a Notice of Obligation, the Grantee may be reimbursed for allowable costs up to the Adjusted Appropriation Amount. This Agreement and any reimbursements up to the Adjusted Appropriation Amount are expressly conditioned upon the following:

a. Irrespective of any Notice of Obligation, Grantee's expenditures shall be made in accordance with the Project Budget, on or before the Reversion Date and/or, if applicable, any Early Termination Date; and

b. The total amount received by Grantee shall not exceed the lesser of:

i. the Adjusted Appropriation Amount identified in Article I (B) herein; or

ii. the total of all amounts stated in the Notice(s) of Obligation evidencing the Department has received and accepted Grantee's Third Party Obligation(s); and

c. Grantee's expenditures are made and accounted for pursuant to the State Procurement Code, State's Model Accounting Practices, and execution of binding written obligations or purchase orders with third-party contractors or vendors for the provision of services, including professional services, or the purchase of tangible personal property and real property for the Project ("**Third Party Obligations**"); and

d. Grantee's submittal of timely Requests for Payment and supporting documentation in accordance with the procedures set forth in this Agreement; and

e. In the event capital assets acquired with Project funds are to be sold, leased, or licensed to or operated by a private entity, the sale, lease, license, or operating agreement:

i. must be approved by the applicable oversight entity (if any) in accordance with §§ 13-6-2, 13-6-2.1, and 13-6-3; or

ii. If no oversight entity is required to approve the transaction, the Department of Finance and Administration's Infrastructure Planning Development Division (IPDD) must approve it as complying with the law.

B. Prior to the sale, lease, license, or operating agreement being approved pursuant to Articles II(A)(e) (i) or (ii) herein, the Department may, in its sole and absolute discretion, unless inconsistent with State Board of Finance imposed conditions, reimburse Grantee for necessary expenditures incurred to develop the Project sufficiently to make the sale,

lease, license, or operating agreement commercially feasible, limited to planning and design expenditures; and

C. Grantee's submission of documentation of all Third Party Obligations and amendments thereto (including terminations) to the Department and the Department's issuance of a Notice of Obligation for a particular amount in accordance with the terms of this Agreement shall be governed by the following:

a. Grantee is authorized to budget the particular amount set forth in the Notice of Obligation, execute the Third Party Obligation, and request the Third Party to begin work after issuance of a Notice of Obligation by the Department.

b. Grantee acknowledges and agrees that any Third Party Obligations agreed to prior to receiving a Notice of Obligation are its sole responsibility.

c. Grantee shall submit to the Department one copy of all Third Party Obligations and amendments thereto (including terminations) as soon as possible after execution by the Third Party but prior to execution by the Grantee.

d. Department may, in its sole and absolute discretion, issue a Notice of Obligation for the particular amount of a Third Party Obligation that only obligates the Department to reimburse Grantee's expenditures made on or before the Reversion Date or an Early Termination Date. The current Notice of Obligation form is incorporated herein and attached hereto as Exhibit 2.

D. Grantee shall provide all necessary qualified personnel, materials, and facilities to implement the Project. The Grantee shall finance its share (if any) of the costs of the Project, including all Project overruns.

E. Prior to entering into this Agreement, the Department conducted a risk assessment on the Grantee and a project readiness review for the Project. In accordance with State Model Accounting Practices, FIN 9.2, if the Department determines that the expenditure of Project funds by the Grantee requires special conditions, those conditions are identified and listed in **Exhibit D**, which is attached and incorporated by reference. The Parties agree that, to the extent the Department, in its sole and absolute discretion, determines additional special conditions are necessary or that existing special conditions are no longer required, it may update **Exhibit D** from time to time without the need for a formal amendment of this Agreement.

F. Project funds shall not be used for purposes other than those authorized by the Department in accordance with the Project Description.

G. Project funds cannot be used to reimburse the Grantee for indirect Project costs unless specifically allowed by law.

III. NOTICES

The following provisions shall apply whenever written notices, including written decisions, are to be given or received related to this Agreement.

The Grantee designates the person(s) listed below, or their successor, as their official representative(s) concerning all matters related to this Agreement:

Grantee: City of Santa Fe
Name: David Chapman
Title: Grant Administrator
Address: PO Box 909, Santa Fe NM, 87504
Email: dachapman@santafenm.gov
Telephone: 505-955-6251

The Grantee designates the person(s) listed below, or their successor, as their Fiscal Officer or Fiscal Agent concerning all matters related to this Agreement:

Grantee: City of Santa Fe
Name: Erika Lujan
Title: Grant Manager
Address: PO Box 909, Santa Fe NM, 87504
Email: evlujan@santafenm.gov
Telephone: 505-479-1334

The Department designates the persons listed below, or their successors, as the Points of Contact for matters related to this Agreement.

Department: DFA/Local Government Division
Name: Daniel Catanach
Title: Grant Manager
Address: Bataan Memorial Bldg. Rm 202, Santa Fe NM 87501
Email: DanielN.Catanach@dfa.nm.gov
Telephone: 505-231-6090

IV. TERM & DEADLINE TO EXPEND FUNDS

A. The term of this Agreement shall begin on the Effective Date and terminate on the 11th day of April during the calendar year of the Reversion Date unless Terminated Before Reversion Date ("**Early Termination**") pursuant to Article V herein (collectively "**Term**").

B. The Project's funds must be expended on or before the Reversion Date and, if applicable, the Early Termination Date of this Agreement.

   a. For purposes of this Agreement, it is not sufficient for the Grantee to encumber the Project funds on its books on or before the Reversion Date or Early Termination Date.
   b. For purposes of this Agreement, an expenditure of funds has occurred on the date the particular quantity of goods is delivered to and received by the Grantee,

title to the goods is transferred to the Grantee, and/or as of the date particular services are rendered to and accepted by the Grantee.

c. For purposes of this Agreement, an encumbrance of funds pursuant to a contract or purchase order with a third party does not qualify as an expenditure.

V. EARLY TERMINATION

A. General Provision. The Department may terminate this Agreement before the Reversion Date based on the Completion of the Project, Complete Expenditure of the Adjusted Appropriation, and/or Violation of this Agreement. Early Termination hereunder includes:

a. Termination due to completion of the Project before the Reversion Date;
b. Termination due to complete expenditure of the Adjusted Appropriation Amount before the Reversion Date;
c. Termination for violation of the terms of this Agreement; or
d. Termination for suspected mishandling of public funds, including but not limited to fraud, waste, abuse, and conflicts of interest.

B. Non-appropriation. This Agreement is expressly contingent upon the New Mexico State Legislature making sufficient appropriations and authorizations for the Project Description.

a. If the Legislature does not appropriate the Appropriation Amount, this Agreement shall terminate upon the Department giving the Grantee written notice of such termination. Such termination shall be effective as of the effective date of the law making the non-appropriation.
    i. The Department's decision as to whether sufficient appropriations or authorizations are available shall be final. Grantee hereby waives any rights to assert an impairment of contract claim against the State of New Mexico in the event of Early Termination of this Agreement.
b. As used herein, "non-appropriate" or "non-appropriation" includes the following actions by the New Mexico Legislature:
    i. Deauthorization, reauthorization, or revocation of a prior authorization.

C. Grant Disbursements in the Event of Early Termination. In the event of Early Termination, the Department's sole and absolute obligation to reimburse the Grantee is expressly conditioned upon the limitations set forth in Article II above.

D. Notice. Either Party may terminate this Agreement prior to the Reversion Date by providing the other Party with a minimum of fifteen (15) days advance written notice of the Early Termination. Grantee hereby waives any rights to assert an impairment of contract claim against the State of New Mexico in the event of Early Termination of this Agreement by the Department.

VI. SUSPENSION OF NEW OR FURTHER OBLIGATIONS

A. Department, in its sole and absolute discretion, may provide written notice to Grantee to suspend entering into further obligations. Upon the receipt of such written notice by the Grantee:

a. Grantee shall immediately suspend entering into new or further written obligations with third parties;
b. Department will suspend the issuance of any new or further Notice of Obligation under this Agreement; and
c. Department may direct the Grantee to implement a corrective action plan in accordance with Article VI (D) herein.

B. In the event of Suspension of this Agreement, the Department's sole and absolute obligation to reimburse the Grantee is expressly conditioned upon the limitations set forth in Article II herein.

C. A suspension of new or further obligations under this Agreement shall remain in effect unless or until the date the Grantee receives written notice given by the Department informing the Grantee that the Suspension has been lifted or that the Agreement has been Early Terminated in accordance with Article V herein. If the Suspension is lifted, the Department will consider further requests for a Notice of Obligation.

D. Corrective Action Plan in the Event of Suspension. Where the Department, in its sole and absolute discretion, directs Grantee to suspend entering into new or further written obligations with third parties pursuant to Article VI(A), the Department may, but is not obligated to, require the Grantee to develop and implement a written corrective action plan to remedy the grounds for the Suspension.

a. Such a corrective action plan must be approved by the Department and be signed by the Grantee.
b. Failure to sign a corrective action plan or meet the terms and deadlines set forth in the signed corrective action plan is hereby deemed a violation of the terms of this Agreement for purposes of Early Termination, Article V(A)(c).
c. A corrective action plan shall be in addition to, and not in lieu of, any other equitable or legal remedy authorized hereunder or at law, including but not limited to Early Termination.

VII. AMENDMENTS

Unless expressly stated otherwise herein, this Agreement shall not be altered, changed, or amended except by an instrument in writing duly executed by both parties hereto with the same formalities as this agreement.

VIII. REPORTING

A. Database Reporting

a. Grantee shall provide the Department with quarterly reports of Project activity, entering the required Project information directly into a database required by the Department.
b. Additionally, Grantee shall certify on each Request for Payment form, attached hereto as **Exhibit B** and incorporated herein, that all information provided in the database is true and accurate, updates to the database have been maintained, and all Project activity complies with applicable law and the terms of this Agreement.
c. Grantee hereby acknowledges that failure to perform and/or certify updates to the database will jeopardize the reimbursement of funds. The Department shall give Grantee a minimum of fourteen (14) days' advance written notice of any changes to the information the Grantee is required to report.
d. At the Department's discretion, all reports required hereunder may be directed to and facilitated through an electronic database.
e. Quarterly reports shall be due on the last day of the month, that is, 30 days prior to the end of the quarter following the execution of this Agreement by the Department and ending during the quarter of the submission of the final request for reimbursement for the Project, or the following quarter. Quarterly reports shall be in the form required by **Exhibit C**, attached hereto and incorporated herein by reference.

B. Requests for Additional Information/Project Inspection

a. During the term of this Agreement and the Record Retention Period, the Department may:
    i. Request additional information regarding the Project as it deems necessary and
    ii. Conduct on-site inspections of the Project at reasonable times and upon reasonable notice.
b. Grantee shall respond to such requests for additional information within the time established by the Department.

IX. REQUEST FOR PAYMENT PROCEDURES

A. Grantee shall request payment by submitting the form attached hereto as **Exhibit B**
B. Payment requests are subject to the following procedures:

a. Each Request for Payment must be in accordance with the Project Budget and contain proof of payment by the Grantee or liabilities incurred by the Grantee.
    i. Proof of payment must demonstrate the validity of an expenditure or liabilities incurred by Grantee.

ii. However, Grantee may be reimbursed for unpaid liabilities only if the Department, in its sole and absolute discretion, agrees to do so

and in accordance with any special conditions imposed by the Department.

b. Obligated but unpaid invoices received by Grantee from third-party contractors or vendors may be reimbursed if the invoices comply with the provisions of this Agreement.

i. The Grantee shall make payment to those contractors or vendors within five (5) business days from the date of receiving reimbursement from the Department or in a shorter period than the Department may prescribe in writing.

ii. The Department reserves the right to make such payments directly to the contractors or vendors as a special condition under this Agreement.

iii. The Grantee is required to certify to the Department proof of payment to the third-party contractor or vendor within five (5) business days from the date the Department reimburses the Grantee.

B. Until the Project is fully planned, designed, and all necessary procurements identified in the Project Budget are completed, Grantee's reimbursements will be limited to the planning, design, and procurement costs outlined in the Project Budget. Once the planning, designing, and procuring stages are complete, the Grantee must obligate at least ten percent (10%) of the Adjusted Appropriation Amount within one (1) year and must have utilized at least eighty-five percent (85%) of the Adjusted Appropriation Amount six (6) months before the reversion date.

C. Deadlines. Grantee shall submit requests for Payments to the Department on the earlier of:

a. Immediately as Grantee receives them, but at a maximum of thirty (30) days from when Grantee incurred the expenditure or liability; or

b. Twenty (20) days from the date of Early Termination or Reversion Date for expenditures or liabilities incurred before the Early Termination date or Reversion Date.

D. Grantee's failure to abide by the requirements set forth in Article II and Article IX herein may result in the denial of its Request for Payment. Department reserves the right to reject a payment request for the Project unless and until it is satisfied that the expenditures or liabilities are for permissible purposes within the meaning of the Project Description, identified within the Project Budget, and that the Grantee is otherwise in compliance with this Agreement.

a. Department's authority to reject any Request for Payment is in addition to, and not in lieu of, any other legal or equitable remedy available to the Department under this Agreement, at law, or in equity.

X. PROJECT CONDITIONS AND RESTRICTIONS

A. The following general conditions and restrictions shall apply to the Project:

a. The Project's funds must be spent in accordance with all applicable state laws, regulations, policies, and guidelines, including, but not limited to, the State Procurement Code.
b. The Project's expenditures and liabilities must be accounted for in accordance with the State's Model Accounting Practices, as amended from time to time.
c. The Project must be implemented in accordance with the New Mexico Public Works Minimum Wage Act, Section 13-4-10 through 13-4-17 NMSA 1978, as applicable.
d. The Project must provide a public benefit above and beyond any incidental benefit to private entities in accordance with applicable law, including, but not limited to, Article IX, Section 14 of the Constitution of the State of New Mexico.
e. Without prior written approval from the Department and State Board of Finance, for the useful life of any asset purchased under this Agreement, Grantee shall not convert any property acquired, built, renovated, repaired, designed, or developed with Project funds to uses other than those specified in the Project Description.
    i. In addition to other remedies available at law or in equity, any disposal or conversion of property acquired, built, renovated, repaired, designed, or developed with Project funds without the Department's and the Board of Finance's express written approval will trigger the Département's right to reimbursement from Grantee of the Appropriated Amount, transfer proceeds from any disposition of property to the State, or otherwise provide consideration to the State for the Appropriated Amounts.
f. Grantee shall comply with all applicable federal and state laws, rules, and regulations pertaining to civil rights and equal employment opportunity.
    i. In accordance with all such laws, rules, and regulations, the Grantee agrees to assure that no person shall, on the grounds of race, color, national origin, sex, sexual preference, age, or handicap, be excluded from participation in the Project, use of the Project, employment with Grantee, or otherwise be denied benefits/subject to discrimination for any activity performed under this Agreement.
g. Where the Department, in its sole and absolute discretion, determines Grantee has failed to comply with the above conditions and restriction, Grantee agrees to take appropriate steps to correct any deficiencies immediately. The Grantee's failure to implement such appropriate steps within a reasonable time, but no longer than thirty (30) days after notice from the Department, constitutes a breach of this Agreement and grounds for Early Termination.

XI. REPRESENTATIONS AND WARRANTIES

A. Reliance by Department.

a. Grantee expressly acknowledges that the Department relies on the representations and warranties made by Grantee in this Agreement. Grantee acknowledges that such representations and warranties are a material inducement for the Department to enter into this Agreement and provide the Appropriated Amount.
b. Grantee shall ensure all representations and warranties provided herein are true, accurate, and complete as of the date of the Effective Date and shall remain so throughout the Term of this Agreement. Grantee is responsible for promptly notifying the Department in writing of any changes or inaccuracies in the representations and warranties contained herein.

B. Grantee hereby represents and warrants the following:

a. Grantee has taken all necessary steps to attain the legal authority to receive and expend the Project's funds.
b. Grantee has duly authorized this Agreement, and the person executing it has authority to do so. Once executed by Grantee, this Agreement shall constitute a binding obligation of Grantee, enforceable according to its terms.
c. Grantee's obligations hereunder do not conflict with any law, ordinance, or resolution applicable to Grantee, Grantee's charter (if applicable), or any judgment or decree to which Grantee is subject.
d. Grantee has independently confirmed that the Project Description, including, but not limited to, the Appropriated Amount and Reversion Date, is consistent with the underlying appropriation in law.
e. Grantee's governing body has duly adopted or passed as an official act a resolution, motion, or similar action authorizing the person identified as the official representative of the Grantee to sign and submit Requests for Payment on behalf of Grantee.
f. Grantee will abide by New Mexico laws regarding conflicts of interest, governmental conduct, and whistleblower protection.
    i. Grantee agrees explicitly none of its officers or employees or its designees or agents, no member of the governing body, and no other public official of Grantee who exercises any function or responsibility with respect to this Agreement, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for the Project.
    ii. Further, Grantee will require all of its contractors to incorporate the language set forth in this paragraph prohibiting conflicts of interest in all subcontracts.
g. No funds have been paid or will be paid, by or on behalf of the Grantee, to any person for influencing or attempting to influence an officer or employee of the State, any agency, or body in connection with the awarding of any Third Party Obligation.
    i. Grantee will require certifying language prohibiting lobbying to be included in the award documents for all subawards, including subcontracts, loans,

and cooperative agreements.

C. Consequences of False or Misleading Representations. If any representation or warranty made by Grantee is found to be false or misleading, the Department shall have the right to exercise any or all of the following remedies:

a. **Termination of Agreement:** Department may terminate this Agreement immediately upon written notice to the Grantee.
b. **Repayment of Grant Funds:** Grantee shall repay all Appropriated Amounts disbursed under this Agreement, upon demand by the Department.
c. **Other Remedies:** Department may pursue any other remedies available at law or in equity.

D. Survival of Representations and Warranties. The representations and warranties made by the Grantee shall survive the Early Termination or expiration of this Agreement.

XII. PROJECT RECORDS

A. Grantee shall be strictly accountable for receipts and disbursements relating to the Project's funds. The Grantee shall follow generally accepted accounting principles and the State's Model Accounting Practices and, if feasible, maintain a separate bank account or fund with a separate organizational code to ensure separate budgeting and accounting of the funds.

B. For six (6) years following the Project's completion ("**Record Retention Period**"), Grantee shall maintain all Project-related records, including, but not limited to, all financial records, requests for proposals, invitations to bid, selection and award criteria, contracts and subcontracts, advertisements, minutes of pertinent meetings, as well as records sufficient to fully account for the amount and disposition of the Appropriated Amount from all sources budgeted for the Project, the purpose for which such funds were used, and such other records as the Department may prescribe.

C. Grantee shall make all Project records available to the Department, the Department's Independent Public Accountant, and the New Mexico State Auditor upon request. With respect to the funds that are the subject of this Agreement, if the State Auditor or the Department finds any funds were improperly expended, Grantee shall be required to reimburse the State all amounts found to be improperly expended.

XIII. ARTICLE XII. IMPROPERLY REIMBURSED FUNDS

If the Department determines part or all of the Appropriation Amount was improperly reimbursed to Grantee, including but not limited to funds reimbursed to Grantee based upon fraud, mismanagement, misrepresentation, misuse, violation of law by the Grantee, after ten (10) days' notice to Grantee and the opportunity to return such funds to the Department, the

Department may offset any funds due to Grantee from the State, until the Appropriation Amount is fully repaid.

XIV. ARTICLE XIII. LIABILITY

Neither Party shall be responsible for liability incurred as a result of the other Party's acts or omissions in connection with this Agreement. Any liability incurred in connection with this Agreement is subject to immunities and limitations of the New Mexico Tort Claims Act.

XV. ARTICLE XIV. SCOPE OF AGREEMENT

This Agreement constitutes the entire and exclusive agreement between the Parties concerning the subject matter hereof. The Agreement supersedes all prior or contemporaneous agreements, understandings, discussions, communications, and representations, written or verbal.

XVI. REQUIRED NON-APPROPRIATIONS CLAUSE

A. Grantee acknowledges and agrees to include a "non-appropriations" clause in all contracts between it and other parties that are (i) funded in whole or part by funds made available under this Agreement and (ii) entered into after the effective date of this Agreement that states:

   a. "The terms of this Agreement are contingent upon sufficient appropriations and authorization being made by the Legislature of the State of New Mexico ("**Legislature**") for the performance of this Agreement.
   b. If the Legislature does not make sufficient appropriations and authorization, City of Santa Fe may immediately terminate this Agreement by giving Contractor written notice of such termination.
   c. City of Santa Fe's decision as to whether sufficient appropriations are available shall be final and accepted by the Contractor. Contractor hereby waives any rights to assert an impairment of contract claim against the City of Santa Fe or the State of New Mexico in the event of immediate or Early Termination of this Agreement by the City of Santa Fe or the State Department of Finance and Administration."

XVII. REQUIRED TERMINATION CLAUSE

A. Grantee acknowledges and agrees to include the following termination clause in all contracts that are (i) funded in whole or part by funds made available under this Agreement and (ii) entered into after the effective date of this Agreement:

   a. "This contract is funded in whole or in part by funds made available by the State of New Mexico ("**State**"). Should the State terminate its Agreement with City of

Santa Fe, City of Santa Fe may terminate this contract immediately by providing Contractor written notice of such termination.

b. In the event of termination pursuant to this paragraph, City of Santa Fe only liability to Contractor shall be for goods and services delivered and accepted prior to the termination date."

XVIII. COMPLIANCE WITH UNIFORM FUNDING CRITERIA

A. Throughout the term of this Agreement, Grantee shall:

a. Submit all reports of annual audits and agreed-upon procedures required by § 12-6-3(A)-(B), NMSA 1978 by the due dates established in § 2.2.2 NMAC, reports of which must be a public record pursuant to § 12-6-5(A), NMSA 1978 within forty-five (45) days of delivery to the State Auditor;

b. Have a duly adopted budget for the current fiscal year approved by its budgetary oversight agency (if any);

c. Timely submit all required financial reports to its budgetary oversight agency (if any); and

d. Use accounting methods and procedures consistent with Generally Accepted Accounting Principles and the State's Model Accounting Principals to expend the Appropriated Amount in accordance with applicable law and account for and safeguard Project funds and assets acquired with Project funds.

B. In the event Grantee fails to comply with the requirements of subparagraph A of this Article XVIII, Department may take one or more of the following actions:

a. Suspend new or further obligations pursuant to Article VI(A) of this Agreement;

b. Require the Grantee to develop and implement a written corrective action plan pursuant to Article VI(D) of this Agreement to remedy the non-compliance;

c. Impose special conditions to address the non-compliance by giving Grantee notice of such special conditions in accordance with Article III of this Agreement;

i. The Parties agree that any special conditions imposed to address non-compliance shall be incorporated into this Agreement, through **Exhibit D**, upon notice to Grantee, without need for formal amendment of this Agreement;

ii. Special conditions shall be binding and effective on the date that notice is deemed to have been given pursuant to Article III or

d. Terminate this Agreement pursuant to Article V(A) of this Agreement.

XIX. SEVERANCE TAX AND GENERAL OBLIGATION BONDS

A. Grantee acknowledges and agrees that the underlying appropriation for the Project may originate from the issuance of tax-exempt severance tax bonds or general obligation bonds by the State. Proceeds from such bonds are administered by the New Mexico State Board of Finance ("**SBOF**"), an entity separate and distinct from the Department.

a. Grantee acknowledges and agrees:
   i. It is Grantee's responsibility to determine through SBOF what (if any) conditions are currently imposed on the Project;
   ii. Department's failure to inform Grantee of an SBOF-imposed condition does not affect the validity or enforceability of the condition;
   iii. The SBOF may in the future impose further or different conditions upon the Project;
   iv. All SBOF conditions are attached to the Project and Appropriation Amount without the need for formal amendment of this Agreement;
   v. All applicable SBOF conditions must be satisfied before the SBOF will release to the Department funds subject to the condition(s) and
   vi. The Department's obligation to reimburse Grantee from the Project is expressly contingent upon the satisfaction of the then-current SBOF conditions.

B. Grantee acknowledges and agrees SBOF may, at its sole and absolute discretion, require reimbursement or remove eligibility for bond proceeds for the Project if the Project doesn't proceed sufficiently.

   a. Grantee must comply with the requirement to encumber five percent (5%) of Project funds within six months of bond issuance as certified by Grantee in the Bond Questionnaire and Certification documents submitted to the SBOF.
   b. Failure to comply may result in the reassignment of the bond proceeds. Upon reassignment of bond proceeds, this Agreement will be suspended until the entity has demonstrated readiness as determined by the SBOF and the Department.

C. Grantee acknowledges and agrees that this Agreement is subject to the SBOF's Bond Project Disbursements rule, § 2.61.6, NMAC, as may be amended from time to time or re-codified.

XX. GENERAL PROVISIONS

A. Assignment: Grantee's rights and obligations under this Agreement are personal and may not be transferred or assigned without the prior written consent of the State. Any attempt at assignment or transfer without such consent shall be void. Any assignment or transfer of Grantee's rights and obligations approved by the State shall be subject to the provisions of this Agreement.

B. Subcontractors: Grantee shall not enter any subgrant or subcontract in connection with its obligations under this Agreement without the prior written approval of the State. Upon request, Grantee shall submit to the Department a copy of each such subgrant or subcontract.

C. Binding Effect: Except as otherwise provided, all provisions of this Agreement, including the benefits and burdens, shall extend to and be binding upon the Parties' respective successors and assigns.

D. Authority: Each Party represents and warrants to the other that the execution and delivery of this Agreement and the performance of such Party's obligations have been duly authorized.

E. Captions and References: The captions and headings in this Agreement are for the convenience of reference only and shall not be used to interpret, define, or limit its provisions. All references in this Agreement to sections (whether spelled out or using the § symbol), subsections, exhibits, or other attachments are references to sections, subsections, exhibits, or other attachments contained herein or incorporated as a part hereof, unless otherwise noted.

F. Counterparts: This Agreement may be executed in multiple, identical, original counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute the same agreement.

G. Digital Signatures: If any signatory signs this agreement using a digital signature in accordance with the State Policies regarding the use of digital signatures, then any agreement or consent to use digital signatures within the electronic system through which that signatory signed shall be incorporated into this Agreement by reference.

H. Modification: Except as otherwise provided in this Agreement, any modification to this Agreement shall only be effective if agreed to in a formal amendment, properly executed and approved in accordance with applicable New Mexico law and State fiscal policies and rules. Modifications permitted under this Agreement, other than Agreement amendments, shall conform to the policies issued by the State.

I. Statutes, Regulations, Fiscal Rules, and Other Authority: Any reference in this Agreement to a statute, regulation, policy, or other authority shall be interpreted to refer to such authority then current, as may have been changed or amended after the Effective Date of this Agreement.

J. External Terms and Conditions: Notwithstanding anything to the contrary herein, the State shall not be subject to any provision included in any terms, conditions, or agreements appearing on Grantee's or a subcontractor's website or any provision incorporated into any click-through or online agreements related to the Work unless that provision is specifically referenced in this Agreement.

K. Severability: The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, which shall remain in full force and effect, provided that the Parties can continue to perform their obligations under this Agreement in accordance with its intent.

L. Survival of Certain Agreement Terms: Any provision of this Agreement that imposes an obligation on a Party after the termination or expiration of this Agreement shall survive the termination or expiration of this Agreement and shall be enforceable by the other Party.

M. Third Party Beneficiaries: Except for the Parties' respective successors and assigns described in this Agreement, it does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Enforcement of this Agreement and all rights and obligations hereunder are reserved solely to

the Parties. Any services or benefits that third parties receive as a result of this Agreement are incidental to this Agreement and do not create any rights for such third parties.

N. Waiver: A Party's failure or delay in exercising any right, power, or privilege under this Agreement, whether explicit or by lack of enforcement, shall not operate as a waiver, nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise of such right, power, or privilege.

O. Standard and Manner of Performance: Grantee shall perform its obligations under this Agreement in accordance with the highest standards of care, skill, and diligence in Grantee's industry, trade, or profession.

P. Licenses, Permits, and Other Authorizations: Grantee shall secure, prior to the Effective Date, and maintain at all times during the term of this Agreement, at its sole expense, all licenses, certifications, permits, and other authorizations required to perform its obligations under this Agreement and shall ensure that all employees, agents, and subcontractors secure and maintain at all times during the term of their employment, agency or subcontractor, all license, certifications, permits and other authorizations required to perform their obligations in relation to this Agreement.

Q. Publicity: Any Publicity regarding the subject matter of this Agreement may not be released without prior written approval from the Department. For purposes of this agreement, "**Publicity**" means notices, informational pamphlets, press releases, email responses, research, reports, signs, and similar public notices prepared by or for the Grantee or jointly with others.

a. Grantee shall obtain written approval prior to issuing any press release or making any public announcement regarding this agreement. Grantee agrees to obtain approval of the Department in advance with respect to all Public Relations, all communications with media, or all communications with any other member of the public with respect to this agreement, except to acknowledge that an agreement does exist.

b. For purposes of this agreement, "Public Relations" includes community relations and means those activities dedicated to maintaining the Department's image or maintaining or promoting understanding and favorable relations with the community or public at large or any segment of the public.

c. Violations of either Article XX (Q)(a) or (b) shall constitute a material Breach of Agreement.

R. Data Sharing: The State intends to secure and collate specific data generated by Grantee under this Agreement to use in support of the State's organizational, policy-making, and management of public resource functions. State, in accordance with **Exhibit E**, attached hereto and incorporated herein by reference, reserves the right to require Grantee and/or its subcontractors to provide specific data relevant to the above-listed functions. Data provided by Grantee may be

incorporated into existing or future developed State integrated analysis tools or databases, including but not limited to geographic information system (GIS) networks and databases accessible by the public. Dissemination of data collected may include historical data and projections based on such historical data.

a. To the extent any data transferred as part of this Agreement is legally determined to be the property of Subrecipient or its subcontractors, Subrecipient and/or its subcontractors grants State a nonexclusive, fully paid-up right and license to reproduce, use, distribute, do derivative works based on, and archive data transferred as part of this Agreement.

S. Venue and Choice of Law: This Agreement shall be governed by and construed in accordance with the laws of the State of New Mexico, without regard to any conflict of law provisions. Any legal suit, action, or proceeding arising out of or related to this Agreement shall be instituted exclusively in the district courts located in Santa Fe, New Mexico. The Parties hereby irrevocably submit to the exclusive jurisdiction and venue of such courts in any such suit, action, or proceeding. The Parties waive any objection to the laying of the venue of any such suit, action, or proceeding in the district courts of Santa Fe, New Mexico, and irrevocably waive and agree not to plead or claim in any such court that any such suit, action, or proceeding brought in any such court has been brought in an inconvenient forum.

[SIGNATURE PAGE AND EXHIBITS FOLLOW]
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IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the Department's date of execution.

APPROVED BY DEPARTMENT:

Cabinet Secretary, Wayne Propst:

_____ _____

Signature Date

Chief Financial Officer, Mackie Romero:

_____ _____

Signature Date

Local Government Division Director, Cecilia Mavrommatis:

_____ _____

Signature Date

AS TO LEGAL FORM AND SUFFICIENCY

General Counsel's Office:

_____

Signature

_____ _____

(Print Name) (Title)

APPROVED BY GRANTEE:

Entity Name

Official with Authority to Bind Grantee:

Signature

(Print Name) (Title)

Date

Fiscal Officer or Chief Financial Officer:

ANDREA PHILLIPS (Feb 3, 2026 14:44:49 MST)
Signature

Andrea Phillips Acting Finance Director

(Print Name) (Title)

02/03/2026

Date

As To Legal Form And Sufficiency

Kevin L. Nault
Kevin L. Nault (Jan 16, 2026 08:42:11 MST)
Signature

Kevin L. Nault Assistant City Attorney

(Print Name) (Title)

Jan 16, 2026

Date

EXHIBIT A

Request for Payment Form and Certification

STATE OF NEW MEXICO
GRANT APPROPRIATION
Request for Payment Form
Exhibit A

I. Grantee Information (Must match your DFA Substitute W-9 Form)

A. Grantee: _____

B. Address: _____
(Complete Mailing, including Suite, if applicable)

_____
City, State, Zip

C. Contact Name/Phone #: _____

D. Grant No: _____

E. Project Title: _____

F. Grant Expiration Date: _____

II. Payment Computation

A.	Payment Request No.	
B.	Grant Amount:	$ 0.00
C.	AIPP Amount *(If Applicable)*:	$ 0.00
D.	Funds Requested to Date:	$ 0.00
E.	Amount Requested this Payment:	
F.	Reversion Amount *(if applicable)*:	$ 0.00
G.	Grant Balance:	$ 0.00

H. ☐ Final Request for Payment *(if applicable)*

III. Fiscal Year : 2026 (July 1, 2025-June 30, 2026)

(The State of NM Fiscal Year is July 1, 20XX through June 30, 20XX of the following year)

IV. Certifications

☐ I hereby certify that all conditions and requirements for Payments outlined in the Agreement have been met, including but not limited to:
a. Submission and approval of a Project Budget as per Article IV, Section A of the Agreement.
b. Compliance with the Project Budget and expenditure of funds in accordance with the State Procurement Code and the State's Model Accounting Practices.
c. Submission of supporting documentation as required by the Agreement.
d. Maintenance of all necessary records and documentation as stipulated in the Agreement.

☐ I attest that the information provided is correct; expenditures are properly documented and valid or actual receipts, and that the activity fully complies with Article IX, Sec. 14 of the New Mexico Constitution, known as the "anti-donation" clause.

☐ I hereby certify that all representations and warranties made in the Agreement remain true, accurate, and complete as of the date of this request, and will continue to be so throughout the term of the Agreement. I acknowledge that these representations and warranties are a material inducement for the Department to approve this pay request.

Grantee Fiscal Officer or **Fiscal Agent** *(if applicable)*	**Grantee Representative**
Printed Name	Printed Name
Date: _____	Date: _____

(State Agency Use Only)

Vendor Code: _____ **Fund No.:** _____ **PO #** _____ **Loc No.:** _____

I certify that the State Agency financial and vendor file information agree with the above submitted information.

ASD Officer Date	Division Grant Manager Date

Revised 7/2025

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EXHIBIT B

Notice of Department's Obligation Form

NOTICE OF OBLIGATION TO REIMBURSE GRANTEE
EXHIBIT B

Notice of Obligation to Reimburse Grantee # _____

DATE: _____

TO: Department Representative: _____, Grant Manager

FROM: Grantee Entity: _____

Grantee Official Representative: _____

SUBJECT: Notice of Obligation to Reimburse Grantee

Grant Number: _____

Grant Termination Date: _____

As the designated representative of the Department for Grant Agreement number _____ entered into between Grantee and the Department, I certify that the Grantee has submitted to the Department the following third party obligation executed, in writing, by the third party's authorized representative:

Vendor or Contractor: _____

Third Party Obligation Amount: _____

Vendor or Contractor: _____

Third Party Obligation Amount: _____

I certify that the State is issuing this Notice of Obligation to Reimburse Grantee for permissible purposes within the scope of the project description, subject to all the terms and conditions of the above referenced Grant Agreement.

Grant Amount (Minus AIPP if applicable): _____

The Amount of this Notice of Obligation: _____

The Total Amount of all Previously Issued Notices of Obligation: _____

The Total Amount of all Notices of Obligation to Date: $ 0.00

Note: Contract amounts may exceed the total grant amount, but the invoices paid by the grant will not exceed the grant amount.

Department Rep. Approver: _____

Title: Grant Manager

Signature: _____

Date: _____

1 Administrative and/or Indirect Cost – generally, the legislation authorizing the issuance of bonds prohibits the use of its proceeds for indirect expenses (e.g. penalty fees or damages other than pay for work performed, attorney fees, and administrative fees). Such use of bond proceeds shall not be allowed unless specifically authorized by statute.

Revised 7/2025

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OPTIONAL EXHIBIT C
SPECIAL CONDITIONS

The capital outlay oversight requires grantees' accounting methods and procedures, including their internal control framework, to be scrutinized, so as to safeguard State capital outlay appropriations and assets acquired with such appropriations.

This Capital Outlay Special Grant Condition(s) **Exhibit C** is necessary pursuant to § 6-3b-1 et seq., NMSA 1978 (Public Finance Accountability Act) and MAPS Fin 9.2, due to the Grantees' material weaknesses, significant deficiencies, or findings that raised concerns as to the ability to expend grant funds in accordance with applicable law in the organization's FY[20XX] audit. The Special Conditions identified below apply to the authorized agent, [insert the Grantee or Fiscal Agent name].

Procurement - All purchases or contracts the Grantee enters that shall use funding from the Department capital appropriations grant must be approved by the Department prior to the initiation of implementing purchasing documents. The Grantee shall receive such prior approval via official correspondence from the Department, which may be through letter or email. The Grantee shall submit the following to the Department in pursuit of prior approval: purchasing policies and procedures, CFO certification, documentation of management and program approval, policies and procedures governing purchasing and contracting, a copy of the current procurement and contracting policies, and documentation regarding informing staff responsible for purchasing and contracting on such policies and procedures.

Budget - Provide documentation of approval of your current budget from DFA Local Government or other authoritative agency. Provide policies and procedures on who is responsible for and how annual budgets (expenditures and revenue) are established, monitored and adjusted. Provide a corrective action plan on how budget issues identified in your audit will be/have been addressed. Also include documentation on how staff responsible for budgeting is informed on budget policies and procedures.

Capital Assets - Provide a complete list of inventory including inventory control numbers and current location. Provide policies and procedures on capital assets and inventory and specify how the proposed purchased items will be included, tagged, and tracked in capital asset inventory. Also include documentation on how staff responsible for capital assets is informed on capital asset policies and procedures.

Travel and Per Diem - Provide policies and procedures on travel and per diem. Also include how staff who travel and those responsible for travel reimbursement are informed on travel and per diem policies and procedures.

Timely Audits – Provide policies and procedures on annual audits. Provide documentation on how and who is responsible for insuring that annual audits are completed timely. Also include documentation on how staff responsible for the annual audit is informed on audit policies and procedures.

Cash Management – policies and procedures on cash management of federal funds. Provide procedures used to draw and disburse federal funds. Provide procedures to reconcile draw amounts, deposits and disbursements; and to prepare federal cash reporting documents to ensure compliance with federal regulations.

The <Grantee> was required to, and has provided sufficient documentation regarding [insert specific names of the Special Condition(s)], as referenced in the <Grantee>'s [20XX] Audit file. Therefore, the criteria to enter into this agreement have been met.

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EXHIBIT D

Project Budget Worksheet *
*(Provided separately when grant agreement issued to Grantee)

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Exhibit E

Data Sharing Provisions for New Mexico Capital Outlay Agreements

I. Introduction:

This Data Sharing Provisions Exhibit ("Exhibit") is incorporated into the New Mexico Capital Outlay Agreements ("Agreements") between the State of New Mexico ("State") and [Insert Partner Name] ("Partner"). This Exhibit outlines the terms and conditions under which data will be shared between the Parties to ensure compliance with New Mexico state laws and regulations, focusing on data privacy, security, and compliance.

II. Definitions:

a. Authorized User: An employee, agent, assign, representative, independent contractor, or other person or entity authorized by Partner or State to access, use, or disclose information through this exhibit.

b. Confidential Information: All data or information shared in confidence, with the expectation that it will not be disclosed in an identifiable form. This includes data that is exempt from public disclosure under the New Mexico Inspection of Public Records Act (§ 14-2-1 et seq. NMSA 1978) or other relevant laws.

c. Data Storage: Electronic media that hold recorded information.

d. Data Transmission: The process of moving information over a network from its source to one or more destinations.

e. Direct Identifier: Records or data containing personal identifiers such as names, addresses, and social security numbers.

f. Disclosure: Permission to access, release, transfer, or otherwise communicate confidential information by any means to any third party, except as authorized by the Party that controls the record.

g. Encryption involves using algorithms to encode data, rendering it unreadable without a specific key. It may be necessary during data transmission and/or storage.

h. Information: Any data, figures, statistics, or other facts provided or learned about someone or something, including Confidential Information, that may be legally transmitted under this Exhibit.

i. Limited Dataset: A data file that omits Direct Identifiers.

j. Protected Personally Identifiable Information: Sensitive personal details such as social security numbers and financial account numbers, with specific exclusions as outlined in the Agreements.

III. Purpose:

The purpose of this exhibit is to promote transparency, facilitate information sharing between the parties, support better policy and decision-making, and enhance public services through collaborative

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data analysis from various sources.

IV. Use of Information:

a. Use of Information obtained or created under this exhibit shall be strictly limited to the purposes stated herein and in the agreements. The parties agree not to sell Information to third parties or use it for commercial, solicitation, or political purposes.

b. Each Party shall serve as the custodian of the Information and comply with all conditions for its use, including security measures to prevent unauthorized access.

c. The Parties shall follow all relevant federal and state laws and regulations governing the use of such Information.

V. Safeguarding Information:

a. Confidentiality: Access to Confidential Information shall be limited to the minimum necessary to accomplish the purposes of this Exhibit. Authorized Users must adhere to the confidentiality requirements.

b. Security: Security practices shall comply with the requirements of the New Mexico Department of Information Technology Act and related regulations. The Parties agree to notify each other within three business days of any suspected or actual security breach.

c. Information Storage and Transmission: Data Storage and Transmission shall take place on an encrypted server with appropriate security controls.

VI. Re-Disclosure of Information:

The Parties agree not to disclose Information except as required by law or with prior written approval of the other Party. If there is a public records request, the Party receiving it shall notify the other Party within three business days.

VII. Ownership of Information:

Legal title to Information shall remain with the provider. The Partner grants the State a royalty-free, non-exclusive, non-transferable license to use the Information in furtherance of the purposes outlined in this Exhibit.

City of Santa Fe New Mexico

Finance Department

Project Ledger Request Form

Date of Request: 12/16/2025

Project Title: Nichols Dam Safety Rehabilitatioin

Project Type: ☑ CIP ☑ Grant ☐ Internal Tracking

Project ID: WTR1950508

Grant ID: S2641

Approved By: ERIKA LUJAN (Dec 30, 2025 14:15:52 MST)

CT (Finance Use Only)

Department: Public Utilities-Water Project Manager: Taylor Jurgens Ext: 4231

Project Date Range: 12/16/2025 to 04/11/2027 ☐ Create Fixed Asset

---

☐ Multi-Funding (complete all funding sources, should equal 100%)

Funding Source: FY26 NMDFA 25-J5960 % of Funding: 100%

MUNIS ORG: 5050395 MUNIS OBJ: 490210 Awarded Amount: $997,850.00

Funding Source: _____ % of Funding: _____

MUNIS ORG: _____ MUNIS OBJ: _____ Awarded Amount: _____

Expense String Phase:

A project must have at least one phase identified, this can be used as an additional level of tracking, for example, CIP - Design, Construction, etc. For Grants can be used as reimbursable types, such as transportation, salaries.

(You can create more than one phase and you can default MUNIS ORGs and OBJs, optional)

Phase: WIP Construction MUNIS ORG: 5050395 MUNIS OBJ: 572970

Grants Only (list all grants if applicable):

Grantor Name: FY26 NMDFA 25-J5960 Awarded Amount: $997,850.00

AR Charge Code: 5050395.490210 ☐ Grant funds multiple projects (Complete a form for each project)

Grantor Id: 700007 Federal CFDA (if applicable): _____

Grantor Name: _____ Awarded Amount: _____

AR Charge Code: _____ ☐ Grant funds multiple projects (Complete a form for each project)

Grantor Id: _____ Federal CFDA (if applicable): _____

(If grants please provide all grant award documents with form) ☐ Attached Grant Documentation

Log # *{Finance use only}*:	
Journal # *{Finance use only}*:	

City of Santa Fe, New Mexico
BUDGET AMENDMENT RESOLUTION (BAR)

DEPARTMENT / DIVISION NAME	DATE
Public Utilities/Water Division	12/19/2025

ITEM DESCRIPTION	ORG	OBJECT	PROJECT	INCREASE	DECREASE
EXPENDITURES				*{enter as positive #}*	*{enter as negative #}*
WIP Construction - Nichols Dam Safety Rehabilitatioin	5050395	572970	WTR1950508	997,850	
REVENUES				*{enter as negative #}*	*{enter as positive #}*
NMDFA 25-J5960 - Nichols Dam Safety Rehabilitation	5050395	490210	WTR1950508	(997,850)	
				$ -	$ -

JUSTIFICATION: *(use additional page if needed)*
--Attach supporting documentation/memo

DFA grant award (25-J5984) for Nichols Dam Safety Rehabilitation in the total amount of $997,850. Expires 4/11/2027

{Complete section below if BAR results in a net change to ANY Fund}

Fund(s) Affected	Fund Balance Increase/(Decrease)
TOTAL:	**0**

{Use this form for Finance Committee/ City Council agenda items ONLY}

CITY COUNCIL APPROVAL

City Council Approval Date

Agenda Item #:

Carol Swenson 12/19/2025
Prepared By *{print name}* Date

Carol Swenson
Business Operations Manager Signature Date

Department Director Signature Date

Andy Hopkins
Budget Officer Date

Finance Director *{≤ $5,000}* Date

City Manager *{≤ $60,000}* Date

CITY OF SANTA FE

Date: February 4, 2026

To: Governing Body

From: Carol Swenson, Public Works Business Operations Manager CS

Via: Carly Vendetti, Metropolitan Redevelopment Agency Deputy Director

Subject: Capital Appropriation Agreement Project 25-J4369, Midtown

---

ACTION:
Request for Approval of Capital Outlay Grant Agreement Extension with New Mexico Department of Finance & Administration for the Improvement of Midtown Project 25-J4369 to Extend the Reversion Date to June 30, 2027. (Carly Vendetti, Metropolitan Redevelopment Agency Deputy Director, cavendetti@santafenm.gov)

Request for Approval of a Budget Amendment Resolution (BAR) to Allocate $17,075 from the Capital Appropriation to FY26 Revenue and WIP Design for Improvements to Midtown.

BACKGROUND AND SUMMARY:
The City of Santa Fe has been awarded an extension through fiscal year 2027 for Capital Outlay Project 25-J4369 "…to plan, design, construct and improve infrastructure for the midtown Santa Fe property in Santa Fe in Santa Fe county."

No funding is designated for Art in Public Places (AIPP). All funds are expected to be expended prior to the June 30, 2027, reversion date.

ATTACHMENTS:
Grant Agreement
PLID
BAR

Grants Manager

ERIKA LUJAN
ERIKA LUJAN (Feb 9, 2026 09:54:39 MST)

NEW MEXICO CAPITAL OUTLAY GRANT AGREEMENT
CAPITAL APPROPRIATION PROJECT

THIS AGREEMENT is made and entered into by and between the State of New Mexico, Department of Finance & Administration, 407 Galisteo Street, Santa Fe, NM 87501, ("**Department**") and the City of Santa Fe, ("**Grantee**") (individually "**Party**" and collectively "**Parties**"). This Agreement shall be effective as of the date the Department executes it ("**Effective Date**").

WITNESSETH

WHEREAS, in the Laws of 2025, Chapter 158, Section 371, the Legislature made an appropriation to the Department, funds from which the Department is making available to the Grantee pursuant to this Agreement; and

WHEREAS, the Department is granting to Grantee, and the Grantee is accepting the grant of funds from this appropriation, in accordance with the terms and conditions of this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, the parties hereby mutually agree as follows:

AGREEMENT

I. PROJECT DESCRIPTION, GRANT AMOUNT, AND REVERSION

A. **25-J4369** ("**Project**") 6/30/2027 ("**Reversion Date**"). Laws of 2025, Chapter 158, Section 371, Four hundred fifty-four thousand one hundred eighty-six and seventy-nine cents , $454,186.79, The time of expenditure for the local government division project in Subsection 344 of Section 29 of Chapter 138 of Laws 2021 to plan, design, construct and improve infrastructure for the midtown Santa Fe property in Santa Fe in Santa Fe county is extended through fiscal year 2027..

B. Grantee's total reimbursements shall not exceed $454,186.79 Four hundred fifty-four thousand one hundred eighty-six and seventy-nine cents , ("**Appropriation Amount**") minus the allocation for Art in Public Places ("**AIPP amount**"), if applicable, $0.00 Zero Dollars and No Cents, which equals $454,186.79 Four hundred fifty-four thousand one hundred eighty-six and seventy-nine cents ("**Adjusted Appropriation Amount**").

C. In the event of a conflict among the Appropriation Amount, the Reversion Date, as defined herein and/or the purpose of the Project, as set forth in this Agreement, and the corresponding appropriation language in the laws cited above in this Article I, the language of the laws cited herein shall control.

The information contained in Article I is referred to collectively as the "**Project Description**."

II. DISBURSEMENT LIMITATION

A. Upon the Effective Date, the Grantee shall submit to the Department a comprehensive procurement plan and expenditure plan, detailing a Project timeline with milestones, required procurements, and identifying expected expenditures per milestone (collectively, "**Project**

Budget"). The Department shall review and approve the Project Budget by approving a Notice of Department's Obligation ("**Notice of Obligation**"), in accordance with the Project Description, a sample of which is attached hereto as **Exhibit B** and incorporated herein by reference. After receipt of approved Notice of Obligation, the Grantee may be reimbursed for allowable costs up to the Adjusted Appropriation Amount. This Agreement and any reimbursements up to the Adjusted Appropriation Amount are expressly conditioned upon the following:

a. Irrespective of any Notice of Obligation, Grantee's expenditures shall be made in accordance with the Project Budget, on or before the Reversion Date and/or, if applicable, any Early Termination Date; and
b. The total amount received by Grantee shall not exceed the lesser of:
    i. the Adjusted Appropriation Amount identified in Article I (B) herein; or
    ii. the total of all amounts stated in the Notice(s) of Obligation evidencing the Department has received and accepted Grantee's Third Party Obligation(s); and
c. Grantee's expenditures are made and accounted for pursuant to the State Procurement Code, State's Model Accounting Practices, and execution of binding written obligations or purchase orders with third-party contractors or vendors for the provision of services, including professional services, or the purchase of tangible personal property and real property for the Project ("**Third Party Obligations**"); and
d. Grantee's submittal of timely Requests for Payment and supporting documentation in accordance with the procedures set forth in this Agreement; and
e. In the event capital assets acquired with Project funds are to be sold, leased, or licensed to or operated by a private entity, the sale, lease, license, or operating agreement:
    i. must be approved by the applicable oversight entity (if any) in accordance with §§ 13-6-2, 13-6-2.1, and 13-6-3; or
    ii. If no oversight entity is required to approve the transaction, the Department of Finance and Administration's Infrastructure Planning Development Division (IPDD) must approve it as complying with the law.

B. Prior to the sale, lease, license, or operating agreement being approved pursuant to Articles II(A)(e) (i) or (ii) herein, the Department may, in its sole and absolute discretion, unless inconsistent with State Board of Finance imposed conditions, reimburse Grantee for necessary expenditures incurred to develop the Project sufficiently to make the sale, lease, license, or operating agreement commercially feasible, limited to planning and design expenditures; and

C. Grantee's submission of documentation of all Third Party Obligations and amendments thereto (including terminations) to the Department and the Department's issuance of a Notice of Obligation for a particular amount in accordance with the terms of this Agreement shall be governed by the following:

a. Grantee is authorized to budget the particular amount set forth in the Notice of Obligation, execute the Third Party Obligation, and request the Third Party to begin work after issuance of a Notice of Obligation by the Department.
b. Grantee acknowledges and agrees that any Third Party Obligations agreed to prior to receiving a Notice of Obligation are its sole responsibility.
c. Grantee shall submit to the Department one copy of all Third Party Obligations and amendments thereto (including terminations) as soon as possible after execution by the Third Party but prior to execution by the Grantee.

d. Department may, in its sole and absolute discretion, issue a Notice of Obligation for the particular amount of a Third Party Obligation that only obligates the Department to reimburse Grantee's expenditures made on or before the Reversion Date or an Early Termination Date. The current Notice of Obligation form is incorporated herein and attached hereto as **Exhibit B**.

D. Grantee shall provide all necessary qualified personnel, materials, and facilities to implement the Project. The Grantee shall finance its share (if any) of the costs of the Project, including all Project overruns.

E. Prior to entering into this Agreement, the Department conducted a risk assessment on the Grantee and a project readiness review for the Project. In accordance with State Model Accounting Practices, FIN 9.2, if the Department determines that the expenditure of Project funds by the Grantee requires special conditions, those conditions are identified and listed in **Exhibit C**, which is attached and incorporated by reference. The Parties agree that, to the extent the Department, in its sole and absolute discretion, determines additional special conditions are necessary or that existing special conditions are no longer required, it may update **Exhibit C** from time to time without the need for a formal amendment of this Agreement.

F. Project funds shall not be used for purposes other than those authorized by the Department in accordance with the Project Description.

G. Project funds cannot be used to reimburse the Grantee for indirect Project costs unless specifically allowed by law.

III. NOTICES

The following provisions shall apply whenever written notices, including written decisions, are to be given or received related to this Agreement.

A. The Grantee designates the person(s) listed below, or their successor, as their official representative(s) concerning all matters related to this Agreement:

Grantee: City of Santa Fe
Name: David Chapman
Title: Grants Administrator
Address: PO Box 909, Santa Fe, NM 87504
Email: dachapman@santafenm.gov
Telephone: 505-955-6251

B. The Grantee designates the person(s) listed below, or their successor, as their Fiscal Officer or Fiscal Agent concerning all matters related to this Agreement:

Grantee: City of Santa Fe
Name: Erika Lujan
Title: Grant Manager
Address: PO Box 909, Santa Fe, NM 87504
Email: evlujan@santafenm.gov

Telephone: 505-479-1334

C. The Department designates the persons listed below, or their successors, as the Points of Contact for matters related to this Agreement.

Department: DFA/Local Government Division
Name: Daniel Catanach
Title: Grant Manager
Address: Bataan Memorial Bldg. Rm 202, Santa Fe NM 87501
Email: danieln.catanach@dfa.nm.gov
Telephone: 505-231-6090

The Parties agree that all notices, including written decisions, related to this Agreement shall be sent to the persons named above by email or regular mail. For mailings, notices shall be deemed to have been given and received upon the date of the receiving party's actual receipt or five (5) calendar days after mailing, whichever shall first occur. In the case of email transmissions, the notice shall be deemed to have been given and received on the date reflected on the delivery receipt of the email.

IV. TERM & DEADLINE TO EXPEND FUNDS

A. The term of this Agreement shall begin on the Effective Date and terminate on the 30th day of June during the calendar year of the Reversion Date unless Terminated Before Reversion Date ("**Early Termination**") pursuant to Article V herein (collectively "**Term**").

B. The Project's funds must be expended on or before the Reversion Date and, if applicable, the Early Termination Date of this Agreement.

a. For purposes of this Agreement, it is not sufficient for the Grantee to encumber the Project funds on its books on or before the Reversion Date or Early Termination Date.
b. For purposes of this Agreement, an expenditure of funds has occurred on the date the particular quantity of goods is delivered to and received by the Grantee, title to the goods is transferred to the Grantee, and/or as of the date particular services are rendered to and accepted by the Grantee.
c. For purposes of this Agreement, an encumbrance of funds pursuant to a contract or purchase order with a third party does not qualify as an expenditure.

V. EARLY TERMINATION

A. General Provision. The Department may terminate this Agreement before the Reversion Date based on the Completion of the Project, Complete Expenditure of the Adjusted Appropriation, and/or Violation of this Agreement. Early Termination hereunder includes:

a. Termination due to completion of the Project before the Reversion Date;
b. Termination due to complete expenditure of the Adjusted Appropriation Amount before the Reversion Date;
c. Termination for violation of the terms of this Agreement; or
d. Termination for suspected mishandling of public funds, including but not limited to fraud, waste, abuse, and conflicts of interest.

B. Non-appropriation. This Agreement is expressly contingent upon the New Mexico State Legislature making sufficient appropriations and authorizations for the Project Description.

   a. If the Legislature does not appropriate the Appropriation Amount, this Agreement shall terminate upon the Department giving the Grantee written notice of such termination. Such termination shall be effective as of the effective date of the law making the non-appropriation.
      i. The Department's decision as to whether sufficient appropriations or authorizations are available shall be final. Grantee hereby waives any rights to assert an impairment of contract claim against the State of New Mexico in the event of Early Termination of this Agreement.
   b. As used herein, "non-appropriate" or "non-appropriation" includes the following actions by the New Mexico Legislature:
      i. Deauthorization, reauthorization, or revocation of a prior authorization.

C. Grant Disbursements in the Event of Early Termination. In the event of Early Termination, the Department's sole and absolute obligation to reimburse the Grantee is expressly conditioned upon the limitations set forth in Article II above.

D. Notice. Either Party may terminate this Agreement prior to the Reversion Date by providing the other Party with a minimum of fifteen (15) days advance written notice of the Early Termination. Grantee hereby waives any rights to assert an impairment of contract claim against the State of New Mexico in the event of Early Termination of this Agreement by the Department.

VI. SUSPENSION OF NEW OR FURTHER OBLIGATIONS

A. Department, in its sole and absolute discretion, may provide written notice to Grantee to suspend entering into further obligations. Upon the receipt of such written notice by the Grantee:

   a. Grantee shall immediately suspend entering into new or further written obligations with third parties;
   b. Department will suspend the issuance of any new or further Notice of Obligation under this Agreement; and
   c. Department may direct the Grantee to implement a corrective action plan in accordance with Article VI (D) herein.

B. In the event of Suspension of this Agreement, the Department's sole and absolute obligation to reimburse the Grantee is expressly conditioned upon the limitations set forth in Article II herein.

C. A suspension of new or further obligations under this Agreement shall remain in effect unless or until the date the Grantee receives written notice given by the Department informing the Grantee that the Suspension has been lifted or that the Agreement has been Early Terminated in accordance with Article V herein. If the Suspension is lifted, the Department will consider further requests for a Notice of Obligation.

D. Corrective Action Plan in the Event of Suspension. Where the Department, in its sole and absolute discretion, directs Grantee to suspend entering into new or further written obligations

with third parties pursuant to Article VI(A), the Department may, but is not obligated to, require the Grantee to develop and implement a written corrective action plan to remedy the grounds for the Suspension.

a. Such a corrective action plan must be approved by the Department and be signed by the Grantee.
b. Failure to sign a corrective action plan or meet the terms and deadlines set forth in the signed corrective action plan is hereby deemed a violation of the terms of this Agreement for purposes of Early Termination, Article V(A)(c).
c. A corrective action plan shall be in addition to, and not in lieu of, any other equitable or legal remedy authorized hereunder or at law, including but not limited to Early Termination.

VII. AMENDMENTS

Unless expressly stated otherwise herein, this Agreement shall not be altered, changed, or amended except by an instrument in writing duly executed by both parties hereto with the same formalities as this agreement.

VIII. REPORTING

A. Database Reporting

a. Grantee shall provide the Department with quarterly reports of Project activity, entering the required Project information directly into a database required by the Department.
b. Additionally, Grantee shall certify on each Request for Payment form, attached hereto as **Exhibit A** and incorporated herein, that all information provided in the database is true and accurate, updates to the database have been maintained, and all Project activity complies with applicable law and the terms of this Agreement.
c. Grantee hereby acknowledges that failure to perform and/or certify updates to the database will jeopardize the reimbursement of funds. The Department shall give Grantee a minimum of fourteen (14) days' advance written notice of any changes to the information the Grantee is required to report.
d. At the Department's discretion, all reports required hereunder may be directed to and facilitated through an electronic database.
e. Quarterly reports shall be due on the last day of the month, that is, 30 days prior to the end of the quarter following the execution of this Agreement by the Department and ending during the quarter of the submission of the final request for reimbursement for the Project, or the following quarter.

B. Requests for Additional Information/Project Inspection

During the term of this Agreement and during the period of time during which the Grantee must maintain records pursuant to Article VIII, the Department may:

i. request such additional information regarding the Project as it deems necessary; and
ii. conduct, at reasonable times and upon reasonable notice, onsite inspections of the Project.

Grantee shall respond to such requests for additional information within a reasonable period of time, as established by the Department.

B. Requests for Additional Information/Project Inspection

a. During the term of this Agreement and the Record Retention Period, the Department may:
   i. Request additional information regarding the Project as it deems necessary and
   ii. Conduct on-site inspections of the Project at reasonable times and upon reasonable notice.
b. Grantee shall respond to such requests for additional information within the time established by the Department.

IX. REQUEST FOR PAYMENT PROCEDURES

A. Grantee shall request payment by submitting the form attached hereto as **Exhibit A**. Payment requests are subject to the following procedures:

a. Each Request for Payment must be in accordance with the Project Budget and contain proof of payment by the Grantee or liabilities incurred by the Grantee.
   i. Proof of payment must demonstrate the validity of an expenditure or liabilities incurred by Grantee.
   ii. However, Grantee may be reimbursed for unpaid liabilities only if the Department, in its sole and absolute discretion, agrees to do so and in accordance with any special conditions imposed by the Department.
   iii. The Grantee shall make payment to those contractors or vendors within five (5) business days from the date of receiving reimbursement from the Department or in a shorter period than the Department may prescribe in writing.
   iv. The Department reserves the right to make such payments directly to the contractors or vendors as a special condition under this Agreement.
   v. The Grantee is required to certify to the Department proof of payment to the third-party contractor or vendor within five (5) business days from the date the Department reimburses the Grantee.

B. Until the Project is fully planned, designed, and all necessary procurements identified in the Project Budget are completed, Grantee's reimbursements will be limited to the planning, design, and procurement costs outlined in the Project Budget. Once the planning, designing, and procuring stages are complete, the Grantee must obligate at least ten percent (10%) of the Adjusted Appropriation Amount within one (1) year and must have utilized at least eighty-five percent (85%) of the Adjusted Appropriation Amount six (6) months before the reversion date.

C. Deadlines. Grantee shall submit requests for Payments to the Department on the earlier of:

a. Immediately as Grantee receives them, but at a maximum of thirty (30) days from when Grantee incurred the expenditure or liability; or
b. Twenty (20) days from the date of Early Termination or Reversion Date for expenditures or liabilities incurred before the Early Termination date or Reversion Date.

D. Grantee's failure to abide by the requirements set forth in Article II and Article IX herein may result in the denial of its Request for Payment. Department reserves the right to reject a payment request for the Project unless and until it is satisfied that the expenditures or liabilities are for permissible purposes within the meaning of the Project Description, identified within the Project Budget, and that the Grantee is otherwise in compliance with this Agreement.

a. Department's authority to reject any Request for Payment is in addition to, and not in lieu of, any other legal or equitable remedy available to the Department under this Agreement, at law, or in equity.

X. PROJECT CONDITIONS AND RESTRICTIONS

A. The following general conditions and restrictions shall apply to the Project:

a. The Project's funds must be spent in accordance with all applicable state laws, regulations, policies, and guidelines, including, but not limited to, the State Procurement Code.
b. The Project's expenditures and liabilities must be accounted for in accordance with the State's Model Accounting Practices, as amended from time to time.
c. The Project must be implemented in accordance with the New Mexico Public Works Minimum Wage Act, Section 13-4-10 through 13-4-17 NMSA 1978, as applicable.
d. The Project must provide a public benefit above and beyond any incidental benefit to private entities in accordance with applicable law, including, but not limited to, Article IX, Section 14 of the Constitution of the State of New Mexico.
e. Without prior written approval from the Department and State Board of Finance, for the useful life of any asset purchased under this Agreement, Grantee shall not convert any property acquired, built, renovated, repaired, designed, or developed with Project funds to uses other than those specified in the Project Description.
    i. In addition to other remedies available at law or in equity, any disposal or conversion of property acquired, built, renovated, repaired, designed, or developed with Project funds without the Department's and the Board of Finance's express written approval will trigger the Department's right to reimbursement from Grantee of the Appropriated Amount, transfer proceeds from any disposition of property to the State, or otherwise provide consideration to the State for the Appropriated Amounts.
f. Grantee shall comply with all applicable federal and state laws, rules, and regulations pertaining to civil rights and equal employment opportunity.
    i. In accordance with all such laws, rules, and regulations, the Grantee agrees to assure that no person shall, on the grounds of race, color, national origin, sex, sexual preference, age, or handicap, be excluded from participation in the Project, use of the Project, employment with Grantee, or otherwise be denied benefits/subject to discrimination for any activity performed under this Agreement.
g. Where the Department, in its sole and absolute discretion, determines Grantee has failed to comply with the above conditions and restriction, Grantee agrees to take appropriate steps to correct any deficiencies immediately. The Grantee's failure to implement such appropriate steps within a reasonable time, but no longer than thirty (30) days after

notice from the Department, constitutes a breach of this Agreement and grounds for Early Termination.

XI. REPRESENTATIONS AND WARRANTIES

A. Reliance by Department.
   a. Grantee expressly acknowledges that the Department relies on the representations and warranties made by Grantee in this Agreement. Grantee acknowledges that such representations and warranties are a material inducement for the Department to enter into this Agreement and provide the Appropriated Amount.
   b. Grantee shall ensure all representations and warranties provided herein are true, accurate, and complete as of the date of the Effective Date and shall remain so throughout the Term of this Agreement. Grantee is responsible for promptly notifying the Department in writing of any changes or inaccuracies in the representations and warranties contained herein.

B. Grantee hereby represents and warrants the following:

   a. Grantee has taken all necessary steps to attain the legal authority to receive and expend the Project's funds.
   b. Grantee has duly authorized this Agreement, and the person executing it has authority to do so. Once executed by Grantee, this Agreement shall constitute a binding obligation of Grantee, enforceable according to its terms.
   c. Grantee's obligations hereunder do not conflict with any law, ordinance, or resolution applicable to Grantee, Grantee's charter (if applicable), or any judgment or decree to which Grantee is subject.
   d. Grantee has independently confirmed that the Project Description, including, but not limited to, the Appropriated Amount and Reversion Date, is consistent with the underlying appropriation in law.
   e. Grantee's governing body has duly adopted or passed as an official act a resolution, motion, or similar action authorizing the person identified as the official representative of the Grantee to sign and submit Requests for Payment on behalf of Grantee.
   f. Grantee will abide by New Mexico laws regarding conflicts of interest, governmental conduct, and whistleblower protection.
      i. Grantee agrees explicitly none of its officers or employees or its designees or agents, no member of the governing body, and no other public official of Grantee who exercises any function or responsibility with respect to this Agreement, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for the Project.
      ii. Further, Grantee will require all of its contractors to incorporate the language set forth in this paragraph prohibiting conflicts of interest in all subcontracts.
   g. No funds have been paid or will be paid, by or on behalf of the Grantee, to any person for influencing or attempting to influence an officer or employee of the State, any agency, or body in connection with the awarding of any Third Party Obligation.
      i. Grantee will require certifying language prohibiting lobbying to be included in the award documents for all subawards, including subcontracts, loans, and cooperative agreements.

C. Consequences of False or Misleading Representations. If any representation or warranty made by Grantee is found to be false or misleading, the Department shall have the right to exercise any or all of the following remedies:

a. **Termination of Agreement:** Department may terminate this Agreement immediately upon written notice to the Grantee.
b. **Repayment of Grant Funds:** Grantee shall repay all Appropriated Amounts disbursed under this Agreement, upon demand by the Department.
c. **Other Remedies:** Department may pursue any other remedies available at law or in equity.

D. Survival of Representations and Warranties. The representations and warranties made by the Grantee shall survive the Early Termination or expiration of this Agreement.

XII. PROJECT RECORDS

A. Grantee shall be strictly accountable for receipts and disbursements relating to the Project's funds. The Grantee shall follow generally accepted accounting principles and the State's Model Accounting Practices and, if feasible, maintain a separate bank account or fund with a separate organizational code to ensure separate budgeting and accounting of the funds.

B. For six (6) years following the Project's completion ("**Record Retention Period**"), Grantee shall maintain all Project-related records, including, but not limited to, all financial records, requests for proposals, invitations to bid, selection and award criteria, contracts and subcontracts, advertisements, minutes of pertinent meetings, as well as records sufficient to fully account for the amount and disposition of the Appropriated Amount from all sources budgeted for the Project, the purpose for which such funds were used, and such other records as the Department may prescribe.

C. Grantee shall make all Project records available to the Department, the Department's Independent Public Accountant, and the New Mexico State Auditor upon request. With respect to the funds that are the subject of this Agreement, if the State Auditor or the Department finds any funds were improperly expended, Grantee shall be required to reimburse the State all amounts found to be improperly expended.

XIII. IMPROPERLY REIMBURSED FUNDS

If the Department determines part or all of the Appropriation Amount was improperly reimbursed to Grantee, including but not limited to funds reimbursed to Grantee based upon fraud, mismanagement, misrepresentation, misuse, violation of law by the Grantee, after ten (10) days' notice to Grantee and the opportunity to return such funds to the Department, the Department may offset any funds due to Grantee from the State, until the Appropriation Amount is fully repaid.

XIV. LIABILITY

Neither Party shall be responsible for liability incurred as a result of the other Party's acts or omissions in connection with this Agreement. Any liability incurred in connection with this Agreement is subject to

immunities and limitations of the New Mexico Tort Claims Act.

XV. SCOPE OF AGREEMENT

This Agreement constitutes the entire and exclusive agreement between the Parties concerning the subject matter hereof. The Agreement supersedes all prior or contemporaneous agreements, understandings, discussions, communications, and representations, written or verbal.

XVI. REQUIRED NON-APPROPRIATIONS CLAUSE

A. Grantee acknowledges and agrees to include a "non-appropriations" clause in all contracts between it and other parties that are (i) funded in whole or part by funds made available under this Agreement and (ii) entered into after the effective date of this Agreement that states:

    a. "The terms of this Agreement are contingent upon sufficient appropriations and authorization being made by the Legislature of the State of New Mexico ("**Legislature**") for the performance of this Agreement.
    b. If the Legislature does not make sufficient appropriations and authorization, City of Santa Fe may immediately terminate this Agreement by giving Contractor written notice of such termination.
    c. The City of Santa Fe's decision as to whether sufficient appropriations are available shall be final and accepted by the Contractor. Contractor hereby waives any rights to assert an impairment of contract claim against the City of Santa Fe or the State of New Mexico in the event of immediate or Early Termination of this Agreement by the City of Santa Fe or the State Department of Finance and Administration."

XVII. REQUIRED TERMINATION CLAUSE

A. Grantee acknowledges and agrees to include the following termination clause in all contracts that are (i) funded in whole or part by funds made available under this Agreement and (ii) entered into after the effective date of this Agreement:

    a. "This contract is funded in whole or in part by funds made available by the State of New Mexico ("**State**"). Should the State terminate its Agreement with the City of Santa Fe, the City of Santa Fe may terminate this contract immediately by providing Contractor written notice of such termination.
    b. In the event of termination pursuant to this paragraph, the City of Santa Fe's only liability to Contractor shall be for goods and services delivered and accepted prior to the termination date."

XVIII. COMPLIANCE WITH UNIFORM FUNDING CRITERIA

A. Throughout the term of this Agreement, Grantee shall:

    a. Submit all reports of annual audits and agreed-upon procedures required by § 12-6-3(A)-(B), NMSA 1978 by the due dates established in § 2.2.2 NMAC, reports of which must be a

public record pursuant to § 12-6-5(A), NMSA 1978 within forty-five (45) days of delivery to the State Auditor;

b. Have a duly adopted budget for the current fiscal year approved by its budgetary oversight agency (if any);
c. Timely submit all required financial reports to its budgetary oversight agency (if any); and
d. Use accounting methods and procedures consistent with Generally Accepted Accounting Principles and the State's Model Accounting Principals to expend the Appropriated Amount in accordance with applicable law and account for and safeguard Project funds and assets acquired with Project funds.

B. In the event Grantee fails to comply with the requirements of subparagraph A of this Article XVIII, Department may take one or more of the following actions:

a. Suspend new or further obligations pursuant to Article VI(A) of this Agreement;
b. Require the Grantee to develop and implement a written corrective action plan pursuant to Article VI(D) of this Agreement to remedy the non-compliance;
c. Impose special conditions to address the non-compliance by giving Grantee notice of such special conditions in accordance with Article III of this Agreement;
    i. The Parties agree that any special conditions imposed to address non-compliance shall be incorporated into this Agreement, through **Exhibit C**, upon notice to Grantee, without need for formal amendment of this Agreement;
    ii. Special conditions shall be binding and effective on the date that notice is deemed to have been given pursuant to Article III or
d. Terminate this Agreement pursuant to Article V(A) of this Agreement.

XIX. SEVERANCE TAX AND GENERAL OBLIGATION BONDS

A. Grantee acknowledges and agrees that the underlying appropriation for the Project may originate from the issuance of tax-exempt severance tax bonds or general obligation bonds by the State. Proceeds from such bonds are administered by the New Mexico State Board of Finance ("**SBOF**"), an entity separate and distinct from the Department.

a. Grantee acknowledges and agrees:
    i. It is Grantee's responsibility to determine through SBOF what (if any) conditions are currently imposed on the Project;
    ii. Department's failure to inform Grantee of an SBOF-imposed condition does not affect the validity or enforceability of the condition;
    iii. The SBOF may in the future impose further or different conditions upon the Project;
    iv. All SBOF conditions are attached to the Project and Appropriation Amount without the need for formal amendment of this Agreement;
    v. All applicable SBOF conditions must be satisfied before the SBOF will release to the Department funds subject to the condition(s) and
    vi. The Department's obligation to reimburse Grantee from the Project is expressly contingent upon the satisfaction of the then-current SBOF conditions.

B. Grantee acknowledges and agrees SBOF may, at its sole and absolute discretion, require reimbursement or remove eligibility for bond proceeds for the Project if the Project doesn't

proceed sufficiently.

a. Grantee must comply with the requirement to encumber five percent (5%) of Project funds within six months of bond issuance as certified by Grantee in the Bond Questionnaire and Certification documents submitted to the SBOF.
b. Failure to comply may result in the reassignment of the bond proceeds. Upon reassignment of bond proceeds, this Agreement will be suspended until the entity has demonstrated readiness as determined by the SBOF and the Department.

C. Grantee acknowledges and agrees that this Agreement is subject to the SBOF's Bond Project Disbursements rule, § 2.61.6, NMAC, as may be amended from time to time or re-codified.

XX. GENERAL PROVISIONS

A. Assignment: Grantee's rights and obligations under this Agreement are personal and may not be transferred or assigned without the prior written consent of the State. Any attempt at assignment or transfer without such consent shall be void. Any assignment or transfer of Grantee's rights and obligations approved by the State shall be subject to the provisions of this Agreement.

B. Subcontractors: Grantee shall not enter any subgrant or subcontract in connection with its obligations under this Agreement without the prior written approval of the State. Upon request, Grantee shall submit to the Department a copy of each such subgrant or subcontract.

C. Binding Effect: Except as otherwise provided, all provisions of this Agreement, including the benefits and burdens, shall extend to and be binding upon the Parties' respective successors and assigns.

D. Authority: Each Party represents and warrants to the other that the execution and delivery of this Agreement and the performance of such Party's obligations have been duly authorized.

E. Captions and References: The captions and headings in this Agreement are for the convenience of reference only and shall not be used to interpret, define, or limit its provisions. All references in this Agreement to sections (whether spelled out or using the § symbol), subsections, exhibits, or other attachments are references to sections, subsections, exhibits, or other attachments contained herein or incorporated as a part hereof, unless otherwise noted.

F. Counterparts: This Agreement may be executed in multiple, identical, original counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute the same agreement.

G. Digital Signatures: If any signatory signs this agreement using a digital signature in accordance with the State Policies regarding the use of digital signatures, then any agreement or consent to use digital signatures within the electronic system through which that signatory signed shall be incorporated into this Agreement by reference.

H. Modification: Except as otherwise provided in this Agreement, any modification to this Agreement shall only be effective if agreed to in a formal amendment, properly executed and approved in accordance with applicable New Mexico law and State fiscal policies and rules.

Modifications permitted under this Agreement, other than Agreement amendments, shall conform to the policies issued by the State.

I. Statutes, Regulations, Fiscal Rules, and Other Authority: Any reference in this Agreement to a statute, regulation, policy, or other authority shall be interpreted to refer to such authority then current, as may have been changed or amended after the Effective Date of this Agreement.

J. External Terms and Conditions: Notwithstanding anything to the contrary herein, the State shall not be subject to any provision included in any terms, conditions, or agreements appearing on Grantee's or a subcontractor's website or any provision incorporated into any click-through or online agreements related to the Work unless that provision is specifically referenced in this Agreement.

K. Severability: The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, which shall remain in full force and effect, provided that the Parties can continue to perform their obligations under this Agreement in accordance with its intent.

L. Survival of Certain Agreement Terms: Any provision of this Agreement that imposes an obligation on a Party after the termination or expiration of this Agreement shall survive the termination or expiration of this Agreement and shall be enforceable by the other Party.

M. Third Party Beneficiaries: Except for the Parties' respective successors and assigns described in this Agreement, it does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Enforcement of this Agreement and all rights and obligations hereunder are reserved solely to the Parties. Any services or benefits that third parties receive as a result of this Agreement are incidental to this Agreement and do not create any rights for such third parties.

N. Waiver: A Party's failure or delay in exercising any right, power, or privilege under this Agreement, whether explicit or by lack of enforcement, shall not operate as a waiver, nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise of such right, power, or privilege.

O. Standard and Manner of Performance: Grantee shall perform its obligations under this Agreement in accordance with the highest standards of care, skill, and diligence in Grantee's industry, trade, or profession.

P. Licenses, Permits, and Other Authorizations: Grantee shall secure, prior to the Effective Date, and maintain at all times during the term of this Agreement, at its sole expense, all licenses, certifications, permits, and other authorizations required to perform its obligations under this Agreement and shall ensure that all employees, agents, and subcontractors secure and maintain at all times during the term of their employment, agency or subcontractor, all license, certifications, permits and other authorizations required to perform their obligations in relation to this Agreement.

Q. Publicity: Any Publicity regarding the subject matter of this Agreement may not be released without prior written approval from the Department. For purposes of this agreement, "**Publicity**"

means notices, informational pamphlets, press releases, email responses, research, reports, signs, and similar public notices prepared by or for the Grantee or jointly with others.

a. Grantee shall obtain written approval prior to issuing any press release or making any public announcement regarding this agreement. Grantee agrees to obtain approval of the Department in advance with respect to all Public Relations, all communications with media, or all communications with any other member of the public with respect to this agreement, except to acknowledge that an agreement does exist.
b. For purposes of this agreement, "Public Relations" includes community relations and means those activities dedicated to maintaining the Department's image or maintaining or promoting understanding and favorable relations with the community or public at large or any segment of the public.
c. Violations of either Article XX (Q)(a) or (b) shall constitute a material Breach of Agreement.

R. Data Sharing: The State intends to secure and collate specific data generated by Grantee under this Agreement to use in support of the State's organizational, policy-making, and management of public resource functions. State, in accordance with **Exhibit E**, attached hereto and incorporated herein by reference, reserves the right to require Grantee and/or its subcontractors to provide specific data relevant to the above-listed functions. Data provided by Grantee may be incorporated into existing or future developed State integrated analysis tools or databases, including but not limited to geographic information system (GIS) networks and databases accessible by the public. Dissemination of data collected may include historical data and projections based on such historical data.

a. To the extent any data transferred as part of this Agreement is legally determined to be the property of Subrecipient or its subcontractors, Subrecipient and/or its subcontractors grants State a nonexclusive, fully paid-up right and license to reproduce, use, distribute, do derivative works based on, and archive data transferred as part of this Agreement.

S. Venue and Choice of Law: This Agreement shall be governed by and construed in accordance with the laws of the State of New Mexico, without regard to any conflict of law provisions. Any legal suit, action, or proceeding arising out of or related to this Agreement shall be instituted exclusively in the district courts located in Santa Fe, New Mexico. The Parties hereby irrevocably submit to the exclusive jurisdiction and venue of such courts in any such suit, action, or proceeding. The Parties waive any objection to the laying of the venue of any such suit, action, or proceeding in the district courts of Santa Fe, New Mexico, and irrevocably waive and agree not to plead or claim in any such court that any such suit, action, or proceeding brought in any such court has been brought in an inconvenient forum.

[SIGNATURE PAGE AND EXHIBITS FOLLOW]
[THIS SPACE LEFT BLANK INTENTIONALLY]

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the Department's date of execution.

APPROVED BY DEPARTMENT:

Cabinet Secretary, Wayne Propst:

_____ _____

Signature Date

Chief Financial Officer, Mackie Romero:

_____ _____

Signature Date

Local Government Division Director, Cecilia Mavrommatis:

_____ _____

Signature Date

AS TO LEGAL FORM AND SUFFICIENCY

General Counsel's Office:

_____

Signature

_____ _____

(Print Name) (Title)

APPROVED BY GRANTEE:

Entity Name

Official with Authority to Bind Grantee:

Signature

(Print Name) (Title)

Date

ATTEST:

Signature

(Title)

(Print Name)

Date

Fiscal Officer or Chief Financial Officer:

ANDREA PHILLIPS (Feb 10, 2026 10:14:49 MST)

Signature

ANDREA PHILLIPS Acting Finance Director

(Print Name) (Title)

02/10/2026

Date

As To Legal Form And Sufficiency

Kevin L. Nault

Kevin L. Nault (Oct 3, 2025 08:41:08 MDT)

Signature

Kevin L. Nault Assistant City Attorney

(Print Name) (Title)

Oct 3, 2025

Date

EXHIBIT A

Request for Payment Form and Certification

STATE OF NEW MEXICO
GRANT APPROPRIATION
Request for Payment Form
Exhibit A

I. Grantee Information (Must match your DFA Substitute W-9 Form)

A. Grantee: _____

B. Address: _____
(Complete Mailing, including Suite, if applicable)

_____
City, State, Zip

C. Contact Name/Phone #: _____

D. Grant No: _____

E. Project Title: _____

F. Grant Expiration Date: _____

II. Payment Computation

A.	Payment Request No.	
B.	Grant Amount:	$ 0.00
C.	AIPP Amount *(If Applicable)*:	$ 0.00
D.	Funds Requested to Date:	$ 0.00
E.	Amount Requested this Payment:	
F.	Reversion Amount *(if applicable)*:	$ 0.00
G.	Grant Balance:	$ 0.00

H. ☐ Final Request for Payment *(if applicable)*

III. Fiscal Year : 2026 (July 1, 2025-June 30, 2026)

(The State of NM Fiscal Year is July 1, 20XX through June 30, 20XX of the following year)

IV. Certifications

☐ I hereby certify that all conditions and requirements for Payments outlined in the Agreement have been met, including but not limited to:
a. Submission and approval of a Project Budget as per Article IV, Section A of the Agreement.
b. Compliance with the Project Budget and expenditure of funds in accordance with the State Procurement Code and the State's Model Accounting Practices.
c. Submission of supporting documentation as required by the Agreement.
d. Maintenance of all necessary records and documentation as stipulated in the Agreement.

☐ I attest that the information provided is correct; expenditures are properly documented and valid or actual receipts, and that the activity fully complies with Article IX, Sec. 14 of the New Mexico Constitution, known as the "anti-donation" clause.

☐ I hereby certify that all representations and warranties made in the Agreement remain true, accurate, and complete as of the date of this request, and will continue to be so throughout the term of the Agreement. I acknowledge that these representations and warranties are a material inducement for the Department to approve this pay request.

Grantee Fiscal Officer or **Fiscal Agent** *(if applicable)*	**Grantee Representative**
Printed Name	Printed Name
Date: _____	Date: _____

(State Agency Use Only)

Vendor Code: _____ **Fund No.:** _____ **PO #** _____ **Loc No.:** _____

I certify that the State Agency financial and vendor file information agree with the above submitted information.

ASD Officer Date	Division Grant Manager Date

Revised 7/2025

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EXHIBIT B

Notice of Department's Obligation Form

NOTICE OF OBLIGATION TO REIMBURSE GRANTEE
EXHIBIT B

Notice of Obligation to Reimburse Grantee # _____

DATE: _____

TO: Department Representative: _____, Grant Manager

FROM: Grantee Entity: _____

Grantee Official Representative: _____

SUBJECT: Notice of Obligation to Reimburse Grantee

Grant Number: _____

Grant Termination Date: _____

As the designated representative of the Department for Grant Agreement number _____ entered into between Grantee and the Department, I certify that the Grantee has submitted to the Department the following third party obligation executed, in writing, by the third party's authorized representative:

Vendor or Contractor: _____

Third Party Obligation Amount: _____

Vendor or Contractor: _____

Third Party Obligation Amount: _____

I certify that the State is issuing this Notice of Obligation to Reimburse Grantee for permissible purposes within the scope of the project description, subject to all the terms and conditions of the above referenced Grant Agreement.

Grant Amount (Minus AIPP if applicable): _____

The Amount of this Notice of Obligation: _____

The Total Amount of all Previously Issued Notices of Obligation: _____

The Total Amount of all Notices of Obligation to Date: $ 0.00

Note: Contract amounts may exceed the total grant amount, but the invoices paid by the grant will not exceed the grant amount.

Department Rep. Approver: _____

Title: Grant Manager

Signature: _____

Date: _____

1 Administrative and/or Indirect Cost – generally, the legislation authorizing the issuance of bonds prohibits the use of its proceeds for indirect expenses (e.g. penalty fees or damages other than pay for work performed, attorney fees, and administrative fees). Such use of bond proceeds shall not be allowed unless specifically authorized by statute.

Revised 7/2025

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OPTIONAL EXHIBIT C
SPECIAL CONDITIONS

The capital outlay oversight requires grantees' accounting methods and procedures, including their internal control framework, to be scrutinized, so as to safeguard State capital outlay appropriations and assets acquired with such appropriations.

This Capital Outlay Special Grant Condition(s) **Exhibit C** is necessary pursuant to § 6-3b-1 et seq., NMSA 1978 (Public Finance Accountability Act) and MAPS Fin 9.2, due to the Grantees' material weaknesses, significant deficiencies, or findings that raised concerns as to the ability to expend grant funds in accordance with applicable law in the organization's FY[20XX] audit. The Special Conditions identified below apply to the authorized agent, [insert the Grantee or Fiscal Agent name].

Procurement - All purchases or contracts the Grantee enters that shall use funding from the Department capital appropriations grant must be approved by the Department prior to the initiation of implementing purchasing documents. The Grantee shall receive such prior approval via official correspondence from the Department, which may be through letter or email. The Grantee shall submit the following to the Department in pursuit of prior approval: purchasing policies and procedures, CFO certification, documentation of management and program approval, policies and procedures governing purchasing and contracting, a copy of the current procurement and contracting policies, and documentation regarding informing staff responsible for purchasing and contracting on such policies and procedures.

Budget - Provide documentation of approval of your current budget from DFA Local Government or other authoritative agency. Provide policies and procedures on who is responsible for and how annual budgets (expenditures and revenue) are established, monitored and adjusted. Provide a corrective action plan on how budget issues identified in your audit will be/have been addressed. Also include documentation on how staff responsible for budgeting is informed on budget policies and procedures.

Capital Assets - Provide a complete list of inventory including inventory control numbers and current location. Provide policies and procedures on capital assets and inventory and specify how the proposed purchased items will be included, tagged, and tracked in capital asset inventory. Also include documentation on how staff responsible for capital assets is informed on capital asset policies and procedures.

Travel and Per Diem - Provide policies and procedures on travel and per diem. Also include how staff who travel and those responsible for travel reimbursement are informed on travel and per diem policies and procedures.

Timely Audits – Provide policies and procedures on annual audits. Provide documentation on how and who is responsible for insuring that annual audits are completed timely. Also include documentation on how staff responsible for the annual audit is informed on audit policies and procedures.

Cash Management – policies and procedures on cash management of federal funds. Provide procedures used to draw and disburse federal funds. Provide procedures to reconcile draw amounts, deposits and disbursements; and to prepare federal cash reporting documents to ensure compliance with federal regulations.

The <Grantee> was required to, and has provided sufficient documentation regarding [insert specific names of the Special Condition(s)], as referenced in the <Grantee>'s [20XX] Audit file. Therefore, the criteria to enter into this agreement have been met.

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EXHIBIT D

Project Budget Worksheet *

*(Provided separately when grant agreement issued to Grantee)

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Exhibit E

Data Sharing Provisions for New Mexico Capital Outlay Agreements

I. Introduction:

This Data Sharing Provisions Exhibit ("Exhibit") is incorporated into the New Mexico Capital Outlay Agreements ("Agreements") between the State of New Mexico ("State") and [Insert Partner Name] ("Partner"). This Exhibit outlines the terms and conditions under which data will be shared between the Parties to ensure compliance with New Mexico state laws and regulations, focusing on data privacy, security, and compliance.

II. Definitions:

a. Authorized User: An employee, agent, assign, representative, independent contractor, or other person or entity authorized by Partner or State to access, use, or disclose information through this exhibit.

b. Confidential Information: All data or information shared in confidence, with the expectation that it will not be disclosed in an identifiable form. This includes data that is exempt from public disclosure under the New Mexico Inspection of Public Records Act (§ 14-2-1 et seq. NMSA 1978) or other relevant laws.

c. Data Storage: Electronic media that hold recorded information.

d. Data Transmission: The process of moving information over a network from its source to one or more destinations.

e. Direct Identifier: Records or data containing personal identifiers such as names, addresses, and social security numbers.

f. Disclosure: Permission to access, release, transfer, or otherwise communicate confidential information by any means to any third party, except as authorized by the Party that controls the record.

g. Encryption involves using algorithms to encode data, rendering it unreadable without a specific key. It may be necessary during data transmission and/or storage.

h. Information: Any data, figures, statistics, or other facts provided or learned about someone or something, including Confidential Information, that may be legally transmitted under this Exhibit.

i. Limited Dataset: A data file that omits Direct Identifiers.

j. Protected Personally Identifiable Information: Sensitive personal details such as social security numbers and financial account numbers, with specific exclusions as outlined in the Agreements.

III. Purpose:

The purpose of this exhibit is to promote transparency, facilitate information sharing between the parties, support better policy and decision-making, and enhance public services through collaborative

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data analysis from various sources.

IV. Use of Information:

a. Use of Information obtained or created under this exhibit shall be strictly limited to the purposes stated herein and in the agreements. The parties agree not to sell Information to third parties or use it for commercial, solicitation, or political purposes.

b. Each Party shall serve as the custodian of the Information and comply with all conditions for its use, including security measures to prevent unauthorized access.

c. The Parties shall follow all relevant federal and state laws and regulations governing the use of such Information.

V. Safeguarding Information:

a. Confidentiality: Access to Confidential Information shall be limited to the minimum necessary to accomplish the purposes of this Exhibit. Authorized Users must adhere to the confidentiality requirements.

b. Security: Security practices shall comply with the requirements of the New Mexico Department of Information Technology Act and related regulations. The Parties agree to notify each other within three business days of any suspected or actual security breach.

c. Information Storage and Transmission: Data Storage and Transmission shall take place on an encrypted server with appropriate security controls.

VI. Re-Disclosure of Information:

The Parties agree not to disclose Information except as required by law or with prior written approval of the other Party. If there is a public records request, the Party receiving it shall notify the other Party within three business days.

VII. Ownership of Information:

Legal title to Information shall remain with the provider. The Partner grants the State a royalty-free, non-exclusive, non-transferable license to use the Information in furtherance of the purposes outlined in this Exhibit.

Log # *{Finance use only}*:	
Journal # *{Finance use only}*:	

City of Santa Fe, New Mexico
BUDGET AMENDMENT RESOLUTION (BAR)

DEPARTMENT / DIVISION NAME	DATE
Community Development / Metropolitan Redevelopment Agency	2/4/2026

ITEM DESCRIPTION	ORG	OBJECT	PROJECT	INCREASE	DECREASE
EXPENDITURES				*{enter as positive #}*	*{enter as negative #}*
NMDFA 21-F2903/25-J4369 WIP Design	5250610	572960	MTC245250D-Design-EngSvs	51,693	
REVENUES				*{enter as negative #}*	*{enter as positive #}*
Reauthorized NMDFA 21-F2903/25-J4369	5250610	490210	MTC245250D	(68,768)	
				$ (17,075)	$ -

JUSTIFICATION: *(use additional page if needed)*
--Attach supporting documentation/memo

Carryforward FY 25 from NMDFA 21-F2903 to reauthorization NMDFA 25-J4369 for FY 26. Reversion 6/30/27

Inadvertently included a city funded amount of $385,419 as revenue in FY25 Carryforward. And, $454,187 was not reimburse

by granting agency. This leaves a revenue carryforward of $68,768. For expenditures, of the original $1M grant, $51,693

remains unspent.

{Complete section below if BAR results in a net change to ANY Fund}

Fund(s) Affected	Fund Balance Increase/(Decrease)
525	17,075
TOTAL:	**17,075**

Carol Swenson — 2/4/2026
Prepared By *{print name}* — Date

N/A
Division Director Signature *{optional}* — Date

JOHN BURNETT (Feb 4, 2026 19:30:47 MST)
Department Director Signature — Date

{Use this form for Finance Committee/ City Council agenda items ONLY}

CITY COUNCIL APPROVAL

City Council Approval Date

Agenda Item #:

Andy Hopkins
Budget Officer — Date

Finance Director *{≤ $5,000}* — Date

City Manager *{≤ $60,000}* — Date

City of Santa Fe New Mexico

Finance Department

Project Ledger Request Form

ERIKA LUJAN
ERIKA LUJAN (Nov 20, 2025 09:56:48 MST)

Date of Request: 01/02/2023 UPDATED 11/20/25

Project Title: Midtown Improvements - DFA

Project Type: ☑ CIP ☑ Grant ☐ Internal Tracking

Project ID: MTC245250D
Grant ID: S 2423 S2634
Approved By: CAJ 1/3/24
Entered By: CMT (Finance Use Only)

Department: Public Works/Midtown Project Manager: Regina Wheeler/Karen Iverson Ext: 505-690-4197 RW/6403 KI
DEALVA CALABAZA

Project Date Range: 01/01/2024 to ~~06/30/25~~ 6/30/2027 ☑ Create Fixed Asset

---

☐ Multi-Funding (complete all funding sources, should equal 100%)

Funding Source: NM DFA 21-F2903 % of Funding: 100%

MUNIS ORG: 5250610 MUNIS OBJ: 490210 Awarded Amount: $1,000,000

Funding Source: REAUTHORIZED 21F2903/25J4369 % of Funding:

MUNIS ORG: 5250610 MUNIS OBJ: 490210 Awarded Amount: 454186.79

Expense String Phase:

A project must have at least one phase identified, this can be used as an additional level of tracking, for example, CIP - Design, Construction, etc. For Grants can be used as reimbursable types, such as transportation, salaries.

(You can create more than one phase and you can default MUNIS ORGs and OBJs, optional)

Phase: Construction MUNIS ORG: 5250610 MUNIS OBJ: 572970

Phase: PLANNING/DESIGN MUNIS ORG: 5250610 MUNIS OBJ: 572960

Phase: MUNIS ORG: MUNIS OBJ:

Contract number: Comments/Other: UPDATE TO ADD FY24 ALLOC, EXP
UPDATED TO ADD FY26-25J4369 EXTEND TERM 6/30/2027

GRANTS ONLY:

Grantor Name: 21-F2903 DFA ALLOCATION FY24 REAUTH 25J4369 Awarded Amount: 1,000,000.00/454186.79

AR Charge Code: 5250610.490210 ☐ Grant funds multiple projects (Complete a form for each project)

Grantor Id: DFA-700007 Federal CFDA (if applicable): N/A

(If grants please provide all grant award documents with form) ☑ Attached Grant Documentation

Signature: Carly Venditti

Email: cavenditti@santafenm.gov

CITY OF SANTA FE

Date: January 29, 2026

To: Governing Body, Finance Committee, and Quality of Life Committee

From: Manuel Sanchez, Senior Services Division Director/Interim Community Services Director Manuel Sanchez

Subject: Grant A20E5290 Agreement Amendment 2

Vendor Name: State of New Mexico Aging and Long-Term Services Department

Munis Vendor Number: 6170

ITEM AND ISSUE:

Community Services Department/Senior Services Division respectfully requests your review and approval of a Amendment 2 to Item number 22-0514 with State of New Mexico Aging and Long-Term Services Department (ALTSD) for fund 89200 Capital Appropriation Project Grant Agreement A20E5290 Mary Esther Gonzales Senior Center – Vehicles to purchase and equip vehicles. Amendment 2 extends the reversion date for encumbered funds in the amount of $170,259.18 – not to exceed for a total compensation of $170,259.18 for a term of June 30, 2026.

CONTRACT NUMBER:

The FY23 Munis contract number is 3203689.

BACKGROUND AND SUMMARY:

On November 1, 2022, The City of Santa Fe entered in a grant agreement with the State of New Mexico Aging and Long-Term Services Department Capital Appropriation Project Grant, Agreement #A20E5290 in the total amount of $827,000.00 to purchase and equip Mary Esther Gonzales Senior Center vehicles, thereby replacing outdated senior transportation vehicles. The original contract City Clerk number is 22-0514. $656,740.82 has been spent, leaving a remaining balance of $170,259.18 for vehicle cameras.

PRIOR APPROVALS AND SUPPORTING INFORMATION:

FUNDING SOURCE: NM Agency on Aging / 490240

Fund Name/Number: Senior Citizens Grant / 241

Munis Org Name/Number: Senior Center Programs / 2410111

Munis Object Name/Number: Vehicles < 1.5 Tons / 570950

Budget Officer / Designee: Andy Hopkins **Date:** _____

Budget Officer Comment/Exceptions: _____

PROCUREMENT METHOD:

The procurement method used was

Chief Procurement Officer (CPO)/Designee: _____ **Date:** _____

CPO Comment/Exceptions: _____

ASSOCIATED APPROVALS:

IT Components included? ☐ **Yes** | ☒ **No**

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Treasury/Point of Sale Components included? ☐ **Yes** | ☐ **No**

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Vehicles included? ☐ **Yes** | ☒ **No**

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Construction to City Facilities, Furniture, and/or Fixtures included? ☐ **Yes** | ☒ **No**

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Is this an externally funded purchase? ☒ **Yes** | ☐ **No**

If yes, what is the issuing agency: NM Agency on Aging

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Is this a Capital Asset or Project? ☒ **Yes** | ☐ **No**

Project Ledger Number: SSD2634501

Approval: ERIKA LUJAN (Feb 12, 2026 11:17:17 MST) **Title:** Grants Manager **Date:** 02/12/2026

Comment/Exceptions: _____

ATTACHMENTS:

NM ALTSD Grant Agreement Amendment 2 – E5290
Approved Amendment 1 Item #25-0057
Approved Grant Agreement Item #22-0514

GRANT AGREEMENT AMENDMENT 2 – E5290

STATE OF NEW MEXICO AGING AND LONG-TERM SERVICES DEPARTMENT

FUND 89200 CAPITAL APPROPRIATION PROJECT

I. This is an AMENDMENT to the GRANT AGREEMENT between Aging and Long-Term Services Department, hereafter known as "Department," or abbreviation such as "ALTSD," and the MARY ESTHER GONZALES SENIOR CENTER, of the CITY OF SANTA FE, in SANTA FE COUNTY, hereinafter called the "Grantee." When this GRANT AGREEMENT AMENDMENT is signed by both the Department and the Grantee, it becomes official and legally binding between both parties.

II. AMENDMENT: This amendment extends the reversion date for encumbered funds under grant number E5290, appropriated pursuant to Laws of 2020, Chapter 84, Section 10, Paragraph 91. This extension was approved by the New Mexico State Board of Finance. The original reversion date was 6/30/2024, the new reversion date is 06/30/2026.

III. The amendment is to extend the expenditure period for all encumbered obligations submitted prior to the original reversion date, in the amount of $ 170,259.18. No additional action need be taken regarding encumbered obligations submitted prior to the original reversion date.

IV. The Grantee agrees to abide by all terms, requirements and provisions of the original GRANT AGREEMENT that are not specifically changed by this AMENDMENT.

V. The Department's point of contact for this Amended GRANT AGREEMENT is:

Name: Tasha Martinez
Title: Bureau Chief
Address: 2550 Cerrillos Rd., Santa Fe, NM 87505
Email: capital.outlay@altsd.nm.gov
Telephone: 505.316.8900

VI. The Grantee's point of contact for this Amended GRANT AGREEMENT is:

Grantee: City of Santa Fe
Name: Manuel Sanchez
Title: Senior Services Division Director
Address: 1121 Alto Street, Santa Fe, NM 87501
Email: mnsanchez@santafenm.gov
Telephone: 505-955-4710

This AMENDMENT is signed and agreed to by individual(s) who are legally authorized to sign legally binding documents on behalf of the Department and Grantee.

Aging and Long-Term Services Department	Grantee
_____	_____
Signature	Signature
_____	_____
Print/Cabinet Secretary or Designee	Print/ Name and Title
_____	_____
Date	Date

IN WITNESS WHEREOF, the City of Santa Fe has executed this Agreement as of the date of the signature by the required approval authorities below.

CITY OF SANTA FE:

_____
MICHAEL GARCIA, MAYOR

DATE:_____

ATTEST:

_____
CITY CLERK

CITY ATTORNEY'S OFFICE:

Sarah Piltch
Sarah Piltch (Feb 6, 2026 13:38:42 MST)
ASSISTANT CITY ATTORNEY

APPROVED FOR FINANCES:

ANDREA PHILLIPS (Feb 12, 2026 14:56:43 MST)
FINANCE DIRECTOR

GRANT AGREEMENT AMENDMENT 1 – A20E5290

STATE OF NEW MEXICO AGING AND LONG-TERM SERVICES DEPARTMENT

FUND 89200 CAPITAL APPROPRIATION PROJECT

I. This is an AMENDMENT to the GRANT AGREEMENT between Aging and Long-Term Services Department, hereafter known as "Department", or abbreviation such as "ALTSD", and Mary Esther Gonzales senior center, in the City of Santa Fe, in Santa Fe County, hereinafter called the "Grantee". When this GRANT AGREEMENT AMENDMENT is signed by both the Department and the Grantee, it becomes official and legally binding between both parties.

II. AMENDMENT: This amendment seeks to extend the reversion date for encumbered funds under Senate Bill 207 from the 2020 Capital Projects General Obligation Bond Act. The current reversion date of June 30, 2024. The proposed extension is until June 30, 2025.

III. The amendment is to extend the expenditure period for those encumbered obligations submitted prior to the original reversion date in the amount of $546,900.32.

IV. The Grantee agrees to abide by all terms, requirements and provisions of the original GRANT AGREEMENT that are not specifically changed by this AMENDMENT.

V. The Department's point of contact for this Amended GRANT AGREEMENT is:

Name: Tasha Martinez
Title: Bureau Chief
Address: 2550 Cerrillos Rd., Santa Fe, NM 87505
Email: capital.outlay@altsd.nm.gov
Telephone: 505.316.8900

VI. The Grantee's point of contact for this Amended GRANT AGREEMENT is:

Grantee: City of Santa Fe
Name: Manuel Sanchez
Title: Senior Services Director
Address: 1121 Alto Street, Santa Fe, NM 87501
Email: mnsanchez@santafenm.gov
Telephone:505-955-4710

This AMENDMENT is signed and agreed to by individual(s) who are legally authorized to sign legally binding documents on behalf of the Department and Grantee.

Aging and Long-Term Services Department	**Grantee**
Antoinette Vigil	Alan Webber (Feb 13, 2025 12:52 MST)
Signature	**Signature**
Antoinette Vigil, Deputy Cabinet Secretary	Alan Webber, Mayor
Print/Cabinet Secretary or Designee	**Print/Type Name and Title**
4.16.2025	Feb 13, 2025
Date	**Date**

IN WITNESS WHEREOF, the parties have agreed to this Grant Agreement as of the date when it is executed by the parties, whichever signature occurs last.

CITY OF SANTA FE:

____See Page 2_____

ALAN WEBBER, MAYOR

DATE: _____

ATTEST:

ANDREA SALAZAR (Feb 3, 2025 13:25 MST)

ANDRÉA SALAZAR, CITY CLERK XIV

GB MTG 02/12/2025

CITY ATTORNEY'S OFFICE:

ASSISTANT CITY ATTORNEY

APPROVED FOR FINANCES:

Emily K. Oster

EMILY OSTER, FINANCE DIRECTOR

STATE OF NEW MEXICO
AGING AND LONG-TERM SERVICES DEPARTMENT
FUND 89200 CAPITAL APPROPRIATION PROJECT

THIS AGREEMENT is made and entered into as of this 01 day of November, 2022, by and between the Aging and Long-Term Services Department, 2550 Cerrillos Road, Santa Fe, New Mexico, 87505, hereinafter called the "Department" or abbreviation such as "ALTSD", and the City of Santa Fe, hereinafter called the "Grantee". This Agreement shall be effective as of the date it is executed by the Department.

RECITALS

WHEREAS, in the Laws of 2020, Chp. 84, Section 10, Subsection A, Paragraph 91 the Legislature made an appropriation to the Department, funds from which the Department is making available to the Grantee pursuant to this Agreement; and

WHEREAS, the Department is granting to Grantee, and the Grantee is accepting the grant of, funds from

WHEREAS, State Agency on Aging (28-4-1 to 28-4-9 NMSA 1978: successor agency, Aging and Long-Term Services Department (9-23-1 to 9-23-12 NMSA 1978) may enter into grants and contracts as appropriated by law.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, the parties hereby mutually agree as follows:

ARTICLE I. PROJECT DESCRIPTION, AMOUNT OF GRANT AND REVERSION DATE

A. The project that is the subject of this Agreement is described as follows:

A20E5290 $827,000 APPROPRIATION REVERSION DATE: 30-June-2024

Laws of 2020, Chapter 84, Section 10, Subsection A, Paragraph 91, eight hundred twenty-seven dollars $827,000 to purchase and equip vehicles for the Mary Esther Gonzales senior center in Santa Fe in Santa Fe County.

The Grantee's total reimbursements shall not exceed the appropriation eight hundred twenty-seven dollars $827,000 (the "Appropriation Amount") minus the allocation for Art in Public Places ("AIPP amount")[1], if applicable, zero dollars $0.00, which equals eight hundred twenty-seven dollars $827,000, (the "Adjusted Appropriation Amount").

In the event of a conflict among the Appropriation Amount, the Reversion Date, as defined herein and/or the purpose of the Project, as set forth in this Agreement, and the corresponding appropriation language in the laws cited above in this Article I(A), the language of the laws cited herein shall control.

[1] The AIPP amount is "an amount of money equal to one percent or two hundred thousand dollars ($200,000), whichever is less, of the amount of money appropriated for new construction or any major renovation exceeding one hundred thousand dollars ($100,000)." Section 13-4A-4 NMSA 1978.

This project is referred to throughout the remainder of this Agreement as the "Project"; the information contained in Article I(A) is referred to collectively throughout the remainder of this Agreement as the "Project Description." Exhibit 4 sets forth additional or more stringent requirements and conditions, which are incorporated by this reference as if, set forth fully herein. If Exhibit 4 imposes more stringent requirements than any requirement set forth in this Agreement, the more stringent requirements of Exhibit 4 shall prevail, in the event of irreconcilable conflict. The Grantee shall reference the Project's number in all correspondence with and submissions to the Department concerning the Project, including, but not limited to, Requests for Payment and reports.

ARTICLE II. LIMITATION ON DEPARTMENT'S OBLIGATION TO MAKE GRANT DISBURSEMENT TO GRANTEE

A. Upon the Effective Date of this Agreement, for permissible purposes within the scope of the Project Description, the Grantee shall only be reimbursed monies for which the Department has issued and the Grantee has received a Notice of Department's Obligation to Reimburse[2] Grantee (hereinafter referred to as "Notice of Obligation"). This Grant Agreement and the disbursement of any and all amounts of the above referenced Adjusted Appropriation Amount are expressly conditioned upon the following:

(i) Irrespective of any Notice of Obligation, the Grantee's expenditures shall be made on or before the Reversion Date and, if applicable, an Early Termination Date (i.e., the goods have been delivered and accepted or the title to the goods has been transferred to the Grantee and/or the services have been rendered for the Grantee); and

(ii) The total amount received by the Grantee shall not exceed the lesser of: (a) the Adjusted Appropriation Amount identified in Article I(A) herein or (b) the total of all amounts stated in the Notice(s) of Obligation evidencing that the Department has received and accepted the Grantee's Third-Party Obligation(s), as defined in subparagraph iii of this Article II(A); and

(iii) The Grantee's expenditures were made pursuant to the Grantee's legal procurement and execution of binding written obligations or purchase orders with third party contractors or vendors for the provision of services, including professional services, or the purchase of tangible personal property and real property for the Project, hereinafter referred to as "Third Party Obligations"; and

(iv) The Grantee's submittal of timely Requests for Payment in accordance with the procedures set forth in Article IX of this Agreement;

(v) In the event that capital assets acquired with Project funds are to be sold, leased, or licensed to or operated by a private Grantee or Fiscal Agent for Grantee, the sale, lease, license, or operating agreement:

a. must be approved by the applicable oversight entity or Fiscal Agent for Grantee (if any) in accordance with law; or

b. if no oversight entity or Fiscal Agent for Grantee is required to approve of the transaction, the Department must approve of the transaction as complying with law.

Prior to the sale, lease, license, or operating agreement being approved pursuant to subparagraph (a) or (b) above, the Department may, in its discretion and unless inconsistent with New Mexico State Board of Finance imposed conditions, reimburse the Grantee for necessary expenditures incurred to develop the Project sufficiently to make the sale, lease, license, or operating agreement commercially feasible, such as plan and design expenditures; and

(vi) The Grantee's submittal of documentation of all Third-Party Obligations and amendments thereto (including terminations) to the Department and the Department's issuance and the Grantee's receiving

[2] "Reimburse" as used throughout this Agreement includes Department payments to the Grantee for invoices received, but not yet paid, by the Grantee from a third-party contractor or vendor if the invoices comply with the provisions of this Agreement and are a valid liability of the Grantee.

of a Notice of Obligation for a particular amount in accordance with the terms of this Agreement as follows:

a. The Grantee shall submit to the Department one copy of all Third-Party Obligations and amendments thereto (including terminations) as soon as possible after execution by the Third Party but prior to execution by the Grantee.
b. Grantee acknowledges and agrees that if it chooses to enter into a Third-Party Obligation prior to receiving a Notice of Obligation that covers the expenditure, it is solely responsible for such expenditures.
c. The Department may, in its absolute discretion, issue to Grantee a Notice of Obligation for the particular amount of that Third Party Obligation that only obligates the Department to reimburse Grantee's expenditures made on or before the Reversion Date or an Early Termination Date. The current Notice of Obligation form is attached to this Agreement as Exhibit 2.
d. The date the Department sends, by mail or email, the Notice of Obligation is the date that the Department's Notice of Obligation is effective. After that date, the Grantee is authorized to budget the particular amount set forth in the Notice of Obligation, execute the Third-Party Obligation and request the Third Party begin work.

B. The Grantee shall implement, in all respects, the Project. The Grantee shall provide all necessary qualified personnel, material, and facilities to implement the Project. The Grantee shall finance its share (if any) of the costs of the Project, including all Project overruns.

C. Project funds shall not be used for purposes other than those specified in the Project Description.

D. Unless specifically allowed by law, Project funds cannot be used to reimburse Grantee for indirect Project costs.

ARTICLE III. NOTICE PROVISIONS AND GRANTEE AND DEPARTMENT DESIGNATED REPRESENTATIVES

Whenever written notices, including written decisions, are to be given or received, related to this Agreement, the following provisions shall apply.

The Grantee and the Department hereby designate the persons listed below as their official representative concerning all matters related to this Agreement:

Name:	Gino Rinaldi
Title:	Director
Address:	PO Box 909 Santa Fe NM 87504
Email:	earinaldi@santafenm.gov
Phone:	505-955-4710

Name:	Anya Alarid
Title:	Program Manager
Address:	PO Box 909 Santa Fe NM 87504
Email:	aalarid@santafenm.gov
Phone:	505-955-4744

Department:	Aging and Long-Term Services Department
Name:	Barbara J. Romero
Title:	Capital Projects Bureau Chief
Address:	2550 Cerrillos Rd., Santa Fe, NM 87505
Email:	barbara.romero@state.nm.us
Telephone:	505-365-3660

The Grantee and the Department agree that either party shall send all notices, including written decisions, related to this Agreement to the above-named persons by facsimile, email, or regular mail. In the case of mailings, notices shall be deemed to have been given and received upon the date of the receiving party's actual receipt or five calendar days after mailing, whichever shall first occur. In the case of facsimile transmissions, the notice shall be deemed to have been given and received on the date reflected on the facsimile confirmation indicating a successful transmission of all pages included in the writing. In the case of email transmissions, the notice shall be deemed to have been given and received on the date reflected on the delivery receipt of email.

ARTICLE IV. REVERSION DATE, TERM, EARLY TERMINATION

A. As referenced in Article I(A), the applicable law establishes a date by which Project funds must be expended by Grantee, which is referred to throughout the remainder of this Agreement as the "Reversion Date." Upon being duly executed by both parties, this Agreement shall be effective as of the date of execution by the Department. It shall terminate on **June 30, 2024**, the Reversion Date unless Terminated Before Reversion Date ("Early Termination") pursuant to Article V herein.

B. The Project's funds must be "expended" on or before the Reversion Date and, if applicable, Early Termination Date of this Agreement. For purposes of this Agreement, it is not sufficient for the Grantee to "encumber" the Project funds on its books on or before the Project's Reversion Date or Early Termination Date. Funds are "expended" and an "expenditure" has occurred as of the date that a particular quantity of goods are delivered to and received by the Grantee or title to the goods is transferred to the Grantee and/or as of the date particular services are rendered for the Grantee. Funds are ***not*** "expended" and an "expenditure" has ***not*** occurred as of the date they are "encumbered" by the Grantee pursuant to a contract or purchase order with a third party.

ARTICLE V. EARLY TERMINATION

A. Early Termination Before Reversion Date Due to Completion of the Project or Complete Expenditure of the Adjusted Appropriation or Violation of this Agreement

Early Termination includes:

(i) Termination due to completion of the Project before the Reversion Date; or
(ii) Termination due to complete expenditure of the Adjusted Appropriation Amount before the Reversion Date; or
(iii) Termination for violation of the terms of this Agreement; or
(iv) Termination for suspected mishandling of public funds, including but not limited to, fraud, waste, abuse, conflicts of interest.

Either the Department or the Grantee may early terminate this Agreement prior to the Reversion Date by providing the other party with a minimum of fifteen (15) days' advance, written notice of early termination. Grantee hereby waives any rights to assert an impairment of contract claim against the Department or the State of New Mexico in the event of Early Termination of this Agreement by the Department pursuant to Article V(A).

B. Early Termination Before Reversion Date Due to Non-appropriation

The terms of this Agreement are expressly made contingent upon sufficient appropriations and authorization being made by the Legislature of New Mexico for the performance of this Agreement. Throughout this Agreement the term "non-appropriate" or "non-appropriation" includes the following actions by the New Mexico Legislature: deauthorization, reauthorization or revocation of a prior authorization. The Legislature may choose to non-appropriate the Appropriation referred to Article I and, if that occurs, the Department shall early terminate this Agreement for non-appropriation by giving the Grantee written notice of such termination, as of the effective date of the law making the non-appropriation. The Department's decision as to whether sufficient appropriations or authorizations are available shall be accepted by the Grantee and shall be final. Grantee hereby waives any rights to assert an impairment of contract claim against the Department or the State of New Mexico in the event of Early Termination of this Agreement by the Department pursuant to Article V(B).

C. Limitation on Department's Obligation to Make Grant Disbursements to Grantee in the Event of Early Termination

In the event of Early Termination of this Agreement by either party, the Department's sole obligation to reimburse the Grantee is expressly conditioned upon the limitations set forth Article II.

ARTICLE VI. SUSPENSION OF NEW OR FURTHER OBLIGATIONS

A. The Department may choose, in its absolute discretion, to direct the Grantee to suspend entering into new and further obligations.

(i) The Grantee shall immediately suspend entering into new or further written obligations with third parties upon the date the Grantee receives written notice given by the Department; and
(ii) The Department is, upon the date the Grantee receives written notice given by the Department, suspending issuance of any new or further Notice of Obligation under this Agreement; and
(iii) The Department may direct the Grantee to implement a corrective action plan in accordance with Article VI(D) herein.

B. In the event of Suspension of this Agreement, the Department's sole obligation to reimburse the Grantee is expressly conditioned upon the limitations set forth in Article II herein.

C. A suspension of new or further obligations under this Agreement shall remain in effect unless or until the date the Grantee receives written notice given by the Department informing the Grantee that the Suspension has been lifted or that the Agreement has been Early Terminated in accordance with Article V herein. If the Suspension is lifted, the Department will consider further requests for Notice of Obligation.

D. Corrective Action Plan in the Event of Suspension

In the event that the Department chooses, in its absolute discretion to direct the Grantee to suspend entering into new or further written obligations with third parties pursuant to Article VI(A), the Department may, but is not obligated to, require the Grantee to develop and implement a written corrective action plan to remedy the grounds for the Suspension. Such corrective action plan must be approved by the Department and be signed by the Grantee. Failure to sign a corrective action plan or meet the terms and deadlines set forth in the signed corrective action plan, is hereby deemed a violation of the terms of this Agreement for purposes of Early Termination, Article V(A)(iii). The corrective action plan is in addition to, and not in lieu of, any other equitable or legal remedy, including but not limited to Early Termination.

ARTICLE VII. AMENDMENT

This Agreement shall not be altered, changed, or amended except by instrument in writing duly executed by both the parties hereto.

ARTICLE VIII. REPORTS

A. Database Reporting

The Grantee shall report monthly Project activity by entering such Project information as the Department and the Department of Finance and Administration may require, such information entered directly into a database maintained by the Department of Finance and Administration (http://cpms.dfa.state.nm.us). Additionally, the Grantee shall certify on the Request for Payment form (Exhibit 1) that updates have been maintained and are current in the database. The Grantee hereby acknowledges that failure to perform and/or certify updates into the database will delay or potentially jeopardize the reimbursement of funds. The Department shall give Grantee a minimum of thirty (30) days' advance written notice of any changes to the information the Grantee is required to report.

Monthly reports shall be due on the last day of each month, beginning with the first full month following execution of this Agreement by the Department and ending upon the submission of the final request for reimbursement for the Project.

B. Requests for Additional Information/Project Inspection

During the term of this Agreement and during the period of time during which the Grantee must maintain records pursuant to Article VIII, the Department may:
request such additional information regarding the Project as it deems necessary; and
conduct, at reasonable times and upon reasonable notice, onsite inspections of the Project.
Grantee shall respond to such requests for additional information within a reasonable period of time, as established by the Department.

ARTICLE IX. REQUEST FOR PAYMENT PROCEDURES AND DEADLINES

A. The Grantee shall request payment by submitting a Request for Payment, in the form attached hereto as Exhibit 1. Payment requests are subject to the following procedures:

(i) The Grantee must submit one original and one copy of each Request for Payment; and

(ii) Each Request for Payment must contain proof of payment by the Grantee or liabilities incurred by the Grantee in the form of a notarized certification by Grantee's designated representative in Article III herein, that the expenditures are valid or are liabilities incurred by the Grantee in the form of actual unpaid invoices received by the Grantee of services rendered by a third party or items of tangible personal property received by the Grantee for the implementation of the Project; provided, however, that the Grantee may be reimbursed for unpaid liabilities only if the Department, in its discretion, agrees to do so and in accordance with any special conditions, see Exhibit 3, imposed by the Department.

(iii) In cases where the Grantee is submitting a Request for Payment to the Department based upon invoices received, but not yet paid, by the Grantee from a third party contractor or vendor, if the invoices comply with the provisions of this Agreement and are a valid liability of the Grantee, the Grantee shall make payment to those contractors or vendors within five (5) business days from the date of receiving reimbursement from the Department or such shorter period of time as the Department may prescribe in writing.

B. The Grantee must obligate 5% of the Adjusted Appropriation Amount within six months of acceptance of the grant agreement and must have expended no less than 85% of the Adjusted Appropriation Amount six months prior to the reversion date.

C. **Deadlines**

Requests for Payments shall be submitted by Grantee to the Department on the earlier of:

(i) Immediately as they are received by the Grantee but at a minimum twenty (20) from the end of the calendar quarter in which the expenditure was incurred or liability of the Grantee was incurred as evidenced by an unpaid invoice received by the Grantee from a third-party contractor or vendor, if total unreimbursed expenditures or liabilities at calendar quarter end exceed $25,000; or

(ii) July 15 of each year for all unreimbursed expenditures incurred during the previous fiscal year; or

(iii) Twenty (20) days from date of Early Termination; or

(iv) Twenty (20) days from the Reversion Date.

D. The Grantee's failure to abide by the requirements set forth in Article II herein will result in the denial of its Request for Payment or will delay the processing of Requests for Payment. The Department has the right to reject a payment request for the Project unless and until it is satisfied that the expenditures in the Request for Payment are for permissible purposes within the meaning of the Project Description and that the expenditures and the Grantee are otherwise in compliance with this Agreement, including but not limited to, compliance with the reporting requirements and the requirements set forth in Article II herein to provide Third Party Obligations. The Department's ability to reject any Request for Payment is in addition to, and not in lieu of, any other legal or equitable remedy available to the Department due to Grantee's violation of this Agreement.

ARTICLE X. PROJECT CONDITIONS AND RESTRICTIONS; REPRESENTATIONS AND WARRANTIES

A. The following general conditions and restrictions are applicable to the Project:

(i) The Project's funds must be spent in accordance with all applicable state laws, regulations, policies, and guidelines, including, but not limited to, the Procurement Code (or local procurement ordinance, where applicable).

(ii) The Project must be implemented in accordance with the New Mexico Public Works Minimum Works Act, Section 13-4-10 through 13-4-17 NMSA 1978, if applicable. Every contract or project in excess of sixty thousand dollars ($60,000) that the Grantee is a party to for construction, alteration, demolition or repair or any combination of these, including painting and decorating, of public buildings, public works or public roads and that requires or involves the employment of mechanics, laborers or both shall contain a provision stating the minimum wages and fringe benefits to be paid to various classes of laborers and mechanics, shall be based upon the wages and benefits that will be determined by the New Mexico Department of Workforce Solutions to be prevailing for the corresponding classes of laborers and mechanics employed on contract work of a similar nature in the locality. Further, every contract or project shall contain a stipulation that the contractor, subcontractor, employer or a person acting as a contractor shall pay all mechanics and laborers employed on the site of the project, unconditionally and not less often than once a week and without subsequent unlawful deduction or rebate on any account, the full amounts accrued at time of payment computed at wage rates and fringe benefit rates not less than those determined pursuant to Section 13-4-11 B. NMSA 1978 to be the prevailing wage rates and prevailing fringe benefit rates issued for the project.

(iii) The Project may only benefit private entities in accordance with applicable law, including, but not limited to, Article IX, Section 14 of the Constitution of the State of New Mexico, the so-called "Anti-Donation Clause."

(iv) The Grantee shall not at any time convert any property acquired or developed with the Project's funds to uses other than those specified in the Project Description without the Department's express, advance, written approval.

(v) The Grantee shall comply with all federal and state laws, rules and regulations pertaining to equal employment opportunity. In accordance with all such laws, rules and regulations the Grantee agrees to assure that no person shall, on the grounds of race, color, national origin, sex, sexual preference, age or handicap, be excluded from employment with Grantee, be excluded from participation in the Project, be denied benefits or otherwise be subject to discrimination under, any activity performed under this Agreement. If Grantee is found to be not in compliance with these requirements during the life of this Agreement, Grantee agrees to take appropriate steps to correct any deficiencies. The Grantee's failure to implement such appropriate steps within a reasonable time constitutes grounds for terminating this Agreement.

B. The Grantee hereby represents and warrants the following:

(i) The Grantee has the legal authority to receive and expend the Project's funds.

(ii) This Agreement has been duly authorized by the Grantee, the person executing this Agreement has authority to do so, and, once executed by the Grantee, this Agreement shall constitute a binding obligation of the Grantee, enforceable according to its terms.

(iii) This Agreement and the Grantee's obligations hereunder do not conflict with any law or ordinance or resolution applicable to the Grantee, the Grantee's charter (if applicable), or any judgment or decree to which it is subject.

(iv) The Grantee has independently confirmed that the Project Description, including, but not limited to, the amount and Reversion Date, is consistent with the underlying appropriation in law.

(v) The Grantee's governing body has duly adopted or passed as an official act a resolution, motion, or similar action authorizing the person identified as the official representative of the Grantee to sign the Agreement and to sign Requests for Payment.

(vi) The Grantee shall abide by New Mexico laws regarding Conflict of Interest and Governmental Conduct and whistleblower protection. The Grantee specifically agrees that no officer or employee of the local jurisdiction or its designees or agents, no member of the governing body, and no other public official of the locality who exercises any function or responsibility with respect to this Grant, during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed pursuant to this Grant. Further, Grantee shall require all of its contractors to incorporate in all subcontracts the language set forth in this paragraph prohibiting conflicts of interest.

(vii) No funds have been paid or will be paid, by or on behalf of the Grantee, to any person for influencing or attempting to influence an officer or employee of this or any agency or body in connection with the awarding of any Third-Party Obligation and that the Grantee shall require certifying language prohibiting lobbying to be included in the award documents for all subawards, including subcontracts, loans and cooperative agreements. All subrecipients shall be required to certify accordingly.

ARTICLE XI. STRICT ACCOUNTABILITY OF RECEIPTS AND DISBURSEMENTS; PROJECT RECORDS

A. The Grantee shall be strictly accountable for receipts and disbursements relating to the Project's funds. The Grantee shall follow generally accepted accounting principles, and, if feasible, maintain a separate bank account or fund with a separate organizational code, for the funds to assure separate budgeting and accounting of the funds.

B. For a period of six (6) years following the Project's completion, the Grantee shall maintain all Project related records, including, but not limited to, all financial records, requests for proposals, invitations to bid, selection and award criteria, contracts and subcontracts, advertisements, minutes of pertinent meetings, as well as records sufficient to fully account for the amount and disposition of the total funds from all sources budgeted for the Project, the purpose for which such funds were used, and such other records as the Department shall prescribe.

C. The Grantee shall make all Project records available to the Department and the New Mexico State Auditor upon request. With respect to the funds that are the subject of this Agreement, if the State Auditor finds that any or all of these funds were improperly expended, the Grantee may be required to reimburse to the State of New Mexico, to the originating fund, any and all amounts found to be improperly expended.

ARTICLE XII. IMPROPERLY REIMBURSED FUNDS

If the Department determines that part or all of the Appropriation Amount was improperly reimbursed to Grantee, including but not limited to, Project funds reimbursed to Grantee based upon fraud, mismanagement, misrepresentation, misuse, violation of law by the Grantee, or violation of this Agreement, the Grantee shall return such funds to the Department for disposition in accordance with law.

ARTICLE XIII. LIABILITY

Neither party shall be responsible for liability incurred as a result of the other party's acts or omissions in connection with this Agreement. Any liability incurred in connection with this Agreement is subject to immunities and limitations of the New Mexico Tort Claims Act.

ARTICLE XIV. SCOPE OF AGREEMENT

This Agreement constitutes the entire and exclusive agreement between the Grantee and Department concerning the subject matter hereof. The Agreement supersedes any and all prior or contemporaneous agreements, understandings, discussions, communications, and representations, written or verbal.

ARTICLE XV. REQUIRED NON-APPROPRIATIONS CLAUSE IN CONTRACTS FUNDED IN WHOLE OR PART BY FUNDS MADE AVAILABLE UNDER THIS AGREEMENT

The Grantee acknowledges and agrees that Grantee shall include a "non-appropriations" clause in all contracts between it and other parties that are (i) funded in whole or part by funds made available under this Agreement and (ii) entered into after the effective date of this Agreement that states:

"The terms of this Agreement are contingent upon sufficient appropriations and authorization being made by the Legislature of New Mexico for the performance of this Agreement. If sufficient appropriations and authorization are not made by the Legislature, the City of Santa Fe may immediately terminate this Agreement by giving Contractor written notice of such termination. The City of Santa Fe's decision as to whether sufficient appropriations are available shall be accepted by the Contractor and shall be final. Contractor hereby waives any rights to assert an impairment of contract claim against the City of Santa Fe or the Aging and Long-Term Service Department or the State of New Mexico in the event of immediate or Early Termination of this Agreement by the City of Santa Fe or the Department."

ARTICLE XVI. REQUIRED TERMINATION CLAUSE IN CONTRACTS FUNDED IN WHOLE OR PART BY FUNDS MADE AVAILABLE UNDER THIS AGREEMENT

Grantee acknowledges and agrees that Grantee shall include the following or a termination clause in all contracts that are (i) funded in whole or part by funds made available under this Agreement and (ii) entered into after the effective date of this Agreement:

"This contract is funded in whole or in part by funds made available under the Aging and Long-Term Services Department Grant Agreement. Should the Aging and Long-Term Services Department early terminate the grant agreement, the City of Santa Fe may early terminate this contract by providing Contractor written notice of such termination. In the event of termination pursuant to this paragraph, the City of Santa Fe's only liability shall be to pay Contractor for acceptable goods delivered and services rendered before the termination date."

Grantee hereby waives any rights to assert an impairment of contract claim against the Department or the State of New Mexico in the event of Early Termination of this Agreement by the Department.

XVII. COMPLIANCE WITH UNIFORM FUNDING CRITERIA.

A. Throughout the term of this Agreement, Grantee shall:

1. submit all reports of annual audits and agreed upon procedures required by Section 12-6-3(A)-(B) NMSA 1978 by the due dates established in 2.2.2 NMAC, reports of which must be a public record pursuant to Section 12-6-5(A) NMSA 1978 within forty-five days of delivery to the State Auditor;
2. have a duly adopted budget for the current fiscal year approved by its budgetary oversight agency (if any);
3. timely submit all required financial reports to its budgetary oversight agency (if any); and
4. have adequate accounting methods and procedures to expend grant funds in accordance with applicable law and account for and safeguard grant funds and assets acquired by grant funds.

B. In the event Grantee fails to comply with the requirements of Paragraph A of this Article XVII, the Department may take one or more of the following actions:

1. suspend new or further obligations pursuant to Article VI(A) of this Agreement;
2. require the Grantee to develop and implement a written corrective action plan pursuant to Article VI(D) of this Agreement to remedy the non-compliance;
3. impose special grant conditions to address the non-compliance by giving the Grantee notice of such special conditions in accordance with Article III of this Agreement; the special conditions shall be binding and effective on the date that notice is deemed to have been given pursuant to Article III; or
4. terminate this Agreement pursuant to Article V(A) of this Agreement.

ARTICLE XVIII. SEVERANCE TAX BOND AND GENERAL OBLIGATION BOND PROJECT CLAUSES

A. Grantee acknowledges and agrees that the underlying appropriation for the Project is a severance tax bond or general obligation bond appropriation, which is administered by the New Mexico State Board of Finance (BOF), an entity separate and distinct from the Department. Grantee acknowledges and agrees that (i) it is Grantee's sole responsibility to determine through BOF staff what (if any) conditions are currently imposed on the Project; (ii) the Department's failure to inform Grantee of a BOF imposed condition does not affect the validity or enforceability of the condition; (iii) the BOF may in the future impose further or different conditions upon the Project; (iv) all BOF conditions are effective without amendment of this Agreement; (v) all applicable BOF conditions must be satisfied before the BOF will release to the Department funds subject to the condition(s); and (vi) the Department's obligation to reimburse Grantee from the Project is contingent upon the then current BOF conditions being satisfied.

B. Grantee acknowledges and agrees that the SBOF may in its sole and absolute discretion remove a project's assigned bond proceeds if the project doesn't proceed sufficiently. Entities must comply with the requirement to encumber five percent (5%) of Project funds within six months of bond issuance as certified

by the grantee in the Bond Questionnaire and Certification documents submitted to the SBOF. Failure to comply may result in the bond proceeds reassignment to a new ready project. If this should occur this grant agreement will be suspended until the entity has demonstrated readiness as determined by the SBOF and the Department.

C. Grantee acknowledges and agrees that this Agreement is subject to the SBOF's Bond Project Disbursements rule, NMAC 2.61.6, as may be amended or re-codified. The rule provides definitions and interpretations of grant language for the purpose of determining whether a particular activity is allowable under the authorizing language of the agreement.

[THIS SPACE LEFT BLANK INTENTIONALLY]

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date of execution by the Department.

GRANTEE

Alan Webber (Oct 29, 2022 03:11 CDT)

Signature of Official with Authority to Bind Grantee

By: Alan Webber
(Type or Print Name)

Its: Mayor
(Type or Print Title)

Oct 29, 2022
Date

AGING AND LONG-TERM SERVICES DEPARTMENT

By: Katrina Hotrum-Lopez Date: 11/01/2022
ALTSD Cabinet Secretary

By: Michal M. Hayes Date: 11/01/2022
ALTSD Legal Counsel—Certifying Legal Sufficiency

By: Valeria Garcia Date: 11/1/2022
ALTSD Chief Financial Officer

EXHIBIT 1
ALTSD CAPITAL OUTLAY GRANT
MONTHLY / FINAL REPORT FORM & REQUEST FOR PAYMENT

MONTHLY REPORT ☐ (Due on the last day of the month) PROJECT TITLE:_____ PAY REQUEST NO._____

DATE:_____

Grantee:_____ Grant Number:_____ Reporting Period:_____ Grant Expiration Date:_____

Address:_____ Preparer's Name & Phone Number:_____
City State Zip

Please provide a detailed status of project referenced above. Please check the box that would best explain the project phase.

Bonds Sold ☐ Plan / Design ☐ Bid Documents ☐ Construction/Improvements/Renovation in Process ☐

Purchase in Process ☐ Substantial Completion ☐ Project Complete ☐ Other *(Please specify in narrative section)* ☐

Provide a project update and the anticipated timeline for commencement and completion for each phase. *(Attach extra sheet if needed)*

REQUEST FOR PAYMENT

Grant Amount:
APP Amount *(if applicable)*
Funds Requested to Date:
Amount Requested This Payment:
Grant Balance:

FINAL REPORT ☐
Fiscal Year Expenditure Period Ending
(check one)
(Jan-Jun) ☐ (Jul-Dec) ☐
Fiscal Year _____

VENDOR INVOICE DETAIL *(Attach extra sheet if needed)*

Date of Invoice	Vendor Name	Amount of Invoice	Amount Applicable to This Grant
	Amount Requested This Payment:		

☐ **MONTHLY REPORT:** I hereby certify that the aforementioned Capital Outlay Project funds are being expended in accordance with all requirements of the Grant Agreement, and in compliance with all other applicable requirements.

☐ **FINAL REPORT:** I hereby certify that the aforementioned Capital Outlay Project funds have been completed and funds were expended in accordance with all requirements of the Grant Agreement, and in compliance with all other applicable state/ regulatory requirements. The remaining balance is requested to be reverted to the appropriate funding source.

☐ **PROCUREMENT METHOD:** Grantee received approval from ALTSD and Notice of Obligation was issued and signed prior to reimbursement request.

CERTIFICATION: Under penalty of law, I hereby certify to the best of my knowledge and belief, the above information is correct; expenditures are properly documented, are valid expenditures or actual receipts; and comply with NM State Procurement Code NMSA 13-1-21 through 13-1-199; and that the grant activity is in full compliance with Article IX, Sec. 14 of the New Mexico Constitution known as the "anti-donation" clause.

_____ _____
Grantee Fiscal Officer Signature & Printed Name Grantee Representative Signature & Printed Name *(Preparer)*

STATE AGENCY USE ONLY

I certify that the ALTSD Financial and vendor file information agree with the above submitted information.

_____ Date _____ Date
ALTSD Fiscal ALTSD Capital Projects Bureau

EXHIBIT 2
STATE OF NEW MEXICO
CAPITAL GRANT PROJECT
NOTICE OF OBLIGATION TO REIMBURSE GRANTEE

Notice of Obligation to Reimburse Grantee #_____

DATE: _____

TO: Department Representative: _____
FROM: Grantee: _____
Grantee Official Representative: _____

SUBJECT: Notice of Obligation to Reimburse Grantee
Grant Number: _____
Grant Termination Date: _____

As the designated representative of the Department for Grant Agreement number _____ entered into between Grantee and the Department, I certify that the Grantee has submitted to the Department the following third party obligation executed, in writing, by the third party's authorized representative:

Vendor or Contractor: _____
Third Party Obligation Amount: _____

Vendor or Contractor: _____
Third Party Obligation Amount: _____

Vendor or Contractor: _____
Third Party Obligation Amount: _____

I certify that the State is issuing this Notice of Obligation to Reimburse[1] Grantee for permissible purposes within the scope of the project description, subject to all the terms and conditions of the above referenced Grant Agreement.

Grant Amount (Minus AIPP if applicable): _____
The Amount of this Notice of Obligation: _____
The Total Amount of all Previously Issued Notices of Obligation: _____
The Total Amount of all Notices of Obligation to Date: _____
Note: Contract amounts may exceed the total grant amount, but the invoices paid by the grant will not exceed the grant amount.

Department Rep. Approver: _____
Title: _____
Signature: _____
Date: _____

1 Administrative and/or Indirect Cost – generally, the legislation authorizing the issuance of bonds prohibits the use of its proceeds for indirect expenses (e.g. penalty fees or damages other than pay for work performed, attorney fees, and administrative fees). Such use of bond proceeds shall not be allowed unless specifically authorized by statute.

EXHIBIT 3
ALTSD CAPITAL OUTLAY
SPECIAL GRANT CONDITIONS

The capital outlay oversight requires grantees' accounting methods and procedures, including their internal control framework, to be scrutinized, so as to safeguard State capital outlay appropriations and assets acquired with such appropriations.

This Capital Outlay Special Grant Condition(s) **Exhibit 3** is necessary pursuant to Executive Order 2013-006 (2.A.2.a-c, if applicable), due to the Grantees' material weaknesses, significant deficiencies, or findings that raised concerns as to the ability to expend grant funds in accordance with applicable law in the organization's current published audit. The Special Conditions identified below apply to the authorized agent, City of Santa Fe.

The City of Santa Fe's special conditions have been cleared by DFA/Local Government and are no longer required to provide documentation regarding special conditions. Therefore, the criteria to enter into this agreement have been met.

EXHIBIT 4
ALTSD CAPITAL OUTLAY
PROJECT DESCRIPTION
SCOPE OF WORK (SOW)

PROJECT DESCRIPTION FORM
SCOPE OF WORK (SOW)
(Please email per instructions to ALTSD in WORD format)

1. **Name of Grantee/ Fiscal Agent:** **City of Santa Fe**
2. **Project Title:** Senior Center Vehicle
3. **Grant Agreement Number:** A20E5290
4. **Background Narrative:** Vehicle Replacement

5. **Work Plan:** Purchase 6 sedans and 3 SUV's
   Purchase 2 12- passenger Vans
   Purchase 5 15-passenger Wheelchair Vans
   Purchase 1 Hot Shot Meals on Wheels Truck

Based on pre-covid ridership about 10% of seniors do not own a vehicle; 1 in 5 do not drive; over half of the Senior non-drivers stay home on any given day, while 17% of older drivers stay home on any given day. Over 50% of seniors have chronic illnesses and/or disability and the provision of transportation services seniors provides them with a safe and cost-effective alternative.

6. **Budget Detail:**

Project Cost Activities *(These are only examples Insert activities specific to the proposed project.)*	**Other Funds**	**State Funds**
Architect/Engineer		
Construction		
Renovation		
Improvements for Code Compliance		
Equipment		
Vehicle Purchase		$666,924
Other Costs (specify)Radios, and cameras		$160,076
Totals		**$827,000**

7. **Performance Measures:** Providing 38,000 rides to over 600 riders

8. **Results Expected:** Will provide door to door transportation services to seniors within the city of Santa Fe city limits. Services such as, medical appointments, pharmacy, to and from centers for meals, shopping, etc., will be provided M-F 8-4.

9.

Time Frame/ Milestones: *(These are only examples. Insert milestones specific to the proposed project.)*	*(Project the month & year for each milestone)*
RFP/Quotes Secured	November 2022 (State price agreement)
Bid Closing	
Bid Award to Contractor/Vendor	March 2023
Purchase/Install Equipment	(Depending on the delivery of vehicles)
Project Completion & Review	June 2024
Submit Request for Payment Form and Supporting Documents to ALTSD/Capital Projects Bureau	Once product has been received

10. **Responsible Staff** *(include Project Manager and Fiscal Contact):*

Name: Gino Rinaldi
Title: Director
Address: PO Box 909 Santa Fe NM 87504
Email: earinaldi@santafenm.gov
Phone: 505-955-4710

Name: Anya Alarid
Title: Program Manager
Address: PO Box 909 Santa Fe NM 87504
Email: aalarid@santafenm.gov
Phone: 505-955-4744

NOTICE: The Grant Application, if approved for funding by ALTSD and any attachments to the Grant Application are incorporated by reference into the scope of work. In the event of a conflict between any of the documents that are part of the Agreement, the ALTSD Cabinet Secretary, at the sole discretion of ALTSD, shall resolve that conflict.

E5290-MEG-City of Santa Fe Amendment 2

Final Audit Report 2026-02-06

Created:	2026-02-06
By:	CHRISTOPHER LA ROCCA (calarocca@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA74VHjG-_vSHj74AbKDHKzc4MQ5_mY4sC

"E5290-MEG-City of Santa Fe Amendment 2" History

Document created by CHRISTOPHER LA ROCCA (calarocca@santafenm.gov)
2026-02-06 - 10:46:15 PM GMT- IP address: 63.232.20.2

Document emailed to Manuel Sanchez (mnsanchez@santafenm.gov) for signature
2026-02-06 - 10:47:03 PM GMT

Email viewed by Manuel Sanchez (mnsanchez@santafenm.gov)
2026-02-06 - 10:47:36 PM GMT- IP address: 63.232.20.2

Document e-signed by Manuel Sanchez (mnsanchez@santafenm.gov)
Signature Date: 2026-02-06 - 10:47:46 PM GMT - Time Source: server- IP address: 63.232.20.2

Agreement completed.
2026-02-06 - 10:47:46 PM GMT

E5290-MEG-City of Santa Fe Amendment 2

Final Audit Report 2026-02-12

Created:	2026-02-12
By:	BRITTANY GURULE (bsgurule@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAsXuyXf1BdPcWjCLK2yqttYQTLsDAVpmx

"E5290-MEG-City of Santa Fe Amendment 2" History

Document created by BRITTANY GURULE (bsgurule@santafenm.gov)
2026-02-12 - 4:29:28 PM GMT- IP address: 63.232.20.2

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2026-02-12 - 4:34:12 PM GMT

Email viewed by ERIKA LUJAN (evlujan@santafenm.gov)
2026-02-12 - 5:28:53 PM GMT- IP address: 104.47.65.254

Document e-signed by ERIKA LUJAN (evlujan@santafenm.gov)
Signature Date: 2026-02-12 - 6:17:17 PM GMT - Time Source: server- IP address: 63.232.20.2

Document emailed to ajhopkins@santafenm.gov ajhopkins@santafenm.gov (ajhopkins@santafenm.gov) for signature
2026-02-12 - 6:17:20 PM GMT

Email viewed by ajhopkins@santafenm.gov ajhopkins@santafenm.gov (ajhopkins@santafenm.gov)
2026-02-12 - 7:00:39 PM GMT- IP address: 104.47.65.254

Document e-signed by ajhopkins@santafenm.gov ajhopkins@santafenm.gov (ajhopkins@santafenm.gov)
Signature Date: 2026-02-12 - 7:00:58 PM GMT - Time Source: server- IP address: 63.232.20.2

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2026-02-12 - 7:01:01 PM GMT

Document e-signed by ANDREA PHILLIPS (akphillips@santafenm.gov)
Signature Date: 2026-02-12 - 9:56:43 PM GMT - Time Source: server- IP address: 63.232.20.2

Agreement completed.
2026-02-12 - 9:56:43 PM GMT

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CITY OF SANTA FE

Date: January 28, 2026

To: Governing Body, Finance Committee, and Quality of Life Committee

From: Manuel Sanchez, Senior Services Division Director/Interim Community Services Director Manuel Sanchez (Feb 6, 2026 15:47:30 MST)

Subject: Grant A20E5288 Agreement Amendment 2

Vendor Name: State of New Mexico Aging and Long-Term Services Department

Munis Vendor Number: 6170

ITEM AND ISSUE:

Community Services Department/Senior Services Division respectfully requests your review and approval of an Amendment 2 to Item number 22-0541 with State of New Mexico Aging and Long-Term Services Department (ALTSD) for fund 89200 Capital Appropriation Project Grant Agreement A20E5288 Mary Esther Gonzales Senior Center – Construction to plan, design, construct, equip and furnish the Mary Esther Gonzales senior center. Amendment 2 extends the reversion date for encumbered funds in the amount of $133,762.68 – not to exceed for a total compensation of $133,762.68 for a term of June 30, 2026.

CONTRACT NUMBER:

The FY23 Munis contract number is 3203698.

BACKGROUND AND SUMMARY:

On November 17, 2022, The City of Santa Fe entered in a grant agreement with the State of New Mexico Aging and Long-Term Services Department Capital Appropriation Project Grant, Agreement #A20E5288 in the total amount of $2,484,852.00 to plan, design, construct, equip and furnish the Mary Esther Gonzales senior center. The original contract City Clerk number is #22-0541. $2,351,089.32 has been spent, leaving a remaining balance of $133,762.68.

PRIOR APPROVALS AND SUPPORTING INFORMATION:

FUNDING SOURCE: NM Agency on Aging / 490240

Fund Name/Number: CIP Community Development / 345

Munis Org Name/Number: Seniors/Comm Dev CIP / 3459981

Munis Object Name/Number: WIP Design / 572960, WIP Construction / 572970

Budget Officer / Designee: Andy Hopkins **Date:** _____

Budget Officer Comment/Exceptions: _____

PROCUREMENT METHOD:

The procurement method used was

Chief Procurement Officer (CPO)/Designee: _____ **Date:** _____

CPO Comment/Exceptions: _____

ASSOCIATED APPROVALS:

IT Components included? ☐ **Yes** | ☒ **No**

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Treasury/Point of Sale Components included? ☐ **Yes** | ☒ **No**

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Vehicles included? ☐ **Yes** | ☒ **No**

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Construction to City Facilities, Furniture, and/or Fixtures included? ☒ **Yes** | ☐ **No**

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Is this an externally funded purchase? ☒ **Yes** | ☐ **No**

If yes, what is the issuing agency: NM Agency on Aging

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Is this a Capital Asset or Project? ☒ **Yes** | ☐ **No**

Project Ledger Number: SSD2124113

Approval: ERIKA LUJAN ERIKA LUJAN (Feb 12, 2026 11:17:52 MST) **Title:** Grants Manager **Date:** 02/12/2026

Comment/Exceptions: _____

ATTACHMENTS:

NM ALTSD Grant Agreement Amendment 2 – E5288
Approved Amendment 1 Item #25-0058
Approved Grant Agreement Item #22-0541

GRANT AGREEMENT AMENDMENT 2 – E5288

STATE OF NEW MEXICO AGING AND LONG-TERM SERVICES DEPARTMENT

FUND 89200 CAPITAL APPROPRIATION PROJECT

I. This is an AMENDMENT to the GRANT AGREEMENT between Aging and Long-Term Services Department, hereafter known as "Department," or abbreviation such as "ALTSD," and the MARY ESTHER GONZALES SENIOR CENTER, of the CITY OF SANTA FE, in SANTA FE COUNTY, hereinafter called the "Grantee." When this GRANT AGREEMENT AMENDMENT is signed by both the Department and the Grantee, it becomes official and legally binding between both parties.

II. AMENDMENT: This amendment extends the reversion date for encumbered funds under grant number E5288, appropriated pursuant to Laws of 2020, Chapter 84, Section 10, Paragraph 89. This extension was approved by the New Mexico State Board of Finance. The original reversion date was 6/30/2024, the new reversion date is 06/30/2026.

III. The amendment is to extend the expenditure period for all encumbered obligations submitted prior to the original reversion date, in the amount of $ 133,762.68. No additional action need be taken regarding encumbered obligations submitted prior to the original reversion date.

IV. The Grantee agrees to abide by all terms, requirements and provisions of the original GRANT AGREEMENT that are not specifically changed by this AMENDMENT.

V. The Department's point of contact for this Amended GRANT AGREEMENT is:

Name: Tasha Martinez
Title: Bureau Chief
Address: 2550 Cerrillos Rd., Santa Fe, NM 87505
Email: capital.outlay@altsd.nm.gov
Telephone: 505.316.8900

VI. The Grantee's point of contact for this Amended GRANT AGREEMENT is:

Grantee: City of Santa Fe
Name: Manuel Sanchez
Title: Senior Services Division Director
Address: 1121 Alto Street, Santa Fe, NM 87501
Email: mnsanchez@santafenm.gov
Telephone: 505-955-4710

This AMENDMENT is signed and agreed to by individual(s) who are legally authorized to sign legally binding documents on behalf of the Department and Grantee.

Aging and Long-Term Services Department	Grantee
_____	_____
Signature	Signature
_____	_____
Print/Cabinet Secretary or Designee	Print/ Name and Title
_____	_____
Date	Date

IN WITNESS WHEREOF, the City of Santa Fe has executed this Agreement as of the date of the signature by the required approval authorities below.

CITY OF SANTA FE:

_____
MICHAEL GARCIA, MAYOR

DATE:_____

ATTEST:

_____
CITY CLERK

CITY ATTORNEY'S OFFICE:

Sarah Piltch
Sarah Piltch (Feb 6, 2026 13:39:22 MST)
ASSISTANT CITY ATTORNEY

APPROVED FOR FINANCES:

ANDREA PHILLIPS (Feb 12, 2026 14:57:50 MST)
FINANCE DIRECTOR

GRANT AGREEMENT AMENDMENT 1 – A20E5288

STATE OF NEW MEXICO AGING AND LONG-TERM SERVICES DEPARTMENT

FUND 89200 CAPITAL APPROPRIATION PROJECT

I. This is an AMENDMENT to the GRANT AGREEMENT between Aging and Long-Term Services Department, hereafter known as "Department", or abbreviation such as "ALTSD", and Mary Esther Gonzales senior center, in the City of Santa Fe, in Santa Fe County, hereinafter called the "Grantee". When this GRANT AGREEMENT AMENDMENT is signed by both the Department and the Grantee, it becomes official and legally binding between both parties.

II. AMENDMENT: This amendment seeks to extend the reversion date for encumbered funds under Senate Bill 207 from the 2020 Capital Projects General Obligation Bond Act. The current reversion date of June 30, 2024. The proposed extension is until June 30, 2025.

III. The amendment is to extend the expenditure period for those encumbered obligations submitted prior to the original reversion date in the amount of $2,311,925.49.

IV. The Grantee agrees to abide by all terms, requirements and provisions of the original GRANT AGREEMENT that are not specifically changed by this AMENDMENT.

V. The Department's point of contact for this Amended GRANT AGREEMENT is:

Name: Tasha Martinez
Title: Bureau Chief
Address: 2550 Cerrillos Rd., Santa Fe, NM 87505
Email: capital.outlay@altsd.nm.gov
Telephone: 505.316.8900

VI. The Grantee's point of contact for this Amended GRANT AGREEMENT is:

Grantee: City of Santa Fe
Name: Manuel Sanchez
Title: Senior Services Director
Address: 1121 Alto Street, Santa Fe, NM 87501
Email: mnsanchez@santafenm.gov
Telephone:505-955-4710

This AMENDMENT is signed and agreed to by individual(s) who are legally authorized to sign legally binding documents on behalf of the Department and Grantee.

Aging and Long-Term Services Department	Grantee
Antoinette Vigil	Alan Webber (Feb 13, 2025 12:51 MST)
Signature	Signature
Antoinette Vigil, Deputy Cabinet Secretary	Alan Webber, Mayor
Print/Cabinet Secretary or Designee	Print/Type Name and Title
2.18.2025	Feb 13, 2025
Date	Date

IN WITNESS WHEREOF, the parties have agreed to this Grant Agreement as of the date when it is executed by the parties, whichever signature occurs last.

CITY OF SANTA FE:

See Page 2

ALAN WEBBER, MAYOR

DATE: _____

ATTEST:

ANDREA SALAZAR, CITY CLERK

GB MTG 02/12/2025

CITY ATTORNEY'S OFFICE:

ASSISTANT CITY ATTORNEY

APPROVED FOR FINANCES:

EMILY OSTER, FINANCE DIRECTOR

STATE OF NEW MEXICO
AGING AND LONG-TERM SERVICES DEPARTMENT
FUND 89200 CAPITAL APPROPRIATION PROJECT

THIS AGREEMENT is made and entered into as of this 17 day of November, 2022, by and between the Aging and Long-Term Services Department, 2550 Cerrillos Road, Santa Fe, New Mexico, 87505, hereinafter called the "Department" or abbreviation such as "ALTSD", and the City of Santa Fe, hereinafter called the "Grantee". This Agreement shall be effective as of the date it is executed by the Department.

RECITALS

WHEREAS, in the Laws of 2020, Chp. 84, Section 10, Subsection A, Paragraph 89 the Legislature made an appropriation to the Department, funds from which the Department is making available to the Grantee pursuant to this Agreement; and

WHEREAS, the Department is granting to Grantee, and the Grantee is accepting the grant of, funds from

WHEREAS, State Agency on Aging (28-4-1 to 28-4-9 NMSA 1978: successor agency, Aging and Long-Term Services Department (9-23-1 to 9-23-12 NMSA 1978) may enter into grants and contracts as appropriated by law.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, the parties hereby mutually agree as follows:

ARTICLE I. PROJECT DESCRIPTION, AMOUNT OF GRANT AND REVERSION DATE

A. The project that is the subject of this Agreement is described as follows:

A20E5288 $2,484,852 APPROPRIATION REVERSION DATE: 30-June-2024

Laws of 2020, Chapter 84, Section 10, Subsection A, Paragraph 89, two million four hundred eight-four thousand eight hundred fifty-two dollars $2,484,852 to plan, design, construct, equip and furnish the Mary Esther Gonzales senior center in Santa Fe in Santa Fe County.

The Grantee's total reimbursements shall not exceed the appropriation two million four hundred eight-four thousand eight hundred fifty-two dollars $2,484,852 (the "Appropriation Amount") minus the allocation for Art in Public Places ("AIPP amount")[1], if applicable, twenty-four thousand eight hundred forty-nine dollars $24,849, which equals two million four hundred sixty thousand three dollars $2,460,003, (the "Adjusted Appropriation Amount").

In the event of a conflict among the Appropriation Amount, the Reversion Date, as defined herein and/or the purpose of the Project, as set forth in this Agreement, and the corresponding appropriation language in the laws cited above in this Article I(A), the language of the laws cited herein shall control.

[1] The AIPP amount is "an amount of money equal to one percent or two hundred thousand dollars ($200,000), whichever is less, of the amount of money appropriated for new construction or any major renovation exceeding one hundred thousand dollars ($100,000)." Section 13-4A-4 NMSA 1978.

This project is referred to throughout the remainder of this Agreement as the "Project"; the information contained in Article I(A) is referred to collectively throughout the remainder of this Agreement as the "Project Description." Exhibit 4 sets forth additional or more stringent requirements and conditions, which are incorporated by this reference as if, set forth fully herein. If Exhibit 4 imposes more stringent requirements than any requirement set forth in this Agreement, the more stringent requirements of Exhibit 4 shall prevail, in the event of irreconcilable conflict. The Grantee shall reference the Project's number in all correspondence with and submissions to the Department concerning the Project, including, but not limited to, Requests for Payment and reports.

ARTICLE II. LIMITATION ON DEPARTMENT'S OBLIGATION TO MAKE GRANT DISBURSEMENT TO GRANTEE

A. Upon the Effective Date of this Agreement, for permissible purposes within the scope of the Project Description, the Grantee shall only be reimbursed monies for which the Department has issued and the Grantee has received a Notice of Department's Obligation to Reimburse[2] Grantee (hereinafter referred to as "Notice of Obligation"). This Grant Agreement and the disbursement of any and all amounts of the above referenced Adjusted Appropriation Amount are expressly conditioned upon the following:

(i) Irrespective of any Notice of Obligation, the Grantee's expenditures shall be made on or before the Reversion Date and, if applicable, an Early Termination Date (i.e., the goods have been delivered and accepted or the title to the goods has been transferred to the Grantee and/or the services have been rendered for the Grantee); and

(ii) The total amount received by the Grantee shall not exceed the lesser of: (a) the Adjusted Appropriation Amount identified in Article I(A) herein or (b) the total of all amounts stated in the Notice(s) of Obligation evidencing that the Department has received and accepted the Grantee's Third-Party Obligation(s), as defined in subparagraph iii of this Article II(A); and

(iii) The Grantee's expenditures were made pursuant to the Grantee's legal procurement and execution of binding written obligations or purchase orders with third party contractors or vendors for the provision of services, including professional services, or the purchase of tangible personal property and real property for the Project, hereinafter referred to as "Third Party Obligations"; and

(iv) The Grantee's submittal of timely Requests for Payment in accordance with the procedures set forth in Article IX of this Agreement;

(v) In the event that capital assets acquired with Project funds are to be sold, leased, or licensed to or operated by a private Grantee or Fiscal Agent for Grantee, the sale, lease, license, or operating agreement:

   a. must be approved by the applicable oversight entity or Fiscal Agent for Grantee (if any) in accordance with law; or
   b. if no oversight entity or Fiscal Agent for Grantee is required to approve of the transaction, the Department must approve of the transaction as complying with law.

   Prior to the sale, lease, license, or operating agreement being approved pursuant to subparagraph (a) or (b) above, the Department may, in its discretion and unless inconsistent with New Mexico State Board of Finance imposed conditions, reimburse the Grantee for necessary expenditures incurred to develop the Project sufficiently to make the sale, lease, license, or operating agreement commercially feasible, such as plan and design expenditures; and

(vi) The Grantee's submittal of documentation of all Third-Party Obligations and amendments thereto (including terminations) to the Department and the Department's issuance and the Grantee's receiving

[2] "Reimburse" as used throughout this Agreement includes Department payments to the Grantee for invoices received, but not yet paid, by the Grantee from a third-party contractor or vendor if the invoices comply with the provisions of this Agreement and are a valid liability of the Grantee.

of a Notice of Obligation for a particular amount in accordance with the terms of this Agreement as follows:

a. The Grantee shall submit to the Department one copy of all Third-Party Obligations and amendments thereto (including terminations) as soon as possible after execution by the Third Party but prior to execution by the Grantee.
b. Grantee acknowledges and agrees that if it chooses to enter into a Third-Party Obligation prior to receiving a Notice of Obligation that covers the expenditure, it is solely responsible for such expenditures.
c. The Department may, in its absolute discretion, issue to Grantee a Notice of Obligation for the particular amount of that Third Party Obligation that only obligates the Department to reimburse Grantee's expenditures made on or before the Reversion Date or an Early Termination Date. The current Notice of Obligation form is attached to this Agreement as Exhibit 2.
d. The date the Department sends, by mail or email, the Notice of Obligation is the date that the Department's Notice of Obligation is effective. After that date, the Grantee is authorized to budget the particular amount set forth in the Notice of Obligation, execute the Third-Party Obligation and request the Third Party begin work.

B. The Grantee shall implement, in all respects, the Project. The Grantee shall provide all necessary qualified personnel, material, and facilities to implement the Project. The Grantee shall finance its share (if any) of the costs of the Project, including all Project overruns.

C. Project funds shall not be used for purposes other than those specified in the Project Description.

D. Unless specifically allowed by law, Project funds cannot be used to reimburse Grantee for indirect Project costs.

ARTICLE III. NOTICE PROVISIONS AND GRANTEE AND DEPARTMENT DESIGNATED REPRESENTATIVES

Whenever written notices, including written decisions, are to be given or received, related to this Agreement, the following provisions shall apply.

The Grantee and the Department hereby designate the persons listed below as their official representative concerning all matters related to this Agreement:

Name:	Gino Rinaldi
Title:	Director
Address:	PO Box 909 Santa Fe NM 87504
Email:	earinaldi@santafenm.gov
Phone:	505-955-4710

Name:	Caryn Grosse
Title:	Facilities CIP Project Manager
Address:	2651 Siringo Road, Building E, Santa Fe, NM 87505
Email:	clgrosse@santafenm.gov
Phone:	505-955-5938

Department:	Aging and Long-Term Services Department
Name:	Barbara J. Romero
Title:	Capital Projects Bureau Chief
Address:	2550 Cerrillos Rd., Santa Fe, NM 87505
Email:	barbara.romero@state.nm.us
Telephone:	505-365-3660

The Grantee and the Department agree that either party shall send all notices, including written decisions, related to this Agreement to the above-named persons by facsimile, email, or regular mail. In the case of mailings, notices shall be deemed to have been given and received upon the date of the receiving party's actual receipt or five calendar days after mailing, whichever shall first occur. In the case of facsimile transmissions, the notice shall be deemed to have been given and received on the date reflected on the facsimile confirmation indicating a successful transmission of all pages included in the writing. In the case of email transmissions, the notice shall be deemed to have been given and received on the date reflected on the delivery receipt of email.

ARTICLE IV. REVERSION DATE, TERM, EARLY TERMINATION

A. As referenced in Article I(A), the applicable law establishes a date by which Project funds must be expended by Grantee, which is referred to throughout the remainder of this Agreement as the "Reversion Date." Upon being duly executed by both parties, this Agreement shall be effective as of the date of execution by the Department. It shall terminate on June 30, 2024, the Reversion Date unless Terminated Before Reversion Date ("Early Termination") pursuant to Article V herein.

B. The Project's funds must be "expended" on or before the Reversion Date and, if applicable, Early Termination Date of this Agreement. For purposes of this Agreement, it is not sufficient for the Grantee to "encumber" the Project funds on its books on or before the Project's Reversion Date or Early Termination Date. Funds are "expended" and an "expenditure" has occurred as of the date that a particular quantity of goods are delivered to and received by the Grantee or title to the goods is transferred to the Grantee and/or as of the date particular services are rendered for the Grantee. Funds are *not* "expended" and an "expenditure" has *not* occurred as of the date they are "encumbered" by the Grantee pursuant to a contract or purchase order with a third party.

ARTICLE V. EARLY TERMINATION

A. Early Termination Before Reversion Date Due to Completion of the Project or Complete Expenditure of the Adjusted Appropriation or Violation of this Agreement

Early Termination includes:

(i) Termination due to completion of the Project before the Reversion Date; or
(ii) Termination due to complete expenditure of the Adjusted Appropriation Amount before the Reversion Date; or
(iii) Termination for violation of the terms of this Agreement; or
(iv) Termination for suspected mishandling of public funds, including but not limited to, fraud, waste, abuse, conflicts of interest.

Either the Department or the Grantee may early terminate this Agreement prior to the Reversion Date by providing the other party with a minimum of fifteen (15) days' advance, written notice of early termination. Grantee hereby waives any rights to assert an impairment of contract claim against the Department or the State of New Mexico in the event of Early Termination of this Agreement by the Department pursuant to Article V(A).

B. Early Termination Before Reversion Date Due to Non-appropriation

The terms of this Agreement are expressly made contingent upon sufficient appropriations and authorization being made by the Legislature of New Mexico for the performance of this Agreement. Throughout this Agreement the term "non-appropriate" or "non-appropriation" includes the following actions by the New Mexico Legislature: deauthorization, reauthorization or revocation of a prior authorization. The Legislature may choose to non-appropriate the Appropriation referred to Article I and, if that occurs, the Department shall early terminate this Agreement for non-appropriation by giving the Grantee written notice of such termination, as of the effective date of the law making the non-appropriation. The Department's decision as to whether sufficient appropriations or authorizations are available shall be accepted by the Grantee and shall be final. Grantee hereby waives any rights to assert an impairment of contract claim against the Department or the State of New Mexico in the event of Early Termination of this Agreement by the Department pursuant to Article V(B).

C. Limitation on Department's Obligation to Make Grant Disbursements to Grantee in the Event of Early Termination

In the event of Early Termination of this Agreement by either party, the Department's sole obligation to reimburse the Grantee is expressly conditioned upon the limitations set forth Article II.

ARTICLE VI. SUSPENSION OF NEW OR FURTHER OBLIGATIONS

A. The Department may choose, in its absolute discretion, to direct the Grantee to suspend entering into new and further obligations.

(i) The Grantee shall immediately suspend entering into new or further written obligations with third parties upon the date the Grantee receives written notice given by the Department; and
(ii) The Department is, upon the date the Grantee receives written notice given by the Department, suspending issuance of any new or further Notice of Obligation under this Agreement; and
(iii) The Department may direct the Grantee to implement a corrective action plan in accordance with Article VI(D) herein.

B. In the event of Suspension of this Agreement, the Department's sole obligation to reimburse the Grantee is expressly conditioned upon the limitations set forth in Article II herein.

C. A suspension of new or further obligations under this Agreement shall remain in effect unless or until the date the Grantee receives written notice given by the Department informing the Grantee that the Suspension has been lifted or that the Agreement has been Early Terminated in accordance with Article V herein. If the Suspension is lifted, the Department will consider further requests for Notice of Obligation.

D. Corrective Action Plan in the Event of Suspension

In the event that the Department chooses, in its absolute discretion to direct the Grantee to suspend entering into new or further written obligations with third parties pursuant to Article VI(A), the Department may, but is not obligated to, require the Grantee to develop and implement a written corrective action plan to remedy the grounds for the Suspension. Such corrective action plan must be approved by the Department and be signed by the Grantee. Failure to sign a corrective action plan or meet the terms and deadlines set forth in the signed corrective action plan, is hereby deemed a violation of the terms of this Agreement for purposes of Early Termination, Article V(A)(iii). The corrective action plan is in addition to, and not in lieu of, any other equitable or legal remedy, including but not limited to Early Termination.

ARTICLE VII. AMENDMENT

This Agreement shall not be altered, changed, or amended except by instrument in writing duly executed by both the parties hereto.

ARTICLE VIII. REPORTS

A. Database Reporting

The Grantee shall report monthly Project activity by entering such Project information as the Department and the Department of Finance and Administration may require, such information entered directly into a database maintained by the Department of Finance and Administration (http://cpms.dfa.state.nm.us). Additionally, the Grantee shall certify on the Request for Payment form (Exhibit 1) that updates have been maintained and are current in the database. The Grantee hereby acknowledges that failure to perform and/or certify updates into the database will delay or potentially jeopardize the reimbursement of funds. The Department shall give Grantee a minimum of thirty (30) days' advance written notice of any changes to the information the Grantee is required to report.

Monthly reports shall be due on the last day of each month, beginning with the first full month following execution of this Agreement by the Department and ending upon the submission of the final request for reimbursement for the Project.

B. Requests for Additional Information/Project Inspection

During the term of this Agreement and during the period of time during which the Grantee must maintain records pursuant to Article VIII, the Department may:
request such additional information regarding the Project as it deems necessary; and
conduct, at reasonable times and upon reasonable notice, onsite inspections of the Project.
Grantee shall respond to such requests for additional information within a reasonable period of time, as established by the Department.

ARTICLE IX. REQUEST FOR PAYMENT PROCEDURES AND DEADLINES

A. The Grantee shall request payment by submitting a Request for Payment, in the form attached hereto as Exhibit 1. Payment requests are subject to the following procedures:

(i) The Grantee must submit one original and one copy of each Request for Payment; and

(ii) Each Request for Payment must contain proof of payment by the Grantee or liabilities incurred by the Grantee in the form of a notarized certification by Grantee's designated representative in Article III herein, that the expenditures are valid or are liabilities incurred by the Grantee in the form of actual unpaid invoices received by the Grantee of services rendered by a third party or items of tangible personal property received by the Grantee for the implementation of the Project; provided, however, that the Grantee may be reimbursed for unpaid liabilities only if the Department, in its discretion, agrees to do so and in accordance with any special conditions, see Exhibit 3, imposed by the Department.

(iii) In cases where the Grantee is submitting a Request for Payment to the Department based upon invoices received, but not yet paid, by the Grantee from a third party contractor or vendor, if the invoices comply with the provisions of this Agreement and are a valid liability of the Grantee, the Grantee shall make payment to those contractors or vendors within five (5) business days from the date of receiving reimbursement from the Department or such shorter period of time as the Department may prescribe in writing.

B. The Grantee must obligate 5% of the Adjusted Appropriation Amount within six months of acceptance of the grant agreement and must have expended no less than 85% of the Adjusted Appropriation Amount six months prior to the reversion date.

C. Deadlines

Requests for Payments shall be submitted by Grantee to the Department on the earlier of:

(i) Immediately as they are received by the Grantee but at a minimum twenty (20) from the end of the calendar quarter in which the expenditure was incurred or liability of the Grantee was incurred as evidenced by an unpaid invoice received by the Grantee from a third-party contractor or vendor, if total unreimbursed expenditures or liabilities at calendar quarter end exceed $25,000; or

(ii) July 15 of each year for all unreimbursed expenditures incurred during the previous fiscal year; or

(iii) Twenty (20) days from date of Early Termination; or

(iv) Twenty (20) days from the Reversion Date.

D. The Grantee's failure to abide by the requirements set forth in Article II herein will result in the denial of its Request for Payment or will delay the processing of Requests for Payment. The Department has the right to reject a payment request for the Project unless and until it is satisfied that the expenditures in the Request for Payment are for permissible purposes within the meaning of the Project Description and that the expenditures and the Grantee are otherwise in compliance with this Agreement, including but not limited to, compliance with the reporting requirements and the requirements set forth in Article II herein to provide Third Party Obligations. The Department's ability to reject any Request for Payment is in addition to, and not in lieu of, any other legal or equitable remedy available to the Department due to Grantee's violation of this Agreement.

ARTICLE X. PROJECT CONDITIONS AND RESTRICTIONS; REPRESENTATIONS AND WARRANTIES

A. The following general conditions and restrictions are applicable to the Project:

(i) The Project's funds must be spent in accordance with all applicable state laws, regulations, policies, and guidelines, including, but not limited to, the Procurement Code (or local procurement ordinance, where applicable).

(ii) The Project must be implemented in accordance with the New Mexico Public Works Minimum Works Act, Section 13-4-10 through 13-4-17 NMSA 1978, if applicable. Every contract or project in excess of sixty thousand dollars ($60,000) that the Grantee is a party to for construction, alteration, demolition or repair or any combination of these, including painting and decorating, of public buildings, public works or public roads and that requires or involves the employment of mechanics, laborers or both shall contain a provision stating the minimum wages and fringe benefits to be paid to various classes of laborers and mechanics, shall be based upon the wages and benefits that will be determined by the New Mexico Department of Workforce Solutions to be prevailing for the corresponding classes of laborers and mechanics employed on contract work of a similar nature in the locality. Further, every contract or project shall contain a stipulation that the contractor, subcontractor, employer or a person acting as a contractor shall pay all mechanics and laborers employed on the site of the project, unconditionally and not less often than once a week and without subsequent unlawful deduction or rebate on any account, the full amounts accrued at time of payment computed at wage rates and fringe benefit rates not less than those determined pursuant to Section 13-4-11 B. NMSA 1978 to be the prevailing wage rates and prevailing fringe benefit rates issued for the project.

(iii) The Project may only benefit private entities in accordance with applicable law, including, but not limited to, Article IX, Section 14 of the Constitution of the State of New Mexico, the so-called "Anti-Donation Clause."

(iv) The Grantee shall not at any time convert any property acquired or developed with the Project's funds to uses other than those specified in the Project Description without the Department's express, advance, written approval.

(v) The Grantee shall comply with all federal and state laws, rules and regulations pertaining to equal employment opportunity. In accordance with all such laws, rules and regulations the Grantee agrees to assure that no person shall, on the grounds of race, color, national origin, sex, sexual preference, age or handicap, be excluded from employment with Grantee, be excluded from participation in the Project, be denied benefits or otherwise be subject to discrimination under, any activity performed under this Agreement. If Grantee is found to be not in compliance with these requirements during the life of this Agreement, Grantee agrees to take appropriate steps to correct any deficiencies. The Grantee's failure to implement such appropriate steps within a reasonable time constitutes grounds for terminating this Agreement.

B. The Grantee hereby represents and warrants the following:

(i) The Grantee has the legal authority to receive and expend the Project's funds.

(ii) This Agreement has been duly authorized by the Grantee, the person executing this Agreement has authority to do so, and, once executed by the Grantee, this Agreement shall constitute a binding obligation of the Grantee, enforceable according to its terms.

(iii) This Agreement and the Grantee's obligations hereunder do not conflict with any law or ordinance or resolution applicable to the Grantee, the Grantee's charter (if applicable), or any judgment or decree to which it is subject.

(iv) The Grantee has independently confirmed that the Project Description, including, but not limited to, the amount and Reversion Date, is consistent with the underlying appropriation in law.

(v) The Grantee's governing body has duly adopted or passed as an official act a resolution, motion, or similar action authorizing the person identified as the official representative of the Grantee to sign the Agreement and to sign Requests for Payment.

(vi) The Grantee shall abide by New Mexico laws regarding Conflict of Interest and Governmental Conduct and whistleblower protection. The Grantee specifically agrees that no officer or employee of the local jurisdiction or its designees or agents, no member of the governing body, and no other public official of the locality who exercises any function or responsibility with respect to this Grant, during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed pursuant to this Grant. Further, Grantee shall require all of its contractors to incorporate in all subcontracts the language set forth in this paragraph prohibiting conflicts of interest.

(vii) No funds have been paid or will be paid, by or on behalf of the Grantee, to any person for influencing or attempting to influence an officer or employee of this or any agency or body in connection with the awarding of any Third-Party Obligation and that the Grantee shall require certifying language prohibiting lobbying to be included in the award documents for all subawards, including subcontracts, loans and cooperative agreements. All subrecipients shall be required to certify accordingly.

ARTICLE XI. STRICT ACCOUNTABILITY OF RECEIPTS AND DISBURSEMENTS; PROJECT RECORDS

A. The Grantee shall be strictly accountable for receipts and disbursements relating to the Project's funds. The Grantee shall follow generally accepted accounting principles, and, if feasible, maintain a separate bank account or fund with a separate organizational code, for the funds to assure separate budgeting and accounting of the funds.

B. For a period of six (6) years following the Project's completion, the Grantee shall maintain all Project related records, including, but not limited to, all financial records, requests for proposals, invitations to bid, selection and award criteria, contracts and subcontracts, advertisements, minutes of pertinent meetings, as well as records sufficient to fully account for the amount and disposition of the total funds from all sources budgeted for the Project, the purpose for which such funds were used, and such other records as the Department shall prescribe.

C. The Grantee shall make all Project records available to the Department and the New Mexico State Auditor upon request. With respect to the funds that are the subject of this Agreement, if the State Auditor finds that any or all of these funds were improperly expended, the Grantee may be required to reimburse to the State of New Mexico, to the originating fund, any and all amounts found to be improperly expended.

ARTICLE XII. IMPROPERLY REIMBURSED FUNDS

If the Department determines that part or all of the Appropriation Amount was improperly reimbursed to Grantee, including but not limited to, Project funds reimbursed to Grantee based upon fraud, mismanagement, misrepresentation, misuse, violation of law by the Grantee, or violation of this Agreement, the Grantee shall return such funds to the Department for disposition in accordance with law.

ARTICLE XIII. LIABILITY

Neither party shall be responsible for liability incurred as a result of the other party's acts or omissions in connection with this Agreement. Any liability incurred in connection with this Agreement is subject to immunities and limitations of the New Mexico Tort Claims Act.

ARTICLE XIV. SCOPE OF AGREEMENT

This Agreement constitutes the entire and exclusive agreement between the Grantee and Department concerning the subject matter hereof. The Agreement supersedes any and all prior or contemporaneous agreements, understandings, discussions, communications, and representations, written or verbal.

ARTICLE XV. REQUIRED NON-APPROPRIATIONS CLAUSE IN CONTRACTS FUNDED IN WHOLE OR PART BY FUNDS MADE AVAILABLE UNDER THIS AGREEMENT

The Grantee acknowledges and agrees that Grantee shall include a "non-appropriations" clause in all contracts between it and other parties that are (i) funded in whole or part by funds made available under this Agreement and (ii) entered into after the effective date of this Agreement that states:

"The terms of this Agreement are contingent upon sufficient appropriations and authorization being made by the Legislature of New Mexico for the performance of this Agreement. If sufficient appropriations and authorization are not made by the Legislature, the City of Santa Fe may immediately terminate this Agreement by giving Contractor written notice of such termination. The City of Santa Fe's decision as to whether sufficient appropriations are available shall be accepted by the Contractor and shall be final. Contractor hereby waives any rights to assert an impairment of contract claim against the City of Santa Fe or the Aging and Long-Term Service Department or the State of New Mexico in the event of immediate or Early Termination of this Agreement by the City of Santa Fe or the Department."

ARTICLE XVI. REQUIRED TERMINATION CLAUSE IN CONTRACTS FUNDED IN WHOLE OR PART BY FUNDS MADE AVAILABLE UNDER THIS AGREEMENT

Grantee acknowledges and agrees that Grantee shall include the following or a termination clause in all contracts that are (i) funded in whole or part by funds made available under this Agreement and (ii) entered into after the effective date of this Agreement:

"This contract is funded in whole or in part by funds made available under the Aging and Long-Term Services Department Grant Agreement. Should the Aging and Long-Term Services Department early terminate the grant agreement, the City of Santa Fe may early terminate this contract by providing Contractor written notice of such termination. In the event of termination pursuant to this paragraph, the City of Santa Fe's only liability shall be to pay Contractor for acceptable goods delivered and services rendered before the termination date."

Grantee hereby waives any rights to assert an impairment of contract claim against the Department or the State of New Mexico in the event of Early Termination of this Agreement by the Department.

XVII. COMPLIANCE WITH UNIFORM FUNDING CRITERIA.

A. Throughout the term of this Agreement, Grantee shall:

1. submit all reports of annual audits and agreed upon procedures required by Section 12-6-3(A)-(B) NMSA 1978 by the due dates established in 2.2.2 NMAC, reports of which must be a public record pursuant to Section 12-6-5(A) NMSA 1978 within forty-five days of delivery to the State Auditor;
2. have a duly adopted budget for the current fiscal year approved by its budgetary oversight agency (if any);
3. timely submit all required financial reports to its budgetary oversight agency (if any); and
4. have adequate accounting methods and procedures to expend grant funds in accordance with applicable law and account for and safeguard grant funds and assets acquired by grant funds.

B. In the event Grantee fails to comply with the requirements of Paragraph A of this Article XVII, the Department may take one or more of the following actions:

1. suspend new or further obligations pursuant to Article VI(A) of this Agreement;
2. require the Grantee to develop and implement a written corrective action plan pursuant to Article VI(D) of this Agreement to remedy the non-compliance;
3. impose special grant conditions to address the non-compliance by giving the Grantee notice of such special conditions in accordance with Article III of this Agreement; the special conditions shall be binding and effective on the date that notice is deemed to have been given pursuant to Article III; or
4. terminate this Agreement pursuant to Article V(A) of this Agreement.

ARTICLE XVIII. SEVERANCE TAX BOND AND GENERAL OBLIGATION BOND PROJECT CLAUSES

A. Grantee acknowledges and agrees that the underlying appropriation for the Project is a severance tax bond or general obligation bond appropriation, which is administered by the New Mexico State Board of Finance (BOF), an entity separate and distinct from the Department. Grantee acknowledges and agrees that (i) it is Grantee's sole responsibility to determine through BOF staff what (if any) conditions are currently imposed on the Project; (ii) the Department's failure to inform Grantee of a BOF imposed condition does not affect the validity or enforceability of the condition; (iii) the BOF may in the future impose further or different conditions upon the Project; (iv) all BOF conditions are effective without amendment of this Agreement; (v) all applicable BOF conditions must be satisfied before the BOF will release to the Department funds subject to the condition(s); and (vi) the Department's obligation to reimburse Grantee from the Project is contingent upon the then current BOF conditions being satisfied.

B. Grantee acknowledges and agrees that the SBOF may in its sole and absolute discretion remove a project's assigned bond proceeds if the project doesn't proceed sufficiently. Entities must comply with the requirement to encumber five percent (5%) of Project funds within six months of bond issuance as certified

by the grantee in the Bond Questionnaire and Certification documents submitted to the SBOF. Failure to comply may result in the bond proceeds reassignment to a new ready project. If this should occur this grant agreement will be suspended until the entity has demonstrated readiness as determined by the SBOF and the Department.

C. Grantee acknowledges and agrees that this Agreement is subject to the SBOF's Bond Project Disbursements rule, NMAC 2.61.6, as may be amended or re-codified. The rule provides definitions and interpretations of grant language for the purpose of determining whether a particular activity is allowable under the authorizing language of the agreement.

[THIS SPACE LEFT BLANK INTENTIONALLY]

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date of execution by the Department.

GRANTEE

Signature of Official with Authority to Bind Grantee

By: Alan Webber
(Type or Print Name)

Its: Mayor
(Type or Print Title)

Nov 14, 2022
Date

AGING AND LONG-TERM SERVICES DEPARTMENT

By: Katrina Hotrum-Lopez
ALTSD Cabinet Secretary
Date: 11/17/2022

By: Anastasia Martin
ALTSD Legal Counsel—Certifying Legal Sufficiency
Date: 11/16/2022

By: Valerie Garcia
ALTSD Chief Financial Officer
Date: 11/16/22

IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth below.

CITY OF SANTA FE:

ALAN WEBBER, MAYOR

DATE: Nov 14, 2022

ATTEST:

KRISTINE BUSTOS-MIHELCIC, CITY CLERK
GB MTG 11/09/2022

CITY ATTORNEY'S OFFICE:

Marcos Martinez
Marcos Martinez (Oct 6, 2022 10:23 MDT)

MARCOS MARTINEZ, SENIOR ASSISTANT CITY ATTORNEY

APPROVED FOR FINANCES:

Emily K. Oster
Emily K. Oster (Nov 14, 2022 06:23 MST)

EMILY OSTER, FINANCE DIRECTOR

TBD

ORG/OBJECT

EXHIBIT 1
ALTSD CAPITAL OUTLAY GRANT
MONTHLY / FINAL REPORT FORM & REQUEST FOR PAYMENT

MONTHLY REPORT ☐ (due on the 3rd day of the month) PROJECT TITLE:_____ PAY REQUEST NO._____

DATE:_____

Grantee:_____ Grant Number:_____ Reporting Period:_____ Grant Expiration Date:_____

Address:_____ Preparer's Name & Phone Number:_____
City State Zip

Please provide a detailed status of project referenced above. Please check the box that would best explain the project phase.

Bonds Sold ☐ Plan / Design ☐ Bid Documents ☐ Construction/Improvements/Renovation in Process ☐

Purchase in Process ☐ Substantial Completion ☐ Project Complete ☐ Other (Please specify in narrative section) ☐

Provide a project update and the anticipated timeline for commencement and completion for each phase (Attach extra sheet if needed)

REQUEST FOR PAYMENT

Grant Amount:
AIPP Amount (if applicable)
Funds Requested to Date:
Amount Requested This Payment:
Grant Balance:

FINAL REPORT ☐
Fiscal Year Expenditure Period Ending
(check one)
(Jan-Jun) ☐ (Jul-Dec) ☐
Fiscal Year _____

VENDOR INVOICE DETAIL (Attach extra sheet if needed)

Detail Invoice #	Vendor Name	Amount of Invoice	Amount Applicable to Request
	Amount Requested This Payment:		

☐ MONTHLY REPORT: I hereby certify that the aforementioned Capital Outlay Project funds are being expended in accordance with all requirements of the Grant Agreement, and in compliance with all other applicable requirements.

☐ FINAL REPORT: I hereby certify that the aforementioned Capital Outlay Project funds have been completed and funds were expended in accordance with all requirements of the Grant Agreement, and in compliance with all other applicable state/ regulatory requirements. The remaining balance is requested to be reverted to the appropriate funding source.

☐ PROCUREMENT METHOD: Grantee received approval from ALTSD and Notice of Obligation was issued and signed prior to reimbursement request.

CERTIFICATION: Under penalty of law, I hereby certify to the best of my knowledge and belief, the above information is correct; expenditures are properly documented, are valid expenditures or actual receipts; and comply with NM State Procurement Code NMSA 13-1-21 through 13-1-199; and that the grant activity is in full compliance with Article IX, Sec. 14 of the New Mexico Constitution known as the "anti-donation" clause.

Grantee Fiscal Officer Signature & Printed Name

Grantee Representative Signature & Printed Name (Preparer)

STATE AGENCY USE ONLY

I certify that the ALTSD Financial and vendor file information agree with the above submitted information

ALTSD Fiscal Date

ALTSD Capital Projects Bureau Date

EXHIBIT 2
STATE OF NEW MEXICO
CAPITAL GRANT PROJECT
NOTICE OF OBLIGATION TO REIMBURSE GRANTEE

Notice of Obligation to Reimburse Grantee #_____

DATE: _____

TO: Department Representative: _____
FROM: Grantee: _____
Grantee Official Representative: _____

SUBJECT: Notice of Obligation to Reimburse Grantee
Grant Number: _____
Grant Termination Date: _____

As the designated representative of the Department for Grant Agreement number _____ entered into between Grantee and the Department, I certify that the Grantee has submitted to the Department the following third party obligation executed, in writing, by the third party's authorized representative:

Vendor or Contractor: _____
Third Party Obligation Amount: _____

Vendor or Contractor: _____
Third Party Obligation Amount: _____

Vendor or Contractor: _____
Third Party Obligation Amount: _____

I certify that the State is issuing this Notice of Obligation to Reimburse[1] Grantee for permissible purposes within the scope of the project description, subject to all the terms and conditions of the above referenced Grant Agreement.

Grant Amount (Minus AIPP if applicable): _____
The Amount of this Notice of Obligation: _____
The Total Amount of all Previously Issued Notices of Obligation: _____
The Total Amount of all Notices of Obligation to Date: _____
Note: Contract amounts may exceed the total grant amount, but the invoices paid by the grant will not exceed the grant amount.

Department Rep. Approver: _____
Title: _____
Signature: _____
Date: _____

1 Administrative and/or Indirect Cost – generally, the legislation authorizing the issuance of bonds prohibits the use of its proceeds for indirect expenses (e.g. penalty fees or damages other than pay for work performed, attorney fees, and administrative fees). Such use of bond proceeds shall not be allowed unless specifically authorized by statute.

EXHIBIT 3
ALTSD CAPITAL OUTLAY
SPECIAL GRANT CONDITIONS

The capital outlay oversight requires grantees' accounting methods and procedures, including their internal control framework, to be scrutinized, so as to safeguard State capital outlay appropriations and assets acquired with such appropriations.

This Capital Outlay Special Grant Condition(s) **Exhibit 3** is necessary pursuant to Executive Order 2013-006 (2.A.2.a-c, if applicable), due to the Grantees' material weaknesses, significant deficiencies, or findings that raised concerns as to the ability to expend grant funds in accordance with applicable law in the organization's current published audit. The Special Conditions identified below apply to the authorized agent, City of Santa Fe.

The City of Santa Fe's special conditions have been cleared by DFA/Local Government and are no longer required to provide documentation regarding special conditions. Therefore, the criteria to enter into this agreement have been met.

EXHIBIT 4
ALTSD CAPITAL OUTLAY
PROJECT DESCRIPTION
SCOPE OF WORK (SOW)

PROJECT DESCRIPTION FORM
SCOPE OF WORK (SOW)
(Please email per instructions to ALTSD in WORD format)

1. Name of Grantee/ Fiscal Agent: City of Santa Fe
2. Project Title: Mary Esther Gonzales Senior Center Construction
3. Grant Agreement Number: A20E5288

4. Background Narrative:
The MEG Senior Center is the main senior center in the City of Santa Fe. It is centrally located in the northeastern side of the City where senior population is concentrated. Based on 2018 Census estimates, 27.3% of the City's population was 60 years and older; of which 1 in 3 had disabilities. In the past few years MEG has seen a dramatic increase in wheelchair clients – whether wheelchair van transportation, congregate, or arts & crafts and fitness. While wheelchair users can be comfortably accommodated in the cafeteria, they are unable to easily access the fitness room or the arts & crafts room. In addition to creating wider entrances to the rooms, allowing multiple people to get through the doorway without creating bottlenecks, equipment and furnishings must be more widely spaced to allow room for wheelchairs. Also, there is currently only 1 ADA toilet in the MEG and during peak hours, when 200-250 people may be present in the building, wheelchair clients may have to use non-ADA toilets which may compromise their safety and privacy. Additional offices are also need for counseling, assessment of clients, and respite.
In addition, the vehicle corral needs to be expanded to securely accommodate all DSS vehicles, as well as 3 steel storage units for use by Title III programs to store medical equipment and nutritional support. The neighborhood surrounding the MEG has undergone enormous social change in recent years; higher crime rates, drug use, homelessness and unemployment have resulted in theft and vandalism to vehicles which are parked outside the corral.

5. Work Plan:
The $2,484,852 in capital outlay funds will be used for:
- $528,000 for improvements to vehicle corral to expand the size and add storage
- $1,956,852 for expansion and conversion of the fitness room into an adaptive gym; building 2 ADA multipurpose rooms; adding ADA toilets and Title III offices.

Schematic designs have already been prepared for both. Design development will begin as soon as a fully executed Grant Agreement contract is received. The Division of Senior Services will follow State and City of Santa Fe procurement procedures and work will be supervised/monitored by a City of Santa Fe Public Works Project Administrator.

6. Budget Detail:

Project Cost Activities *(These are only examples .Insert activities specific to the proposed project.)*	Other Funds	State Funds
Architect/Engineer	$100,019	$148,466
Construction		2,011,537
Renovation		
Improvements for Code Compliance		300,000
Equipment		
Vehicle Purchase		
Arts in Public Places (AIPP) 1%		24,849
Totals	$100,019	$2,484,852

7. **Performance Measures:**
   a. Percentage of increase or decrease in the number of eligible seniors utilizing the Senior Center (e.gs. participating in activities like arts and crafts, bingo, yoga and Zumba; watching films; etc.).
   b. Percentage of increase or decrease in the number of eligible seniors with disabilities accessing the Senior Center with ease.
   c. Number of eligible seniors with disabilities who reported having social ties/ perceived social support.

8. **Results Expected:**
   a. A safe and code compliant facility.
   b. Greater socialization and interaction with others.
   c. Reduction in loneliness due to use of the Senior Center.
   d. Improved access to information or linkages to other services and resources on aging issues.
   e. An efficient and effective continuity facility for City of Santa Fe's Senior Services.

9.

Time Frame/ Milestones: *(These are only examples. Insert milestones specific to the proposed project.)*	*(Project the month & year for each milestone)*
Design development	December 2022
Bid Closing	March 2023
Bid Award to Contractor/Vendor	May 2023
Project Completion & Review	November 2024
Submit Request for Payment Form and Supporting Documents to ALTSD/Capital Projects Bureau	Monthly throughout project

10. **Responsible Staff** *(include Project Manager and Fiscal Contact):*

Name: Eugene Rinaldi
Title: Division of Senior Services Director
Address: 1121 Alto Street, Santa Fe, NM 87501
Email: earinaldi@santafenm.gov
Phone: (505) 955-4710

Name: Caryn Grosse
Title: Facilities CIP Project Administrator
Address: 2651 Siringo Road, Building E, Santa Fe, NM 87505
Email: clgrosse@santafenm.gov
Phone: (505) 955-5938

NOTICE: The Grant Application, if approved for funding by ALTSD and any attachments to the Grant Application are incorporated by reference into the scope of work. In the event of a conflict between any of the documents that are part of the Agreement, the ALTSD Cabinet Secretary, at the sole discretion of ALTSD, shall resolve that conflict.

E5288-MEG-City of Santa Fe Amendment 2

Final Audit Report 2026-02-12

Created:	2026-02-12
By:	BRITTANY GURULE (bsgurule@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIYUYbmpNrNMBeACq1UvsCIacOH9Udcpj

"E5288-MEG-City of Santa Fe Amendment 2" History

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Purchasing Memo

Date: February 5, 2026

To: Governing Body, Finance Committee, Public Works & Utilities Committee

Via: Sam Burnett, Interim Public Works Director for S. Burnett

Melissa McDonald, Parks and Open Space Division Director

From: Zoë Isaacson, River and Watershed Manager

Subject: Arroyo de Los Chamisos Urban Trail Repair at Vo Tech Road

Vendor: Gordo, LLC

Munis Vendor Number: 10901

ACTION:

Request for Approval of a Construction Contract with Gordo, LLC for the Arroyo de Los Chamisos Urban Trail Repair at Vo Tech Road in the Total Amount of $643,159 through June 30, 2029. (Zoe Isaacson, River and Watershed Manager: zrisaacson@santafenm.gov)

Request for Approval of a Budget Amendment Resolution (BAR) in the Total Amount of $643,159 from the Stormwater Clean Water State Revolving Fund Loan to WIP Construction. (Zoe Isaacson, River and Watershed Manager: zrisaacson@santafenm.gov)

Committee Review

Public Works and Utilities Committee: 02/16/2026
Finance Committee: 2/23/2026
Governing Body: 2/25/2026

City Council

Alma G. Castro, District 1 | Elizabeth "Liz" Barrett, District 2 | Lee Garcia, Mayor Pro Tem, District 3 | Jamie Cassutt, District 4
Patricia Feghali, District 1 | Paul C. Bustamante, District 2 | Pilar F.H. Faulkner, District 3 | Amanda Chavez, District 4

CONTRACT NUMBER:

The FY26 Munis contract number is 3260348.

BACKGROUND AND SUMMARY:

On September 8th, 2021, the Governing Body approved Ordinance No. 2021-17, authorizing a $4,000,000 Clean Water State Revolving Fund (CWSRF-088) for use on city stormwater infrastructure projects. Specifically, this 1% interest CWSRF loan, disbursed on a project-by-project basis, funds projects that address needs highlighted in the Stormwater Management Strategic Plan (2019) - an adopted policy to guide stormwater program development and watershed drainage planning for the City of Santa Fe.

The Arroyo de Los Chamisos Urban Trail Repair is the third project funded by this loan. This project aims to improve channel conveyance, stabilize banks, and repair a section of paved trail threatened by erosion. These improvements will be achieved through the installation of a reno mattress to arrest scour and gabion baskets for long-term bank stabilization. This project is located just west of the Vo Tech Road and Arroyo de Los Chamisos crossing.

As the Arroyo de Los Chamisos is an ephemeral channel, work within the waterway is constrained by native flows and localized storm events; therefore, the target date for completing this work is prior to the 2026 monsoon season.

- Tentative start date: 3/9/2026
- Substantial completion: 6/15/2026
- Final walkthrough: 6/26/2026

PRIOR APPROVALS AND SUPPORTING INFORMATION:

FUNDING SOURCE:

Fund Name/Number: CIP: NM Environment Dept./RLF

Munis Org Name/Number: Stormwater/2310411

Munis Object Name/Number: WIP Construction/572970

Budget Officer / Designee: Andy Hopkins **Date:** 02/10/2026

Budget Officer Comment/Exceptions: _____

PROCUREMENT METHOD:

The procurement method used was NMSA 1978, Section 13-1-102, ITB

The bid opening took place on December 17, 2025 with five successful bidders. Gordo, LLC was the apparent low bidder and after a review of the bid, the Public Works Department concurs with the recommendation of award.

Chief Procurement Officer (CPO)/Designee: JoAnn Lovato Montaño **Date:** 02/10/2026

CPO Comment/Exceptions: _____

ASSOCIATED APPROVALS:

IT Components included? ☐ Yes | ☒ No

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Treasury/Point of Sale Components included? ☐ Yes | ☐ No

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Vehicles included? ☐ Yes | ☒ No

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Construction to City Facilities, Furniture, and/or Fixtures included? ☒ Yes | ☐ No

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Is this an externally funded purchase? ☒ Yes | ☐ No

If yes, what is the issuing agency: NMED- Clean Water State Revolving Fund (Loan # 088)

Approval: ERIKA LUJAN ERIKA LUJAN (Feb 10, 2026 15:35:29 MST) **Title:** Grants Manager **Date:** 02/10/2026

Comment/Exceptions: _____

Is this a Capital Asset or Project? ☒ Yes | ☐ No

Project Ledger Number: PTW2623100

Approval: Rebecca Lovato-Sanouvong **Title:** Accounting Manager **Date:** 02/10/2026

Comment/Exceptions:

ATTACHMENTS:

Construction Contract No. 3260348
ITB FY26-029
Bid Tabulation
Vendor's Response
Horizon's Declination
CPO Determination
COI
Business License
BAR

CITY OF SANTA FE

CONSTRUCTION CONTRACT

Arroyo de Los Chamisos Urban Trail Repair

THIS CONTRACT is made and entered into by and between the City of Santa Fe, New Mexico, hereinafter referred to as the "City," and **Gordo, LLC**, hereinafter referred to as the "Contractor," and is effective as of the date set forth below upon which it is executed by the Parties.

RECITALS

WHEREAS, the City, through its Governing Body, is authorized to enter into a construction Contract for the project; and

WHEREAS, the City has procured this Contract according to the established State and Local Purchasing procedures for contracts of the type and amount; and

The City and the Contractor hereby agree as follows:

1. SCOPE OF WORK

A.

The Contractor shall perform all the work required by the Contract Documents for *Arroyo de Los Chamisos Urban Trail Repair (Bid Number FY26-CONST.ITB-029)* including:

1. Site Preparation. The Contractor shall review the final construction plans, perform an initial site survey, and clearly mark all features scheduled for demolition and/or protection. All necessary permits (including erosion control, traffic management, and environmental compliance) shall be obtained prior to mobilization. The Contractor is responsible for mobilizing all equipment, establishing staging areas, and implementing site-specific traffic control measures as required to begin the project safely and in compliance with governing agencies.

2. Removal & Demolition. The scope includes selective demolition of existing infrastructure to accommodate the trail improvements. Work includes the removal of sections of asphalt trail, concrete aprons, headwalls, and existing concrete outfall protection features. Any conflicting existing structures or materials within the designated work zone that obstruct the proposed improvements shall be removed and properly disposed of per project specifications and local regulations.

3. Earthwork & Grading. Contractor shall perform excavation, cutting, and filling operations as needed to bring the site to the required subgrade elevations. This includes compaction of subgrade materials and shaping of the terrain to support proper drainage, trail alignment, and structural stability of new improvements. All earthwork shall conform to the specified grading tolerances and compaction requirements.

4. Drainage & Outfall Protection. As part of the erosion mitigation effort, the Contractor shall remove, reconstruct, or repair concrete outfall protection structures in accordance with the plans. Special attention shall be paid to ensure that reconstructed drainage features mitigate erosion and support long-term site stability.

5. Paving & Trail Construction. The trail and apron surfaces shall be constructed using appropriate base materials (e.g., aggregate base course), followed by the placement of concrete or asphalt surfaces per project specifications. All materials, thicknesses, and finishing methods shall adhere to the engineering plans and relevant municipal standards.

6. Erosion Control & Site Restoration. If not already provided, the Contractor shall develop and implement a comprehensive Erosion Control Plan, including both temporary and permanent erosion control measures. This may involve the installation of silt fences, sediment traps, erosion control blankets, or other best management practices (BMPs). Final site restoration shall comply with the current NMDOT Standard Specification Section 632: Revegetation. Revegetation shall be completed using approved Class C seeding protocols as described in NMDOT Standard Specification 632: Revegetation.

7. Traffic Control. A Traffic Control Plan shall be prepared and implemented to ensure the safety of pedestrians, vehicles, and workers during construction. The Contractor shall provide all required traffic signage, barricades, flagging operations, and detours in accordance with applicable City of Santa Fe and MUTCD standards. The work zone must always remain safe and accessible.

8. Mobilization, Demobilization & Final Cleanup. The Contractor shall mobilize all labor, materials, and equipment necessary to perform the work. Upon completion of construction, all temporary installations, debris, excess materials, and equipment shall be removed from the site. Final cleanup shall return the site to a neat, orderly condition, satisfactory to the Engineer and the City. All final restoration work, including revegetation and erosion control measures, shall be verified for compliance prior to demobilization as described in the Contract Documents.

The Contractor shall be responsible for verifications of all conditions, measurements, and dimensions. The Contractor shall be responsible for all permits, bonds, Workforce Solutions requirements, fees, and State inspections associated with the construction.

B. Project: Arroyo de Los Chamisos Urban Trail Repair

2. COMPENSATION

A. Payment. The City shall compensate the Contractor for the services described in the scope of work, the City agrees pay the Contractor $594,485.00. The GRT levied on this contract will be paid at the current rate of 8.1875% equaling $48,673.46. The total compensation for the contract including GRT is $643,158.46.

B. The compensation represents a maximum amount. The Contractor must notify the City when the Services provided under this Contract approach 90% of compensation total. Services rendered beyond the maximum compensation amount will not be reimbursed unless the Contract is amended in writing prior to the provision of such services.

C. Invoicing and Payment Terms Payment will be made upon the City's acceptance of deliverables and receipt of a detailed, certified invoice from the Contractor. Payments will be sent to the Contractor's designated address. The City shall issue payment in accordance with the timelines required by law. Invoices must be submitted no later than fifteen (15) days after the Contract's termination. Late invoices will not be processed or paid.

D. Extended Payment Terms for Grant-Funded Contracts For grant-funded agreements, the City may issue payment within forty-five (45) days following submission of an undisputed payment request.

3. TERM

THIS CONTRACT SHALL NOT BECOME EFFECTIVE UNTIL APPROVED BY THE CITY. This Contract shall terminate 3 years from the date of final signature unless terminated pursuant to the Terminationor Appropriations articles of this contract. A contract for construction services may not exceed ten (10) years, including all extensions and renewals, except as otherwise provided by NMSA 1978, Sections 13-1-150 through 13-1-152 or SFCC 1987, Section 11-13.

4. TERMINATION

A. Grounds. The City may terminate this Contract for convenience or cause. For contracts within their authority, the City Manager or their designee is authorized to provide the notice of termination, otherwise such notice of termination shall be provided by the Mayor or their designee as authorized by the Governing Body. The Contractor may only terminate this Contract based upon the City's uncured, material breach of this Contract.

1. Except as otherwise provided in Paragraphs "Construction Contract Performance and Payment Bond" and "Penalties for Violation of Law", the City shall give Contractor written notice of termination at least thirty (30) days prior to the intended date of termination.

2. Contractor shall give City written notice of termination at least thirty (30) days prior to the intended date of termination, which notice shall (i) identify all the City's material breaches of this Contract upon which the termination is based and (ii) state what the City must do to cure such material breaches. Contractor's notice of termination shall only be effective (i) if the City does not cure all material breaches within the thirty (30) day notice period or (ii) in the case of material breaches that cannot be cured within thirty (30) days, the City does not, within the thirty (30) day notice period, notify the Contractor of its intent to cure and begin with due diligence to cure the material breach.

3. Notwithstanding the foregoing, this Contract may be terminated immediately upon written notice to the Contractor (i) if the Contractor becomes unable to perform the services contracted for, as determined by the City; (ii) if, during the term of this Contract, the Contractor is suspended or debarred by the City; or (iii) the Contract is terminated pursuant to Paragraph "Appropriations," of this Contract.

B. Liability. Except as otherwise expressly allowed or provided under this Contract, the City's sole liability upon termination shall be to pay for acceptable work performed prior to the Contractor's receipt or issuance of a notice of termination; provided, however, that a notice of termination shall not nullify or otherwise affect either party's liability for pre-termination defaults under or breaches of this Contract. The Contractor shall submit an invoice for such work within thirty (30) days of receiving or sending the notice of termination. *THIS PROVISION IS NOT EXCLUSIVE AND DOES NOT WAIVE THE CITY'S OTHER LEGAL RIGHTS AND REMEDIES CAUSED BY THE CONTRACTOR'S DEFAULT/BREACH OF THIS CONTRACT.*

5. APPROPRIATIONS

The terms of this Contract are contingent upon sufficient appropriations and authorization being made by the Governing Body for the performance of this Contract. If sufficient appropriations and authorization are not made by the Governing Body, this Contract shall terminate immediately upon written notice being given by the City to the Contractor. The City's decision as to whether sufficient appropriations are available shall be accepted by the Contractor and shall be final. If the City proposes an amendment to the Contract to unilaterally reduce funding, the Contractor shall have the option to terminate the Contract or to agree to the reduced funding, within thirty (30) days of receipt of the proposed amendment.

6. STATUS OF CONTRACTOR

The Contractor and its agents and employees are independent contractors performing construction services for the City and are not employees of the City. The Contractor and its agents and employees shall not accrue leave, retirement, insurance, bonding, use of City vehicles, or any other benefits afforded to employees of the City as a result of this Contract. The Contractor acknowledges that all sums received hereunder are reportable by the Contractor for tax purposes, including without limitation, self-employment and business income tax. The Contractor agrees not to purport to bind the City unless the Contractor has express written authority to do so, and then only within the strict limits of that authority.

7. CONSTRUCTION CONTRACT PERFORMANCE AND PAYMENT BOND

A. When a construction contract is awarded in excess of twenty-five thousand dollars ($25,000), the following bonds or security shall be delivered to the City and shall become binding on the parties upon the execution of the contract. If the Contractor fails to deliver the required performance and payment bonds, the Contractor's bid shall be rejected, its bid security shall be enforced to the extent of actual damages. Award of the contract shall be made pursuant to the Procurement Code in the following manner:

1. a performance bond satisfactory to the City, executed by a surety company authorized to do business in this state and said surety to be approved in federal circular 570 as published by the United States Treasury Department or the state board of finance or the local governing authority, in an amount equal to one hundred percent of the price specified in the contract; and

2. a payment bond satisfactory to the City, executed by a surety company authorized to do business in this state and said surety to be approved in federal circular 570 as published by the United States Treasury Department or the state board of finance or the local governing authority, in an amount equal to one hundred percent of the price specified in the contract, for the protection of all persons supplying labor and material to the contractor or its subcontractors for the performance of the work provided for in the contract.

B. A subcontractor shall provide a performance and payment bond on a public works building project if the subcontractor's contract for work to be performed on a project is one hundred twenty-five thousand dollars ($125,000) or more.

8. ASSIGNMENT

The Contractor shall not assign or transfer any interest in this Contract or assign any claims for money due or to become due under this Contract without the prior written approval of the City.

9. SUBCONTRACTING

The Contractor shall not subcontract any portion of the services to be performed under this Contract without the prior written approval of the City. No such subcontract shall relieve the primary Contractor from its obligations and liabilities under this Contract, nor shall any subcontract obligate direct payment from the City.

10. RELEASE

Final payment of the amounts due under this Contract shall operate as a release of the City, its officers and employees from all liabilities, claims and obligations whatsoever arising from or under this Contract.

11. CONFIDENTIALITY

Any confidential information provided to or developed by the Contractor in the performance of this Contract shall be kept confidential and shall not be made available to any individual or organization by the Contractor without the prior written approval of the City.

12. PRODUCT OF SERVICE - COPYRIGHT

All materials developed or acquired by the Contractor under this Contract shall become the property of the City and shall be delivered to the City no later than the termination date of this Contract. Nothing developed or produced, in whole or in part, by the Contractor under this Contract shall be the subject of an application for copyright or other claim of ownership by or on behalf of the Contractor.

13. CONFLICT OF INTEREST; GOVERNMENTAL CONDUCT ACT

A. The Contractor represents and warrants that it presently has no interest and, during the term of this Contract, shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance or services required under the Contract.

B. The Contractor further represents and warrants that it has complied with, and, during the term of this Contract, will continue to comply with, and that this Contract complies with all applicable provisions of the Governmental Conduct Act, NMSA 1978, Chapter 10, Article 16.

C. Contractor's representations and warranties in Paragraphs A and B of this Article are material representations of fact upon which the City relied when this Contract was entered into by the parties. Contractor shall provide immediate written notice to the City if, at any time during the term of this Contract, Contractor learns that Contractor's representations and warranties in Paragraphs A and B of this Article were erroneous on the effective date of this Contract or have become erroneous by reason of new or changed circumstances. If it is later determined that Contractor's representations and warranties in Paragraphs A and B of this Article were erroneous on the effective date of this Contract or have become erroneous by reason of new or changed circumstances, in addition to other remedies available to the City and notwithstanding anything in the Contract to the contrary, the City may immediately terminate the Contract.

D. All terms defined in the Governmental Conduct Act have the same meaning in this section.

14. AMENDMENT

A. This Contract shall not be altered, changed or amended except by instrument in writing executed by the parties hereto and all other required signatories.

B. If the City proposes an amendment to the Contract to unilaterally reduce funding due to budget or other considerations, the Contractor shall, within thirty (30) days of receipt of the proposed Amendment, have the option to terminate the Contract, pursuant to the termination provisions as set forth in "Termination" herein, or to agree to the reduced funding.

15. CHANGE ORDERS

A. Changes. The Contractor may only make changes or revisions within the Scope of Work and/or Exhibit 1 after receipt of written approval by the City Manager or his/her designee. Such change may only be made to Tasks or Sub-Task as defined in the Scope of Work. Under no circumstance shall such change affect the:

(i). Deliverable requirements, as outlined in the Scope of Work;

(ii). Due date of any Deliverable, as outlined in the Scope of Work;

(iii). Compensation of any Deliverable, as outlined in the Scope of Work;

(iv). Contract compensation, as outlined in "Compensation"; or

(v). Contract termination, as outlined in "Termination".

B. Change Request Process. In the event that circumstances warrant a change to accomplish the Scope of Work as described above, a Change Request shall be submitted that meets the following criteria:

(i). The Project Manager shall draft a written Change Request for review and approval by the City Manager to include:

(a.) the name of the person requesting the change;

(b.) a summary of the required change;

(c.) the start date for the change;

(d.) the reason and necessity for change;

(e.) the elements to be altered; and

(f.) the impact of the change.

(ii.) The City Manager shall provide a written decision on the Change Request to the Contractor within a maximum of ten (10) Business Days of receipt of the Change Request. All decisions made by the City Manager are final. Change Requests, once approved, become a part of the Contract, and become binding as a part of the original Contract.

16. MERGER

This Contract incorporates all the agreements, covenants, and understandings between the parties hereto concerning the subject matter hereof, and all such covenants, agreements and understandings have been merged into this written contract.

All terms and conditions of the **ITB FY26-CONST.ITB-029** and the Contractor's response to such document(s) are incorporated herein by reference and is included in the order of precedence.

No prior Agreement or understanding, oral or otherwise, of the parties or their agents shall be valid or enforceable unless embodied in this Contract.

17. PENALTIES FOR VIOLATION OF LAW

NMSA 1978, Sections 13-1-28 through 13-1-199, imposes civil and criminal penalties for its violation. In addition, the New Mexico criminal statutes impose felony penalties for illegal bribes, gratuities and kickbacks.

18. EQUAL OPPORTUNITY COMPLIANCE

The Contractor agrees to abide by all federal and state laws and rules and regulations, and Santa Fe City Code, pertaining to equal employment opportunity. In accordance with all such laws of the State of New Mexico, the Contractor assures that no person in the United States shall, on the grounds of race, religion, color, national origin, ancestry, sex, age, physical or mental handicap, or serious medical condition, spousal affiliation, sexual orientation or gender identity, be excluded from employment with or participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity performed under this Contract. If Contractor is found not to be in compliance with these requirements during the life of this Contract, Contractor agrees to take appropriate steps to correct these deficiencies.

19. APPLICABLE LAW

The laws of the State of New Mexico shall govern this Contract, without giving effect to its choice of law provisions. Venue shall be proper only in a New Mexico court of competent jurisdiction in accordance with NMSA 1978, Section 38-3-2. By execution of this Contract, Contractor acknowledges and agrees to the jurisdiction of the courts of the State of New Mexico over any and all lawsuits arising under or out of any term of this Contract.

20. WORKERS' COMPENSATION

The Contractor agrees to comply with state laws and rules applicable to workers compensation benefits for its employees. If the Contractor fails to comply with the Workers Compensation Act and applicable rules when required to do so, this Contract may be terminated by the City.

21. OTHER INSURANCE

If the services contemplated under this Contract will be performed on or in City facilities or property, Contractor shall maintain in force during the entire term of this Contract, the following insurance coverage(s), naming the City as additional insured.

A. **Commercial General Liability** insurance shall be written on an occurrence basis and be a broad as ISO Form CG 00 01 with limits not less than $2,000,000 per occurrence and $2,000,000 in the aggregate for claims against bodily injury, personal and advertising injury, and property damage. Said policy shall include broad form Contractual Liability coverage and be endorsed to name the City of Santa Fe their officials, officers, employees, and agents as additional insureds.

B. **Business Automobile Liability** insurance for all owned, non-owned automobiles, with a combined single limit not less than $1,000,000 per accident.

C. **Broader Coverage and Limits**. The insurance requirements under this Contract shall be the greater of (1) the minimum coverage and limits specified in this Contract, or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the Named Insured. It is agreed that these insurance requirements shall not in any way act to reduce coverage that is broader or that includes higher limits than the minimums required herein. No representation is made that the minimum insurance requirements of this Contract are sufficient to cover the obligations of Contractor hereunder.

D. Contractor shall maintain the above insurance for the term of this Contract and name the City as an additional insured and provide for 30 days cancellation notice on any Certificate of Insurance form furnished by Contractor. Such certificate shall also specifically state the coverage provided under the policy is primary over any other valid and collectible insurance and provide a waiver of subrogation.

22. RECORDS AND FINANCIAL AUDIT

The Contractor shall maintain detailed time and expenditure records that indicate the date; time, nature and cost of services rendered during the Contract's term and effect and retain them for a period of three (3) years from the date of final payment under this Contract. The records shall be subject to inspection by the City. The City shall have the right to audit billings both before and after payment. Payment under this Contract shall not foreclose the right of the City to recover excessive or illegal payments.

23. INDEMNIFICATION

The Contractor shall indemnify, hold harmless, or insure the City, including its officers, employees or agents, against liability, claims, damages, losses or expenses, including attorney fees, only to the extent that the liability, damages, losses or costs are caused by, or arise out of, the acts or omissions of the indemnitor or its officers, employees or agents. In the event that any action, suit or proceeding related to the services performed by the Contractor or any officer, agent, employee, servant or subcontractor under this Contract is brought against the Contractor, the Contractor shall, as soon as practicable but no later than two (2) business days after it receives notice thereof, notify the legal counsel of the City.

24. NEW MEXICO TORT CLAIMS ACT

Any liability incurred by the City of Santa Fe in connection with this Contract is subject to the immunities and limitations of the New Mexico Tort Claims Act, NMSA 1978, Section 41-4-1, et. seq., as amended. The City and its "public employees" as defined in the New Mexico Tort Claims Act, do not waive sovereign immunity, do not waive any defense and do not waive any limitation of liability pursuant to law. No provision in this Contract modifies or waives any provision of the New Mexico Tort Claims Act.

25. INVALID TERM OR CONDITION

If any term or condition of this Contract shall be held invalid or unenforceable, the remainder of this Contract shall not be affect-ed and shall be valid and enforceable.

26. ENFORCEMENT OF CONTRACT

A party's failure to require strict performance of any provision of this Contract shall not waive or diminish that party's right thereafter to demand strict compliance with that or any other provision. No waiver by a party of any of its rights under this Contract shall be effective unless express and in writing, and no effective waiver by a party of any of its rights shall be effective to waive any other rights.

27. NOTICES

Any notice required to be given to either party by this Contract shall be in writing and shall be delivered in person, by courier service or by U.S. mail, either first class or certified, return receipt requested, postage prepaid, as follows:

To the City:	To the Contractor:
Public Works/Parks and Open Space Zoe Isaacson, River & Watershed Manager 1142 Siler Rd Building C Santa Fe, NM 87507 zrisaacson@santafenm.gov 505-955-6853	Eric Biderman Gordo, LLC 1890 Camino Calvario Santa Fe, NM 87507 bidermaneric@gmail.com (575) 799-9723

28. AUTHORITY

If Contractor is other than a natural person, the individual(s) signing this Contract on behalf of Contractor represents and warrants that he or she has the power and authority to bind Contractor, and that no further action, resolution, or approval from Contractor is necessary to enter into a binding contract.

29. PROGRESS PAYMENTS

Based upon Application for Payment submitted to the City by the Contractor and Certificates for Payment issued by the City, the City shall make progress payments on account of the Contract sum to the Contractor as provided in the Contract documents for the period ending the last day of the month as follows:

Not later than twenty-one (21) days following the end of the period covered by the Application for Payment, one hundred percent (100%) of the portion of the Contract Sum properly allocable to labor, materials, and equipment incorporated in the work and one hundred percent (100%) of the portion of the Contract sum properly allocable to materials and equipment suitably stored at the site or some other location agreed upon in writing for the period covered by the Application for Payment, less the aggregate of previous payments made by the City; and upon substantial completion of the entire work, a sum sufficient to increase the total payments to one hundred percent (100%) of the Contract sum, less such amounts as the City shall determine for all incomplete work and unsettled claims as provided in the Contract documents.

30. FINAL PAYMENT

Final payment, constituting the entire unpaid balance of the Contract sum, unless it is a disputed payment, shall be paid by the City to the Contractor within twenty-one (21) calendar days, after all deficiencies to the Contract document that were noted during the Substantial Completion Inspection and listed on the attachment to the Certificate of Substantial Completion have been corrected, and provided the Contract has been fully performed and a final Certificate for Payment has been issued by the City. In addition, the Contractor shall provide to the City a certified statement of Release of Lien (AIA Document G706A or approved form), Consent of Surety, Warranty from Prime Contractor, Warranties from Suppliers and Manufacturers, training sessions, equipment/operating manuals, and as-built drawings.

31. SCHEDULE

The Contractor shall, within five (5) days after the effective date of Notice to Proceed, prepare and submit a progress schedule covering project operations for the 30-day Contract period. This progress schedule shall be of the type generally referred to as a Critical Path Method (CPM), Critical Path Schedule (CPS), and Critical Path Analysis (CPA), and other similar designations. The CPM shall be used to control the timing and sequences of the project. All work shall be done in accordance with the CPM Planning and Scheduling. A written statement of explanation shall be submitted with the progress schedule. All costs incurred by the contractor to implement the CPM shall be borne by the Contractor and are part of their Contract.

32. GENERAL AND SPECIAL PROVISIONS

A. Terms used in this Contract which are defined in the Conditions of the Contract shall have the meanings designated in those Conditions.

B. An enumeration of the Contractor's General Comprehensive Liability Insurance requirements appears in the General Conditions of the Contract for construction. Insurance requirements are also described in the Instructions to the Bidder section of the Project Manual. Contractor shall maintain adequate insurance in at least the maximum amounts, which the City could be liable under the New Mexico Tort Claims Act and shall provide proof of such insurance coverage to the City. It is the sole responsibility of the Contractor to comply with the law.

C. This Contract shall not become effective until: (1) approved by the Governing Body; and (2) signed by all parties required to sign this Contract.

D. The Contractor shall maintain detailed time records which indicate the date, time and nature of services rendered. These records shall be subject to inspection by the City, the Department of Finance and Administration and the State Auditor. The City shall have the right to audit billings both before and after payment. Payment under this Contract shall not foreclose the right of the City to recover excessive illegal payments.

E. The Contractor warrants that the Contractor presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance or services required under this Contract.

F. The Contractor hereby warrants that the Contractor complies with the Americans with Disabilities Act, 29 CFR 1630.

G. Gender, Singular/Plural. Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, unless the context otherwise requires.

H. Captions and Section Headings. The captions and section headings contained in this Contract are for convenience of reference only, and in no way limit, define, or enlarge the terms, scope, and conditions of this Contract.

I. Certificates and Documents Incorporated. All certificates and documentation required by the provisions of the Contract, including those required by the funding agency, shall be attached to this Contract at the

time of execution and are hereby incorporated by reference as though set forth in full in this Contract to the extent they are consistent with its conditions and terms.

J. Separability. If any clause or provision of this Contract is illegal, invalid or unenforceable under present or future laws effective during the term of this Contract, then and in that event, it is the intention of the parties hereto that the remainder of this Contract shall not be affected thereby.

K. Words and Phrases. Words, phrases, and abbreviations, which have well-known technical or trade meanings used in the Contract documents shall be used according to such recognized meaning. In the event of a conflict, the more stringent meaning shall govern.

L. Relationship of Contract Documents. The Contract Documents are complementary, and any requirement of one Contract Document shall be as binding as if required by all.

M. Pursuant to NMSA 1978, Section 13-1-191, reference is hereby made to the Criminal Laws of New Mexico (including NMSA 1978, Sections 30-14-1, 30-24-2, and 30-41-1 through 30-41-3) which prohibit bribes, kickbacks, and gratuities, violation of which constitutes a felony. Further, the Procurement Code (NMSA 1978, Sections 13-1-28 through 13-1-199) imposes civil and criminal penalties for its violation.

N. Pursuant to NMSA 1978, Section 13-4-11. Reference is hereby made to the Minimum Wage on Public Works; weekly payments; posting wage scale; withholding funds.

O. The 2019 Edition of the New Mexico Department of Transportation Standard Specifications for Highway and Bridge Construction Section 416: Minor Paving shall apply as required.

P. The 2019 Edition of the New Mexico Department of Transportation Standard Specifications for Highway and Bridge Construction Section 632: Revegetation (as modified May 15, 2023) shall apply as required.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties have executed this Contract as of the date of the signature by the required approval authorities below.

CITY OF SANTA FE:

MICHAEL GARCIA, MAYOR

CONTRACTOR:

Eric Biderman

ERIC BIDERMAN, OWNER

DATE: Feb 3, 2026

NMBTIN: _____

ATTEST:

GERALYN CARDENAS, INTERIM CITY CLERK

Approved to form and legal sufficiency by:

Kevin L. Nault

Kevin L. Nault (Feb 3, 2026 16:39:31 MST)

KEVIN NAULT, ASSISTANT CITY ATTORNEY

APPROVED FOR FINANCES:

BRIAN MOYA

ANDREA PHILLIPS, INTERIM FINANCE DIRECTOR

The City of Santa Fe (City), Central Purchasing Division (CPD)

INVITATION TO BID (ITB)

Arroyo de los Chamisos Urban Trail Repair

ITB#: FY26-Const. ITB-029

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A - Pre-Con Meeting Location - Arroyo Chamisos Urban Trail

B - Stamped Plans - Arroyo Chamisos Urban Trail

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D - Minor Paving Special Provision

1. DEBARRED OR SUSPENDED CONTRACTORS

A business (e.g., contractor, subcontractor, supplier) that has either been debarred or suspended pursuant to the requirements of City Purchasing Manual, ordinance or NMSA 1978, Sections 13-1-177 through 13-1-180, and 13-4-17, shall not be permitted to do business with the City and shall not be considered for award of Contract during the period for which it is debarred or suspended.

2. PROCUREMENT AND CONTRACTING REQUIREMENTS

2.1. Solicitation Information

Solicitation No.: FY26-Const. ITB-029

Project Title: Arroyo de los Chamisos Urban Trail Repair

Issue ITB:	November 14, 2025
Pre-Bid Conference (Mandatory):	November 20, 2025, 11:00am 35.647823, -105.966425 (see attachment A for location map)
Deadline for Pre-Bid Questions:	December 3, 2025, 5:00pm
Response to Pre-Bid Questions:	December 10, 2025, 5:00pm

Electronic Bid Submittal Deadline:	December 17, 2025, 2:00pm

BIDS RECEIVED AFTER THE ABOVE BID DUE DATE AND TIME WILL NOT BE ACCEPTED.

2.2. ITB Access and Bid Submission

A. Bidders may contact ONLY the Department Project Manager and the CPD regarding this procurement at the following emails:
Project Manager: Jimmie Gallegos
Email: jgallegos1@santafenm.gov
CPD: purchasing_ITB@santafenm.gov
Other city employees do not have the authority to respond on behalf of the Project Manager.

B. Bidders shall promptly notify the Project Manager and the CPD of any ambiguity, inconsistency, or error which they may discover upon examination of the bid. Any response made by the City will be provided in writing to all contractors by addendum, no verbal responses shall be authoritative.

C. Bids shall be valid for ninety (90) days subject to action by the City.

D. Solicitation packets are available in the OpenGov Procurement Portal at https://procurement.opengov.com/portal/santafenm.
It is each Bidder's responsibility to ensure all documents are completely uploaded and submitted electronically via OpenGov by the Bid due date and time. Such submissions will be considered sealed. Bidders must ensure their bids are correct, accurate, and correspond with any amendments before submission. Complete and submit all required documents, including specifications, supporting materials, certificates, pricing, etc., through OpenGov as per instructions to form a complete, responsive bid (NMSA 1978, Sections 13-1-82 through 13-1-84 and 13-1-133).

- Bidders must ensure adequate time is allowed for large uploads and to fully complete bid submittal by the deadline. Bids that are not both: (1) fully complete; and (2) received, by the deadline, will be deemed late. Further, bids that are not received by the deadline because the response was captured, blocked, filtered, quarantined, or otherwise prevented from reaching the proper destination server by any anti-virus or other security software will be deemed late.

2.3. Resident and Local Preference

Preferences **do not** apply to this procurement as it will utilize **federal grant funds**.

2.4. Bid Opening

A. Public bid openings, will be held Virtually at the following link:
The bid tabulations will be posted to the City of Santa Fe website at the following link:
https://procurement.opengov.com/portal/santafenm/projects/206850

B. The City of Santa Fe is committed to ensuring accessibility for all individuals, including those with disabilities. Bid openings are conducted virtually and include features such as closed captioning, which

participants can enable during the session. If you experience technical issues or have specific concerns related to accessibility, you may contact the Chief Procurement Officer (CPO) or their designee in advance.

C. CPO contact information is:
Travis Dutton-Leyda, CPO
purchasing@santafenm.gov

D. The Department, along with the CPO, reserves the right to reject any bids or to waive any non-substantial irregularity in bids received as long as it doesn't affect the price, quantity or quality of the bid, whenever such rejection or waiver is in the best interest of the City.

E. The Bidding Documents and subsequent Work Orders contain a time for completion of the work by the successful Bidder and further imposes liquidated damages for failure to comply with that time.

F. Bidders shall be responsible for verifications of all existing conditions, measurements, and dimensions before responding to this bid.

3. INSTRUCTIONS TO BIDDERS

3.1. Examination of Bidding Documents and Site

A. Before submitting a Bid, each Bidder must (a) examine the Bidding Documents thoroughly, (b) become familiar with Federal, State, and local laws, ordinances, rules, and regulations that may in any manner effect cost, progress, or performance of the work, and (c) study and carefully correlate the Bidder's observations with the Bidding Documents, (d) at their own expense, make such additional investigations and tests as the Bidder may deem necessary to determine a Bid for performance of the work in accordance with the time, price, and other terms and conditions of the Bidding Documents.

B. The lands and properties upon which the work is to be performed, rights-of-way for access thereto, and other lands designated for use by the Contractor in performing the work are primarily inside the City Limits of Santa Fe.

C. The submission of a Bid will constitute an incontrovertible representation by the Bidder that they have complied with every requirement of this ITB and that the Bidding Documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions for performance of the work.

D. It shall be the responsibility of the successful awarded contractor to secure from the New Mexico Regulations & Licensing Department, Construction Industries Division (CID) and the City such permits or licenses required to carry out the construction. Construction Industries Division website is as follows: https://www.rld.nm.gov/construction-industries/

3.2. Bidding Documents

A. Copies of Bidding Documents:

1. This record contains all complete bidding documents. The City does not assume responsibility for errors or misinterpretations.

2. Deposits are not required for plans obtained through this portal (OpenGov).

3.3. Interpretations

A. All questions concerning this solicitation must be submitted through the Questions & Answers section of the solicitation's page in OpenGov.

B. Responses will be posted directly on the same page and visible to all registered vendors. If a question results in a material change to the solicitation, a formal Addendum will be issued through OpenGov. Vendors will receive an automated email notification when an Addendum is posted. Only information provided in written Addenda shall be considered binding.

3.4. Substitute Material and Equipment

A. The Contract, if awarded, will be based on materials, labor and equipment described in the Specifications without consideration of possible substitute ("of equal" or "or equal") items. Whenever it is indicated in the Specifications that substitute ("of equal" or "or equal") items of material or equipment may be furnished or used by the Contractor if acceptable to the Owner, application of such acceptance will not be considered by the Owner until after the "effective date of the Contract." The procedure for submittal of any such application by the Contractor and consideration by the Owner is set forth in the Contract Documents.

3.5. Amendment/Addenda

A. Oral and other interpretations or clarifications will be without legal effect. No oral interpretations of the meaning of the specifications or other pre-bid documents will be binding. Oral communications are permitted in order to make assessment for an amendment or addendum.

B. Any and all such interpretations and any supplemental instructions will be in the form of written amendments or addenda to the specifications which, if issued, will be delivered electronically to all prospective bidders not later than three (3) days prior to the date fixed for the opening of the bids.

C. Failure of any bidder to receive any such amendment or addendum or interpretations shall not relieve such bidder from any obligation under a bid as submitted. All amendments or addenda so issued shall become part of the contract documents.

D. Procurement amendments are processed through OpenGov. If amendments (addenda) are processed,

- before bids are submitted, ensure bids reflect the amendments;
- after bids are submitted, bidders must update the bid by clicking "modify" and updating the associated area(s)* to ensure bid reflects the amendment.
  *Bidders must replace the previously submitted documents if the amendment affects uploaded documents.

E. The City reserves the right to not comply with these time frames if a critical change, which will be written in amendment or addendum, is required or if the bid deadline needs to be extended due to a critical reason in the best interest of the City of Santa Fe.

3.6. Form and Style of Bids

A. Bids shall be submitted in OpenGov.

B. All addenda will be acknowledged when submitting in OpenGov.

3.7. Bid Security

A. Bid security, made payable to the City of Santa Fe, in the amount of 5% of the total of all Item Prices shall be submitted with the Bid. Bid security shall be in the form of a Bid Bond issued by Surety licensed to conduct business in the State of New Mexico, or by cashier's check.

B. The Bid security shall pledge that the Bidder will enter into a Contract with the City in accordance with the terms stated herein and will furnish bonds covering the faithful performance of the Contract and payment of all obligations arising there under. Should the Bidder refuse to enter into such Contract or fail to furnish such bonds, the amount of the Bid security shall be forfeited to the City as liquidated damages, not as a penalty.

C. The City will have the right to retain the Bid security of Bidders to whom an award is being considered until either (a) the Contract has been executed, and bonds have been furnished, or (b) the specified time has elapsed so that Bids may be withdrawn, or (c) all Bids have been rejected.

D. When the Bidding Documents require Bid security, noncompliance by the Bidder requires that the Bid be rejected.

E. If a Bidder is permitted to withdraw a Bid before award, no action shall take place against the Bidder or the Bid Security.

3.8. Pre-Bid Conference

A. The City may conduct a NO VALUE, NO VALUE, Pre-Bid Conference prior to the Bid opening date. All pre-bid conferences shall be stated in the Invitation for Bid.

B. The City and consultants, as applicable, shall be represented. Prospective Bidders and Prospective Subcontractors should ask questions regarding clarification of the Bidding Documents either during the Pre-Bid Conference or by submitting a question as outlined below. The failure of a Bidder, Subcontractor, or Vendor to make inquiries shall be interpreted to mean that the Bid Documents are clear and acceptable. Such clarity and acceptability shall be presumed with respect to all Bidders.

C. Questions and requests for clarification are to be submitted via the OpenGov Procurement Portal at https://procurement.opengov.com/portal/santafenm/projects/206850

D. Responses to questions will be written and issued electronically as Amendment or Addenda. No verbal response shall be binding.

3.9. Subcontractors

A. The listing threshold amount for this project shall be one-half of one percent of the architect's or engineer's estimate of the total project cost, not including alternates, whichever is greater. The General

Contractor must list all Subcontractors who will perform work in excess of this threshold. Only one Subcontractor may be listed for each category as defined by the Contractor. The Subcontractor Fair Practice Act (NMSA 1978, Sections 13-4-31 through 13-4-43) shall apply.

B. The Bidder shall list on the Subcontractor Listing Form attached to the Bidding Document, all proposed Subcontractors or material suppliers for all trades or items. If the Bidder is awarded the contract, the listed Subcontractors and suppliers shall perform their trade scope of services as indicated unless a request for a change or substitution is approved by the City for any reason as outlined herein. If the work is self-performed, the Prime Contractor shall list themselves on the form.

C. The City shall consider any request for a change in the listed Subcontractors if the Bidder can furnish evidence of being able to perform the work in a manner more satisfactory and beneficial to both the City and the Bidder by using a different Subcontractor or self-performing said work. Satisfactory reasons for a substitution may include the inability to bond or lack of evidence of being able to furnish acceptable materials on schedule. Also, if the Bidder has made a legitimate error in listing a low Subcontractor, a request for substitution, made after the Bid Opening with the City's approval, will be considered. The proof of error must be conclusive, based upon the approval of said evidence by the listed Subcontractor or material suppler and/or any other confirmation satisfactory to the City.

D. The Bidder shall not be listed as the supplier or as the Subcontractor for any trade unless having previously performed work of this type and shall have all required licenses and certifications to perform the work.

E. Non-compliance with the intent of the Subcontractor Listing will be grounds for considering a Bid as non-responsive.

F. Prior to the award of the Contract, the City will notify the Bidder in writing if, after due investigation and written findings of fact, has reasonable and substantial objection to any person or organization on such list and refuses, in writing, to accept such person or organization. The Bidder may then optionally, (1) withdraw the Bid, or (2) submit an acceptable substitute Subcontractor with no increase in the Bid Price. In the event of withdrawal under this paragraph, Bid security will not be forfeited.

G. The successful Bidder shall, within ten (10) calendar days of notification of selection for the award of Contract for the work, submit the following information to the City:

   1. A signed list of the proprietary names and the suppliers of principal items or systems of materials and equipment proposed for the work; and

   2. A list signed by all Subcontractors proposed for the principal portions of the work in accordance with the Subcontractors Listing Form submitted with the Bid.

H. The successful Bidder will be required to establish, to the satisfaction of the City, the reliability and responsibility of the persons or entities proposed to furnish and perform the work described in the Bidding Documents.

I. Persons and organizations proposed by the Bidder and to whom the City has made no reasonable objection shall perform the work as indicated on the Subcontractor Listing Form and shall not be changed except with the written consent of the City.

J. No successful Bidder shall be required to employ any Subcontractor, other person, or organization against whom the Bidder has reasonable objection.

3.10. Correction or Withdrawal of Bids

A. A Bid containing a mistake discovered before Bid Opening may be modified or withdrawn by a Bidder prior to the time set for Bid Opening by delivering electronic written or telegraphic notice to the location designated in the Invitation for Bid as the place where Bids are to be received.

B. Withdrawn Bids may be resubmitted up to the time and date designated for the receipt of Bids, provided they are then fully in conformance with the Bid Documents.

C. After Bid Opening, no modifications in Bid prices or other provisions of Bids shall be permitted. A low Bidder alleging a material mistake of fact which makes said Bid non-responsive may be permitted to withdraw the Bid if:

1. The mistake is clearly evident on the face of the Bid document; or

2. The Bidder submits evidence which clearly and convincingly demonstrates that a mistake was made.

D. Any decision by the City to permit or deny the withdrawal of a Bid on the basis of a mistake contained therein shall be supported by a determination setting forth the grounds for the decision. If withdrawal is permitted, Bid security will not be forfeited.

3.11. Bribes, Gratuities and Kickbacks

A. It is illegal in the State of New Mexico for any public employee to solicit or accept anything of value in connection with award of this Bid and for any person to offer or pay anything of value to any such public employee (NMSA 1978, Sections 30-24-1 through 30-24-2).

B. Pursuant to NMSA 1978, Section 13-1-191, reference is hereby made to the Criminal Laws of New Mexico (including NMSA 1978, Sections 30-24-1, 30-23-2, and 30-41-1 through 3-41-3), which prohibit bribes, kick-backs, and gratuities and violation of which constitutes a felon. Further, the Procurement Code (NMSA 1978, Sections 13-1-28 through 13-1-199), imposes civil and criminal penalties for its violation.

3.12. Notice of Contract Requirements Binding on Bidder

A. By submitting a Bid, the Bidder represents familiarity with the nature and extent of the following requirements of the Conditions of the Construction Contract (General, Supplementary, and Other Conditions).

1. Definitions - Sections 1.0 to 1.1;

2. Contract Bond Requirements - Section 4.2;

3. Bribes, Gratuities, and Kickbacks - Section 4.8;

4. Equal Employment Opportunity - Labor Standards Provisions and other listed within the Contract Documents.

3.13. Rejection or Cancellation of Bids

A. An Invitation for Bid may be canceled, or any or all Bids may be rejected in whole or in part, when it is in the best interest of the City. A determination containing the reasons shall be made part of the Project file. Bid security for rejected Bids shall be returned to the Bidder.

3.14. Protests

A. Any Bidder who is aggrieved in connection with this procurement (Bid) may protest in writing to the CPD. The protest shall be submitted in writing within fifteen (15) calendar days after knowledge of the facts or occurrences giving rise to the protest.

3.15. Competitive Sealed Bids

A. Contracts solicited by competitive sealed Bids shall require that the base Bid amount exclude the applicable state gross receipts taxes or applicable local option taxes, but that the contracting agency shall be required to pay the applicable taxes including any increase in the applicable tax which becomes effective after the date the Contract is entered into. The applicable gross receipts taxes or local option taxes shall be shown as a separate amount on each billing or request for payment made under the contract.

3.16. Consideration of Bids Receipt, Opening, and Tabulation

A. Bids shall be unconditionally accepted for consideration for award without alteration or correction, except as authorized in the Procurement Code. In addition to the requirement for the prime contractor and subcontractors to be registered as provided in NMSA 1978, Section 13-4-13.1, bids shall be evaluated based on the requirements set forth in the invitation for bids, which requirements may include criteria to determine acceptability such as inspection, testing, quality, workmanship, delivery and suitability for a particular purpose. Those criteria such as discounts, transportation costs and total or life-cycle costs that will affect the bid price shall be objectively measurable, which shall be defined by rule. No criteria may be used in bid evaluation that are not set forth in the invitation for bids. A bid submitted by a prime contractor that was not registered as required by NMSA 1978, Section 13-4-13.1 shall not be considered for award. A bid submitted by a registered prime contractor that includes any subcontractor that is not registered in accordance with that section may be considered for award following substitution of a registered subcontractor for any unregistered subcontractor in accordance with NMSA 1978, Section 13-4-36.

B. Bid tabulations for public information and inspection will be posted to the following link: https://procurement.opengov.com/portal/santafenm/projects/206850

C. The City shall have the right to waive any informalities or irregularities in any Bid or Bids received and to accept the Bid or Bids which are in the City's best interest.

3.17. Bid Evaluation and Award

A. It is the intent of the City to award a Contract to the most responsive and responsible Bidder submitting the lowest bid on the base bid, provided the Bid has been submitted in accordance with the requirements of the Bidding Documents, does not exceed the funds available and is in the best interest of the City. The City reserves the right to award a contract to the lowest Bidder using the criteria within the Bidding Documents. The unreasonable failure of a Bidder to promptly supply information in connection with an inquiry with respect to responsibility is grounds for a determination that the Bidder is not a responsible Bidder.

B. The subsequent contract will be established as a source and convenience of the City. It is the responsibility of the Requesting Department to utilize this Contract to the best interests of the City.

C. Discrepancies in the Bid Form between words and figures will be resolved in favor of words. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum

3.18. Notice of Award

A. A written Notice of Award shall be issued by the City after review and approval of the Bid and related documents by the City of Santa Fe Governing Body.

3.19. Identical Bids

A. When two or more of the Bids submitted are identical in price and are the low Bid, the CPD may:

1. Award to a resident local business if the identical low Bids are submitted by a resident or local business and a non-resident business;
2. Award to resident or local manufacturer if the identical low Bids are submitted by a resident or local manufacturer and a resident business;
3. Award by lottery to one of the identical low Bidders;
4. Make multiple awards if it is in the best interest of the City, or
5. Reject all Bids and re-solicit Bids for the required services, construction, or items of tangible personal property.

3.20. Cancellation of Award

When in the best interest of the public, the City in its sole discretion, may cancel the award of any Contract at any time before the execution of said contracts by all parties without any liability against the City.

3.21. Post-Bid Information

A. Return of Bid Security - All Bid security in the form of cashier's checks, except those of the two lowest Bidders, will be returned immediately following the opening and checking of the Bids. The retained Bid security of the unsuccessful of the two lowest Bidders, if in the form of a cashier's check, will be returned within thirty (30) days following the award of contract. The retained Bid security of the

successful Bidder, if in the form of a cashier's check, will be returned after a satisfactory contract bond has been furnished and the Contract has been executed.

B. Notice of Award – The City will issue a written Notice of Award to the Contractor stipulating the scope of work, the contract sum, including taxes, and the required bonds. The Notice of Award will also include the contract for signature that will be sent back with the required executed bonds.

C. Contractor's Qualification Statement - Bidders to whom award of a Contract is under consideration shall, when requested, submit information and data to prove that their financial resources, production or service facilities, personnel and service reputation and experience are adequate to make satisfactory delivery of the services, construction, or items of personal property described in the Bid Documents and form of Statement of Bidder's Qualifications.

D. Contract Bond Requirements - The successful Bidder, where the Contract price exceeds twenty five thousand dollars ($25,000), shall post a one hundred percent (100%) Performance Bond and one hundred percent (100%) Labor and Material Payment Bond. Bonds shall be executed on Performance Bond and Labor and Material Bond forms similar to the forms attached hereto, with amount payable conforming to the terms of the Contract. Surety shall be a company licensed to do business in the State of New Mexico and acceptable to the City.

E. Insurance Requirements - The selected Bidder shall purchase and maintain, with a company or companies licensed to do business in the State of New Mexico, Liability and Property Insurance as required by law.

1. The insurance shall be in limits not less than those stated in the enclosed contract forms. The insurance limits may be greater if required by law.

2. The insurance coverage shall include workers' compensation, employers liability, comprehensive general liability Comprehensive automobile liability (owned and hired), excess liability (umbrella form). For more specific insurance requirements refer to the enclosed Agreement Forms.

3. All insurance coverage must be maintained for the entire life of the project. Products and completed operations coverage shall be maintained for a minimum period of one (1) year after Work Order/project Substantial Completion.

4. A valid certificate of insurance must be submitted to the City prior to routing the final Contract between the City and the Contractor for City approval. Be prepared to provide this with the City and project name listed as an additional insured.

F. Failure to Execute Contract - Failure to return the signed Contract with acceptable contract bonds and Certificate of Insurance within ten (10) calendar days after the date of the Notice of Award shall be just cause for the cancellation of the award and the forfeiture of the Bid Security, which shall become damages sustained. Award may then be made to the next lowest responsible Bidder, or the work may be re-advertised.

G. Notice to Proceed - The City will issue a written Notice to Proceed, after a Purchase Order (PO) is issued, to the Contractor stipulating the contract time start date substantial completion date (Contract Time, finish date), subject to valid modifications of the Contract authorized by written amendment/Change Order.

3.22. Minimum Wage Rates

A. In accordance with state requirements, any construction contract exceeding sixty thousand dollars ($60,000) is subject to the minimum wage rates established by the New Mexico Department of Workforce Solutions (NMDWS). This project is governed by Wage Decision No. SF-25-3437-A, as issued and approved by NMDWS.

B. Bidders shall ensure that the minimum wage rate determination, included herein, has been utilized in preparation of the Bid.

C. The Bidder will be required to submit a bid that complies with the City's Living Wage Ordinance to the extent applicable.

D. The awarded Contractor will be required to pay wages as per whichever wage decision is highest.

3.23. New Mexico Department of Workforce Solutions (NMDWS) Contractor and Subcontractor Registration

A. A contractor or subcontractor that submits a bid valued at more than sixty thousand dollars ($60,000) for a City project that is subject to the Public Works Minimum Wage Act (NMSA 1978, Section 13-4-10) shall be registered with the New Mexico Department of Workforce Solutions. The registration number shall be provided in the bid submitted for the contractor in the space provided (See Bid Form 00-5000 3.0) and for subcontractors on the subcontractor form. After the bid opening, the registration number(s) will be verified by the City and the bid will be determined to be non-responsive and disqualified if the registration number(s) appear to be not valid and the Contractor does not provide proof of the required registration for itself or its subcontractors. It is the responsibility of all bidders and the subcontractors to ensure the registration is completed prior to the bid opening.

4. PROCUREMENT SCOPE

4.1. Arroyo de los Chamisos Urban Trail Repair

1. Site Preparation

The Contractor shall review the final construction plans, perform an initial site survey, and clearly mark all features scheduled for demolition and/or protection. All necessary permits (including erosion control, traffic management, and environmental compliance) shall be obtained prior to mobilization. The Contractor is responsible for mobilizing all equipment, establishing staging areas, and implementing site-specific traffic control measures as required to begin the project safely and in compliance with governing agencies.

2. Removal & Demolition

The scope includes selective demolition of existing infrastructure to accommodate the trail improvements. Work includes the removal of sections of asphalt trail, concrete aprons, headwalls, and existing concrete outfall protection features. Any conflicting existing structures or materials within the designated work zone that obstruct the proposed improvements shall be removed and properly disposed of per project specifications and local regulations.

3. Earthwork & Grading

Contractor shall perform excavation, cutting, and filling operations as needed to bring the site to the required subgrade elevations. This includes compaction of subgrade materials and shaping of the terrain to support proper drainage, trail alignment, and structural stability of new improvements. All earthwork shall conform to the specified grading tolerances and compaction requirements.

4. Drainage & Outfall Protection

As part of the erosion mitigation effort, the Contractor shall remove and reconstruct wire enclosed riprap stilling basin outfall structure in accordance with the plans. Additionally, contractor shall build drainage mitigation structures as specified, throughout the site, in accordance with the plans and specifications herein. Special attention shall be paid to ensure that reconstructed drainage features mitigate erosion and support long-term site stability.

5. Paving & Trail Construction

The trail and apron surfaces shall be constructed using appropriate base materials (e.g., aggregate base course), followed by the placement of concrete or asphalt surfaces per project specifications. All materials, thicknesses, and finishing methods shall adhere to the engineering plans and relevant municipal standards.

6. Erosion Control & Site Restoration

If not already provided, the Contractor shall develop and implement a comprehensive Erosion Control Plan, including both temporary and permanent erosion control measures. This may involve the installation of silt fences, sediment traps, erosion control blankets, or other best management practices (BMPs). Final site restoration shall include the placement of topsoil, seeding, and vegetation in all disturbed areas to stabilize the site and prevent future erosion.

Revegetation shall be completed using seed mixes and specifications compliant with current NMDOT standards for revegetation, including approved native seed species, application rates, soil amendments, and establishment practices.

7. Traffic Control

A Traffic Control Plan shall be prepared and implemented to ensure the safety of pedestrians, vehicles, and workers during construction. The Contractor shall provide all required traffic signage, barricades, flagging operations, and detours in accordance with applicable City of Santa Fe and MUTCD standards. The work zone must always remain safe and accessible.

8. Mobilization, Demobilization & Final Cleanup

The Contractor shall mobilize all labor, materials, and equipment necessary to perform the work. Upon completion of construction, all temporary installations, debris, excess materials, and equipment shall be removed from the site. Final cleanup shall return the site to a neat, orderly condition, satisfactory to the Engineer and the City. All final restoration work, including revegetation and erosion control measures, shall be verified for compliance prior to demobilization.

5. INFORMATION AVAILABLE TO BIDDERS

5.1. Existing Conditions

A. It is the Contractor's responsibility to verify existing conditions prior to bidding.

B. Accessing existing utility infrastructure may require special coordination. Bidders shall verify accessibility and take into consideration the access strategy as part of the offer. The Contractor shall notify 811 before beginning any work.

6. VENDOR QUESTIONNAIRE

1. Acceptance of Bid*

All bidders agree, that if their bid is accepted, to enter into a Contract with the City in the form included in the bidding documents to perform and furnish all work as specified or indicated for the Contract price and within the Contract time indicated in this Bid and in accordance with the other terms and conditions of the Contract documents.

☐ Please confirm

*Response required

2. Acceptance of Terms and Conditions*

By submitting a bid, all Bidders acknowledge and accept the terms and conditions outlined in this ITB and its Instructions, including, but not limited to, provisions related to bid security and required documentation. Any concerns or objections to the contents of this solicitation must be submitted in writing to the Chief Procurement Officer (CPO) and, if applicable, the sponsoring Department (contact information provided in the ITB), with sufficient time for the City to issue an Addendum, if warranted

Bids shall remain valid and subject to acceptance for a period of one hundred and twenty (120) calendar days following the bid opening date. The selected Bidder must execute the Contract between the City and Contractor, including submission of all required bonds and supporting documents, within fifteen (15) calendar days of receiving the City's electronic signature request.

☐ Please confirm

*Response required

3. Bidder has become familiar with the nature and extent of the bidding documents, work, site, locality, all local condition, laws, and regulations that in any manner may affect cost, progress, performance, or furnishing of the work.*

☐ Yes
☐ No

*Response required

4. Bidder has carefully studied all reports and drawings of subsurface conditions which are identified in the information available to Bidders and accepts the determination set forth in the information available to Bidders of the extent of the technical data contained in such reports and drawings upon which the Bidder is entitled to rely.*

☐ Yes
☐ No

*Response required

5. Bidder has correlated the results of all such observations, examinations, investigations, explorations, tests, reports, and studies with the terms and conditions of the bidding documents.*

☐ Yes
☐ No

*Response required

6. Bidder has given the City's representative written notice of all conflicts, errors, or discrepancies that have been discovered in the bidding documents, and the written resolution thereof by the City's representative is acceptable to the Bidder. All of this must be accomplished prior to the Bid Opening date.*

☐ Yes
☐ No

*Response required

7. Collusion*

This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted inconformity with any agreement or rules of any group, association, organization, or corporations, the Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham bid; the Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and the Bidder has not sought by collusion to obtain any advantage over any other Bidder or over the City. It is understood that the City reserves the right to reject any or all Bids and to waive any technical irregularities in the bidding.

☐ Yes
☐ No

*Response required

8. It is the intent of the City to award a contract to the responsible Bidder submitting the lowest base bid, provided the Bid has been submitted in accordance with the requirements of the bidding documents and is in the best interest of the City. *

☐ Please confirm

*Response required

9. The Scope of Work together with all related work required for comprehensive, fully functioning, warrantied systems and finishing includes but is not limited to the work listed in the PROCUREMENT SCOPE.*

- Contractor shall be responsible for adherence to the contract documents, construction documents, specifications and approved directives.
- Contractor shall be responsible for State CID requirements and permit.
- Contractor shall be responsible for verifications of all existing conditions, measurements and dimensions for bidding.
- Contractor shall be responsible for all permits, fees, and State and/or City inspections associated with the construction.
- Contractor shall be responsible for removal and securing of any existing equipment necessary to provide for the new work in accordance with the contract documents and to re-install these items in good work condition.

☐ Please confirm

*Response required

10. Confirmation of Bidder Regarding Equal Employment Opportunity*

This certification is required pursuant to Executive Order 11246 (30 F.R. 12319-25). The implementing rules and regulations provide that any Bidder or perspective contractor, or any of their proposed Subcontractors, shall state as an initial part of the Bid or negotiations of the Contract whether he has participated in any previous Contract or subcontract subject to the equal opportunity clause; and, if so, whether he has filed all compliance reports due under applicable instructions.

Where the certification indicates that the Bidder has not filed a compliance report due under applicable instructions, such Bidder shall be required to submit a compliance report within seven calendar days after Bid opening. No Contract shall be awarded unless such report is submitted.

Certification - The information above is true and complete to the best of my knowledge and belief.

☐ Please confirm

*Response required

11. Forms Required at Time of Bid

11.1. Bid Bond, Bid Security and Agent's Affidavit*

Please download the below documents, complete, and upload.

- Bid_Bond_Form.Bid_Security_...

*Response required

11.2. Non-Collusion Affidavit of Prime Bidder*

Please download the below documents, complete, and upload.

- Non-Collusion_Affidavit_of_...

*Response required

11.3. Subcontractor Listing*

Please download the below documents, complete, and upload.

- Subcontractor_Listing.pdf

*Response required

11.4. Certification of Non-Segregated Facilities*

Please download the below documents, complete, and upload.

- Certification_of_Non_Segreg...

*Response required

11.5. Certificate of Liability Insurance*

- Certificate_of_Liability_In...

*Response required

11.6. Bidder has read, reviewed and signed all required documents included in the Clean Water State Revolving Fund Supplemental Conditions below. *

Please download the below documents, complete, and upload.

- City_of_Santa_Fe_CWSRF_EQ_0...

*Response required

12. Forms Required at Time of Contract

12.1. Performance Bond - SAMPLE

- Performance_Bond_SAMPLE.pdf

12.2. Payment Bond - SAMPLE

- Payment_Bond_SAMPLE.pdf

12.3. Affidavit of Wages Paid

Please download the below documents, complete, and upload.

- AFFIDAVIT_OF_WAGES_PAID.pdf

12.4. Statement of Intent to Pay Prevailing Wages

Please download the below documents, complete, and upload.

- STATEMENT_OF_INTENT_TO_PAY_...

12.5. Payroll Statement of Compliance

Please download the below documents, complete, and upload.

- Payroll_Statement_of_Compli...

13. Technical Special Provisions

13.1. Vendor has reviewed Revegetation Special Provision (Attachment C).*

☐ Yes

☐ No

*Response required

13.2. Vendor has reviewed Minor Paving Special Provision (Attachment D).*

☐ Yes

☐ No

*Response required

7. Bid Items

ARROYO DE LOS CHAMISOS URBAN TRAIL BID ITEMS

Line Item	NMDOT Item ID	Description	Quantity	Unit of Measure	Unit Cost	Total
1	203000	Site Earthwork	1	L.S.		
2	207000	Subgrade Preparation	1,600	SQ. YD.		
3	303140	Base Course 4"	229	SQ. YD.		
4	416217	Minor Pavement Type II, WMA SP-IV	229	SQ. YD.		
5	511200	Structural Concrete, CL A-4"	130	SQ. YD.		
6	541200	Structural steel for miscellaneous structures	480	LB		
7	570024	24" Culvert Pipe	10	L.F.		
8	601000	Removal of structures and obstructions	1	L.S.		
9	601110	Removal of surfacing	230	SQ. YD.		
10	602000	Riprap Class A (wire enclosed)	130	CU.YD.		

Line Item	NMDOT Item ID	Description	Quantity	Unit of Measure	Unit Cost	Total
11	602005	Riprap Class A (non-enclosed)	10	CU.YD.		
12	602200	Gabions	1,220	CU.YD.		
13	603281	SWPPP Plan preparation and maintenance	1	L.S.		
14	607079	Pedestrian/Bicycle Railing	170	L.F.		
15	609200	Header curb	10	L.F.		
16	621000	Mobilization	1	L.S.		
17	801000	Construction staking by the contractor	1	L.S.		
18	632020	Class C Seeding	0.2	AC.		
19		Care and diversion of water	1	L.S.		
TOTAL						

City of Santa Fe, NM
Parks, Trails, & Watershed
Melissa McDonald, Parks & Open Space Division Director
200 Lincoln Avenue, Santa Fe, NM 87501

EVALUATION TABULATION

Const. ITB No. FY26-Const. ITB-029

Arroyo de los Chamisos Urban Trail Repair

RESPONSE DEADLINE: December 17, 2025 at 2:00 pm
Report Generated: Tuesday, February 3, 2026

SELECTED VENDOR TOTALS

Vendor	Total
Gordo LLC	$594,485.00
GM Emulsion, LLC	$714,542.00
San Isidro Permaculture	$749,600.20
Groundwater Partners Inc.	$772,876.60
Kimo Constructors, Inc.	$1,139,806.05

ARROYO DE LOS CHAMISOS URBAN TRAIL BID ITEMS (Table 1 of 2)

Arroyo de Los Chamisos Urban Trail Bid Items					GM Emulsion, LLC			Gordo LLC			Groundwater Partners Inc.			Kimo Constructors, Inc.		
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	NMDOT Item ID	Unit Cost	Total	NMDOT Item ID	Unit Cost	Total	NMDOT Item ID	Unit Cost	Total	NMDOT Item ID
X	1	Site Earthwork	1	L.S.	$10,000.00	$10,000.00	203000	$18,000.00	$18,000.00	203000	$73,500.00	$73,500.00	203000	$382,200.00	$382,200.00	203000
X	2	Subgrade Preparation	1600	SQ. YD.	$6.00	$9,600.00	207000	$5.50	$8,800.00	207000	$4.95	$7,920.00	207000	$13.75	$22,000.00	207000
X	3	Base Course 4"	229	SQ. YD.	$8.00	$1,832.00	303140	$30.00	$6,870.00	303140	$26.40	$6,045.60	303140	$28.35	$6,492.15	303140

Arroyo de Los Chamisos Urban Trail Bid Items					GM Emulsion, LLC			Gordo LLC			Groundwater Partners Inc.			Kimo Constructors, Inc.		
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	NMDOT Item ID	Unit Cost	Total	NMDOT Item ID	Unit Cost	Total	NMDOT Item ID	Unit Cost	Total	NMDOT Item ID
X	4	Minor Pavement Type II, WMA SP-IV	229	SQ. YD.	$40.00	$9,160.00	416217	$45.00	$10,305.00	416217	$33.00	$7,557.00	416217	$51.10	$11,701.90	416217
X	5	Structural Concrete, CL A-4"	130	SQ. YD.	$350.00	$45,500.00	511200	$150.00	$19,500.00	511200	$203.50	$26,455.00	511200	$191.40	$24,882.00	511200
X	6	Structural steel for miscellaneous structures	480	LB	$5.00	$2,400.00	541200	$3.00	$1,440.00	541200	$11.00	$5,280.00	541200	$8.10	$3,888.00	541200
X	7	24" Culvert Pipe	10	L.F.	$150.00	$1,500.00	570024	$180.00	$1,800.00	570024	$242.00	$2,420.00	570024	$329.00	$3,290.00	570024
X	8	Removal of structures and obstructions	1	L.S.	$10,000.00	$10,000.00	601000	$12,000.00	$12,000.00	601000	$24,200.00	$24,200.00	601000	$18,200.00	$18,200.00	601000
X	9	Removal of surfacing	230	SQ. YD.	$10.00	$2,300.00	601110	$45.00	$10,350.00	601110	$8.80	$2,024.00	601110	$46.60	$10,718.00	601110
X	10	Riprap Class A (wire enclosed)	130	CU.YD.	$350.00	$45,500.00	602000	$310.00	$40,300.00	602000	$385.00	$50,050.00	602000	$457.10	$59,423.00	602000
X	11	Riprap Class A (non-enclosed)	10	CU.YD.	$350.00	$3,500.00	602005	$180.00	$1,800.00	602005	$330.00	$3,300.00	602005	$225.00	$2,250.00	602005
X	12	Gabions	1220	CU.YD.	$350.00	$427,000.00	602200	$326.00	$397,720.00	602200	$367.50	$448,350.00	602200	$347.75	$424,255.00	602200
X	13	SWPPP Plan preparation and maintenance	1	L.S.	$7,500.00	$7,500.00	603281	$3,600.00	$3,600.00	603281	$8,250.00	$8,250.00	603281	$5,300.00	$5,300.00	603281
X	14	Pedestrian/Bicycle Railing	170	L.F.	$200.00	$34,000.00	607079	$100.00	$17,000.00	607079	$247.50	$42,075.00	607079	$133.80	$22,746.00	607079

Arroyo de Los Chamisos Urban Trail Bid Items					GM Emulsion, LLC			Gordo LLC			Groundwater Partners Inc.			Kimo Constructors, Inc.		
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	NMDOT Item ID	Unit Cost	Total	NMDOT Item ID	Unit Cost	Total	NMDOT Item ID	Unit Cost	Total	NMDOT Item ID
X	15	Header curb	10	L.F.	$75.00	$750.00	609200	$150.00	$1,500.00	609200	$55.00	$550.00	609200	$112.00	$1,120.00	609200
X	16	Mobilization	1	L.S.	$70,000.00	$70,000.00	621000	$24,000.00	$24,000.00	621000	$27,500.00	$27,500.00	621000	$97,500.00	$97,500.00	621000
X	17	Construction staking by the contractor	1	L.S.	$10,000.00	$10,000.00	801000	$6,900.00	$6,900.00	801000	$5,500.00	$5,500.00	801000	$12,600.00	$12,600.00	801000
X	18	Class C Seeding	0.2	AC.	$45,000.00	$9,000.00	632020	$42,000.00	$8,400.00	632020	$49,500.00	$9,900.00	632020	$63,200.00	$12,640.00	632020
X	19	Care and diversion of water	1	L.S.	$15,000.00	$15,000.00		$4,200.00	$4,200.00		$22,000.00	$22,000.00		$18,600.00	$18,600.00	
Total						$714,542.00			$594,485.00			$772,876.60			$1,139,806.05	

ARROYO DE LOS CHAMISOS URBAN TRAIL BID ITEMS (Table 2 of 2)

Arroyo de Los Chamisos Urban Trail Bid Items					San Isidro Permaculture		
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	NMDOT Item ID
X	1	Site Earthwork	1	L.S.	$21,264.62	$21,264.62	203000
X	2	Subgrade Preparation	1600	SQ. YD.	$4.96	$7,936.00	207000
X	3	Base Course 4"	229	SQ. YD.	$47.11	$10,788.19	303140
X	4	Minor Pavement Type II, WMA SP-IV	229	SQ. YD.	$43.39	$9,936.31	416217

Arroyo de Los Chamisos Urban Trail Bid Items					San Isidro Permaculture		
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	NMDOT Item ID
X	5	Structural Concrete, CL A-4"	130	SQ. YD.	$129.14	$16,788.20	511200
X	6	Structural steel for miscellaneous structures	480	LB	$6.45	$3,096.00	541200
X	7	24" Culvert Pipe	10	L.F.	$236.30	$2,363.00	570024
X	8	Removal of structures and obstructions	1	L.S.	$12,538.28	$12,538.28	601000
X	9	Removal of surfacing	230	SQ. YD.	$30.92	$7,111.60	601110
X	10	Riprap Class A (wire enclosed)	130	CU.YD.	$884.24	$114,951.20	602000
X	11	Riprap Class A (non-enclosed)	10	CU.YD.	$619.32	$6,193.20	602005
X	12	Gabions	1220	CU.YD.	$370.68	$452,229.60	602200
X	13	SWPPP Plan preparation and maintenance	1	L.S.	$8,407.40	$8,407.40	603281
X	14	Pedestrian/Bicycle Railing	170	L.F.	$143.77	$24,440.90	607079
X	15	Header curb	10	L.F.	$216.70	$2,167.00	609200
X	16	Mobilization	1	L.S.	$27,411.18	$27,411.18	621000
X	17	Construction staking by the contractor	1	L.S.	$6,700.20	$6,700.20	801000
X	18	Class C Seeding	0.2	AC.	$22,739.00	$4,547.80	632020
X	19	Care and diversion of water	1	L.S.	$10,729.52	$10,729.52	
Total						$749,600.20	

VENDOR QUESTIONNAIRE PASS/FAIL

Question Title	GM Emulsion, LLC	Gordo LLC	Groundwater Partners Inc.	Kimo Constructors, Inc.	San Isidro Permaculture
Acceptance of Bid	Pass	Pass	Pass	Pass	Pass
Acceptance of Terms and Conditions	Pass	Pass	Pass	Pass	Pass
Bidder has become familiar with the nature and extent of the bidding documents, work, site, locality, all local condition, laws, and regulations that in any manner may affect cost, progress, performance, or furnishing of the work.	Pass	Pass	Pass	Pass	Pass
Bidder has carefully studied all reports and drawings of subsurface conditions which are identified in the information available to Bidders and accepts the determination set forth in the information available to Bidders of the extent of the technical data contained in such reports and drawings upon which the Bidder is entitled to rely.	Pass	Pass	Pass	Pass	Pass

Question Title	GM Emulsion, LLC	Gordo LLC	Groundwater Partners Inc.	Kimo Constructors, Inc.	San Isidro Permaculture
Bidder has correlated the results of all such observations, examinations, investigations, explorations, tests, reports, and studies with the terms and conditions of the bidding documents.	Pass	Pass	Pass	Pass	Pass
Bidder has given the City's representative written notice of all conflicts, errors, or discrepancies that have been discovered in the bidding documents, and the written resolution thereof by the City's representative is acceptable to the Bidder. All of this must be accomplished prior to the Bid Opening date.	Pass	Pass	Pass	Pass	Pass
Collusion	Pass	Pass	Pass	Pass	Pass

Question Title	GM Emulsion, LLC	Gordo LLC	Groundwater Partners Inc.	Kimo Constructors, Inc.	San Isidro Permaculture
It is the intent of the City to award a contract to the responsible Bidder submitting the lowest base bid, provided the Bid has been submitted in accordance with the requirements of the bidding documents and is in the best interest of the City.	Pass	Pass	Pass	Pass	Pass
The Scope of Work together with all related work required for comprehensive, fully functioning, warrantied systems and finishing includes but is not limited to the work listed in the PROCUREMENT SCOPE.	Pass	Pass	Pass	Pass	Pass
Confirmation of Bidder Regarding Equal Employment Opportunity	Pass	Pass	Pass	Pass	Pass
Forms Required at Time of Bid					
Bid Bond, Bid Security and Agent's Affidavit	Pass		Pass	Pass	Pass

Question Title	GM Emulsion, LLC	Gordo LLC	Groundwater Partners Inc.	Kimo Constructors, Inc.	San Isidro Permaculture
Non-Collusion Affidavit of Prime Bidder	Pass	Pass	Pass	Pass	Pass
Subcontractor Listing	Pass	Pass	Pass	Pass	Fail
Certification of Non-Segregated Facilities	Pass	Pass	Pass	Pass	Pass
Certificate of Liability Insurance	Pass	Pass	Fail	Pass	Fail
Bidder has read, reviewed and signed all required documents included in the Clean Water State Revolving Fund Supplemental Conditions below.	Pass	Pass	Pass	Pass	Pass
Forms Required at Time of Contract					
Performance Bond - SAMPLE	No Response	No Response			
Payment Bond - SAMPLE	No Response	No Response			
Affidavit of Wages Paid	No Response	No Response			
Statement of Intent to Pay Prevailing Wages	No Response	No Response			
Payroll Statement of Compliance	No Response	No Response			
Technical Special Provisions					

Question Title	GM Emulsion, LLC	Gordo LLC	Groundwater Partners Inc.	Kimo Constructors, Inc.	San Isidro Permaculture
Vendor has reviewed Revegetation Special Provision (Attachment C).	Pass	Pass	Pass	Pass	Pass
Vendor has reviewed Minor Paving Special Provision (Attachment D).	Pass	Pass	Pass	Pass	Pass

[GORDO LLC] RESPONSE DOCUMENT REPORT

Const. ITB No. FY26-Const. ITB-029

Arroyo de los Chamisos Urban Trail Repair

RESPONSE DEADLINE: December 17, 2025 at 2:00 pm

Report Generated: Wednesday, February 4, 2026

Gordo LLC Response

CONTACT INFORMATION

Company:
Gordo LLC

Email:
bidermaneric@gmail.com

Contact:
Eric Biderman

Address:
1890 Camino Calvario
Santa Fe, NM 87507

Phone:
(575) 799-9723

Website:
gordollc.com

Submission Date:
Dec 17, 2025 9:51 AM (Mountain Time)

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. Acceptance of Bid*

Pass

All bidders agree, that if their bid is accepted, to enter into a Contract with the City in the form included in the bidding documents to perform and furnish all work as specified or indicated for the Contract price and within the Contract time indicated in this Bid and in accordance with the other terms and conditions of the Contract documents.

Confirmed

2. Acceptance of Terms and Conditions*

Pass

By submitting a bid, all Bidders acknowledge and accept the terms and conditions outlined in this ITB and its Instructions, including, but not limited to, provisions related to bid security and required documentation. Any concerns or objections to the contents of this solicitation must be submitted in writing to the Chief Procurement Officer (CPO) and, if applicable, the sponsoring Department (contact information provided in the ITB), with sufficient time for the City to issue an Addendum, if warranted

Bids shall remain valid and subject to acceptance for a period of one hundred and twenty (120) calendar days following the bid opening date. The selected Bidder must execute the Contract between the City and Contractor, including submission of all required bonds and supporting documents, within fifteen (15) calendar days of receiving the City's electronic signature request.

Confirmed

3. Bidder has become familiar with the nature and extent of the bidding documents, work, site, locality, all local condition, laws, and regulations that in any manner may affect cost, progress, performance, or furnishing of the work.*

Pass

Yes

4. Bidder has carefully studied all reports and drawings of subsurface conditions which are identified in the information available to Bidders and accepts the determination set forth in the information available to Bidders of the extent of the technical data contained in such reports and drawings upon which the Bidder is entitled to rely.*

Pass

Yes

5. Bidder has correlated the results of all such observations, examinations, investigations, explorations, tests, reports, and studies with the terms and conditions of the bidding documents.*

Pass

Yes

6. Bidder has given the City's representative written notice of all conflicts, errors, or discrepancies that have been discovered in the bidding documents, and the written resolution thereof by the City's representative is acceptable to the Bidder. All of this must be accomplished prior to the Bid Opening date.*

Pass

Yes

7. Collusion*

Pass

This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted inconformity with any agreement or rules of any group, association, organization, or corporations, the Bidder has not directly or

indirectly induced or solicited any other Bidder to submit a false or sham bid; the Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and the Bidder has not sought by collusion to obtain any advantage over any other Bidder or over the City. It is understood that the City reserves the right to reject any or all Bids and to waive any technical irregularities in the bidding.

Yes

8. It is the intent of the City to award a contract to the responsible Bidder submitting the lowest base bid, provided the Bid has been submitted in accordance with the requirements of the bidding documents and is in the best interest of the City. *

Pass

Confirmed

9. The Scope of Work together with all related work required for comprehensive, fully functioning, warrantied systems and finishing includes but is not limited to the work listed in the PROCUREMENT SCOPE.*

Pass

- Contractor shall be responsible for adherence to the contract documents, construction documents, specifications and approved directives.
- Contractor shall be responsible for State CID requirements and permit.
- Contractor shall be responsible for verifications of all existing conditions, measurements and dimensions for bidding.
- Contractor shall be responsible for all permits, fees, and State and/or City inspections associated with the construction.
- Contractor shall be responsible for removal and securing of any existing equipment necessary to provide for the new work in accordance with the contract documents and to re-install these items in good work condition.

Confirmed

10. Confirmation of Bidder Regarding Equal Employment Opportunity*

Pass

This certification is required pursuant to Executive Order 11246 (30 F.R. 12319-25). The implementing rules and regulations provide that any Bidder or perspective contractor, or any of their proposed Subcontractors, shall state as an initial part of the Bid or negotiations of the Contract whether he has participated in any previous Contract or subcontract subject to the equal opportunity clause; and, if so, whether he has filed all compliance reports due under applicable instructions.

Where the certification indicates that the Bidder has not filed a compliance report due under applicable instructions, such Bidder shall be required to submit a compliance report within seven calendar days after Bid opening. No Contract shall be awarded unless such report is submitted.

Certification - The information above is true and complete to the best of my knowledge and belief.

Confirmed

11. Forms Required at Time of Bid

BID BOND, BID SECURITY AND AGENT'S AFFIDAVIT*
Please download the below documents, complete, and upload.

- Bid_Bond_Form.Bid_Security_...

bid_bond.pdf

NON-COLLUSION AFFIDAVIT OF PRIME BIDDER*
Pass

Please download the below documents, complete, and upload.

- Non-Collusion_Affidavit_of_...

non_collusion.jpg

SUBCONTRACTOR LISTING*
Pass

Please download the below documents, complete, and upload.

- Subcontractor_Listing.pdf

subcontractors_aa.pdf

CERTIFICATION OF NON-SEGREGATED FACILITIES*
Pass

Please download the below documents, complete, and upload.

- Certification_of_Non_Segreg...

non_segregated.jpg

CERTIFICATE OF LIABILITY INSURANCE*
Pass

- Certificate_of_Liability_In...

COI.pdf
work_comp_COI.pdf
auto_liability.pdf

BIDDER HAS READ, REVIEWED AND SIGNED ALL REQUIRED DOCUMENTS INCLUDED IN THE CLEAN WATER STATE REVOLVING FUND SUPPLEMENTAL CONDITIONS BELOW. *
Pass

Please download the below documents, complete, and upload.

- City_of_Santa_Fe_CWSRF_EQ_0...

supplemental_conditions_a.pdf

12. Forms Required at Time of Contract

PERFORMANCE BOND - SAMPLE

- Performance_Bond_SAMPLE.pdf

No response submitted

PAYMENT BOND - SAMPLE

- Payment_Bond_SAMPLE.pdf

No response submitted

AFFIDAVIT OF WAGES PAID
Please download the below documents, complete, and upload.

- AFFIDAVIT_OF_WAGES_PAID.pdf

No response submitted

STATEMENT OF INTENT TO PAY PREVAILING WAGES
Please download the below documents, complete, and upload.

- STATEMENT_OF_INTENT_TO_PAY_...

No response submitted

PAYROLL STATEMENT OF COMPLIANCE
Please download the below documents, complete, and upload.

- Payroll_Statement_of_Compli...

No response submitted

13. Technical Special Provisions

VENDOR HAS REVIEWED REVEGETATION SPECIAL PROVISION (ATTACHMENT C).*

Pass

Yes

VENDOR HAS REVIEWED MINOR PAVING SPECIAL PROVISION (ATTACHMENT D).*
Pass

Yes

PRICE TABLES

ARROYO DE LOS CHAMISOS URBAN TRAIL BID ITEMS

Line Item	NMDOT Item ID	Description	Quantity	Unit of Measure	Unit Cost	Total
1	203000	Site Earthwork	1	L.S.	$18,000.00	$18,000.00
2	207000	Subgrade Preparation	1,600	SQ. YD.	$5.50	$8,800.00
3	303140	Base Course 4"	229	SQ. YD.	$30.00	$6,870.00
4	416217	Minor Pavement Type II, WMA SP-IV	229	SQ. YD.	$45.00	$10,305.00
5	511200	Structural Concrete, CL A-4"	130	SQ. YD.	$150.00	$19,500.00
6	541200	Structural steel for miscellaneous structures	480	LB	$3.00	$1,440.00
7	570024	24" Culvert Pipe	10	L.F.	$180.00	$1,800.00
8	601000	Removal of structures and obstructions	1	L.S.	$12,000.00	$12,000.00
9	601110	Removal of surfacing	230	SQ. YD.	$45.00	$10,350.00

Line Item	NMDOT Item ID	Description	Quantity	Unit of Measure	Unit Cost	Total
10	602000	Riprap Class A (wire enclosed)	130	CU.YD.	$310.00	$40,300.00
11	602005	Riprap Class A (non-enclosed)	10	CU.YD.	$180.00	$1,800.00
12	602200	Gabions	1,220	CU.YD.	$326.00	$397,720.00
13	603281	SWPPP Plan preparation and maintenance	1	L.S.	$3,600.00	$3,600.00
14	607079	Pedestrian/Bicycle Railing	170	L.F.	$100.00	$17,000.00
15	609200	Header curb	10	L.F.	$150.00	$1,500.00
16	621000	Mobilization	1	L.S.	$24,000.00	$24,000.00
17	801000	Construction staking by the contractor	1	L.S.	$6,900.00	$6,900.00
18	632020	Class C Seeding	0.2	AC.	$42,000.00	$8,400.00
19		Care and diversion of water	1	L.S.	$4,200.00	$4,200.00
TOTAL						$594,485.00

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Gordo, LLC
1890 Camino Calavario
Santa Fe, NM 87507

SURETY:
(Name, legal status and principal place of business)
Philadelphia Indemnity Insurance Company
One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-1403

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)
City of Santa Fe
PO Box 909
Santa Fe, NM 87504

BOND AMOUNT: Five Percent (5%) of the Total Amount of the Bid

PROJECT:
(Name, location or address, and Project number, if any)
ITB#: FY26-Const. ITB-029 Arroyo de los Chamisos Urban Trail Repair

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 17th day of December, 2025

	Gordo, LLC
	(Contractor as Principal) *(Seal)*
(Witness)	
	(Title)
	Philadelphia Indemnity Insurance Company
	(Surety) *(Seal)*
(Witness)	
	(Title) John D. Weisbrot, Attorney-In-Fact

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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Init.
/

ACD43070810

Bid Security Form

THIS FORM MUST BE ATTACHED TO BOND

Review and Approval: This Bond has been executed by a Surety named in the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies," as published in Circular 570 (amended) by the Audit Staff Bureau of Accounts, United States Treasury Department.

Approved:

_____ **DATE:** _____

_____

Owner's Representative or Governing Authority

THIS FORM MUST BE
USED BY SURETY

Agent's Affidavit

BID SECURITY FORM

(To be filled in by Agent)

STATE OF Pennsylvania)
) ss.
COUNTY OF Bucks)

John D. Weisbrot, Attorney-In-Fact being first duly sworn deposes and says:

that he is the duly appointed agent for Philadelphia Indemnity Insurance Company

and licensed in the State of New Mexico. Deponent further states that a certain bond given to indemnify the City of Santa Fe in connection with the construction of ITB# FY26-Const. ITB-029 Arroyo de los Chamisos Urban Trail Repair

dated 17th day of December, 20 25, executed by Gordo, LLC

contractor, as principal and Philadelphia Indemnity Insurance Company, as surety, signed by this deponent; and deponent further states that said bond was written, signed, and delivered by him; that the premium on the same has been or will be collected by him; and that the full commission thereon has been or will be retained by him.

Tracy Konopka

Commonwealth of Pennsylvania - Notary Seal
TRACY KONOPKA - Notary Public
Bucks County
My Commission Expires December 3, 2026
Commission Number 1259261

Subscribed and sworn to before me, a notary public in and for the County of Bucks, this 17th day of December, 20 25.

My Commission expires: December 3, 2026

Agent's Address: 6023A Kellers Church Road
Pipersville, PA 18947

Telephone: 888-592-6631

PHILADELPHIA INDEMNITY INSURANCE COMPANY
One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint JOHN D. WEISBROT, MELISSA L. MCDADE, STEVEN M. VARGA OR NANCY NIGRO of Risk Strategies dba JW Bond Consultants, Inc., its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **$50,000,000.**

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEALTO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

(Seal)

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public: Vanessa McKenzie

Commonwealth of Pennsylvania - Notary Seal
Vanessa Mckenzie, Notary Public
Delaware County
My commission expires November 3, 2028
Commission number 1366394
Member, Pennsylvania Association of Notaries

residing at: Linwood, PA

My commission expires: November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 17th day of December, 2025.

Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

PHILADELPHIA INDEMNITY INSURANCE COMPANY

Statutory Statements of Admitted Assets, Liabilities and Capital and Sut'plus
(in thousands, except par value and share amounts)

Admitted Assets	As of December 31. 2024	2023
Bonds (fair value $9,153,035 and $8,720,743)	$ 9,774,560	$ 9,263,769
Preferred stocks (fair value $6,762 and $8,060)	6,762	8,060
Common stocks (cost $17,100 and $18,727)	20,298	21,946
Mortgage loans	980,210	1,060,940
Real estate	45,943	21,033
Derivatives	3,552	
Other invested assets (cost $219,302 and $201,673)	229,008	226,716
Receivables for securities sold	329	4,072
Cash, cash equivalents and short-term investments	176.533	147.539
Cash and invested assets	11,237,195	10,754,075
Premiums receivable, agents' balances and other receivables	1,166,132	1,108,771
Reinsurance recoverable on paid loss and loss adjustment expenses	63,067	57,589
Accrued investment income	94,377	93,350
Receivable from aftiliates	6,240	7,123
Federal income taxes receivable	8,824	
Net deferred tax assets	168,818	162,612
Other assets	19 448	11 103
Total admitt.ed assets	$ 12 764 101	$ 12 124 623

Liabilities and Capital and Sun1lus		
Liabilities:		
Unpaid loss and loss adjustment expenses	$ 6,059,913	$ 5,797,285
Unearned premiums	1,990,597	1,887,004
Reinsurance payable on paid loss and loss adjustment expenses	39,877	35,204
Federal income taxes payable		2,352
Ceded reinsurance premiums payable	183,308	152,393
Commissions payable, contingent commissions and other similar charges	310,107	298,124
Funds held	147,288	96,542
Payable to affiliates	20,596	20,862
Provision for reinsurance	78	295
Payable for securities purchased	9,021	12,957
Accrued expenses and other liabilities	54.505	62.438
Total liabilities	8,815,290	8.365.456
Capital:		
Common stock, par value of$ IO per share; 1,000,000 shares authorized, 450,000 shares issued and outstanding	4,500	4,500
Surplus:		
Gross paid-in and contributed surplus	386,071	386,07 I
Unassigned surplus	3,558,240	3 438 596
Total surplus	3.944.311	3.824.667
Total capital and surplus	3 948 811	3 829 167
Total liabilities and capital and surplus	$ 12,764,IQI	$ 12,12 623

The undersigned, being duly sworn, says: That she is the Executive Vice President and Chief Financial Officer of Philadelphia Indemnity Insurance Company; that said Company is a corporation duly organized in the state of Pennsylvania, and licensed and engaged in the State of Pennsylvania and has duly complied with all the requirements of the laws of the said State applicable of the said Company and is duly qualified to act as Surety under such laws; that said Company has also complied with and is duly qualified to act as Surety under the Act of Congress. And that to the best of her k o : tatement is a full, true and correct statement--

Attest:

Commonwealth of Pennsylvenle • Notary Seal
Kimberly A. Kessleski. Notary Public
Montgomery County
My commission expires December 18, 2028
Commission number 1245769
Member. Pennsylvania Association of Notarlea

Karen Gilmer-Pauciello, EVP & CFO

Sworn to before me this 3rd day of June 2025.

Kimberly Kessleski, Notary

PHILADELPHIA INDEMNITY INSURANCE COMPANY CORPORATE SEAL 1927 PENNSYLVANIA

t)11-Ct>llusion Allidi1vit of Pri1nc Bidder

Sl' \ l'l t11)
) ss.
L'OlJ 1\ 01:)

____ .:;,l;..(2..;¢_...;;;◆_IP_(◆;.. t\J'-- _____ __,, being first duly sworn, deposes and says that:

1) He is the OvJ◆fR- of _. ,l,l():Q◆◆_:..0.;:_0.....;L.1-C.-◆;;._ ---------- ' the Bidder that has submitted and attached Bid;

2) He is fully infonned respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

3) such Bid is genuine and is not a collusive or shamBid;

4) Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with the Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract or has in any manner directly or indirectly, sought by agreement or collusion or comm11nications or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Santa Fe, or any person interested in the proposed Contract; and

5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affront.

By: _____

Title: OWNER

Subscribed and s om to before me this \d day of December , 20 ctS

Nota Public

My Commission expires ◆. t'.4--J-'-'-....µ....C....S:,...6..L...-1--

YVONNE M TRUJILLO
Notary Public
State of New Mexico
Comm.# 2005995

My C omm. Exp. Apr 10, 2029

Subcontractor Listing

NOTE: A subcontractor that submits a bid valued at more than sixty thousand dollars ($60,000) for a city project that is subject to the Public Works Minimum Wage Act 13-4-10 NMSA 1978 shall be registered with the State of New Mexico, Department of Workforce Solutions, Labor Relations, Public Works Bureau.

1.	
TRADE	general contractor, gabions, concrete, steel
NAME	Gordo LLC
ADDRESS	1890 Camino Calvario, Santa Fe, NM 87507
TELEPHONE#	575-799-9723
LICENSE #	398140
NM DEPT. OF LABOR REGISTRATION	23841082442025
SUBCONTRACTOR SIGNATURE – TO BE OBTAINED AFTER AWARD OF CONTRACT	
2.	
TRADE	surveyor
NAME	Bona fide surveying
ADDRESS	P.O. Box 640, Fruita, Colorado 81521
TELEPHONE#	(970)200-5654
LICENSE #	23200
NM DEPT. OF LABOR REGISTRATION	less than $60,000
SUBCONTRACTOR SIGNATURE – TO BE OBTAINED AFTER AWARD OF CONTRACT	
3.	
TRADE	supplier of rock
NAME	Buildology
ADDRESS	17 Colony Dr, Santa Fe, NM 87507
TELEPHONE#	505-477-8152
LICENSE #	supplier only
NM DEPT. OF LABOR REGISTRATION	supplier only
SUBCONTRACTOR SIGNATURE – TO BE OBTAINED AFTER AWARD OF CONTRACT	
4.	
TRADE	swppp
NAME	E2RC
ADDRESS	439 S. Hill Road, Bernalillo, NM 87004
TELEPHONE#	505-867-4040
LICENSE #	350871
NM DEPT. OF LABOR REGISTRATION	#1772820160104
SUBCONTRACTOR SIGNATURE – TO BE OBTAINED AFTER AWARD OF CONTRACT	
5.	
TRADE	
NAME	
ADDRESS	
TELEPHONE#	
LICENSE #	
NM DEPT. OF LABOR REGISTRATION	
SUBCONTRACTOR SIGNATURE – TO BE OBTAINED AFTER AWARD OF CONTRACT	

*Add additional pages as required for your bid.

Ce1·tificntio11 of No11 Segregated Facilities

Tl1c constn1ctio11 contractor certifies tl1nt lie docs not rnaintnin or provide for his employees a1 1y scgrcgnted fncilities at any of l1is establishments and that he does not permit his cttlt)loyccs to perfor111 their services at any location, under his control, where segregated t1\cilit1cs are 1nnintnined. The construction contractor certifies further that he will not maintain or provide for 11is employees any segregated facilities at any of his establishments, and that he ,, ill not permit his employees to perform their services at any location, under his control, ,vl1ere segregated facilities are maintained. The construction contractor agrees that a breacl1 of tl1is certification is a violation of the Equal Opportunity Clause in this contract. As used in tl1is certification, the term "segregated facilities" means: any waiting room, work areas, rest rooms and wash rooms, restaurants and other eating areas; time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided tot employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color, or national origin because of habit, local custom, or otherwise. The construction contractor agrees that (except where he has obtained identical certifications from proposed Subcontractors for specific time periods) he will obtain identical certifications from proposed SUBCONTRACTORS prior to the award of subcontracts exceeding $10,000 which are not exempt from the provision of the Equal Opportunity Clause and that he will retain such certifications in his files.

By: C_(2._Ic._/0_---

Title:

Subscribed and sworn to before me this /2 day of JJJC!i,m bfL 201:b

Nota Public

My Commission expires: 4/10/2029

Notary Public
State of New Mexico
Comm. # 2005995
My Comm. Exp. Apr 10, 2029

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	PHONE (A/C, No, Ext): (855) 222-5919	FAX (A/C, No):
	E-MAIL ADDRESS: support@nextinsurance.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Next Insurance US Company	16285
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Gordo LLC
1890 Camino Calvario
Santa Fe, NM 87507

COVERAGES **CERTIFICATE NUMBER:** 440960506 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY / PRO-JECT / LOC OTHER:	X		NXTFH3PYKF-00-GL	11/20/2025	11/20/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000.00 $100,000.00 $10,000.00 $1,000,000.00 $1,000,000.00 $1,000,000.00
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
A	X UMBRELLA LIAB / X OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION $	X		NXTFH3PYKF-00-GL	11/20/2025	11/20/2026	EACH OCCURRENCE AGGREGATE	$ 1,000,000.00 $ 1,000,000.00
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
A	Contractors Errors and Omissions	X		NXTFH3PYKF-00-GL	11/20/2025	11/20/2026	Each Occurrence: Aggregate:	$10,000.00 $20,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is City of Santa Fe. This Certificate Holder is an Additional Insured on the General Liability policy and Umbrella/Excess Liability policy per the Additional Insured Automatic Status Endorsement. All Additional Insured privileges apply only if required by written agreement between the Certificate Holder and the insured, and are subject to policy terms and conditions.

CERTIFICATE HOLDER

City of Santa Fe
200 Lincoln Ave
Santa Fe, NM 87501

LIVE CERTIFICATE
Click or scan to view

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Inszone Insurance Services, LLC 2721 Citrus Road, Suite A Rancho Cordova CA 95742 License#: 0F82764	CONTACT NAME: Certificate Team PHONE (A/C, No, Ext): 877-308-9663 FAX (A/C, No): 916-400-2625 E-MAIL ADDRESS: certs@inszoneins.com
INSURED Gordo LLC 1890 Camino Calvario Santa Fe, NM 87507-3640 GORDLLC-02	INSURER(S) AFFORDING COVERAGE / NAIC # INSURER A : New Mexico Mutual Casualty Company 40627 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 677021612 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		0112404.101	7/14/2025	7/14/2026	X PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 500,000
							E.L. DISEASE - EA EMPLOYEE	$ 500,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Verification Of Insurance

CERTIFICATE HOLDER

City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Progressive Commercial Lines Customer and Agent Servicing	
AP INTEGO NEXT PO BOX 31241, SALT LAKE CITY, UT 84131	PHONE (A/C, No, Ext): 1-800-444-4487	FAX (A/C, No):
	E-MAIL ADDRESS: progressivecommercial@email.progressive.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : United Financial Casualty Company	11770
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Gordo LLC
1890 Camino Calvario
Santa Fe, NM 87507

COVERAGES **CERTIFICATE NUMBER:** 659651889511161716D121725T164435 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$100,000
	☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS	N	N	866982747	12/15/2025	12/15/2026	BODILY INJURY (Per accident)	$300,000
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$50,000
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						☐ PER STATUTE ☐ OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? ☐	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	See ACORD 101 for additional coverage details.	N	N	866982747	12/15/2025	12/15/2026	$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Santa Fe
200 Lincoln Ave
Santa Fe, NM 87501

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
AP INTEGO NEXT		Gordo LLC 1890 Camino Calvario Santa Fe, NM 87507
POLICY NUMBER		
866982747		
CARRIER	NAIC CODE	
United Financial Casualty Company	11770	EFFECTIVE DATE: 12/15/2025

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Additional Coverages

Insurance coverage(s)	Limits
Uninsured Motorist	$100,000/$300,000 Nonstacked
Uninsured Motorist Property Damage	$50,000 w/$250 Ded

Description of Location/Vehicles/Special Items

Scheduled autos only

1998 DODGE RAM 3500 3B6MF3666WM286184

Comprehensive	$2,500 Ded
Collision	$2,500 Ded
Roadside Assistance	Selected w/$0 Ded
Medical Payments	$5,000 each person

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NEW MEXICO ENVIRONMENT DEPARTMENT
CONSTRUCTION PROGRAMS BUREAU

Supplemental Conditions for Clean Water State Revolving Fund

Project: City of Santa Fe, CWSRF EQ 088, Arroyo de los Chamisos Urban Trail Repair

Contract Language and Certifications for Insert into Bid Specifications
Contract language is to be inserted verbatim into all construction contracts funded by the New Mexico Clean Water State Revolving Fund.

ALL GOVERNMENTAL PROJECTS		
Federal Requirement		
Contract Provision		
C1	Anti-Discrimination Laws (Super Cross-Cutters)	
C10	US EPA Office of the Inspector General Posting	

EQUIVALENCY PROJECTS		
Federal Requirement		
Contract Provision		
C4	Disadvantaged Business Enterprise Contract Provisions	
C5	Prohibition on Telecomm Contract Provisions	
C11	Public Awareness (Signage) Contract Provisions	
Forms		**Submit Completed Form to NMED**
Form C1	Certification of Non-Segregated Facilities (To be submitted by each bidder)	x
Form C2	Certification Regarding Debarment and Suspension (To be submitted by each bidder)	x
Form C7	Disadvantaged Business Enterprise Good Faith Efforts Checklist (To be submitted by each bidder)	x

Contractors and Subcontractors are required to comply with the following provisions:

CIVIL RIGHTS ACT OF 1964
The Contractor and any subcontractors shall not, on the grounds of race, color, or national origin, or sex, exclude from participation in, deny the benefits of, or subject to discrimination, any person under any program or activity receiving federal financial assistance.

SECTION 13 of PL 92-500; UNDER THE FEDERAL WATER POLLUTION CONTROL ACT; REHABILITATION ACT OF 1973; PL 93-112, AND AGE DISCRIMINATION ACT OF 1975
The Contractor and any subcontractors shall not on the grounds of race, color, national origin, or sex, exclude from participation in, deny the benefits of, or subject to discrimination any person under any program or activity funded in whole or in part with Federal funds. Any prohibition against discrimination on the basis of age under the Age Discrimination Act of 1975, or with respect to an otherwise qualified handicapped individual as provided in Section 504 of the Rehabilitation Act of 1973 shall also apply to any such program or activity.

The US Environmental Protection Agency requires that contracts exceeding $1,000,000 prominently display the Office of the Inspector General Hotline poster within contractor work areas and facilities where work is performed.

Posters may be obtained at:

https://www.epa.gov/office-inspector-general/poster-report-fraud-waste-and-abuse-epa-oig-hotline

The following clause must be inserted into all construction contracts for CWSRF Equivalency and Grant projects.

General Compliance (40 CFR Part 33).
The CONTRACTOR shall comply with the requirements of the Environmental Protection Agency's Program for Participation by Disadvantaged Business Enterprises (DBE) 40 CFR Part 33.

Note: EPA accepts DBE certifications from the following entities:

- The Small Business Administration (SBA) (both SBA 8(a) Program certifications and SBA Small Disadvantaged Business (SDB) Program self-certifications);
- The Department of Transportation's (DOT) state implemented DBE Certification Program (with U.S. citizenship) (New Mexico's Certified Disadvantaged Business Enterprise Directory may be found online at https://nmdotstar.com/links/);
- Tribal, State and local governments, as long as their standards for certification meet or exceed EPA's; and
- Independent private organization certifications as long as their standards for certification meet or exceed EPA's.

APPENDIX A: Non-discrimination Provision (40 CFR Appendix A to Part 33).
The CONTRACTOR shall not discriminate on the basis of race, color, national origin or sex in the performance of this contract. The CONTRACTOR shall carry out applicable requirements of 40 CFR part 33 in the award and administration of contracts awarded under EPA financial assistance agreements. Failure by the CONTRACTOR to carry out these requirements is a material breach of this contract which may result in the termination of this contract or other legally available remedies.

Contract Administration Requirements

The CONTRACTOR must adhere to the following:

1. Pay subcontractor(s) for satisfactory performance no more than 30 days from the prime contractor's receipt of payment from the recipient.
2. Notify the SRF assistance recipient in writing prior to any termination of a DBE subcontractor for convenience by the prime contractor.
3. Employ the six good faith efforts described in §33.301 in procurement of goods and services.
4. If a DBE subcontractor fails to complete work under the subcontract for any reason, the prime contractor must employ the six good faith efforts described in §33.301 if soliciting a replacement subcontractor.
5. Ensure that each procurement contract it awards contains the term and condition specified in APPENDIX A (40 CFR Appendix A to Part 33) concerning compliance with the requirements of this part.
6. Ensure that the term and condition in APPENDIX A (40 CFR Appendix A to Part 33) is included in each procurement contract awarded by an entity receiving an identified loan under a financial assistance agreement to capitalize a revolving loan fund.

Six Good Faith Efforts (40 CFR Part 33 Subpart C).

The CONTRACTOR agrees to make the following good faith efforts whenever procuring subcontracts, equipment, services and supplies. The CONTRACTOR shall retain records documenting compliance with the following six good faith efforts.

1. Ensuring Disadvantaged Business Enterprises are made aware of contracting opportunities to the fullest extent practicable through outreach and recruitment activities. For Indian Tribal, State and Local and Government recipients, this will include placing Disadvantaged Business Enterprises on solicitation lists and soliciting them whenever they are potential sources. New Mexico's Certified Disadvantaged Business Enterprise Directory may be found online at https://nmdotstar.com/links/

2. Making information on forthcoming opportunities available to Disadvantaged Business Enterprises and arrange time frames for contracts and establish delivery schedules, where the requirements permit, in a way that encourages and facilitates participation by Disadvantaged Business Enterprises in the competitive process. This includes, whenever possible, posting solicitations for bids or proposals for a minimum of thirty (30) calendar days before the bid or proposal closing date.

3. Considering in the contracting process whether firms competing for large contracts could subcontract with Disadvantaged Business Enterprises. For Indian Tribal, State and local Government recipients, this will include dividing total requirements when economically feasible into smaller tasks or quantities to permit maximum participation by Disadvantaged Business Enterprises in the competitive process.

4. Encourage contracting with a consortium of Disadvantaged Business Enterprises when a contract is too large for one of these firms to handle individually.

5. Using services and assistance of the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

6. If the prime contractor awards subcontracts, requiring the subcontractors to take the six good faith efforts in paragraphs 1 through 5 above.

The following clause must be inserted into all construction contracts for CWSRF Equivalency or Grant projects.

PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT

The CONTRACTOR shall comply with 2 CFR 200.216, which prohibits the use of loan or grant funds to procure or use certain telecommunication and video surveillance services or equipment either:

1. produced by Huawei Technologies Company, ZTE Corporation, Hytera Communications Corporation, Hangzhou Hilkvision Digital Technology Company, or Dahua Technology Company, or any subsidiary or affiliate of such entities; or
2. provided by an entity that the Secretary of Defense reasonably believes to be an entity owned or controlled by the government of a covered foreign county.

Entities on the excluded parties list can be found in the System for Award Management (www.sam.gov). This prohibition cannot be waived. See Public Law 115-232, section 889 for additional information.

Recipients of CWSRF financial assistance for projects identified as Equivalency Projects are required to comply with the policy described below.

Signage to Increase Public Awareness

For Clean Water State Revolving Fund
(CWSRF) Projects

On June 3, 2015, the United States Environmental Protection Agency (EPA) issued a memorandum that introduced new guidelines with the purpose of increasing public awareness of EPA assistance nationwide. The EPA "Signage Requirement" applies to CWSRF projects that have been selected to meet the federal requirements ("equivalency" projects). Costs to comply with the signage requirement are eligible expenses under the CWSRF assistance agreement.

What follows are some suggested methods that communities can use to increase awareness of the funding source for CWSRF projects.

1. **Standard Signage:** Use of a traditional sign that includes the name of the facility, project, and community; project cost; the NMED logo; and the EPA logo (see Attachment). This option should be selected for projects where the sign would be easily visible, such as near a major road or thoroughfare or where the facility is in a location where this would effectively publicize the project.

2. **Posters or Brochures:** The poster should be visible at the facility or community offices and should include the name of the facility, project, and community; brief description of the project; a brief description of the water quality benefits the project will achieve; the NMED logo; and that the project is wholly or partially funded with EPA funding. If a brochure is used, it could be included in a standard mailing or be available at community offices, public libraries, community centers, or court house. This option may be more appropriate for projects located in rural areas.

3. **Newsletter, Periodical, or Press Release:** For communities where there is no suitable public space or where advertisement through signage is unlikely to reach community members effectively, projects may be advertised in a community newsletter or similar periodical. The newsletter, periodical, or press release should contain the name of the facility, project, and community; the NMED logo; that the project is wholly or partially funded with EPA funding; a brief description of the project; and a brief description of the water quality benefits to be achieved.

4. **Insert or Pamphlet in Water/Sewer Bill:** This approach would effectively publicize the project to those individuals directly benefiting from the project. The insert or pamphlet should include the name of the facility, project, and community; the NMED logo; that the project is wholly or partially funded with EPA funding; a brief description of the project; and a brief listing of water quality benefits that will be achieved. A sample insert is attached.

5. **Online and Social Media Publicity:** Many communities are increasingly finding that the online forum is the most cost-effective approach to publicize their programs and reach a broad audience of stakeholders. Online publicity may appear on the town, community, or facility website if available. Social media sites such as Facebook or Twitter can also be used. This option could be a more cost-effective option than traditional signs or print media. In the case of some projects, such as nonpoint source projects, there might be additional opportunities for online publicity through partner agencies or organizations. When using this option, the online notice should include the name of the facility, project, and community; the NMED logo; that the project was wholly or partially funded with EPA funding; and a brief description of the project and water quality benefits that will be achieved.

Below is sample language that communities may use in any of the above options:

> *Construction of upgrades and improvements to the [Name of Facility, Project Location, or WWTP] were financed by the [Clean Water/Drinking Water] State Revolving Fund. The [CWSRF/DWSRF] program is administered by the New Mexico Environment Department with joint funding from the U.S. Environmental Protection Agency and the State of New Mexico. This project will [description of project] and will provide water quality benefits [details specifying particular benefits] for community residents and businesses in and near [name of town, city, and/or water body or watershed to benefit from the project]. [CWSRF/DWSRF] programs operate around the country to provide states and communities the resources necessary to maintain and improve the infrastructure that protects our valuable water resources nationwide.*

If a community chooses to use any of the above signage options, the costs associated with those activities are eligible for CWSRF or DWRF funding. Ideally, a cost estimate should be included with the Project Plan, and final cost documentation should be submitted with the Part II Application. Communities are encouraged to consider the costs and benefit of each of these options and which would be the most effective in their area. Be sure to provide a hard copy of the selected signage option to the Construction Programs Bureau office for documentation. If a sign, poster, or online publicity method is being, used please send a Word or PDF copy.

How to Acquire the EPA and NMED Logos

Attached you will find an electronic copy of the EPA logo (If you need a higher resolution/quality EPA logo, please contact our office). You may use the EPA logo for your signage needs, but be sure to comply with the attached EPA Logo and Seal Specifications memo. Also attached is an electronic copy of the NMED logo. Please only use these files for your CWSRF or DWSRF signage purposes, any other uses are not permitted.

If you have any questions about this policy or use of the logos you may contact NMED at (505) 469-3365.

This publication is intended for guidance only and may be impacted by changes in legislation, rules, policies, and procedures adopted after the date of publication. Although this publication makes every effort to teach users how to meet applicable compliance obligations, use of this publication does not constitute the rendering of legal advice.



United States
Environmental Protection
Agency

EPA LOGO & SEAL SPECIFICATIONS FOR SIGNAGE PRODUCED BY EPA ASSISTANCE AGREEMENT RECIPIENTS

EPA's logo is a two-leaved flower, without stem, accompanied by the Agency's initials to the right. The EPA logo is the primary identifier for use on construction grant signage. Assistance agreement recipients are not required to receive EPA approval to use the EPA logo when used in accordance with the terms and conditions of their assistance agreement award.

The official seal of EPA is circular and is comprised of the two-leaved flower, with stem, encircled by the title UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. The EPA seal may be used only when official comparable seals are used and the recipient has received prior written EPA approval.

It is important that the EPA logo and seal always be reproduced with consistent high quality. The seal and logo must remain intact and unchanged (for example, don't use the flower from the seal by itself). The logo and seal may only be displayed using either the standard color scheme or a single color that complements the background where it appears.

COLOR AND SPACING

- The entire logo and seal must appear in black, gray, or any uniform color or knock out white on a dark background. The flower and text may not be different colors. The flower itself may not contain more than one color. The seal can be monotone or full color, based on the rest of the seals that it's placed with.
- The relationship between the flower portion of the logo and Helvetica type should never be shifted or adjusted.

PMS 362

PMS 660

Process Black at 70%

Process Black 100%

Knock out on a dark color

PREFERRED USE

Use the preferred presentation of the logo on products that do not have enough space for the full logo with text. It may also be used in the presence of other logos.

SIZE AND LOGO WITH OTHER LOGOS

It's important that all parts of the EPA logo be readable. The EPA logo should not be reproduced at sizes any smaller than 1.0" height on a sign. There are no maximum size restrictions as long as the clear space requirements are met. The logo should be made the same relative size as the other logos on the signage.

1.0"

MTA Maryland

NJ TRANSIT The Way To Go.

SIZE AND SEAL WITH OTHER SEALS

When there are multiple state or Federal seals/circular logos, the use of the EPA seal is appropriate with prior written EPA approval. The EPA seal should be the same size as the seals that accompany it and should be a minimum of 3 inches in height.

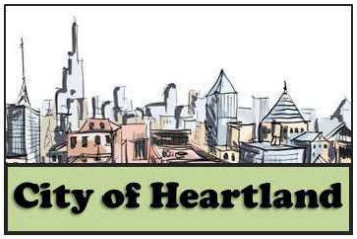
IMPROPER LOGO USAGE

My Program

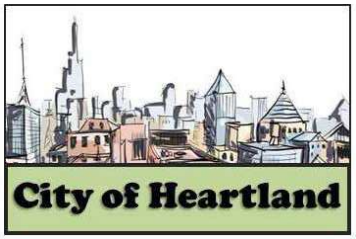
Too close

Office of ...

SAMPLE INSERT for Water/Sewer Bill



You may have noticed some construction activity around town! We are currently making improvements to the Heartland Wastewater Treatment Plan located at 100 Heartland Drive. Improvements include the installation of a new pump and clarifier basin improvements. These improvements are being made so that we can continue to treat Heartland's wastewater and maintain the quality of the water that is discharged into Heart River. This project is financed using state and federal funding from the New Mexico Environment Department and the U.S, Environmental Protection Agency. If you have any questions you can contact the city at 111-123-4567.



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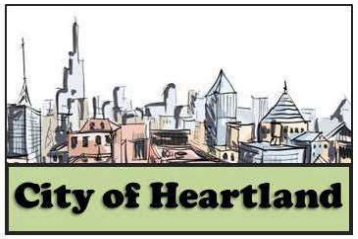

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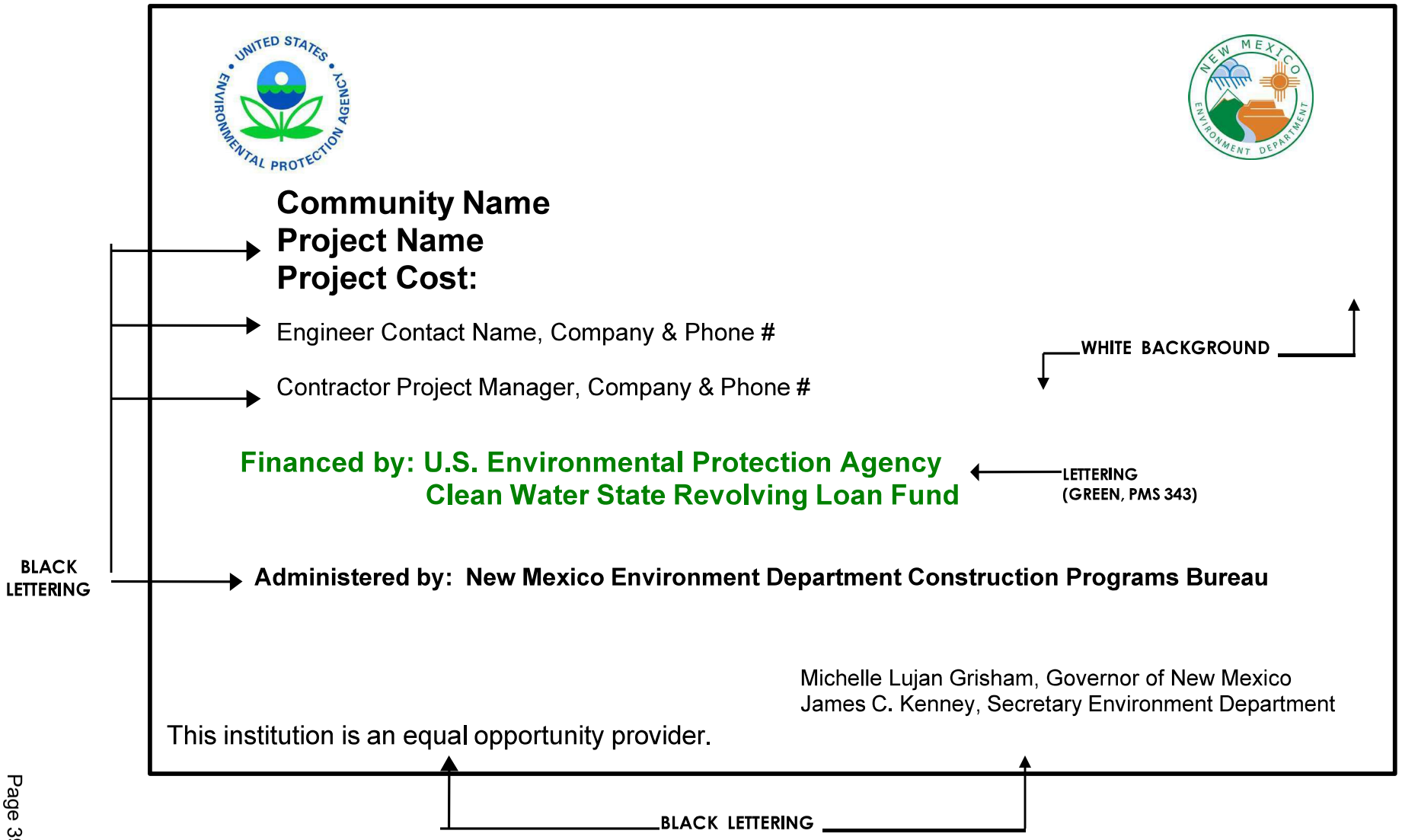
NEW MEXICO
ENVIRONMENT DEPARTMENT

EXAMPLE PROJECT SIGN FOR CWSRF FUNDED PROJECTS



SIGN DIMENSIONS: 1200 mm x 2400 mm x 19 mm (approx. 4' x 8' x ¾")
PLYWOOD PANEL (APA RATED A-B GRADE–EXTERIOR)

	U.S. Environmental Protection Agency Certification of Non-Segregated Facilities	Form #C1

SRF Project Number: FY26-Const. ITB-029
Project Name: Arroyo de los Chamisos Urban Trail Repair
Assistance Recipient: City of Santa Fe

(Applicable to contracts, subcontracts, and agreements with applicants who are themselves performing Federally assisted construction contracts, exceeding $10,000 which are not exempt from the provisions of the Equal Opportunity clause.)

By the submission of this bid, the bidder, offeror, applicant, or subcontractor certifies that he does not maintain or provide for his employees any segregated facilities at any of his establishments, and that he does not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. He certifies further that he will not maintain or provide for his employees any segregated facilities at any of his establishments, and that he will not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The bidder, offeror, applicant, or subcontractor agrees that a breach of this certification is a violation of the Equal Opportunity clause in this contract. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color, or national original, because of habit, local custom, or otherwise. He further agrees that (except where he has obtained identical certifications from proposed subcontractors for specific time periods) he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding $10,000 which are not exempt from the provisions of the Equal Opportunity clause; that he will retain such certifications in his files; and that he will forward the following notice to such proposed subcontractors (except where the proposed subcontractors have submitted identical certifications for specific time periods):

NOTICE TO PROSPECTIVE SUBCONTRACTORS OF REQUIREMENT FOR CERTIFICATIONS OF NON-SEGREGATED FACILITIES

A Certification of Non-segregated Facilities, as required by the May 9, 1967, order (33 F.R. 7808, May 28, 1968) on Elimination of Segregated Facilities, by the Secretary of Labor, must be submitted prior to the award of a subcontract exceeding $10,000 which is not exempt from the provisions of the Equal Opportunity clause. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

Eric Biderman Digitally signed by Eric Biderman Date: 2025.12.16 17:15:18 -07'00' 12/16/25

Signature of Authorized Representative — Date

Eric Biderman, owner

Name and Title of Authorized Representative

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.
EPA-7 5720-4.2

	Debarments and Suspensions	Form #C2

The Contractor is required to sign this form and return it to the Assistance Recipient for any CWSRF Equivalency or Grant-Funded project. In addition, the Contractor must require any Sub-Contractor for contracts $25,000 and above to sign and return this form to the Contractor.

SRF Project Number: FY26-Const. ITB-029
Project Name: Arroyo de los Chamisos Urban Trail Repair
Assistance Recipient: City of Santa Fe

Any bidder or equipment supplier whose firm or affiliate is listed in on the U.S. General Services Administration Excluded Parties List will be prohibited from the bidding process. The excluded parties records search engine is located at the System for Award Management (SAM) website: https:// www.sam.gov/SAM/. Pursuant to 2 CFR Part 180, as supplemented by 2 CFR 1532, any entity submitting a bid while the SAM website lists that entity as having an active exclusion will be determined by the DNR to be a non-responsive bidder and will not be able to receive SRF funding.

United States Environmental Protection Agency Washington, DC 20460
Certification Regarding Debarment, Suspension, and Other Responsibility Matters

The prospective participant certifies to the best of its knowledge and belief that it and the principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
(b) Have not within a three year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction: violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
(c) Are not presently indicted or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1) (b) of this certification; and
(d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. In addition, under 18 U SC Sec. 10 01, a false statement may result in a fine of up to $10,000 or imprisonment for up to 5 years, or both.

Eric Biderman 12/16/25

Signature of Authorized Representative — Date

Eric Biderman, owner

Name and Title of Authorized Representative

☐ I am unable to certify to the above statements. My explanation is attached.

Instructions

Under Executive Order 12549 an individual or organization debarred or excluded from participation in Federal assistance or benefit programs may not receive any assistance award under a federal program, or a sub-agreement thereunder for $25,000 or more.

Accordingly, each prospective recipient of an EPA grant, loan, or cooperative agreement and any contract or sub-agreement participant thereunder must complete the attached certification or provide an explanation why they cannot. For further details, see 40 CFR 32.510, Participants' responsibilities, in the attached regulation.

Where to Submit

The prospective EPA grant, loan, or cooperative agreement recipient must return the signed certification or explanation with its application to the appropriate EPA Headquarters or Regional office, as required in the application instructions.

A prospective prime contractor must submit a completed certification or explanation to the individual or organization awarding the contract.

Each prospective subcontractor must submit a completed certification or explanation to the prime contractor for the project.

How to Obtain Forms:

EPA includes the certification form, instructions, and a copy of its implementing regulation (40 CFR Part 32) in each application kit. Applicants may reproduce these materials as needed and provide them to their prospective prime contractor, who, in turn, may reproduce and provide them to prospective subcontractors.

Additional copies/assistance may be requested from:

Compliance Branch
Grants Administration Division (PM-216F)
U.S. Environmental Protection Agency
401 M Street, SW
Washington DC 20460
(Telephone: 202-475-8025)

EPA Form 5700-19 (11-88)

	Disadvantaged Business Enterprise Good Faith Efforts Checklist	Form #C7

This form and Good Faith Efforts Checklist must be completed and signed by the Prime Contractor ***when hiring a subcontractor*** and must be submitted to the project owner (SRF assistance recipient).

Disadvantaged Business Enterprise (DBE) Solicitation Good-Faith Efforts

The Six Good Faith Efforts are required methods employed by all EPA financial assistance agreement recipients to ensure that Disadvantaged Business Enterprises (DBEs) have the opportunity to compete for contracts and subcontracts funded by EPA financial assistance dollars.

Prime Contractor's DBE requirements for SRF projects include:

- Taking affirmative steps for DBE participation
- Maintaining documentation of these affirmative steps

PROJECT INFORMATION

SRF Project Number:	FY26 Const. ITB-029
SRF Project Name:	Arroyo de los Chamisos Urban Trail Repair
Assistance Recipient:	City of Santa Fe
Prime Contractor:	Gordo LLC
Address of Prime Contractor:	1890 Camino Calvario, Santa Fe, NM 87507
Name & Title of Prime Contractor's Authorized Representative	Eric Biderman, owner
Signature of Authorized Representative:	Eric Biderman
Check if Prime Contractor is: ☐ **Minority-Owned** ☐ **Women-Owned**	

Note: New Mexico's Certified Disadvantaged Business Enterprise Directory may be found online at https://nmdotstar.com/links/

In addition, NMED also accepts DBE certifications from the following entities:

- The Small Business Administration (SBA) (both SBA 8(a) Program certifications and SBA Small Disadvantaged Business (SDB) Program self-certifications);
- The Department of Transportation's (DOT) state implemented DBE Certification Program (with U.S. citizenship)
- Tribal, State and local governments, as long as their standards for certification meet or exceed EPA's; and
- Independent private organization certifications as long as their standards for certification meet or exceed EPA's.

GOOD FAITH EFFORTS CHECKLIST

Please complete the checklist when soliciting subcontractors for the SRF Project noted above to determine if you have complied with the requirement to make good faith efforts to ensure that certified Disadvantaged Business Enterprises (DBEs) have the opportunity to compete for procurements funded by EPA financial assistance funds. Bidders/offerors must make good faith efforts prior to submission of bids/proposals.

1. Did you ensure that DBEs are made aware of subcontracting opportunities to the fullest extent practicable through outreach and recruitment activities? [x] Yes [ ] No

2. Did you make information on forthcoming opportunities available to DBEs and arrange time frames for subcontracts and establish delivery schedules, where the requirements permit, in a way that encourages and facilitates participation by DBEs in the competitive process? This includes, whenever possible, posting solicitation for bids or proposals for a minimum of 30 calendar days before the bid or proposal closing date. [x] Yes [ ] No

3. Did you consider in the subcontracting process whether firms competing for large sub-contracts could subcontract with DBEs? This will include dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by DBEs in the competitive process. [x] Yes [ ] No

4. Did you encourage subcontracting with a consortium of DBEs when a subcontract is too large for one of these firms to handle individually? [x] Yes [ ] No

5. Did you use the services of the Small Business Administration and the Minority Business Development Agency of the Department of Commerce to identify potential subcontractors? [x] Yes [ ] No

6. List the potential DBE subcontractors that were contacted.

Name	How Contacted (e.g. letter, phone call, fax, e-mail)	Response (e.g. did not respond, not interested, not competitive)
Renee Roybal	phone, and email	NMDOT is redoing the entire DBE program based on new federal rules
Frank's supply	phone	gave a price for equipment
Southwest landscape	phone	not competitive
Montanos	phone	does not have material

CONTRACT ADMINISTRATION PROVISIONS

Several contract provisions are required to prevent unfair practices that adversely affect DBEs. These include:

1. Prime Contractor must pay its Subcontractor for satisfactory performance no more than 30 days from the Prime Contractor's receipt of payment from the SRF loan recipient.

2. Prime Contractor must notify the SRF loan recipient in writing prior to termination of a DBE subcontractor for convenience.

3. Prime Contractor must employ the six Good Faith Efforts to solicit a replacement subcontractor if a DBE subcontractor fails to complete work under a subcontract for any reason.

From: Matt Loehman
To: JORDY, CLAIRE S.
Subject: Re: Horizons Determination - Arroyo Chamisos Urban Trail Repair
Date: Saturday, January 10, 2026 11:33:24 AM
Attachments: image001.png
image001.png

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

We will respectfully decline this opportunity.

Thank you,

Matt

Matt Loehman
Executive Director

Horizons of New Mexico
6121 Indian School Rd. NE, Suite 220
Albuquerque, NM 87110

office phone: (505) 345-1540
email: mloehman@horizonsofnewmexico.org
web: www.horizonsofnewmexico.org

On Fri, Jan 9, 2026, 4:10 PM JORDY, CLAIRE S. <csjordy@santafenm.gov> wrote:

> To whom it may concern,
>
> We are curious if Horizons is interested in the following work:
>
> Construction of: Arroyo de los Chamisos Urban Trail Repair
>
> Location: City of Santa Fe
>
> Prepared For: Inclusion in Project Specifications / Bid Documents

Scope of Work

Construction will consist of removal and reconstruction activities to mitigate erosion along the

Arroyo de los Chamisos Trail. The work includes removal of deteriorated infrastructure, regrading,

drainage, and outfall protection improvements, erosion control implementation, and final trail

restoration.

The scope of work for construction will include, but is not limited to

- Onsite Meetings with the Engineer of Record
- Site Preparation
- Removal & Demolition
- Earthwork & Grading
- Drainage & Outfall Protection
- Trail Construction & Paving
- Erosion Control & Site Restoration
- Traffic Control
- Mobilization, Demobilization & Final Cleanup

Thank you,

Claire Jordy

Project Manager II

River and Watershed Section

City of Santa Fe

phone: 505-469-8849

email: csjordy@santafenm.gov

CITY OF SANTA FE
RIVER & WATERSHED

From: DUTTON-LEYDA, TRAVIS K.
To: GALLEGOS, JAMES; Purchasing DET
Cc: ISAACSON, ZOE R.; JORDY, CLAIRE S.
Subject: Re: Request for determination for the Arroyo de Los Chamisos Urban Trail Repair
Date: Tuesday, September 16, 2025 10:22:48 AM
Attachments: image001.png
Outlook-l5ybs0rf.png
Outlook-Chart. tex

Greetings,

Based on the information provided, the scope of work is classified as **Construction**. This determination is made solely for the purpose of addressing the classification question and does not constitute a comprehensive review of the scope or the procurement method's compliance with all applicable legal or regulatory requirements.

This determination is subject to change if the scope of work is modified from the original submission.

The procurement process must comply with all applicable requirements, including but not limited to:

- The City of Santa Fe's Procurement Manual
- Central Purchasing procedures
- Applicable state statutes
- Requirements of the New Mexico Department of Workforce Solutions, if applicable

Please note:

- Save this email as a PDF and upload it into the corresponding Munis record(s).
- If your request includes anything that needs to be reviewed and preapproved by another City Department/Division, please send the same SOW to the corresponding email address and include their response in your packet/Munis.

-Treasury (Point of Sale Systems) – questions: drsena@santafenm.gov; clromero@santafenm.gov. Request signature from: clromero@santafenm.gov
-IT components (everything IT) – questions: ereview@santafenm.gov. Request signature from: edcandelaria@santafenm.gov;
Copy: zxdushdurova@santafenm.gov; lenobes@santafenm.gov; lfworstell@santafenm.gov
-Vehicles – questions: fleet@santafenm.gov. Request signature from: dmjaramillo@santafenm.gov
-Grants – questions: grants@santafenm.gov. Request signature from: evlujan@santafenm.gov
- Construction, Facilities, Furniture, Fixtures, Equipment, etc. – questions: fmdreview@santafenm.gov. Request signature from: jsburnett@santafenm.gov_
-Emergency Related Purchases – questions oem@santafenm.govand. Request signature from: klmorgan@santafenm.gov
-Asset over $5k – questions: accountspayable@santafenm.gov. Request signature from: jxbolden@santafenm.gov

- Ensure that the appropriate templates and forms are used https://intranet.santafenm.gov/finance_1 and documented procedures/laws/rules are followed.
- When processing this procurement, please ensure the procurement number issued by Munis and the procurement name are used in the appropriate documents and the subject of emails.

- If you are processing a procurement where the forecasted amount is =/> $60k, per NMSA 1978, Section 13-1-102, the procurement method must be ITB (if you choose not to use a cooperative or an existing contract). If you feel you need to process an RFP, you must get an Authorization and Plan approved before you process.

- < $20k per year, one quote is acceptable.

- From $20k to $60k per year, if you aren't using a cooperative or existing contract, you must provide 3 quotes in your req. Must use the Munis Bid Module, OpenGov, or Pavilion.

- **Identify your funding source and notify Purchasing.**
It's essential to determine the funding source early, as it impacts the required documentation and contract language. For example, if federal funds are being used, specific federal provisions must be included in both the procurement request and the resulting contract. Notifying Purchasing of the funding source upfront ensures compliance and avoids delays.

- Follow the link below to review existing price agreements, contracts, or cooperative agreements that might be applicable to this request. You might be able to use an existing price agreement/contract to save time and money.

    - Pavilion: Free Cooperative Contract Search for Governments (please work with Purchasing if you think you found an existing or cooperative contract that might work)

- Submit via **Submit Purchase Requests** or the appropriate email address:

    - Determination requests to purchasing_det@santafenm.gov

    - All other requests to purchasing@santafenm.gov

Thank you for submitting this scope of work for my review.

Book time to meet with me

Regards,

Travis Dutton-Leyda, City of Santa Fe Chief Procurement Officer

200 Lincoln Avenue

Santa Fe, NM 87501

505-629-8351

tkduttonleyda@santafenm.gov

Vendor Registration Sites and Current Procurement Opportunities:

[Current] https://santafenm.munisselfservice.com/vss/

[Transitioning] https://procurement.opengov.com/portal/santafenm

[Current] https://www.withpavilion.com/

Internal Link: https://intranet.santafenm.gov/central_purchasing_division_cpd

CITY OF SANTA FE
FINANCE

"A journey of a thousand miles begins with a single step" ~ Lao Tzu

---

From: GALLEGOS, JAMES <jgallegos1@santafenm.gov>
Sent: Tuesday, September 16, 2025 8:40 AM
To: Purchasing DET <purchasing_det@santafenm.gov>
Cc: ISAACSON, ZOE R. <zrisaacson@santafenm.gov>; JORDY, CLAIRE S. <csjordy@santafenm.gov>
Subject: Request for determination for the Arroyo de Los Chamisos Urban Trail Repair

To whom it may concern,
We are curious if Horizons is interested in the following work:
Construction of: Arroyo de los Chamisos Urban Trail Repair
Location: City of Santa Fe
Prepared For: Inclusion in Project Specifications / Bid Documents

Scope of Work
Construction will consist of removal and reconstruction activities to mitigate erosion along the Arroyo de los Chamisos Trail. The work includes removal of deteriorated infrastructure, regrading, drainage, and outfall protection improvements, erosion control implementation, and final trail restoration.
The scope of work for construction will include, but is not limited to

- Onsite Meetings with the Engineer of Record
- Site Preparation
- Removal & Demolition
- Earthwork & Grading
- Drainage & Outfall Protection
- Trail Construction & Paving
- Erosion Control & Site Restoration
- Traffic Control
- Mobilization, Demobilization & Final Cleanup

Thank you,

Jimmie Gallegos
River & Watershed
Stormwater Inspector
Jgallegos1@santafenm.gov
Office: 505-955-2133
Cell: 505-316-4697



CITY OF SANTA FE
RIVER & WATERSHED

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Next First Insurance Agency, Inc.
PO Box 60787
Palo Alto, CA 94306

CONTACT NAME:
PHONE (A/C, No, Ext): (855) 222-5919 **FAX (A/C, No):**
E-MAIL ADDRESS: support@nextinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Next Insurance US Company	16285
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Gordo LLC
1890 Camino Calvario
Santa Fe, NM 87507

COVERAGES **CERTIFICATE NUMBER:** 440960506 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	X		NXTFH3PYKF-00-GL	11/20/2025	11/20/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000.00 $100,000.00 $10,000.00 $1,000,000.00 $1,000,000.00 $1,000,000.00
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $	X		NXTFH3PYKF-00-GL	11/20/2025	11/20/2026	EACH OCCURRENCE AGGREGATE	$ 1,000,000.00 $ 1,000,000.00
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
A	Contractors Errors and Omissions	X		NXTFH3PYKF-00-GL	11/20/2025	11/20/2026	Each Occurrence: Aggregate:	$10,000.00 $20,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is City of Santa Fe. This Certificate Holder is an Additional Insured on the General Liability policy and Umbrella/Excess Liability policy per the Additional Insured Automatic Status Endorsement. All Additional Insured privileges apply only if required by written agreement between the Certificate Holder and the insured, and are subject to policy terms and conditions.

CERTIFICATE HOLDER
City of Santa Fe
200 Lincoln Ave
Santa Fe, NM 87501

LIVE CERTIFICATE
Click or scan to view

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

License Number: 238023

License Details | Tab Elements | Main Menu

License Details

License Type:	Out of Jurisdiction Contractor - General Renewable	**District:**	Default	**Applied Date:**	09/02/2025
Period Start Date:	09/03/2025				
Status:	Renewed			**Expiration Date:**	09/03/2026

Business | Locations | Fees | Attachments | Contacts | More Info

Business | Next Tab | License Details | Main Menu

Business

Company Name:	Gordo LLC	**DBA:**		**Open Date:**	
Company Type:	Limited Liability Company	**Status:**	Active	**Closed Date:**	
District:	Default			**Last Audit Date:**	
Location:	Residential				
Description:	Construction contractor				

Log # *{Finance use only}*:	
Journal # *{Finance use only}*:	

City of Santa Fe, New Mexico
BUDGET AMENDMENT RESOLUTION (BAR)

DEPARTMENT / DIVISION NAME	DATE
Public Works / Parks & Open Space / River & Watershed	1/12/2026

ITEM DESCRIPTION	ORG	OBJECT	PROJECT	INCREASE	DECREASE
EXPENDITURES				*{enter as positive #}*	*{enter as negative #}*
WIP Construction - Arroyo Chamisos Urban Trail Repair	2310411	572970	PTW2623100	643,159	
REVENUES				*{enter as negative #}*	*{enter as positive #}*
Clean Water State Revolving Fund 088	2310411	490190	PTW2623100	(643,159)	
				$ -	$ -

JUSTIFICATION: *(use additional page if needed)*
--Attach supporting documentation/memo

Loan # CWSRF 088 to construct (700C) - Arroyo de los Chamisos Urban Trail Repair. This project is a repair and improvement of existing stormwater infrastructure in the arroyo, as well as the failing Arroyo Chamisos Urban Trail.

This project is the third project to utilize Clean Water State Revolving Fund Loan 088

{Complete section below if BAR results in a net change to ANY Fund}

Fund(s) Affected	Fund Balance Increase/(Decrease)
TOTAL:	**0**

Zoe Isaacson	1/12/2026	*{Use this form for Finance Committee/ City Council agenda items ONLY}*	Andy Hopkins	02/10/2026
Prepared By *{print name}*	Date	**CITY COUNCIL APPROVAL**	Budget Officer	Date
Carol Swenson	Feb 10, 2026	*City Council Approval Date*		
Business Operations Manager	Date		Finance Director *{≤ $5,000}*	Date
Timothy Farrell	Feb 10, 2026	*Agenda Item #:*		
Department Director Signature	Date		City Manager *{≤ $60,000}*	Date

Signature: Zoe Isaacson

Email: zrisaacson@santafenm.gov

Signature: Melissa McDonald

Email: mamcdonald@santafenm.gov

CITY OF SANTA FE

The Purchasing Memo

Date: January 21, 2026

To: Governing Body, Finance Committee, and Public Works & Utilities Committee

From: Scott Ouderkirk, Interim Fire Chief SCOTT OUDERKIRK

Via: Mario Risso, Assistant Fire Chief MARIO RISSO

Subject: Software Agreement for Electronic Reporting Software

Vendor Name: Image Trend

Munis Vendor Number: 9260

ITEM AND ISSUE:

Fire Department respectfully requests your review and approval of a General Services Contract / Software Agreement. The total compensation for this Contract, including GRT, shall not exceed four hundred six thousand six hundred fifty-eight dollars and forty-nine cents ($406,658.49) for call reporting software for a term of four years with Image Trend, Inc.

CONTRACT NUMBER:

The FY26 Munis contract number is 3260270.

BACKGROUND AND SUMMARY:

Data capture and records management is crucial for the Santa Fe Fire Department (SFFD) for clinical, compliance, financial, evaluations, legal and business operations reasons. We have utilized this software for the past four years. This request will establish a new contract extending our relationship for another four-year term. The Image Trend software platform allows SFFD to improve data workflow and ability to access and organize department data.

PRIOR APPROVALS AND SUPPORTING INFORMATION:

FUNDING SOURCE:

Fund Name/Number: General Fund/Fund 100

Munis Org Name/Number: Fire Administration/ 1002001

Munis Object Name/Number: Software Subscriptions/ 530710

Budget Officer / Designee: Andy Hopkins **Date:** 02/10/2026

Budget Officer Comment/Exceptions: _____

PROCUREMENT METHOD:

The procurement method used was NMSA 1978, Section 13-1-126, Sole Source

Sole Source #60-M0087-25-CP564

Chief Procurement Officer (CPO)/Designee: _____ **Date:** 02/10/2026

CPO Comment/Exceptions: _____

ASSOCIATED APPROVALS:

IT Components included? ☐ Yes | ☒ No

Approval: NA **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Treasury/Point of Sale Components included? ☐ Yes | ☒ No

Approval: NA **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Vehicles included? ☐ Yes | ☒ No

Approval: NA **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Construction to City Facilities, Furniture, and/or Fixtures included? ☐ Yes | ☒ No

Approval: NA **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Is this an externally funded purchase? ☐ Yes | ☒ No

If yes, what is the issuing agency: _____

Approval: NA **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Is this a Capital Asset or Project? ☐ Yes | ☒ No

Project Ledger Number: _____

Approval: NA **Title:** _____ **Date:** _____

Comment/Exceptions: _____

ATTACHMENTS:

Horizons declination
Procurement document: Sole Source Determination
Vendor's Quote
Certificate of Liability Insurance (COI)
General Services Contract

Signature: MARIO RISSO (Jan 21, 2026 11:21:41 MST)

Email: mdrisso@santafenm.gov

Signature: SCOTT OUDERKIRK (Jan 21, 2026 11:22:47 MST)

Email: slouderkirk@santafenm.gov

Services Offered to the City of Santa Fe (FY26)

Approved:
These services have been approved by the New Mexico Council for Purchasing from Persons with Disabilities and are available through Horizons of New Mexico.

- ADA Accessibility Consulting Services
- Auctioneering Services
- Bulk Mailing and Sorting
- Call Center Services
- Computer Refurbishing
- Courier Services
- Decontamination, Sanitation and Sterilization Services
- Debris Removal
- Document Imaging
- Document Shredding
- Envelope Stuffing
- General Labor
- Hard Drive Destruction
- Janitorial and Housekeeping Services – Including Carpet Cleaning & Floor Care
- Landscape Irrigation
- Landscaping
- Mailing Services
- Management of an Assistive Technology Reuse and Recycling Program
- Medical Waste Disposal
- Meeting Minute Preparation Services
- Pest Control and Extermination Services
- Printing Services
- Rest Area Maintenance
- Screen Printing
- Snow Removal
- Temporary Staffing Services
- Yard, Grounds, and Lawn Maintenance

Permissive:
The services have been approved by the New Mexico Council for Purchasing from Persons with Disabilities as permissible for sale under the State Use Act through Horizons of New Mexico. While the Council recognizes that certain Horizons of New Mexico members are capable of performing the services listed below, said services are considered permissive and excluded from the mandatory aspect of the State Use Program. Any procurement of the below services through Horizons of New Mexico is at the discretion of the purchasing agent and will be considered by the Council on a case-by-case basis.

- Graphic Design
- Graphic Design - Logo Design
- IT – Enterprise Application
- IT – IV & V
- IT Network and Database Management
- IT Support
- IT Security Services
- IT – Web Design
- IT – Web Programmer
- Marketing
- Social Media Marketing

For the complete State Use service list, please go to: http://horizonsofnewmexico.org/services.html

Back to All Requests

Documentation software for emergency response calls

2026-453-Request

Status:	Amount:	Items:	Last Action:
Closed	**$406,658.49**	**1**	**Final Approval Received**

Actions

Fully Approved

Approved On
1/21/2026

SOLE SOURCE REQUEST AND DETERMINATION

Name of Request
Documentation software for emergency response calls

Created On
12/10/2025

Summary of Request
Fire Department respectfully requests your review and approval of a General Services Contract Software Agreement in the total amount of $406,658.49, including gross receipt tax, for call reporting software for a term of four years with Image Trend, Inc.

Background
Data capture and records management is crucial for the Santa Fe Fire Department (SFFD) for clinical, compliance, financial, evaluations, legal and business operations reasons. We have utilized this software for the past four years. This request will establish a new contract extending our relationship for another four-year term. The Image Trend software platform allows SFFD improved data workflow and ability to access and organize department data.

No Category Codes

Requestor
TC Toniette Candelaria Martinez

Approval Group
Fire

Creator
TC Toniette Candelaria Martinez

Desired Delivery Date
12/10/2025

Fiscal Year
FY26

Purchase Details

	Line	Description	Total
>	1	Software Maintenance and Support Services records management system for SFFD Operations. (Yr 1 of 4)	$406,658.49

Sub Total	$406,658.49
Tax (8.19%)	N/A
Grand Total	**$406,658.49**

Vendor Selection

Vendor

ImageTrend, LLC
1305 Corporate Center Dr, Ste 500, Eagan MN 55121
www.imagetrend.com

Vendor Contact

Michael McBrady
proposals@imagetrend.com

Vendor Number

9260

Delivery Code

FOB Destination

Payment Terms

Net 30

Additional Vendor Notes (Optional) Internal
Attn: Legal Department and/or Kayla Kimmes

Sole Source Assessment

Date of Submission:
12/10/2025

Department Contact:
Toniette Candelaria Martinez

Email:
tocandelariamartinez@santafenm.gov

Phone Number
505-955-3109

Quantity of the Goods or Service
4 years

Type of Good or Service
Services

Justification
Unique Expertise

Explain the Purpose/Need of the Purchase
Scope of Work
A. The Contractor shall perform the following work and as described in Exhibit "A" attached hereto: The Scope of Work is broken into three categories: I.) Front End and Data Capture, 2.) Back End and Data Organization, Storage and Analysis and 3.) Compliance and Interface. IT support, troubleshooting, and customer service are expected to be ongoing throughout time of contract. Unless otherwise stated, the system, software, data, and interfaces must be created prior to "go-live" date of January 1, 2022 and maintained throughout the duration of the contract.

Front End and Data Capture
These features allow front end users to easily create accurate incident records. Contractor will:
• User-friendly front end: Create a user-friendly front end to capture granular details for fire department activities including all 911 responses and prevention activities:
o EMS: create records-capture capability for EMS calls to capture all State (NMEMSTARS) and Federally-required (NEMSIS) data fields, all fields required for processing of medical billing claims by billing company as well as supplemental questions necessary for EMS management functions such as clinical and system quality monitoring.
o MIH: create records-capture capability for prevention, response and follow up operations.
o FP: create records-capture capability for fire prevention activities including: plan review, inspections, certificates of compliance and fire investigations.
o RMS: create records-generating capability for incident capture including all Federally-required NFIRS data fields and all fields required for processing of incident (fire/recovery) billing claims.
• Uptime: Guarantee 99.5% uptime 24/7/365
• Record transfer: Provide capability of facile transfer of incidents between users/units (e.g. first responding to transporting unit)
• Property inspections: Have the ability for FP users to generate annual property inspections independent of Certificate of Compliance existence

• Online user capacity: Ensure that all staff have the ability to be logged in simultaneously as needed, or detail if this is not the case (e.g. specify if there is a limit of how many users can be logged into the system at once if
it's limited).
• Training: Within the first year of contract, provide transition/roll out training.
o Training includes two trips/six onsite days (3 days per trip) and eight webinar sessions (each session is two hours in length).
• Optical character recognition: Use optical character recognition, barcode and QR code capability to automatically populate appropriate section(s) on record from drivers' licenses, hospital face sheets, insurance
cards, etc.
• Location pin: CAD latitude and longitude data can be populated in the incident fields so long as the City's CAD Contractor collects and sends the data to Contractor. If the coordinates are not populated from CAD, a user can "Set Scene GPS coordinates" within the ePCR that will populate the location of the device at the time the field button is selected within the record to "pin" a location based on the device's geolocation (to correct a CAD error, specify a patient or incident location, etc.).

Back End and Data Organization, Storage and Analysis
These features, used primarily by system administrators, organize and store our data. Contractor will:
• User-friendly back end: Create a user-friendly back end to manage data fields, workflows/closed-call rules, reports with depth and breadth across sections (scheduled and on-demand), and other system administration processes:
o Deliver a platfonn which is customized to meet all administrative requirements including:
■ All sections will have architecture that:
• Is user-friendly;
• Allows customization of data fields;
• Allows customization of closed-call rules while protecting NMEMSTARS, NEMSIS and NFIRS required data fields;
• Allows customization of workflow of records for QA and billing function;
• Through branching logic, have the ability to determine closed call rules and autofill specified data fields.
• Creates "parent/longitudinal" records for individuals, businesses and locations across sections;
• Allows for the creation of reports with depth and breadth across sections and with multiple variables (including reports based on "parent/longitudinal" records).
■ EMS section:
• Closed-call rules which meet required State and Federal NEMSIS data fields, medical billing data fields and supplemental questions for EMS management
• Create custom reports as needed by SFFD staff.
■ MIH section:
• Closed-call rules for prevention, response and follow up operations;
• Create custom reports as needed by SFFD staff.
■ FP section:
• Validation rules for plan review, fire inspections, certificates of compliance and investigations;
• Create custom reports as needed by SFFD staff.
■ RMS section:
• Closed call rules for all Federally-required NFIRS data fields and all fields required for processing of incident (fire/recovery) billing claims;
• Create custom reports as needed by SFFD staff.
• IT support: supply on-call technical support as needed for users and administrators pursuant to the Service Level Agreement attached as Exhibit A and incorporated herein by reference.

• Dashboards: Provide customizable dashboards for administrators and managers.
• Flags: Create automatically-generated, real-time alerts and notifications based on specified triggers (to frontend users and to administrators).
• Longitudinal data: Provide longitudinal organization ofrecords by patient, location, business and other nexuses across sections. For example, have the functionality to elegantly display and interact with all records (generated by EMS, MIH, FP, fire) based on a specified location or patient name.
Probabilistic matching: Provide functionality which allows front end users to select a particular individual from all patient care records through fields including but not limited to: first name, last name, patient address and social security number (complete or "last four") and which then downloads fields associated with that patient from past incident data including but not limited to: demographics, medical history, medications and allergies, billing information, practitioner information, vital signs, impressions, symptoms, device images and more. Also provide functionality solely within the Community Health module which allows administrators to lock a "master patient record" with certain information which can be added to but cannot be deleted or changed by a field provider. Also provide functionality to remove unwanted or duplicate entries and merge records of repeat patients manually when necessary by a user, with permission, within Elite Repeat Patient.
• Host data: Be able to host server and data or work with Microsoft Windows Hypervisor to ensure that current host is able to continue hosting.
• Training: Within the first year of the contract, provide transition/roll out training.
o Training includes two trips/six onsite days (3 days per trip) and eight webinar sessions (each session is two hours in length).
• Data migration: Migrate historical records into new platform:
o By December 31, 2021, migration of legacy ePCR incidents in a compliant NEMSIS V3 xml format and legacy fire incident data in the standard NFIRS text file format.

Compliance and Interface
These features help different divisions of SFFD communicate with each other, and help SFFD staff communicate with external stakeholders, as well as assure billing and legal compliance. Contractor will:
• Messaging: Provide HIPAA compliant Direct Secure Messaging between system users. This includes ability for users to message administrators and vice versa, as well as messaging across all sections and users.
Records referenced in the messaging should be easily accessible from message conversation (this spans front and back-end users, as it describes communication between the two groups).
• Referrals: Provide ability for staff to refer individuals to MIH services/programs or flag incidents for quality assurance programs.
• Alerts: Facilitate bidirectional infonnation sharing (between non-emergency, administrative and emergency users) through alerts and longitudinal profiles (such as longitudinal patient and property profiles). For example, have the functionality to add critical/time-sensitive notes for emergency responders to see when while interacting with particular records ("Patient has appointment with _ on _. Please contact_" or "Property pending reinspection. Hazard X present at exterior entry door on C side of building") as well as the functionality for emergency responders to share notes with non-emergency and/or administrative staff.
• PSAP: Create and maintain interface with PSAP
o PCR fields should autofill from CAD wherever appropriate.
o Integrate data with CAD Contractors via a direct web service, file type, or query type. An EMS or Fire CAD incident view is visible in the website to users.
• Staffing Software: Create an interface with staffing software to ensure proper personnel are assigned and accurately represented in all generated records.
• Billing: Create interface with billing company
• HIPAA/HITECH: Maintain compliance with most recent laws governing patient privacy (HIPAA and HITECH) for Electronic Health Records
• NMEMSTARS/NEMSIS: Maintain compliance with most current NMEMSTARS and federal NEMSIS reporting requirements.
• HL7: Maintain compatibility with HL7 for EMS and MIH records.
• Cardiac Monitor: Create interface with cardiac monitors
o Interface with Physio, Zoll and Philips monitors. EKG information, including the waveform graphic, can be transmitted to the PCR and data is incorporated into the correct fields in the run form. The six second strips and 12-leads are created as PDF attachments. The strips can be printed with the PCR, if desired. EKG data transmission will be accomplished using Bluetooth, cable, or internet, depending upon EKG and device capabilities.

• IBC/IFC: Create interface to quickly access International Fire Code (currently 2015 IFC) and International Building Code (currently 2015 IBC) for FP records.
• NFPA: Create an interface to quickly access NFPA standards related to IFC and IBC.
• Training and Record-Keeping Software: Ability to interface with Target Solutions
• Airtraq: Ability to upload video files from AirTraq intubations to application and ability to attach PDFs, JPEGs, MOVs, MP4s, PNG, JPGs etc. to individual ePCRs
• LifeNet: Create an interface with cardiac arrest QA tool (LifeNet) as needed for quality management review of incidents and charts.

Conversion:
To Contract

Term of Contract (Sole Source)
4 years

Department Criteria:
This procurement ensures the department continues to meet its operational, safety, and compliance obligations effectively and efficiently without interruption. Data capture and records management is crucial for the Santa Fe Fire Department (SFFD) for clinical, compliance, financial, evaluations, legal and business operations reasons. We have utilized this software for the past four years. This request will establish a new contract extending our relationship for another four-year term. The Image Trend software platform allows SFFD improved data workflow and ability to access and organize department data.

Vendor Name
ImageTrend, LLC

Vendor's Address
1305 Corporate Center Drive, Suite 500, Eagan, NM 55121

Assessment of Vendor's Exclusive Qualifications:
The software supports the operational, administrative, and regulatory needs of the department and ensures accurate and efficient data capture during emergency incidents.

The selected software is uniquely capable of fulfilling the department's needs due to the following essential features and capabilities that are not available as a complete package from any other vendor:
• User-Friendly Interface: The platform provides an intuitive and accessible interface, reducing training time and ensuring rapid adoption by field personnel under high-stress emergency conditions.
• Customizable Forms and Parameters: The system allows department administrators to create, modify, and configure forms used in incident documentation. This includes the ability to set and enforce parameters for closed call rules, ensuring compliance and completeness of records.
• Customizable Quality Assurance Module: The software includes a fully integrated QA module that can be tailored to reflect department-specific standards, workflows, and review processes. This ensures effective tracking and improvement of documentation and response quality.
• Integrated Firefighting and Prevention Modules: The platform combines modules for all hazards emergency response and fire prevention, allowing a single system to manage incident reporting, hydrant inspections, pre-fire planning, code enforcement, and public education activities. This eliminates the need for multiple systems and ensures comprehensive data continuity.
• Interoperability with Third-Party Platforms: The system is engineered for seamless integration with external IT platforms such as CAD (Computer-Aided Dispatch), RMS (Records Management Systems), and state-level reporting databases. This ensures streamlined operations and data sharing across systems.

Explanation of Unsuitable Alternatives
While other systems offer partial capabilities, none were found to provide the full suite of required features in a single platform with the same degree of customization, ease of use, and interoperability.

Additionally, transitioning to another vendor would result in:
• Significant retraining and operational disruption.
• Loss of historical data integrity or the need for costly data migration.
• Increased costs due to system fragmentation and third-party integrations.

Other vendors do not offer the combination of fully customizable forms, QA tools, and integrated modules specifically tailored for fire service operations, making this a proprietary solution.

Place checkmarks to affirm this request aligns with each of the requirements in NMSA 1978, Section 13-1-126

- There is only one source for the required service, construction, or item of tangible personal property.

Place checkmarks to affirm you agree and have included these documents

- The vendor has affirmed sole source for the services, construction, or items of tangible personal property by providing a letter on company letterhead signed by leadership affirming they are the sole provider of the goods/services outlined in the scope of work, and documentation has been provided that due diligence was conducted to identify other possible vendors/contractors to provide the requested services/goods but proved unsuccessful.
- Itemized price quote from sole source vendor fully detailing costs for goods/services in scope of work. (Must state whether they are going to charge tax or not.)
- If contract value exceeds CM Approval Amount, include agenda item to present to 2 Committees and Governing Body.
- The requesting department has verified through Pavilion, internet searches, and other market research that these sources are not available from alternative vendors.

Attachments

Uploaded Documents

- Sante Fe Sole Source Letter 2025.pdf
- Exhibit B Quote-Q-14959v3-7-Aug-2025-21-7-39.docx
- 60-M0087-25-CP564 - 30 Days - GSD Email.pdf

Workflow Comments 2 Related 1

✔ **Request Submitted**

Created By

TC Toniette Candelaria Martinez

Submitted by Toniette Candelaria Martinez on 12/10/25 at 3:07pm

✔ **Director**

Approved

Director Review

BM Brian Moya

Approved by Brian Moya on 12/10/25 at 3:58pm

✔ **Procurement Analyst Review 1**

Approved

Procurement Analyst Senior

KM Kristy Miera

Approved by Kristy Miera on 12/11/25 at 1:41pm

✔ **CPO Review**

Approved

Chief Procurement Officer (CPO)

Travis Dutton-Leyda

Approved by Travis Dutton-Leyda on 12/16/25 at 10:56am

✔ **Procurement Analyst Posting**

Approved

Procurement Analyst Senior

July 17th 2025

Sten A Johnson
Assistant Chief – Support Services
City of Santa Fe Fire Department
200 Murales Rd.
Santa Fe, NM 87501
PH: 505-467-9799

Dear Sten A Johnson,

Thank you for your recent sole source inquiry. ImageTrend Elite™ is solely developed, produced, distributed and supported by ImageTrend, LLC. This product is copyrighted and trademarked. Only available from ImageTrend is our seamless integration with any of over 50 CAD vendors that we have worked with in the past. These CAD integrations allow for data to be directly imported into the Elite EMS run form, reducing data collection needs and human error.

The Elite solution offers drag and drop form template configuration available to manage system-wide, regionally or specific to agency's workflow, in addition, easy to create validation rules to meet state or agency documentation standards. The solution includes a proprietary Report Writer for usage and generation of standard and ad hoc reports by any level of system user within their reporting permission rights.

Additionally, ImageTrend Continuum®, our live near real-time data reporting solution for Elite, provides a live data feed populating Dashboards and Monitors that can be configured by you. This information is then displayed over maps and graphical overlays to give you an accurate representation of your organization at any given time. Elite and Continuum are only able to be connected to each other by ImageTrend Client Services.

This solution from ImageTrend, LLC. is based upon the unique modules and basic architectural features of the data management systems that have been designed by ImageTrend for many applications. The experience and input from our current users have collaboratively helped us to develop a commercial-off-the-shelf (COTS) solution and best practices exclusively for the EMS market.

ImageTrend is the only company to offer a fully integrated EMS/Fire solution compatible and data certified with NEMSIS v3, NFIRS, and NERIS that incorporates both mobile-device compatibility from the ground up, as well as the option to self-host the Elite system database in their own hosted environment. The Elite solution is scalable within one system to handle millions of incidents with thousands of users annually. Elite's unique security concept and enterprise design allow for multiple tiered, secure usage and views by individual services, regional groups and state entities all within one system.

As the sole source vendor of this software, we distribute on a use license basis and maintain beneficiary escrow accounts. All data obtained and maintained within the application is proprietary to and owned by the licensed user. ImageTrend does not distribute the source code to any other vendors or resellers and therefore development, modification or implementation of Elite and its modules and extensions can only be performed by ImageTrend, LLC.

Please feel free to contact us at 1-888-469-7789 if you need any further information.

Sincerely,



Joe Graw
Chief Growth Officer
Phone: (952) 469 - 1589

ImageTrend
1305 Corporate Center Drive, Suite 500, Eagan, MN 55121
Phone: (952) 469-1589 | Toll Free: (888) 469-7789

ORDER FORM

Prepared For:	Bill To:
Sten Johnson Santa Fe Fire Department (NM) 200 Murales RD PO Box 909, Santa Fe, New Mexico, United States, 87504 sajohnson@santafenm.gov	Santa Fe Fire Department (NM) 200 Murales RD PO Box 909, Santa Fe, New Mexico, United States, 87504

Salesperson	Quote Number	Order Form Date
Daniel Schultz Senior Customer Success Manager	Q-14959v3	Aug 7, 2025

Contract Effective Date	Contract Term (Months)
Jul 1, 2025	48

Description	Qty	Fee Type	Unit Price	Subscription Start Date	Subscription End Date	Total
Continuum® EMS Content Package	1	Recurring	$5,463.64	Jul 1, 2025	Jun 30, 2029	$5,463.64
Continuum®	1	Recurring	$6,556.36	Jul 1, 2025	Jun 30, 2029	$6,556.36
Staffing Solution Integration	1	Recurring	$5,463.64	Jul 1, 2025	Jun 30, 2029	$5,463.64
CAD Distribution	1	Recurring	$3,824.54	Jul 1, 2025	Jun 30, 2029	$3,824.54
Auto Billing Export - NEMSIS v3 Web Service	1	Recurring	$3,824.54	Jul 1, 2025	Jun 30, 2029	$3,824.54
Continuum® Fire Content Package	1	Recurring	$5,463.64	Jul 1, 2025	Jun 30, 2029	$5,463.64
Permits	1	Recurring	$5,463.64	Jul 1, 2025	Jun 30, 2029	$5,463.64
Standard Direct Messaging - EMS Agency	1	Recurring	$2,130.82	Jul 1, 2025	Jun 30, 2029	$2,130.82
Investigations	1	Recurring	$5,463.64	Jul 1, 2025	Jun 30, 2029	$5,463.64
Vault™ Records with Attachments	1	Recurring	$874.18	Jul 1, 2025	Jun 30, 2029	$874.18
Community Health™ Add-on	1	Recurring	$8,195.45	Jul 1, 2025	Jun 30, 2029	$8,195.45
Mobile Fire Inspections - SaaS	1	Recurring	$5,463.64	Jul 1, 2025	Jun 30, 2029	$5,463.64
Elite™ Rescue - SaaS	1	Recurring	$31,658.48	Jul 1, 2025	Jun 30, 2029	$31,658.48
					Total Net Price	**$89,846.21**

Total Year 1:	$89,846.21
Total Recurring:	$89,846.21
Total One time:	$0.00

Year Over Year Pricing

Item Name	YR 1 Cost	YR 1 Uplift	YR 2 Cost	YR 2 Uplift	YR 3 Cost	YR 3 Uplift	YR 4 Cost	YR 4 Uplift
Continuum® EMS Content Package	$5,463.64	3%	$5,627.55	3%	$5,796.38	3%	$5,970.27	3%
Continuum®	$6,556.36	3%	$6,753.05	3%	$6,955.64	3%	$7,164.31	3%
Staffing Solution Integration	$5,463.64	3%	$5,627.55	3%	$5,796.38	3%	$5,970.27	3%
CAD Distribution	$3,824.54	3%	$3,939.28	3%	$4,057.45	3%	$4,179.18	3%
Auto Billing Export - NEMSIS v3 Web Service	$3,824.54	3%	$3,939.28	3%	$4,057.45	3%	$4,179.18	3%
Continuum® Fire Content Package	$5,463.64	3%	$5,627.55	3%	$5,796.38	3%	$5,970.27	3%
Permits	$5,463.64	3%	$5,627.55	3%	$5,796.38	3%	$5,970.27	3%
Standard Direct Messaging - EMS Agency	$2,130.82	3%	$2,194.74	3%	$2,260.59	3%	$2,328.40	3%
Investigations	$5,463.64	3%	$5,627.55	3%	$5,796.38	3%	$5,970.27	3%
Vault™ Records with Attachments	$874.18	3%	$900.41	3%	$927.42	3%	$955.24	3%
Community Health™ Addon	$8,195.45	3%	$8,441.31	3%	$8,694.55	3%	$8,955.39	3%
Mobile Fire Inspections - SaaS	$5,463.64	3%	$5,627.55	3%	$5,796.38	3%	$5,970.27	3%
Elite™ Rescue - SaaS	$31,658.48	3%	$32,608.23	3%	$33,586.48	3%	$34,594.08	3%
			$92,541.60		$95,317.86		$98,177.40	

Incident Volume

Category	Incidents
Elite	2,107

This Order Form is subject to the terms of the Master Subscription Agreement located at http://www.imagetrend.com/legal/msa unless there is a separate agreement between Santa Fe Fire Department (NM) and ImageTrend.
This proposal is valid for 90 days from the date listed above.

Additional Terms:

- One-Time Fees will be due upon contract signature.
- Recurring fees will be invoiced annually in advance, beginning on the Effective Date, unless Customer provides notice of cancellation in accordance with the MSA, no less than sixty (60) days prior to the end of a Subscription Term.
- Payments are due 30 days after receipt of an invoice.
- Recurring fees are subject to price increases each year following the first year of the Subscription Term, and will not exceed 3%% of the then-current price in any given year.
- Any terms not defined herein shall have the same meaning as defined in the Master Subscription Agreement.
- The Subscription Term for any Services added by Customer after the beginning of the thencurrent Subscription Term will be coterminous with the then-current Subscription Term for existing Services.

ImageTrend	
Name	Jon Sachs
Title	Chief Financial Officer
Signature	
Date	

Santa Fe Fire Department (NM)	
Name	
Title	
Signature	
Date	

MIERA, KRISTY A.

From: GSD.SPDInfo@state.nm.us
Sent: Monday, January 19, 2026 12:01 AM
To: MIERA, KRISTY A.
Subject: Sole Source #60-M0087-25-CP564 - 30 Days

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Your Sole Source #**60-M0087-25-CP564** notice of intent to award has been posted for 30 days **without protest**.

The status has been changed from "Pending" to "No Protest."

Passing the 30-day posting period does ***not*** mean your contractor can begin work. It ***only*** means the procurement method has been approved.

GSD/SPD State Purchasing Division

GSD.SPDInfo@state.nm.us

$ASSIGNEDNAME$

$ASSIGNEDEMAIL$

Item #: _____
Munis Contract #: 3260270
SWPA/GSA/Coop/RFP/ITB #: _____

CITY OF SANTA FE
GENERAL SERVICES CONTRACT

SOFTWARE AGREEMENT

THIS AGREEMENT is made and entered into by and between the City of Santa Fe, herein after referred to as the "City," and **ImageTrend, LLC** herein after referred to as the "Contractor."

IT IS MUTUALLY AGREED BETWEEN THE PARTIES:

1. **Definitions**

A. "Products and Services Schedule" refers to the complete list of products and services offered under this Contract and the price for each. Product and service descriptions may be amended with the prior approval of the Contract Administrator. New products and services shall not be added to the Products and Services Schedule.

B. "Business Hours" means 8:00 a.m. to 5:00 p.m. Mountain Time.

C. "Fiscal Year" means the twelve-month period beginning on July 1 and ending on June 30 of the following calendar year.

D. "Fiscal Year Quarters" means the four three-month periods within the City's fiscal year, defined as follows: Quarter 1 is July 1 through September 30; Quarter 2 is October 1 through December 31; Quarter 3 is January 1 through March 31; and Quarter 4 is April 1 through June 30.

2. **Scope of Work**

The Contractor shall perform the following work:

The Scope of Work is broken into three categories: 1.) Front End and Data Capture, 2.) Back End and Data Organization, Storage and Analysis and 3.) Compliance and Interface. IT support, troubleshooting, and City service will be provided throughout term of the contract.

Front End and Data Capture

These features allow front end users to easily create accurate incident records. Contractor will:

- **User-friendly front end:** Create a user-friendly front end to capture granular details for fire department activities including all 911 responses and prevention activities:
    - Emergency Medical Services (EMS): create records-capture capability for EMS calls to capture state required New Mexico Emergency Medical Services Tracking and Reporting System (NMEMSTARS) and Federally-required National Emergency Medical Services Information System (NEMSIS) data fields, all fields required for

processing of medical billing claims by billing company as well as supplemental questions necessary for EMS management functions such as clinical and system quality monitoring.
    - Mobile Integrated Health (MIH): create records-capture capability for prevention, response and follow up operations.
    - Fire Prevention (FP): create records-capture capability for fire prevention activities including: plan review, inspections, certificates of compliance and fire investigations.
    - Record Management System (RMS): create records-generating capability for incident capture including all Federally-required National Fire Incident Reporting System (NFIRS) and NFIRS replacement when activated National Emergency Response Information System (NERIS) data fields and all fields required for processing of incident (fire/recovery) billing claims.
- **Uptime:** Guarantee 99.5% uptime 24/7/365
- **Record transfer:** Provide capability of facile transfer of incidents between users/units (e.g. first responding to transporting unit)
- **Property inspections:** Have the ability for FP users to generate annual property inspections independent of Certificate of Compliance existence
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These features, used primarily by system administrators, organize and store our data. Contractor will:

- **User-friendly back end:** Create a user-friendly back end to manage data fields, workflows/closed-call rules, reports with depth and breadth across sections (scheduled and on-demand), and other system administration processes:
    - Deliver a platform which is customized to meet all administrative requirements including:
        - All sections will have architecture that:
            - Is user-friendly;

Business Private

- Allows customization of data fields;
- Allows customization of closed-call rules while protecting NMEMSTARS, NEMSIS, NFIRS, and NERIS required data fields;
- Allows customization of workflow of records for QA and billing function;
- Through branching logic, have the ability to determine closed call rules and autofill specified data fields.
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practitioner information, vital signs, impressions, symptoms, device images and more. Also provide functionality solely within the Community Health module which allows administrators to lock a "master patient record" with certain information which can be added to but cannot be deleted or changed by a field provider. Also provide functionality to remove unwanted or duplicate entries and merge records of repeat patients manually when necessary by a user, with permission, within Elite Repeat Patient.

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These features help different divisions of SFFD communicate with each other, and help SFFD staff communicate with external stakeholders, as well as assure billing and legal compliance. Contractor will:

- **Messaging:** Provide HIPAA-compliant Direct Secure Messaging between system users. This includes ability for users to message administrators and vice versa, as well as messaging across all sections and users. Records referenced in the messaging should be easily accessible from message conversation (this spans front and back-end users, as it describes communication between the two groups).
- **Referrals:** Provide ability for staff to refer individuals to MIH services/programs or flag incidents for quality assurance programs.
- **Alerts:** Facilitate bidirectional information sharing (between non-emergency, administrative and emergency users) through alerts and longitudinal profiles (such as longitudinal patient and property profiles). For example, have the functionality to add critical/time-sensitive notes for emergency responders to see when while interacting with particular records ("Patient has appointment with _on _. Please contact_" or "Property pending reinspection. Hazard X present at exterior entry door on C side of building") as well as the functionality for emergency responders to share notes with non-emergency and/or administrative staff.
- **PSAP:** Create and maintain interface with PSAP
    - PCR fields should autofill from CAD wherever appropriate.
    - Integrate data with CAD Contractors via a direct web service, file type, or query type. An EMS or Fire CAD incident view is visible in the website to users.
- **Staffing Software:** Create an interface with staffing software to ensure proper personnel are assigned and accurately represented in all generated records.
- **Billing:** Create interface with billing company
- **HIPAA/HITECH:** Maintain compliance with most recent laws governing patient privacy (HIPAA and HITECH) for Electronic Health Records
- **NMEMSTARS/NEMSIS:** Maintain compliance with most current NMEMSTARS and federal NEMSIS reporting requirements.
- **HL7:** Maintain compatibility with HL7 for EMS and MIH records.

- **Cardiac Monitor:** Create interface with cardiac monitors
    - Interface with Physio, Zoll and Philips monitors. EKG information, including the waveform graphic, can be transmitted to the PCR and data is incorporated into the correct fields in the run form. The six second strips and 12-leads are created as PDF attachments. The strips can be printed with the PCR, if desired. EKG data transmission will be accomplished using Bluetooth, cable, or internet, depending upon EKG and device capabilities.
- **IBC/IFC:** Create interface to quickly access International Fire Code (currently 2015 IFC) and International Building Code (currently 2015 IBC) for FP records.
- **NFPA:** Create an interface to quickly access NFPA standards related to IFC and IBC.
- **Training and Record-Keeping Software:** Ability to interface with Target Solutions
- **Airtraq:** Ability to upload video files from AirTraq intubations to application and ability to attach PDFs, JPEGs, MOVs, MP4s, PNG, JPGs etc. to individual ePCRs
- **LifeNet:** Create an interface with cardiac arrest QA tool (LifeNet) as needed for quality management review of incidents and charts.

3. **Compensation**

The City shall pay to the Contractor pursuant to the Compensation Sheet attached hereto as Exhibit B and incorporated herein by reference.

The total compensation for this Contract, including GRT, shall not exceed four hundred six thousand six hundred fifty-eight dollars and forty-nine cents ($406,658.49).

4. **Payment Provisions**

All payments under this Contract are subject to the following provisions.

A. Acceptance - In accordance with NMSA 1978, Section 13-1-158 the City shall determine if the product or services provided meet specifications. Until the products or services have been accepted in writing by the City, the City shall not pay for any products or services. Unless otherwise agreed upon between the City and the Contractor, within thirty (30) days from the date the City receives written notice from the Contractor that payment is requested for services or within thirty (30) days from the receipt of products, the City shall issue a written certification (by letter or email) of complete or partial acceptance or rejection of the products or services. Unless the City gives notice of rejection within the specified period, the products or services will be deemed to have been accepted.

B. Payment of Invoice - Upon acceptance that the products or services have been received and accepted, payment shall be tendered to the Contractor within thirty (30) days after the date of certification. After the thirtieth day from the date that written certification of acceptance is issued, late payment charges shall be paid on the unpaid balance due on the contract to the Contractor at the rate of 1.5 % per month. Contractor may submit invoices for payment no more frequently than monthly. Payment will be made to the Contractor's designated mailing address. Payment on each invoice shall be due within 30 days from the date of the acceptance of the invoice. The City agrees to pay in

Business Private

full the balance shown on each account's statement, by the due date shown on said statement.

The Software Licensing Terms Attachment attached as Exhibit C is incorporated herein by reference.

The Product Specific Terms Attachment attached as Exhibit D is incorporated herein by reference

3. Compensation

A. Payment. The City shall compensate the Contractor based on the itemized amounts and/or rates specified in Exhibit B, plus GRT as calculated below.

For the services described in the scope of work, the City agrees pay the Contractor as follows for year one.	$89,846.21
The services in the contract include GRT. The New Mexico GRT levied on the amounts payable under this Agreement shall be paid by the City to the Contractor. The GRT on this contract at 8.1875% equals	+ $7,356.16
The total compensation for the contract including GRT for year one is	= $97,202.37

A breakdown of each year's compensation and GRT for the term of this Contract is as follows:

	YEAR 1	YEAR 2	YEAR 3	YEAR 4
COST	89,846.21	92,541.60	95,317.86	98,177.40
GRT 8.1875%	7,356.16	7,576.84	7,804.15	8,038.27
TOTAL	97,202.37	100,118.44	103,122.01	106,215.67

B. **The total compensation for this Contract, including GRT, shall not exceed four hundred six thousand six hundred fifty-eight dollars and forty-nine cents ($406,658.49).** This represents a maximum amount. The Contractor must notify the City when the Services provided under this Contract approach 90% of compensation total. Services rendered beyond the maximum compensation amount will not be reimbursed unless the Contract is amended in writing prior to the provision of such services.

C. Invoicing and Payment Terms Payment will be made upon the City's acceptance of deliverables and receipt of a detailed, certified invoice from the Contractor. Payments will be sent to the Contractor's designated address. The City shall issue payment in accordance with the timelines required by law. Invoices must be submitted no later than fifteen (15) days after the Contract's termination. Late invoices will not be processed or paid.

D. Extended Payment Terms for Grant-Funded Contracts For grant-funded agreements, the City may issue payment within forty-five (45) days following submission of an undisputed payment request.

4. **Term**

THIS AGREEMENT SHALL NOT BECOME EFFECTIVE UNTIL APPROVED BY THE CITY. This Agreement shall terminate June 30, 2029 unless terminated pursuant to Paragraph 6 (Termination)

or Paragraph 16 (Appropriations). A contract for general services may not exceed ten (10) years, including all extensions and renewals, except as otherwise provided by NMSA 1978, Sections 13-1-150 through 13-1-152 or SFCC 1987, Section 11-13.

5. **Default and Force Majeure**

The City reserves the right to cancel all, or any part of any orders placed under this contract without cost to the City, if the Contractor fails to meet the provisions of this contract and, except as otherwise provided herein, to hold the Contractor liable for any excess cost occasioned by the City due to the Contractor's default. The Contractor shall not be liable for any excess costs if failure to perform the order arises out of causes beyond the control and without the fault or negligence of the Contractor; such causes include, but are not restricted to, acts of God or the public enemy, acts of the State or Federal Government, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, unusually severe weather and defaults of sub-contractors due to any of the above, unless the City shall determine that the supplies or services to be furnished by the sub-contractor were obtainable from other sources in sufficient time to permit the Contractor to meet the required delivery scheduled. The rights and remedies of the City provided in this paragraph shall not be exclusive and are in addition to any other rights now being provided by law or under this contract.

6. **Termination**

A. Grounds. The City may terminate this Contract for convenience or cause. For contracts within their authority, the City Manager or their designee is authorized to provide the notice of termination, otherwise such notice of termination shall be provided by the Mayor, or their designee as authorized by the Governing Body. The Contractor may only terminate this Contract based upon the City's uncured, material breach of this Contract.

B. Notice: City Opportunity to Cure.

i) The City shall give the Contractor written notice of termination at least thirty (30) days prior to the intended date of termination.

ii) Contractor shall give City written notice of termination at least thirty (30) days prior to the intended date of termination, which notice shall (i) identify all the City's material breaches of this Contract upon which the termination is based and (ii) state what the City must do to cure such material breaches. Contractor's notice of termination shall only be effective (i) if the City does not cure all material breaches within the thirty (30) day notice period or (ii) in the case of material breaches that cannot be cured within thirty (30) days, the City does not, within the thirty (30) day notice period, notify the Contractor of its intent to cure and begin with due diligence to cure the material breach.

iii) Notwithstanding the foregoing, this Contract may be terminated immediately upon written notice to the Contractor (i) if the Contractor becomes unable to perform the services contracted for, as determined by the City; (ii) if, during the term of this Contract, the Contractor is suspended or debarred by the City; or (iii) the Contract is terminated pursuant to Paragraph 16, "Appropriations", of this Contract.

C. Liability. Except as otherwise expressly allowed or provided under this Contract, the City's sole liability upon termination shall be to pay for acceptable work performed prior to the Contractor's receipt or issuance of a notice of termination; provided, however, that a notice of termination shall not nullify or otherwise affect either party's liability for pre-termination defaults under or breaches of this Contract. The Contractor shall submit an invoice for such work within thirty (30) days of receiving or sending the notice of termination. *THIS PROVISION IS NOT EXCLUSIVE AND DOES NOT WAIVE THE CITY'S*

OTHER LEGAL RIGHTS AND REMEDIES CAUSED BY THE CONTRACTOR'S DEFAULT/BREACH OF THIS CONTRACT.

7. **Amendment**

A. This Contract shall not be altered, changed, or amended except by instrument in writing executed by the parties hereto and all other required signatories.

B. If the City proposes an amendment to the Contract to unilaterally reduce funding due to budget or other considerations, the Contractor shall, within thirty (30) days of receipt of the proposed Amendment, have the option to terminate the Contract, pursuant to the termination provisions as set forth in Paragraph 6 herein, or to agree to the reduced funding.

8. **Status of Contractor**

The Contractor, and Contractor's agents and employees, are independent Contractors for the City and are not employees of the City. The Contractor, and Contractor's agents and employees, shall not accrue leave, retirement, insurance, bonding, use of City vehicles, or any other benefits afforded to employees of the City because of this Contract. The Contractor acknowledges that all sums received hereunder are personally reportable by the Contractor for income tax purposes, including without limitation, self-employment tax and business income tax. The Contractor agrees not to purport to bind the City unless the Contractor has written authority to do so, and then only within the strict limits of that authority.

9. **Assignment**

The Contractor shall not assign or transfer any interest in this Contract or assign any claims for money due or to become due under this Contract without the prior written approval of the City.

10. **Subcontracting**

The Contractor shall not subcontract any portion of the services to be performed under this Contract without the prior written approval of the City. No such subcontract shall relieve the primary Contractor from its obligations and liabilities under this Contract, nor shall any subcontract obligate direct payment from the City.

11. **Non-Collusion**

In signing this Contract, the Contractor certifies the Contractor has not, either directly or indirectly, entered into action in restraint of free competitive bidding in connection with this offer submitted to the City.

12. **Inspection of Plant**

The City may inspect, at any reasonable time during Contractor's regular business hours and upon prior written notice, the Contractor's plant or place of business, or any subcontractor's plant or place of business, which is related to the performance of this contract.

13. **Commercial Warranty**

The Contractor agrees that the tangible personal property or services furnished under this Contract shall be covered by the most favorable commercial warranties the Contractor gives to any City for such tangible personal property or services, and that the rights and remedies provided herein shall extend to the City and are

in addition to and do not limit any rights afforded to the City by any other clause of this order. The contractor agrees not to disclaim warranties of fitness for a particular purpose or merchantability.

14. **Condition of Proposed Items**

Where tangible personal property is a part of this Contract, all proposed items are to be NEW and of most current production, unless otherwise specified.

15. Records and Audit

During the term of this Contract and for three years thereafter, the Contractor shall maintain detailed records pertaining to the services rendered and products delivered. These records shall be subject to inspection by the City, the State Auditor and other appropriate state and federal authorities. The City shall have the right to audit billings both before and after payment. Payment under this Contract shall not foreclose the right of the City to recover excessive or illegal payments.

16. Appropriations

The terms of this Contract, and any orders placed under it, are contingent upon sufficient appropriations and authorization being made by the Governing Body for the performance of this Contract. If sufficient appropriations and authorization are not made by the Governing Body, this Contract, and any orders placed under it, shall terminate upon written notice being given by the City to the Contractor. The City's decision as to whether sufficient appropriations are available shall be accepted by the Contractor and shall be final. If the City proposes an amendment to the Contract to unilaterally reduce funding, the Contractor shall have the option to terminate the Contract or to agree to the reduced funding, within thirty (30) days of receipt of the proposed amendment.

17. Release

The Contractor, upon final payment of the amount due under this Contract, releases the City, its officers, and employees, from all liabilities, claims and obligations whatsoever arising from or under this Contract. The Contractor agrees not to purport to bind the City, unless the Contractor has express written authority to do so, and then only within the strict limits of that authority.

18. Confidentiality

Any confidential information provided to or developed by the Contractor in the performance of this Contract shall be kept confidential and shall not be made available to any individual or organization by the Contractor without prior written approval by the City.

19. Conflict of Interest

A. The Contractor represents and warrants that it presently has no interest and, during the term of this Contract, shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance or services required under the Contract. The Contractor shall comply with any applicable provisions of the New Mexico Governmental Conduct Act and the New Mexico Financial Disclosures Act.

B. The Contractor further represents and warrants that it has complied with, and, during the term of this Contract, will continue to comply with, and that this Contract complies with all applicable provisions of the Governmental Conduct Act, NMSA 1978, Chapter 10, Article 16.

C. Contractor's representations and warranties in Paragraphs A and B of this Paragraph are material representations of fact upon which the City relied when this Contract was entered into by the parties. Contractor shall provide immediate written notice to the City if, at any time during the term of this Contract, Contractor learns that Contractor's representations and warranties in Paragraphs A and B of this Paragraph 20 were erroneous on the effective date of this Contract or have become erroneous by reason of new or changed circumstances. If it is later determined that Contractor's representations and warranties in Paragraphs A and B of this Paragraph 20 were erroneous on the effective date of this Contract or have become erroneous by reason of new or changed circumstances, in addition to other remedies available to the City and notwithstanding anything in the Contract to the contrary, the City may immediately terminate the Contract.

D. All terms defined in the Governmental Conduct Act have the same meaning in this section.

20. Approval of Contractor Representatives

The City reserves the right to require a change in the Contractor's assigned representatives if they are not adequately serving the City's needs.

21. Scope of Contract; Merger

This Contract incorporates all the agreements, covenants, and understandings between the parties hereto concerning the subject matter hereof, and all such covenants, agreements, and understandings have been merged into this written contract.

All terms and conditions of the **Sole Source Contractor#60-M0087-25-CP375** and the Contractor's response to such document(s) are incorporated herein by reference and is included in the order of precedence.

22. Notice

The Procurement Code, NMSA 1978, Sections 13-1-28 through 13-1-199, imposes civil and criminal penalties for its violation. In addition, the New Mexico criminal statutes impose felony penalties for bribes, gratuities, and kickbacks.

23. Equal Opportunity Compliance

The Contractor agrees to abide by all federal and state laws, and local Ordinances, pertaining to equal employment opportunity. In accordance with all such laws, rules, and regulations, the Contractor agrees to assure that no person in the United States shall on the grounds of race, religion, color, national origin, ancestry, sex, age, physical or mental handicap, or serious medical condition, spousal affiliation, sexual orientation or gender identity, be excluded from employment with or participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity performed under this Contract. If Contractor is found not to be in compliance with these requirements during the life of this Contract, Contractor agrees to take appropriate steps to correct these deficiencies.

24. Indemnification

The Contractor shall hold the City and its employees harmless and shall indemnify the City and its employees against any claim, suits, actions, liabilities brought by a third party, including reasonable attorney's fees for personal injury or damage to property arising from the grossly negligent acts or willful omissions of the Contractor ("Claim"), its agents, officers, employees or subcontractors. Contractor will indemnify and defend City from and against any infringement or misappropriation a third party's valid patent, copyright, trademark or trade secret (an "IP Claim"); The Contractor shall not be liable for any injury or damage as a result of any negligent act or omission committed by the City, its officers or employees. Contractor shall, at Contractor's expense, defend such Claim and pay damages finally awarded against City in connection therewith, including reasonable fees and expenses of attorneys engaged by Contractor for such defense, provided that (a) City promptly notifies Contractor of the threat or notice of such Claim; (b) Contractor will have sole, exclusive control and authority to select defense attorneys, defend and/or settle any such Claim (however, Contractor shall not settle or compromise any claim that results in liability or admission of any liability by City without City's prior written consent); and (c) City fully cooperates with Contractor in connection therewith. If use of a Service by City has become, or, in Contractor's opinion, is likely to become, the subject of any IP Claim, Contractor may, at Contractor's option and expense (i) procure for City the right to continue using the Service(s) as set forth hereunder; (ii) replace or modify a Service to make it non-infringing; or (iii) if options (i) or (ii) are not commercially reasonable or practicable as determined by Contractor, terminate City's subscription to the Service(s) and repay City, on a pro-rata basis, any Subscription Charges paid to Contractor for the unused portion of City's Subscription Term for such Service(s). Contractor will have no liability or obligation under this Section with respect to any IP Claim if such claim is caused in whole or in part by (x) compliance with designs, data, instructions or specifications provided by City; (y) modification of the Service(s) by anyone other than Contractor or Contractor Personnel; or (z) the combination, operation or use of the Service(s) with other hardware or software where a Service would not by itself be infringing. The provisions of this Section state the sole, exclusive and entire liability of Contractor to City and City's sole remedy with respect to a Claim brought by reason of access to or use of a Service by City.

25. New Mexico Tort Claims Act

Any liability incurred by the City of Santa Fe in connection with this Contract is subject to the immunities and limitations of the New Mexico Tort Claims Act, NMSA 1978, Section 41-4-1, et. seq., as amended. The City and its "public employees" as defined in the New Mexico Tort Claims Act, do not waive sovereign immunity, do not waive any defense and do not waive any limitation of liability pursuant to law. No provision in this Contract modifies or waives any provision of the New Mexico Tort Claims Act.

26. Applicable Law

The laws of the State of New Mexico shall govern this Contract, without giving effect to its choice of law provisions. Venue shall be proper only in a New Mexico court of competent jurisdiction in accordance with NMSA 1978, Section 38-3-2. By execution of this Contract, Contractor acknowledges and agrees to the jurisdiction of the courts of the State of New Mexico over any and all lawsuits arising under or out of any term of this Contract.

27. Limitation of Liability

EXCLUSION OF DAMAGES. UNDER NO CIRCUMSTANCES AND UNDER NO LEGAL THEORY (WHETHER IN CONTRACT, TORT, NEGLIGENCE OR OTHERWISE) SHALL EITHER PARTY TO THIS AGREEMENT, OR THEIR RESPECTIVE AFFILIATES, OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, SERVICE PROVIDERS, SUPPLIERS OR LICENSORS, BE LIABLE TO THE OTHER PARTY OR ITS AFFILIATES FOR ANY LOST PROFITS, LOST SALES OR BUSINESS, LOST DATA (WHERE SUCH DATA IS LOST IN THE COURSE OF TRANSMISSION VIA CITY'S SYSTEMS OR OVER THE INTERNET THROUGH NO FAULT OF CONTRACTOR),

BUSINESS INTERRUPTION, LOSS OF GOODWILL, COSTS OF COVER OR REPLACEMENT, OR FOR ANY OTHER TYPE OF INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, CONSEQUENTIAL OR PUNITIVE LOSS OR DAMAGES, OR FOR ANY OTHER INDIRECT LOSS OR DAMAGES INCURRED BY THE OTHER PARTY OR ITS AFFILIATES IN CONNECTION WITH THIS AGREEMENT, THE SERVICES OR PROFESSIONAL SERVICES, REGARDLESS OF WHETHER SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF OR COULD HAVE FORESEEN SUCH DAMAGES.

LIMITATION OF LIABILITY. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT, CONTRACTOR'S AGGREGATE LIABILITY TO THE CITY ARISING OUT OF THIS AGREEMENT, THE SERVICES OR PROFESSIONAL SERVICES, SHALL IN NO EVENT EXCEED THE SUBSCRIPTION CHARGES AND/OR PROFESSIONAL SERVICES FEES PAID BY THE CITY DURING THE TWELVE (12) MONTHS PRIOR TO THE FIRST EVENT OR OCCURRENCE GIVING RISE TO SUCH LIABILITY. CITY ACKNOWLEDGES AND AGREES THAT THE ESSENTIAL PURPOSE OF THIS SECTION IS TO ALLOCATE THE RISKS UNDER THIS AGREEMENT BETWEEN THE PARTIES AND LIMIT POTENTIAL LIABILITY GIVEN THE SUBSCRIPTION CHARGES AND PROFESSIONAL SERVICES FEES, WHICH WOULD HAVE BEEN SUBSTANTIALLY HIGHER IF CONTRACTOR WERE TO ASSUME ANY FURTHER LIABILITY OTHER THAN AS SET FORTH HEREIN. CONTRACTOR HAS RELIED ON THESE LIMITATIONS IN DETERMINING WHETHER TO PROVIDE CITY WITH THE RIGHTS TO ACCESS AND USE THE SERVICES AND/OR THE PROFESSIONAL SERVICES PROVIDED FOR IN THIS AGREEMENT. THE LIMITATIONS SET FORTH IN THIS SECTION SHALL NOT APPLY TO CLAIMS OR DAMAGES RESULTING FROM CONTRACTOR'S INDEMNITY OBLIGATIONS IN SECTION 24 OF THIS AGREEMENT.

LIMITATION OF LIABILITY IN THE AGGREGATE. THE LIMITATION OF LIABILITY PROVIDED FOR HEREIN APPLIES IN AGGREGATE TO ANY AND ALL CLAIMS BY CITY AND ITS AFFILIATES, AND SHALL NOT BE CUMULATIVE.

Enforceable against Contractor. Any claims or damages that City may have against Contractor shall only be enforceable against Contractor and not any other entity, nor any officers, directors, representatives or agents of Contractor.

28. Incorporation by Reference and Precedence

If this Contract has been procured pursuant to a request for proposals, this Contract is derived from (1) the request for proposal, (including any written clarifications to the request for proposals and any City response to questions); (2) the Contractor's best and final offer; and (3) the Contractor's response to the request for proposals.

In the event of a dispute under this Contract, applicable documents will be referred to for the purpose of clarification or for additional detail in the following order of precedence: (1) amendments to the Contract in reverse chronological order; (2) the Contract, including the scope of work and all terms and conditions thereof; (3) all documents regarding Sole Source #60-M0087-25-CP375; and (4) the Contractor's best and final offer if such has been made and accepted by the City.

29. Workers' Compensation

The Contractor agrees to comply with state laws and rules applicable to workers' compensation benefits for its employees. If the Contractor fails to comply with the Workers' Compensation Act and applicable rules when required to do so, this Contract may be terminated by the City.

30. Inspection

If this contract is for the purchase of tangible personal property (goods), final inspection and acceptance shall be made at Destination. Tangible personal property rejected at Destination for non-conformance to specifications shall be removed at Contractor's risk and expense promptly after notice of rejection and shall not be allowable as billable items for payment.

31. Inspection of Services

If this contract is for the purchase of services, the following terms shall apply.

A. Services, as used in this Article, include services performed, workmanship, and material furnished or utilized in the performance of services.

B. The Contractor shall provide and maintain an inspection system acceptable to the City covering the services under this Contract. Complete records of all inspection work performed by the Contractor shall be maintained and made available to the City and for as long thereafter as the Contract requires. The City has the right to inspect and test all services contemplated under this Contract to the extent practicable at all times and places during the term of the Contract. The City shall perform inspections and tests in a manner that will not unduly delay or interfere with Contractor's performance.

C. If the City performs inspections or tests on the premises of the Contractor or a subcontractor, the Contractor shall furnish, and shall require subcontractors to furnish, at no increase in contract price, all reasonable facilities and assistance for the safe and convenient performance of such inspections or tests.

D. If any part of the services do not conform with the requirements of this Contract, the City may require the Contractor to re-perform the services in conformity with the requirements of this Contract at no increase in contract amount. When the defects in services cannot be corrected by re-performance, the City may:

i. require the Contractor to take necessary action(s) to ensure that future performance conforms to the requirements of this Contract; and

ii. reduce the contract price to reflect the reduced value of the services performed.

E. If the Contractor fails to promptly re-perform the services or to take the necessary action(s) to ensure future performance in conformity with the requirements of this Contract, the City may:

iv) by contract or otherwise, perform the services and charge to the Contractor any cost incurred by the City that is directly related to the performance of such service; or

v) terminate the contract for default.

32. Insurance

If the services contemplated under this Contract will be performed on or in City facilities or property, Contractor shall maintain in force during the entire term of this Contract, the following insurance coverage(s), naming the City as additional insured.

A. Commercial General Liability insurance shall be written on an occurrence basis and be a broad as ISO Form CG 00 01 with limits not less than $2,000,000 per occurrence and $2,000,000 in the aggregate for claims against bodily injury, personal and advertising injury, and property damage. Said policy shall include broad form Contractual Liability coverage and be endorsed to name the City of Santa Fe their officials, officers, employees, and agents as additional insureds.

B. Broader Coverage and Limits. The insurance requirements under this Contract shall be the greater of (1) the minimum coverage and limits specified in this Contract, or (2) the broader coverage

and maximum limits of coverage of any insurance policy or proceeds available to the Named Insured. It is agreed that these insurance requirements shall not in any way act to reduce coverage that is broader or that includes higher limits than the minimums required herein. No representation is made that the minimum insurance requirements of this Contract are sufficient to cover the obligations of Contractor hereunder.

C. Contractor shall maintain the above insurance for the term of this Contract and name the City as an additional insured and provide for 30 days cancellation notice on any Certificate of Insurance form furnished by Contractor. Such certificate shall also specifically state the coverage provided under the policy is primary over any other valid and collectible insurance and provide a waiver of subrogation.

33. Impracticality of Performance

A party shall be excused from performance under this Contract for any period that the party is prevented from performing as a result of an act of God, strike, war, civil disturbance, epidemic, or court order, provided that the party has prudently and promptly acted to take any and all steps that are within the party's control to ensure performance. Subject to this provision, such non-performance shall not be deemed a default or a ground for termination.

34. Invalid Term or Condition

If any term or condition of this Contract shall be held invalid or unenforceable, the remainder of this Contract shall not be affected and shall be valid and enforceable.

35. Enforcement of Contract

A party's failure to require strict performance of any provision of this Contract shall not waive or diminish that party's right thereafter to demand strict compliance with that or any other provision. No waiver by a party of any of its rights under this Contract shall be effective unless express and in writing, and no effective waiver by a party of any of its rights shall be effective to waive any other rights.

36. Disclosure Regarding Responsibility

A. Any prospective Contractor and any of its Principals who enter into a contract greater than sixty thousand dollars ($60,000.00) with any City for professional services, tangible personal property, services or construction agrees to disclose whether the Contractor, or any principal of the Contractor's company is presently debarred, suspended, proposed for debarment, or declared ineligible for award of contract by any federal entity, state agency or local public body.

B. Principal, for the purpose of this disclosure, means an officer, director, owner, partner, or a person having primary management or supervisory responsibilities within a business entity or related entities.

C. The Contractor shall provide immediate written notice to the City if, at any time during the term of this Contract, the Contractor learns that the Contractor's disclosure was at any time erroneous or became erroneous by reason of changed circumstances.

D. A disclosure that any of the items in this requirement exist will not necessarily result in

termination of this Contract. However, the disclosure will be considered in the determination of the Contractor's responsibility and ability to perform under this Contract. Failure of the Contractor to furnish a disclosure or provide additional information as requested will be grounds for immediate termination of this Contract pursuant to the conditions set forth in Paragraph 7 of this Contract.

E. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the disclosure required by this document. The knowledge and information of a Contractor is not required to exceed that which is the normally possessed by a prudent person in the ordinary course of business dealings.

F. The disclosure requirement provided is a material representation of fact upon which reliance was placed when making an award and is a continuing material representation of the facts during the term of this Contract. If during the performance of the contract, the Contractor is indicted for or otherwise criminally or civilly charged by any government entity (federal, state or local) with commission of any offenses named in this document the Contractor must provide immediate written notice to the City. If it is later determined that the Contractor knowingly rendered an erroneous disclosure, in addition to other remedies available to the Government, the City may terminate the involved contract for cause. Still further the City may suspend or debar the Contractor from eligibility for future solicitations until such time as the matter is resolved to the satisfaction of the City.

37. Temporary Suspension

In the event Contractor detects or has reasonable suspicion of any Malicious Software connected to City's Account or use of a Service by City, Contractor reserves the right to restrict functionalities or suspend the Services (or any part thereof), City's Account or City's rights to access and use the Services and remove, disable or quarantine any City Data or other content. Unless legally prohibited from doing so or where Contractor is legally required to take immediate action, Contractor will use commercially reasonable efforts to notify City as soon as practicable when taking any of the foregoing actions. Contractor will use commercially reasonable efforts to (a) mitigate any interruption to the Service, and (b) restore the Services as soon as practicable. Contractor will not be liable to City or any other third party for any modification, suspension or discontinuation of City's rights to access and use the Services under this Section 7. Contractor may refer any suspected fraudulent, abusive, or illegal activity by City to law enforcement authorities at Contractor's sole discretion.

38. Notification

Either party may give written notice to the other party in accordance with the terms of this Paragraph. Any written notice required or permitted to be given hereunder shall be deemed to have been given on the date of delivery if delivered by personal service or hand delivery or three (3) business days after being mailed.

To the City: Chief Procurement Officer purchasing@santafenm.gov PO Box 909 Santa Fe, NM 87504-0909	Fire Department Mario Risso 200 Murales Road mdrisso@santafenm.gov 505-955-3110	**To the Contractor:** ImageTrend, LLC Attn: Legal Department 1305 Corporate Center Drive, Suite 500 Eagan MN 55121 contracts@imagetrend.com

Either party may change its representative or address above by written notice to the other in accordance with the terms of this Paragraph. The carrier for mail delivery and notices shall be the agent of the sender.

39. Succession

This Contract shall extend to and be binding upon the successors and assigns of the parties.

IN WITNESS WHEREOF, the Parties have executed this Contract as of the date of the signature by the required approval authorities below.

City of Santa Fe:

_____
Mayor

Date:_____

Contractor:

DanaBerceNovack
_____
Dana Berce Novack, Chief Legal Officer

Date: Jan 26, 2026

NMBTIN: _____

Attest:

_____
City Clerk

Approved to form and legal sufficiency by:

_____
Assistant City Attorney

Approved for Finances:

BRIAN MOYA
_____
Finance Director

BUSINESS ASSOCIATE AGREEMENT

This HIPAA Business Associate Agreement (the “Agreement”) is entered into by and between the City of Santa Fe, New Mexico (“Covered Entity”), and ImageTrend, LLC (“Business Associate”) (each a “Party” and collectively the “Parties”).

1. BACKGROUND

Business Associate performs functions, activities, or services for, or on behalf of, Covered Entity under an existing written agreement (the “Underlying Agreement”) and Business Associate creates, receives, maintains, or transmits Protected Health Information ("PHI"), including Electronic Protected Health Information ("EPHI"), in order to perform such functions, activities, or services (referred to collectively as the "Services").

The purpose of this Agreement is to set forth the terms and conditions of disclosure of PHI by Covered Entity to Business Associate, to set forth the terms and conditions of Business Associate's use and disclosure of PHI, and to ensure the confidentiality, integrity, and availability of EPHI that Business Associate creates, receives, maintains, or transmits on behalf of Covered Entity. It is the intent of Covered Entity and Business Associate that this Agreement will meet the requirements of the Health Insurance Portability and Accountability Act of 1996 (“HIPAA”), the American Recovery and Reinvestment Act of 2009, Public Law 111-5 ("ARRA"), the Privacy Rule, and the Security Rule, 45 C.F.R. Parts 160 and 164.

2. DEFINITIONS

Terms used, but not otherwise defined, in this Agreement shall have the same meaning as those terms in HIPAA, ARRA, the Privacy Rule, and the Security Rule. Following are some of the key terms of this Agreement.

2.1 **Electronic Protected Health Information**. “Electronic Protected Health Information” or “EPHI” shall have the same meaning as the term “electronic protected health information” in 45 C.F.R. § 160.103, but shall be limited to the EPHI that Business Associate creates, receives, maintains, or transmits on behalf of Covered Entity.

2.2 **Individual**. “Individual” shall have the same meaning as the term “individual” in 45 C.F.R. § 160.103 and shall include a person who qualifies as a personal representative in accordance with 45 C.F.R. § 164.502(g).

2.3 **Minimum Necessary**. “Minimum Necessary” shall have the same meaning as "minimum necessary" described in 45 C.F.R. § 164.502(b) and Section 13405(b) of ARRA.

2.4 **Privacy Rule**. “Privacy Rule” shall mean the Standards for Privacy of Individually Identifiable Health Information at 45 C.F.R. Parts 160 and Part 164, subparts A and E.

2.5 **Protected Health Information**. “Protected Health Information” or “PHI” shall have the same meaning as the term “protected health information” in 45 C.F.R. § 160.103, but shall be limited to the information that Business Associate creates, receives, maintains, or transmits on behalf of Covered Entity.

2.6 **Required by Law**. “Required by Law” shall have the same meaning as the term “required by law” in 45 C.F.R. § 164.103.

2.7 **Secretary**. “Secretary” shall mean the Secretary of the United States Department of Health and Human Services or his designee.

2.8 **Security Incident**. “Security Incident” shall have the same meaning as “security incident” in 45 C.F.R. § 164.304.

2.9 **Security Rule**. “Security Rule” shall mean the Security Standards for the Protection of EPHI at 45 C.F.R. Parts 160 and 164, subparts A and C.

2.10 **Subcontractor**. "Subcontractor" shall have the same meaning as "subcontractor" in 45 C.F.R. § 160.103.

3. OBLIGATIONS AND ACTIVITIES OF BUSINESS ASSOCIATE

3.1 **Use and Disclosure**. Business Associate agrees to not use or disclose PHI other than as permitted or required by this Agreement and any Underlying Agreement(s) related to the Services, or as Required by Law. Business Associate shall also comply, where applicable, with the Privacy Rule and the Security Rule.

3.2 **Safeguards**. Business Associate agrees to use appropriate safeguards and comply, where applicable, with the Security Rule with respect to EPHI, to prevent use or disclosure of the information other than as provided for by this Agreement.

3.3 **Business Associate's Reporting Obligations**.

(a) **Reports of Non-Permitted Use or Disclosure**. Business Associate agrees to report to Covered Entity any use or disclosure of the PHI not provided for by this Agreement of which Business Associate becomes aware. Where applicable, such report shall comply with the requirements outlined in Sections 3.3(b) and 3.3(c).

(b) **Reports of Breach of Unsecured PHI**.

1. For purposes of this Section, "Breach" and "Unsecured PHI" shall have the same meaning as "breach" and "unsecured protected health information," respectively, as such terms are defined by 45 C.F.R. § 164.402.

2. Following the discovery of a Breach of Unsecured PHI, Business Associate shall notify Covered Entity of the Breach. Such notification shall be made without unreasonable delay after discovering the Breach, but no later than five (5) calendar days after its discovery.

3. Business Associate’s notice shall include, to the extent possible, the identification of each Individual whose Unsecured PHI has been or is reasonably believed by Business Associate to have been, accessed, acquired, used, or disclosed during or as a result of the Breach. Business Associate shall also provide Covered Entity with at least the following information: (i) a description of the Breach, including the date of Breach

and the date of discovery of the Breach, if known; (ii) a description of the types of Unsecured PHI involved in the Breach; (iii) any steps Individuals should take to protect themselves from potential harm resulting from the Breach; (iv) a brief description of what Business Associate is doing to investigate the Breach, to mitigate harm to Individuals, and to protect against any further Breaches; and (v) any other information Covered Entity is required to include in notification to the affected Individual(s) under 45 C.F.R. § 164.404(c). Business Associate will provide additional information to Covered Entity as such information becomes available.

(c) **Reports of Security Incidents**. Business Associate agrees to report to Covered Entity any Security Incident of which it becomes aware. Where applicable, such report shall comply with the requirements outlined in Sections 3.3(a) and (b). This Agreement serves as Business Associate's notice to Covered Entity that attempted but unsuccessful Security Incidents, such as pings and other broadcast attacks on Business Associate's firewall, port scans, unsuccessful log-on attempts, denials of service and any combination of the above, regularly occur and that no further notice will be made by Business Associate unless there has been a successful Security Incident.

3.4 **Subcontractors**. Business Associate agrees to ensure that any Subcontractor that creates, receives, maintains, or transmits PHI (including EPHI) on behalf of Business Associate agrees to substantially the same restrictions and conditions that apply through this Agreement to Business Associate with respect to such information, including but not limited to, compliance with the applicable requirements of 45 C.F.R. Parts 160 and 164. Such agreement between Business Associate and the Subcontractor must be made in writing and must comply with the terms of this Agreement and the requirements outlined in 45 C.F.R. §§ 164.504(e) and 164.314.

3.5 **Access to Designated Record Set**. The Parties do not intend for Business Associate to maintain any PHI in a Designated Record Set for Covered Entity. To the extent Business Associate possesses PHI in a Designated Record Set, Business Associate agrees to provide access, at the request of Covered Entity, to PHI in a Designated Record Set, to Covered Entity or, as directed by Covered Entity, to an Individual in order to meet the requirements under 45 C.F.R. § 164.524. Business Associate is not required to provide such access where the PHI contained in a Designated Record Set is duplicative of the PHI contained in a Designated Record Set possessed by Covered Entity. If an Individual makes a request for access pursuant to 45 C.F.R. § 164.524 directly to Business Associate, or inquires about his or her right to access, Business Associate will direct the Individual to Covered Entity.

3.6 **Amendments to Designated Record Set**. The Parties do not intend for Business Associate to maintain any PHI in a Designated Record Set for Covered Entity. To the extent Business Associate possesses PHI in a Designated Record Set, Business Associate agrees to make available such PHI for amendment and incorporate any amendment(s) to PHI in a Designated Record Set that Covered Entity directs or agrees to pursuant to 45 C.F.R. § 164.526 at the request of Covered Entity or an Individual. If an Individual submits a written request for amendment pursuant to 45 C.F.R. § 164.526 directly to Business Associate, or inquires about his or her right to amendment, Business Associate will either forward such request to Covered Entity or direct the Individual to Covered Entity.

3.7 **Accounting of Disclosures**.

(a) Business Associate agrees to document such disclosures of PHI and information related to such disclosures as would be required for Covered Entity to respond to a request by an Individual for an accounting of disclosures of PHI in accordance with 45 C.F.R. § 164.528.

(b) Business Associate agrees to provide to Covered Entity or an Individual information collected in accordance with Section 3.7(a) of this Agreement, to permit Covered Entity to respond to a request by an Individual for an accounting of disclosures of PHI in accordance with 45 C.F.R. § 164.528.

3.8 **Compliance with Law**. To the extent Business Associate is expressly obligated under the Underlying Agreement(s) to carry out one or more of Covered Entity's obligation(s) under the Privacy Rule, Business Associate shall comply with the requirements of the Privacy Rule that apply to Covered Entity in the performance of such obligation(s).

3.9 **Records and Audits**. Business Associate agrees to make internal practices, books, and records relating to the use and disclosure of PHI received from, or created or received by Business Associate on behalf of, Covered Entity available to the Secretary for purposes of the Secretary determining Covered Entity's compliance with the Privacy Rule and Security Rule.

3.10 **Mitigation**. Business Associate agrees to mitigate, to the extent practicable, any harmful effect that is known to Business Associate of a use or disclosure of PHI by Business Associate in violation of the requirements of this Agreement.

4. PERMITTED USES AND DISCLOSURES BY BUSINESS ASSOCIATE

4.1 **General Use and Disclosure**.

(a) Except as otherwise limited in this Agreement, Business Associate may use or disclose PHI to perform Services for, or on behalf of, Covered Entity as such services may be specified in any Underlying Agreement(s), provided that such use or disclosure would not violate the Privacy Rule or the Security Rule if done by Covered Entity.

(b) All uses and disclosures of PHI must comply with the Minimum Necessary requirements under the Privacy Rule. The Party disclosing PHI shall determine what constitutes the Minimum Necessary to accomplish the intended purpose of the disclosure.

4.2 **Specific Use and Disclosure.**

(a) Business Associate may use or disclose PHI to carry out Business Associate's legal responsibilities and for the proper management and administration of Business Associate, provided that any such disclosures are either (1) Required by Law, or (2) Business Associate obtains reasonable assurances from the person to whom the information is disclosed that it will remain confidential and used or further disclosed only as Required by Law or for the purpose for which it was disclosed to the person, and the person notifies Business Associate of any instances of which it becomes aware in which the confidentiality of the information has been breached.

(b) Business Associate may use PHI to provide Data Aggregation services to Covered Entity as permitted by 45 C.F.R. § 164.504(e)(2)(i)(B).

(c) Business Associate may use and disclose PHI to report violations of law to appropriate state and federal authorities, to the extent permitted or required by 45 C.F.R. § 164.502(j)(1) and state law.

(d) Business Associate may use PHI to create de-identified information in accordance with the requirements outlined in the Privacy Rule. Data that has been de-identified will no longer be subject to the terms of this Agreement.

5. OBLIGATIONS OF COVERED ENTITY

5.1 **Privacy Practices**. Covered Entity will notify Business Associate of any limitation(s) in its notice of privacy practices in accordance with 45 C.F.R. § 164.520, to the extent that such limitation may affect Business Associate's use or disclosure of PHI. Covered Entity will provide such notice no later than fifteen (15) days prior to the effective date of the limitation.

5.2 **Notice of Changes Regarding Individual Permission**. Covered Entity will obtain any consent or authorization that may be required by the Privacy Rule, or applicable state law, prior to furnishing Business Associate with PHI. Covered Entity will notify Business Associate of any changes in, or revocation of, permission by an Individual to use or disclose PHI, to the extent that such changes may affect Business Associate's use or disclosure of PHI. Covered Entity will provide such notice no later than fifteen (15) days prior to the effective date of the change.

5.3 **Notice of Restrictions to Use or Disclosure of PHI**. Covered Entity will notify Business Associate of any restriction to the use or disclosure of PHI that Covered Entity has agreed to in accordance with 45 C.F.R. § 164.522, to the extent that such restriction may affect Business Associate's use or disclosure of PHI. Covered Entity will provide such notice no later than fifteen (15) days prior to the effective date of the restriction. If Business Associate reasonably believes that any restriction agreed to by Covered Entity pursuant to this Section may materially impair Business Associate's ability to perform its obligations under the Underlying Agreement or this Agreement, the Parties will mutually agree upon any necessary modification of Business Associate's obligations under such agreements.

5.4 **Permissible Requests by Covered Entity**. Covered Entity shall not request Business Associate to use or disclose PHI in any manner that would not be permissible under the Privacy Rule or the Security Rule if done by Covered Entity, except that Business Associate may use or disclose PHI as set forth herein.

5.5 **Safeguards**. Covered Entity shall use appropriate safeguards to maintain the confidentiality, privacy, and security of PHI in transmitting PHI to Business Associate pursuant to this Agreement.

6. TERM AND TERMINATION

6.1 **Term**. This Agreement shall be effective upon the Effective Date of the Underlying Agreement and shall remain in effect until all of the PHI provided by Covered Entity to Business Associate or created or received by Business Associate on behalf of Covered Entity, is destroyed or returned to Covered Entity, or, if it is infeasible to return or destroy PHI, protections are extended to such information, in accordance with Section 6.3(b).

6.2 **Termination**.

(a) **Termination Resulting from the End of Services**. This Agreement shall terminate in the event that the Underlying Agreement(s) under which Covered Entity discloses PHI to Business Associate terminates for any reason, or if the Services that give rise to the necessity of a business associate agreement terminate for any reason.

(b) **Termination for Cause**. Upon either Party's knowledge of a material breach of this Agreement by the other Party, the non-breaching Party must either:

1. Provide an opportunity for the breaching Party to cure the breach or end the violation within thirty (30) business days, and if the breaching Party does not cure the breach or end the violation within thirty (30) business days, the non-breaching Party shall terminate this Agreement; or

2. Immediately terminate this Agreement if cure is not possible.

6.3 **Return or Destruction of PHI**.

(a) Except as provided in paragraph (b) of this Section, upon termination of this Agreement for any reason, Business Associate shall return or destroy all PHI received from Covered Entity or created or received by Business Associate on behalf of Covered Entity, that Business Associate still maintains in any form. This provision shall also apply to PHI that is in the possession of Subcontractors of Business Associate. Business Associate shall retain no copies of the PHI. Pursuant to the Underlying Agreement and Section 4.2(b) and (d) of this Agreement, de-identified data and insights derived from Business Associate's provision of Data Aggregation services are not subject to the provisions of this Section 6.3.

(b) In the event that Business Associate determines that returning or destroying the PHI is infeasible, Business Associate and its Subcontractors shall extend the protections of this Agreement to such PHI and limit further uses and disclosures of such PHI to those purposes that make the return or destruction infeasible, for so long as Business Associate and/or its Subcontractors maintain such PHI.

7. MISCELLANEOUS

7.1 **Regulatory References**. A reference in this Agreement to a section in the Privacy Rule, the Security Rule, HIPAA, or ARRA, or any other reference to a law or regulation, means the section or law as in effect as of the date of this Agreement or as subsequently amended.

7.2 **Amendment**. The Parties agree to take such action as is necessary to amend this Agreement from time to time to comply with the requirements of the Privacy Rule, the Security Rule, HIPAA, and ARRA.

7.3 **Survival**. The respective rights and obligations of Business Associate under Section 6.3 of this Agreement shall survive the termination of this Agreement.

7.4 **Interpretation**. Any ambiguity in this Agreement shall be resolved in favor of a meaning that permits compliance with the Privacy Rule, the Security Rule, HIPAA, and ARRA.

7.5 **Relationship to Other Agreement Provisions**. In the event that a provision of this Agreement is contrary to a provision of an Underlying Agreement or Agreements under which Covered Entity discloses PHI to Business Associate, the provision of this Agreement shall control. Otherwise, this Agreement shall be construed under, and in accordance with, the terms of such Underlying Agreement or Agreements between the Parties.

7.6 **Prior Business Associate Agreements**. Consistent with Section 7.5, this Agreement shall supersede any and all prior business associate agreement(s), or terms of other agreements addressing the privacy and security of PHI, between the Parties.

7.7 **No Third-Party Beneficiaries**. Nothing express or implied in this Agreement is intended to confer, nor shall anything herein confer, upon any person other than Covered Entity or Business Associate any rights, remedies, obligations, or liabilities whatsoever.

7.8 **Modification of Agreement**. No alteration, amendment, or modification of the terms of this Agreement shall be valid or effective unless in writing and signed by Business Associate and Covered Entity.

7.9 **Relationship of Parties**. Business Associate, in furnishing services to Covered Entity, is acting as an independent contractor, and Business Associate has the sole right and obligation to supervise, manage, contract, direct, procure, perform, or cause to be performed, all work to be performed by Business Associate under this Agreement. Business Associate is not an agent of Covered Entity and has no authority to represent Covered Entity as to any matters, except as expressly authorized in this Agreement.

7.10 **Notices**. Any notices required or permitted to be given under this Agreement by either Party shall be given in writing: (a) by personal delivery; (b) by electronic facsimile with confirmation sent by United States first class mail; (c) by bonded courier or nationally recognized overnight delivery service; or (d) by United States first class registered or certified mail, postage prepaid, return receipt requested, addressed to the Parties at the addresses set forth below or to such other addresses as the Parties may request in writing by notice pursuant to this Section 7.10. Notices shall be deemed received on the earliest of personal delivery, upon the next business day after delivery by electronic facsimile with confirmation that the transmission was completed or upon receipt by any other method of delivery.

Business Associate: ImageTrend, LLC, Attn: Legal Department, 1305 Corporate Center Drive, Suite 500, Eagan, MN 55121.

Covered Entity: City of Santa Fe, Fire Department, Attn: Toniette Candelaria-Martinez, 200 Murales Road, Santa Fe, NM 87501.

7.11 **Governing Law**. This Agreement shall be governed by and interpreted in accordance with the laws of the State of New Mexico.

7.12 **Counterparts**. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original and when taken together shall constitute one agreement.

IN WITNESS WHEREOF: the undersigned parties, each having authority to bind their respective organizations, hereby agree.

CITY OF SANTA FE:

_____
MAYOR

DATE:_____

ImageTrend, LLC

DanaBerceNovack
_____
Dana Berce Novack, Chief Legal Officer

DATE: Jan 26, 2026

ATTEST:

_____
CITY CLERK

CITY ATTORNEY'S OFFICE:

_____
ASSISTANT CITY ATTORNEY

Approved for Finances:

BRIAN MOYA
_____
Finance Director

EXHIBIT A

SERVICE LEVEL AGREEMENT ATTACHMENT

ImageTrend is committed to offering exceptional levels of service to our customers. This Service Level Agreement ("SLA") guarantees your website or application's availability, reliability and performance. This SLA applies to any site or application hosted on our network.

1. Customer Support

ImageTrend is committed in providing an exceptional level of customer support. ImageTrend's servers are monitored 24 hours per day, 7 days per week, 365 days per year and our support staff is available via phone (888.469.7789) and email (www.imagetrend.com/support) as posted on the company's website. ImageTrend works to promptly resolve all issues reported by customers, and will acknowledge the disposition and potential resolution according to the chart below:

Severity Level	Examples of Severity	Notification of Acknowledgement by ImageTrend	Action Expectation: Update and Anticipated Error Resolution Plan After Notification by ImageTrend
Site Down/Critical	• Complete shutdown or partial shutdown of one or more critical software functions. • Access to one or more Software functions not available. • Major subset of software application impacted.	Within one (1) hour of initial notification via email or ticketing system.	Six (6) hours.
CAD Down/High	• Minor subsystem failure. • Data entry or access impaired on a limited basis – usually can be delegated to local Client contact as a first level or response for resolution – usually user error (i.e. training).	Within four (4) hours of initial notification during business hours via phone, email, or ticketing system.	Twenty-four (24) business hours.
Medium/Normal	• System operational with minor issues; suggested enhancements as mutually agreed upon.	Within twenty-four (24) hours of initial notification during business hours.	Future Release.

2. Data Ownership

All customer data collected and maintained by ImageTrend shall at all times remain the property of the customer.

3. Data Protection

ImageTrend takes data privacy and cybersecurity very seriously. ImageTrend utilizes compliant and industry recognized best practices to ensure data security, and does not use or make available any personally identifiable information to third parties without customer consent or as required by law. ImageTrend acknowledges that its handling of information on behalf of customers may be subject to federal, state or local laws, rules, regulation and restrictions regarding the privacy of consumer information. ImageTrend agrees to comply with all of such laws, rules, regulations and restrictions at its sole cost and expense.

4. Suspension of Service

ImageTrend reserves the right to suspend and limit network resources to customers failing to pay the monthly fee in advance at its own discretion. In the event of service suspension, full service delivery will be restored within 48 hours from the date and time that payment is received.

5. Availability

ImageTrend is fully committed to providing quality service to all customers. To support this commitment, ImageTrend offers the following commitments related to application server Availability:

Availability Objective: ImageTrend will provide 99.5% Availability (as defined below) for the ImageTrend network services within ImageTrend's Immediate Control. For purposes, hereof, "Availability" or "Available" means the ImageTrend Services are available for access and use through the Internet.

"Immediate Control" includes ImageTrend's network services within the ImageTrend data center which extends to, includes and terminates at the Internet Service Provider ("ISP") circuit termination point on the router in ImageTrend's data center (*i.e.,* public Internet connectivity).

Specifically excluded from the definition of "Immediate Control" are the following:

a. Equipment, data, materials, software, hardware, services and/or facilities provided by or on behalf of Client or a third-party entity (or any of their vendors or service providers) and Client's or a third party entity's network services or end-user hardware.

b. Acts or omissions of Client, their employees, contractors, agents or representatives, third party vendors or service providers or anyone gaining access to the ImageTrend Services at the request of Client.

c. Issues arising from bugs, defects, or other problems in the software, firmware, or hardware of third parties.

d. Delays or failures due to circumstances beyond ImageTrend's reasonable control that could not be avoided by its exercise of due care.

e. Any outage, network unavailability or downtime outside the ImageTrend data center.

Availability Calculation: Availability is based on a monthly calculation. The calculation will be as follows: ((a – b) / a) x 100, where "a" is the total number of hours in a given calendar month, excluding Scheduled Maintenance (as defined below), and "b" is the total number of hours that service is not Available in a given month.

Offline Capability: The Software may have offline capability which provides redundancy when network or server back-end capability is not available. Periods of time when the Software's primary functions continue to function offline shall be excluded from the unavailability calculation "b" above.

Scheduled Maintenance: ImageTrend conducts scheduled maintenance, as necessary, every last Wednesday of the month. ImageTrend will perform scheduled maintenance within that maintenance window between the hours of 9:00 p.m. CST to 11:00 p.m. CST. ImageTrend may change the regularly scheduled maintenance window from time to time at ImageTrend's discretion upon reasonable notice to Client.

Service Disruption: Upon customer's written notice to ImageTrend, if Availability for the month is below the guaranteed level, ImageTrend will issue a credit to customer in accordance with the schedule below:

Availability: 99.0% - 99.5% = 5% of monthly hosting fee credited
95.0% - 98.99% = 10% of monthly hosting fee credited
90.0% - 94.99% = 15% of monthly hosting fee credited
89.99% or below = 2.5% for every 1% of lost Availability (in no event exceeding 50% of monthly hosting fees)

ImageTrend maintains precise and objective Availability metrics, which shall be determinative when calculating any customer requested credit. ImageTrend maintained Availability metrics shall only be requested in good faith to address material customer concerns. To receive a credit, customers must specifically request it during the month following the month for which the credit is requested. Credits shall not be issued if a customer account is past due, suspended or pending suspension.

6. General

ImageTrend reserves the right to change or modify this SLA and the related services being provided to benefit its customers, including changes to hosting environments and infrastructure, provided that any such improvements shall adhere to the regulatory guidelines and best practices referenced herein.

ImageTrend
1305 Corporate Center Drive, Suite 500, Eagan, MN 55121
Phone: (952) 469-1589 | Toll Free: (888) 469-7789

ORDER FORM

Prepared For:	Bill To:
Sten Johnson Santa Fe Fire Department (NM) 200 Murales RD PO Box 909, Santa Fe, New Mexico, United States, 87504 sajohnson@santafenm.gov	Santa Fe Fire Department (NM) 200 Murales RD PO Box 909, Santa Fe, New Mexico, United States, 87504

Salesperson	Quote Number	Order Form Date
Daniel Schultz Senior Customer Success Manager	Q-14959v3	Aug 7, 2025

Contract Effective Date	Contract Term (Months)
Jul 1, 2025	48

Description	Qty	Fee Type	Unit Price	Subscription Start Date	Subscription End Date	Total
Continuum® EMS Content Package	1	Recurring	$5,463.64	Jul 1, 2025	Jun 30, 2029	$5,463.64
Continuum®	1	Recurring	$6,556.36	Jul 1, 2025	Jun 30, 2029	$6,556.36
Staffing Solution Integration	1	Recurring	$5,463.64	Jul 1, 2025	Jun 30, 2029	$5,463.64
CAD Distribution	1	Recurring	$3,824.54	Jul 1, 2025	Jun 30, 2029	$3,824.54
Auto Billing Export - NEMSIS v3 Web Service	1	Recurring	$3,824.54	Jul 1, 2025	Jun 30, 2029	$3,824.54
Continuum® Fire Content Package	1	Recurring	$5,463.64	Jul 1, 2025	Jun 30, 2029	$5,463.64
Permits	1	Recurring	$5,463.64	Jul 1, 2025	Jun 30, 2029	$5,463.64
Standard Direct Messaging - EMS Agency	1	Recurring	$2,130.82	Jul 1, 2025	Jun 30, 2029	$2,130.82
Investigations	1	Recurring	$5,463.64	Jul 1, 2025	Jun 30, 2029	$5,463.64
Vault™ Records with Attachments	1	Recurring	$874.18	Jul 1, 2025	Jun 30, 2029	$874.18
Community Health™ Add-on	1	Recurring	$8,195.45	Jul 1, 2025	Jun 30, 2029	$8,195.45
Mobile Fire Inspections - SaaS	1	Recurring	$5,463.64	Jul 1, 2025	Jun 30, 2029	$5,463.64
Elite™ Rescue - SaaS	1	Recurring	$31,658.48	Jul 1, 2025	Jun 30, 2029	$31,658.48
					Total Net Price	**$89,846.21**

Total Year 1:	$89,846.21
Total Recurring:	$89,846.21
Total One time:	$0.00

Year Over Year Pricing

Item Name	YR 1 Cost	YR 1 Uplift	YR 2 Cost	YR 2 Uplift	YR 3 Cost	YR 3 Uplift	YR 4 Cost	YR 4 Uplift
Continuum® EMS Content Package	$5,463.64	3%	$5,627.55	3%	$5,796.38	3%	$5,970.27	3%
Continuum®	$6,556.36	3%	$6,753.05	3%	$6,955.64	3%	$7,164.31	3%
Staffing Solution Integration	$5,463.64	3%	$5,627.55	3%	$5,796.38	3%	$5,970.27	3%
CAD Distribution	$3,824.54	3%	$3,939.28	3%	$4,057.45	3%	$4,179.18	3%
Auto Billing Export - NEMSIS v3 Web Service	$3,824.54	3%	$3,939.28	3%	$4,057.45	3%	$4,179.18	3%
Continuum® Fire Content Package	$5,463.64	3%	$5,627.55	3%	$5,796.38	3%	$5,970.27	3%
Permits	$5,463.64	3%	$5,627.55	3%	$5,796.38	3%	$5,970.27	3%
Standard Direct Messaging - EMS Agency	$2,130.82	3%	$2,194.74	3%	$2,260.59	3%	$2,328.40	3%
Investigations	$5,463.64	3%	$5,627.55	3%	$5,796.38	3%	$5,970.27	3%
Vault™ Records with Attachments	$874.18	3%	$900.41	3%	$927.42	3%	$955.24	3%
Community Health™ Addon	$8,195.45	3%	$8,441.31	3%	$8,694.55	3%	$8,955.39	3%
Mobile Fire Inspections - SaaS	$5,463.64	3%	$5,627.55	3%	$5,796.38	3%	$5,970.27	3%
Elite™ Rescue - SaaS	$31,658.48	3%	$32,608.23	3%	$33,586.48	3%	$34,594.08	3%
			$92,541.60		$95,317.86		$98,177.40	

Incident Volume

Category	Incidents
Elite	2,107

This Order Form is subject to the terms of the Master Subscription Agreement located at http://www.imagetrend.com/legal/msa unless there is a separate agreement between Santa Fe Fire Department (NM) and ImageTrend.
This proposal is valid for 90 days from the date listed above.

Additional Terms:

- One-Time Fees will be due upon contract signature.
- Recurring fees will be invoiced annually in advance, beginning on the Effective Date, unless Customer provides notice of cancellation in accordance with the MSA, no less than sixty (60) days prior to the end of a Subscription Term.
- Payments are due 30 days after receipt of an invoice.
- Recurring fees are subject to price increases each year following the first year of the Subscription Term, and will not exceed 3%% of the then-current price in any given year.
- Any terms not defined herein shall have the same meaning as defined in the Master Subscription Agreement.
- The Subscription Term for any Services added by Customer after the beginning of the thencurrent Subscription Term will be coterminous with the then-current Subscription Term for existing Services.

ImageTrend	
Name	Dana Berce Novack
Title	Chief Legal Officer
Signature	
Date	

Santa Fe Fire Department (NM)	
Name	
Title	
Signature	
Date	

EXHIBIT C- SOFTWARE LICENSING TERMS ATTACHMENT

The following terms shall apply:

"ImageTrend Elite Data Marts" means the relational database(s) that contain an enhanced and simplified reporting-ready format of the transactional data collected within ImageTrend Elite. The Elite Data Marts are available for use with the ImageTrend Elite Reporting Tools.

"ImageTrend Elite Reporting Tools" means the Transactional Report Writer, Visual Informatics, Analytical Chart Reporting Tool and Analytical Tabular Reporting Tool in the Software that are based on a set of Elite Data Marts.

"Incident(s)" means an instance where the Client sends a vehicle or emergency responder to a situation requiring emergency response, as measured by the number of incident reports within ImageTrend Software systems excluding incidents relating to Mobile Integrated Health services.

"Licensed Information" means other Deliverables provided to Client by ImageTrend relating to the operation or design of the Software, or other Deliverables provided to Client by ImageTrend which are common to ImageTrend (e.g. such Deliverables are not unique to Client). A copy of the software specification Licensed Information is available within the Software labeled as "ImageTrend University."

"The Software" means the sum of all software licenses granted by this Agreement hereto as provided in Section 1 below.

1. GRANT OF LICENSE TO SOFTWARE.

Name of License	Terms of License
Software as a Service License (SaaS) or Integration as a Service (IaaS) ("SaaS")	ImageTrend hereby grants Client a non-exclusive, non-transferable license to use the ImageTrend Software product(s) listed in the Agreement for such time as listed in said Agreement. During the term of the Agreement, the Client shall have access to the Software, which will be installed on servers at the ImageTrend hosting facility and subject to the Service Level Agreement attached. All copies of the Software and/or Licensed Information in any form provided by ImageTrend to Client hereunder are the sole property of ImageTrend and/or its suppliers, and that Client shall not have any right, title, or interest to any such Software and/or Licensed Information or copies thereof except as provided in this Agreement.

2. PROTECTION OF SOFTWARE AND LICENSED INFORMATION

Client agrees to respect and not to, nor permit any third-party to, remove, obliterate, or cancel from view any copyright, trademark, confidentiality or other proprietary notice, mark, or legend appearing on any of the Software or Licensed Information, and to reproduce and include the same on each authorized copy of the Software and Licensed Information. Client shall not nor shall Client permit any third-party under Client's control to, copy, reverse engineer, or duplicate the Software or any part thereof except for the purposes of system backup, testing, maintenance, or recovery. Client may duplicate the Licensed Information only for internal training, provided that all the names, trademark rights, product names, copyright statement, and other proprietary right statements of ImageTrend are reserved. ImageTrend reserves all rights which are not expressly granted to Client in this Agreement.

Client shall not, nor shall Client permit any third-party to, modify, reverse engineer, disassemble, or decompile the Software, or any portion thereof, and shall not use the software or portion thereof for purposes other than as intended and provided for in this Agreement.

3. INSTALLATION, INTRODUCTORY TRAINING AND DEBUGGING.

IMPLEMENTATION. ImageTrend shall provide Client with start-up services such as the installation and introductory training relating to the Software, and, if necessary, initial debugging services known as "Implementation". During Implementation, Client must make available sufficient time and resources as is necessary to accomplish the milestones and tasks per the party's project plans (as applicable), typically between 4 and 15 hours a week. Depending on Client's objectives, Client may need to allocate more time or resources to achieve Client's desired timelines.

TRAIN THE TRAINER. ImageTrend may provide "Train-the-trainer" training for administrators as detailed in the Agreement. Additionally, online training videos and user guides in electronic format will be made available via ImageTrend University.

SOFTWARE SUPPORT. ImageTrend shall provide Software Support as detailed in the Service Level Attachment, included here as Exhibit A.

TRAINING USAGE AND EXPIRATION. The training line items and quantities as detailed in price table attached must be delivered within 2 years of the Effective Date. It shall be Client's responsibility to request the training session(s). Training not used within the 2 year cut-off shall expire and no refund or credit will be payable to Client.

4. SOFTWARE WARRANTIES.

PERFORMANCE WARRANTY. ImageTrend warrants that the Software will conform to the specifications as set forth in the Licensed Information. However, this warranty shall be revoked in the event that any person other than ImageTrend and its agents make unauthorized modification or change to the Software in any manner outside of the configuration available within the Software's built-in functionality. This warranty does not apply to data extracted from the system.

OWNERSHIP WARRANTY. ImageTrend represents that it is the owner of the entire right, title, and interests in and to the Software, and that it has the sole right to grant licenses thereunder, and that it has not knowingly granted licenses thereunder to any other entity that would restrict rights granted hereunder to Client.

LIMITATIONS ON WARRANTY. All of ImageTrend's obligations under this Section shall be contingent on Client's use of the Software in accordance with this Agreement and in accordance with ImageTrend's instructions as provided by ImageTrend in the Licensed Information, and as such instructions may be amended, supplemented, or modified by ImageTrend from time to time. ImageTrend shall have no warranty obligations with respect to usage which does not conform with ImageTrend's instructions as provided by ImageTrend in the Licensed Information. ImageTrend shall have no warranty obligations with respect to any failures of the Software which are the result of accident, abuse, misapplication, extreme power surge or extreme electromagnetic field of a Client device. In addition to any other limitation on warranty or liability; Client's sole remedy for breach of warranty related to or arising out of the Software, or a defect with the Software, shall be at Client's option 1) repair of the Software or defect, 2) termination of this Agreement for convenience as outlined elsewhere in this Agreement.

THE EXPRESS WARRANTIES PROVIDED HEREIN ARE THE ONLY WARRANTIES MADE BY ImageTrend WITH RESPECT TO THE SOFTWARE AND SUPERSEDE ALL OTHER EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY AND WARRANTIES FOR ANY SPECIAL PURPOSE.

5. MAINTENANCE.

ImageTrend shall provide scheduled updates and new releases for the Software, as well as defect correction as needed per the Service Level Agreement, attached for so long as Client has contracted for support (as indicated by a recurring fee containing the product name and word 'Support'). Specific out-of-scope system enhancement requests are excluded from support. Should Client desire specific source-code level modifications to the system, Client may submit a request to ImageTrend's UserVoice page at https://ImageTrend.uservoice.com/.

6. RETURN OF DATA.

Upon termination of this Agreement for any reason, Client may request ImageTrend provide to Client a copy of Client's data. ImageTrend will produce this data by first using relevant expo1t functionality provided by the application, e.g. for ImageTrend Elite the data would be produced as a NEMSIS Version 3 XML file(s), or by other native data export format should the application provide no export functionality. ImageTrend may redact or remove ImageTrend trade secret and confidential information, such as database schema design details, or data which is used solely in an operational or administrative fashion (e.g. data which was never entered by Client end-users). For clarity, ImageTrend may not redact or remove data that Client or Client's end-users entered. ImageTrend will provide this exported data to Client via secure electronic transfer, such as SFTP/FTPS. ImageTrend shall have 90 days from Client's request to produce the native data

export for Client. Should Client desire the data to come in any alternative format or be in any way different than as described in this section, Client must request those services from ImageTrend separately on a Time and Materials basis under its own time frame. ImageTrend will make efforts to accommodate Client's request, but ImageTrend is under no obligation to do so.

7. IMAGETREND ELITE AUTHORIZED USERS AND SCOPE OF USAGE

This Grant of License is strictly conditioned on the Software being used by only Authorized Users. ImageTrend may audit Client's Software, users, and usage to ensure compliance with the scope of usage detailed by this Agreement, in ImageTrend's discretion. Non-compliance with the scope of usage shall be considered a material breach.

8. DE-IDENTIFICATION

ImageTrend may create a de-identified data set of Client's data ("the De-identified Data Set") and ImageTrend may, in ImageTrend's discretion, transform, analyze, distribute and redistribute, create derivative works of, license, make available to 3rd party researchers, or otherwise use the De-identified Data Set except as limited by: 1) this Agreement, 2) applicable law and regulation, e.g. State and Local data privacy law and HIPANHITECH, 3) notwithstanding any of the prior, ImageTrend shall create the De-identified Data Set in accordance with the then current HIPAA Safe Harbor Rule at 45 CFR § 164.514(2)(i) by removing the 18 listed data elements, and any additional data element designated as 'Personal Information' by State and Local data breach law (or equivalent laws). ImageTrend shall ensure its methods for creating the De-identified Data Set comport with industry best practices and guidance such as NISTIR 8053 'De-Identification of Personal Information' (available at http://dx.doi.org/l0.6028/NIST.1R.8053). ImageTrend shall use reasonable administrative, technical, and physical safeguards to protect and prevent unauthorized disclosure of the De-identified Data Set. ImageTrend shall not attempt to re-identify any de-identified records.

9. GRANT OF LICENSE TO IMAGETREND'S PRE-EXISTING IP AND OWNERSHIP OF NEW IP

All Intellectual Property Rights connected to the ImageTrend pre-existing materials such as architectural structure, modules, processes, and Know-How that may be used in Deliverables ("Pre-existing IP"), shall remain owned by ImageTrend. ImageTrend agrees to grant to Client a royalty-free, worldwide, transferable, non-exclusive, use license for these architectural structures, modules, and processes that may be used solely in conjunction with the Deliverables and services performed under this Agreement and in accordance with the license granted herein, conditioned upon full payment of the Agreement from which the Deliverable containing Pre-Existing IP originates. This license may not be transferred, and Client may not sublicense, use, reproduce, distribute or prepare derivative works of ImageTrend's Pre-Existing IP except to the extent strictly necessary to fulfill the purpose of this Agreement. New Deliverables utilizing the same Pre-Existing IP may require another license for that new Deliverable, in ImageTrend's discretion. New Custom Intellectual Property authored by the parties in the course of performing this Agreement shall be owned by the party that authored the Intellectual Property and in the case of derivative works, it shall be owned by the party who owns the work from which the derivative is made, or as otherwise set forth in the Agreement. In the case of ImageTrend Software products licensed herein, or "Modified Off The Shelf Software" as defined above, ImageTrend shall own all Intellectual Property related to or arising out of any Agreement. Subsequent agreements may specify who owns the intellectual property embodied in a Deliverable; however, absent such terms in a future agreement, the terms of this Agreement shall control. Any right not hereby granted is reserved.

EXHIBIT D -- PRODUCT SPECIFIC TERMS ATTACHMENT

LEGACY DATA IMPORT AND IMAGETREND VAULT™ TERMS OF USE

"NEMSIS" is the National Emergency Medical Services Information System (NEMSIS), and provides standardized data formats for submission of EMS Data.

"Legacy Data" means data originated by any system which is not ImageTrend Elite

"Legacy Data System" means the particular software application which generated, stored, or created the Legacy Data.

IMAGETREND VAULT EMS LEGACY DATA IMPORT SPECIFICATIONS

IMAGETREND VAULT LICENSING TERMS

- Notwithstanding anything in this Agreement to the contrary, CLIENT is hereby granted the following license rights to ImageTrend Vault. All other rights not explicitly granted reserved by ImageTrend.

- Client shall have a non-transferrable, non-exclusive license to use ImageTrend Vault for the Term of this Agreement as described in this Exhibit, and such license shall expire simultaneously with this Agreement.

- ImageTrend reserves the right to monitor and audit the quantity of records stored in ImageTrend Vault and to increase future fees (e.g. fees on Renewal Terms or subsequent Agreements of the parties, after expiration of this Agreement or its Initial Term) in accordance with the then-current price.

Description

- ImageTrend Vault can store additional data fields from ImageTrend Service Bridge, Fire Bridge, State Bridge, or Rescue Bridge ("ImageTrend Version 2 Products") products. These are the data fields beyond the NEMSIS National Data Elements but supported by ImageTrend Version 2 Products. These data fields have the ImageTrend "IT" flag in the NISE export file as exported by the ImageTrend Version 2 Products. ImageTrend Vault may also import related incident attachments and pre-existing attached PDFs from ImageTrend Version 2 Products. ImageTrend Vault cannot accept nor store data beyond the elements identified here for legacy data ImageTrend Version 2 products. ImageTrend makes no promise to accept or store data in ImageTrend Vault except as identified herein.

- ImageTrend Vault can import NEMSIS 2.2.1 standardized Legacy Data with the following limitations:

  i. NEMSIS 2.2.1 XML Legacy Data from non-ImageTrend Contractors may be imported into ImageTrend Vault provided the NEMSIS 2.2.1 XML Legacy Data is the same compatible format as the NEMSIS 2.2.1 XML Legacy Data System's State NEMSJS submission and otherwise conforming with the NEMSIS Data Dictionary v2.2.1 available at https://nemsis.org/media/nemsis_v2/documents/NEMSIS_Data_Elements_Definitions_v2.2.1.xls ("Conforming Legacy Data File"). It shall be the CLIENT and/or CLIENT Contractor's responsibility to ensure ImageTrend is supplied with a conforming NEMSIS 2.2.1 XML Legacy Data file.

  ii. As part of the ImageTrend Vault product and service package, ImageTrend shall perform a one (1) time import of Legacy data by either 1) Importing data from CLIENT's ImageTrend Version 2 Product(s) utilizing ImageTrend tools, or 2) importing a Conforming Legacy Data File. Additional uploads, corrections or modifications to uploaded data elements, or any other activity related to importing Legacy Data after

ImageTrend has completed the one-time import is out of scope. ImageTrend may or may not choose to undertake this additional work at ImageTrend's sole discretion. CLIENT shall have the option to contract ImageTrend to undertake this work per "Creation of Statements of Work" below.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/16/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER CAC Specialty 416 W 13th Street, Suite 303 New York, NY 10014 www.cacspecialty.com	CONTACT NAME: Helen Dillen PHONE (A/C, No, Ext): 205-414-8100 FAX (A/C, No): E-MAIL ADDRESS: helen.dillen@cacspecialty.com
INSURED ImageTrend, LLC 1305 Corporate Center Drive, Suite 500 Eagan MN 55121	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Hartford Fire Insurance Company — 19682 INSURER B : Trumbull Insurance Company — 27120 INSURER C : Hartford Casualty Insurance Company — 29424 INSURER D : Twin City Fire Insurance Company — 29459 INSURER E : Indian Harbor Insurance Company — 36940 INSURER F : Landmark American Insurance Company — 33138

COVERAGES **CERTIFICATE NUMBER:** 85788632 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	✓ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ✓ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ✓ POLICY ☐ PRO-JECT ☐ LOC OTHER:	✓	✓	21UUNAY1CP8	6/15/2025	6/15/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000 $300,000 $10,000 $1,000,000 $2,000,000 $2,000,000
B	AUTOMOBILE LIABILITY ✓ ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	✓	✓	21UENBM5WY9	6/15/2025	6/15/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$1,000,000 $ $ $
C	✓ UMBRELLA LIAB ✓ OCCUR EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ✓ RETENTION $10,000	✓	✓	21XHUAY1E24	6/15/2025	6/15/2026	EACH OCCURRENCE AGGREGATE	$5,000,000 $5,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? (Mandatory in NH) Y/N: N / N/A If yes, describe under DESCRIPTION OF OPERATIONS below		✓	21WEAY1F1N	6/15/2025	6/15/2026	✓ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $1,000,000 $1,000,000 $1,000,000
E	Cyber and Tech E&O	✓	✓	MTP904334804	6/15/2025	6/15/2026	Each Claim/Aggregate	5,000,000
F	Excess Cyber and Tech E&O $5MX$5M			LHZ867746	6/15/2025	6/15/2026	Each Claim/Aggregate	5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder is included as additional insured, on a primary and non-contributory basis, where required by written contract, as per terms and conditions in policy. A Waiver of subrogation is granted to the additional insureds where required by written contract, as per terms and conditions in policy.
agreement. Per the cancellation clause contained in the policies noted on this certificate, the policy provisions include at least 30 days notice of cancellation except for non-payment of premium.

CERTIFICATE HOLDER

City of Santa Fe
PO Box 909
200 Murales Road
Santa Fe NM 87504

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Grantland Rice IV

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CAC Specialty
416 W 13th Street, Suite 303
New York, NY 10014

MAIL DOCUMENT

Certificate of Insurance Delivery by **ecertsonline**™

City of Santa Fe
PO Box 909
200 Murales Road
Santa Fe NM 87504

Sender:	Helen Dillen
Phone:	205.414.8100
Subject:	Cert No. 85788632 - Certificate of Liability Insurance: ImageTrend, LLC -
Date:	6/16/2025
No. of Pages:	2
URL:	www.cacspecialty.com

If you should have any questions or need changes please send e-mail specifying changes needed to me at helen.dillen@cacspecialty.com as can only accept change requests in writing. In your e-mail please include certificate number, Insured named and certificate holder name.

Helen Dillen
CAC Specialty

THIS MESSAGE IS INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THE MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMEDIATELY BY TELEPHONE, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA REGULAR POSTAL SERVICE.

Certificate of Insurance Delivered by **ecertsonline**™ Insurance Visions, Inc. All rights reserved.

Urgent-GB-200- Image Trend

Final Audit Report 2026-02-11

Created:	2026-02-10
By:	ALYSSA PEREZ (aeperez@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3w1YsdKjCdaiRxj92g0fEdTMAB0EDiSz

"Urgent-GB-200- Image Trend" History

Document created by ALYSSA PEREZ (aeperez@santafenm.gov)
2026-02-10 - 6:54:08 PM GMT- IP address: 63.232.20.2

Document emailed to ajhopkins@santafenm.gov ajhopkins@santafenm.gov (ajhopkins@santafenm.gov) for signature
2026-02-10 - 6:57:44 PM GMT

Email viewed by ajhopkins@santafenm.gov ajhopkins@santafenm.gov (ajhopkins@santafenm.gov)
2026-02-10 - 9:20:21 PM GMT- IP address: 104.47.64.254

Document e-signed by ajhopkins@santafenm.gov ajhopkins@santafenm.gov (ajhopkins@santafenm.gov)
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Document sent to JoAnn Lovato (jdlovato@santafenm.gov) and Travis Dutton-Leyda (tkduttonleyda@santafenm.gov) for signature. One of them to sign
2026-02-10 - 9:21:26 PM GMT

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2026-02-10 - 10:51:12 PM GMT- IP address: 63.232.20.2

Document e-signed by Travis Dutton-Leyda (tkduttonleyda@santafenm.gov)
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Document sent to ANDREA PHILLIPS (akphillips@santafenm.gov) and BRIAN MOYA (bjmoya@santafenm.gov) for signature. One of them to sign
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2026-02-11 - 1:26:23 AM GMT- IP address: 153.66.23.130

Document e-signed by BRIAN MOYA (bjmoya@santafenm.gov)
Signature Date: 2026-02-11 - 1:28:32 AM GMT - Time Source: server- IP address: 153.66.23.130

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Agreement completed.

2026-02-11 - 1:28:32 AM GMT

CITY OF SANTA FE

The Purchasing Memo

Date: January 30, 2026

To: Governing Body, Finance Committee, and Quality of Life Committee

Via: Thomas Grundler, Interim Police Chief THOMAS J GRUNDLER
THOMAS J GRUNDLER (Feb 3, 2026 08:17:08 MST)

From: Jimmie Montoya, Police Captain

Subject: Purchase of ShotSpotter- Gun Shot Detection Service

Vendor Name: SoundThinking, Inc

Vendor Number: 11340

ITEM AND ISSUE:

The Santa Fe Police Department respectfully requests your review and approval of a purchase in the total amount of $354,000 not to exceed for a Gunshot Detection, Location, and Forensic Analysis Service for a one-year term.

CONTRACT NUMBER:

The FY26 Munis contract number is 3260317

BACKGROUND AND SUMMARY:

The City of Santa Fe, through its Youth and Family Services Division, in partnership with the Santa Fe Police Department, applied for and was awarded a grant from the New Mexico Department of Health in the amount of $818,387.10 on 4/30/2025. This funding supports a coordinated, evidence-based approach to addressing community and youth violence while enhancing public safety outcomes.

As part of this initiative, the City of Santa Fe legal team and Santa Fe Police Department approved a contract in the fall of 2025 with Sound Thinking, formerly known as ShotSpotter. This technology is intended to support violence prevention and intervention efforts, improve response times to gunfire-related incidents, enhance officer safety, and strengthen investigative capabilities.

ShotSpotter is a gunfire detection system designed to identify, locate, and alert law enforcement to confirm gunfire events in near real time. The system is not designed to monitor individuals or record conversations; rather, it detects impulsive sounds consistent with gunfire and provides officers with timely, actionable information.

Additionally, Sound Thinking provides analytical and technical support that can assist prosecutors by offering verified incident data that may be used in conjunction with traditional investigative evidence during judicial proceedings.

Overall, this initiative aligns with the City's commitment to public safety, transparency, and responsible use of technology. It represents a data-driven investment aimed at reducing gun violence, improving emergency response, and enhancing the safety of both residents and first responders.

The total amount for an annual subscription with 5.0-mile coverage is $354,000. The one year of service does not start until the Santa Fe Police Department goes live with technology.

The ShotSpotter's current annual subscription fees for cities the size of Santa Fe is $59,500 per square mile. These rates are available for coverage of up to two square miles. Any coverage beyond two square miles will be a standard annual subscription rate of $75,000 per square mile, plus one service initiation fee of 10,000 per square mile

PRIOR APPROVALS AND SUPPORTING INFORMATION:

FUNDING SOURCE:

Fund Name/Number: Law Enforcement/223

Munis Org Name/Number: Police Grants/2230315

Munis Object Name/Number: Software Non-Exempt/570850

Budget Officer / Designee: Andy Hopkins **Date:** 02/03/2026

Budget Officer Comment/Exceptions: _____

PROCUREMENT METHOD:

The procurement method used was NMSA 1978, Section 13-1-135, Coop

Sourcewell Contract #030425- Public Safety Software which expires on July 17, 2029.

A.P. **Chief Procurement Officer (CPO)/Designee:** _____ **Date:** 02/11/2026

CPO Comment/Exceptions: _____

ASSOCIATED APPROVALS:

IT Components included? ☒ Yes | ☐ No

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: ITT Approval email attached

Vehicles included? ☐ Yes | ☒ No

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Construction to City Facilities, Furniture, and/or Fixtures included? ☐ Yes | ☒ No

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Is this an externally funded purchase? ☒ Yes | ☐ No

If yes, what is the issuing agency: State of NM DOH

Approval: ERIKA LUJAN ERIKA LUJAN (Feb 9, 2026 09:51:31 MST) **Title:** Grants Manager **Date:** 02/09/2026

Comment/Exceptions: _____

Is this a Capital Asset or Project? ☒ **Yes** | ☐ **No**

Project Ledger Number: YFD2522302/ POL2522303 – Grant Approved on 4/3/2025 Am#1 Approved on 8/13/25

Approval: Rebecca Lovato-Sanouvong **Title:** Accounting Manager **Date:** 02/09/2026

Comment/Exceptions: _____

ATTACHMENTS:

Grant Agreement and Amendment
Vendor's Quote
Procurement document: Coop Master Agreement
CPO Service Determination Email
Horizons List
Department approval email from ITT

SOUNDTHINKING™ MASTER SERVICES AGREEMENT



SoundThinking, Inc.
39300 Civic Center Dr., Ste. 300
Fremont, CA 94538
+1.888.274.6877
info@soundthinking.com
www.soundthinking.com

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EXHIBIT A – SOUNDTHINKING PROPOSAL 1

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This Master Services Agreement (this "Agreement") is entered into by and between SoundThinking™, Inc. (referred to herein as "SoundThinking"), with offices located at 39300 Civic Center Dr., Suite 300, Fremont, CA 94538, and the City of Santa Fe, New Mexico (hereinafter referred to as "Customer" or "City"), with offices located at 200 Lincoln Avenue, Santa Fe, New Mexico 87501, effective as of the last date of signature herein. SoundThinking and Customer may also be referred to in this Agreement individually as a "Party" or collectively as the "Parties".

This Agreement and its exhibits define the deliverables, implementation, and support services for the SoundThinking Subscription Services to be provided under this Agreement and identified in SoundThinking's Proposal attached hereto as Exhibit A.

In consideration of the Parties' mutual covenants and promises set forth in this Agreement, the Parties agree as follows:

1. EXHIBITS

The following Addenda and Exhibits are attached to, and incorporated in this Agreement:

A. Addendum One - ShotSpotter® Supplemental Terms

B. Exhibit A SoundThinking Proposal ID #SANTAFENM012826

2. DEFINITIONS

All capitalized terms not otherwise defined in this Agreement shall have the meanings set forth below:

A. Insight means the internet portal to which Customer will have access to Reviewed Alerts with respect to the ShotSpotter® Gunshot Detection, Location, and Forensics System.

B. CaseBuilder™, CaseBuilder™ Subscription Services, CaseBuilder™ Software, or CaseBuilder™ System means the SoundThinking case management software.

C. CaseBuilder™|Crime Gun, CaseBuilder™|Crime Gun Subscription Services, CaseBuilder™|Crime Gun Software, or CaseBuilder™|Crime Gun System means SoundThinking's gun crime tracking and analysis case management tool.

D. Confidential Information means that information designated by either Party as confidential or proprietary as further defined in Section 6 of this Agreement.

E. CrimeTracer™, CrimeTracer™ Subscription Services, CrimeTracer™ Software, or CrimeTracer™ System means the SoundThinking law enforcement search engine and information platform which enables customers to search data from agencies across the U.S.

F. Coverage Area means the area in square miles covered by the ShotSpotter® Subscription Services as set forth in Exhibit A and any increase to the Coverage Area as agreed to in writing between the Parties.

G. Documentation means the standard SoundThinking user documentation (user guides or manuals, training information, product specifications) provided with the applicable Subscription Service.

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H. PlateRanger™ ("PlateRanger") means the Advanced License Plate Recognition ("ALPR") Subscription Services provided by SoundThinking in partnership with Rekor.

I. ResourceRouter™, ResourceRouter™ Subscription Services, ResourceRouter™ Software, or ResourceRouter™ System means the SoundThinking crime forecasting and patrol/task force management system.

J. SafePointe™ System means, collectively, the SafePointe™ Subscription Services, SafePointe™ Software, and SafePointe™ Hardware that comprise the SafePointe weapons detection system.

K. SafePointe Hardware means the SoundThinking owned sensors, cameras, servers, and networking equipment.

L. SafePointe Data means the images and video collected by the SafePointe Subscription Services, magnetic signatures, and motion data.

M. ShotSpotter®, ShotSpotter® System, ShotSpotter® Software, or ShotSpotter® Subscription Services means the ShotSpotter® Gunshot Detection, Location, and Forensic Analysis Service.

N. ShotSpotter Data means the data, information, and electronic files created, generated, modified, compiled, displayed, stored or kept in the course of providing the ShotSpotter Subscription Services, including, without limitation, information in Reviewed Alerts accessible through the ShotSpotter Subscription Services and/or Software.

O. Software or SoundThinking Software means collectively the SoundThinking applications identified in Exhibit A and the Addenda to this Agreement to which Customer will have access under this Agreement on a subscription basis. The term Software shall also mean any new applications supplemental to the Subscription Services provided by SoundThinking to Customer subsequent to the execution date of this Agreement, and if purchased by Customer, the SoundThinking API Subscription License.

P. Subscription Services or SoundThinking Subscription Services means collectively the services provided to Customer on a subscription basis under this Agreement to access, and SoundThinking's maintenance of, the Software.

Q. System means collectively the Software and Subscription Services provided under this Agreement.

3. SUBSCRIPTION SERVICES

A. SoundThinking will implement the applicable Subscription Services set forth in Exhibit A and the Addenda to this Agreement.

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4. INITIAL TERM AND RENEWAL

The initial term of the Subscription Services shall be for a period of twelve (12) months commencing on the date set forth in the applicable Addenda. Based on the Subscription Services provided under this Agreement, there may be more than one commencement date.

The Subscription Services may be renewed for successive periods of one year each (or multiple years as mutually agreed upon in writing by the Parties), in accordance with the following procedure. SoundThinking shall provide Customer with a renewal notice stating the renewal fees, terms, and conditions for the next successive renewal term approximately ninety (90) days prior to the expiration date of the then current term. Customer acknowledges that the Subscription Services fees, terms and conditions, and service levels hereunder are subject to change and that such fees, terms and conditions, and service levels may vary from those applicable to this Agreement in successive renewal terms. Annual Subscription fees for ShotSpotter, CaseBuilder, ResourceRouter, and SafePointe are subject to increase at a rate of 5% for Customers whose annual subscription fee is less than the current SoundThinking list price. Annual Subscription fees for CrimeTracer are subject to increase at a rate of 7% for Customers whose annual subscription fee is less than the current SoundThinking list price.

If Customer fails to renew prior to expiration of the then current subscription term, the Subscription Services will terminate in accordance with Section 5.C and the Customer's access to the Subscription Services will be disabled.

5. LICENSE AND OWNERSHIP

In consideration for and subject to the payment of the annual Subscription Services fees as set forth in Exhibit A, Customer is granted a non-transferrable, non-exclusive and terminable license ("License") to use the applicable SoundThinking Subscription Services, and ShotSpotter® Data for the Customer's own internal purposes and, if applicable, permitting citizens to access the public facing components of the relevant Subscription Services as set forth in this Section 5 and the Addenda to this Agreement. Please read the terms and conditions of this Agreement carefully. By using any SoundThinking Subscription Services, Customer agrees to be bound by the terms and conditions of this Agreement and its Addenda. If Customer does not agree to these terms, Customer must notify SoundThinking and discontinue any use of the SoundThinking Subscription Services.

A. License and Restrictions.

Software and Subscription Services. The Software is the proprietary product of SoundThinking, licensed to Customer on an annual subscription basis. The SoundThinking Software may incorporate components supplied to SoundThinking under license by third-party suppliers, and may be protected by United States patent, trade secret, copyright law and international treaty provisions. All such rights in and to the Software and Subscription Services any part thereof is the property of SoundThinking or, if applicable, its suppliers. All right and title to the SoundThinking computer programs, including, but not limited to related Documentation, technology, know-how and processes embodied in or made available to Customer in connection with the Subscription Services, patent rights, copyrights, trade secret rights, trademarks, and services marks remain with SoundThinking. Customer may not make any copies of the written materials or Documentation that accompany any component of the Software, or use them, or any other information concerning the Subscription Services that SoundThinking has designated as confidential, for any purpose other

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than bona fide use of the Subscription Services or Software for in accordance with the terms of this Agreement, nor allow anyone else to do so. Customer shall not: (i) modify, adapt, alter, translate, copy, perform, or display (publicly or otherwise) or create compilations, derivative, new, or other works based, in whole or in part, on the Software, or on the Subscription Services; (ii) merge, combine, integrate, or bundle the Software, in whole or in part, with other software, hardware, data, devices, systems, technologies, products, services, functions, or capabilities; (iii) transfer, distribute, make available the Subscription Services, or Software to any person other than Customer; or (iv) sell, resell, sublicense, lease, rent, or loan the Subscription Services or Software, in whole or in part. No component of the Subscription Services, or Software may be used to operate a service bureau, rental or time-sharing arrangement.

Nothing in this Agreement shall be construed as granting any right or title to any SoundThinking Software, the ShotSpotter Data, or any component thereof, or any other intellectual property of SoundThinking or its suppliers to Customer.

Customer shall not alter, remove or obscure any copyright, patent, trademarks, confidential, proprietary, or restrictive notices or markings on any component of the Subscription Services, Software or any Documentation.

Use, duplication, or disclosure by applicable U.S. government agencies is subject to restrictions as set forth in in the provisions of DFARS 48 CFR 252.227-7013 or FAR 48 CFR 52.227-7014, as applicable.

B. Export.

Customer acknowledges that the ShotSpotter System has been determined by the United States Department of State to be a controlled commodity, software and/or technology subject to the United States Export Administration Regulations of the U.S. Department of Commerce. Customer is specifically prohibited from the export, or re-export, transfer, consignment, shipment, delivery, downloading, uploading, or transmitting in any form, any ShotSpotter Software, ShotSpotter Subscription Services, ShotSpotter Data, Documentation, or any component thereof or underlying information or technology related thereto, to any third party, government, or country for any end uses except in strict compliance with applicable U.S. export controls laws, and only with the express prior written agreement of SoundThinking. In the event that such written agreement is provided, Customer shall be responsible for complying with all applicable export laws and regulations of the United States and destination country, including, but not limited to the United States Export Administration Regulations of the U.S. Department of Commerce, including the sanctions laws administered by the U.S. Department of Treasury, Office of Foreign Assets Control (OFAC), the U.S. Anti-Boycott regulations, and any applicable laws of Customer's country. In this respect, no resale, transfer, or re-export of the ShotSpotter System or any ShotSpotter System component exported to Customer pursuant to a license from the U.S. Department of Commerce may be resold, transferred, or reported without prior authorization by the U.S. Government. Customer agrees not to export, re-export or engage in any "deemed export," or to transfer or deliver, or to disclose or furnish, to any foreign (non- U.S.) government, foreign (non-U.S.) person or third party, or to any U.S. person or entity, any of the ShotSpotter System, or ShotSpotter System components, Data, Software, Services, or any technical data or output data or direct data product thereof, or any service related thereto, in violation of any such restrictions, laws or regulations, or without all

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necessary registrations, licenses and or approvals. Customer shall bear all expenses relating to any necessary registrations, licenses or approvals.

In addition to the restrictions and requirements set forth above, the Customer shall not export, or re-export, transfer, consign, ship, deliver, download, upload, or transmit in any form, the CaseBuilder, CaseBuilder|Crime Gun, CrimeTracer, ResourceRouter, or SafePointe Subscription Services, the Software, Documentation, or any component thereof, or underlying information or technology related thereto to any third party, government, or country for any end uses except in strict compliance with applicable U.S. export controls laws, and only with the express prior written agreement of SoundThinking. In the event that such written agreement is provided, Customer shall be responsible for complying with all applicable export laws and regulations of the United States and destination country, including, but not limited to the United States Export Administration Regulations of the U.S. Department of Commerce, including the sanctions laws administered by the U.S. Department of Treasury, Office of Foreign Assets Control (OFAC), the U.S. Anti-Boycott regulations, and any applicable laws of the import country.

In addition to the foregoing, Customer shall not disclose, discuss, download, ship, transfer, deliver, furnish, or otherwise export or re-export any such item(s) to or through: (a) any person or entity on the U.S Department of Commerce Bureau of Industry and Security's List of Denied Persons or Bureau of Export Administration's anti-proliferation Entity List; (b) any person on the U.S. Department of State's List of Debarred Parties; (c) any person or entity on the U.S. Treasury Department Office of Foreign Asset Control's List of Specially Designated Nationals and Blocked Persons; or (d) any third party or for any end-use prohibited by law or regulation, as any and all of the same may be amended from time to time, or any successor thereto.

C. Termination.

Customer agrees that its right to use any of the applicable Subscription Services, or Software, provided hereunder, including ShotSpotter Data, will terminate following thirty (30) day's prior written notice due to a material breach of the terms of this Agreement, including failure to pay any sums to SoundThinking when due, or failure to renew the applicable Subscription Services prior to expiration of the then current subscription term unless such breach has been cured within said thirty (30) day period. In the event of a breach of SoundThinking's intellectual property rights, SoundThinking at its sole discretion may terminate this Agreement immediately upon written notice to Customer. In the event of termination for any reason, Customer's access to the applicable Subscription Services and Software will terminate and be disabled. Customer agrees that SoundThinking shall not be liable to Customer nor to any third party for any suspension of the Subscription Services resulting from Customer's nonpayment of the Subscription Services fees as described in this section.

D. Modification to, or Discontinuation of the Subscription Services.

SoundThinking reserves the right at its discretion to modify, temporarily or permanently, the Subscription Services (or any part thereof). If SoundThinking intends to release a modification to the Subscription Services that will result in the removal or disabling of a major feature or functionality, SoundThinking will provide thirty (30) days prior notice to its customer base. Should Customer materially rely on such feature or functionality, SoundThinking, at Customer's request,

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shall use commercially reasonable efforts to restore such functionality to Customer. In the event that SoundThinking is unable to substantially restore such functionality, Customer shall have the right to terminate the Agreement and receive a pro-rata refund of the annual Subscription Services fees paid under the Agreement for the subscription term in which this Agreement is terminated. Customer acknowledges that SoundThinking reserves the right to discontinue offering the Subscription Services at the conclusion of Customer's then current term. Customer agrees that SoundThinking shall not be liable to Customer or to any third party for any modification of the Subscription Services as described in this section.

E. New Applications.

From time to time, at SoundThinking's discretion, SoundThinking may release to its customer base, new applications supplemental to the Subscription Services. Customer's use of such new applications shall be subject to the license, warranty, intellectual property, and support terms of this Agreement. Prior to general release, SoundThinking may request Customer to act as a pre-release test site for new applications, or major upgrades. Provided that Customer agrees in writing to such request, SoundThinking will provide a pre-release package explaining the details and requirements for Customer's participation.

F. No Use by Third Parties.

Except as otherwise expressly set forth in this Agreement, use by anyone other than Customer of the Subscription Services, Software, Documentation, or ShotSpotter Data is prohibited, unless pursuant to a valid assignment of this Agreement as set forth in Section 20 of this Agreement.

G. PlateRanger.

License terms and conditions for PlateRanger are set forth in Rekor's License Agreement provided as Attachment A to the PlateRanger Addendum.

6. CONFIDENTIALITY AND PROPRIETARY RIGHTS

A. SoundThinking Confidential Information.

Customer acknowledges and agrees that the source code, technology, and internal structure of the SoundThinking Software, ShotSpotter Data, and SoundThinking Subscription Services, as well as Documentation, operations manual(s) and training material(s), are the confidential information and proprietary trade secrets of SoundThinking, or applicable third-party vendor, the value of which would be destroyed by disclosure to the public. Use by anyone other than Customer of the Subscription Services, Documentation, and ShotSpotter Data is prohibited, unless pursuant to a valid assignment under this Agreement. Unless prohibited by applicable law, the terms and conditions of this Agreement, including pricing and payment terms shall also be treated as SoundThinking's confidential information. Customer shall not disassemble, decompile, or otherwise reverse engineer or attempt to reconstruct, derive, or discover any source code, underlying ideas, algorithms, formulae, routines, file formats, data structures, programming, routines, interoperability interfaces, drawings, or plans from the Software, or any data or information created, compiled, displayed, or accessible through the Subscription Services, in whole or in part. Customer agrees during the term of this Agreement, and thereafter, to hold the confidential

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information and proprietary trade secrets of SoundThinking in strict confidence and to not permit any person or entity to obtain access to it except as required for the Customer's exercise of the license rights granted under this Agreement. Nothing in this Agreement is intended to or shall limit any rights or remedies under applicable law relating to trade secrets, including the Uniform Trade Secrets Act as enacted in applicable jurisdictions.

B. Customer Confidential Information

During the term of this Agreement or any subsequent renewals, SoundThinking agrees to maintain Customer information designated by the Customer as confidential to which SoundThinking gains access in the performance of its obligations under this Agreement, and not disclose such Customer Confidential Information to any third parties except as may be required by law. SoundThinking agrees that Customer's Confidential Information shall be used solely for the purpose of performing SoundThinking's obligations under this Agreement.

C. Obligations of the Parties.

The receiving Party's ("Recipient") obligations under this section shall not apply to any of the disclosing Party's ("Discloser") Confidential Information that Recipient can document: (a) was in the public domain at or subsequent to the time such Confidential Information was communicated to Recipient by Discloser through no fault of Recipient; (b) was rightfully in Recipient's possession free of any obligation of confidence at or subsequent to the time such Confidential Information was communicated to Recipient by such Discloser; (c) was developed by employees or agents of Recipient independently of and without reference to any of Discloser's Confidential Information; or (d) was communicated by Discloser to an unaffiliated third party free of any obligation of confidence. A disclosure by Recipient of any Discloser Confidential Information (a) in response to a valid order by a court or other governmental body; (b) as otherwise required by law; or (c) necessary to establish the rights of either party under this Agreement shall not be considered to be a breach of this Agreement by the Recipient; provided, however, that Recipient shall provide prompt prior written notice thereof to the Discloser to enable Discloser to seek a protective order or otherwise prevent such disclosure. The Recipient shall use reasonable controls to protect the confidentiality of and restrict access to all Confidential Information of the Discloser to those persons having a specific need to know for the purpose of performing the Recipient's obligations under this Agreement. The Recipient shall use controls no less protective than Recipient uses to secure and protect its own confidential, but not "Classified" or otherwise Government-legended, information. Upon termination of this Agreement the Recipient, as directed by the Discloser, shall either return the Discloser's Confidential Information, or destroy all copies thereof and verify such destruction in writing to the Discloser.

Unless the Recipient obtains prior written consent from the Discloser, the Recipient agrees that it will not reproduce, use for purposes other than those expressly permitted in this Agreement, disclose, sell, license, afford access to, distribute, or disseminate any information designated by the Discloser as confidential.

7. LIMITED WARRANTIES

A. SoundThinking warrants that the Software will function in substantial conformity with the SoundThinking Documentation accompanying the Software and Subscription Services. The

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Software covered under this warranty consists exclusively of ShotSpotter, the ShotSpotter Dispatch, ShotSpotter Respond, and ShotSpotter Insight applications and user interface; CaseBuilder; CaseBuilder|Crime Gun; CrimeTracer; ResourceRouter, and SafePointe Software and Subscription Services that are made available to the Customer under this Agreement as identified in Exhibit A or any subsequent amendment to this Agreement. Additional limited warranties as applicable are set forth in the Addenda attached to this Agreement and incorporated herein.

B. SoundThinking further warrants that the Subscription Services, and Software shall be free of viruses, Trojan horses, worms, spyware, or other malicious code or components.

C. SoundThinking does not warrant or represent, expressly or implicitly, that any of its Subscription Services or Software will be uninterrupted or error free; or that any SoundThinking-supplied network will remain in operation at all times or under all conditions.

D. Any and all warranties, express or implied, of fitness for high-risk purposes requiring fail-safe performance are hereby expressly disclaimed.

E. The Parties acknowledge and agree that the Subscription Services are not consumer goods, and are not intended for sale to or use by or for personal, family, or household use.

F. Warranties for PlateRanger are provided in the Rekor License Agreement provided as Attachment A to the PlateRanger Addendum.

EXCEPT AS EXPRESSLY SET FORTH IN THIS SECTION 7, AND THE APPLICABLE ADDENDA TO THIS AGREEMENT SOUNDTHINKING MAKES AND CUSTOMER RECEIVES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF NON-INFRINGEMENT, QUALITY, SUITABLITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

8. CUSTOMER OBLIGATIONS.

Customer acknowledges and agrees that SoundThinking's duties, including warranty obligations, and ability to perform its obligations to Customer under this Agreement shall be predicated and conditioned upon Customer's timely performance of and compliance with Customer's obligations hereunder, including, but not limited to:

A. Customer agrees to pay all sums due under this Agreement when they are due pursuant to the payment terms in Exhibit A.

Customer's address for invoicing:
City of Santa Fe
Attn: Accounts Payable
PO Box 909
Santa Fe, NM 87504-0909
Email: Trrico@santafenm.gov

B. Customer agrees to use reasonable efforts to timely perform and comply with all of Customer's obligations allocated to Customer under this Agreement, and its Addenda.

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C. Customer shall not permit any alteration, modification, substitution, or supplementation of any SoundThinking Subscription Services or web portal, or the combining, connection, merging, bundling, or integration of the SoundThinking Subscription Services or web portal into or with any other system, equipment, hardware, software, technology, function, or capability, without SoundThinking's express prior written consent.

D. Unless otherwise expressly agreed in advance in writing by SoundThinking, Customer shall not authorize or appoint any contractors, subcontractors, original equipment manufacturers, value added integrators, systems integrators, or other third parties to operate, or have access to any part of the Subscription Services or Software.

E. In order to use the Subscription Services, Customer must have and maintain access to the World Wide Web to enable a secure https connection from the Customer's workstation(s) to SoundThinking's hosted services, either directly or through devices that access Web-based content. Customer must also provide all equipment necessary to make such (and maintain such) connection.

F. Should criminal background checks beyond SoundThinking's standard background check, or fingerprinting for SoundThinking employees performing any Services under this Agreement or an Addendum hereto be required by Customer, or Federal or State regulations, such additional background checks or fingerprinting will be conducted by Customer.

G. Customer shall be responsible for the accuracy, quality, appropriateness, and legality of all Customer data, any other Customer business information used in any Subscription Services.

H. SoundThinking will assist the Customer in initially setting up passwords and user names for Customer's employees, agents, or representatives to whom Customer designates access to the applicable Subscription Services ("Authorized Users"). Thereafter, Customer shall be responsible for assigning passwords and user names for each of its Authorized Users. Customer shall be responsible for maintaining the confidentiality and use of Customer's password and user names and shall not allow passwords and/or user names to be shared by Authorized Users; nor shall Customer permit any unauthorized users to access the Subscription Services. The maximum number of Authorized Users for the applicable Subscription Services is set forth in Exhibit A. Each Authorized User identification may only be used to access the applicable Subscription Services during one (1) concurrent login session.

I. Customer shall comply with all applicable laws, rules and regulations relating to the goods and services provided hereunder.

9. INTELLECTUAL PROPERTY INFRINGEMENT

SoundThinking will, at its expense, defend and indemnify Customer from and against losses, suits, damages, liability, and expenses (including reasonable attorney fees) arising out of a claim asserted in a lawsuit or action against the Customer by a third party unrelated to the Customer, in which such third party asserts a claim that the Subscription Services and/or Software to which SoundThinking owns the patent or copyright, when used in accordance with SoundThinking's user Documentation, infringes any United States

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patent which was issued by the U.S. Patent and Trademark Office, or United States copyright which was registered by the U.S. Copyright Office, as of the effective date of Customer's agreement to license the applicable SoundThinking Subscription Services and Software (collectively "Action"), provided that Customer provides SoundThinking with reasonably prompt notice of any such Action, or circumstances of which Customer becomes aware that could reasonably be expected to lead to such Action including but not limited to any cease and desist demands or warnings, and further provided that Customer cooperates with SoundThinking and its defense counsel in the investigation and defense of such Action.

SoundThinking shall have the right to choose counsel to defend such suit and/or action, and to control the settlement (including determining the terms and conditions of settlement) and the defense thereof. Customer may participate in the defense of such action at its own expense.

This Section 9 shall not apply and SoundThinking shall have no obligation to defend and indemnify Customer in the event the Customer or a third party modifies, alters, substitutes, or supplements any of the Subscription Services, or Software, or to the extent that the claim of infringement arises from or relates to the integration, bundling, merger, or combination of any of the same with other hardware, software, systems, technologies, or components, functions, capabilities, or applications not licensed by SoundThinking as part of the Subscription Services, nor shall it apply to the extent that the claim of infringement arises from or relates to meeting or conforming to any instruction, design, direction, or specification furnished by the Customer, nor to the extent that the Subscription Services or Software are used for or in connection with any purpose, application, or function other than in accordance with the SoundThinking Documentation accompanying the Subscription Services or Software.

If, in SoundThinking's opinion, any of the SoundThinking owned Subscription Services, or Software may, or are likely to become, the subject of such a suit or action, does become the subject of a claim asserted against Customer in a lawsuit which SoundThinking is or may be obliged to defend under this section, or is determined to infringe the foregoing patents or copyrights of another in a final, non-appealable judgment subject to SoundThinking's obligations under this section, then SoundThinking may in full and final satisfaction of any and all of its obligations under this section, at its option: (1) procure for Customer the right to continue using the affected Subscription Services or Software, (2) modify or replace such Subscription Services or Software to make it or them non-infringing, or (3) refund to Customer a pro-rata portion of the annual Subscription Services fees paid for the affected Subscription Services for the term in which the Agreement is terminated.

Defense and indemnification against third party claims of infringement for third party products to which SoundThinking does not own the copyright are the responsibility of the owner of the third-party products.

This Section 9 states the entire liability of SoundThinking and is Customer's exclusive remedy for or relating to infringement or claims or allegations of infringement of any patent, copyright, or other intellectual property rights in or to any SoundThinking owned and licensed Subscription Services, SoundThinking owned and licensed Software or any component thereof. This section is in lieu of and replaces any other expressed, implied, or statutory warranty against infringement of any and all intellectual property rights.

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10. INDEMNIFICATION AND LIMITATION OF LIABILITY

SoundThinking shall, at its expense, indemnify, defend, save, and hold Customer harmless from any and all claims, lawsuits, or liability, including attorneys' fees and costs, arising out of, in connection with, any loss, damage, or injury to persons or property to the extent of the gross negligence, or wrongful act, error, or omission of SoundThinking, its employees, agents, or subcontractors as a result of SoundThinking's or any of its employees, agents, or subcontractor's performance pursuant to this Agreement. SoundThinking shall not be required to indemnify Customer for any claims or actions caused to the extent of the negligence or wrongful act of Customer, its employees, agents, or contractors. Notwithstanding the foregoing, if a claim, lawsuit, or liability results from or is contributed to by the actions or omissions of Customer, or its employees, agents, or contractors, SoundThinking's obligations under this provision shall be reduced to the extent of such actions or omissions based upon the principle of comparative fault.

In no event shall either Party, or any of its affiliates or any of its/their respective directors, officers, members, attorneys, employees, or agents, be liable to the other Party under any legal or equitable theory or claim, for lost profits, lost revenues, lost business opportunities, exemplary, punitive, special, indirect, incidental, or consequential damages, each of which is hereby excluded by agreement of the Parties, regardless of whether such damages were foreseeable or whether any Party or any entity has been advised of the possibility of such damages.

Except for its Intellectual Property infringement indemnity obligations under Section 9 of this Agreement for SoundThinking owned Software and Subscription Services, SoundThinking's cumulative liability for all losses, claims, suits, controversies, breaches or damages for any cause whatsoever arising out of or related to this Agreement, whether in contract, tort, by way of indemnification or under statute, and regardless of the form of action or legal theory shall not exceed (i) two (2) times the amount of the annual subscription fee(s) for the twelve (12) month period in which the claim arises, or (ii) the amount of insurance maintained by SoundThinking available to cover the loss, whichever is greater. The foregoing limitations shall apply without regard to any failure of essential purpose of any remedies given herein.

Any liability incurred by City in connection with this Agreement is subject to the immunities and limitations of the New Mexico Tort Claims Act, Section 41-4-1, et. seq. NMSA 1978, as amended. City and its "public employees" as defined in the New Mexico Tort Claims Act, do not waive sovereign immunity, do not waive any defense and do not waive any limitation of liability pursuant to law. No provision in this Agreement modifies or waives any provision of the New Mexico Tort Claims Act

11. DEFAULT AND TERMINATON; REMEDIES

Either Party may terminate this Agreement in the event of a material breach of the terms and conditions of this Agreement upon thirty (30) days' prior written notice to the other Party; provided that the Party alleged to be in breach has not cured such breach within said thirty (30) day period.

In addition to the termination provisions in Section 5.C for failure to pay annual Subscription Services fees, upon the occurrence of a material breach of Customer's obligations under this Agreement not susceptible to cure as provided in the preceding paragraph, SoundThinking may at its option, effective immediately upon written notice to Customer, either: (i) terminate SoundThinking's future obligations under this Agreement, terminate Customer's License to use the Subscription Services and Software, or (ii) accelerate

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and declare immediately due and payable all remaining charges for the remainder of the Agreement and proceed in any lawful manner to obtain satisfaction of the same.

Appropriations. City's ability to pay for the services under this Agreement is contingent upon sufficient appropriations and authorization being made by City for the performance of this Agreement. If sufficient appropriations and authorization are not made by City, this Agreement shall terminate upon reasonable prior written notice being given by City to SoundThinking. The City's decision as to whether sufficient appropriations are available shall be accepted by SoundThinking and shall be final

12. TAXES

Unless otherwise included as a line item in Exhibit A, the fees due under this Agreement exclude any sales, use, value added or similar taxes that may be imposed in connection with this Agreement. Customer agrees that it shall be solely responsible for payment, or reimbursement to SoundThinking as applicable, of all sales, use, value-added or similar taxes imposed upon this Agreement by any level of government, whether due at the time of sale or asserted later as a result of audit of the financial records of either Customer or SoundThinking. If exempt from such taxes, Customer shall provide to SoundThinking written evidence of such exemption. Customer shall also pay any personal property taxes levied by government agencies based upon Customer's use or possession of the items acquired or licensed in this Agreement.

13. NOTICES

Any notice or other communication required or permitted to be given under this Agreement shall be in writing delivered to the address set forth in this Agreement by certified mail return receipt; overnight delivery services; delivered in person; or via email with read receipt. A Party's address may be changed by written notice to the other Party.

Notices to Customer:	Notices to SoundThinking:
City of Santa Fe	SoundThinking, Inc.
Attn: Chief Joye	Attn: CFO
200 Lincoln Ave.	39300 Civic Center Dr., Ste. 300
Santa Fe, NM 87501	Fremont, CA 94538
Email: pmjoye@santafenm.gov	accounting@soundthinking.com

14. FORCE MAJEURE

In no event shall SoundThinking be liable for any delay or default in its performance of any obligation under this Agreement caused directly or indirectly by an act or omission of Customer, or persons acting under its direction and/or control, fire, flood, act of God, an act or omission of civil or military authority of a state or nation, strike, lockout, or other labor disputes, inability to secure, delay in securing, or shortage of labor, materials, supplies, transportation, or energy, failures, outages or denial of services of wireless, power, telecommunications, or computer networks, acts of terrorism, sabotage, vandalism, hacking, natural disaster or emergency, war, riot, embargo, or civil disturbance, breakdown or destruction of plant or equipment, or arising from any cause whatsoever beyond SoundThinking's reasonable control. At SoundThinking's option and following notice to Customer, any of the foregoing causes shall be deemed to suspend such obligations of SoundThinking so long as any such cause shall prevent or delay performance,

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and SoundThinking agrees to make, and Customer agrees to accept performance of such obligations whenever such cause has been remedied.

15. ENTIRE AGREEMENT

This Agreement and its Exhibits and Addenda represent the entire agreement and understanding of the Parties and a final expression of their agreements with respect to the subject matter of this Agreement and supersedes all prior written or oral agreements, representations, understandings, or negotiations with respect to the matters covered by this Agreement.

16. GOVERNING LAW AND VENUE

The validity, performance, and construction of this Agreement shall be governed by the laws of the State of New Mexico, without giving effect to the conflict of law principles thereof. The United Nations Convention on Contracts for the International Sale of Goods is expressly disclaimed and shall not apply. The Parties agree that any action, suit arising from this Agreement shall be commenced in a federal or state court of competent jurisdiction in New Mexico. Any action in the courts of the State of New Mexico shall be brought in the First Judicial District Court.

17. NO WAIVER

No term or provision of this Agreement shall be deemed waived, and no breach excused unless such waiver or consent is in writing and signed by both Parties. Any consent by either Party to, or waiver of, a breach by the other, whether expressed or implied, shall not constitute a consent to, waiver of, or excuse for any other, different, prior, or subsequent breach.

The failure of either Party to enforce at any time any of the provisions of this Agreement shall not constitute a present of future waiver of any such provisions or the right of either Party to enforce each and every provision.

18. SEVERABILITY

If any term, clause, sentence, paragraph, article, subsection, section, provision, condition, or covenant of this Agreement is held to be invalid or unenforceable, for any reason, it shall not affect, impair, invalidate or nullify the remainder of this Agreement, but the effect thereof shall be confined to the term, clause, sentence, paragraph, article, subsection, section, provision, condition or covenant of this Agreement so adjudged to be invalid or unenforceable.

19. DISPUTE RESOLUTION

If the Parties disagree as to any matter arising under this Agreement or the relationship and dealings of the Parties hereto, then at the request of either Party, SoundThinking and Customer shall promptly consult with one another and make diligent, good faith efforts to resolve the disagreement by negotiation prior to either Party taking legal action. If such negotiations do not resolve the dispute within sixty (60) days of the initial request, either Party may take appropriate legal action.

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20. ASSIGNMENT

This Agreement may not be assigned or transferred by either Party, nor any of the rights granted herein, in whole or in part, by operation of law or otherwise, without the other Party's express prior written consent, which shall not be unreasonably withheld. Provided, however, that SoundThinking may assign or transfer this Agreement and/or SoundThinking's rights and obligations hereunder, in whole or in part, in the event of a merger or acquisition of all or substantially all of SoundThinking's assets. No assignee for the benefit of Customer's creditors, custodian, receiver, trustee in bankruptcy, debtor in possession, sheriff, or any other officer of a court, or other person charged with taking custody of Customer's assets or business, shall have any right to continue or to assume or to assign these without SoundThinking's express consent.

21. COMPLIANCE WITH LAWS

During the term of this Agreement SoundThinking will comply with all applicable local, state, and federal laws, statutes and regulations.

22. EQUAL EMPLOYMENT OPPORTUNITY

SoundThinking is committed to equal-employment principles, and the provisions outlined in the Equal Opportunity Clauses of Executive Order 11246, (41 CFR 60- 1.4), section 503 of the Rehabilitation Act of 1973, (41 CFR 60-741.5(a)), section 402 of the Vietnam Era Veterans Readjustment Act of 1974, (41 CFR 60-250.5(a)), and, the Jobs for Veterans Act of 2003, (41 CFR 60-300.5(a)) as well as any other regulations pertaining to these orders. SoundThinking's decisions and criteria governing its hiring and employment practices are made in a non-discriminatory manner, without regard to age, race, color, national origin, citizenship status, gender (including pregnancy, childbirth or medical condition related to pregnancy or childbirth), gender identity or expression, sex, religion, creed, physical or mental disability, medical condition, legally protected genetic information, marital status, veteran status, military status, sexual orientation, or any other factor determined to be an unlawful basis for such decisions by federal, state, or local statutes.

23. INSURANCE

SoundThinking, at its expense, shall procure and maintain insurance coverage in the following limits during the term of this Agreement. Prior to commencing services under this Agreement, SoundThinking shall provide certificates of insurance evidencing such insurance to Customer. Customer shall be named as an additional insured to the commercial general liability policy.

Type of Insurance	Limits
Commercial General Liability	$1,000.000 ea. occ.; $2,000,000 general aggregate
Automobile Liability – Any Auto	$1,000,000 combined single limit
Umbrella Liability	$5,000,000 ea. occ.; $5,000,000 aggregate
E&O/Cyber Liability Excess E&O/Cyber Liability	$2,500,000 per claim/aggregate $2.5M XS $2.5M
Worker's Compensation	Statutory
Employer's Liability	$2M ea. accident; $2M disease ea. employee; $2M policy limit

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24. GENERAL PROVISIONS

A. This Agreement and its Addenda shall be binding on and inure to the benefit of the Parties and any permitted successors and assigns; however, nothing in this paragraph shall be construed as a consent to any assignment by either Party except as provided in Section 20 of this Agreement.

B. This Agreement shall not become a binding contract until signed by an authorized representative of each Party, effective as of the date of signature.

C. This Agreement and its Addenda may be executed in any number of identical counterparts, each of which shall be deemed a duplicate original.

D. The provisions of this Agreement and Addenda shall not be construed in favor of or against either Party because that Party or its legal counsel drafted this Agreement, but shall be construed as if all Parties prepared this Agreement.

E. An electronic signature copy of this Agreement and its Exhibits, Addenda, notices and documents prepared under this Agreement shall be considered an original. The Parties agree that any document in electronic format or any document reproduced from an electronic format shall not be denied legal effect, validity, or enforceability, and shall meet any requirement to provide an original or hard copy.

F. This Agreement is made for the benefit of the Parties, and is not intended to benefit any third party or be enforceable by any third party. The rights of the Parties to terminate, rescind, or agree to any amendment, waiver, variation or settlement under or relating to this Agreement are not subject to the consent of any third party.

SIGNATURE PAGE FOLLOWS

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EACH PARTY'S ACCEPTANCE HEREOF IS EXPRESSLY LIMITED TO THE TERMS OF THIS AGREEMENT, INCLUDING ITS EXHIBITS AND ADDENDA, AND NO DIFFERENT OR ADDITIONAL TERMS CONTAINED IN ANY CONFIRMATION, PURCHASE ORDER, AMENDMENT OR OTHER BUSINESS FORM, WRITING OR MATERIAL SHALL HAVE ANY FORCE OR EFFECT UNLESS EXPRESSLY AGREED TO IN WRITING BY THE PARTIES.

CITY OF SANTA FE	**SOUNDTHINKING, INC.**
	Roxanne Lerner
Accepted By (Signature)	Accepted By (Signature)
	Roxanne Lerner
Printed Name	Printed Name
	Director of Contracts
Title	Title
	Jan 30, 2026
Date	Date

ATTEST:

_____

CITY CLERK

CITY ATTORNEY'S OFFICE:

Christopher Ryan
Christopher Ryan (Jan 30, 2026 10:41:28 MST)

SENIOR ASSISTANT CITY ATTORNEY

APPROVED FOR FINANCES:

BRIAN MOYA

FINANCE DIRECTOR

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ADDENDUM ONE - SHOTSPOTTER® SUPPLEMENTAL TERMS

This Addendum One ("Addendum One") to the SoundThinking™, Inc. Master Services Agreement (the "Agreement") by and between SoundThinking, Inc. ("SoundThinking") and the City of Santa Fe ("Customer") is effective as of the last date of signature below.

The following provisions are expressly added to and made a part of the Agreement for the purposes of further defining the ShotSpotter® Subscription Services and terms of use. All terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between this Addendum One and the Agreement, this Addendum One shall control:

In consideration of the Parties' mutual covenants and promises set forth in this Addendum One, the Parties Agree as follows:

Section numbers correspond to the section numbers in the Agreement.

Section 2 DEFINITIONS

ShotSpotter

Insight means the internet portal to which Customer will have access to Reviewed Alerts with respect to the ShotSpotter® Gunshot Detection, Location, and Forensics System.

Coverage Area means the area in square miles covered by the ShotSpotter Services as set forth in Exhibit A and increase to the Coverage Area as agreed to in writing between the Parties.

Reviewed Alerts means the data reviewed by SoundThinking's incident review staff related to gunfire incidents detected by the ShotSpotter Gunshot Detection, Location, and Forensic Analysis Service.

Section 3 SUBSCRIPTION SERVICES

ShotSpotter

A. SoundThinking will install the ShotSpotter System in the Coverage Area specified in Exhibit A attached to the Agreement. SoundThinking will host the Subscription Services and may update the functionality and Software of the Subscription Services from time to time at its sole discretion and in accordance with the Agreement and this Addendum One.

B. SoundThinking will be responsible for determining the location(s) for installation of acoustic sensor(s) (the "Sensors") that detect gunshot-like sounds, and obtaining permission from the premises owner/property manager/lessee. SoundThinking owns, and is responsible for maintenance of the Sensors.

C. The ShotSpotter System acoustic Sensor may use wired, wireless, or cellular wireless communications which necessitates the existence of a real-time data communications channel from each Sensor to the SoundThinking hosted servers via a commercial carrier.

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The unavailability or deterioration of the quality of such wired, wireless, or wireless cellular communications may impact the ability of SoundThinking to provide the Subscription Services. In such circumstances SoundThinking will use commercially reasonable efforts to obtain alternate wired or wireless cellular communications or adjust the Coverage Area as necessary. In the event SoundThinking is unable to do so, SoundThinking will terminate the ShotSpotter Subscription Services and refund a pro-rata portion of the annual Subscription Services fee to Customer.

D. SoundThinking will provide Customer with user documentation, online help, written or recorded video training material, and other applicable documentation (as available).

E. SoundThinking will provide reasonable efforts to respond via email to requests for support relating to incident classification as defined in the Support Level Matrix provided at Attachment A.

F. During the term of the Agreement, SoundThinking will provide real-time gunfire analysis and alert services. After an explosive (or impulsive) sound triggers enough Sensors that an incident is detected and located, audio from the incident is sent to SoundThinking's Incident Review Center (IRC) via secure, high-speed network connections for real-time qualification. Within seconds, a SoundThinking professional reviewer analyzes audio data and recordings to confirm gunfire or explosions. The qualified alert is then sent directly to the Customer's dispatch center, PSAP, mobile/patrol officers, and any other relevant safety or security personnel, as determined by the Customer. The SoundThinking IRC will review gunfire incidents as further defined in Attachment A to this Addendum One.

G. The ShotSpotter Subscription Services shall consist of (i) providing access to the Customer of Reviewed Alerts delivered via the Insight password-protected internet portal and user interface supplied by SoundThinking; (ii) providing Customer access to historical Reviewed Alerts and incident information via the ShotSpotter Software; and (iii) other services as specified in the Agreement and its Exhibits or this Addendum One.

H. SoundThinking will use commercially reasonable efforts to respond to support requests as set forth in the Support Level Matrix provided at Attachment A to this Addendum One. These requests may be made to SoundThinking through one of the following methods: 1) email to support@soundthinking.com; 2) Live Chat through the ShotSpotter Subscription Services applications: 3) A phone call to SoundThinking's Customer Support organization at 888.274.6877, option 4. These are the only methods SoundThinking will receive and respond to support requests.

Tier 1 (as defined in the Support Matrix included at Attachment A). A SoundThinking Customer Support specialist will be responsible for receiving Customer reports of missed incidents, or errors in the Subscription Services, and, to the extent practicable over email or telephone, making commercially reasonable efforts to assist the Customer in resolving the Customer's reported problems. In the event the problem cannot be resolved within 24 hours, requiring further research and troubleshooting, SoundThinking will use commercially reasonable efforts to resolve the issue within seventy-two (72) hours of receipt of the report. In the event that the ShotSpotter Subscription Service is fully

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nonfunctional, and it is not due to power outage or other reasons that are outside of SoundThinking's control, SoundThinking will work continuously to restore functionality of the Subscription Services in accordance with the standard ShotSpotter user documentation provided with the Subscription Services as soon as reasonably possible, and no later than seventy-two (72) hours of receipt of the report.

I. FORENSIC REPORTS.

i. Investigative Lead Summary ("ILS"). SoundThinking provides an on-demand report available through the ShotSpotter Application. The Investigative Lead Summary (ILS) provides useful details about the approximate location, timing, and sequence of each shot fired during an incident. The ILS is very valuable on scene, and may help law enforcement find shell casings, confirm witness accounts, and streamline investigations. ILS reports are available immediately after an incident occurs via the mobile, web, or desktop ShotSpotter application. The machine-generated ILS is primarily intended as an investigative aid rather than courtroom evidence. However, SoundThinking does offer Certified Business Records of ILS reports, which may be useful in court for limited purposes, without the need to call a witness.

ii. Detailed Forensic Report ("DFR"). If requested by Customer, SoundThinking will provide a DFR for any ShotSpotter-detected incidents, including Reviewed Alerts. The DFR is intended to be a court-admissible document used by attorneys as part of a court case for the exact, verified timing, sequence and location of each shot fired. Secondarily, the DFR is available for use by law enforcement to obtain a search warrant or to investigate an Officer Involved Shooting.

DFRs must be requested in writing and addressed to the SoundThinking Customer Support Department. Requests may be submitted via the Forensics Services page under the Law Enforcement tab on SoundThinking's website (www.soundthinking.com). SoundThinking will use commercially reasonable efforts to provide a DFR within ten (10) business days of receipt of the request.

J. EXPERT WITNESS SERVICES.

SoundThinking offers reasonable expert witness services, including Reviewed Alerts, for an hourly fee as set forth in Exhibit A of the Agreement, as well as reimbursement of all travel and per diem costs. If requested to provide such services, SoundThinking will invoice the Customer for the number of hours expended to prepare for and provide expert witness testimony, and actual travel expenses, upon completion of the services. Customer understands that SoundThinking undertakes to provide individuals whose qualifications are sufficient for such services, but does not warrant that any person or his or her opinion will be accepted by every court. SoundThinking requires at least fourteen (14) days prior notice of such a requirement in writing from the Customer. Customer must include dates, times, specific locations, and a point of contact for SoundThinking personnel. Due to the nature of legal proceedings, SoundThinking cannot guarantee that its services described in this section shall produce the outcome, legal or otherwise, which Customer desires. Payment for expert witness services described shall be due and payable when services are rendered regardless of the outcome of the proceedings.

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Section 4 INITIAL TERM AND RENEWAL

ShotSpotter

A. Commencement of ShotSpotter Subscription Services. The initial term of the ShotSpotter Subscription Services shall commence on the date that the ShotSpotter System is made available to Customer for live use ("go live").

B. Failure to renew ShotSpotter Subscription Services. If Customer fails to renew prior to the expiration of the then current subscription term, the Subscription Services will terminate and the Customer's access to the Subscription Services will be disabled. At its discretion, SoundThinking may remove the ShotSpotter System and any components from the Coverage Area at that time. If SoundThinking does not remove the ShotSpotter System from the Coverage Area, Customer may reinstate the ShotSpotter Subscription Services at a later date by renewing this Agreement and payment of the applicable reactivation and ShotSpotter Subscription Services renewal fees; however, Customer will not have access to any Reviewed Alerts that they would have had access to during the lapsed period.

Section 5 LICENSE AND OWNERSHIP

ShotSpotter Data

A. Rights in Data.

SoundThinking shall own and have the unrestricted right to use the ShotSpotter Data, as that term is defined in the Agreement, for internal purposes such as research or product development. SoundThinking may provide, license, or sell the ShotSpotter Data on an aggregated basis to third parties (excluding press or media) to be used for research or analytical purposes, or for law enforcement and/or security purposes.

SoundThinking will not release or disseminate to any person or entity ShotSpotter Data related to or consisting of specific forensic or law enforcement sensitive incident information pertaining to any active inquiry, investigation, or prosecution, unless in response to a valid order or subpoena issued by a court or other governmental body, or as otherwise required by law. SoundThinking will not release, sell, license, or otherwise distribute the gunfire alert ShotSpotter Data to the press or media without the prior express written consent of an authorized representative of the Customer.

Customer shall have the unrestricted right to download, make copies of, distribute, and use the ShotSpotter Data within its own organization, exclusively for its own internal purposes, and for purposes of detecting and locating gunfire, routine archival recordkeeping, evidence preservation, and investigative, or evidentiary, and prosecutorial purposes, and for community engagement and community services initiatives. Customer shall not provide to, license the use of, or sell the ShotSpotter Data to any third parties, which restriction will not pertain to (i) the collaboration with other law enforcement agencies for the purposes of investigating and prosecuting crimes detected by the ShotSpotter Subscription Service; or

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(ii) government or non-governmental entities focused on the support of victims of gun crime in the local community; or (iii) entities focused on local community outreach and/or violence intervention.

Section 6 CONFIDENTIALITY AND PROPRIETARY RIGHTS

SoundThinking Privacy Policy

A. SoundThinking Privacy Policy.

With respect to the ShotSpotter Subscription Services, SoundThinking has structured its technology, processes and policies in such a way as to minimize the risk of privacy infringements from audio surveillance while still delivering important public safety benefits to its customers. These efforts to maintain privacy include the following:

1) SoundThinking will not provide extended audio to customers beyond the audio snippet (1 second of ambient noise prior to a gunshot, the gunshot audio itself, and 1 second after the incident). SoundThinking will vigorously resist any subpoena or court order for extended audio that goes beyond an audio snippet.

2) SoundThinking will not provide a list or database of the precise location of Sensors to police or the public if requested and will challenge any subpoenas for this location data.

Section 7 LIMITED WARRANTIES

ShotSpotter Subscription Services and Software Additional Limited Warranties and Disclaimers

A. The ShotSpotter Subscription Services are not designed, sold, or intended to be used to detect, intercept, transmit, or record oral or other communications of any kind. SoundThinking cannot control how the ShotSpotter Subscription Services are used, and, accordingly, SoundThinking does not warrant or represent, expressly or implicitly, that use of the ShotSpotter Subscription Services will comply or conform to the requirements of federal, state, or local statutes, ordinances, and laws, or that use of the ShotSpotter Subscription Services will not violate the privacy rights of third parties. Customer shall be solely responsible for using the ShotSpotter Subscription Services in full compliance with applicable law and the rights of third persons.

B. SoundThinking does not warrant or represent, expressly or implicitly, that the ShotSpotter System or its use will: result in the prediction or prevention of crime, apprehension or conviction of any perpetrator of any crime, or detection of any criminal; prevent any loss, death, injury, or damage to property due to any reason including the discharge of a firearm or other weapon; or in all cases result in a Reviewed Alert for all firearm discharges within

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the designated coverage area; or that the ShotSpotter-supplied network will remain in operation at all times or under all conditions.

C. SoundThinking expressly disclaims, and does not undertake or assume any duty, obligation, or responsibility for any decisions, actions, reactions, responses, failure to act, or inaction, by Customer as a result of or in reliance on, in whole or in part, the ShotSpotter Subscription Services, or Reviewed Alerts provided by SoundThinking, or for any consequences or outcomes, including any death, injury, or loss or damage to any property, arising from or caused by any such decisions, actions, reactions, responses, failure to act, or inaction. It shall be the sole and exclusive responsibility of the Customer to determine appropriate decisions, actions, reactions, or responses, including whether or not to dispatch emergency responder resources. The Customer hereby expressly assumes all risks and liability associated with any and all action, reaction, response, and dispatch decisions, and for all consequences and outcomes arising from or caused by any decisions made or not made by the Customer in reliance, in whole or in part, on the ShotSpotter Subscription Services provided by SoundThinking, including any death, injury, or loss or damage to any property.

EXCEPT AS EXPRESSLY SET FORTH IN SECTION 7 OF THE AGREEMENT AND THIS ADDENDUM ONE, SOUNDTHINKING MAKES AND CUSTOMER RECEIVES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF NON-INFRINGEMENT, QUALITY, SUITABLITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Section 11 DEFAULT AND TERMINATION; REMEDIES

Termination of Access to ShotSpotter Data

In addition to the termination provisions in Section 5. C of the Agreement, upon termination of the Agreement, Customer's access to ShotSpotter Data will terminate, and SoundThinking will cease delivering Reviewed Alerts for ShotSpotter.

SIGNATURE PAGE FOLLOWS

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THE PARTIES HERETO HAVE EXECUTED THIS ADDENDUM ONE CONTEMPORANEOUSLY WITH THE AGREEMENT.

CITY OF SANTA FE	**SOUNDTHINKING, INC.**
	Roxanne Lerner
Accepted By (Signature)	Accepted By (Signature)
	Roxanne Lerner
Printed Name	Printed Name
	Director of Contracts
Title	Title
	Jan 30, 2026
Date	Date

ATTEST:

City Clerk

CITY ATTORNEY'S OFFICE:

Christopher Ryan
Christopher Ryan (Jan 30, 2026 10:41:28 MST)

CHRISTOPHER RYAN, SENIOR ASSISTANT CITY ATTORNEY

APPROVED FOR FINANCES:

BRIAN MOYA

FIANANCE DIRECTOR

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ATTACHMENT A – SERVICE LEVEL AGREEMENT

ShotSpotter® Gunshot Detection, Location System

Reviewed Alert Service Levels

Summary

Under the terms and conditions of the SoundThinking Master Services Agreement and this Addendum One between SoundThinking, Inc. ("SoundThinking") and Customer, SoundThinking commits to meet or exceed the following Service Level Agreement (SLA) standards as it provides its ShotSpotter Gunshot Location Services[1]:

Service	SLA and Measurement
Gunshot Detection & Location	90% of unsuppressed, outdoor gunfire incidents, using standard, commercially available rounds greater than .25 caliber, inside the Coverage Area will be detected and located within 25 meters of the actual gunshot location.
Reviewed Alerts	90% of gunshot incidents will be reviewed and published in less than 60 seconds.
Service Availability	The ShotSpotter Gunshot Location System service will be available to the Customer 99.9% of the time with online access to ShotSpotter data, excluding scheduled maintenance windows.

Gunshot Detection & Location Performance

The ShotSpotter System will detect and accurately locate to within 25 meters of the actual gunshot location 90% of unsuppressed, outdoor gunshots fired inside the contracted coverage area using standard, commercially available rounds greater than .25 caliber.

Reviewed Alerts Service

SoundThinking's real-time Incident Review Center (IRC) will review at least 90% of all gunfire incidents within 60 seconds. This human review is intended to confirm or change the machine classification of the incident type, and, depending on the reviewer's confidence level that the incident is or may be gunfire, will result in an alert ("Reviewed Alert") sent to the Customer's dispatch center, patrol car mobile data terminals (MDT), and officer smartphones (via the ShotSpotter App), based on the following criteria:

Incident Type	Action
High confidence incident is gunfire	Reviewed Gunfire Alert, (Single Gunshot "SG" or Multiple Gunshots "MG") sent to Customer's dispatch center, patrol car mobile data terminals (MDT), and officer smartphones (via the ShotSpotter App)
Uncertain if incident is gunfire or not	Reviewed Probable Gunfire ("PG") Alert sent to Customer's dispatch center, patrol car MDTs, and officer smartphones
Low confidence incident is gunfire	**No alert** will be sent; incident available for Customer review in the incident history available through Insight

[1] See attached "ShotSpotter – Definition of Key Terms" for a complete definition of terms associated with this SLA and further details in the expanded definitions listed below the Summary. The basis for this SLA and performance measurement will be total gunshot incidents as defined by the Definition of Key Terms.

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Reviewed Alerts are sent to the Customer's dispatch center, patrol car MDTs, and officer smartphones. Information in a Reviewed Alert will include the following:

- "Dot on the map" with latitude and longitude indicating the location of the incident.
- Parcel address closest to location of the incident.
- When available, additional situational awareness data points may be included, such as:
  - Qualitative data on the type/severity of incident: Fully automatic, High Capacity
  - Other comments (if any)

The ShotSpotter App, and Insight provide the Customer with full and immediate access to incident history including information SoundThinking uses in its internal review process. This information includes, among other things, the initial incident classification and any reclassifications of an incident, incident audio wave forms, and incident audio files. This data access is available as long as the Customer is under active subscription.

Service Availability

The ShotSpotter System[2] will be able to detect gunfire and available to users with online access to ShotSpotter data 99.9% of the time, on a 24x7 by 365 day per year basis, excluding: a) scheduled maintenance periods which will be announced to Customer in advance; b) select holidays; and c) third party network outages beyond SoundThinking's control.

Customer SLA Credits

Each Service Level measurement shall be determined quarterly, the results of which will be reviewed during the periodic account review meetings with Customer. For each calendar quarter that SoundThinking does not meet at least two of the three above standards, a fee reduction representing one free week of service (for the affected Coverage Area) for each missed quarter shall be included during a future Customer renewal.

Service Level Exclusions and Modifications

SoundThinking takes commercially reasonable efforts to maintain Service Levels at all times. However, Service Level performance during New Year's Eve and Independence Day and the 48-hour periods before and after these holidays, are specifically excluded from Service Level standards. During these excluded periods, because of the large amount of fireworks activity, SoundThinking uses fireworks suppression techniques[3].

The SoundThinking sensors send incident information to the SoundThinking cloud via third party cellular, wireless or wired networks. SoundThinking is not responsible for outages on the third-party networks.

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[2] ShotSpotter Subscription Service includes all database, applications, and communications services hosted by SoundThinking, Inc. at our data center and specifically exclude Customer's internal network or systems or 3rd party communications networks, e.g. Verizon, AT&T, Sprint/T-Mobile, or Customer's Internet Service Provider.

[3] SoundThinking will put the ShotSpotter System into "fireworks suppression mode" during this period in order to reduce the non-gunfire incidents required for human classification. SoundThinking will formally inform the Customer prior to the System being placed in fireworks suppression mode and when the mode is disabled. While in fireworks suppression mode, the incident alerts determined to be fireworks are not sent to the reviewer nor the Customer dispatch center, patrol car MDTs, and officer smartphones; however, these non-gunfire incidents will continue to be stored in the database for use if required at a later time.

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Service Failure Notification

Should SoundThinking identify any condition (disruption, degradation or failure of network, cloud, servers, sensors etc.) that impacts SoundThinking's ability to meet the Gunshot Detection & Location standard (above), SoundThinking will proactively notify the Customer with: a) a brief explanation of the condition; b) how the Customer's service is affected; and c) the approximate timeframe for resolution. SoundThinking will also notify the Customer once any such condition is resolved.

Customer Responsibilities

The purpose of the Reviewed Alert service is to provide incident data to the Customer, reviewed, analyzed and classified in the manner described above. However, it is the sole responsibility of the Customer to interpret the data provided, and to determine any appropriate follow-up reaction or response, including whether or not to dispatch emergency responder resources based on a Reviewed Alert. SoundThinking does not assume any obligation, duty or responsibility for reaction, response, or dispatch decisions, which are solely and exclusively the responsibility of Customer, or for the consequences or outcomes of any decisions made or not made by the Customer in reliance, in whole or in part, on any services provided by SoundThinking.

Customer must inform SoundThinking when Verified Incidents of gunfire are missed by the ShotSpotter System in order to properly calculate Performance Rate, as defined below.

Customer is responsible for providing any required workstations, mobile devices and internet access for the Customer's dispatch center, patrol car MDTs, and officer smartphones, or Insight.

Support Level Matrix

Support Level	Tier 1 Support (IRC)	Tier 2 Support (Customer Support)
Features	• Login support • Report a misclassification • Report a missed incident • Report a mislocated incident • Basic audio request • General/application questions • Request for ILS	Normal Support: • Analysis of missed gunshots • Detailed audio search • Performance analysis • Integration issues Critical Support: • System outage
Hours of Operation	24x7x365	Normal Support: 5 am – 11 pm Pacific Time Zone Escalation: 24x7x365

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ShotSpotter – Definition of Key Terms

The ShotSpotter System will provide data for correct detection and accurate location for ninety percent (90%) of detectable (outdoor, unsuppressed) community gunfire which occurs within a coverage area, the "Coverage Area", provided the measurement is Statistically Significant, as defined below. This performance rate shall be calculated as a percentage as follows:

$$Performance\ Rate = \frac{NumberAccuratelyLocated}{(NumberAccuratelyLocated + NumberNotDetected + NumberMislocated)}$$

where the "*Performance Rate*" is a number expressed as a percentage, "*NumberAccuratelyLocated*" is the number of "Gunfire Incidents" occurring within the Coverage Area during the specified period for which the ShotSpotter System produced an Accurate Location, *NumberMislocated* is the number of Verified Incidents (a "Verified Incident" is an incident where Customer has physical or other credible evidence that gunfire took place) for which the ShotSpotter System produced an inaccurate location (i.e., a Mislocated Incident), and *NumberNotDetected* is the number of Verified Incidents for which the ShotSpotter System failed to report a location at all (i.e., Missed Incidents).

An "Accurate Location" shall mean an incident located by the ShotSpotter System to a latitude/longitude coordinate that lies within a 25-meter radius of the confirmed shooter's location (25 meters = approximately 82 feet). "Detectable Gunfire" incidents are unsuppressed discharges of ballistic firearms which occur fully outdoors in free space (i.e. not in doorways, vestibules, windows, vehicles, etc.) using standard commercially available rounds of caliber greater than .25.

ShotSpotter Review Period is measured as the period commencing when the Incident Review Center (IRC) receives the alert and the first audio download to the time it is published to the customer.

ShotSpotter System performance is guaranteed after a "Statistically Significant" set of incidents has been detected in accordance with timeframes set forth herein, and commercial system acceptance, if applicable. The ShotSpotter System is designed to detect gunfire which is typically well distributed throughout the Coverage Area; however, performance should not be construed to mean that 90% of gunfire fired at any given location within the Coverage Area will be detected and located within the guaranteed accuracy.

The ShotSpotter System is not a "point protection" system and is therefore not designed to consistently detect gunfire at every single location within the Coverage Area, but rather to Accurately Locate 90% of the Detectable Incidents in aggregate throughout the entire Coverage Area. There may be certain locations within the Coverage Area where obstacles and ambient noise impede and/or overshadow the propagation of acoustic energy such that locating the origin at those positions is inconsistent or impossible. The Performance Rate calculation is thus specifically tied to the Community Gunfire across the entire Coverage Area.

Statistically Significant shall be defined as measurements and calculations which shall be performed as follows: (a) Across an entire Coverage Area; (b) Aggregating over a period of at least 30 days under weather conditions seasonally normal for the area; and (c) Provided that the total number of gunfire incidents being counted is equal to or greater than: (i) thirty (30) incidents for systems of up to three (3) square miles of Coverage Area, or (ii) ten (10) incidents multiplied by the number of square miles of Coverage Area for systems where one or more Coverage Areas are three (3) square miles or larger.

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EXHIBIT A – SOUNDTHINKING PROPOSAL

SoundThinking Proposal No.: SANTAFENM012826

(Attached on Following Pages)

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Price Proposal for Subscription-Based Gunshot Detection, Location, and Forensic Analysis Service for the Sante Fe Police Department, New Mexico

Sourcewell Participating Entity Account Number: 97348

January 28, 2026

Proposal ID: SANTAFENM012826

Submitted by: Rich Reyes – Sales Director, Western Region
719.731.0273 mobile
650.877.2106 fax
rreyes@soundthinking.com

SoundThinking, Inc.
39300 Civic Center Drive, Suite 300
Fremont, California 94538
888.274.6877
www.soundthinking.com

Sourcewell Awarded Contract
Contract # 030425-SND

SOUNDTHINKING, INC.
for greater public safety™

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Executive Summary

Introduction

SoundThinking™ is pleased to present this proposal in response to the Santa Fe Police Department's request for a gunshot detection solution. We appreciate the time the Department has spent helping us understand your issues and goals. Based on our discussions, we understand that the Department seeks to address the following challenges:

- Inconsistent reporting of gun violence to the police, making it difficult for the Department to respond timely and expedite aid to victims
- Lack of tangible gun violence data to support efforts to increase staffing
- Difficulty finding evidence to support CGIC efforts

Law enforcement agencies come to SoundThinking when they need a solution to quickly and precisely detect gunfire, swiftly find gunshot victims, and support the communities most affected by gun violence. A component of our SafetySmart™ Platform, the proposed ShotSpotter® solution is designed to identify, locate, and track active gunfire, and will support the Department's efforts to more effectively respond to and investigate gunfire incidents.

The proposed ShotSpotter deployment can help the Department:

- Enable the Department to efficiently deploy resources and increase situational awareness
- Effectively identify, analyze, and respond to gun crime
- Increase casings collection programs (which in conjunction with NIBIN/IBIS, provide valuable investigative leads)
- Support and deploy community engagement efforts surrounding violence prevention and intervention
- Foster Safe School Initiatives by working with Santa Fe schools to identify vulnerable students who are subjected to persistent violence in their immediate neighborhood, and by assisting their families to obtain necessary trauma-informed resources
- Improve SFPD's outreach efforts and collaborate with SoundThinking Community Engagement Directors on best practices and additional programs which have been proven to reduce violence in other cities

The proposed ShotSpotter deployment aligns with and supports the Department's goals by:

- Supporting New Mexicans to Prevent Gun Violence (NMPGV) and providing the ability to track shootings by date, time, and location. This data can bolster NMPGV's outreach efforts to schools and other organizations, to be able to better identify vulnerable community members and victims in need of resources
- Improving Santa Fe's NIBIN program with improved evidence collection due to ShotSpotter's ability to locate where a shooting occurred. ShotSpotter's location accuracy can also increase case clearance rate, and often assist officers in uncovering illegal gun manufacturing operations through ShotSpotter notifications resulting from these guns being test-fired

Data-Driven Results

ShotSpotter has become an indispensable crime-fighting tool for many agencies. In light of the community dynamics that fuel gun violence and the well-documented challenges of relying solely on 9-1-1 calls for assistance, SoundThinking's ShotSpotter technology is critical in providing support to the community and addressing the following issues:

- **Under-reporting of persistent gunfire:** Nationwide, on average, less than 20% of gunfire incidents are reported to 9-1-1. Why don't residents call? The answer is complex, but typically involves the following concerns:
  - Recognition: "Was that gunfire, fireworks, or something else?"
  - Retaliation: "If they find out I called, will they come after me?"
  - Resignation: "No one came the last time I called…"

Without ShotSpotter, most law enforcement agencies are working with an 80% to 90% deficiency in their gun violence-related intelligence.

- **Late and inaccurate information:** When a citizen reports a gunfire incident, the 9-1-1 call typically comes several minutes after the event occurred, and based on analysis, the location provided is usually mislocated by 750 feet (on average). As a result, valuable time and resources are wasted trying to locate the incident, diminishing the opportunity to identify suspects and witnesses, recover evidence, and most importantly, render life-saving aid to victims.

The ability to receive near real-time gunfire intelligence data provides law enforcement agencies with a critical advantage in their efforts to address and prevent gun violence and improve officer safety. Specific results include:

- Officers can more quickly and accurately go directly to the scene of the shooting
- Situational awareness is vastly improved over what is available when relying solely on the 9-1-1 system
- Law enforcement has a better chance of arriving before the shooter has left the scene
- Officers are more likely to find evidence in the form of shell casings (which, in conjunction with NIBIN/IBIS, provide valuable investigative leads) and/or other ground truth that can aid in the investigation
- Officers are more likely to find witnesses who may have information that can aid in the investigation
- Community engagement is heightened, which often translates into more information from the community (e.g., tip lines, field interviews, etc.)
- Enhanced targeted enforcement (precision policing)
- More court-admissible and scientifically sound forensic evidence is available to strengthen prosecutions of the worst offenders

ShotSpotter Saves Lives

Independent research shows that more than 80 percent of gunfire incidents are never reported to 9-1-1, leaving many shooting victims undiscovered and delaying lifesaving medical care. ShotSpotter directly addresses this gap by automatically detecting and precisely locating gunfire incidents in real time, independent of citizen reporting. An independent audit of ShotSpotter's performance confirms that the system delivers gunfire alerts with approximately 97 percent accuracy and publishes verified alerts to law enforcement in under 60 seconds. This combination of speed and reliability enables officers and emergency medical services to:

- Reach victims faster: ShotSpotter quickly directs responders to shooting locations that might otherwise go unreported, reducing the time it takes to find injured victims during the critical minutes when uncontrolled bleeding can quickly become fatal
- Begin lifesaving interventions sooner: Faster arrival allows officers and EMS to initiate hemorrhage control and rapid transport earlier, minimizing tissue damage and preventing injuries from progressing to irreversible trauma
- Improve the likelihood of survival: By shortening the time between injury and definitive medical care, early detection and response significantly increase a victim's chances of surviving gunshot wounds and reduce the risk of long-term complications

By ensuring that shootings are detected, located, and acted upon quickly—even when no one calls for help—ShotSpotter materially improves emergency response outcomes, supports effective evidence collection, and reinforces community trust through visible, proactive public safety action.

ShotSpotter also provides invaluable data that can be analyzed to move law enforcement agencies from a reactive to a proactive position. Our gunshot detection solutions have historically helped law enforcement agencies:

- Effectively identify, analyze, and respond to gun crime
- Increase casings collection programs (which in conjunction with NIBIN/IBIS, provide valuable investigative leads)
- Build an extensive casings database to maximize data value:
  - Data can be analyzed in conjunction with ShotSpotter data to identify "hot addresses"
  - Results inform deployment of resources and targeted investigations
- Faster turnaround time for results with NIBIN program can lead to more cases being solved more quickly

ShotSpotter forensic evidence can be a powerful demonstrative tool for a prosecutor at trial. The audio of the gunfire played for the jury during trial and the precise timing and location of the gunfire plotted onto a Google Earth map can be compelling and tangible evidence against a defendant. ShotSpotter forensic evidence has been testified to by our expert witnesses in over 300 prosecutions in criminal courts throughout the United States.

Our goal is not to simply deliver technology, but rather to become a valuable partner. To that end, the SoundThinking Customer Success Team comprises former law enforcement executives who have first-hand experience in successfully deploying and using ShotSpotter. Our mission is your success: our Customer Success Team will work closely with the Department from the earliest stages of your deployment through the life of the subscription to ensure the Department has full access to our best practices and training components that drive successful outcomes.

Supporting Citizens in Santa Fe with Trauma Response and Community Engagement

Exposure to gunfire impacts people in many ways, including increased risks of physical pain, psychiatric disorders, and substance abuse. For these reasons, many cities are developing a public health approach to violence prevention. Precision data about where and when gun violence occurs can provide prompt interventions to people in need of services and support. With timely and accurate gunfire location data, community violence intervention groups and mental health professionals can more quickly aid youth and families in crisis to more effectively prevent future violence and other negative outcomes.

Community Partnerships: SoundThinking's Trauma Response and Community Engagement component focuses on strategies that assist law enforcement agencies identifying community-based violence prevention strategies and organizations that work to create safer, more just communities. This component encourages the creation, or strengthening, of relationships with violence prevention offices, schools, city and county public health departments, and other community organizations with which they can share their ShotSpotter gunfire data, analytics, heatmaps, and dashboards. These tools indicate where gunfire (and therefore potential trauma) is occurring so the appropriate community resources can deploy immediate and lasting support and help address the core issues that drive crime.

Proactive Community Engagement: ShotSpotter data can augment community outreach efforts to help the Department work more closely within the community to prevent crime from occurring, as well as enhance response and follow-through when incidents occur. Strategies to build relationships within the community include resource drives, PAL programs, and monthly community meetings.

Refocus on Geographic Policing: ShotSpotter InSight enables designated users to analyze detected shooting incidents, with details of hot spots and specific days/times incidents occur. The results can help agencies determine directed patrols for specific beats and sectors. For more information, see Directed Patrol versus Hotspot Analysis.

We appreciate your consideration of our proposal and are confident that ShotSpotter will help the Department detect gunfire, connect with vulnerable communities, and save lives. SoundThinking is committed to your success and we look forward to partnering with you to make ShotSpotter a key component of your efforts to address gun crime in the City of Santa Fe.

Company History

SoundThinking is a public safety technology company that combines transformative solutions and strategic advisory services for sound decisions, to make neighborhoods safer and improve community confidence. SoundThinking was founded in 1995 (as ShotSpotter, Inc.) and has been providing gunshot detection solutions since its inception. SoundThinking is the world leader in gunshot detection, with over 1,000 square miles operational; more than 14 million incidents reviewed; and 40 issued patents. SoundThinking is a publicly traded corporation (NASDAQ: SSTI) with approximately 315 full-time employees and is headquartered in Fremont, California.

SoundThinking's SafetySmart Platform

SafetySmart™ PLATFORM

The SafetySmart platform brings together specialized software and objective data to help law enforcement and civic leadership better protect their communities by ensuring the right resources are provided when and where they are needed most. As a trusted partner to many law enforcement agencies, SoundThinking has been both a firsthand witness and participant in the evolution of policing as it faces increasing challenges, such as staffing shortages, aging technologies, and exponential growth in data (as well as the need to access, analyze, and share data). In response to these challenges, SoundThinking has developed our SafetySmart platform that provides a range of tools beyond gunshot detection to help law enforcement agencies operate and collaborate more efficiently.



The SafetySmart platform brings the power of digital transformation to law enforcement. Together or separately, these data-driven solutions act as a force multiplier and help drive deeper community engagement by delivering better information, enabling better decisions, and driving better outcomes, for more efficient, effective, and equitable policing.

ShotSpotter Service Overview

How ShotSpotter Works

Based on an analysis of known gunfire-related crimes, the SoundThinking team designs and deploys networked sensors within the targeted coverage area. These acoustic arrays detect and locate gunshot activity within the coverage area and report that information to SoundThinking's Incident Review Center (IRC) which is staffed 24/7/365. ShotSpotter uses a two-factor incident review process to minimize false alerts. The first tier is performed by sophisticated AI software, to filter out any incidents that do not meet the minimum threshold for human review as potential gunfire incidents (e.g., helicopter noise, fireworks, etc.). The incidents that meet the minimum threshold for human review are then received at our IRC. The IRC review process is performed by a team of highly trained acoustic experts. In addition to examining the incident audio, SoundThinking's acoustic experts also examine the visual characteristics of the detected pulses and the incident, such as the number of participating sensors, the wave form, pulse alignment, and the direction of sound. The IRC review results in either publishing (Gunshot or Probable Gunshot) or dismissal (Non-Gunshot) of the incident with a high level of precision.

If the reviewer classifies the incident as a gunshot, the reviewer sends an alert, including location information and an audio snippet, to law enforcement agencies via a password-protected application on a mobile phone, in-car laptop, or computer. In addition to the dot-on-the-map and audio, ShotSpotter provides details such as number of shots fired, whether multiple shooters were involved, and whether high-capacity and/or fully automatic weapons were used. SoundThinking designed this entire process (i.e., recording the impulsive sound, two-factor review, and publishing alerts to authorized users) to be completed in less than 60 seconds (but is often completed within 25 to 30 seconds).

ShotSpotter customers receive a contextually rich, detailed gunfire alert that enables a fast, precise, and safer response to gunfire incidents. In addition, ShotSpotter alerts can also trigger other technology platforms such as cameras that can pan and zoom in the direction of an event. SoundThinking has successfully interfaced ShotSpotter with a wide range of third-party applications such as CAD, RMS, License Plate Readers, drones, and other applications.

ShotSpotter helps law enforcement agencies by directing resources to the precise location of more than 90% of gunfire incidents. ShotSpotter rapidly notifies first responders of shootings via dispatch centers, in-vehicle computers, and smart phones. Instant alerts enable first responders to aid victims, collect evidence, and identify witnesses. ShotSpotter's actionable intelligence can then be used to prevent future crimes by positioning law enforcement when and where crime is likely to occur. ShotSpotter gunshot detection and location services are delivered as an easily implemented Software as a Service (SaaS) solution, with no requirement for customer investment in or maintenance of expensive hardware or software. SoundThinking hosts, secures, monitors, and maintains the ShotSpotter infrastructure. Contracts are based on an affordable one-year or multi-year subscription agreement, and the subscription includes unlimited licenses for the proposed SoundThinking applications.

ShotSpotter Application

The ShotSpotter application is used by Call Takers, Dispatchers, and Patrol Officers in the field. Real-time notifications of gunfire incidents are delivered to this app and includes the following data:

- Incident location (dot on the map, per the incident latitude and longitude)
- Type of gunfire (single round, multiple round)
- Unique identification number
- Date and time of the muzzle blast (trigger time)
- Nearest address of the gunfire location [1]
- Number of shots
- District identification
- Beat identification

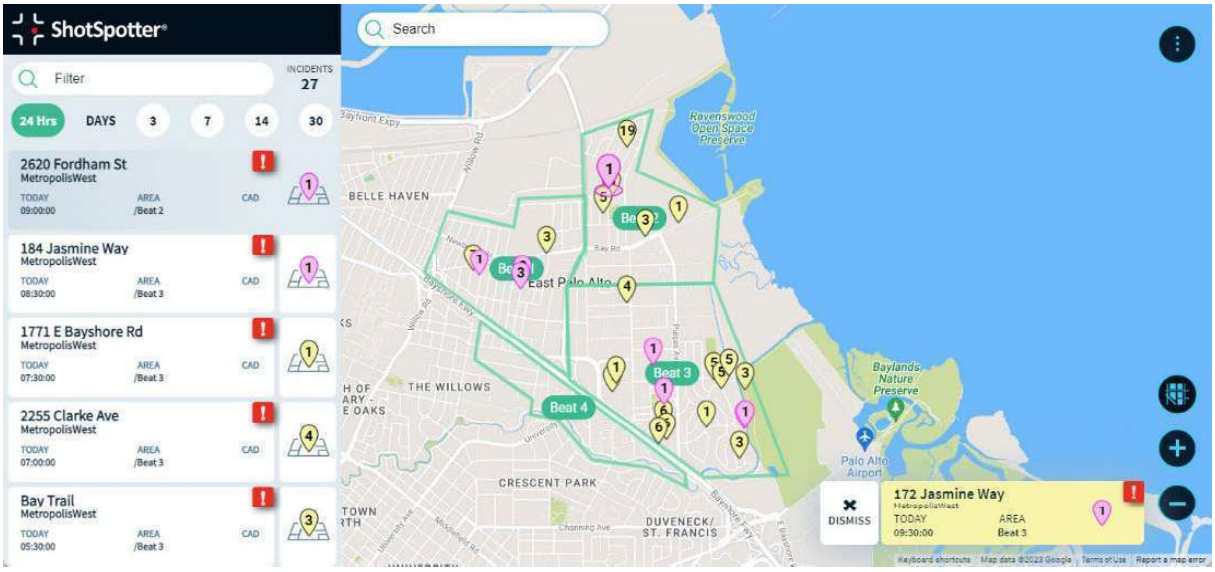


Figure 1. ShotSpotter App in Dispatch View

A SoundThinking analyst may add other contextual information such as the possibility of multiple shooters, high-capacity weapons, full-automatic weapons, and the shooter's location related to a building (front yard, back yard, street, etc.). The report also includes an audit trail of the time the alert was published, acknowledged, and closed at the customer facility. All notes entered by Call Takers and Dispatchers added to the alert are time- and date-stamped with the operator's ID. For Patrol Officers, the alert includes an audio snippet of the incident.

[1] Based on the reverse geo-verification of the incident latitude and longitude, using commercially available GIS sources such as Google or customer-provided GIS data.

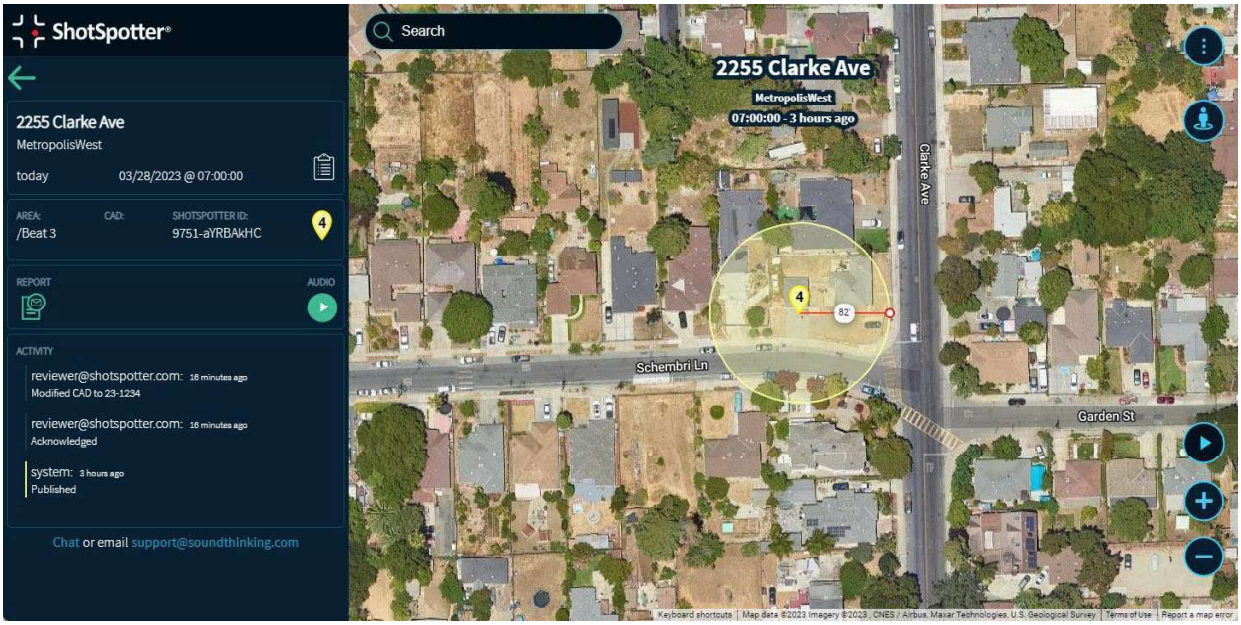


Figure 2. ShotSpotter App in Respond View

InSight™

InSight™ enables customers to explore details about prior gunshot incidents in their ShotSpotter coverage area and use the data for investigation and analysis. Crime analysts, investigators, and command staff can view, filter, sort, report, and transform historical gunshot data into meaningful insights, ultimately informing strategies for reducing gun violence.

InSight enables users to find and identify the incidents using an extensive array of filters for date, time, location, keywords, single vs. multiple gunshots, patrol areas, as well as shapes drawn on the map. The shape filters narrow a search for shooting incidents within a radius of a known address, across several blocks, or look for and monitor activity on both sides of a jurisdictional border. Saved reports retain common filter settings for quick retrieval (e.g., “District 4 Gunfire – Last 28 days”).

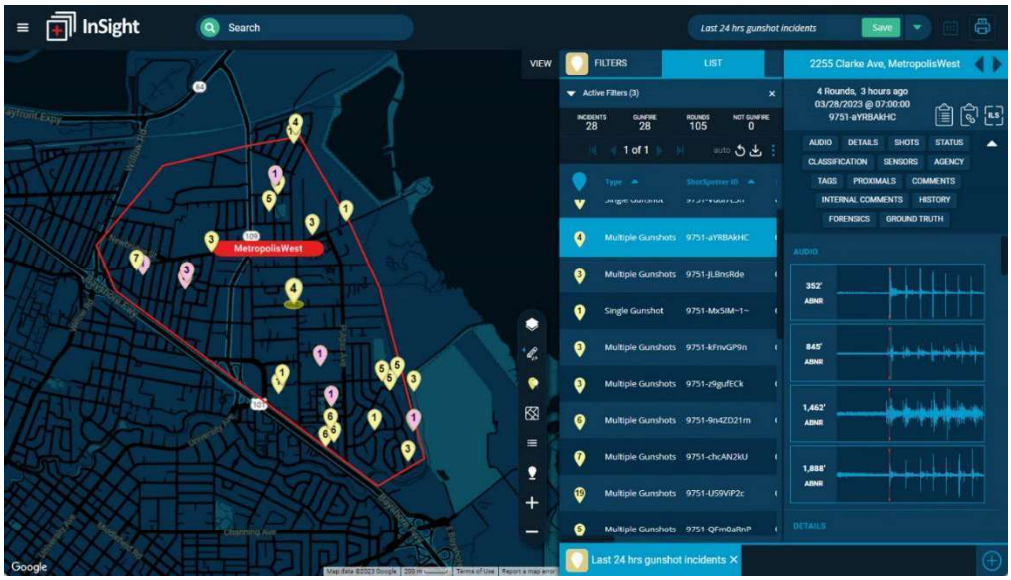


Figure 3. InSight App

InSight shows how a shooting event unfolded by watching a shot-by-shot animation that details the location and sequence of each shot. The software also highlights other nearby incidents that may be potentially related based on its relative distance and time of occurrence.

InSight comes with a set of reports that make it easy to share incident data throughout an agency:

- The Investigative Lead Summary report give details of a shooting incident including audio, location, sequence, and timing of each shot fired. This report is often used to share incident audio and details with colleagues, aid investigators with collecting evidence at the scene of a shooting and conducting better interviews of witnesses, suspects, and victims, or attach to a case file.
- The Multi-Incident report provides a summary of shooting incidents broken out by single, multiple, and probable gunshot incidents as well as any non-gunfire incidents if they were included in the search. The summary is followed by details for each incident including the date, time, location, number of rounds, CAD ID, ShotSpotter ID, and other details.

For customized, ad hoc reporting and analysis, InSight can export incident data to other off-the-shelf products such as Microsoft Excel, Tableau, Google Earth, ArcGIS, and other tools.

ShotCast

ShotCast provides a video summary report of shooting incidents detected by ShotSpotter that can be shared on the internet, social media, broadcast news, and other media outlets. SoundThinking created ShotCast to help Public Information Officers (PIOs) expedite and simplify the process of informing the public of gunfire incidents in their neighborhoods. ShotCast can improve media coverage of gun violence, and, when incorporated into a broader communication strategy, can help educate the public, increase transparency and awareness about the impact of gun violence, and promote community engagement in public safety.



Figure 4. ShotCast Video

ShotCast video summaries include the actual gunfire audio and key details of the incident (location, time, and more) presented in a high-quality video format that PIOs can incorporate into various types of news coverage.

Mobile Alerts

The ShotSpotter smartphone application delivers real-time gunfire alert data to smart phones and smart watches, available for use on iPhones and Android platforms. The ShotSpotter app displays the gunfire location as a dot-on-a-map and the data also includes the number of rounds fired and access to the incident audio.



Figure 5. Smartwatch Notification

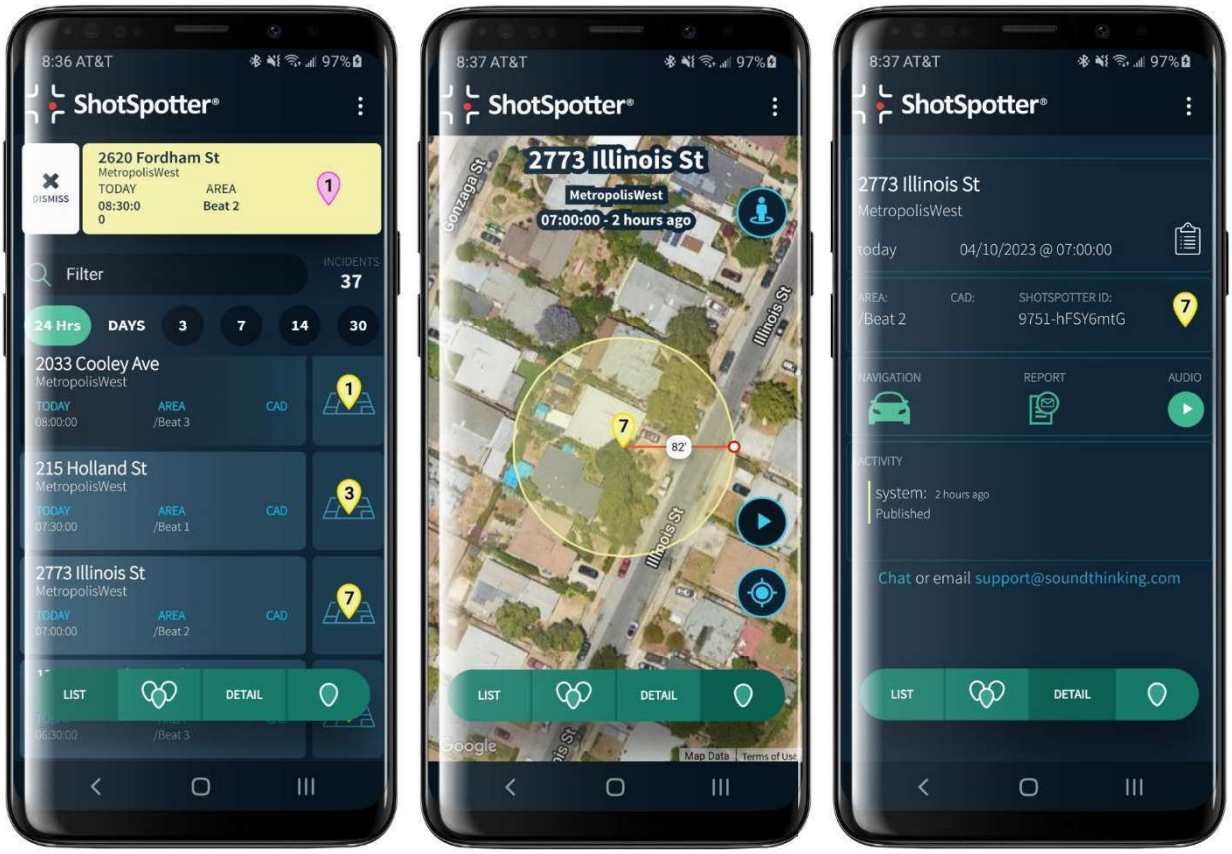
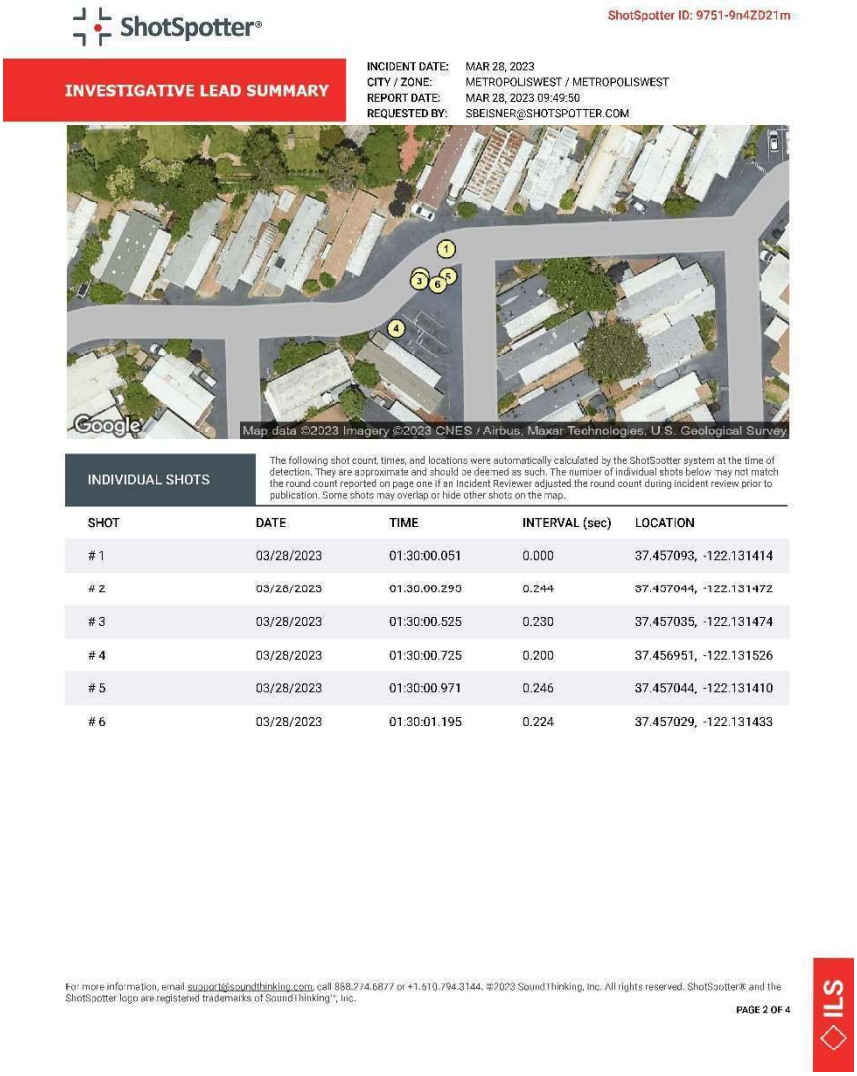


Figure 6. ShotSpotter Smartphone App

Investigative Lead Summary

The ShotSpotter Investigative Lead Summary (ILS) is an on-demand report that provides useful details about the location, timing, and sequence of each shot fired during an incident. The ILS is very valuable on scene, helping law enforcement find shell casings, confirm witness accounts, and identify suspects. ILS reports are available immediately after an incident occurs through a single click of a button within the mobile, web, or desktop ShotSpotter and InSight applications.

The ILS will fulfill the majority of law enforcement agency needs, particularly in situations where a report is not intended for presentation to court (since the ILS report is electronically produced, it is not court admissible).



ShotSpotter®

ShotSpotter ID: 9751-9n4ZD21m

INVESTIGATIVE LEAD SUMMARY

INCIDENT DATE: MAR 28, 2023
CITY / ZONE: METROPOLISWEST / METROPOLISWEST
REPORT DATE: MAR 28, 2023 09:49:50
REQUESTED BY: SBEISNER@SHOTSPOTTER.COM

INDIVIDUAL SHOTS

The following shot count, times, and locations were automatically calculated by the ShotSpotter system at the time of detection. They are approximate and should be deemed as such. The number of individual shots below may not match the round count reported on page one if an Incident Reviewer adjusted the round count during incident review prior to publication. Some shots may overlap or hide other shots on the map.

SHOT	DATE	TIME	INTERVAL (sec)	LOCATION
# 1	03/28/2023	01:30:00.051	0.000	37.457093, -122.131414
# 2	03/28/2023	01:30:00.295	0.244	37.457044, -122.131472
# 3	03/28/2023	01:30:00.525	0.230	37.457035, -122.131474
# 4	03/28/2023	01:30:00.725	0.200	37.456951, -122.131526
# 5	03/28/2023	01:30:00.971	0.246	37.457044, -122.131410
# 6	03/28/2023	01:30:01.195	0.224	37.457029, -122.131433

For more information, email support@soundthinking.com, call 888.274.6877 or +1.510.794.3144. ©2023 SoundThinking, Inc. All rights reserved. ShotSpotter® and the ShotSpotter logo are registered trademarks of SoundThinking™, Inc.

ILS

Figure 7. ShotSpotter Investigative Lead Summary (ILS)

Detailed Forensic Reports and Expert Witness Testimony

SoundThinking's Detailed Forensic Reports (DFR) and Expert Witness Testimony can provide unique trial evidence including audio recordings of shooting incidents. In nearly all the criminal proceedings in which our experts have been called to testify, SoundThinking has produced detailed, round-by-round analysis of the timing and location of the shots fired by one or more weapons. To the best of our knowledge, no other acoustic-based gunshot detection system has been accepted in a court of law as providing this kind of forensic evidence.

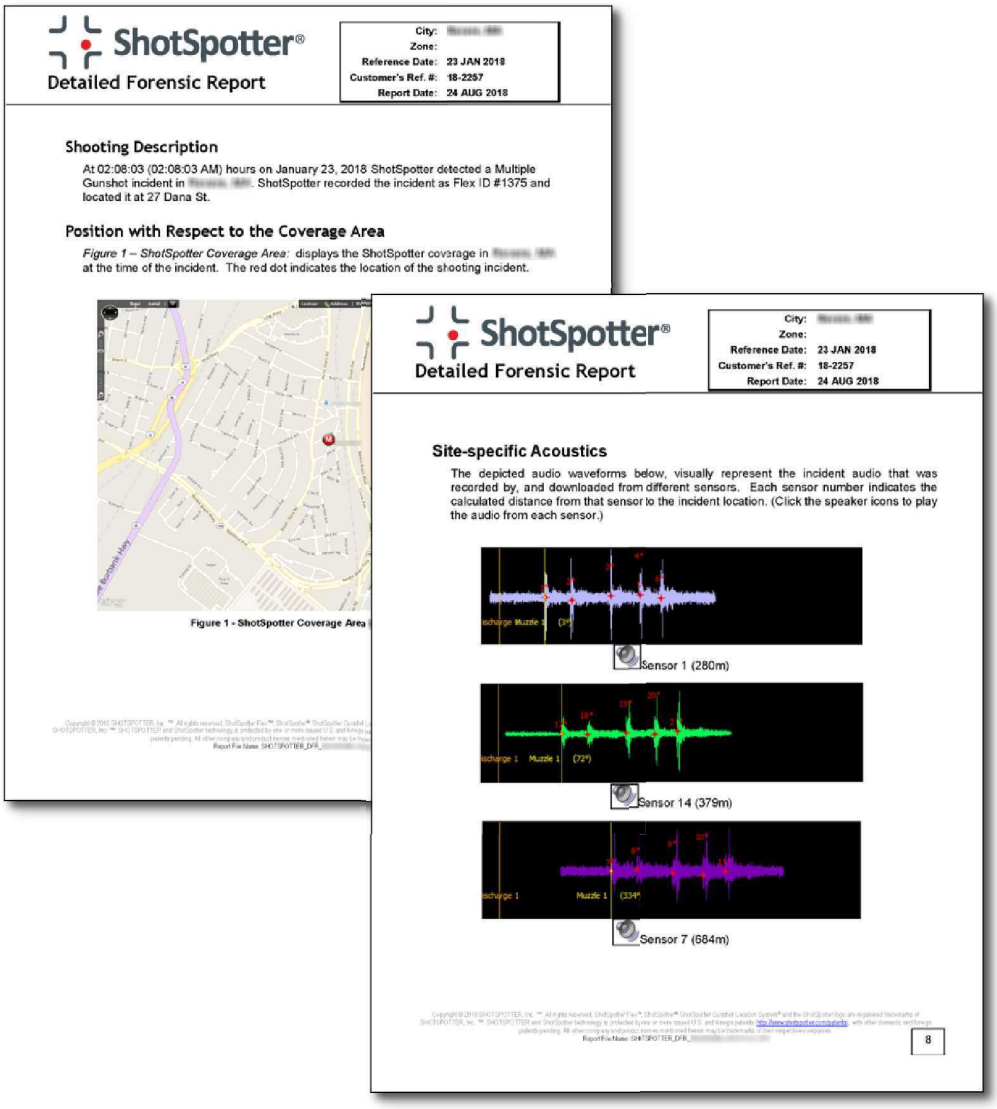


Figure 8. ShotSpotter Detailed Forensic Report (DFR)

ShotSpotter data can be foundational to arrests for firearm offenses and:

- Help identify suspects
- Assist in establishing the precise timeline of shootings and help explain crime scenes
- Provide evidence of premeditation or affect claims of self-defense
- Corroborate other evidence from the crime scene
- Provide crucial information in officer-involved shooting investigations

SoundThinking data supports detailed forensic analysis of gunfire incidents, including:

- Weapon type (e.g., automatic vs. semi-automatic)
- Number of rounds fired
- Possibility of multiple shooters

Unlike the ILS, which is intended primarily for investigative uses, the DFR is intended for use as evidence in a court and is backed by an expert witness. The DFR is intended to be used by attorneys as part of a court case for the exact, verified timing, sequence, and location of each shot fired. Secondarily, DFRs are available for use by law enforcement to obtain search warrants or to investigate Officer Involved Shootings. DFRs are available upon written request, and our goal is to deliver all DFRs within ten business days of the request.

To support prosecutions, audio snippets provide powerful demonstrative evidence to prosecutors and allow jurors to gain a deeper understanding of the victims' experience of the incident. For prosecutors who wish to have a SoundThinking expert witness testify regarding a DFR, to help interpret and clarify crime scene activity derived from ShotSpotter data, or provide other forensic consultation services, these services are available for an hourly fee.

In 25 states and in the District of Columbia, SoundThinking evidence and SoundThinking expert witness testimony have been successfully admitted in over 300 court cases. ShotSpotter forensic evidence has prevailed in 25 Frye and Daubert challenges throughout the United States.

Notifications API

The Notifications API allows client applications to receive accurate, timely details about ShotSpotter gunfire alerts, including precise latitude and longitude (geolocation), GPS-synchronized timestamps, incident audio, and situational context provided by the 24/7/365 Incident Review Center. Typical interfaces include:

- Video Management Systems (VMS)
- Computer-Aided Dispatch (CAD) systems
- Records Management Systems (RMS)
- Automated License Plate Readers (ALPRs)
- Crime analysis and statistics packages (including COMPSTAT software)

Each Notifications API license pack is available for an annual subscription fee that includes:

- Up to three (3) interfaces
- Establishing an instance of the API for the Department on SoundThinking-hosted servers
- Consulting with the Department and third parties to ensure the API operates according to the API specifications
- 24/7 alerts to up to three third-party interfaces
- Supporting the third party and Department as systems are upgraded

Additional API licenses can be purchased in packs of three interfaces.

Onboarding Services

Concurrent with the sensor design and deployment activities, SoundThinking will provide a series of onboarding services to prepare the Department to maximize the value of the ShotSpotter service. These standard onboarding steps will be refined to best serve the Department team and ShotSpotter users. SoundThinking onboarding services are designed to:

- Ensure successful ShotSpotter service activation (go-live)
- Ensure full use of the features and functions available with the ShotSpotter service
- Ensure that the Department's Best Practices are refined, as needed, to respond most effectively to the gun crime intelligence data being delivered for the coverage area
- Track and monitor the efficacy of the ShotSpotter service

SoundThinking has assembled a Customer Success Team of professionals with more than 400 years of combined law enforcement experience. The mission of this team of Consultants, Trainers, and Analysts is to maximize customer success with the ShotSpotter service. This team is available to our customers both pre- and post-production to advise, train, and guide them on the most effective use of the tools and services available with the ShotSpotter solution. The following provides a high-level overview of SoundThinking's standard Customer Onboarding Services, which will be tailored to support the Department.

Getting Started

Prior to contract execution, a SoundThinking Customer Success Director will work with the Department's project team to plan the onboarding process, beginning with an onsite Customer Kick-Off Meeting with all stakeholders. The teams will review the program objectives, lay out the key implementation steps, agree on a targeted activation date (go-live), and establish a protocol for ongoing communication throughout the onboarding process. SoundThinking will schedule biweekly status calls with the Department's Program Manager and other project leaders to maintain regular communication throughout the implementation process.

Best Practices

Early in the Customer Onboarding Process, SoundThinking's Customer Success team, led by the assigned Customer Success Director, will work with the Department's Program Manager and other project leaders to schedule and conduct a series of Best Practices sessions. These sessions will assist the Department in establishing response protocols and procedures to manage the gunshot alerts and gun crime intelligence data that will be provided upon activation of the ShotSpotter service. SoundThinking will customize and conduct these sessions for each of the following groups of users involved in the gun violence reduction program in the targeted coverage area:

- Program Management
- Dispatch/Communications
- Field Operations/Patrol
- Investigations
- Prosecution
- Intelligence & Crime Analysis

User Training

SoundThinking will assign a Customer Success Director to the Department to ensure that we deliver consistent, quality best practices training based on the Department's needs to maximize the value of our service. The Customer Success Director will remain engaged with the Department for the duration of our relationship. In preparation for the planned cutovers, SoundThinking will assign a Trainer to the Department to train each group of users on the SoundThinking applications, including ShotSpotter, Dispatch, Administrative Portal, and InSight. The Trainer will conduct a Training Orientation with the Department's Program Manager to ensure all users are properly trained on the relevant applications. SoundThinking's Trainer will work with the Department to tailor a training program that addresses the unique needs and/or scheduling constraints of the Department users. The training will be performed through a combination of remote instructor-led live training, train-the-trainer, and on-line recorded computer-based training.

This proposal includes training for coverage areas of up to two square miles. If the Department's training requirements exceed those included with the Medium Jurisdiction offering, this training can be provided for an additional fee.

Agency Metrics/KPIs (Key Performance Indicators)

Customer Success team members, led by the assigned Customer Success Director, will work with the Department's Program Manager and Command staff to review, define, and adopt a set of agency metrics, or Key Performance Indicators (KPIs), to establish and monitor the efficacy of the ShotSpotter service and related agency Best Practices. It is important to ensure that the agency and all stakeholders have visibility (and routines in place) to track the program metrics or KPIs needed to monitor the status of the program and to make informed decisions regarding resources, response protocols, and the best practices to drive success.

Onsite Support During Service Activation (Go-Live)

On the day of ShotSpotter service activation to a live production status, the Customer Success Director will be on site to ensure that the transition is smooth, that the established best practices are being implemented as planned, and that user questions are answered quickly. Prior to cutover, SoundThinking's team will facilitate an introduction to the SoundThinking Support organization to review the support process and introduce the designated Technical Support Engineer to the Department. Following service activation, the designated Technical Support Engineer will facilitate a series of Status Calls with the Department to review the performance of the service. The Customer Success Director will continue to work with the Department to review and results being achieved by each group of users involved in the gun violence reduction program.

Ongoing Customer Support

Customers can use the monthly scorecard in the InSight app to communicate details on system performance and our service, including the number of Gunshot Alerts, Misses, Mislocated Incidents, Misclassified Incidents, and other useful metrics. A designated SoundThinking Technical Support Engineer reviews service requests and reported issues monthly and is available to discuss and address any concerns.

SoundThinking standard customer support includes 24/7 assistance with user accounts, software interface, tools, features, incident (re)classification, and review. Tier 1 Support is provided by our Incident Review Center (IRC). IRC staff have extensive experience with SoundThinking applications and provide real-time support of basic issues, and first level of support for information gathering and triage for advanced troubleshooting by Tier 2 Support. The Tier 2 Support Team comprises technically advanced, experienced Customer Support professionals who are responsible for advanced levels of troubleshooting and analysis, IT support, mapping issues, etc.

Support Level	Tier 1 Support (IRC)	Tier 2 Support (Customer Support)
Features	• Login support • Report a misclassification • Report a missed incident • Report a mislocated incident • Basic audio request • General/application questions • Request for ILS	Normal Support: • Analysis of missed gunshots • Detailed audio search • Performance analysis • Interface issues Critical Support: • System outage
Hours of Operation	24/7/365	Normal Support: 5:00 am – 11:00 pm Pacific Time Zone Escalation: 24/7/365

Crime Analyst Training

SoundThinking Crime Analysts train the Department's analyst team to perform ongoing gunshot activity analysis. They also conduct best practice workshops to ensure your analysts can capture required data needed to perform analysis needed to inform resource and strategic planning. SoundThinking Crime Analysts work with the Customer Success Director and Department analysts to prepare the annual ShotSpotter Value Report. This report illustrates the impact your program is having by providing a comparison of calls for service vs. ShotSpotter alerts, as well as hotspot and time/day analysis.

Monthly Check-ins

The Department's Customer Success Director monitors adoption to ensure your agency is using ShotSpotter as expected. The Department's Program Managers are encouraged to reach out to the Customer Success Director with any questions regarding best practices or process integration.

Annual Account Reviews

Once a year, the Customer Success Director works with the Department's command staff and program managers to plan for and lead an annual account review. Together, we will conduct a comprehensive retrospective by discussing the Value Report, ShotSpotter application usage,

best practice adoption, system performance, and goal alignment. We conclude by understanding the Department's 12-month agency priorities and goals so we can update our ongoing plan accordingly.

Customer References

SoundThinking has more than 160 ShotSpotter customers covering over 1,000 square miles. SoundThinking is the leader in the development and deployment of wide area acoustic gunshot detection and location systems. Today, SoundThinking provides gunshot detection and location services to law enforcement agencies across the country. Among these are:

- San Francisco, CA
- Pueblo, CO
- Denver, CO
- Albuquerque, NM
- Las Vegas, NV
- Antioch, CA
- Sacramento, CA
- East Palo Alto, CA
- Bakersfield, CA

More information on ShotSpotter's results can be found here:
Albuquerque, NM: 179 Gunshot Victims Found with ShotSpotter
Bakersfield, CA: 50 Arrests and 37 Guns Seized in First Year with ShotSpotter
Denver, CO: 1,848 Shell Casings and 337 Arrests
ShotSpotter alert speeds response time to ensure proper medical aid for victims

Proposed Coverage Areas

ShotSpotter is deployed to provide coverage for one or more specified areas, each bounded by a specific coverage area perimeter. SoundThinking has designed the coverage areas based upon analysis of historical crime data. The areas delineated by a blue boundary in the image below are rough estimates of the proposed coverage areas based on analysis of the Department-provided crime data as described below; please note, the final coverage area may vary. SoundThinking will collaborate with Department stakeholders to determine the final coverage boundaries and any resulting adjustments to the proposal to address the Department's needs and priorities.

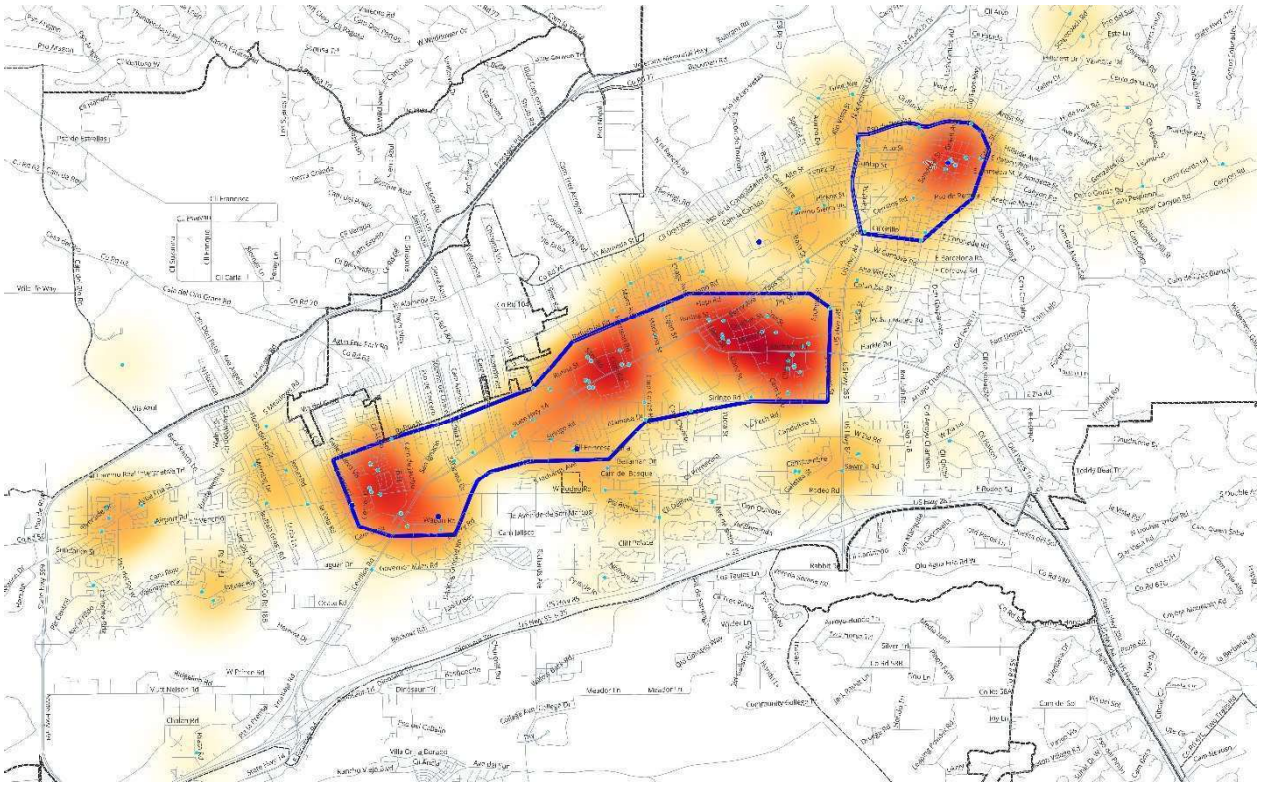


Figure 9. Proposed ShotSpotter Coverage Areas = 5.0 square miles

Using the data provided by the Department for June 21, 2023 through January 4, 2026, the map above depicts the preliminary coverage boundaries. The heat map in Figure 9: Proposed ShotSpotter Coverage Areas depicts the following within the 5.0 square mile coverage areas (outlined in blue):

Icon	Crime Type Definition	Quantity	Percentage of Totals
	Homicide	1	100%
	Assault with Shots Fired	4	80%
	All other Shots Fired	79	62.7%
Heat Map	All Shots Fired Events	84	63.6%

Pricing

ShotSpotter is deployed to provide coverage for a specified area. SoundThinking offers our Medium Jurisdiction pricing to smaller communities. This pricing includes a one-time Service Initiation and Onboarding fee, as well as a reduced subscription fee for coverage areas of up to two square miles. Additional coverage beyond that is offered at the SoundThinking's standard rates and additional training can be provided for an additional fee, if required.

5.0 mi² Total Coverage: One-Year Term

Description	Total
2.0 mi² ShotSpotter Annual Subscription Fee: Medium Jurisdiction[1]	$119,000
3.0 mi² ShotSpotter Annual Subscription Fee: Standard[1]	$225,000
1.0 mi² ShotSpotter Annual Subscription Fee: Waiver on 5th square mile[2]	($16,790)
Notifications API Annual Subscription Fee	$9,500
Notifications API Annual Subscription Fee Waiver	($9,500)
Annual Fee Subtotal	**$327,210**
2.0 mi² One-Time Service Initiation and Onboarding Fee: Medium Jurisdiction	Included
3.0 mi² One-Time Service Initiation Fee: Standard	$30,000
3.0 mi² One-Time Service Initiation Fee: Standard Waiver	($30,000)
One-Time Fee Subtotal	**$0**
Subtotal	**$327,210**
Tax (8.1875%)	**$26,790**
Grand Total	**$354,000**

[1]The ShotSpotter current annual subscription fee for cities the size of Santa Fe is $59,500 per square mile. Please note, this rate is available for coverage areas up to a total of two (2) square miles. Any coverage beyond two (2) square miles will be at SoundThinking's standard annual subscription rate of $75,000 per square mile, plus a one-time Service Initiation Fee of $10,000 per square mile.

[2]The 5th square mile pricing at $58,210 is only valid through this 12-month contract. Upon renewal, the fee will revert to the standard annual subscription rate of $75,000

Forensic Consultation Services

Forensic Consultation Service Fee (Expert Witness Services)	$350/hour

Expert Witness Testimony Services are available upon request and billed separately at the above rate.

Payment Terms

Payment for the subscription shall be as follows:

One-Year Payment Terms	
• 50% of fees due upon execution of agreement	$177,000
• 50% of fees due upon ShotSpotter service activation (live) status	$177,000

General Pricing Assumptions

This pricing is based on the following assumptions:

- Services will be delivered under the terms of the SoundThinking Master Services Agreement and its Exhibits and Addenda, to which this Proposal will be attached as Exhibit A.
- This pricing does not include any state or local taxes; if taxes are applicable, we will be happy to provide an amended quote upon request.
- This proposal and all pricing contained herein remains valid for ninety (90) days from the date of this proposal.

ShotSpotter Pricing Assumptions

- The Notifications API License is a recurring annual subscription fee which includes up to three interfaces. Fee does not include costs required from other vendors to implement or support the planned interfaces.
- The Department will provision network access to meet SoundThinking minimum specifications and requirements for all computers (PCs and MDCs) that will access the ShotSpotter service.

Docusign Envelope ID: 5BB713CB-4B8D-4686-8AD8-5D30539B9160

MASTER AGREEMENT #030425
CATEGORY: Public Safety Software
SUPPLIER: SoundThinking, Inc.

This Master Agreement (Agreement) is between Sourcewell, a Minnesota service cooperative located at 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and SoundThinking, Inc., 39300 Civic Center Drive, Suite 300, Fremont, CA 94538 (Supplier).

Sourcewell is a local government and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) offering a Cooperative Purchasing Program to eligible participating government entities.

Under this Master Agreement entered with Sourcewell, Supplier will provide Included Solutions to Participating Entities through Sourcewell's Cooperative Purchasing Program.

Article 1:
General Terms

The General Terms in this Article 1 control the operation of this Master Agreement between Sourcewell and Supplier and apply to all transactions entered by Supplier and Participating Entities. Subsequent Articles to this Master Agreement control the rights and obligations directly between Sourcewell and Supplier (Article 2), and between Supplier and Participating Entity (Article 3), respectively. These Article 1 General Terms control over any conflicting terms. Where this Master Agreement is silent on any subject, Participating Entity and Supplier retain the ability to negotiate mutually acceptable terms.

1) **Purpose.** Pursuant to Minnesota law, the Sourcewell Board of Directors has authorized a Cooperative Purchasing Program designed to provide Participating Entities with access to competitively awarded cooperative purchasing agreements. To facilitate the Program, Sourcewell has awarded Supplier this cooperative purchasing Master Agreement following a competitive procurement process intended to meet compliance standards in accordance with Minnesota law and the requirements contained herein.

2) **Intent.** The intent of this Master Agreement is to define the roles of Sourcewell, Supplier, and Participating Entity as it relates to Sourcewell's Cooperative Purchasing Program.

3) **Participating Entity Access.** Sourcewell's Cooperative Purchasing Program Master Agreements are available to eligible public agencies (Participating Entities). A Participating Entity's authority to access Sourcewell's Cooperative Purchasing Program is determined through the laws of its respective jurisdiction.

4) **Supplier Access.** The Included Solutions offered under this Agreement may be made available to any Participating Entity. Supplier understands that a Participating Entity's use of this Agreement is at the Participating Entity's sole convenience. Supplier will educate its sales and service forces about

Docusign Envelope ID: 5BB713CB-4B8D-4686-8AD8-5D30539B9160

Sourcewell eligibility requirements and required documentation. Supplier will be responsible for ensuring sales are with Participating Entities.

5) **Term.** This Agreement is effective upon the date of the final signature below. The term of this Agreement is four (4) years from the effective date. The Agreement expires at 11:59 P.M. Central Time on July 17, 2029, unless it is cancelled or extended as defined in this Agreement.

   a) **Extensions.** Sourcewell and Supplier may agree to up to three (3) additional one-year extensions beyond the original four-year term. The total possible length of this Agreement will be seven (7) years from the effective date.

   b) **Exceptional Circumstances.** Sourcewell retains the right to consider additional extensions as required under exceptional circumstances.

6) **Survival of Terms.** Notwithstanding the termination of this Agreement, the obligations of this Agreement will continue through the performance period of any transaction entered between Supplier and any Participating Entity before the termination date.

7) **Scope.** Supplier is awarded a Master Agreement to provide the solutions identified in Solicitation #030425, Category 3. Comprehensive Solutions, to Participating Entities. In-scope solutions include:

   a) Category 1. Public Safety Response – Agency Situational Awareness, including but not limited to:
      i) Incident command and management (incident tracking response and reporting, weather/traffic/construction considerations, unit assignments and staffing, training activities, etc.);
      ii) Mapping (vertical location, indoor, outdoor);
      iii) Asset tracking and location (personnel, vehicles, controlled substances, equipment, etc.);
      iv) Community notifications (evacuations, minor crime reporting, shelter in place, etc.);
      v) One-to-one and one-to-many collaboration and coordination (SMS, push to talk, video, voice, etc.); and
      vi) Public safety focused data and analysis applications, to include but not limited to video, image, and pattern analysis, acoustic firearms discharge identification, incident response, investigative lead development, predictive analysis, and other data source integration.

   b) Category 2. Public Safety Response – Agency Operations, including but not limited to:
      i) Pre-incident planning software, such as:
         (1) Fire prevention related inspections and enforcement;
         (2) Operational management (scheduling, training, compliance, etc.); and
         (3) Data analytics to inform staffing, deployment, station location, budget, and other management decisions.
      ii) Incident/post-incident software, such as:
         (1) CAD, RMS for law enforcement, fire, and EMS;
         (2) Electronic Patient Care Reporting (ePCR) and data transfer to hospitals;
         (3) Digital and physical evidence management;
         (4) E-citation systems; and
         (5) Law enforcement case management

   c) Category 3. Comprehensive Solutions

RICO, TARA R.

From: CANDELARIA, ERIC D.
Sent: Monday, January 12, 2026 1:42 PM
To: RICO, TARA R.
Cc: MONTOYA, JIMMIE E.
Subject: Re: Gun Detection Service We Based Subscription

Hello Tara,

Apologies for the delay. This request is approved.

Thank you,

Eric Candelaria
Director, Information Technology & Telecommunications
Mouton Hall, Midtown
Cell – 505.470.5963
edcandelaria@santafenm.gov

CITY OF SANTA FE
INFORMATION & TECHNOLOGY

From: RICO, TARA R. <trrico@santafenm.gov>
Date: Wednesday, January 7, 2026 at 10:45 AM
To: CANDELARIA, ERIC D. <edcandelaria@santafenm.gov>
Cc: MONTOYA, JIMMIE E. <jemontoya@santafenm.gov>
Subject: Gun Detection Service We Based Subscription

Good morning Eric,

Please see attached request we have for ShotSpotter. I am currently working on this packet to take to committees.

I have CCd Captain Montoya who can answer any questions you may have regarding the services.

Thank you

SANTA FE POLICE

Tara R. King, Project Specialist
Santa Fe Police Department
2515 Camino Entrada
Santa Fe NM 87507
505-955-5004

RICO, TARA R.

From: DUTTON-LEYDA, TRAVIS K.
Sent: Tuesday, January 6, 2026 2:17 PM
To: RICO, TARA R.; Purchasing DET
Subject: RE: Determination- Web based Subscription > $10k (gun shot detection)

Greetings,
Based on the provided scope of work, it has been classified as General Services. This determination is solely focused on that classification and does not address whether the scope of work or procurement method complies with all relevant legal requirements. I reserve the right to modify this determination should the scope of work differ from what was originally submitted. The procurement must follow the processes and procedures established by the City of Santa Fe, Central Purchasing, the Procurement Manual, and applicable state statutes.
Please note:

- Save this email as a PDF and upload it into the corresponding packet and Munis records.
- Check with WorkQuest dba Horizons of New Mexico (vendor # 8673) (mloehman@horizonsofnewmexico.org) ***if*** this service appears on their approved list.
- If your request includes anything that needs to be reviewed and preapproved by another City Department/Division, please send the same SOW to the corresponding email address and include their response in your packet/Munis.
- If your request includes anything that needs to be reviewed and preapproved by another City Department/Division, please send the same SOW to the corresponding email address and include their response in your packet/Munis.
    - Treasury (Point of Sale Systems) – questions: drsena@santafenm.gov; clromero@santafenm.gov. Request signature from: clromero@santafenm.gov
    - IT components (everything IT) – questions: ereview@santafenm.gov. Request signature from: edcandelaria@santafenm.gov;
      Copy: zxdushdurova@santafenm.gov; lenobes@santafenm.gov; lfworstell@santafenm.gov
    - Vehicles – questions: fleet@santafenm.gov. Request signature from: dmjaramillo@santafenm.gov
    - Grants – questions: grants@santafenm.gov. Request signature from: evlujan@santafenm.gov
    - Construction, Facilities, Furniture, Fixtures, Equipment, etc. – questions: fmdreview@santafenm.gov. Request signature from: jsburnett@santafenm.gov
    - Emergency Related Purchases – questions oem@santafenm.govand. Request signature from: klmorgan@santafenm.gov
    - Asset over $5k – questions: accountspayable@santafenm.gov. Request signature from: jxbolden@santafenm.gov
- Ensure that the current and appropriate templates and forms are used, they can be found on the intranet https://intranet.santafenm.gov/finance_1 and OpenGov

https://procurement.opengov.com/governments/1784201/projects and documented procedures/laws/rules are followed.

- > $20k per year, when processing this procurement, please ensure the procurement number issued by Munis and the procurement name are used in the appropriate documents and the subject of emails.

- If you are processing a procurement where the forecasted amount is =/> $60k, per NMSA 1978, Section 13-1-102, the procurement method must be ITB (if you choose not to use a cooperative or an existing contract). If you feel you need to process an RFP, you must get an Authorization and Plan approved before you process.
- < $20k per year, one quote is acceptable.
- From $20k to $60k per year, if you aren't using a cooperative or existing contract, you must provide 3 quotes in your req. Must use the Munis Bid Module, OpenGov, or Pavilion.
- **Identify your funding source and notify Purchasing.**
  It's essential to determine the funding source early, as it impacts the required documentation and contract language. For example, if federal funds are being used, specific federal provisions must be included in both the procurement request and the resulting contract. Notifying Purchasing of the funding source upfront ensures compliance and avoids delays.
- Follow the link below to review existing price agreements, contracts, or cooperative agreements that might be applicable to this request. You might be able to use an existing price agreement/contract to save time and money.
- Pavilion: Free Cooperative Contract Search for Governments (please work with Purchasing if you think you found an existing or cooperative contract that might work)
- Submit via **Submit Purchase Requests** or the appropriate email address:
- Determination requests to purchasing_det@santafenm.gov
- All other requests to purchasing@santafenm.gov

Thank you for submitting this scope of work for my review.

Book time to meet with me

Regards,
Travis Dutton-Leyda, City of Santa Fe Chief Procurement Officer
200 Lincoln Avenue
Santa Fe, NM 87501
505-629-8351
tkduttonleyda@santafenm.gov

Vendor Registration Sites and Current Procurement Opportunities:
[Current for Finances Only] https://santafenm.munisselfservice.com/vss/
[We Are Live With OpenGov] https://procurement.opengov.com/portal/santafenm
[Current] https://www.withpavilion.com/
Internal Link: https://intranet.santafenm.gov/central_purchasing_division_cpd

CITY OF SANTA FE
FINANCE

"A journey of a thousand miles begins with a single step" ~ Lao Tzu

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From: RICO, TARA R. <trrico@santafenm.gov>
Sent: Tuesday, January 6, 2026 1:46 PM
To: Purchasing DET <purchasing_det@santafenm.gov>
Subject: Determination- Web based Subscription > $10k (gun shot detection)

Hello,

Please provide a determination for Gun Shot Detection web-based subscription > $10k

Thank you

SANTA FE POLICE

Tara R. King, Project Specialist
Santa Fe Police Department
2515 Camino Entrada
Santa Fe NM 87507
505-955-5004

Services Offered to the City of Santa Fe (FY26)

Approved:
These services have been approved by the New Mexico Council for Purchasing from Persons with Disabilities and are available through Horizons of New Mexico.

- ADA Accessibility Consulting Services
- Auctioneering Services
- Bulk Mailing and Sorting
- Call Center Services
- Computer Refurbishing
- Courier Services
- Decontamination, Sanitation and Sterilization Services
- Debris Removal
- Document Imaging
- Document Shredding
- Envelope Stuffing
- General Labor
- Hard Drive Destruction
- Janitorial and Housekeeping Services – Including Carpet Cleaning & Floor Care
- Landscape Irrigation
- Landscaping
- Mailing Services
- Management of an Assistive Technology Reuse and Recycling Program
- Medical Waste Disposal
- Meeting Minute Preparation Services
- Pest Control and Extermination Services
- Printing Services
- Rest Area Maintenance
- Screen Printing
- Snow Removal
- Temporary Staffing Services
- Yard, Grounds, and Lawn Maintenance

Permissive:
The services have been approved by the New Mexico Council for Purchasing from Persons with Disabilities as permissible for sale under the State Use Act through Horizons of New Mexico. While the Council recognizes that certain Horizons of New Mexico members are capable of performing the services listed below, said services are considered permissive and excluded from the mandatory aspect of the State Use Program. Any procurement of the below services through Horizons of New Mexico is at the discretion of the purchasing agent and will be considered by the Council on a case-by-case basis.

- Graphic Design
- Graphic Design - Logo Design
- IT – Enterprise Application
- IT – IV & V
- IT Network and Database Management
- IT Support
- IT Security Services
- IT – Web Design
- IT – Web Programmer
- Marketing
- Social Media Marketing

For the complete State Use service list, please go to: http://horizonsofnewmexico.org/services.html

CITY OF SANTA FE

The Purchasing Memo

Date: June 24, 2025

To: Governing Body, Finance Committee, and Quality of Life Committee

From: Sandra Emory, Youth and Family Services Program Manager Sandra Emory

Via: Henri Hammond-Paul, Community Health and Safety Department Director HHP

Sierra Vigil-Trujillo, Youth and Family Services Project Administrator SVT Sierra Trujillo (Jun 25, 2025 09:17 MDT)

Subject: DOH Community Violence Grant Amendment

ITEM AND ISSUE:

Request for Approval of Amendment No. 1 to Item # 25-0176 Intergovernmental Agreement No. 25-665-2011-00001-00 with the State of New Mexico Department of Health to Increase the Total Amount to $1,278,387.10 for a Coordinated Community Response to Community Violence to Include but not Limited to Youth Violence and Gun Violence. (Sandra Emory, Youth and Family Services Program Manager; sxemory@santafenm.gov)

1. Request for Approval of a Budget Amendment Resolution (BAR) to Allocate Grant Proceeds of an Additional $460,000 into FY26 Revenue and Expenses for a Coordinated Community Response to Community Violence.

BACKGROUND AND SUMMARY:

The City of Santa Fe Youth and Family Services Division in collaboration with Santa Fe County Community Services Department and the Santa Fe Police Department applied for and received a grant from the State of New Mexico's Department of Health for $818,387.10 as part of our coordinated response to community and youth violence. All reimbursement requests must be made by June 30, 2026.

In May 2025 the Division was awarded an additional $460,000 in funding to support programming.

PRIOR APPROVALS AND SUPPORTING INFORMATION:

FUNDING SOURCE:

Fund Name/Number: Juvenile Justice Fund/223

Munis Org Name/Number: Juvenile Justice/2230123

Munis Object Name/Number: Grants and Services/510400, Other Consulting/510340

Budget Officer / Designee: Andy Hopkins **Date:** 06/27/2025

Budget Officer Comment/Exceptions: _____

ASSOCIATED APPROVALS:

IT Components included? ☐ Yes | ☒ No

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Treasury/Point of Sale Components included? ☐ Yes | ☒ No

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Vehicles included? ☐ Yes | ☒ No

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Construction to City Facilities, Furniture, and/or Fixtures included? ☐ Yes | ☒ No

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Is this an externally funded purchase? ☐ Yes | ☒ No

If yes, what is the issuing agency: _____

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Is this a Capital Asset or Project? ☐ Yes | ☒ No

Project Ledger Number: YFD2522302

Approval: ERIKA LUJAN (Jun 30, 2025 07:51 MDT) **Title:** Grants Manager **Date:** 06/30/2025

Comment/Exceptions: _____

ATTACHMENTS:

Grant agreement
Budget Amendment Resolution (BAR)
Previous packet

Docusign Envelope ID: D6C4A5C2-D8DE-4B34-9F9D-10F2614EEA20

Contract ID #: 25 665 2011 00001 01

NEW MEXICO DEPARTMENT OF HEALTH
INTERGOVERNMENTAL GRANT AGREEMENT
AMENDMENT No. **ONE**

THIS AGREEMENT is made and entered into by and between the **NEW MEXICO DEPARTMENT OF HEALTH**, hereinafter referred to as the **DEPARTMENT,** acting through its Cabinet Secretary, and the **CITY OF SANTA FE,** herein called the **CONTRACTOR**, acting through its duly appointed Governor(s).

THE PURPOSE OF THIS AMENDMENT IS TO:

1. Amend Article I. Term of Agreement to reflect an extension of the Term date from June 30 30, 2025 to a new Term Date of **June 30, 2026**.

2. Amend Article III. Limitation of Cost to reflect an increase in the amount of $460,000.00 and and new contract total of $1,278,437.10

3. Amend Attachment 2 Budget to reflect increase and updated language throughout.

IT IS MUTUALLY AGREED BETWEEN THE PARTIES THAT THE FOLLOWING PROVISIONS OF THE ABOVE-REFERENCED CONTRACT ARE AMENDED AS FOLLOWS:

Article I. Term of Agreement, is hereby amended to read as follows:

ARTICLE I. **Term of Agreement**

THIS AGREEMENT SHALL BECOME EFFECTIVE ON THE DATE UPON WHICH IT IS EXECUTED BY THE AGENCY SECRETARY OR DESIGNEE. This Agreement shall terminate **June 30, 2026**, Unless terminated pursuant to Article VI (Term of Agreement), or Article XIX (Appropriation).

Article III Limitation of Cost is hereby amended to read as follows:

ARTICLE III. Limitation of Cost

The total amount of this monies payable to the Contractor under this Agreement shall not exceed **$1,278,437.10.** The annual budget is attached hereto as **"Attachment 2 – Budget"** and incorporated herein by reference.
Attachment 2 - Budget is hereby amended to read as follows:

Docusign Envelope ID: D6C4A5C2-D8DE-4B34-9F9D-10F2614EEA20

Attachment 2 – Budget

The total amount of this agreement shall not exceed $1,278,437.10.

Per diem and mileage, and other miscellaneous expenses, will be paid in accordance with the Department of Finance and Administration (DFA) Rule 2.42.2 NMAC.

Task Description	**Deliverable**	**Budget**	Payment Terms and/or Due Dates
I. Project Administration Contract	Quarterly report of completed contractual project administration.	Not to exceed $120,000.00	I. Invoice @ $30,000.00 per quarter. Not to exceed quantity of 4. Quarter 1 (July, August and September) Due no later than 10/10/25 Quarter 2 (October, November and December) Due no later than 1/10/26 Quarter 3 (January, February and March) Due no later than 4/10/26 Quarter 4

Docusign Envelope ID: D6C4A5C2-D8DE-4B34-9F9D-10F2614EEA20

			(April, May and June) Due no later than 7/10/26
II. Increase gun violence detection and response infrastructure and technology through receipt of technical assistance for implementation of purchased gunshot detection technology.	Proof of purchase and any technical assistance received.	Not to exceed $354,000.00	II. Invoice @ $354,000.00 upon receipt of purchase. Due no later than 7/10/25
III. Community-based service provider(s)	Narrative report detailing partnerships implemented with community-based service provider(s).	Not to exceed $804,437.10	III. Invoice @ $402,218.55 Not to exceed quantity of 2. 1st report due no later than 1/10/26 Final report due no later than 7/10/26
Total Budget		**$1,281,437.10**	

All other articles of this contract remain the same.

Docusign Envelope ID: D6C4A5C2-D8DE-4B34-9F9D-10F2614EEA20

IN WITNESS WHEREOF, the Agency and the Contractor have caused this Agreement to be executed, Said Agreement to become effective as of the date set forth below upon which it is executed by Agency Secretary or Designee.

CONTRACTOR –

Signed by:
Alan Webber
160E64737EC8453...
Authorized Signatory

Date: May 9, 2025 | 2:17 PM MDT

Mayor
Printed Title of Authorized Signatory

Not Applicable
Legal Counsel, Contractor, if applicable

Date:

Agency – DEPARMENT OF HEALTH

Signed by:
Dr. Miranda Durham
CFF48B83395A4E0...
Secretary or Designee, DOH

Date: May 9, 2025 | 3:11 PM MDT

DocuSigned by:
Shawnee Romo
11CA06D403674FF...
Chief Financial Office, DOH

Date: May 9, 2025 | 3:05 PM MDT

Approved as to legal form and sufficiency

DocuSigned by:
Joey Wright
7693383540894D9...
Office of General Counsel, DOH

Date: May 9, 2025 | 2:31 PM MDT

IN WITNESS WHEREOF, the Agency and the Contract have caused this Agreement to be executed, said Agreement to become effective as of the date set forth below upon which it is executed by Agency Secretary or Designee.

Contractor - CITY OF SANTA FE:

ANDREA PHILLIPS (Jul 30, 2025 16:15:30 MDT)

Date: 07/30/2025

MARK SCOTT, CITY MANAGER

ATTEST:

ANDRÉA SALAZAR, CITY CLERK

GB MTG 08/13/25

CITY ATTORNEY'S OFFICE:

ASSISTANT CITY ATTORNEY

APPROVED FOR FINANCES:

Emily K. Oster 07/30/2025

EMILY OSTER, FINANCE DIRECTOR

Agency - Department of Health

Date: _____

Secretary or Designee, DOH

Date: _____

Chief Financial Officer, DOH

Approved as to legal form and sufficiency.

Date: _____

Office of General Counsel, DOH

Docusign Envelope ID: D6C4A5C2-D8DE-4B34-9F9D-10F2614EEA20

STATE OF NEW MEXICO
DEPARTMENT OF HEALTH
INTERGOVERNMENTAL AGREEMENT

THIS AGREEMENT is made and entered into by and between the State of New Mexico, **DEPARTMENT OF HEALTH**, hereinafter referred to as the "Agency," and **CITY OF SANTA FE**, hereinafter referred to as the "Contractor," and is effective as of the date set forth below upon which it is executed by the Agency.

WHEREAS, the Agency is the State agency and desires to engage and the contractor is willing to provide the services outlined pursuant to Article II **-** Scope of Work.

NOW THEREFORE, the Agency and the Contractor in consideration of mutual covenants and agreements herein contained, do hereby agree as follows:

ARTICLE I. Term of Agreement

THIS AGREEMENT SHALL BECOME EFFECTIVE ON THE DATE UPON WHICH IT IS EXECUTED BY THE AGENCY SECRETARY OR DESIGNEE. This Agreement shall terminate **June 30, 2025, unless** terminated pursuant to Article VI (Termination of Agreement), or Article XIX (Appropriations).

ARTICLE II. Scope of Work

The Contractor shall provide the program of services as set forth in the scope of work which is attached hereto as "**Attachment 1 – Scope of Work**" and incorporated herein by reference, unless Attachment 1 is amended or this agreement is terminated pursuant to Article VI (Termination of Agreement), or Article XIX (Appropriations), infra. In consideration for the provision of those services, the Agency agrees to purchase and the Contractor agrees to perform the services identified in the scope of work.

ARTICLE III. Limitation of Cost

The total amount of the monies payable to the Contractor under this Agreement shall not exceed **$818,387.10** The annual budget is attached hereto as "**Attachment 2 – Budget**" and incorporated herein by reference.

ARTICLE IV. Payment

The Agency shall make monthly payments to the Contractor for services and costs specified in **Attachment 2 - Budget**. The Contractor shall submit certified and documented invoices and vouchers monthly for actual work performed and expenses incurred to the Agency. The Contractor's failure to submit such payment vouchers, invoices, and supporting documentation within fifteen (15) days after they are due may result in the non-availability of funds for payment and/or the denial of payment by the Agency.

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ARTICLE V. Return of Funds

Upon termination of this Agreement, or after the services provided for herein have been rendered, surplus money, if any, shall be returned by the Contractor to the Agency.

ARTICLE VI. Termination of Agreement

A. Grounds. The Agency may terminate this Agreement for convenience or cause. The Contractor may only terminate this Agreement based upon the Agency's uncured, material breach of this Agreement.

B. Notice; Agency Opportunity to Cure.

1. Except as otherwise provided in Article (VI)(B)(3), the Agency shall give Contractor written notice of termination at least thirty (30) days prior to the intended date of termination.
2. Contractor shall give Agency written notice of termination at least thirty (30) days prior to the intended date of termination, which notice shall (i) identify all the Agency's material breaches of this Agreement upon which the termination is based and (ii) state what the Agency must do to cure such material breaches. Contractor's notice of termination shall only be effective (i) if the Agency does not cure all material breaches within the thirty (30) day notice period or (ii) in the case of material breaches that cannot be cured within thirty (30) days, the Agency does not, within the thirty (30) day notice period, notify the Contractor of its intent to cure and begin with due diligence to cure the material breach.
3. Notwithstanding the foregoing, this Agreement may be terminated immediately upon written notice to the Contractor (i) if the Contractor becomes unable to perform the services contracted for, as determined by the Agency; (ii) if, during the term of this Agreement, the Contractor is suspended or debarred by the State Purchasing Agent; or (iii) the Agreement is terminated pursuant to Article XIX, "Appropriations", of this Agreement.

C. Liability. Except as otherwise expressly allowed or provided under this Agreement, the Agency's sole liability upon termination shall be to pay for acceptable work performed prior to the Contractor's receipt or issuance of a notice of termination; provided, however, that a notice of termination shall not nullify or otherwise affect either party's liability for pre-termination defaults under or breaches of this Agreement. The Contractor shall submit an invoice for such work within thirty (30) days of receiving or sending the notice of termination. THIS PROVISION IS NOT EXCLUSIVE AND DOES NOT WAIVE THE AGENCY'S OTHER LEGAL RIGHTS AND REMEDIES CAUSED BY THE CONTRACTOR'S DEFAULT/BREACH OF THIS AGREEMENT.

D. Termination Management. Immediately upon receipt by either the Agency or the Contractor of notice of termination of this Agreement, the Contractor shall: 1) not incur any further obligations for salaries, services or any other expenditure of funds under this Agreement without written approval of the Agency; 2) comply with all directives issued by the Agency in the notice of termination as to the performance of work under this Agreement; and 3) take such action as the Agency shall direct for the protection, preservation, retention or transfer of all property titled to the Agency and records generated under this Agreement. Any non-expendable personal property or equipment provided to or

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purchased by the Contractor with contract funds shall become property of the Agency upon termination and shall be submitted to the Agency as soon as practicable.

ARTICLE VII. Funds Accountability

The parties shall provide for strict accountability of all monies made subject to this Agreement. The Contractor shall maintain fiscal records, follow generally accepted accounting principles, and account for all receipts and disbursements of funds transferred to the Contractor pursuant to this Agreement. The Contractor will include all monies made subject to this Agreement in the annual audit and will provide the Agency with a copy of the annual audit.

ARTICLE VIII. Maintenance of Records

The Contractor shall maintain detailed expenditure records that indicate the date, nature and cost of services rendered during the Agreement's term and effect and retain them for a period of three (3) years from the date of final payment under this Agreement. The records shall be subject to inspection by the Agency, the New Mexico Department of Finance and Administration and the New Mexico State Auditor. The Agency shall have the right to audit billings both before and after payment. Payment under this Agreement shall not foreclose the right of the Agency to recover excessive or illegal payments.

ARTICLE IX. Confidentiality

A. Any confidential information provided to or developed by the Contractor in the performance of this Agreement shall be kept confidential and shall not be made available to any individual or organization by the Contractor without the prior written approval of the Agency.

ARTICLE X. Amendments

A. This Agreement shall not be altered, changed or amended except by instrument in writing executed by the parties hereto and all other required signatories.

B. If the Agency proposes an amendment to the Agreement to unilaterally reduce funding due to budget or other considerations, the Contractor shall, within thirty (30) days of receipt of the proposed Amendment, have the option to terminate the Agreement, pursuant to the termination provisions as set forth in Article VI herein, or to agree to the reduced funding.

ARTICLE XI. Assignment

The Contractor shall not assign or transfer any interest in this Agreement or assign any claims for money due or to become due under this Agreement without the prior written approval of the Agency.

Docusign Envelope ID: D6C4A5C2-D8DE-4B34-9F9D-10F2614EEA20

ARTICLE XII. Applicable Law

The laws of the State of New Mexico shall govern this Agreement, without giving effect to its choice of law provisions. Venue shall be proper only in a New Mexico court of competent jurisdiction in accordance with Section 38-3-1 (G) NMSA 1978. By execution of this Agreement, Contractor acknowledges and agrees to the exclusive jurisdiction of the courts of the State of New Mexico over any and all lawsuits arising under or out of any term of this Agreement.

ARTICLE XIII. Acquisition of Property

The parties agree that neither party shall acquire any property as the result of this Agreement, unless approved by the Agency or defined in the scope of work.

ARTICLE XIV. Liability

Each party shall be solely responsible for fiscal or other sanctions occasioned as a result of its own violation or alleged violation of requirements applicable to the performance of the Agreement. Each party shall be liable for its actions according to this Agreement subject to the immunities and limitations of the New Mexico Tort Claims Act, Sections 41-4-1, et. seq., NMSA 1978, as amended.

ARTICLE XV. Execution of Documents

The Agency and the Contractor agree to execute any document(s) necessary to implement the terms of this Agreement.

ARTICLE XVI. Sub-Contracts

The Contractor shall not subcontract any portion of the services to be performed under this Agreement without the prior written approval by the Agency Secretary or Designee. No such subcontract shall relieve the primary Contractor from any obligations and liabilities under this Agreement, nor shall subcontract obligate direct payment from the Agency. Contractor must notify subcontractors that they are subject to Article VIII - Maintenance of Records of this agreement.

ARTICLE XVII. Equal Opportunity Compliance

The Contractor agrees to abide by all federal and state laws, rules and regulations, and executive orders of the Governor of the State of New Mexico, pertaining to equal employment opportunity. In accordance with all such laws of the State of New Mexico, the Contractor assures that no person in the United States shall, on the grounds of race, religion, color, national origin, ancestry, sex, age, physical or mental handicap, or serious medical condition, spousal affiliation, sexual orientation or gender identity, be excluded from employment with or participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity performed under this Agreement. If Contractor is found not to be in compliance with these requirements during the life of this Agreement, Contractor agrees to take appropriate steps to correct these deficiencies.

Docusign Envelope ID: D6C4A5C2-D8DE-4B34-9F9D-10F2614EEA20

ARTICLE XVIII. Workers' Compensation

The Contractor agrees to comply with state laws and rules applicable to workers' compensation benefits for its employees. If the Contractor fails to comply with the Workers' Compensation Act and applicable rules when required to do so, this Agreement may be terminated by the Agency.

ARTICLE XIX. Appropriations

The terms of this Agreement are contingent upon sufficient appropriations and authorization being made by the Legislature of New Mexico for the performance of this Agreement. If sufficient appropriations and authorization are not made by the Legislature, this Agreement shall terminate immediately upon written notice being given by the Agency to the Contractor. The Agency's decision as to whether sufficient appropriations are available shall be accepted by the Contractor and shall be final. If the Agency proposes an amendment to the Agreement to unilaterally reduce funding, the Contractor shall have the option to terminate the Agreement or to agree to the reduced funding, within thirty (30) days of receipt of the proposed amendment.

THIS SECTION IS INTENTIONALLY LEFT BLANK

Agreement No. 25-665-2011-00001 00

IN WITNESS WHEREOF, the Agency and the Contractor have caused this Agreement to be executed, said Agreement to become effective as of the date set forth below upon which it is executed by Agency Secretary or Designee.

Contractor –

Signed by:
Mayor Alan Webber
160E64737EC8453...
Authorized Signatory

Date: Feb 13, 2025 | 1:05 PM MST

Mayor
Printed Title of Authorized Signatory

Legal Counsel, Contractor, if applicable

Date: _____

Agency – DEPARTMENT OF HEALTH

DocuSigned by:
Miranda Durham
CFF48B83305A4E0...
Secretary or Designee, DOH

Date: Feb 20, 2025 | 9:08 PM MST

DocuSigned by:
Shawnee Romo
11CA06D403674FF...
Chief Financial Officer, DOH

Date: Feb 14, 2025 | 9:54 AM MST

Approved as to legal form and sufficiency.

DocuSigned by:
Joey Wright
7893383340894D9...
Office of General Counsel, DOH

Date: Feb 13, 2025 | 2:49 PM MST

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Docusign Envelope ID: D6C4A5C2-D8DE-4B34-9F9D-10F2614EEA20

Attachment 1 – Scope of Work

The Contractor shall perform the following work:

Per CH56-HB68-2022 Violence Intervention Program Act, the Grantee, The City of Santa Fe, in collaboration with Santa Fe County, have identified the creation of a coordinated community response to community violence to include but not limited to youth violence and gun violence. This Violence Prevention Program is a Public Health approach that will aim to support, educate and engage youth that are at high risk of being perpetrators or victims of youth violence, or gun violence. Direct program participants are youth and young adults up to age 24 who are on parole, are suspected of a firearms assault, or have experienced gun violence. Intergenerational healing programs include families and caregivers of impacted youth and young adults. Youth violence interruption goals are to increase supportive services; train community-based partners in restorative justice best practices; deliver culturally responsive, trauma-informed, strengths-focused case management; and cultivate economic stability and economic justice for program participants. Violence Interruption coordinates with community partners, in a multisectoral partnership, to reimagine community safety with strong preventative measures that amplifies the voices of those impacted by gun violence.

The Violence Prevention Unit (VPU) is currently housed in the City of Santa Fe, the unit will collaborate with key community stakeholders—Santa Fe County, County and City Law Enforcement, Juvenile Probation and Parole Officers (JPPO), Public Defenders, local nonprofits (such as Gerard's House, YouthWorks and others), public and charter schools, and the District Attorney's office—to identify youth and young adults who are at the highest risk for victimization or retaliation due to their involvement in cycles of violence. By working together, these agencies will combine their expertise and data to select individuals who are most vulnerable to becoming embroiled in gun violence or aggravated assault. Funding will be sub-granted to local organizations who work with youth ages 11-24 that are involved in or at risk of being involved in gun violence.

Recognizing that certain populations, particularly those from systemically marginalized or historically underserved communities, are disproportionately impacted by gun violence and aggravated assault. Therefore, the VPU is intentional with partnering with community organizations that have deep ties to these populations, ensuring that the voices and perspectives of those directly affected by violence are heard and integrated into the development of strategies.
Participants will participate in CONNECT, a coordinated care network run jointly by the City and County of Santa Fe. Spanning 60 supportive programs at local organizations, CONNECT network navigators are linked through a shared technology platform whereby they send and receive secure electronic referrals, address residents' social needs, and improve individual and community health.

A. Grantee will implement a VIP to include:
    1) clearly defined, measurable objectives of the program to improve public health and safety through evidence-based violence reduction interventions;
    2) a comprehensive violence reduction strategic plan, including consistent quality improvement and quality assurance measures, and a description of the strategies and tasks developed; describing the goals of the plan, including community-based services or joint community-based services and law enforcement intervention

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strategies;

3) Per CH56-HB68-2022 Violence Intervention Program Act, Grantee is required to use at least fifty percent of its grant for the purpose of entering into agreements with one or more community-based service providers in the locally focused geographic area in which the grant funds would be used;
4) Per CH56-HB68-2022 Violence Intervention Program Act, Grantee shall report to the appropriate criminal justice coordinating council established pursuant to Section 31-28-3 NMSA 1978 regarding outcomes of the grant;
5) Per CH56-HB68-2022 Violence Intervention Program Act, a final report for FY25 is due to the NMDOH no later than November 1, 2025. At a minimum the final report shall include: (1) purpose and amount of this FY25 grant received by the grantee; and (2) processes, outputs and outcomes resulting from this FY25 grant, including relevant data as required by department rules.

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Attachment 2 – Budget

The total amount of this agreement shall not exceed $818,387.10.

Per diem and mileage, and other miscellaneous expenses, will be paid in accordance with the Department of Finance and Administration (DFA) Rule 2.42.2 NMAC.

Task Description	Deliverable	Budget	Due Date
I. Project administration contract	Quarterly report of completed contractual project administration.	Not to exceed $60,000.00	I. Invoice @ $30,000.00 per quarter not to exceed quantity of 2. Quarter 1 (January, February & March). Due no later than 4/10/25 Quarter 2 (April, May & June) Due no later than 7/10/25
II. Increase gun violence detection and response infrastructure and technology through receipt of technical assistance for implementation of purchased gunshot detection technology.	Proof of purchase and any technical assistance received.	Not to exceed $354,000.00	II. Invoice @ $354,000.00 upon receipt of purchase. Due no later than 7/10/25

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III. Community-based service provider(s) partnerships	Narrative report detailing partnerships implemented with community-based service provider(s).	Not to exceed $404,437.10	III.	Invoice @ $404,437.10 not to exceed quantity of 1. Report due no later than 7/10/25
Total Budget		**$818,387.10**		

Funding Information:
06101 General Funds

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Docusign Envelope ID: D6C4A5C2-D8DE-4B34-9F9D-10F2614EEA20

From: DOHASD.forms, DOH
To: Suzanne, Liza, DOH (they/them)
Cc: Maese, Kathleen, DOH
Subject: FW: Determination of Services for FY25 City of Santa Fe Violence Intervention Fund Grant
Date: Thursday, January 16, 2025 10:34:13 AM
Attachments: image002.png
image004.png
image005.png
image006.png
image007.png
image009.png

Good morning,
Please find the Professional Services Determination determined by the State Purchasing Division below.

Based on this deeming the contractual options are below:

If overall compensation is not to exceed $5K, Only need a PO and (If utilizing a State Wide Price Agreement SWPA), 1 quote, Origin will be PSC, (if not utilizing a SWPA) 2 quotes are required, Origin will be PSC.

If overall compensation is between $5K -$60K, A Professional Service contract template is required, or DOIT Template if IT professional services (If utilizing a Statewide Price Agreement SWPA), 1 quote, Origin will be CRB, (if not utilizing a SWPA) 3 quotes are required due to dollar amount (best practices) and cannot exceed 12 months if not on SWPA, Origin will be CRB. If proprietary as Sole source may be conducted upon further discussions.

If overall compensation is over $60K and exceeds 12months, (if using a SWPA) Professional Service Contract template or DOIT Template if IT professional services and 1 quote is required, (If not utilizing a SWPA) a competitive process is required (RFP), Origin will be CRB. If proprietary as Sole source may be conducted upon further discussions.

Thank you,

Francisco Lopez
Purchasing Agent Advanced

NMHealth

Administrative Services Department
1190 S. St. Frances Drive Suite N3054
Santa Fe, NM 87505
Email: Francisco.Lopez@doh.nm.gov
ph: (505) 629-8655
www.nmhealth.org

Docusign Envelope ID: D6C4A5C2-D8DE-4B34-9F9D-10F2614EEA20



Accredited since 2015



Investing for tomorrow, delivering today

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From: determination, spd, GSD <spd.determination@gsd.nm.gov>
Sent: Wednesday, January 15, 2025 3:46 PM
To: DOHASD.forms, DOH <dohasd.forms@doh.nm.gov>
Subject: RE: Determination of Services for FY25 City of Santa Fe Violence Intervention Fund Grant

Francisco:

The scope of work as written would be PROFESSIONAL SERVICES. Please note this determination relates only to that question and is no comment on whether the scope of work or procurement method meet all legal standards. Therefore, the agency may conduct the procurement independently of the State Purchasing Division (SPD). Any resulting contract(s) and amendment(s) must be processed through the Contracts Review Bureau (CRB) of SPD. Both CRB and SPD reserve the right to change this determination if the contract scope of work differs from the scope of work submitted for the original determination or if a later attached scope of work should contain goods or general services.

- While this scope of work has been determined to be professional services, please check the Horizons website to determine whether the scope of work must be offered to Horizons for their right of first refusal.

- When processing this procurement, please ensure that the Contracts Review Bureau contract template (or the DoIT contract template if IT related) is used.

- When processing this procurement, please ensure that the Contracts Review Bureau contract numbering system is used.

Thank you for submitting this scope of work for my review.

Sincerely,

Brian Fitzgerald

Docusign Envelope ID: D6C4A5C2-D8DE-4B34-9F9D-10F2614EEA20

Attorney
State Purchasing Division
1100 St. Francis Drive, Rm. 2016
Santa Fe, New Mexico 87505

From: DOHASD.forms, DOH <dohasd.forms@doh.nm.gov>
Sent: Wednesday, January 15, 2025 3:02 PM
To: determination, spd, GSD <spd.determination@gsd.nm.gov>
Subject: FW: Determination of Services for FY25 City of Santa Fe Violence Intervention Fund Grant

Good afternoon,
Please review and provide your determination on the scope of work below.

Thank you,

Francisco Lopez
Purchasing Agent Advanced

NMHealth

Accredited since 2015

Administrative Services Department
1190 S. St. Frances Drive Suite N3054
Santa Fe, NM 87505
Email: Francisco.Lopez@doh.nm.gov
ph: (505) 629-8655
www.nmhealth.org

Investing for tomorrow, delivering today.

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From: Suzanne, Liza, DOH (they/them) <Liza.Suzanne@doh.nm.gov>
Sent: Wednesday, January 15, 2025 2:41 PM
To: DOHASD.forms, DOH <dohasd.forms@doh.nm.gov>
Cc: Maese, Kathleen, DOH <Kathleen.Maese@doh.nm.gov>
Subject: Determination of Services for FY25 City of Santa Fe Violence Intervention Fund Grant

Docusign Envelope ID: D6C4A5C2-D8DE-4B34-9F9D-10F2614EEA20

"FY25 - Submit for GSD determination and Horizon Right of First Refusal".

Summary of scope

Per CH56-HB68-2022 Violence Intervention Program Act, the Grantee, The City of Santa Fe, in collaboration with Santa Fe County, have identified the creation of a coordinated community response to community violence to include but not limited to youth violence and gun violence. This Violence Prevention Program is a Public Health approach that will aim to support, educate and engage youth that are at high risk of being perpetrators or victims of youth violence, or gun violence. Direct program participants are youth and young adults up to age 24 who are on parole, are suspected of a firearms assault, or have experienced gun violence. Intergenerational healing programs include families and caregivers of impacted youth and young adults. Youth violence interruption goals are to increase supportive services; train community-based partners in restorative justice best practices; deliver culturally responsive, trauma-informed, strengths-focused case management; and cultivate economic stability and economic justice for program participants. Violence Interruption coordinates with community partners, in a multisectoral partnership, to reimagine community safety with strong preventative measures that amplifies the voices of those impacted by gun violence.

The Violence Prevention Unit (VPU) is currently housed in the City of Santa Fe, the unit will collaborate with key community stakeholders—Santa Fe County, County and City Law Enforcement, Juvenile Probation and Parole Officers (JPPO), Public Defenders, local nonprofits (such as Gerard's House, YouthWorks and others), public and charter schools, and the District Attorney's office—to identify youth and young adults who are at the highest risk for victimization or retaliation due to their involvement in cycles of violence. By working together, these agencies will combine their expertise and data to select individuals who are most vulnerable to becoming embroiled in gun violence or aggravated assault. Funding will be sub-granted to local organizations who work with youth ages 11-24 that are involved in or at risk of being involved in gun violence.

Recognizing that certain populations, particularly those from systemically marginalized or historically underserved communities, are disproportionately impacted by gun violence and aggravated assault. Therefore, the VPU is intentional with partnering with community organizations that have deep ties to these populations, ensuring that the voices and perspectives of those directly affected by violence are heard and integrated into the development of strategies.
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A. Grantee will implement a VIP to include:

Docusign Envelope ID: D6C4A5C2-D8DE-4B34-9F9D-10F2614EEA20

1. clearly defined, measurable objectives of the program to improve public health and safety through evidence-based violence reduction interventions;
2. a comprehensive violence reduction strategic plan, including consistent quality improvement and quality assurance measures, and a description of the strategies and tasks developed; describing the goals of the plan, including community-based services or joint community-based services and law enforcement intervention strategies;
3. Per CH56-HB68-2022 Violence Intervention Program Act, Grantee is required to use at least fifty percent of its grant for the purpose of entering into agreements with one or more community-based service providers providers in the locally focused geographic area in which the grant funds would be used;
4. Per CH56-HB68-2022 Violence Intervention Program Act, Grantee shall report to the appropriate criminal justice coordinating council established pursuant to Section 31-28-3 NMSA 1978 regarding outcomes of the grant;
5. Per CH56-HB68-2022 Violence Intervention Program Act, a final report for FY25 is due to the NMDOH no later than November 1, 2025. At a minimum the final report shall include: (1) purpose and amount of this FY25 grant received by the grantee; and (2) processes, outputs and outcomes resulting from this FY25 grant, including relevant data as required by department rules.

Deliverables

Task Description	Deliverable	Due Date
Project administration contract	Quarterly report of completed contractual project administration.	Invoice quarterly not to exceed $X quantity of 2 Quarter 1 (January, February & March) due no later than April 10, 2025 Quarter 2 (April, May & June) due no later than July 10, 2025
Increase gun violence detection and response infrastructure and technology through receipt of technical	Proof of purchase and any technical assistance received.	Invoice once upon receipt of purchase not to exceed $X due no later than July 10, 2025

assistance for implementation of purchased gunshot detection technology.		
Community-based service provider(s) partnerships	Narrative report detailing partnerships implemented with community-based service provider(s).	Invoice quarterly not to exceed $X quantity of 2 Quarter 1 (January, February & March) due no later than April 10, 2025 Quarter 2 (April, May & June) due no later than July 10, 2025
Total Budget		

Liza Suzanne
Violence Prevention Program Coordinator
Pronouns: they/them (*https://communitycommons.org/collections/Pronouns-and-Well-Being*)

Center for Health Protection
New Mexico Department of Health

ph: (505) 470-7264
email: liza.suzanne@doh.nm.gov
nmhealth.org

Facebook | X | LinkedIn | Instagram | Youtube

Working with New Mexicans to become the healthiest state by 2040.

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Docusign Envelope ID: D6C4A5C2-D8DE-4B34-9F9D-10F2614EEA20

From: DOHASD.forms, DOH
To: Suzanne, Liza, DOH (they/them)
Cc: Maese, Kathleen, DOH
Subject: FW: [EXTERNAL] Re: FW: Determination of Services for FY25 City of Santa Fe Violence Intervention Fund Grant
Date: Thursday, January 16, 2025 10:37:43 AM
Attachments: image001.png
image002.png
image004.png
image005.png
image006.png
image007.png

Good morning,

Please find Right of first refusal made by Horizons below.

Thank you,

Francisco Lopez
Purchasing Agent Advanced

NMHealth

Accredited since 2015

Administrative Services Department
1190 S. St. Frances Drive Suite N3054
Santa Fe, NM 87505
Email: Francisco.Lopez@doh.nm.gov
ph: (505) 629-8655
www.nmhealth.org

Investing for tomorrow, delivering today.

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From: Matt Loehman <mloehman@horizonsofnewmexico.org>
Sent: Wednesday, January 15, 2025 3:57 PM
To: DOHASD.forms, DOH <dohasd.forms@doh.nm.gov>
Subject: [EXTERNAL] Re: FW: Determination of Services for FY25 City of Santa Fe Violence Intervention Fund Grant

CAUTION: This email originated outside of our organization. Exercise caution prior to clicking on links or opening attachments.

Docusign Envelope ID: D6C4A5C2-D8DE-4B34-9F9D-10F2614EEA20

Good afternoon,

Thank you very much for the opportunity, but we will decline this procurement.

Best regards,

Matt

Matt Loehman
Executive Director

Horizons of New Mexico
6121 Indian School Rd. NE, Suite 220
Albuquerque, NM 87110

office phone: (505) 345-1540
email: mloehman@horizonsofnewmexico.org
web: www.horizonsofnewmexico.org

The State Use Act helps people with disabilities become gainfully employed, and it saves you valuable time and resources otherwise used during the procurement process.

On Wed, Jan 15, 2025 at 3:02 PM DOHASD.forms, DOH <dohasd.forms@doh.nm.gov> wrote:

> Good afternoon,
>
> See below Scope of work being offered to Horizons of New Mexico for right of first refusal.
>
> Thank you,
>
> Francisco Lopez
> Purchasing Agent Advanced
>
> NMHealth
>
> Administrative Services Department
> 1190 S. St. Frances Drive Suite N3054
> Santa Fe, NM 87505
> Email: Francisco.Lopez@doh.nm.gov
> ph: (505) 629-8655
> www.nmhealth.org

Docusign Envelope ID: D6C4A5C2-D8DE-4B34-9F9D-10F2614EEA20



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From: Suzanne, Liza, DOH (they/them) <Liza.Suzanne@doh.nm.gov>
Sent: Wednesday, January 15, 2025 2:41 PM
To: DOHASD.forms, DOH <dohasd.forms@doh.nm.gov>
Cc: Maese, Kathleen, DOH <Kathleen.Maese@doh.nm.gov>
Subject: Determination of Services for FY25 City of Santa Fe Violence Intervention Fund Grant

"FY25 - Submit for GSD determination and Horizon Right of First Refusal".

Summary of scope

Per CH56-HB68-2022 Violence Intervention Program Act, the Grantee, The City of Santa Fe, in collaboration with Santa Fe County, have identified the creation of a coordinated community response to community violence to include but not limited to youth violence and gun violence. This Violence Prevention Program is a Public Health approach that will aim to support, educate and engage youth that are at high risk of being perpetrators or victims of youth violence, or gun violence. Direct program participants are youth and young adults up to age 24 who are on parole, are suspected of a firearms assault, or have experienced gun violence. Intergenerational healing programs include families and caregivers of impacted youth and young adults. Youth violence interruption goals are to increase supportive services; train community-based partners in restorative justice best practices; deliver culturally responsive, trauma-informed, strengths-focused case management; and cultivate economic stability and economic justice for program participants. Violence Interruption coordinates with community partners, in a multisectoral partnership, to reimagine community safety with strong preventative measures that amplifies the voices of those impacted by gun violence.

The Violence Prevention Unit (VPU) is currently housed in the City of Santa Fe, the unit will

Docusign Envelope ID: D6C4A5C2-D8DE-4B34-9F9D-10F2614EEA20

collaborate with key community stakeholders—Santa Fe County, County and City Law Enforcement, Juvenile Probation and Parole Officers (JPPO), Public Defenders, local nonprofits (such as Gerard's House, YouthWorks and others), public and charter schools, and the District Attorney's office—to identify youth and young adults who are at the highest risk for victimization or retaliation due to their involvement in cycles of violence. By working together, these agencies will combine their expertise and data to select individuals who are most vulnerable to becoming embroiled in gun violence or aggravated assault. Funding will be sub-granted to local organizations who work with youth ages 11-24 that are involved in or at risk of being involved in gun violence.

Recognizing that certain populations, particularly those from systemically marginalized or historically underserved communities, are disproportionately impacted by gun violence and aggravated assault. Therefore, the VPU is intentional with partnering with community organizations that have deep ties to these populations, ensuring that the voices and perspectives of those directly affected by violence are heard and integrated into the development of strategies.
Participants will participate in CONNECT, a coordinated care network run jointly by the City and County of Santa Fe. Spanning 60 supportive programs at local organizations, CONNECT network navigators are linked through a shared technology platform whereby they send and receive secure electronic referrals, address residents' social needs, and improve individual and community health.

A. Grantee will implement a VIP to include:

    1. clearly defined, measurable objectives of the program to improve public health and safety through evidence-based violence reduction interventions;
    2. a comprehensive violence reduction strategic plan, including consistent quality improvement and quality assurance measures, and a description of the strategies and tasks developed; describing the goals of the plan, including community-based services or joint community-based services and law enforcement intervention strategies;
    3. Per CH56-HB68-2022 Violence Intervention Program Act, Grantee is required to use at least fifty percent of its grant for the purpose of entering into agreements with one or more community-based service providers providers in the locally focused geographic area in which the grant funds would be used;
    4. Per CH56-HB68-2022 Violence Intervention Program Act, Grantee shall report to the appropriate criminal justice coordinating council established pursuant to Section 31-28-3 NMSA 1978 regarding outcomes of the grant;
    5. Per CH56-HB68-2022 Violence Intervention Program Act, a final report for FY25 is due to the NMDOH no later than November 1, 2025. At a minimum the final report shall include: (1) purpose and amount of this FY25 grant received by the

Docusign Envelope ID: D6C4A5C2-D8DE-4B34-9F9D-10F2614EEA20

grantee; and (2) processes, outputs and outcomes resulting from this FY25 grant, including relevant data as required by department rules.

Deliverables

Task Description	Deliverable	Due Date
Project administration contract	Quarterly report of completed contractual project administration.	Invoice quarterly not to exceed $X quantity of 2 Quarter 1 (January, February & March) due no later than April 10, 2025 Quarter 2 (April, May & June) due no later than July 10, 2025
Increase gun violence detection and response infrastructure and technology through receipt of technical assistance for implementation of purchased gunshot detection technology.	Proof of purchase and any technical assistance received.	Invoice once upon receipt of purchase not to exceed $X due no later than July 10, 2025
Community-based service provider(s) partnerships	Narrative report detailing partnerships implemented with community-based service provider(s).	Invoice quarterly not to exceed $X quantity of 2 Quarter 1 (January, February & March) due no later than April 10, 2025

Docusign Envelope ID: D6C4A5C2-D8DE-4B34-9F9D-10F2614EEA20

		Quarter 2 (April, May & June) due no later than July 10, 2025
Total Budget		

Liza Suzanne
Violence Prevention Program Coordinator
Pronouns: they/them (*https://communitycommons.org/collections/Pronouns-and-Well-Being*)

Center for Health Protection
New Mexico Department of Health

ph: (505) 470-7264
email: liza.suzanne@doh.nm.gov
nmhealth.org

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State of New Mexico
Change Order Request Form

	Purchase Order: 66500-0000203356	Date: 4/25/25		Page
ATTACH COPY OF CURRENT PURCHASE ORDER INVOICE (if appliable)				
				of
	Buyer: Joshua D Abeyta	**Phone: 505-827-2504**		

Vendor Information	
SHARE Vendor ID:	54360
Vendor Name:	City of Santa Fe

Line No. From PO	Item / Description of Change Order	(A) Current Line Amount	(B) Line Amount Increase/Decrease	(C) New Total Line Amount	
1	keep ASIS	$ 818,387.10	$ 460,000.00	$ 1,278,387.10	

Fund	Dept	Account	PC Bus Unit	Project	Activity	Oper Unit	Bud Ref	Class	RPT Cat
6101	ZG1016	547400	66500		DIRECT	20112300	92248	G1016	

2			$ -	

Fund	Dept	Account	PC Bus Unit	Project	Activity	Oper Unit	Bud Ref	Class	RPT Cat

3			$ -	

Fund	Dept	Account	PC Bus Unit	Project	Activity	Oper Unit	Bud Ref	Class	RPT Cat

4			$ -	

Fund	Dept	Account	PC Bus Unit	Project	Activity	Oper Unit	Bud Ref	Class	RPT Cat

5			-	
	TOTALS	$ 818,387.10	**460,000.00**	$ 1,278,387.10	-

Description of Modifications to Purchase Order: **Increase total amount by $460,000.00 for FY26 expansion request.**

Approval Signature Liza Suzanne Digitally signed by Liza Suzanne Date: 2025.04.30 09:08:29 -06'00'	**Approval Signature**
Budget Approval	

Form ASD PURCH FY23

State of New Mexico
Purchase Order

PO Number to be on all Invoices and Correspondence

Department of Health
1190 St. Francis Dr
P. O. Box 26110
Santa Fe NM 87502-6110
United States

Dispatched — **Dispatch Via Print**

Purchase Order	Date	Revision
66500-0000203356	02-27-2025	
Payment Terms	**Freight Terms**	**Ship Via**
Pay Now	FOB Destination	Best Way
Buyer	**Phone**	**Currency**
Joshua D Abeyta		USD

Supplier: 0000054360
CITY OF SANTA FE
PO BOX 909
SANTA FE NM 87504-0000
United States

Ship To: 1190 St. Francis Dr
P. O. Box 26110
Santa Fe NM 87502-6110
United States

Bill To: 1190 St Francis Dr.
P O Box 26110
Santa Fe NM 87502-6110
United States

Origin: EXE **Exc\Excl#:** 13-1-98-A

Line-Sch	Item/Description	Quantity	UOM	PO Price	Extended Amt	Due Date
1 - 1	Intervention Services- Train community-based partners in restorative justice best practices; deliver culturally responsive, trauma-informed, strengths-focused case management; and cultivate economic stability and economic 66500-06101-ZG1016-547400- - - -20112300-92248-G1016	1.00	EA	$818,387.10	$818,387.10	02/27/2025

Schedule Total $818,387.10

Contract ID: 25-665-2011-00001 00 Contract Line: 0 Release: 1 Category Line: 0

Task Description Deliverable Budget DueDate
I. Project administration
II. Increase Gun Violence Detection and response infrastructure and technology through receipt of technical assistance for implementation of purchased gunshot detection technology.
III. Community-Based service provider(s) partnerships
I. Quarterly Report of completed contractual project administration
II. Proof of purchase and any technical assistance received.
III. Narrative report detailing partnerships implemented with community-based service providers
I. Invoice @ $30,000.00 per quarter Not to exceed quantity of 2.
Quarter 1 (January, February & March). Due no later than 4/10/25
Quarter 2 (April, May & June). Due no later than 7/10/25
II. Invoice @ $354,000.00 upon receipt of purchase.

Agency Approval - I certify that the proposed purchase represented by this document is authorized by and is made in accordance with all State (and if applicable Federal) legislation rules and regulation. I further certify that adequate unencumbered cash and budget expenditure authority exists for this proposed purchase and all other outstanding purchase commitments and accounts payable.

Authorized Signature

Docusign Envelope ID: D6C4A5C2-D8DE-4B34-9F9D-10F2614EEA20

State of New Mexico
Purchase Order

PO Number to be on all Invoices and Correspondence

Department of Health
1190 St. Francis Dr
P. O. Box 26110
Santa Fe NM 87502-6110
United States

Dispatched — **Dispatch Via Print**

Purchase Order	Date	Revision
66500-0000203356	02-27-2025	
Payment Terms	**Freight Terms**	**Ship Via**
Pay Now	FOB Destination	Best Way
Buyer	**Phone**	**Currency**
Joshua D Abeyta		USD

Supplier: 0000054360
CITY OF SANTA FE
PO BOX 909
SANTA FE NM 87504-0000
United States

Ship To: 1190 St. Francis Dr
P. O. Box 26110
Santa Fe NM 87502-6110
United States

Bill To: 1190 St Francis Dr.
P O Box 26110
Santa Fe NM 87502-6110
United States

Origin: EXE **Exc\Excl#:** 13-1-98-A

Line-Sch	Item/Description	Quantity	UOM	PO Price	Extended Amt	Due Date
	Due no later than 7/10/25 III. Invoice @ $404,437.10 Not to exceed quantity of 1. Report due no later than 7/10/25					

Item Total $818,387.10

Total PO Amount $818,387.10

Agency Approval - I certify that the proposed purchase represented by this document is authorized by and is made in accordance with all State (and if applicable Federal) legislation rules and regulation. I further certify that adequate unencumbered cash and budget expenditure authority exists for this proposed purchase and all other outstanding purchase commitments and accounts payable.

Authorized Signature

Log # *{Finance use only}*:	
Journal # *{Finance use only}*:	

City of Santa Fe, New Mexico
BUDGET AMENDMENT RESOLUTION (BAR)

DEPARTMENT / DIVISION NAME	DATE
Community Health and Safety/Youth and Family Services	6.20.25

ITEM DESCRIPTION	ORG	OBJECT	PROJECT	INCREASE	DECREASE
EXPENDITURES				*{enter as positive #}*	*{enter as negative #}*
Grants and Services	2230123	510400	YFD2522302	400,000	
Other Consulting	2230123	510340	YFD2522302	60,000	
REVENUES				*{enter as negative #}*	*{enter as positive #}*
NM Depatment of Health - Violence Intervention Fund - Community Health and Safety Department - Youth and Family	2230123	490180	YFD2522302	(460,000)	
				$ -	$ -

JUSTIFICATION: *(use additional page if needed)*
--Attach supporting documentation/memo

NMDOH Violence intervention grant for community-based contrast (increase of funds)

{Complete section below if BAR results in a net change to ANY Fund}	
Fund(s) Affected	Fund Balance Increase/(Decrease)
TOTAL:	0

Sandra Emory — 6.20.25
Prepared By *{print name}* — Date

Division Director Signature *{optional}* — Date

06/24/2025
Department Director Signature — Date

{Use this form for Finance Committee/ City Council agenda items ONLY}

CITY COUNCIL APPROVAL

City Council Approval Date

Agenda Item #:

Andy Hopkins — 06/24/2025
Budget Officer — Date

Finance Director *{≤ $5,000}* — Date

City Manager *{≤ $60,000}* — Date

TRUJILLO, SIERRA V.

From: Grants
Sent: Thursday, June 12, 2025 5:06 PM
To: TRUJILLO, SIERRA V.; Grants
Cc: EMORY, SANDRA X.
Subject: RE: COSF Updates

HI there,

We will update the same project ledger to reflect amendment and amount(s)

Please reach out to Andy Hopkins in Budgets for assistance with the BAR/edits.
Have a great evening! ☺
Thanks,

Cathy M. Thompson
Accounting Financial Analyst/Grants
(505) 629-3951
CMThompson@santafenm.gov

From: TRUJILLO, SIERRA V. <svtrujillo@santafenm.gov>
Sent: Thursday, June 12, 2025 12:29 PM
To: Grants <grants@santafenm.gov>
Cc: EMORY, SANDRA X. <sxemory@santafenm.gov>
Subject: FW: COSF Updates

Good afternoon!

Following up on our conversation with Erika and Cathy yesterday regarding to DOH grant extension through June 30, 2026, and the additional $400,000 in funding- we've attached the updated IGA and new PO for your reference.

Could you please let us know if we should submit a new project ledger request, or if this information is sufficient to update the existing project ledger? The current Project ID is YFD2522302.

Thank you!

Best,
Sierra Vigil-Trujillo
Project Administrator
Youth & Family Services Division
(505) 955-6824
CITY OF SANTA FE

CITY OF SANTA FE

The Purchasing Memo

Date: April 3, 2025

To: Governing Body and Finance Committee and Quality of Life Committee

From: Julie Sanchez, Youth and Family Services Division Director JULIE SANCHEZ (Apr 3, 2025 15:23 MDT)

Via: Henri Hammond-Paul, Community Health and Safety Department Director

Subject: Approval of Grant Agreement from the State of New Mexico's Department of Health in the amount of $818,387.10 for a coordinated community response to community violence to include but not limited to youth violence and gun violence. (Julie Sanchez, Youth and Family Services Division Director, jjsanchez@santafenm.gov)

Request for Approval of a Budget Amendment Resolution (BAR) to Budget $818,387.00 into FY25 Revenue and Expenses for a coordinated community response to community violence. (Julie Sanchez, Youth and Family Services Division Director, jjsanchez@santafenm.gov)

ITEM AND ISSUE:

The Youth and Family Services Division respectfully requests Approval of Grant Agreement from the State of New Mexico's Department of Health in the amount of $818,387.10 for a coordinated community response to community violence to include but not limited to youth violence and gun violence.

Additionally, the Youth and Family Services Division respectfully requests Approval of a Budget Amendment Resolution (BAR) to Budget $818,387.10 into FY25 Revenue and Expenses for a coordinated community response to community violence.

BACKGROUND AND SUMMARY:

The City of Santa Fe Youth and Family Services Division in collaboration with Santa Fe County Community Services Department and the Santa Fe Police Department applied for and received a grant from the State of New Mexico's Department of Health for $818,387.10 as part of our coordinated response to community and youth violence. All reimbursement requests must be made by June 30, 2026.

PRIOR APPROVALS AND SUPPORTING INFORMATION:

FUNDING SOURCE:

Fund Name/Number: [Juvenile Justice Fund/223]

Munis Org Name/Number: [Juvenile Justice/2230123]

Munis Object Name/Number: [Grants and Services/510400] [Other Consulting/510340]

Budget Officer / Designee: Andy Hopkins **Date:** Apr 4, 2025

Budget Officer Comment/Exceptions: -

ASSOCIATED APPROVALS:

IT Components included? ☐ **Yes |** ☒ **No**

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Vehicles included? ☐ **Yes |** ☒ **No**

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Construction to City Facilities, Furniture, and/or Fixtures included? ☐ **Yes |** ☒ **No**

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Is this an externally funded purchase? ☐ **Yes |** ☒ **No**

If yes, what is the issuing agency: _____

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

Is this a Capital Asset or Project? ☐ **Yes |** ☒ **No**

Project Ledger Number: _____

Approval: _____ **Title:** _____ **Date:** _____

Comment/Exceptions: _____

ATTACHMENTS:

Grant agreement
Budget Amendment Resolution (BAR)
Project Ledger

Log # *{Finance use only}*:	
Journal # *{Finance use only}*:	

City of Santa Fe, New Mexico
BUDGET AMENDMENT RESOLUTION (BAR)

DEPARTMENT / DIVISION NAME	DATE
Community Health and Safety/Youth & Family	4/3/2025

ITEM DESCRIPTION	ORG	OBJECT	PROJECT	INCREASE	DECREASE
EXPENDITURES				*{enter as positive #}*	*{enter as negative #}*
Grants and Services	2230123	510400	YFD2522302	404,437.00	
Software (Non-Exempt)	2230315	570850	POL2522303	354,000.00	
Other Consulting	2230123	510340	YFD2522302	60,000.00	
REVENUES				*{enter as negative #}*	*{enter as positive #}*
NM Department of Health - Violence Intervention Fund - Communtiy Health and Safety Department - Youth and Family Division Portion	2230123	490180	YFD2522302	(464,437)	
NM Department of Health - Violence Intervention Fund - Santa Fe Police Department Portion	2230315	490180	POL2522303	(354,000)	
				$ -	$ -

JUSTIFICATION: *(use additional page if needed)*
--Attach supporting documentation/memo

NM DOH Violence Intervention Grant for Communtiy Based Contracts and Police Department Gun Violence Technology.

{Complete section below if BAR results in a net change to ANY Fund}	
Fund(s) Affected	Fund Balance Increase/(Decrease)
TOTAL:	**0**

Marcella Apodaca — 4/3/2025
Prepared By *{print name}* — Date

JULIE SANCHEZ (Apr 3, 2025 15:23 MDT) — Apr 3, 2025
Division Director Signature *{optional}* — Date

Apr 3, 2025
Department Director Signature — Date

{Use this form for Finance Committee/ City Council agenda items ONLY}

CITY COUNCIL APPROVAL

City Council Approval Date

Agenda Item #:

Andy Hopkins — Apr 4, 2025
Budget Officer — Date

Finance Director *{≤ $5,000}* — Date

City Manager *{≤ $60,000}* — Date

City of Santa Fe New Mexico

Finance Department

Project Ledger Request Form

Date of Request: 02/19/2025

Project Title: NMDOH - Violence Intervention Grant

Project Type: ☐ CIP ☑ Grant ☐ Internal Tracking

Project ID: POL2522303
Grant ID: S2560
Approved By: Erika Lujan (Apr 2, 2025 17:08 MDT)
CT (Finance Use Only)

Department: Police/SFPD Project Manager: AM BOWEN Ext: 6678

Project Date Range: 2/20/25 to 06/30/2025 ☐ Create Fixed Asset

---

☑ Multi-Funding (complete all funding sources, should equal 100%)

Funding Source: NMDOH IGA 25.665.2011.00001.00 % of Funding: 43

MUNIS ORG: 2230315 MUNIS OBJ: 490180 Awarded Amount: 354000.00

Funding Source: _____ % of Funding: _____

MUNIS ORG: _____ MUNIS OBJ: _____ Awarded Amount: _____

Expense String Phase:

A project must have at least one phase identified, this can be used as an additional level of tracking, for example, CIP - Design, Construction, etc. For Grants can be used as reimbursable types, such as transportation, salaries.

(You can create more than one phase and you can default MUNIS ORGs and OBJs, optional)

Phase: software MUNIS ORG: 2230315 MUNIS OBJ: 570850

Grants Only (list all grants if applicable): (GRANT ALSO TIED TO PROJ. YFD2522302-464287.00)

Grantor Name: NMDOH IGA 25.665.2011.00001.00 Awarded Amount: 818,387.10

AR Charge Code: 2230315.490180 ☑ Grant funds multiple projects (Complete a form for each project)

Grantor Id: 700003 Federal CFDA (if applicable): N/A

Grantor Name: _____ Awarded Amount: _____

AR Charge Code: _____ ☐ Grant funds multiple projects (Complete a form for each project)

Grantor Id: _____ Federal CFDA (if applicable): _____

(If grants please provide all grant award documents with form) ☑ Attached Grant Documentation

City of Santa Fe New Mexico

Finance Department

Project Ledger Request Form

Date of Request: 02/19/2025

Project Title: NMDOH - Violence Intervention Grant

Project Type: ☐ CIP ☑ Grant ☐ Internal Tracking

Project ID: YFD2522302
Grant ID: S2560
Approved By: Erika Lujan (Apr 2, 2025 17:09 MDT)
CT (Finance Use Only)

Department: Comm. Health and Safety Project Manager: Julie Sanchez Ext: 6678

Project Date Range: 2/20/25 to 06/30/2025 ☐ Create Fixed Asset

---

☑ Multi-Funding (complete all funding sources, should equal 100%)

Funding Source: NMDOH IGA 25.665.2011.00001.00 % of Funding: 57

MUNIS ORG: 2230123 MUNIS OBJ: 490180 Awarded Amount: $464,387.00

Funding Source: _____ % of Funding: _____

MUNIS ORG: _____ MUNIS OBJ: _____ Awarded Amount: _____

Expense String Phase:

A project must have at least one phase identified, this can be used as an additional level of tracking, for example, CIP - Design, Construction, etc. For Grants can be used as reimbursable types, such as transportation, salaries.

(You can create more than one phase and you can default MUNIS ORGs and OBJs, optional)

Phase: GRANTS/SVCS & OTH CNSLTNG MUNIS ORG: 2230123 MUNIS OBJ: 510400/510340

Grants Only (list all grants if applicable): (GRANT ALSO FUND PROJ: POL2522303-354000.00)

Grantor Name: NMDOH IGA 25.665.2011.00001.00 Awarded Amount: 818,387.10

AR Charge Code: 2230123.490180 ☑ Grant funds multiple projects (Complete a form for each project)

Grantor Id: 700003 Federal CFDA (if applicable): N/A

Grantor Name: _____ Awarded Amount: _____

AR Charge Code: _____ ☑ Grant funds multiple projects (Complete a form for each project)

Grantor Id: _____ Federal CFDA (if applicable): _____

(If grants please provide all grant award documents with form) ☑ Attached Grant Documentation

gunshot detection technology.			
III. Community-based service provider(s) partnerships	Narrative report detailing partnerships implemented with community-based service provider(s).	Not to exceed $404,437.10	III. Invoice @ $404,437.10 not to exceed quantity of 1. Report due no later than July 10, 2025
Total Budget		**$818,387.10**	

Funding Information:
06101 General Funds

THIS SECTION IS INTENTIONALLY LEFT BLANK

Agreement No. 25 665 3030 XXXXX XX

STATE OF NEW MEXICO
DEPARTMENT OF HEALTH
INTERGOVERNMENTAL AGREEMENT

THIS AGREEMENT is made and entered into by and between the State of New Mexico, **DEPARTMENT OF HEALTH**, hereinafter referred to as the "Agency," and **CITY OF SANTA FE**, hereinafter referred to as the "Contractor," and is effective as of the date set forth below upon which it is executed by the Agency.

WHEREAS, the Agency is the State agency and desires to engage and the contractor is willing to provide the services outlined pursuant to Article II **-** Scope of Work.

NOW THEREFORE, the Agency and the Contractor in consideration of mutual covenants and agreements herein contained, do hereby agree as follows:

ARTICLE I. Term of Agreement

THIS AGREEMENT SHALL BECOME EFFECTIVE ON THE DATE UPON WHICH IT IS EXECUTED BY THE AGENCY SECRETARY OR DESIGNEE. This Agreement shall terminate **June 30, 2025,** unless terminated pursuant to Article VI (Termination of Agreement), or Article XIX (Appropriations).

ARTICLE II. Scope of Work

The Contractor shall provide the program of services as set forth in the scope of work which is attached hereto as "**Attachment 1 – Scope of Work**" and incorporated herein by reference, unless Attachment 1 is amended or this agreement is terminated pursuant to Article VI (Termination of Agreement), or Article XIX (Appropriations), infra. In consideration for the provision of those services, the Agency agrees to purchase and the Contractor agrees to perform the services identified in the scope of work.

ARTICLE III. Limitation of Cost

The total amount of the monies payable to the Contractor under this Agreement shall not exceed **$818,387.10.** The annual budget is attached hereto as "**Attachment 2 – Budget**" and incorporated herein by reference.

ARTICLE IV. Payment

The Agency shall make monthly payments to the Contractor for services and costs specified in **Attachment 2 - Budget**. The Contractor shall submit certified and documented invoices and vouchers quarterly for actual work performed and expenses incurred to the Agency. The Contractor's failure to submit such payment vouchers, invoices, and supporting documentation within fifteen (15) days after they are due may result in the non-availability of funds for payment and/or the denial of payment by the Agency.

ARTICLE V. Return of Funds

Upon termination of this Agreement, or after the services provided for herein have been rendered, surplus money, if any, shall be returned by the Contractor to the Agency.

ARTICLE VI. Termination of Agreement

A. Grounds. The Agency may terminate this Agreement for convenience or cause. The Contractor may only terminate this Agreement based upon the Agency's uncured, material breach of this Agreement.

B. Notice; Agency Opportunity to Cure.

1. Except as otherwise provided in Article (VI)(B)(3), the Agency shall give Contractor written notice of termination at least thirty (30) days prior to the intended date of termination.

2. Contractor shall give Agency written notice of termination at least thirty (30) days prior to the intended date of termination, which notice shall (i) identify all the Agency's material breaches of this Agreement upon which the termination is based and (ii) state what the Agency must do to cure such material breaches. Contractor's notice of termination shall only be effective (i) if the Agency does not cure all material breaches within the thirty (30) day notice period or (ii) in the case of material breaches that cannot be cured within thirty (30) days, the Agency does not, within the thirty (30) day notice period, notify the Contractor of its intent to cure and begin with due diligence to cure the material breach.

3. Notwithstanding the foregoing, this Agreement may be terminated immediately upon written notice to the Contractor (i) if the Contractor becomes unable to perform the services contracted for, as determined by the Agency; (ii) if, during the term of this Agreement, the Contractor is suspended or debarred by the State Purchasing Agent; or (iii) the Agreement is terminated pursuant to Article XXII, "Appropriations", of this Agreement.

C. Liability. Except as otherwise expressly allowed or provided under this Agreement, the Agency's sole liability upon termination shall be to pay for acceptable work performed prior to the Contractor's receipt or issuance of a notice of termination; provided, however, that a notice of termination shall not nullify or otherwise affect either party's liability for pre-termination defaults under or breaches of this Agreement. The Contractor shall submit an invoice for such work within thirty (30) days of receiving or sending the notice of termination. *THIS PROVISION IS NOT EXCLUSIVE AND DOES NOT WAIVE THE AGENCY'S OTHER LEGAL RIGHTS AND REMEDIES CAUSED BY THE CONTRACTOR'S DEFAULT/BREACH OF THIS AGREEMENT.*

D. Termination Management. Immediately upon receipt by either the Agency or the Contractor of notice of termination of this Agreement, the Contractor shall: 1) not incur any further obligations for salaries, services or any other expenditure of funds under this Agreement without written approval of the Agency; 2) comply with all directives issued by the Agency in the notice of termination as to the performance of work under this Agreement; and 3) take such action as the Agency shall direct for the protection, preservation, retention or transfer of all property titled to the Agency and records generated under this Agreement. Any non-expendable personal property or equipment provided to or purchased by the Contractor with contract funds shall become

property of the Agency upon termination and shall be submitted to the Agency as soon as practicable.

ARTICLE VII. Funds Accountability

The parties shall provide for strict accountability of all monies made subject to this Agreement. The Contractor shall maintain fiscal records, follow generally accepted accounting principles, and account for all receipts and disbursements of funds transferred to the Contractor pursuant to this Agreement. The Contractor will include all monies made subject to this Agreement in the annual audit and will provide the Agency with a copy of the annual audit.

ARTICLE VIII. Maintenance of Records

The Contractor shall maintain detailed expenditure records that indicate the date, nature and cost of services rendered during the Agreement's term and effect and retain them for a period of three (3) years from the date of final payment under this Agreement. The records shall be subject to inspection by the Agency, the New Mexico Department of Finance and Administration and the New Mexico State Auditor. The Agency shall have the right to audit billings both before and after payment. Payment under this Agreement shall not foreclose the right of the Agency to recover excessive or illegal payments.

ARTICLE IX. Confidentiality

A. Any confidential information provided to or developed by the Contractor in the performance of this Agreement shall be kept confidential and shall not be made available to any individual or organization by the Contractor without the prior written approval of the Agency.

ARTICLE X. Amendments

A. This Agreement shall not be altered, changed or amended except by instrument in writing executed by the parties hereto and all other required signatories.

B. If the Agency proposes an amendment to the Agreement to unilaterally reduce funding due to budget or other considerations, the Contractor shall, within thirty (30) days of receipt of the proposed Amendment, have the option to terminate the Agreement, pursuant to the termination provisions as set forth in Article VI herein, or to agree to the reduced funding.

ARTICLE XI. Assignment

The Contractor shall not assign or transfer any interest in this Agreement or assign any claims for money due or to become due under this Agreement without the prior written approval of the Agency.

ARTICLE XII. Applicable Law

The laws of the State of New Mexico shall govern this Agreement, without giving effect to its choice of law provisions. Venue shall be proper only in a New Mexico court of competent jurisdiction in accordance with Section 38-3-1 (G) NMSA 1978. By execution of this Agreement, Contractor acknowledges and agrees to the exclusive jurisdiction of the courts of the State of New Mexico over any and all lawsuits arising under or out of any term of this Agreement.

ARTICLE XIII. Acquisition of Property

The parties agree that neither party shall acquire any property as the result of this Agreement, unless approved by the Agency or defined in the scope of work.

ARTICLE XIV. Liability

Each party shall be solely responsible for fiscal or other sanctions occasioned as a result of its own violation or alleged violation of requirements applicable to the performance of the Agreement. Each party shall be liable for its actions according to this Agreement subject to the immunities and limitations of the New Mexico Tort Claims Act, Sections 41-4-1, et. seq., NMSA 1978, as amended.

ARTICLE XV. Execution of Documents

The Agency and the Contractor agree to execute any document(s) necessary to implement the terms of this Agreement.

ARTICLE XVI. Sub-Contracts

The Contractor shall not subcontract any portion of the services to be performed under this Agreement without the prior written approval by the Agency Secretary or Designee. No such subcontract shall relieve the primary Contractor from any obligations and liabilities under this Agreement, nor shall subcontract obligate direct payment from the Agency. Contractor must notify subcontractors that they are subject to Article VIII - Maintenance of Records of this agreement.

ARTICLE XVII. Equal Opportunity Compliance

The Contractor agrees to abide by all federal and state laws, rules and regulations, and executive orders of the Governor of the State of New Mexico, pertaining to equal employment opportunity. In accordance with all such laws of the State of New Mexico, the Contractor assures that no person in the United States shall, on the grounds of race, religion, color, national origin, ancestry, sex, age, physical or mental handicap, or serious medical condition, spousal affiliation, sexual orientation or gender identity, be excluded from employment with or participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity performed under this Agreement. If Contractor is found not to be in compliance with these requirements during the life of this Agreement, Contractor agrees to take appropriate steps to correct these deficiencies.

ARTICLE XVIII. Workers' Compensation

The Contractor agrees to comply with state laws and rules applicable to workers' compensation benefits for its employees. If the Contractor fails to comply with the Workers' Compensation Act and applicable rules when required to do so, this Agreement may be terminated by the Agency.

ARTICLE XIX. Appropriations

The terms of this Agreement are contingent upon sufficient appropriations and authorization being made by the Legislature of New Mexico for the performance of this Agreement. If sufficient appropriations and authorization are not made by the Legislature, this Agreement shall terminate immediately upon written notice being given by the Agency to the Contractor. The Agency's decision as to whether sufficient appropriations are available shall be accepted by the Contractor and shall be final. If the Agency proposes an amendment to the Agreement to unilaterally reduce funding, the Contractor shall have the option to terminate the Agreement or to agree to the reduced funding, within thirty (30) days of receipt of the proposed amendment.

THIS SECTION IS INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the Agency and the Contractor have caused this Agreement to be executed, said Agreement to become effective as of the date set forth below upon which it is executed by Agency Secretary or Designee.

Contractor – CITY OF SANTA FE

Alan Webber (May 7, 2025 14:53 MDT)

Alan Webber, Mayor — Date: 05/07/2025

Mayor

Printed Title of Authorized Signatory

ANDREA SALAZAR (May 7, 2025 15:32 MDT)

City Clerk GB MTG 04/30/2025 — Date: 05/07/2025

Assistant City Attorney — Date: Mar 6, 2025

Emily K. Oster

Finance Director — Date: 04/18/2025

Agency – DEPARTMENT OF HEALTH

Secretary or Designee, DOH — Date:

Chief Financial Officer, DOH — Date:

Approved as to legal form and sufficiency.

Office of General Counsel, DOH — Date:

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Attachment 1 – Scope of Work

The Contractor Shall perform the following work:

Summary of scope

Per CH56-HB68-2022 Violence Intervention Program Act, the Grantee, The City of Santa Fe, in collaboration with Santa Fe County, have identified the creation of a coordinated community response to community violence to include but not limited to youth violence and gun violence. This Violence Prevention Program is a Public Health approach that will aim to support, educate and engage youth that are at high risk of being perpetrators or victims of youth violence, or gun violence. Direct program participants are youth and young adults up to age 24 who are on parole, are suspected of a firearms assault, or have experienced gun violence. Intergenerational healing programs include families and caregivers of impacted youth and young adults. Youth violence interruption goals are to increase supportive services; train community-based partners in restorative justice best practices; deliver culturally responsive, trauma-informed, strengths-focused case management; and cultivate economic stability and economic justice for program participants. Violence Interruption coordinates with community partners, in a multisectoral partnership, to reimagine community safety with strong preventative measures that amplifies the voices of those impacted by gun violence.

The Violence Prevention Unit (VPU) is currently housed in the City of Santa Fe, the unit will collaborate with key community stakeholders—Santa Fe County, County and City Law Enforcement, Juvenile Probation and Parole Officers (JPPO), Public Defenders, local nonprofits (such as Gerard's House, YouthWorks and others), public and charter schools, and the District Attorney's office—to identify youth and young adults who are at the highest risk for victimization or retaliation due to their involvement in cycles of violence. By working together, these agencies will combine their expertise and data to select individuals who are most vulnerable to becoming embroiled in gun violence or aggravated assault. Funding will be sub-granted to local organizations who work with youth ages 11-24 that are involved in or at risk of being involved in gun violence.

Recognizing that certain populations, particularly those from systemically marginalized or historically underserved communities, are disproportionately impacted by gun violence and aggravated assault. Therefore, the VPU is intentional with partnering with community organizations that have deep ties to these populations, ensuring that the voices and perspectives of those directly affected by violence are heard and integrated into the development of strategies. Participants will participate in CONNECT, a coordinated care network run jointly by the City and County of Santa Fe. Spanning 60 supportive programs at local organizations, CONNECT network navigators are linked through a shared technology platform whereby they send and receive secure electronic referrals, address residents' social needs, and improve individual and community health.

A. Grantee will implement a VIP to include:
   1) clearly defined, measurable objectives of the program to improve public health and safety through evidence-based violence reduction interventions;
   2) a comprehensive violence reduction strategic plan, including consistent quality improvement and quality assurance measures, and a description of the strategies and tasks developed; describing the goals of the plan, including community-based services or joint community-based services and law enforcement intervention strategies;
   3) Per CH56-HB68-2022 Violence Intervention Program Act, Grantee is required to use at least fifty percent of its grant for the purpose of entering into agreements with one or more community-based service providers in the locally focused geographic area in which the grant funds would be used;
   4) Per CH56-HB68-2022 Violence Intervention Program Act, Grantee shall report to the appropriate criminal justice coordinating council established pursuant to Section 31-28-3 NMSA 1978 regarding outcomes of the grant;
   5) Per CH56-HB68-2022 Violence Intervention Program Act, a final report for FY25 is due to the NMDOH no later than November 1, 2025. At a minimum the final report shall include: (1) purpose and amount of this FY25 grant received by the grantee; and (2) processes, outputs and outcomes resulting from this FY25 grant, including relevant data as required by department rules.

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Attachment 2 – Budget

The total amount of this agreement shall not exceed $818,387.10.

Per diem and mileage, and other miscellaneous expenses, will be paid in accordance with the Department of Finance and Administration (DFA) Rule 2.42.2 NMAC.

Task Description	Deliverable	Budget	Due Date
Project administration contract	Quarterly report of completed contractual project administration.	Not to exceed $60,000.00	Invoice @ up to $30,000.00 per quarter not to exceed quantity of 2 Quarter 1 (January, February & March) due no later than April 10, 2025 Quarter 2 (April, May & June) due no later than July 10, 2025
Increase gun violence detection and response infrastructure and technology through receipt of technical assistance for implementation of purchased gunshot detection technology.	Proof of purchase and any technical assistance received.	Not to exceed $354,000.00	Invoice @ $354,000.00 upon receipt of purchase, due no later than July 10, 2025
Community-based service provider(s) partnerships	Narrative report detailing partnerships implemented with community-based service provider(s).	Not to exceed $404,437.10	
Total Budget		**$818,387.10**	

Funding Information:
06101 General Fund

DoH Grant Memo and BAR Packet Signed

Final Audit Report 2025-04-18

Created:	2025-04-18
By:	Justin Gonzales (jmgonzales@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAACakbPiDywTnGqtQ-b-rLIQq979b-0tsa

"DoH Grant Memo and BAR Packet Signed" History

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2025-04-18 - 2:39:22 PM GMT- IP address: 63.232.20.2

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Agreement completed.
2025-04-18 - 3:24:10 PM GMT

City of Santa Fe
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City of Santa Fe New Mexico

Finance Department

Project Ledger Request Form

Date of Request: 6/25/25 REVISION

Project Title: NMDOH VIOLENCE INTERVENTION GRANT

Project Type: ☐ CIP ☑ Grant ☐ Internal Tracking

Project ID: YFD2522302
Grant ID: S2560A1
Approved By: ERIKA LUJAN
CT (Finance Use Only)

Department: COM HEALTH & SAFETY Project Manager: SIERRA TRUJILLO Ext: 6824

Project Date Range: 2/20/2025 to 6/30/2026 ☐ Create Fixed Asset

---

☐ Multi-Funding (complete all funding sources, should equal 100%)

Funding Source: NMDOH IGA % of Funding: 57

MUNIS ORG: 2230123 MUNIS OBJ: 490180 Awarded Amount: 804437.10

Funding Source: _____ % of Funding: _____

MUNIS ORG: _____ MUNIS OBJ: _____ Awarded Amount: _____

Expense String Phase:

A project must have at least one phase identified, this can be used as an additional level of tracking, for example, CIP - Design, Construction, etc. For Grants can be used as reimbursable types, such as transportation, salaries.

(You can create more than one phase and you can default MUNIS ORGs and OBJs, optional)

Phase: GRNTS SVC/OTHR CONSULT MUNIS ORG: 2230123 MUNIS OBJ: 510400/510340

Grants Only (list all grants if applicable): **GRANT ALSO FUNDS: POL2522303-354000.00**

Grantor Name: NMDOH IGA25.665.2011.00001.01 Awarded Amount: 1,278,437.10

AR Charge Code: 2230123.490180 ☐ Grant funds multiple projects (Complete a form for each project)

Grantor Id: 7000003 Federal CFDA (if applicable): N/A

Grantor Name: _____ Awarded Amount: _____

AR Charge Code: _____ ☐ Grant funds multiple projects (Complete a form for each project)

Grantor Id: _____ Federal CFDA (if applicable): _____

(If grants please provide all grant award documents with form) ☑ Attached Grant Documentation

Log # *{Finance use only}*:	
Journal # *{Finance use only}*:	

City of Santa Fe, New Mexico
BUDGET AMENDMENT RESOLUTION (BAR)

DEPARTMENT / DIVISION NAME	DATE
Community Health and Safety/Youth and Family Services	6.20.25

ITEM DESCRIPTION	ORG	OBJECT	PROJECT	INCREASE	DECREASE
EXPENDITURES				*{enter as positive #}*	*{enter as negative #}*
Grants and Services	2230123	510400	YFD2522302	400,000	
Other Consulting	2230123	510340	YFD2522302	60,000	
REVENUES				*{enter as negative #}*	*{enter as positive #}*
NM Depatment of Health - Violence Intervention Fund - Community Health and Safety Department - Youth and Family	2230123	490180	YFD2522302	(460,000)	
				$ -	$ -

JUSTIFICATION: *(use additional page if needed)*
--Attach supporting documentation/memo

NMDOH Violence intervention grant for community-based contrast (increase of funds)

{Complete section below if BAR results in a net change to ANY Fund}

Fund(s) Affected	Fund Balance Increase/(Decrease)
TOTAL:	0

Sandra Emory 6.20.25
Prepared By *{print name}* Date

Division Director Signature *{optional}* Date

06/24/2025
Department Director Signature Date

{Use this form for Finance Committee/ City Council agenda items ONLY}

CITY COUNCIL APPROVAL

City Council Approval Date

Agenda Item #:

Andy Hopkins 06/24/2025
Budget Officer Date

Emily K. Oster
Finance Director *{≤ $5,000}* Date

City Manager *{≤ $60,000}* Date

7.30.25 DOH Approval Packet

Final Audit Report 2025-07-30

Created:	2025-07-30
By:	Justin Gonzales (jmgonzales@santafenm.gov)
Status:	Signed
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2025-07-30 - 5:10:33 PM GMT

Justin Gonzales (jmgonzales@santafenm.gov) added alternate signer ANDREA PHILLIPS (akphillips@santafenm.gov). The original signer Mark Scott (mscott@santafenm.gov) can still sign.
2025-07-30 - 6:15:48 PM GMT- IP address: 63.232.20.2

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Document emailed to ANDREA PHILLIPS (akphillips@santafenm.gov) for signature
2025-07-30 - 9:48:56 PM GMT

Document emailed to Mark Scott (mscott@santafenm.gov) for signature
2025-07-30 - 9:48:56 PM GMT

Email viewed by ANDREA PHILLIPS (akphillips@santafenm.gov)
2025-07-30 - 10:15:01 PM GMT- IP address: 104.47.64.254

Document e-signed by ANDREA PHILLIPS (akphillips@santafenm.gov)
Signature Date: 2025-07-30 - 10:15:33 PM GMT - Time Source: server- IP address: 63.232.20.2

Agreement completed.
2025-07-30 - 10:15:33 PM GMT

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Signature: 

Email: xivigil@santafenm.gov

Privacy Audit & Assessment of

ShotSpotter, Inc.'s Gunshot Detection Technology

PREPARED BY THE POLICING PROJECT AT NYU LAW

The Policing Project
at NYU School of Law
PolicingProject.org

40 Washington Square South
Suite 302
New York, NY 10012


Policing
Project
NYU School of Law

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02. *Do not share precise sensor locations with law enforcement.* 17

03. *Deny requests and challenge subpoenas for additional audio.* 17

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I. EXECUTIVE SUMMARY

ShotSpotter Inc. ("SST") is a California-based company that operates ShotSpotter Flex (hereafter referred to as "ShotSpotter"), a proprietary technology that uses sensors strategically placed around a geographic area to detect, locate, and analyze gunshots, and notify law enforcement. ShotSpotter is the most widely used gunshot detection technology in the United States, currently operating in nearly 100 jurisdictions across the country. SST's primary customers are local law enforcement agencies.

Earlier this year, SST asked the Policing Project at New York University School of Law to conduct a thorough privacy assessment of ShotSpotter. Our engagement with SST focused on identifying the risks ShotSpotter poses to personal privacy and to suggest technological, policy, and procedural changes to address those risks. We agreed to conduct this assessment on the condition that we have complete access to all SST policies, procedures, and personnel related to ShotSpotter,[1] and that we have complete editorial control over our recommendations and report. In our view, SST has been notably open and transparent throughout this process.

Having conducted a thorough review of SST's current policies and procedures, and as explained in more detail below, we believe that on the whole ShotSpotter presents relatively limited privacy risks. In our analysis, the primary personal privacy concern with ShotSpotter is the possibility that the technology could capture voices of individuals near the sensors, and conceivably could be used for deliberate voice surveillance. Although we believe the risk of this occurring is already relatively low, this report offers a variety of recommendations for how SST can make ShotSpotter even more privacy protective.

As discussed in more detail in this report, our recommendations cover a wide range of issues, chief among them that SST:

1. Substantially reduce the duration of audio stored on ShotSpotter sensors;
2. Commit to denying requests and challenging subpoenas for sensor audio;
3. Commit to not sharing specific sensor location; and
4. Improve internal controls and supervision regarding audio access.

SST has adopted nearly all of our recommendations verbatim, with only

1. Contractual arrangements prevented SST from providing us with one piece of information. See *infra* Part VI.

slight modifications or qualifications based on how ShotSpotter functions.

Although we were asked to comment on ShotSpotter's personal privacy implications, we conclude our analysis by offering some additional guidance regarding data sharing with third parties. Although we do not see this as a personal privacy issue, we believe this is one area where SST can and should refine its approach. SST has taken these comments seriously and is in the process of thinking through its response.

Throughout this process, SST has consistently demonstrated commendable commitment to modifying its technology to balance its public safety function with protections for individual privacy. The changes we asked SST to make—both to how their technology operates and their internal procedures—were certainly not without cost. SST made a conscious choice to bear these costs. We hope others follow SST's leadership in this regard; indeed, we believe this type of open audit and assessment—whether performed by us or by others—should become the norm for companies selling technologies to governments and policing agencies.

Indeed, we believe this type of open audit and assessment—whether performed by us or by others—should become the norm for companies selling technologies to governments and policing agencies.

HOW IL OUR SHOTSPOTTER ENGAGEMENT WITH FLEX WORKS SHOTSPOTTER

ABOUT THE POLICING PROJECT

The Policing Project is a non-profit entity at New York University School of Law. Our mission is to partner with communities and police to promote public safety through transparency, equity, and democratic engagement. (More information about our mission is available in Part VIII or at www.policingproject.org.)

One of the Policing Project's core areas of focus is policing technologies. Certain new technologies hold great promise to make policing safer, more effective, and more accountable. But at the same time, we have serious concerns about possible invasions of privacy, inaccuracy, and perpetuation of racial bias. Rather than being "for" or "against" a new technology, we believe the proper approach is to figure out if society can benefit from a particular technology while eliminating or minimizing any harm. In this regard, cost-benefit analysis of policing technologies is both appropriate and essential. The decision to deploy any technology should have democratic approval based on public information about the potential benefits and harms. Democratic legitimacy requires the inclusion in that process of those communities most impacted by the use of the technology.

To that end, we have adopted a range of strategies. In consultation with police and affected communities, we are drafting use policies for a variety of new technologies, including drones, predictive analytics, social media monitoring, and more. We are conducting rigorous social science research into the effectiveness of certain technologies.[2] We are also developing tools that encourage public authorization before policing technologies are acquired or used.

Rather than being "for" or "against" a new technology, we believe the proper approach is to figure out if society can benefit from a particular technology while eliminating or minimizing any harm.

One of our strategies is to work directly with certain private companies in the policing technology space to assess their products; offer recommendations as to whether those products pose civil rights or civil liberties concerns; and recommend how those concerns might be mitigated, either through design, use policies, or internal procedures.[3] To this end, we have determined that, when invited to do so by municipalities, law

2. With the generous support of the Laura & John Arnold Foundation, the Policing Project and Professor Jillian Carr of Purdue University Krannert School of Management are conducting a cost-benefits analysis of the St. Louis County Police Department's use of ShotSpotter. This privacy assessment and our research study have from the outset remained entirely independent.
3. Relatedly, Policing Project Faculty Director Barry Friedman sits on the Axon AI and Policing Technology Ethics Board, and the Policing Project staffs the Board. See http://www.policingproject.org/axon-ethics-board

enforcement agencies, or private vendors, we will conduct an audit and assessment of policing technologies. SST has exercised commendable leadership in opening itself up to this assessment. We hope this becomes the norm for companies selling technologies that pose civil liberties or civil rights concerns, including those involving racial inequities. Such evaluation is essential so that communities can make wise acquisition and regulatory decisions.

Throughout our work, we disclose any conceivable conflicts, particularly when private companies are involved. Since 2018, SST has provided the Policing Project with unrestricted funding (as do other entities) for our policing technology work in general. SST compensated us for our time and travel in conducting this audit and assessment. SST CEO Ralph Clark also sits on our Advisory Board.[4] Note that our Board is *advisory* only with no legal authority or governing powers over the organization. This pre-existing relationship played a large part in initiating this work.

THE PRESENT ENGAGEMENT

In February 2019, during the course of discussions of adopting ShotSpotter in Toronto, segments of that community raised a number of reservations, including privacy-related concerns.[5] After the Toronto Police Department ultimately decided not to pursue ShotSpotter, SST contacted the Policing Project to discuss how it could address concerns like those raised in Toronto. At that time, as discussed above, we already were developing a model for the audit and assessment of policing technologies. Thus, we suggested SST engage us to conduct an audit and assessment of ShotSpotter from a privacy perspective.

Before going further, we think it essential to explain that this report is in no way a comment on the concerns raised in Toronto (or any other city). Each community has its unique laws, concerns, and history, and the Policing Project believes that every community should decide for itself what policing technologies are appropriate for their specific needs. This is the essence of front-end accountability, which motivates all our work. Our aim is to provide information to the public that can aid in sound and informed decision-making about policing technologies.

We hope that for companies selling technologies that pose civil liberties or civil rights concerns, including those involving racial justice, it becomes the norm to have products evaluated in this way.

In April 2019, SST officially engaged the Policing Project to conduct a thorough privacy assessment of its policies and procedures for ShotSpotter, and to make concrete suggestions as to how SST could address privacy concerns. Because we were

4. To view our full advisory board, visit: http://www.policingproject.org/our-advisory-board.
5. See, e.g., Jeff Gray, *Toronto police end ShotSpotter project over legal concerns*, THE GLOBE AND MAIL (Feb. 13, 2019), https://www.theglobeandmail.com/canada/toronto/article-toronto-police-end-shotspotter-project-over-legal-concerns/.

asked to conduct a *privacy*-focused assessment, we focused on what sort of data is captured, aggregated, mined, retained, and shared. We did not analyze other potential benefits or costs of ShotSpotter or any other SST technology. For example, we have not evaluated how well SST's gun detection technology actually works (its rate of false positives or negatives) or the process by which ShotSpotter reports are admitted into evidence at criminal trials. We have not explored or evaluated any other potential civil rights or civil liberties concerns.

We believe it is essential that private companies in the policing technology space take seriously their obligation to minimize their impact on civil rights and civil liberties.

Our assessment process began with a thorough document review—both of publicly available information and internal SST materials, such as contracts, training materials, and documents provided to law enforcement customers. We conducted a site visit to SST's Newark, California headquarters, interviewed numerous SST personnel, and observed SST's Incident Review Center in action. We followed up with additional questions and received additional information. We provided SST with a set of recommendations in May, giving SST time to evaluate and respond to our recommendations before the publication of this report.

We have had complete control over the substance of our recommendations and the contents of this report. SST has reviewed it for factual errors only.

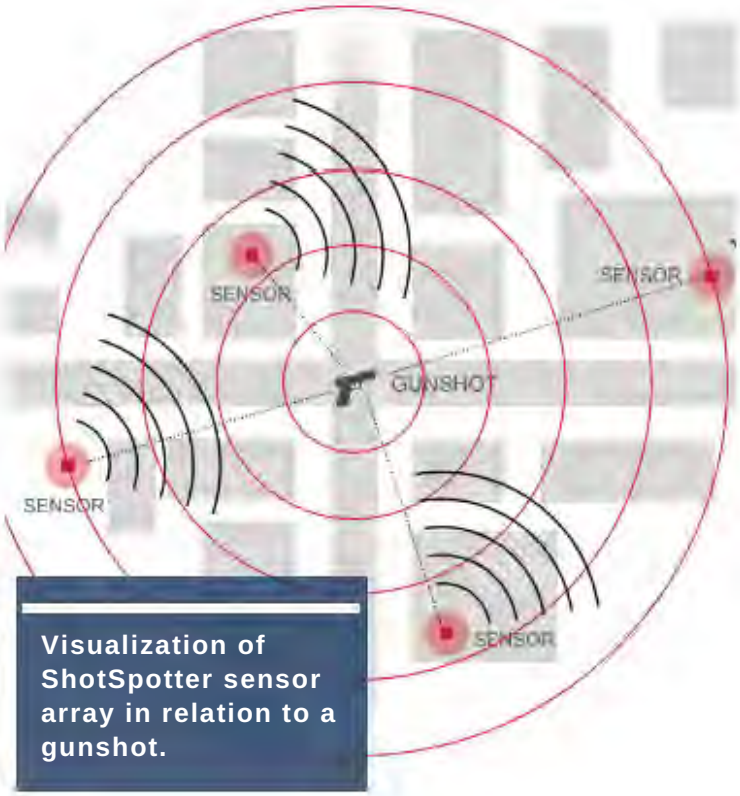
This is our first such engagement. Although we do not think this type of private engagement can or should take the place of community voice or official regulation, we believe it is essential that private companies in the policing technology space take seriously their obligation to minimize their impact on civil rights and civil liberties. We see this type of engagement—whether performed by us or others having the relevant expertise—as an important model for improving the transparency and accountability of policing technologies across the country.



III. HOW SHOTSPOTTER FLEX WORKS

According to SST, ShotSpotter is a "gunshot detection, location, and forensic analysis" technology. Specifically, ShotSpotter analyzes sound to detect that gunfire has occurred, locate the source of that gunfire, and determine certain characteristics of the gunfire (such as how many shots were fired and the precise timing of those shots).

The technology has two basic components: (1) an array of microphone-equipped sensors spread across the coverage area, and (2) the ShotSpotter Incident Review Center ("IRC") at SST headquarters in Newark, California.



Visualization of ShotSpotter sensor array in relation to a gunshot.

The process begins with SST working with the customer to determine the desired physical boundaries for ShotSpotter's gunshot detection technology. Ultimately, the choice of boundaries is one for the customer, considering the needs and resources of the particular community. The larger the coverage area, the greater the cost.

Once the coverage area is set, SST engineers work to determine how many sensors are needed and where they should be placed in order to achieve reliable detection throughout the area. Sensors are equipped with microphones that are similar to a typical smartphone microphone at picking up sound. SST personnel install the sensors on buildings and lampposts typically 20-30 feet above the ground. Sensors are placed this high so as to maximize their range, require lower sensor density, and to minimize street-level audio. The sensor network is then tested to ensure proper operation.

Once operational, these sensors are continuously "listening" and a proprietary AI-enhanced algorithm is constantly analyzing incoming audio. The algorithm reviews the audio for loud "impulsive" sounds—that is, loud sounds that start and end suddenly (similar to a gunshot). In addition to actual gunfire, impulsive sounds

that trigger the algorithm can include certain construction noises, helicopters, motorcycles, fireworks, and other similar sounds. Whenever ShotSpotter's algorithm detects an impulsive sound, the algorithm attempts to identify these sounds (e.g., "gunfire," "helicopter," "construction"). Although all audio, including street noise, traffic, or human voice, are inputs to the algorithm, only gunshot-like sounds ("impulsive" sounds) actually trigger the sensor and the next stage of the process.

notifications from customer locations around the world to determine whether the impulsive sounds detected by the ShotSpotter algorithm are actual gunshots.[6] The IRC is notified of the majority, but not all, of the impulsive sounds that trigger three sensors. As the ShotSpotter algorithm has improved over time, SST has determined that its system is sufficiently accurate in identifying particular types of impulsive sounds, such as helicopters or fireworks, so that these



Technicians in the ShotSpotter Incident Review Center

When three or more sensors are triggered at the same time—that is, they detect an impulsive sound (such as a gunshot)—the IRC is notified as to the time and location of the event. Requiring three sensors to detect a sound is necessary to determine a precise location. It also means that softer sounds (e.g., a car door) will not trigger a notification of the IRC. There is no human involvement until after the IRC is notified via an encrypted cellular network.

In the IRC, SST personnel constantly review

type of incidents often are not sent to the IRC and are discarded as non-gunfire.

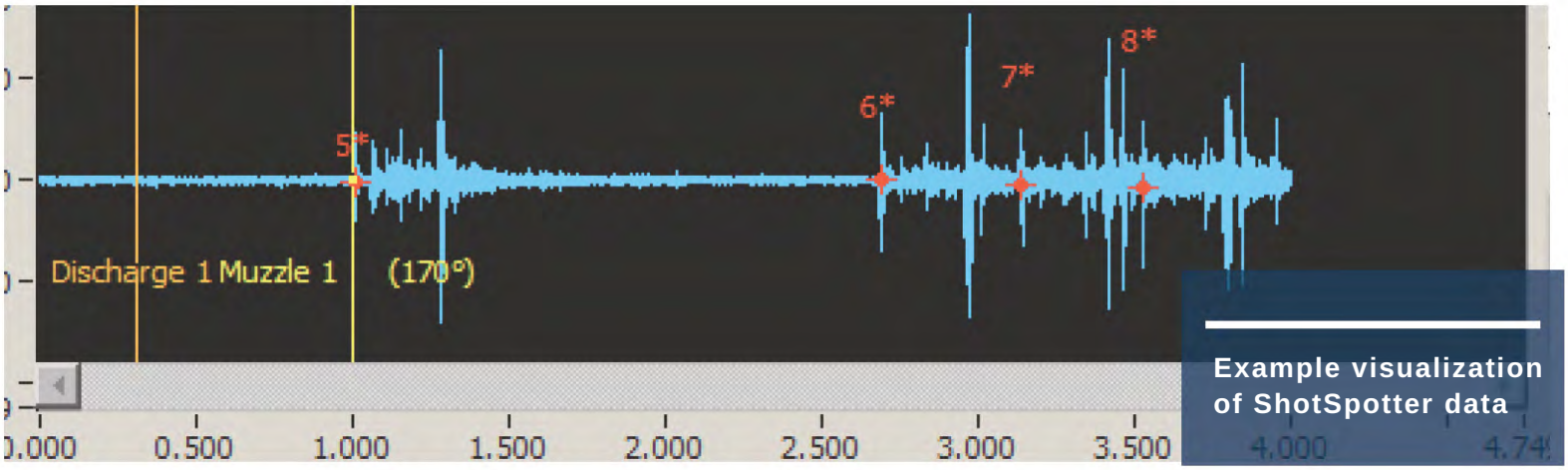
The IRC personnel's individualized review of each notification includes three components related to the captured audio:

1). Personnel are provided with the ShotSpotter algorithm's best assessment of the nature of the sound (e.g., "gunshot," "helicopter," "construction," "fireworks"), including a confidence threshold.

6. IRC personnel work in eight-hour shifts, with two to six specialists and one supervisor per shift. These personnel receive substantial training and testing in this role, though a review of this training or of accuracy rates was outside of the scope of our privacy assessment.

2). Personnel listen to brief audio snippets of the incident from each of the nearby sensors. Snippets include up to one second of audio prior to the incident, the gunshot incident itself, and one second of audio after the incident. The pre- and post-incident audio is provided to help reviewers better assess the nature of the incident itself by giving them a sense of the ambient noise immediately prior to and after the incident. This is the only audio IRC personnel are provided. These audio snippets are retained indefinitely by SST.

3). Personnel also are presented with a visualization of the audio from each of the nearby sensors. The following is a sample visualization, which SST personnel are trained to read:



Example visualization of ShotSpotter data

Based on this acoustic information, as well as other related data (e.g., time of day, location), the IRC reviewer makes a determination as to whether the acoustic event was a gunshot.

If the reviewer finds it was a gunshot, the reviewer sends an alert, including location information and a single audio snippet, to the relevant law enforcement agency via a password-protected application on a mobile phone, in-car laptop, or computer. In addition to the audio snippets, SST provides ShotSpotter customers with detailed information about the location, sequence, and timing of each shot during an incident. According to SST, the typical time from gunshot to alert is less than one minute.

This is the ordinary process in the vast majority of cases. On occasion, however, law enforcement customers contact ShotSpotter about a possible missed gunshot. In such cases, ShotSpotter asks customers to provide their best information about date/time/location of the incident, as well as some proof that the incident occurred (e.g., casings, eyewitness statements).[7]

With this information in hand, a limited number of authorized employees, either IRC personnel or forensic engineers, begin a review of stored audio from nearby sensors, to determine if any of the sensors detected the gunshot. SST personnel cannot listen to sensor audio in real time. Instead, IRC personnel must begin by reviewing graphic

7. An "ear"-witness—someone who claims they heard a gunshot—is not sufficient to trigger this review process.

visualizations of the audio (similar to those pictured above), not by listening to the audio itself. They focus on impulsive events at the relevant location, at the relevant time, and if they locate one, select that portion of the audio to download and listen to. Downloaded audio recordings in these cases have up to two seconds of audio prior to the incident, the incident itself, and up to four seconds after the incident. The pre- and post-incident audio is again provided for a baseline ambient noise level so as to better assess the incident. By listening to the audio from multiple sensors, reviewers can determine whether a gunshot was detected. If so, that snippet is sent to the law enforcement agency.

A sensor is only accessed in the event that SST is presented with evidence of a missed gunshot and only saved in the event that a missed or mislocated gunshot is detected.

In order to make this review process possible, each sensor locally stores 72 hours of audio. Sensors constantly overwrite stored audio and replaced it with more recent audio. Therefore, in order to review for a missed gunshot, law enforcement must provide SST with notice of the possible missed gunshot within 72 hours.

Other than the snippets, discussed above, which are stored indefinitely, audio stored on a sensor is only accessed in the event that SST is presented with evidence of a missed gunshot and only saved in the event that a missed or mislocated gunshot is detected.[8]

Although ShotSpotter acoustic sensors can be integrated into other technologies (such as smart lamp posts), no matter what the physical configuration, only SST personnel have access to ShotSpotter sensors and their stored audio.

8. The only other audio that SST retains are limited samples (such as samples of wind or other noise) for research and development purposes—specifically, to train its algorithm to perform more accurately.

IV. OVERALL PRIVACY ASSESSMENT

SST describes ShotSpotter as a gunshot detection, location, and forensic analysis technology. But some have raised the concern that ShotSpotter might be used as a voice surveillance tool—that is, that it could be used to listen to and record conversations occurring near ShotSpotter sensors. In particular, communities that have been disproportionately impacted by policing, which are most often communities of color, have expressed concern that ShotSpotter might enter a city under the auspices of gunshot detection, but be utilized for targeted voice surveillance in neighborhoods already stricken by gun violence.[9] This concern has been bolstered by a handful of occasions in the past that human voice has been captured by sensors and used in a criminal prosecution.[10]

We wholly agree that from a privacy perspective, it would be of serious concern if ShotSpotter were used for voice surveillance. Voice surveillance could take two forms—persistent surveillance and targeted surveillance. The former might occur if sensors constantly were recording (and SST was listening to and/or retaining) voice audio and sharing such audio with law enforcement for any purpose. Surveillance also could be "targeted," *i.e.*, listening in to specific locations or after-the-fact review of sensor audio in search of relevant voice recordings.

Having conducted a thorough review of SST's policies and procedures, we conclude that the risk of voice surveillance is extremely low in practice. This conclusion is not meant to minimize or dismiss the concerns that others have raised to date. Indeed, it is surely possible that ShotSpotter sensors will, on occasions, capture some intelligible voice audio related to a gunfire incident. Still, based on our understanding of how ShotSpotter operates today, we have little concern that the system will be used for anything approaching voice surveillance.

We reach this conclusion based on our assessment of the variety of safeguards already built in to how ShotSpotter operates, as well as the recommendations SST has agreed to implement at our behest (discussed below). Of particular

9. See, *e.g.*, Lyndsay Winkley, *San Diego police to continue using gunshot detection, despite some criticism*, THE SAN DIEGO UNION TRIBUNE (Oct. 7, 2017), https://www.sandiegouniontribune.com/news/public-safety/sd-me-sdpd-shotspotter-20171005-story.html; Josh Sanburn, *Shots Fired*, TIME (Sept. 21, 2017), https://time.com/4951192/shots-fired-shotspotter; Means Coleman, R. & Brunton, D., *You Might Not Know Her, But You Know Her Brother: Surveillance Technology, Respectability Policing, and the Murder of Janese Talton Jackson*. 18 SOULS: A CRITICAL J. OF BLACK POLITICS, CULTURE, & SOC. 408-20 (Dec. 2016), https://www.academia.edu/31517733/Souls_A_Critical_Journal_of_Black_Politics_Culture_and_Society_You_might_not_know_her_but_you_know_her_brother_Surveillance_Technology_Respectability_Policing_and_the_Murder_of_Janese_Talton_Jackson

10. See, *e.g.*, Alexandra S. Gecas, *Gunfire Game Changer or Big Brother's Hidden Ears?: Fourth Amendment and Admissibility Quandaries Relating to Shotspotter Technology*, 2016 UNIV. ILL. L. REV. 1073, 1088 ("ShotSpotter acknowledged three extremely rare 'edge cases' out of three million detected incidents in the last decade where the sensors recorded people shouting in a public street at the location where the sensors detected gunfire." (internal quotation marks omitted)), https://illinoislawreview.org/wp-content/uploads/2016/07/Gecas.pdf.

importance to our conclusion is the fact that although sensors constantly are "listening," audio is only temporarily stored (formerly 72 hours; soon to be 30 hours), and then a very select amount of audio is retained only if the computer algorithm or human reviewer detects a gunshot. All other audio is routinely purged from SST's systems.

Moreover, we view as essential the fact that the audio review and retention process is centralized within SST—that is, that neither law enforcement customers nor third parties have access to the raw audio or can determine what audio to download and retain. (Our recommendations address requests and subpoenas for audio.) It should be noted that prior to 2012, police agencies were in control of the audio review and download process locally, but a technology and business model change resulted in SST having centralized control over its sensors and audio through its IRC. Currently, no police department has control over any audio except the snippets provided by SST as part of its alerts.

We do note, however, that although no third parties have access to ShotSpotter stored audio, and ShotSpotter's review and analysis is centralized, ShotSpotter alerts can trigger a range of responses by law enforcement—from dispatching police officers to the location, to programming CCTV cameras to turn toward the direction of an alert, to factoring into predictive policing software, to reinforcing stereotypes regarding particular neighborhoods. We fully appreciate that the mere fact of additional police response—be it in person or CCTV cameras—is itself a concern to some communities. But this is not unique to ShotSpotter; indeed, this can be the case for citizen-initiated reports of gunshots. The range of possible police responses to ShotSpotter alerts highlights how every technology, no matter how privacy protective, must also be used in ways that are racially just, transparent, and subject to democratic approval.

V. PERSONAL PRIVACY ENHANCING RECOMMENDATIONS

Although we perceive that ShotSpotter, under current operating procedures, presents a low privacy risk, we nonetheless have a variety of recommendations designed to further minimize the risk that ShotSpotter might inadvertently or deliberately be used for voice surveillance. We provided these recommendations to SST in advance of this report and have incorporated SST's responses below. As evident from these responses, SST has adopted all of our recommendations, with only slight modifications or qualifications based on how ShotSpotter functions.

01 Substantially reduce the length of audio stored on each sensor.

At present, in order to allow IRC personnel to search for possible missed gunshots, ShotSpotter sensors locally store 72 hours of recent audio, after which the audio is permanently deleted. As explained above, law enforcement customers can report possible missed shots to SST so long as they have evidence that shots were fired. With a rough location and time, IRC personnel or forensic engineers follow the process described previously to first review graphic visualizations of the audio to determine whether any sensors captured a possible gunshot. If so, audio is downloaded, and if it is determined to be a gunshot, an audio snippet is transmitted to law enforcement.

This review process somewhat increases the possibility that human voice will be captured and reviewed because: (1) the process is initiated by law enforcement, and some might be concerned those agencies are interested in obtaining sensor audio for the purpose of voice surveillance; and (2) IRC reviewers or forensic engineers must manually select and listen to additional audio to determine if there was an undetected gunshot. Arguably then, if SST were to completely eliminate all stored audio, the chance of voice surveillance would be substantially limited. But taking this dramatic step also would deprive SST and its customers of the ability to look back for missed gunshots.

We are informed that the IRC processes approximately three to four "missed or mislocated gunshot" requests per day. Balancing this valuable service against the limited possibility of voice surveillance generally, we do not recommend SST take the dramatic step of eliminating stored audio entirely. Instead, we recommend SST drastically cut back the duration of stored audio. Put another way: SST should delete stored audio in a much shorter time frame than 72 hours.

Our understanding from SST is that most missed gunshots are reported by law enforcement customers within 30 hours. As such, SST can accomplish its goal of searching for missed gunshots while reducing the period of stored audio from 72 hours to 30 hours.

By reducing the length of time that SST stores audio, SST will lower the possibility that its technology can be seen as a surveillance device, or that law enforcement even will attempt to use the sensor buffer for investigative purposes other than missed gunshots.

SST has adopted this recommendation and has implemented a software update that is currently being pushed out to all of its sensors across the country. This rollout will be complete by early August 2019. Customers have already been informed of this change in policy.

02 Do not share precise sensor locations with law enforcement.

SST works with law enforcement to set ShotSpotter's coverage area. Once the area is set, SST engineers alone determine precise sensor locations necessary in order to ensure even coverage. SST does not provide law enforcement with access to a database or list of precise sensor locations, nor does SST respond to requests for sensor locations from police or the public. SST says it fights subpoenas for requests to have the precise sensor locations. As a general matter, law enforcement has no need to know the precise sensor locations.[11]

We recommend formalizing the practice that law enforcement customers not be given precise sensor locations in SST company policy. By withholding this information, SST minimizes the possibility (or the allure) that law enforcement officers investigating a particular incident would view ShotSpotter sensors as an investigative tool like CCTV and request audio from a sensor.

SST has adopted this recommendation and now clearly states, in both public and client-facing documents, that law enforcement will not have access to precise sensor locations, requests for sensor locations will not be honored, and subpoenas will be resisted in court.

03 Deny requests and challenge subpoenas for additional audio.

No matter what internal controls SST places on its technology, and no matter the internal emphasis on privacy and avoiding voice surveillance, there always will remain the possibility that third parties—police, prosecutors, civil litigants, etc.—may request or subpoena extended sensor audio beyond the short snippets provided upon a detected gunshot in an effort to capture voice. No matter how uncommon an occurrence, we believe it prudent to be alert to and prepared for this possibility.

Although a corporate policy to deny requests and challenge legal subpoenas will not necessarily be decisive in court, it should weigh heavily against parties making any such request.

SST has adopted this recommendation in both public and client-facing documents, that requests for extended audio will not be honored and subpoenas will be resisted in court.

11. We understand that on occasion a police officer (generally a patrol officer) will accompany SST personnel when SST asks for consent to place a sensor. The officer does not accompany personnel during installation. Although this provides a lone officer with knowledge of the general area of a few sensors, this is not the type of systematic knowledge that concerns us.

04 Minimize the duration of audio snippets.

Prior to this privacy assessment, in cases of a law enforcement agency requesting research on a possible missed or mislocated gunshot, SST policy was to provide law enforcement personnel with an audio snippet of up to two seconds of audio from immediately before the gunshot, the audio of the gunshot itself, and up to four seconds of audio from immediately after incident. For live-captured incidents, however, SST provided only one second before and one second after.

In the few past instances in which human voice was captured incidentally by ShotSpotter sensors, that voice audio was captured as part of the gunshot audio snippet. In order to minimize the chance of incidentally capturing and transmitting voice audio to law enforcement, we recommend standardizing and minimizing the duration of audio from before and after the gunshot. Specifically, we suggest SST provide at most one second of audio from before and after any incident.

SST has adopted this recommendation and has now implemented an automated process where all snippets include only one second of pre- and post-incident audio.

05 Strictly limit which SST personnel have access to sensor audio.

Despite efforts to mitigate privacy concerns by avoiding certain locations for sensors and placing them high off the ground, the possibility will always remain that ShotSpotter sensors will capture voice audio. As such, access to the sensors must be sharply controlled. In addition to ensuring that sensors and the SST cloud are adequately encrypted and protected against external attack, SST must take steps to fortify its internal operations.[12] Our first recommendation on this front is that SST conduct an internal review of which personnel have access to sensor audio and ensure that access is limited only to those personnel who actually need access to perform their work.

SST has adopted this recommendation and has already completed its review of personnel with access to sensor audio. As a result of this review, SST has limited or eliminated audio access for several positions (including SST executives) whose access to audio was not essential.

06 Require supervisor approval for any audio download longer than one minute.

In our view, the greatest risk for invasion of personal privacy comes when SST personnel access actual stored sensor audio (as opposed to the audio visualizations typically used to locate gunshot-like events). Although we have no reason to believe that SST personnel abuse this privilege, in order to deter and detect possible misuse, we recommend SST implement a safeguard that requires supervisor approval before an SST employee is permitted to download extended audio. In order to strike a balance between allowing SST personnel to search

12. It is also key, as noted above, that third parties (customers or not) never are given access to these sensors.

quickly for missed gunshots, while still installing a layer of protection, we recommend requiring supervisor approval for audio downloads of longer than one minute per incident.

SST has adopted this recommendation.

07 Create a clear audit trail for every audio download.

Further, we recommend that for every instance in which an SST employee accesses stored sensor audio, SST ensure there exists a clear audit trail describing what audio was accessed, the SST employee who accessed the audio, the supervisor who approved the download (under Recommendation No. 6, above), the law enforcement agency and officer who made the request, and the evidentiary basis for the request.

SST has adopted this recommendation.

08 Conduct periodic review of the audio download audit trail.

In addition to creating an audit trail (Recommendation No. 7, above) for when stored sensor audio is accessed, we recommend SST create a regular process by which supervisory personnel review this audit trail. This review should ensure that audio is being accessed only when necessary and according to proper procedures. Such a review also should be on the lookout for any law enforcement agencies that are using the process at a much higher rate, SST personnel who listen to a significantly longer duration of audio than necessary, or other patterns that may require corrective action.

SST has adopted this recommendation.

09 Revise SST's longstanding privacy policy.

In addition to making internal changes to its operations, we recommended SST make changes to a number of its public-facing and client-facing documents, to emphasize that ShotSpotter should only be used for gunshot detection, and not voice surveillance, and to document the steps SST has taken to emphasize privacy protections.

SST has long had a privacy policy.[13] Although that policy addressed many relevant privacy issues, with our privacy assessment, we suggested SST make revisions and updates. In particular, we suggested SST revise the policy for clarity and to focus on privacy protections.

SST has adopted this recommendation. The updated policy is available at: https://www.shotspotter.com/privacy-policy[14]

10 Revise client-facing documents to emphasize privacy protections.

SST provides law enforcement customers with a variety of documents that touch on privacy-related issues, such as Best Practices, Strategies & Recommendations and Model Policy Elements. We think it is important that SST provides this type of

13. For reference, ShotSpotter's previous privacy policy, dated March 31, 2015, is available at https://www.shotspotter.com/apps/privacy/.
14. It is a core tenet of the Policing Project that new policing technologies should be adopted transparently and with public input. Although this is not technically part of our privacy audit, we applaud SST for urging its customers to engage the public in a discussion about the acquisition and use of its products as the first principle of its privacy policy.

support. In fact, we think it irresponsible for technology companies to provide surveillance technologies to law enforcement agencies without a draft use policy. We have suggested that SST revise these documents to emphasize many of the same principles outlined in its new privacy policy—specifically, that its technology cannot be used for voice surveillance, that the sensor audio storage cannot be used to obtain "extended" or "additional" audio but only can be used to search for missed gunshots and that subpoenas for audio will be contested.

SST has adopted this recommendation and has already made these changes.

11 Whenever possible, avoid placing sensors on particularly sensitive locations.

Although ShotSpotter is not especially calibrated to record human voice and SST takes measures to avoid this occurrence—for example, by not using particularly sensitive microphones, placing sensors high above the ground, and ensuring that only gunshot-like sounds trigger an IRC notification—there remains the possibility that voice will be captured by a sensor incidentally. Knowing this, we raised with SST a general concern about the location of sensors. Specifically, we raised whether SST could minimize the impact of incidental voice capture (and also allay public concerns) by avoiding placing sensors in locations that present concerns for the surrounding community based on protected First Amendment characteristics, prior experience with policing, or other social vulnerabilities. For example, our conversations with SST included discussions of public housing campuses, where residents often are already subjected to a great deal of surveillance, and houses of worship, particularly those that have been subject to unlawful government surveillance in the past. Other examples of sensitive locations may include hospitals, healthcare clinics, or schools.

SST explained that an absolute ban on these types of locations simply cannot be implemented without major disruption of ShotSpotter's coverage and performance. For example, SST explained that there are occasions when it must use certain public buildings, including government-owned housing, in order to maintain the consistency of its detection system. In fact, many jurisdictions that choose to use ShotSpotter suffer from gun violence in close proximity to public housing. SST explained that placing sensors quite high, often on rooftops, could mitigate incidental voice capture, but entirely avoiding those structures would severely limit ShotSpotter's utility to these jurisdictions. The best across-the-board commitment SST can make in this context is to instruct its personnel to make reasonable efforts to avoid sensitive locations when less sensitive locations are possible.

Deciding between these trade-offs is a classic example of the value of benefit-cost analysis. Jurisdictions that have decided to utilize ShotSpotter plainly believe in its utility in detecting and alerting law enforcement to gunfire. Given that, and the relatively minimal concerns with privacy that we believe ShotSpotter presents, it makes sense to place sensors where they will be effective. As noted above, ShotSpotter will seek to minimize those locations when possible.

I. DATA SHARING WITH THIRD PARTIES

As discussed above, ShotSpotter generates two categories of data as it operates: First, other than the limited audio used to improve its gunshot detection algorithm,[15] the only audio data SST retains are the short audio snippets of loud "impulsive" sounds detected by three or more sensors. Second, for each detected gunshot, SST retains metadata, including detailed date, time, GPS location, and certain gunfire characteristics (e.g., number of shots). In aggregate, SST maintains the most comprehensive data set of gunfire information in the country.

Under current contractual arrangements, in all but a few cases, SST retains ownership of this data. As a practical matter, this means that in addition to sharing data with its customer, SST has the legal authority to share, license, or sell the data as it pleases. SST's position is that it is within its right to control and share this data because it is a private company using proprietary technology to offer a service to law enforcement. On the other hand, there are those who have expressed concern with this model, insisting that because ShotSpotter is used by law enforcement, its data, like other law enforcement data, should be public.[16] We do not take a position on this debate, but do offer our views about situations in which SST might share ShotSpotter data beyond its local law enforcement customers.

Although not technically a matter of personal privacy and thus somewhat outside the scope of our assessment, we have chosen to comment on this complex issue because we feel it is essential that SST take steps to clarify its third-party data sharing practices. SST has disclosed to us that it shares data with hospitals and researchers. SST has also informed us that, due to contractual arrangements, it cannot share the identity of all other third parties with which it shares such data. We obviously cannot comment on the implications of SST sharing data with unknown entities. Nor can we anticipate all the possible situations where third-party sharing may arise in the future. Knowing this, we have done our best to offer some general guidance on this issue based on our experience:

First, we consider it absolutely bedrock that jurisdictions have access to not only gunfire alerts but also their own aggregate data (*i.e.* data from gunfire alerts aggregated in a manner that easily allows jurisdictions to see how often, when, and where gunfire is occurring). Access to clear, aggregate gunfire data is vital so that the public can make informed public safety decisions. Moreover, realizing that jurisdictions often lack the internal capability to analyze the data in rigorous ways, we believe SST should allow

15. See *supra* note 8.
16 See, e.g., Jason Tashea, *Should the public have access to data police acquire through private companies?*, AMERICAN BAR ASSOCIATION JOURNAL (Dec. 1, 2016). http://www.abajournal.com/magazine/article/public_access_police_data_private_company.

jurisdictions to share their data with outside researchers, so long as the work is in furtherance of local public safety objectives.

At the same time, we understand there may be compelling public safety reasons why SST feels it should hold back certain detailed information. If so, SST should make those reasons clear and public. For example, one could imagine that for privacy and safety reasons law enforcement or victims might not want precise GPS data regarding specific incidents made public. Similarly, there is a plausible concern that certain third parties could make use of precise GPS data in ways that undermine communities (see discussion below regarding insurers). The conclusions SST reaches on this issue should be explained in its written policies, so the merits can be evaluated.

Second, although our understanding is that SST does not currently share audio snippets with any third parties, SST must address if, when, and how it will do so in the future. In addressing this issue, we suggest that sharing audio snippets with third parties should be subject to at least the same safeguards as with law enforcement customers, if not more.[17] Because we see little risk to personal privacy when the snippets are generated to begin with, we see little additional risk when it comes to sharing these snippets. Still, we think impacted communities may rightfully expect more details about SST's audio-sharing practices going forward.

Third, we suggest SST develop and make public its principles on when it will share non-audio data (*e.g.*, gunfire time and location) with third parties. Unlike audio data, which SST does not currently share, SST does share gunfire alert data.

This data can take multiple forms—from sharing alerts in real-time, similar to what law enforcement receives, to sharing only high-level aggregate data. In our view, sharing alerts in real-time raises significantly different concerns than sharing aggregate data, and we urge SST to exercise great caution when considering doing so. We raise this caution for the simple reason that real-time alerts can trigger a variety of real-time responses, over which SST will not have any control (and which we cannot predict). For example, it is one thing, if a hospital uses real-time alerts to deploy ambulances; it is quite another thing if a news agency uses real-time alerts to deploy camera crews. Even sharing alerts with outside law enforcement agencies creates the possibility for additional law enforcement response.

Whether real-time alerts or aggregate data, we believe that SST should address how and whether it will inform jurisdictions that data from their communities is being shared. SST has a range of options here, from asking jurisdictions for consent to share the data to sharing the data without notice. In our view, the degree of transparency that is appropriate depends on the specificity of the data being shared:

17. To be perfectly clear, we view sharing access to raw sensor audio as completely unacceptable (as we would if law enforcement were given such access). SST does not do this, not with customers and not with third parties.

On one end of the spectrum, real-time alerts with full metadata should reasonably involve the same degree of transparency and public engagement as the decision to implement ShotSpotter to begin with. On the other hand, when it comes to including a jurisdiction's information in an aggregate, nation-wide report, we see little need for specific notice.[18]

What's more, the identity of the third party seeking access to SST's data is critically important. In certain communities, for example, any information sharing with U.S. Immigration and Customs Enforcement (ICE) would be a non-starter. In fact, there are those who may view information sharing with any federal law enforcement agency quite differently than sharing with local law enforcement as local communities have much more of a say in crafting local enforcement priorities (*e.g.*, sanctuary policies, decriminalizing low-level offenses) than they do over federal law enforcement.[19]

Sharing with private parties is equally complex. For example, there are those third parties whose efforts are aimed at strengthening communities such as through improved public health and public safety (*e.g.*, hospitals). Sharing with these third parties is unlikely to cause concern. Moreover, we cannot understate the importance of providing researchers with quality data. There remains a tremendous knowledge gap in the public safety sphere.[20] At the same time, we think SST should avoid sharing data with third parties who likely would use the data to target or undermine the very communities that SST's technology avers to benefit. By way of example, we can imagine insurance companies using gunshot data as some have used race—as a proxy for actuarial risk and charging minority communities higher insurance rates or even denying coverage.[21]

These are complicated issues and we do not claim to have all the answers. In truth, the answers may vary from community to community. But just as SST has taken the burden upon itself to implement and make public its robust personal-privacy practices, we fully expect it will do the same when it comes to data sharing.

18. One example of this type of high-level reporting is the aggregate data SST includes in its National Gunfire Index. See ShotSpotter Inc., 2017 National Gunfire Index, https://www.shotspotter.com/2017NGI/.
19. We refer here to federal law enforcement agencies, not federal research institutions. One could imagine, for example, a time in the future when the Center for Disease Control might once again be permitted to conduct research into gun violence, and might find SST's data useful.
20. See, e.g., Barry Friedman & Kate Mather, Policing, *U.S. Style: With Little Idea of What Really Works*, JUST SECURITY (July 10, 2019), https://www.justsecurity.org/64865/policing-u-s-style-with-little-idea-of-what-really-works/. Although SST may want to vet the credentials of researchers who want SST's data to ensure their work is generally of high quality, we believe the country would greatly benefit from rigorous social science research that utilizes SST's gunfire data.
21. See, e.g., Julia Angwin, et al., *Minority Neighborhoods Pay Higher Car Insurance Premiums Than White Areas With the Same Risk*, PROPUBLICA (April 5, 2017), https://www.propublica.org/article/minority-neighborhoods-higher-car-insurance-premiums-white-areas-same-risk.

VII. CONCLUSION

ShotSpotter gunshot detection technology offers law enforcement a tool to improve their response to gun violence, including responding to gun-fire incidents that previously went unreported. But nearly every public safety tool comes with privacy and civil liberties tradeoffs. It is incumbent on law enforcement and the communities they serve to understand these tradeoffs before acquiring any new technology.

It is both inappropriate and unfair to place the entire burden of developing costs and benefits on the public. It is essential that technology providers both make these tradeoffs clear (by transparently explaining how their products operate) and by taking meaningful steps to improve their technology's design and operation to maximize public safety benefits while minimizing intrusions on civil liberties. We hope that this report helps accomplish both of those goals regarding ShotSpotter.

In response to this report, SST has undertaken significant internal efforts to implement our recommendations and make ShotSpotter more privacy protective. These changes were not costless, and in some cases significantly impacted the technology's operation. Still, SST made a conscious decision to embrace this tradeoff. Other policing technology companies should follow SST's leadership and proactively embrace their responsibility in protecting individual liberty.

Other policing technology companies should follow SST's leadership and proactively embrace their responsibility in protecting individual liberty.

VIII. MORE ABOUT THE POLICING PROJECT

The Policing Project at New York University's School of Law is an independent nonprofit research and public policy organization focused on ensuring just and effective policing through democratic accountability. The Policing Project works across a host of issues—from use of force and racial profiling, to facial recognition, to reimagining public safety—in close collaboration with stakeholders who typically find themselves at odds. We bring a new approach to these fraught areas—one grounded in democratic values and designed to promote transparency, racial justice, and equitable treatment for all.

Our work is focused on policing "accountability," but also on changing what people mean when they demand accountability. When people unhappy with policing talk about a lack of "accountability," they typically mean that when an officer harms someone, or surveillance techniques are deployed inappropriately, no one is held responsible—officers are rarely disciplined or criminally prosecuted, courts admit evidence the police have seized illegally, and civil lawsuits are not successful. This is back-end accountability. It kicks in only after something has gone wrong, or is perceived to have gone wrong. Back-end accountability is important, but it can only target misconduct. As such, there is a limit to what it can accomplish to guide policing before it goes awry.

Our work focuses on ensuring accountability and democratic participation on the front end. Front-end or democratic accountability involves promoting public voice in setting transparent, ethical, and effective policing policies and practices *before* the police or government act. The goal is achieving public safety in a manner that is equitable, non-discriminatory, and respectful of public values. This is how we think of accountability in most of government, yet this is all too rare in policing. We are working to change that.

Today, the Policing Project partners with civic leaders, law enforcement agencies, grassroots community organizations, and advocacy groups across the country to promote public safety through transparency, equity, and democratic engagement. Our work is carried out through demonstration projects, researching and evaluating existing oversight models, engaging in public advocacy, convening conferences and roundtables with academics and law enforcement personnel, and engaging in targeted litigation around policing issues.

Learn more about us at **www.PolicingProject.org**.


Policing
Project
NYU School of Law

ShotSpotter®

Overview of Community Privacy Protections

Making Communities Safer



Summary

- ShotSpotter has been incorporating privacy protections into its gunshot detection technology and policies for several years

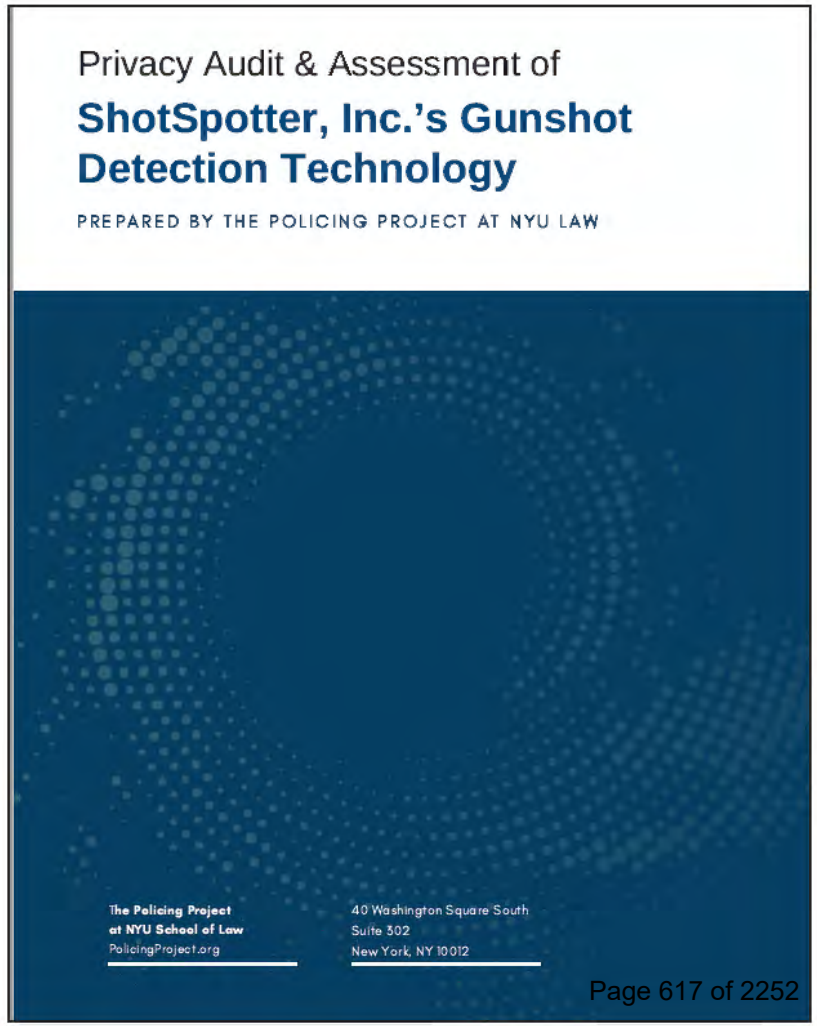
- In 2019 the company commissioned an independent audit of its technology, processes and policies to get an unbiased view of its approach to privacy. The report confirmed the risk of voice surveillance is extremely low and the auditing organization praised the company for taking steps to further enhance its privacy protections based on the audit (details on next slide)

- The ShotSpotter gunshot detection solution unanimously passed review by the city of Oakland in November 2019 which has one of the most stringent city surveillance ordinances in country. In November 2020, the system also passed review by the San Francisco Privacy and Surveillance Board. Related article

- We train all existing and new employees on privacy protections and constantly consider privacy a key factor when assessing the development of new features and products

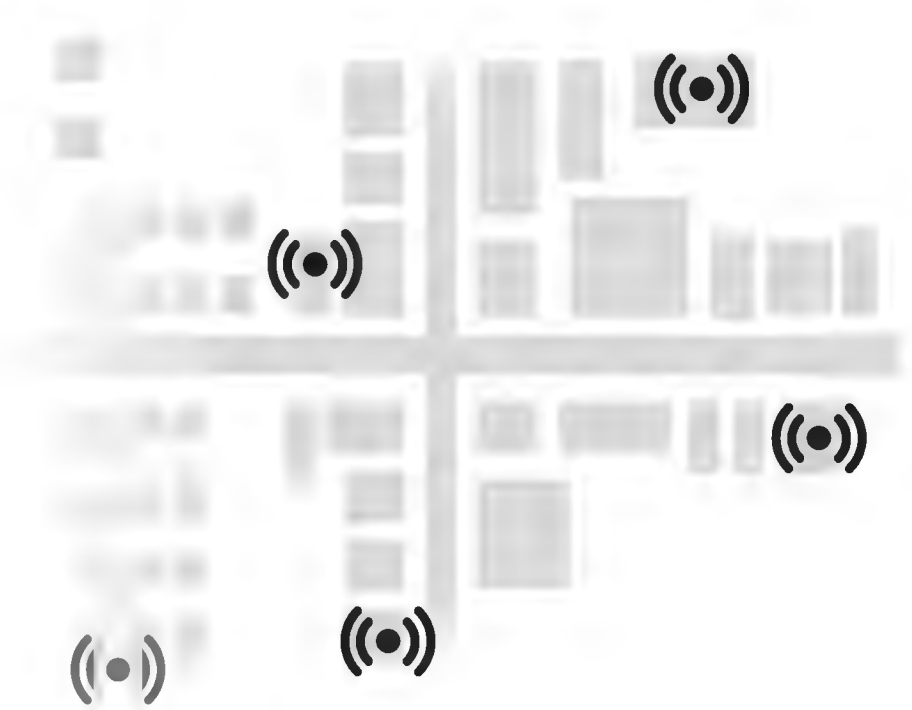
Independent Privacy Audit Conclusions and Recommendations

- **Policing Project at NYU Law School** conducted independent review of ShotSpotter privacy policies and procedures in 2019.
- Given **total access** to all systems and documentation and **total editorial control** over report content
- Overall assessment
  - "We ultimately conclude that **the risk of voice surveillance is extremely low.**"
  - "While sensors constantly are "listening," audio is only temporarily stored, and audio is only retained if the computer algorithm or human reviewer detects a gunshot. All other audio is routinely purged from SST's systems."
- ShotSpotter adopted Policing Project's 11 **detailed recommendations** to further minimize any risk:
  - Reduce audio spool from 72 hours to 30 hours
  - Minimize length of audio snippets to 1 second before and after the incident itself
  - Strengthen internal access procedures
- Policing Project's **full report** available at: policingproject.org/ShotSpotter



Community Privacy Protections: Prior to System Activation

- When ShotSpotter comes to a new city, we strongly encourage our police agency customers to engage with their communities about the decision to acquire and use our technology.
- Using a data-driven approach, ShotSpotter works with our clients to determine the geographic area they want covered by ShotSpotter (i.e. the most gun violent areas)
- When the coverage area is set, ShotSpotter engineers determine where to place sensors so as to allow even gunshot detection throughout the area. Police do not determine where to place sensors and do not have access to a database of sensor locations.
- ShotSpotter acoustic sensors are not positioned, tuned or specialized to pick up human voices. The sensors use ordinary microphones and are placed high above the street.

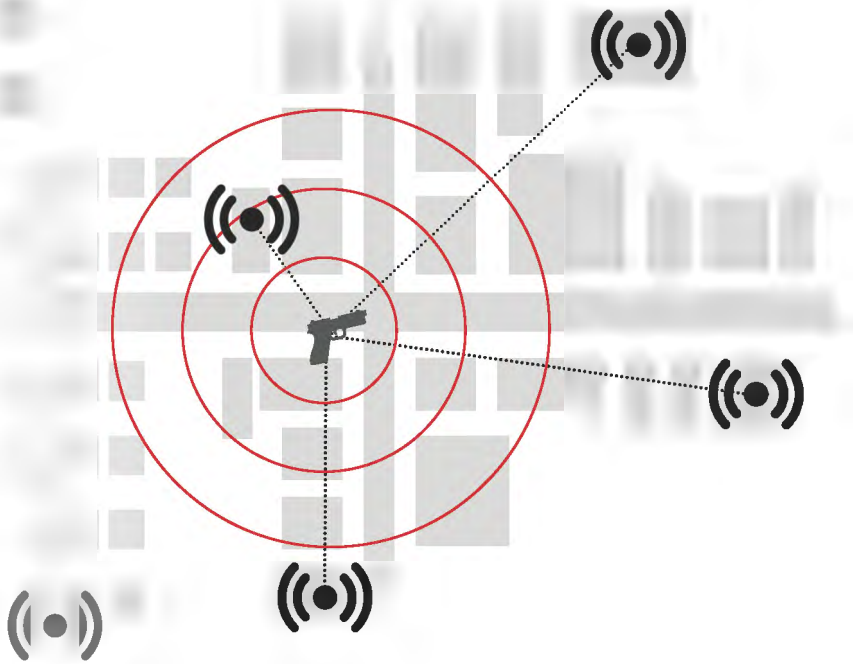


Community Privacy Protections: Before and During an Incident

- Sensors “listen” for gunshot-like sounds and trigger only when detecting an impulsive sound (instantaneous and sharp). When at least three different sensors detect a gunshot-like sound at the same time and determine a location, they send a short audio snippet to the ShotSpotter Incident Review Center (IRC).

- Human voices will never trigger a sensor because they do not produce an instantaneous sharp sound and they are not loud enough to be picked up by three or more sensors.

- Live streaming of sensor audio is not possible by company employees, police or third parties.



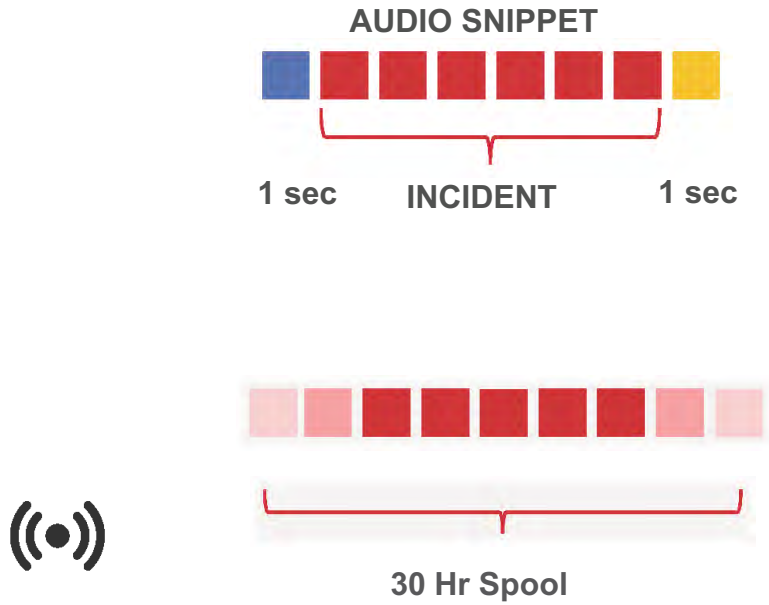
Community Privacy Protections: Before and During an Incident

- Upon detecting a likely gunshot, trained ShotSpotter personnel listen to a short computer-generated audio snippet of the gunfire to double check that it is actually gunfire. This snippet only includes the gunfire sound and 1 second before and after to establish ambient noise.
- It is highly unusual for a human voice to be included in a snippet. For this to occur, the voice must be concurrent with the gunfire and loud enough to be heard over the gunfire. There is no personally identifiable information in any ShotSpotter audio snippet.
- In the past extended audio was available to police agencies and prosecutors for court cases. This is no longer possible under new policy and technology controls.



Community Privacy Protections: After an Incident

- The company made changes to the system since 2012 to prevent police and employee access to extended audio.
- If ShotSpotter receives a request, including a subpoena, for additional audio beyond the gunshot snippet, the company has and will continue to fight the request.
- Occasionally, police contact ShotSpotter because a gunshot incident may not have triggered an alert. Sensors store 30 hours of audio and automatically delete audio older than 30 hours. Neither police nor third parties ever have direct access to this audio.



CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2024-5

INTRODUCED BY:

Councilor Amanda Chavez

A RESOLUTION

COMMITTING TO BEING A MORE AGE-FRIENDLY CITY AND ENROLLING IN THE AMERICAN ASSOCIATION OF RETIRED PERSONS ("AARP") AGE FRIENDLY STATES AND COMMUNITIES NETWORK, WHICH, TO THE EXTENT IT IS POSSIBLE, WILL BE A PROCESS THAT INCORPORATES UNIVERSAL DESIGN PRINCIPLES.

WHEREAS, according to the United States Census Bureau's 2020 Census, 23.8% of City of Santa Fe ("City") residents are ages 65 or older as compared to 16.04% nationwide; and

WHEREAS, according to the United States Census Bureau's article "The Next Four Decades: The Older Population in the United States: 2010 to 2050," the U.S. population aged 65 and over is expected to grow from 40.2 million in 2010 to 88.5 million by 2050, increasing the total share of the 65 and over population from 12 percent to 20 percent of the total population; and

WHEREAS, according to the New Mexico Human Services Department's "2021 Data Book", the elderly population of Santa Fe County is projected to increase from 25.3% in 2019 to 58.2% of adults ages of 65 and over by the year 2030; and

WHEREAS, the World Health Organization ("WHO") has developed the WHO "Global

Network of Age-Friendly Cities and Communities" to encourage and promote public policies to increase the number of communities that support active aging and thereby improve the health, well-being, satisfaction, and quality of life for older adults; and

WHEREAS, the American Association of Retired Persons (AARP) "Age-Friendly States and Communities" is a national program affiliated with the WHO's Global Network of Age-Friendly Cities and Communities; and

WHEREAS, members of the AARP Network of Age-Friendly States and Communities benefit from:

A. Automatic entry to the WHO global network.

B. A wide range of free resources on age-friendly and livable communities

C. The latest news and information about best practices, events, results, challenges, and new initiatives

D. Opportunities for partnerships with other cities, both domestic and international

E. Peer-to-peer learning opportunities

F. Public recognition of the community's commitment to become more age-friendly; and

WHEREAS, the Governing Body agrees with the AARP's Network of Age-Friendly States and Communities belief that "people of all ages benefit from the adoption of policies and programs that make neighborhoods walkable, feature transportation options, enable access to key services, provide opportunities to participate in community activities, and support housing that's affordable and adaptable"; and

WHEREAS, the WHO and AARP recognize that towns, cities, and communities have different needs, resources, and varying capacities to engage their resources to take action to facilitate active aging; and

WHEREAS, the WHO established eight domains of community life that should be

formally targeted for livability and quality of life for persons of all ages:

A. Outdoor spaces and building

B. Transportation

C. Housing

D. Social participation

E. Respect and Social inclusion

F. Civic Participation and employment

G. Communication and information; and

H. Community support and health services; and

WHEREAS, the Governing Body would like the City to join the AARP Network Age-Friendly States and Communities; and

WHEREAS, the Governing Body believes, and research supports, the idea that the concepts of "universal design", and their focus on accessibility, are a clear complement to the goals of being an age friendly city; and

WHEREAS, specifically, according to the article "Universal Design: A Step Toward Successful Aging," published in the *Journal of Aging Research in 2012*, the concepts of Universal Design support the Age-Friendly rationale by having "the potential to affect older adult's engagement with life, by providing accessible and accommodating environments in which this population can thrive without stigmatization"; and

WHEREAS, according to the Center for Disability Rights, Ron Mace, an architect known for his role in coining the term "Universal Design" and championing accessible building codes and standards in the United States, defines universal design as "the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptations or specialized design"; and

WHEREAS, according to the article "Universal Design: A Step Toward Successful

Aging," which was published in the *Journal of Aging Research* in 2012, the seven principles of Universal Design are as follows:

A. Equitable use

- Useful and marketable to people with diverse abilities

B. Flexibility in Use

- Accommodates a wide range of individual preferences and abilities

C. Simple and Intuitive Use

- Easy to understand, regardless of user's experience, knowledge, language skills, or current concentration level

D. Perceptible Information

- Communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities

E. Tolerance for Error

- Minimizes hazards and the adverse consequences of accidental or unintended actions

F. Low Physical Effort

- Can be used efficiently and comfortably with a minimum of fatigue

G. Size and Space for Approach and Use

- Appropriate size and space provided for approach, reach, manipulation, and use regardless of the user's body size, posture, or mobility; and

WHEREAS, the City has a history of seeking to create an inclusive environment for all individuals; and

WHEREAS, Section 2.02 of the City's Charter states that "human and civil rights of residents of Santa Fe and inviolate" and that "the governing body shall preserve, protect and

promote human rights… through all of its activities" and that those rights "shall not be diminished or otherwise infringed", regardless of age; and

WHEREAS, the City recognizes that compliance with Title II of the Americans with Disabilities Act, Section 202, addresses some of the accessibility goals of the Age Friendly States and Communities network; and

WHEREAS, consulting committees with specialized knowledge on accessibility matters, such as the Mayor's Committee on Disability, can be beneficial when working toward creating an inclusive community.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE that it is committed to making Santa Fe a well-designed, livable community that promotes health and sustained accessibility for community members of all ages.

BE IT FURTHER RESOLVED that the City Manager or the City Manager's designee will enroll the City in the AARP Network of Age-Friendly States and Communities by submitting the required membership application and committing the City to a 5-year process of improvement according to the following timeline:

1. First 30 days: Enroll into the network of AARP Network of Age-Friendly States and Communities;
2. Year 1: Conduct a community needs assessment and present results to the Governing Body, including identifying what work the City already has in place that contributes to qualifying as an Age-Friendly city, as defined by the AARP Network of Age Friendly States and Communities program;
3. Year 2: Develop and present an action plan to the Governing Body for approval;
4. Years 3-5: Implement the action plan and track progress; and
5. Year 5: Evaluate the impact of the work and present a progress report to the Governing Body.

BE IT FURTHER RESOLVED that, to the extent it is possible and practical, the City will incorporate Universal Design principles in its planning process for the 5-year commitment described above, and in doing so, will collaborate with committees that have relevant, specialized expertise, such as the Mayor's Committee on Disability.

PASSED, APPROVED, and ADOPTED this 28th day of February, 2024.

Alan Webber (Feb 29, 2024 14:21 MST)

ALAN WEBBER, MAYOR

ATTEST:

Geralyn Cardenas (Feb 29, 2024 14:29 MST)

GERALYN F. CARDENAS, INTERIM CITY CLERK

APPROVED AS TO FORM:

Erin McSherry

Erin McSherry (Feb 29, 2024 13:38 MST)

ERIN K. McSHERRY, CITY ATTORNEY

Legislation/2024/Resolutions/2024-5(R)/Resolution to be an Age-Friendly City

CITY OF SANTA FE, NEW MEXICO
PROPOSED AMENDMENT(S) TO RESOLUTION NO. 2024-5_
(Resolution to be an Age-Friendly City)

Mayor and Members of the City Council:

In relation to Resolution No. 2024-5:

A RESOLUTION

COMMITTING TO BEING A MORE AGE-FRIENDLY CITY AND ENROLLING IN THE AMERICAN ASSOCIATION OF RETIRED PERSONS ("AARP") AGE FRIENDLY STATES AND COMMUNITIES NETWORK, WHICH, TO THE EXTENT IT IS POSSIBLE, WILL BE A PROCESS THAT INCORPORATES UNIVERSAL DESIGN PRINCIPLES.

I intend to propose the following amendment(s)

1. On page 4, line 21, ***delete*** the period at the end of the sentence and ***replace it*** with *";* and*"*.
2. On page 4, line 22, ***insert*** the following new paragraphs*:*

WHEREAS, the City has a history of seeking to create an inclusive environment for all individuals; and

WHEREAS, Section 2.02 of the City's Charter states that "human and civil rights of the residents of Santa Fe are inviolate" and that "the governing body shall preserve, protect and promote human rights…through all of its activities" and that those rights "shall not be diminished or otherwise infringed", regardless of age; and

WHEREAS, the City recognizes that compliance with Title II of the Americans with Disabilities Act, Section 202, addresses some of the accessibility goals of the Age Friendly States and Communities network; and

This amendment WILL change the caption. _____

This amendment WILL NOT change the caption. __X__

Respectfully submitted,

_____
Amanda Chavez, Councilor

Approved as to Form:

Erin McSherry

Erin McSherry (Feb 29, 2024 13:38 MST)

Erin K. McSherry, City Attorney

ADOPTED: Finance Committee

NOT ADOPTED: _____

DATE: 02/26/2024

Geralyn Cardenas (Feb 29, 2024 14:29 MST)

GERALYN F. CARDENAS, Interim City Clerk

2024-5 (R) Resolution to be an Age-Friendly City

Interim Agreement Report 2024-03-01

Created:	2024-02-29
By:	CHRISTINE SPIERS (cmspiers@santafenm.gov)
Status:	Out for Signature
Transaction ID:	CBJCHBCAABAAbXP88esz7Qxox7fl_X0uo9_omYMN4QNT

Agreement History

Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.

"2024-5 (R) Resolution to be an Age-Friendly City" History

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CITY OF SANTA FE

Age-Friendly Santa Fe Action Plan

A roadmap for aligning City systems to support independence, connection, and well-being across the lifespan

Prepared by the City of Santa Fe in partnership with residents, community organizations, and City departments

A member of the AARP Network of Age-Friendly States and Communities

City of Santa Fe
Department of Community Services
Division of Senior Services

2026

Review Draft

Executive Summary

The Age-Friendly Santa Fe Action Plan is a three-year, City-led roadmap to strengthen Santa Fe as a livable, inclusive, and connected community for residents of all ages. Grounded in extensive community engagement and aligned with national and global age-friendly frameworks, the plan advances a coordinated, all-ages approach to aging well while supporting the City's broader goals for quality of life, equity, and long-term resilience.

Santa Fe's population is older than state and national averages, increasing demand for accessible housing, reliable transportation, clear information, safe public spaces, and opportunities for connection and participation. Community input confirmed that while Santa Fe offers strong assets—such as libraries, senior centers, cultural institutions, and community organizations—residents often experience services as fragmented and difficult to navigate. This Action Plan responds by aligning existing City efforts, strengthening coordination, and embedding age-friendly and lifespan considerations into planning, policy, and service delivery.

The plan is guided by a clear mission: to create inclusive environments that support independence, safety, participation, and well-being across the lifespan. Five core values shape this work:

- Aging is understood as a lifelong experience, not a stage limited to older adulthood.
- Inclusion and accessibility are essential to community well-being.
- Coordination across departments and partners strengthens impact.
- Community knowledge and lived experience inform effective solutions.
- The Division of Senior Services is positioned as a strategic asset for collaboration.

Guiding principles translate these values into practice by committing the City to apply an all-ages lens, build on existing plans and initiatives, integrate age- and ability-inclusive considerations early in decision-making, strengthen shared responsibility across systems, improve access to clear information for residents, and pursue realistic, scalable approaches that can be sustained over time.

These commitments are operationalized through six interconnected goal areas identified through the community needs assessment:

- Transportation – improving safe, reliable access to healthcare, services, work, and community life.
- Housing – supporting affordability, accessibility, and the ability to age in place.
- Communication and Information – making services easier to find, understand, and navigate.
- Health and Wellness – strengthening access to prevention, care, and intergenerational learning.
- Social Engagement and Participation – expanding connection, belonging, civic life, and economic participation across ages.

Review Draft

- Safety and Public Spaces – improving the accessibility and usability of streets, neighborhoods, and public spaces.

Cross-cutting strategies support implementation by establishing shared leadership through an Age-Friendly Advisory Team, positioning Senior Services as a coordinating and advocacy hub, integrating age-friendly priorities into City planning processes, and strengthening communication, engagement, and feedback loops across City departments and community partners.

The goals, strategies, and actions outlined in this plan serve as an initial implementation roadmap. Progress will be guided by ongoing community engagement, evaluation, and collaboration, allowing the City to refine or adapt approaches as conditions change. Together, the Age-Friendly Santa Fe Action Plan embeds age-friendly and lifespan thinking into how Santa Fe plans, invests, and governs—supporting independence, inclusion, and quality of life for current and future generations.

Review Draft

Letter of Support from the Mayor of the City of Santa Fe

SAMPLE LETTER: *As Mayor of the City of Santa Fe, I am proud to offer this letter of support for the Age-Friendly Santa Fe Action Plan. This plan reflects our city's commitment to becoming a more livable, inclusive, and connected community for residents of all ages, with a particular focus on older adults and future generations.*

I fully endorse the plan's mission to align City policies, programs, and partnerships around an all-ages, lifespan approach to aging well. I especially support its emphasis on inclusion and accessibility, coordination across departments and community partners, and the central role of community voice and lived experience in shaping priorities. The plan's recognition of the Division of Senior Services as a strategic partner in City governance is both timely and essential.

I also support the six core goal areas—transportation, housing, communication and information, health and wellness, social engagement and participation, and safety and public spaces—which emerged directly from extensive community engagement. Together, these goals provide a clear and actionable framework for improving independence, safety, and quality of life for residents across the lifespan.

As Mayor, I am committed to working with the City Council, staff, community organizations, and residents to advance this Action Plan and to integrate its values and principles into our broader planning and investment decisions.

I offer this letter as my formal support and appreciation for the Age-Friendly Santa Fe initiative and the collaborative work it represents on behalf of our community

.

Review Draft

Letter of Support from Santa Fe City Council

SAMPLE LETTER: *The Santa Fe City Council is pleased to express its strong support for the Age-Friendly Santa Fe Action Plan and the community-wide effort it represents to make Santa Fe a more livable, inclusive, and connected city for residents of all ages. This Action Plan reflects the City's commitment to aligning policies, programs, and partnerships around a coordinated, all-ages approach to aging well, consistent with Santa Fe's participation in the AARP Network of Age-Friendly States and Communities.*

The Council affirms the plan's mission to advance environments that support independence, safety, participation, and well-being across the lifespan. We endorse the plan's core values, including the recognition that aging is a lifelong experience shaped by everyday systems; that inclusion and accessibility are essential to community well-being; that coordination across City departments and community partners strengthens impact; that community knowledge and lived experience are critical to effective decision-making; and that the Division of Senior Services is a strategic asset in advancing age-friendly priorities across City governance.

We also support the guiding principles that translate these values into action. Applying an all-ages lens, building on existing City plans and initiatives, integrating age- and ability-inclusive considerations early in planning and design, strengthening collaboration and shared responsibility, improving navigation and clarity for residents, and pursuing sustainable and scalable approaches all align with the Council's priorities for equitable, effective, and accountable governance.

The Council endorses the plan's six interconnected goal areas, which reflect priorities identified through extensive community engagement. These include improving transportation options; supporting affordable and accessible housing conditions; strengthening communication and information systems so residents can more easily find and use resources; expanding access to health, wellness, and prevention services across the lifespan; deepening social engagement, civic participation, and economic opportunity; and improving the safety and accessibility of public spaces.

We view the Age-Friendly Santa Fe Action Plan as a living framework that will evolve through implementation, evaluation, and continued community engagement. The City Council is committed to supporting this work through its policy, budgeting, and oversight roles and looks forward to continued collaboration with the Mayor, City staff, community partners, and residents to advance the plan's vision.

On behalf of the residents of Santa Fe, we offer this letter as a formal expression of support for the Age-Friendly Santa Fe Action Plan.

Review Draft

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Introduction

Historical Background

Santa Fe, New Mexico, is one of the oldest continuously inhabited places in North America and the oldest state capital in the United States [1]. Long before European contact, the area was home to Pueblo communities, with settlements dating back to approximately 1050–1150 CE. The region served as an important cultural, spiritual, and trade center for Indigenous peoples [2].

Spanish colonists formally established Santa Fe as the capital of the province of Nuevo México in 1609–1610 under Governor Pedro de Peralta. The Palace of the Governors, constructed in 1610 along the north side of the Plaza in the center of the city, remains the oldest continuously used public building built by European settlers in the continental United States [3].

Santa Fe's history reflects successive periods of Indigenous, Spanish, Mexican, and American governance, including the Pueblo Revolt of 1680, Mexican independence in 1821, U.S. occupation in 1846, and statehood in 1912. This layered history continues to shape the city's identity, civic life, and planning priorities.

Demographics

Santa Fe is a small but influential state capital with approximately 88,000–90,000 residents. The city functions as a regional center for government, tourism, healthcare, arts, and culture [1][4].

The population is racially and ethnically diverse, with more than half of residents identifying as Hispanic or Latino. Santa Fe has a slightly higher proportion of women than men and an average household size just over two persons, reflecting a mix of single-person households, couples, and smaller families.

Race / Ethnicity Share of Population (%)	
Hispanic or Latino (any race)	~ 54%
White (non-Hispanic)	~ 38%
Native American / Alaska Native	~ 3%
Black or African American	~ 1%
Asian American	~ 1%
Two or more races / Other	~ 3%

Race and Ethnicity of Santa Fe Residents. Source: U.S. Census Bureau, American Community Survey (2019-2023 5-Year Estimates).

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Government is the largest employer, followed by hospitality, healthcare, and creative industries. Income levels vary widely, reflecting a population that includes retirees, professionals, artists, service workers, and long-term residents. [2].

Age and Disability Demographics in Santa Fe

Santa Fe's population is significantly older than both New Mexico and the United States overall. The city's median age is 46.4 years, compared with 39.9 years statewide and 39.2 years nationally, reflecting both the aging of long-term residents and the in-migration of older adults and retirees [1].

Santa Fe, New Mexico, and United States Age Demographics		
Location	**Median Age**	**% 65 years and older**
Santa Fe, New Mexico	46.4	26%
New Mexico	39.9	20%
United States	39.2	18%

Median Age Comparison: Santa Fe, New Mexico, and the United States. Source: U.S. Census Bureau, American Community Survey (2019-2023 5-Year Estimates).

Adults aged 45 and older represent a larger share of Santa Fe's population compared to those in the state or nation, while children and young adults account for a smaller proportion. These differences increase demand for healthcare, accessible housing, transportation, and community supports that enable healthy aging.

Santa Fe's disability rate is higher than the national average, possibly in part because the city has a significant older adult population. About 10% of residents under age 65 report a disability, and an estimated 17% of residents overall live with a disability, compared to about 13% nationally [1]. These patterns underscore the need for accessible services, clear information, and coordinated resources that support residents across the lifespan.

Arts, Culture, and Community Events

Arts and culture are central to Santa Fe's identity and function as civic and economic infrastructure. The city was designated as a UNESCO Creative City, reflecting its long-standing commitment to heritage, creative industries, and cultural expression [5].

Signature events include the Santa Fe Indian Market, the Traditional Spanish Market, and the International Folk Art Market, each reflecting Indigenous, Hispano, and global traditions [6][7][8]. Performing arts, museums, festivals, and year-round programming contribute to Santa Fe's role as a living cultural landscape [4].

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Everyday gathering spaces, such as the Santa Fe Plaza and the Santa Fe Farmers Market continue to support social interaction, community identity, and intergenerational connection, reinforcing the city's role as a living cultural landscape [9][10].

Economy, Retirement, and Tourism

Santa Fe's economy is centered on tourism, arts, culture, and small businesses. Tourism attracts approximately 2 million overnight visitors annually and supports employment, small businesses, and City revenue [11]. City initiatives such as "Go Local, Go Different" promote local entrepreneurship and help retain economic activity within the community.

Santa Fe is also consistently ranked among the best places to retire in the United States, due to its mild climate, rich cultural scene, outdoor recreation opportunities, and lack of state income tax on Social Security income. Retirees value the city's small-town feel with access to world-class arts, dining, and healthcare, including services provided by Christus St. Vincent Regional Medical Center [12–15].

Tourism and retiree attraction function as complementary economic drivers. Retirees contribute to local spending on housing, healthcare, dining, and retail, supporting job creation and tax revenue. At the same time, increased demand can shift employment toward lower-wage service roles and place upward pressure on housing costs, affecting affordability for workers and long-term residents [16–18].

Tourist-oriented development can also make it harder for full-time residents—especially older adults—to age in place by displacing neighborhood-serving businesses, increasing short-term rentals, and weakening local social networks. Even when residents remain housed, rising costs and the loss of familiar places can contribute to "indirect displacement," reducing stability, belonging, and quality of life. These impacts tend to fall most heavily on lower-income and less mobile residents [19-23].

For Santa Fe, balancing tourism, retirement migration, housing affordability, workforce needs, and the well-being of long-term residents is essential to sustaining community stability and quality of life.

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Age-Friendly and Lifespan Approaches to Aging

Age-friendly and lifespan approaches to aging are complementary frameworks that guide how communities, systems, and policies can support well-being across the life course. While age-friendly initiatives typically focus on adapting environments and services to meet the needs of older adults today, lifespan approaches emphasize that aging is a continuous process shaped by experiences, opportunities, and environments from early life through very old age.

Age-Friendly Environments and Systems

Age-friendly approaches emerged in response to rapid population aging and growing recognition that physical, social, and institutional environments strongly influence health, independence, and participation in later life. The World Health Organization defines age-friendly environments as those that "foster healthy and active ageing" by enabling people to meet basic needs, remain mobile, build relationships, and contribute to community life regardless of age or ability [24].

The WHO Age-Friendly Cities Framework identifies key domains—such as housing, transportation, outdoor spaces, social participation, respect and inclusion, communication, and community support—that shape older adults' ability to age safely and meaningfully [24]. More recent global efforts, including the WHO's Decade of Healthy Ageing (2021–2030), emphasize embedding age-friendly principles across sectors, including health systems, housing, and social services [25].

Age-friendly features in homes and communities—such as universal design, safe mobility, proximity to services, and opportunities for social connection—are associated with better physical health, mental health, and quality of life in later years [26]. Importantly, age-friendly work increasingly recognizes diversity among older adults, including differences in income, culture, health status, disability, and caregiving roles, and the need to design systems that reduce inequities rather than reinforce them [24].

Lifespan Perspectives on Aging

Lifespan approaches view aging not as a stage that begins in later life, but as a lifelong developmental process influenced by biological, psychological, social, and environmental factors that interact over time. Beliefs and expectations about aging form early in life through family, media, education, and culture and can shape health behaviors, cognitive functioning, and social participation across decades.

Negative views on aging are associated with poorer health outcomes, while more positive and flexible views are linked to better physical health, resilience, and longevity. Interventions aimed at improving aging outcomes cannot focus solely on older adulthood; they must also address education, work, health behaviors, and social inclusion earlier in life [27].

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From a policy and planning perspective, a lifespan lens highlights the importance of continuity-ensuring that systems supporting education, employment, caregiving, housing, and health are designed to adapt as people move through longer and less linear life courses.

Connecting Age-Friendly and Lifespan Approaches

Age-friendly and lifespan approaches are understood as mutually reinforcing. Age-friendly communities and health systems address quality of life through the lens of the needs of older adults, while lifespan-oriented policies aim to innovate conditions that improve aging outcomes for future generations.

Together, these approaches suggest that communities must both retrofit existing systems to support current older residents and redesign institutions—such as education, work, and housing—to reflect longer lives and changing roles over time. Addressing ageism and improving views on aging across the lifespan are critical to the success of both strategies, as social attitudes shape policy priorities, resource allocation, and individual behavior [27-28].

The Stanford Center on Longevity and the "New Map of Life"

The Stanford Center on Longevity is a leading example of a lifespan-oriented approach to aging. Through its *New Map of Life* initiative, the Center calls for rethinking education, work, health, housing, and social institutions to support lives that may span 100 years or more [29].

The *New Map of Life* frames longevity not as a challenge to be managed, but as an opportunity to redesign systems so people can live longer lives that are healthy, purposeful, and economically secure. Its work emphasizes cross-sector collaboration, intergenerational engagement, and design innovation that explore how topics like physical environments, transportation, and climate conditions influence health and equity across the lifespan.

Implications for Community Planning and Policy

For communities, planners, and health systems, investing in age-friendly environments can improve safety, mobility, and social connection for older adults today, while adopting a lifespan perspective encourages earlier and more preventive investments that shape aging outcomes over time.

Together, age-friendly and lifespan approaches provide a comprehensive framework for planning that supports independence, inclusion, and well-being at every stage of life—an essential foundation for communities seeking to become more resilient, equitable, and prepared for demographic change.

Implications for Younger Generations

Age-friendly and lifespan approaches are particularly relevant for younger generations (Generation X, Millennials and Generation Z) who are likely to live longer lives while navigating more complex and less linear life courses than previous generations. These cohorts are expected to experience multiple transitions across education, work, caregiving, and health over

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many decades, rather than following a single pathway from school to work to retirement [29]. At the same time, younger generations may be unaware of the impacts longer lives may have on employment and retirement [30].

Age-friendly design benefits these younger generations now, not only in later life. Walkable neighborhoods, reliable public transportation, accessible housing, green space, and inclusive public spaces can support physical and mental health for young adults, families, and older residents alike. Framing age-friendly communities as good for all generations strengthens their relevance as long-term community investments rather than niche aging initiatives.

Lifespan research highlights that behaviors and conditions in early and mid-adulthood strongly influence health and functioning later in life. Younger generations today place a high value on health, well-being, and quality of life, with many prioritizing wellness, flexibility, and supportive environments when making decisions about work and place [31-33]. This orientation aligns with lifespan models that emphasize prevention and supportive environments as foundations for healthy aging.

At the same time, these generations face significant risks related to housing affordability, employment, student debt, and mental health stressors. Lifespan perspectives emphasize that such challenges accumulate over time, potentially leading to poorer aging outcomes if left unaddressed. Age-friendly, lifespan-informed planning therefore plays a critical role in mitigating long-term risk by investing early in housing stability, accessible transportation, social infrastructure, and inclusive economic opportunity.

Economic Participation Across the Lifespan

Beyond shaping physical environments and social infrastructure, age-friendly and lifespan approaches also ask to rethink how communities support work, income security, and economic participation across longer lives. Older adults aged 50 and above are increasingly turning to employment and entrepreneurship for financial stability, flexibility, and autonomy, patterns that signal how work is evolving across the lifespan. Self-employment rates rise sharply with age, from about 25% for workers aged 55–59 to 68% for those aged 75–79, often as independent contractors or small business owners, particularly among those with advanced degrees [34-35].

Programs like AARP Foundation's Work for Yourself@50+ and BACK TO WORK 50+ provide free workshops, coaching, and digital skills training to help older adults launch side hustles, freelance gigs, or businesses, addressing barriers like age discrimination and skill gaps. The Stanford Center on Longevity promotes redesigned employment and entrepreneurship models to support prosperity across extended lifespans [36-37]. This work underscores the need for policies fostering economic vitality and skills development across the lifespan.

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The WHO–AARP Age-Friendly Initiative

The Age-Friendly Initiative led by the World Health Organization (WHO) and AARP is a coordinated global and national effort to help communities become better places to live as people age. The initiative focuses on improving the physical and social environments that shape daily life—such as housing, transportation, public spaces, and access to services—so communities support health, independence, and participation for residents of all ages [24][38].

The World Health Organization Age-Friendly Global Network

The WHO launched the Global Network for Age-Friendly Cities and Communities in 2010 in response to rapid population aging and urbanization worldwide. The network provides a shared framework and learning platform for cities, counties, and regions committed to becoming more age-friendly. Membership represents a public commitment to engage residents, assess local conditions, and pursue continuous improvement rather than a one-time designation.

The WHO framework emphasizes 8 domains of livability:

- outdoor spaces and buildings,
- transportation,
- housing,
- social participation,
- respect and social inclusion,
- communication and information,
- civic participation, and
- community support and health services.

Together, these domains highlight how everyday environments and systems influence quality of life across the lifespan [24].

AARP's Role in the United States

In the United States, the AARP Network of Age-Friendly States and Communities serves as the official U.S. affiliate of the WHO Global Network. Established in 2012, the AARP network supports states, cities, counties, and towns in applying the WHO framework within local contexts. AARP provides technical assistance, planning tools, peer learning opportunities, and national coordination to help participating communities move from commitment to action [39].

As of 2025, more than 1,000 communities are enrolled nationwide, and nearly 40 percent of Americans live in a jurisdiction that has joined the AARP age-friendly network. This growth reflects increasing recognition that age-friendly planning is not solely about older adults, but about creating livable communities that support people across generations [40].

Membership Process and Continuous Improvement

Participation in the WHO–AARP Age-Friendly Initiative follows a structured, multi-year process centered on continuous improvement. Communities begin by adopting a formal resolution or

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executive action committing to age-friendly principles, which enrolls them in both the AARP Network and the WHO Global Network. Participating jurisdictions then assess local conditions using data, surveys, and community input; develop a multi-year age-friendly action plan; implement strategies; and monitor progress over time.

Communities are expected to report on progress and adjust strategies as conditions and needs evolve, reinforcing age-friendliness as an ongoing practice embedded in planning, policymaking, and service delivery rather than a standalone project [40].

Broader Impact

Communities participating in the WHO–AARP Age-Friendly Initiative report benefits that extend beyond older adults, including safer streets, more accessible housing, stronger social connections, and improved community well-being. By designing environments and policies that anticipate aging and changing abilities, the initiative advances a more inclusive and resilient community model that supports residents throughout the life course.

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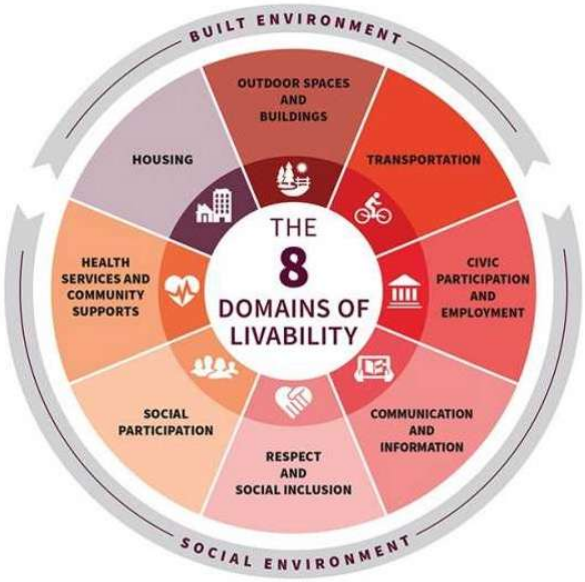

Age-Friendly Santa Fe Initiative

The Age-Friendly Santa Fe initiative is a city-led effort to make Santa Fe a more livable and inclusive community for residents of all ages, with a particular focus on older adults. Led by the City of Santa Fe, the initiative is grounded in formal City Council action committing the City to the AARP Network of Age-Friendly States and Communities.

City Council Resolution and Five-Year Process

In 2024, Santa Fe City Council adopted Resolution No. 2024-5, formally committing Santa Fe to becoming a more age-friendly city and enrolling in the AARP Network. The resolution directs the City to complete a structured five-year improvement process, including enrollment, a comprehensive community needs assessment, development of an Age-Friendly Action Plan, and ongoing implementation and evaluation [41].

Goals and Activities

The initiative's core goal is to ensure that residents can remain active, connected, and safely housed in their community as they age, while also improving conditions for younger residents and families. Key activities include community forums, a citywide survey, advisory engagement, and the development of a multi-year Age-Friendly Action Plan aligned with the eight domains of livability.

By participating in the AARP Network, Santa Fe receives age-friendly network support, peer learning opportunities, and national recognition, while committing to ongoing resident engagement and integration of age-friendly priorities into city planning and policy decisions.

Age-friendly Assets of Santa Fe

Santa Fe benefits from a wide range of age-friendly programs and services provided by the City of Santa Fe, Santa Fe County, and community partners. The AARP Livability Index offers additional insight by highlighting both community strengths and areas for improvement related to age-friendliness.

City of Santa Fe Aging and Community Services

The City of Santa Fe's Department of Community Services provides citywide library, senior, youth, and family programs designed to improve quality of life and increase access to resources across the lifespan. Through direct services, community facilities, and advisory bodies, the department supports residents' ability to remain connected, informed, and engaged in community life.

Department of Community Services

The Department of Community Services is organized into three primary divisions that serve as key access points for information, services, and community engagement. In addition to direct

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programming, the department provides staff support for boards, commissions, and initiatives that elevate resident voice and guide policy development:

- **Libraries Division:** Operates the City's public library system, offering lending collections, technology access, educational programming, and community learning spaces for residents of all ages. Libraries also function as inclusive community hubs that promote literacy, digital access, and informal social connection.
- **Senior Services Division:** Administers a citywide aging services system that supports independent living, health and wellness, transportation, social engagement, and volunteerism for older adults.
- **Youth and Family Services Division:** Operates youth programs and community centers that provide afterschool, summer, and enrichment activities, along with family supports that promote healthy development and community engagement.
- **Community advisory bodies and initiatives:** Provides staff support for boards and commissions such as the Children and Youth Commission, Human Services Committee, Immigration Committee, Veterans Advisory Board, Women's Commission, and the Mayor's Youth Advisory Board, as well as initiatives like CONNECT that link residents to services and elevate community voice.

Division of Senior Services

The Division of Senior Services operates a coordinated network of programs designed to help older adults remain active, connected, and living safely in their homes and communities. Services are generally available to residents age 60 and older, with some volunteer programs open to adults age 55 and older. Most services are offered at no cost, with suggested donations. Core functions include:

- Supporting independent living through nutrition services, transportation, in-home and respite services, and case assistance
- Promoting healthy aging through fitness, health promotion activities, and preventive screenings
- Reducing social isolation through senior center–based activities, special events, and friendly visiting or companion programs
- Mobilizing older adults as community assets through structured volunteer programs, including AmeriCorps Seniors

Senior Centers

Senior Services operates three senior centers that serve as key access points for programs, meals, transportation connections, and community life. These centers provide congregate meals, social and recreational activities, and referrals to additional supports:

- Luisa Senior Center
- Mary Esther Gonzalez (MEG) Senior Center
- Pasatiempo Senior Center

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Senior Services Programs

Senior Services programs are designed to support aging in place, social connection, and overall well-being. Key program areas include:

- **Nutrition services:** Congregate meals at senior centers and home-delivered meals for homebound residents, supporting nutrition, socialization, and independence.
- **Transportation:** Senior-focused transportation services linked to senior centers, supporting access to meals, health care, activities, and essential services.
- **Health promotion and wellness:** Fitness and recreation programs, health promotion activities, and screenings that support strength, balance, mobility, and disease prevention.
- **Recreation, education, and social activities:** Classes, cultural and educational activities, games, special events, and Senior Olympics opportunities that foster social connection and active aging.
- **Benefits counseling and information and referral:** Assistance navigating benefits and services, along with outreach to connect older adults with community resources.
- **Respite care and home management:** Limited respite and home management services that support family caregivers and help older adults remain at home.
- **Senior Scene newsletter:** A free monthly publication that explains how to access senior services, lists activities, and shares program updates.

Together, these programs function as essential components of the community's long-term care system, complementing medical and residential services while emphasizing independence and participation.

Volunteer and Civic Engagement Programs

Senior Services also administers AmeriCorps Seniors volunteer programs that both support older adults and engage them as contributors to the community. Volunteer opportunities include:

- **Retired Senior Volunteer Program (RSVP):** Connects adults age 55 and older with volunteer placements that address local needs such as food distribution, education support, environmental projects, and emergency preparedness.
- **Foster Grandparent Program (FGP):** Engages older adults as mentors and tutors for children and youth, providing academic and social support in schools and community settings.
- **Senior Companion Program (SCP):** Supports income-eligible volunteers age 55 and older who serve as companions to homebound or isolated older adults, offering emotional support and basic assistance.
- **Care Companion Program (CCP):** Places volunteers of all ages to provide regular social visits and engagement for residents in long-term care communities.

These programs extend the reach of Senior Services while strengthening intergenerational connections.

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Santa Fe County Senior Services

Santa Fe County operates a separate senior services system serving adults age 60 and older in unincorporated areas of the county, with some facilities located within or near city limits. County services are distinct from the City of Santa Fe's Division of Senior Services.

County programs are delivered through five senior centers that offer congregate and home-delivered meals, door-to-door transportation, fitness and wellness activities, arts and educational programs, and service navigation through CONNECT. Programs are generally free or donation-based for eligible residents.

Age-Friendly Community Resources and Programs

In addition to City and County services, Santa Fe is supported by a broad ecosystem of nonprofit organizations, health systems, educational institutions, and community-based programs that contribute to age-friendly conditions. These resources play an important role in supporting older adults, caregivers, and families across health, housing, caregiving, social connection, and lifelong learning. The lists below are not comprehensive but illustrate the range of programs and services that strengthen Santa Fe's age-friendly capacities.

Health and Caregiving

Organizations in this category provide medical, caregiving, and dementia-related services that support aging in place, caregiver well-being, and quality of life.

- Age Friendly Senior Care (home care for individuals with memory loss)
- Alzheimer's Association New Mexico Chapter (Alzheimer's and dementia education and resources)
- CHRISTUS St. Vincent Center for Healthy Aging (Age-Friendly Health System)
- Life Circle (adult day services and dementia support)
- Scott's House (hospice and end-of-life care)
- The Memory Care Alliance (caregiver and dementia support services)
- Sun and Moon Eldercare (care coordination and navigation)
- Crossroads Aging Care Professionals (life care management)

Service Navigation and Information

These organizations help residents and caregivers understand, access, and coordinate available services across systems.

- CONNECT 211 (City of Santa Fe and United Way of North Central New Mexico)
- Santa Fe County CONNECT (service navigation and referrals)
- Aging and Disability Resource Center (ADRC)
- North Central New Mexico Economic Development District (Non-Metro Area Agency on Aging)

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- Santa Fe Eldercare Network (network of professionals serving Santa Fe elders)
- SHARE New Mexico (community information database)

Nutrition, Housing, and Basic Needs

Programs in this category address food security, housing stability, and essential supports that enable older adults to remain safely in their homes and communities.

- Bienvenidos Outreach (food pantry and elder support)
- REunity Resources (senior food programs, farm stand access, and community gardens)
- Housing Trust Fund of Santa Fe (affordable housing, including senior housing)
- Be The Blessing Nonprofit (assistance for seniors and veterans)
- Salvation Army Santa Fe Corps ("Love the Elderly" program)

Physical Activity, Wellness, and Fall Prevention

These programs promote physical health, mobility, and fall prevention through targeted and accessible activities.

- Punching Out Parkinson's Santa Fe (exercise programs for individuals with Parkinson's disease)
- Villages of Santa Fe (fall prevention, fitness, and aging-in-place supports)

Education, Civic Life, and Intergenerational Support

Organizations in this category support lifelong learning, civic engagement, and intergenerational connections that strengthen social participation.

- Santa Fe Community College (lifelong learning and caregiver training)
- Santa Fe Community Foundation (funding and capacity-building for senior-serving nonprofits)
- Silver Horizons (support for grandparents raising grandchildren)
- Youth Works Santa Fe (youth employment, counseling, and intergenerational services)
- Somos Un Pueblo Unido (advocacy supporting immigrant and worker rights)
- Santa Fe Indigenous Center (culturally responsive services for Indigenous elders)
- Turquoise Trail Charter School (community-based education and opportunities for intergenerational engagement)

Together, these organizations complement City and County services and reflect Santa Fe's broader commitment to supporting aging in place, caregiver resilience, cultural responsiveness, and social connection across the lifespan.

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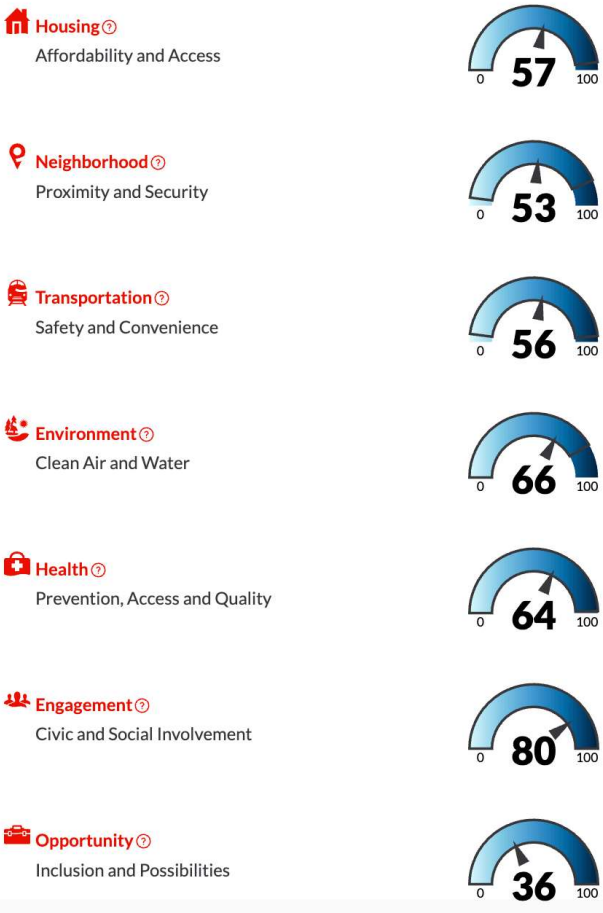
AARP Livability Index



The AARP Livability Index evaluates communities on a 0–100 scale across seven categories: Housing, Neighborhood, Transportation, Environment, Health, Engagement, and Opportunity. Santa Fe earns an above-average overall score of 59, though affordability and safety remain ongoing challenges.

The city performs strongest in Engagement (80), reflecting broad access to cultural arts, entertainment, and competitively priced internet. Santa Fe also scores well in Environment (66), supported by generally healthy air quality. Housing receives a mid-range score (57), shaped by the presence of subsidized housing alongside housing costs that exceed the national average. Opportunity is the lowest-rated category (36), driven by limited age diversity and higher levels of income inequality. The Neighborhood score (53) reflects a mixed picture, balancing strong access to libraries and parks with an above-average crime rate.



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Needs Assessment and Community Engagement

The Age-Friendly Santa Fe initiative is grounded in comprehensive community engagement and a systematic needs assessment process. The initiative gathered input from residents, community partners, and service providers to inform Santa Fe's Age-Friendly Action Plan. This needs assessment included a community survey, listening sessions, workshops, and community forums, along with insights from advisory committee members and organizational leaders working across aging, housing, transportation, health, and community services.

Core Project Team

The needs assessment was led by a small core project team composed of the Director of Community Services, the Director of Senior Services, and a contracted Project Manager. This team met regularly to plan, coordinate, and oversee the assessment process.

Advisory Committee

The core project team organized an Age-Friendly Santa Fe Advisory Committee to support the community needs assessment and development of the Age-Friendly Action Plan. The committee comprised leaders and community members from various City departments and community organizations. Members met virtually throughout 2025 and provided input on Santa Fe's age-friendliness across AARP's 8 Domains of Livability, helped identify existing strengths and areas for improvement, and offered guidance on community engagement efforts, including the survey, listening sessions, workshops, and community forums.

Age-Friendly Santa Fe Advisory Committee	
Member	**Name of Organization**
Gary Williams	AARP New Mexico
David Fresquez	Age-Friendly Senior Care
Kathleen Tunney	CHRISTUS St. Vincent Regional Medical Center
Manuel Sanchez	City of Santa Fe Division of Senior Services
Maria Tucker	City of Santa Fe Department of Community Services
Johanna Nelson	City of Santa Fe Economic Development
Kathylene Gish	City of Santa Fe Mayor's Committee on Disability
Margaret Neill	City of Santa Fe Public Library
Julie Sanchez	City of Santa Fe Youth and Family Services
Jennifer Nevarez	CommUNITY Learning Network
Daniel Lopez	Designated ADA Coordinator, Equity and ADA Manager
Kevin Bowman	Human Rights Alliance
Matilda Byers	Santa Fe County Seniors Services
Erick Aune	Santa Fe Metropolitan Planning Organization (MPO)
Ann Church	Villages of Santa Fe
Andrew West	Age-Friendly Santa Fe Project Manager

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In addition to the Advisory Committee meetings, the core project team also met with other community leaders and organizational representatives to gather additional perspectives. Together, this input complemented feedback from residents and helped inform the priorities, goals, and strategies included in the Age-Friendly Action Plan.

Community Engagement Process

Residents were engaged to understand what supports living and aging well in Santa Fe and to inform the development of the Age-Friendly Action Plan. Multiple opportunities for input were provided, including a survey, listening sessions, workshops, and community forums. All materials and activities were available in English and Spanish, with interpretation provided at in-person events.

Information about the Age-Friendly Santa Fe initiative and opportunities to participate was shared through multiple channels, including:

- The Age-Friendly Santa Fe website
- Newsletters and email announcements
- Flyers distributed in City buildings and facilities
- Senior Scene newsletter (print and online)
- Community partner networks and email lists

Community partners—particularly organizations working closely with Spanish-speaking residents—supported outreach by sharing bilingual and Spanish-language invitations.

Community Survey

The initiative developed an abbreviated survey based on the AARP Age-Friendly Community Survey. The survey was available in English and Spanish. Residents could complete the survey:

- Online through the City's Age-Friendly website
- In paper form at all City senior centers and public libraries

The survey was promoted through newsletters, flyers, email lists, and community outreach activities. Spanish-language paper surveys were also distributed in person at an event hosted by community partner Somos Un Pueblo Unido.

Listening Sessions

Listening sessions were small group conversations where residents shared perspectives on what supports quality of life in Santa Fe and what could be improved as people age. Sessions focused on topics aligned with AARP's 8 Domains of Livability and were held at the City's three senior centers.

Sessions were conducted in English with Spanish interpretation available. Flyers and invitations were hand-delivered to residents living near affordable housing units at the Luisa and

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Pasatiempo centers. One listening session planned to be conducted entirely in Spanish, in partnership with Somos Un Pueblo Unido, did not have any attendees.

Workshop Series

A four-part workshop series was hosted at Santa Fe Public Library locations and focused on skills that support aging well. Each workshop lasted approximately 90 minutes and included a presentation followed by group discussion. Participants shared ideas about how Santa Fe can better support residents as they age. Workshops were held in English with Spanish interpretation available.

Community Forums

Six community forums were held later in the process to share findings from the survey, listening sessions, and workshops. Residents were invited to respond to early findings and provide feedback on draft goals and strategies for the Age-Friendly Action Plan. Forums were held at City library locations and senior centers and were conducted in English with Spanish interpretation available.

Language Access and Inclusion

Language access was prioritized throughout the engagement process. All outreach materials and surveys were available in English and Spanish, and Spanish interpretation was provided at listening sessions, workshops, and community forums. Community partnerships supported targeted outreach through Spanish-language communications and in-person engagement.

How Community Input Was Used

Information from the survey, listening sessions, workshops, and community forums was reviewed together to identify common themes, shared priorities, and key concerns. Community forums provided an opportunity for residents to respond to preliminary findings and help refine ideas. Together, this input informed the priorities, goals, and strategies of the Age-Friendly Action Plan.

Event Participation	
Engagement Activity	Participants
Workshops	113
Listening Sessions	92
Community Forums	75
Total Participation*	280
Unique Participants	260

Survey Participation	
Paper Surveys	68
Online Surveys	494
Spanish Surveys	16
English Surveys	546
Total Surveys	562

* Note: Some residents took part in more than one activity.

Review Draft

Needs Assessment Results

Survey Results

Summary of Survey Results	
Topic Area	**Key Findings**
Perceptions of Aging in Santa Fe	• 67% rated Santa Fe as a good or very good place to age • Average rating: 3.12 ("Good")
Aging in Place & Independence	• Over 90% rated staying in their home as important or very important • Over 90% rated living independently as important or very important • 73% rated staying in Santa Fe as important or very important
Housing Situation & Needs	• 83% reported owning their home; 16% reported renting • 39% reported home repairs / modifications would be helpful
Transportation & Mobility	• 88% reported having reliable transportation • 94% primarily drive themselves • Smaller shares reported walking, biking, ride services, or public transit
Social Connection (Frequency)	• 94% reported regular communication with family, friends, or neighbors • 75% reported social interaction at least three days per week • 55% expressed interest in additional social or volunteer opportunities
Social Connection (Where People Connect)	• Respondents connected through gyms, support groups, faith-based organizations, and community centers • Many described informal connections through friends, family, work, and volunteering • A smaller group reported limited or no social connection
Information Access & Technology Use	• 93% reported daily internet use • 97% use smartphones; 95% email; 91% text messaging • Common sources included newspapers, personal networks, social media, and libraries
Use of City Resources	• 90% reported using Santa Fe libraries • 38% reported using recreation centers • 18% reported using senior centers
Employment & Financial Resources	• 50% reported being fully retired • 62% were unsure whether sufficient financial wellness resources are available
Respondent Demographics	• Average age: 68 • 71% identified as female • 76% identified as White; 15% Hispanic

Response results for all survey questions are provided in **Appendix B Age-Friendly Santa Fe Survey Results.**

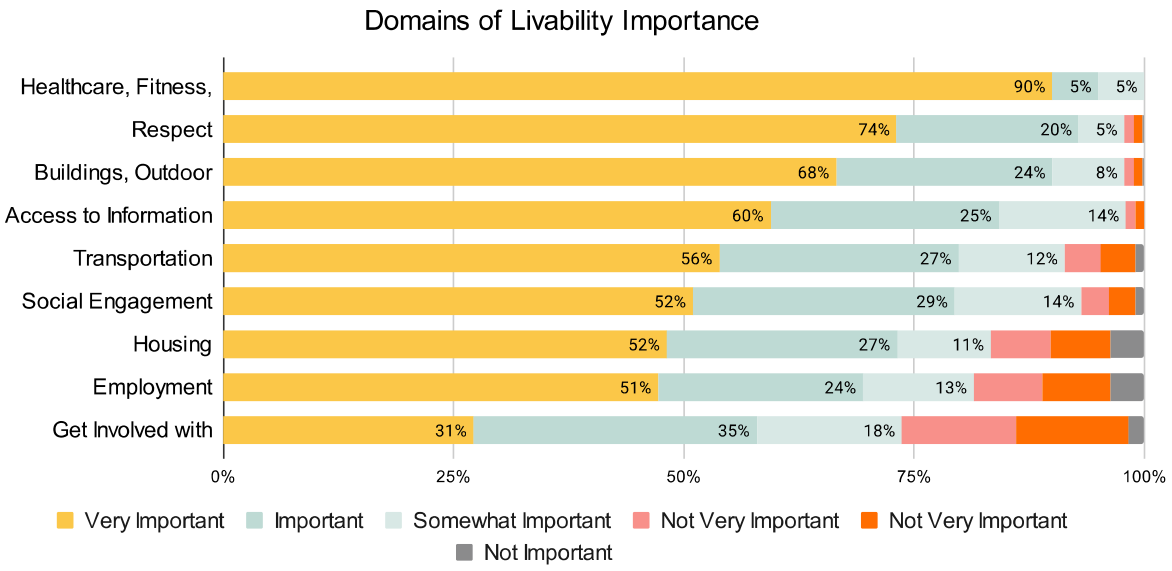
Survey results indicate that most respondents view Santa Fe as a good place to age and report strong social connection and high use of technology. At the same time, housing stability, independence, and transportation emerged as central priorities, with many respondents identifying home repairs, accessibility modifications, and reliable mobility as important to aging in place. While most respondents reported good health and regular social interaction, gaps between the importance of key livability domains—particularly healthcare, housing, transportation, and employment—and current community conditions suggest areas where improvements are needed. Together, these findings highlight both strong community assets and persistent structural challenges that informed the focus areas and strategies outlined in the Age-Friendly Action Plan.

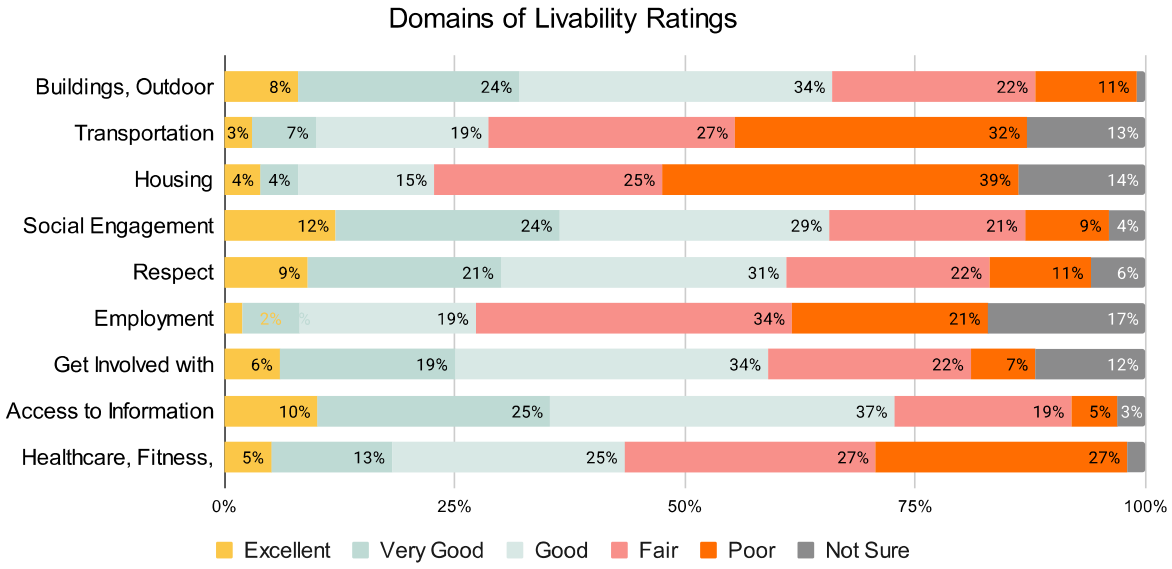
Priority livability domains were identified by comparing resident ratings of importance and current quality for each domain. Domains with the largest gaps—those rated as highly important but lower in quality—were prioritized for this action plan.

Survey Results – Domains of Livability	
Topic Area	**Key Findings**
Most Important Livability Domains	• Healthcare • Feeling valued across ages • Safety • Access to information
Lowest Rated Livability Domains	• Housing • Transportation • Employment • Healthcare
Priority Domains	• Largest gaps between importance and current conditions were in ○ Healthcare ○ Transportation ○ Housing ○ Employment

Draft

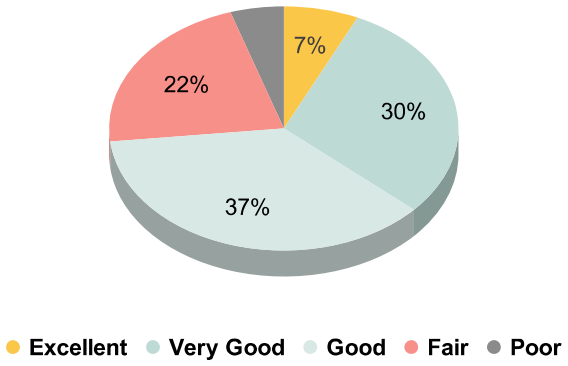
Select Charts and Graphs of Survey Results on the Livability of Santa Fe





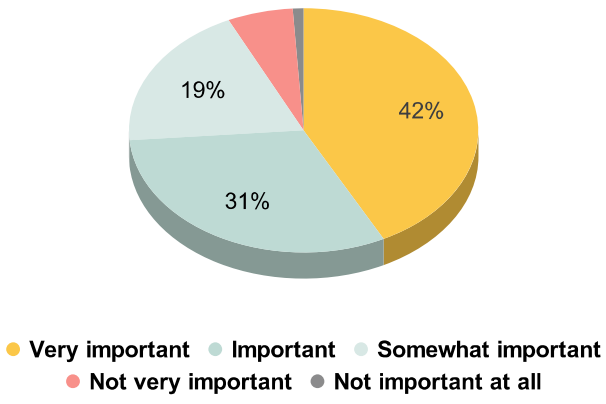
How would you rate Santa Fe as a place to live as someone ages?	n	%
Good	209	37%
Very Good	168	30%
Fair	123	22%
Excellent	40	7%
Poor	28	5%
No Response	8	
Average Score	3.12	

How would you rate Santa Fe as a place to live as someone ages?



How important is it for you to stay in Santa Fe as you age?	n	%
Very important	237	42%
Important	175	31%
Somewhat important	104	19%
Not very important	35	6%
Not important at all	8	1%
No Response	17	
Average Score	4.07	

How important is it for you to stay in Santa Fe as you age?



Revised

Key Themes from Listening Sessions, Workshops, and Community Forums

Summary of Listening Session, Workshop, and Community Forum Results	
Theme	**Key Concerns Raised by Participants**
1. Moving Through the City Feels Increasingly Hard and Risky	• Unsafe street crossings, especially on major corridors • Fast-moving traffic and driver behavior that feels dangerous • Uneven, missing, or poorly maintained sidewalks • Poor or inconsistent lighting and affecting comfort and safety of public spaces
2. Transportation Is the Link Between Resources and Daily Life	• Difficulty scheduling rides, especially with advance notice requirements • Bus routes and schedules that do not align with daily needs • Limited flexibility for same-day or spontaneous trips • Reliance on neighbors or informal help when systems fall short
3. Housing Works Best When It Is Affordable and Close to Daily Needs	• Limited affordable housing near healthcare, groceries, and services • Rising costs affecting long-term residents' ability to remain in place • Impacts of second homes and short-term rentals on availability • Difficulty aging in place when housing is far from resources
4. Access to Santa Fe's Cultural Life Is Uneven for Full-Time Residents	• Limited parking near cultural sites and downtown • Limited parking availability for residents/those with mobility needs • Cultural areas perceived as oriented toward tourists • Tension between full-time residents and seasonal residents
5. Staying Connected Requires Energy, Access, and Opportunity	• Transportation and safety barriers limiting participation • Health limitations affecting ability to engage regularly • Isolation among some residents who remain disengaged
6. Being Active Is Essential, but Not Always Easy	• Limited access to pools, gyms, and recreation facilities • Transportation and distance barriers to physical activity • Safety concerns limiting walking and outdoor movement • Inconsistent availability of programs or staffing
7. Access to Information and Communication Is Unclear and Inconsistent	• Limited awareness of available programs and services • Confusion about where to find accurate information • Lack of clear follow-up when concerns are reported • Reliance on libraries, newsletters, staff, and word-of-mouth
8. People Feel Heard in These Conversations, but Less So Elsewhere	• Few opportunities outside these sessions to share concerns • Uncertainty about whether input leads to action • Difficulty navigating city processes and decision-making • Sense of distance between residents and formal systems

Across listening sessions, workshops, and community forums, participants described how mobility, housing, and access shape daily life and independence in Santa Fe. Safety concerns related to traffic speed, pedestrian infrastructure, lighting, and noise were frequently raised, influencing where people go, when they go out, and whether they feel comfortable participating in community life.

Transportation emerged as a central connecting factor rather than a standalone issue. Participants emphasized that access to food, healthcare, cultural activities, social connection, and physical activity depends on reliable and flexible transportation. When systems do not align with daily needs, residents rely on informal support, plan far in advance, or opt out of activities altogether.

Housing was discussed primarily in terms of affordability and proximity to daily needs. Participants described the ability to live near healthcare, grocery stores, parks, libraries, and cultural spaces as essential to aging in place and maintaining independence. Rising housing costs, second homes, and short-term rentals were cited as factors limiting stable housing options for full-time residents.

Participants also highlighted the importance of social connection, physical activity, and access to information. While Santa Fe offers valued cultural, recreational, and community assets, barriers related to safety, transportation, health limitations, and uneven access can limit participation. Libraries, trusted staff, newsletters, and in-person conversations were consistently identified as reliable sources of information, while many expressed frustrations with unclear processes and limited follow-up when concerns are raised. Despite these challenges, participants valued the opportunity to be heard through the engagement process and expressed a desire for more consistent avenues for resident input.

Review Draft

Key Insights from Advisory Committee, Resource Providers, and Community Leaders

Insights from Advisory Committee, Resource Providers, and Community Leaders	
Theme	**Key Insights**
Fragmentation of Services, Resources, and Networks	• Services operate across many organizations with limited coordination • Providers often lack visibility into one another's work • Residents experience support as disconnected rather than system-based
Awareness and Navigation as Central Barriers	• Services exist but are not consistently visible to residents • Navigation pathways are unclear or informal • Access often depends on personal networks or timing
Transportation as the Link Between Services, Housing, and Daily Life	• Transportation determines practical access to services and opportunities • Mobility challenges affect work, caregiving, health, and participation • Transportation efforts are not always connected to other systems
Housing, Location, and Access Are Inseparable	• Housing stability depends on affordability, location, and connectivity • Rising costs and limited supply affect residents across life stages • Short-term rentals and cost of living increase instability and homelessness risk
Existing Platforms Offer Untapped Potential for Connection	• Trusted tools and institutions already exist • These platforms reach residents across ages and life circumstances • Their role as shared entry points is not consistently reinforced
Communication and Coordination Shape How Systems Are Experienced	• Inconsistent communication leads to gaps and confusion • Coordination relies on informal relationships • Systems function better individually than collectively
Disability, Accessibility, and Inclusive Services Shape Daily Life	• Accessibility benefits people of all ages and abilities • Inclusive design supports independence and participation • Inconsistent accessibility limits engagement and increases isolation
Aging as a Lifespan Experience	• Aging is shaped by everyday systems, not age alone • The same systems affect families, workers, caregivers, and businesses • A lifespan lens highlights shared community impacts

Input from advisory committee members, resource providers, and community leaders highlighted that Santa Fe offers many programs and services that support aging well, but these efforts are often experienced as fragmented rather than as a coordinated system. Limited visibility across organizations and inconsistent coordination make it difficult for residents to understand how resources connect or how support evolves across different life stages.

Across discussions, awareness and navigation emerged as central barriers to access. Services were generally viewed as valuable once found, but information about them does not consistently reach residents in clear or predictable ways. Access often depends on personal networks, informal referrals, or timing, underscoring the importance of improving communication and coordination across City efforts and community partners.

Transportation and housing were consistently identified as foundational systems shaping access to daily life. Reliable transportation determines whether residents can reach healthcare, work, education, and community activities, while housing stability depends on affordability, location, and proximity to services. Participants emphasized that inclusive design, accessibility, and trusted information platforms—such as libraries and CONNECT Santa Fe—play a critical role in supporting participation across ages and abilities. Together, these insights reinforce the importance of addressing aging as a lifespan issue shaped by everyday systems, informing the focus areas and strategies of the Age-Friendly Action Plan.

Review Draft

Age-Friendly Santa Fe Action Plan Focus Areas

The following focus areas identify the key conditions that shape residents' ability to live and age well in Santa Fe and serve as the foundation for the Action Plan's goals and strategies.

Focus Areas to Ground Age-Friendly Santa Fe Action Plan Goals and Strategies	
Focus Area	**Why This Matters**
Transportation	• Transportation supports independence by determining whether residents can access healthcare, housing, social activities, and essential services as mobility needs change.
Housing	• Stable and affordable housing is critical to aging well, as cost, accessibility, and location affect health, safety, and the ability to stay connected to the community.
Communication & Information	• Clear and coordinated communication helps residents understand how to find and use services and resources, especially during times of transition or increased need.
Social Engagement & Participation	• Social engagement and participation support well-being by fostering connection, belonging, and involvement in community life, which are important for health and quality of life at all ages.
Health & Wellness	• Health and wellness are central priorities for residents and are closely connected to transportation, housing stability, and opportunities for social engagement.
Safety & Public Spaces	• Safe and accessible public spaces influence residents' confidence, mobility, and willingness to participate in community life.

The focus areas for Santa Fe's Age-Friendly Action Plan were developed by synthesizing findings from the full needs assessment process, including the community survey, listening sessions, workshops, and input from community partners, service providers, community leaders, and the Age-Friendly Santa Fe Advisory Committee. Rather than relying on a single source, the initiative identified patterns that appeared consistently across the needs assessment.

The selected focus areas reflect the conditions that most influence residents' ability to live and age well in Santa Fe. They represent interconnected aspects of daily life that shape independence, access to services, social connection, and participation in the community. Challenges in one area—such as transportation—often affect others, including access to healthcare, housing options, and opportunities for engagement.

Together, these focus areas provide a clear framework for organizing the goals and strategies of the Action Plan and responding to the priorities identified by residents and community partners to improve age-friendliness in Santa Fe.

Review

Mission, Values, and Guiding Principles

Mission

The purpose of this Action Plan is to advance a coordinated, all-ages approach to aging well by aligning City policies, programs, and partnerships; elevating Senior Services as a strategic partner in City governance; and leveraging existing City efforts to create inclusive, accessible, and connected communities for residents across the lifespan.

Values

Aging Is a Lifespan Experience

Aging is a continuous process that affects all residents. Planning for aging well means creating conditions that support people at every stage of life, not only in older adulthood.

Inclusion and Accessibility Are Essential

Age-friendly, ability-friendly and family-friendly design, communication, and services are fundamental to participation, safety, and well-being for individuals, families, and communities.

Coordination Strengthens Impact

Meaningful progress is achieved by aligning efforts across departments, organizations, and initiatives rather than working in isolation or duplicating services.

Community Knowledge Matters

The lived experience of residents, families, business owners, workers, caregivers, and service providers is essential to understanding needs, identifying gaps, and shaping effective strategies.

Senior Services Is a Strategic Asset

The Division of Senior Services plays a critical role not only in service delivery but in advocacy, capacity building, and collaboration across the City and community partners.

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Guiding Principles

Apply an All-Ages Lens

Consider how policies, programs, and investments support people now and as they age, with attention to continuity, prevention, and adaptability over time.

Build on Existing Work

Leverage current City plans, programs, and partnerships whenever possible, strengthening alignment and avoiding unnecessary duplication.

Integrate Early

Include age- and ability-inclusive considerations at the earliest stages of planning, design, and decision-making.

Strengthen Collaboration and Shared Responsibility

Promote partnerships across City departments, community organizations, and residents, with shared ownership of goals and outcomes.

Improve Navigation and Clarity

Prioritize strategies that make information easier to find, services easier to access, and systems easier to understand.

Support Sustainable Capacity

Advance approaches that are realistic, scalable, and sustainable, strengthening long-term capacity rather than short-term solutions.

These mission, values, and principles are the foundation for the goals, strategies, and actions outlined in this plan. They are intended to guide decision-making, promote alignment across City efforts, and support a consistent, all-ages approach to the quality of life for Santa Fe residents.

The following goals translate community priorities into coordinated strategies and actions. Goals define intended outcomes, strategies describe how the City will respond, and actions identify priority areas for implementation.

Implementation of these strategies and actions will be led through collaboration among the Age-Friendly Advisory Committee or Task Force, the Department of Community Services, and the Division of Senior Services. Specific roles, responsibilities, timelines, and success indicators are detailed in the implementation tables provided in Appendix A Age-Friendly Santa Fe Action Matrix.

These goals, strategies, and actions are an initial roadmap for advancing age-friendly priorities. As implementation proceeds, the initiative may pivot, refine, or adopt new strategies in response to continued community engagement, evaluation, and changing conditions.

Review Draft

Cross-Cutting Strategies

1. Establish shared leadership and resident involvement to guide Age-Friendly Action Plan implementation.
2. Position Senior Services as a coordinating and advocacy hub across City initiatives and programs.
3. Integrate age-friendly, ability-friendly, and family-friendly priorities into existing City plans, programs, and partnerships.
4. Strengthen communication, engagement, and feedback loops across City and community partner systems.

Cross Cutting Actions

Governance and Infrastructure

- Establish an Age-Friendly Advisory Committee or Task Force to guide implementation, incorporate ongoing community input, and report progress to City Council.
- Explore the creation of a dedicated age-friendly and community engagement staff position within Senior Services or Community Services.

Engagement and Input

- Host regular meetings, workshops, and community conversations focused on domain-specific areas of livability.
- Use senior centers, libraries, and community venues as consistent access points for gathering age-friendly community input.
- Establish a clear pathway for resident input to flow from the aging services network through Community Services to the Advisory Committee or Task Force and City Council.

Planning and Coordination

- Engage City planning processes to ensure age-friendly considerations are incorporated.
- Integrate age-friendly language and principles into City plans, policies, and reports.
- Position Senior Services as a strategic planning partner to support coordination across the City.

Review Draft

Transportation Goals, Strategies, and Actions

Goal

Improve transportation options so residents of all ages can reliably and safely get to healthcare, services, work, social activities, and community events.

Strategies

1. Apply an age- and ability-inclusive approach to transportation planning and services
2. Use resident transportation experience to inform planning and decision-making
3. Improve access to transportation services and key destinations
4. Coordinate transportation efforts across City and regional partners

Summary of Priority Actions

- Engage transportation planning bodies to incorporate age-friendly, ability-friendly, and family-friendly community insights.
- Increase community participation in the planning and evaluation of transportation plans and initiatives.
- Host transportation-specific listening sessions and information events.
- Identify gaps in parking availability, routes, hours, and destinations within City transportation services.
- Improve access to cultural, recreational, and community destinations through City transportation services.
- Promote awareness and use of City transportation and infrastructure reporting systems.
- Improve coordination with transit providers.
- Promote awareness of safety, sidewalk, lighting, and street issue reporting mechanisms.

Review Draft



Housing Goals, Strategies, and Actions

Goal

Support housing conditions and options that allow residents to remain safely, affordably, and comfortably in their homes and neighborhoods throughout different stages of life.

Strategies

1. Integrate and strengthen age-friendly, aging-in-place and accessibility considerations into existing housing planning, operations, and initiatives
2. Use resident housing experience to inform housing and land-use decisions
3. Improve access to housing resources and supports
4. Support housing stability and safety across the lifespan

Summary of Priority Actions

- Engage housing planning bodies to integrate age-friendly, ability-friendly, and family-friendly community insights.
- Increase community participation in housing and land-use planning and evaluation processes.
- Host housing-specific listening sessions and information events.
- Improve and expand awareness of City housing resources, programs, and affordable housing initiatives.
- Educate developers, landlords, and property and land organizations on age-friendly and universal design principles and related policies.

Review Draft



Communication and Information Goals, Strategies, and Actions

Goal

Make it easier for residents to find, understand, and navigate information about services, programs, and community resources across the city.

Strategies

1. Coordinate how information is shared across the aging services and community services networks.
2. Improve resident utilization and navigation of City and community partner resources.
3. Strengthen follow-through and transparency in communication.

Summary of Priority Actions

- Build and maintain an Age-Friendly website that serves as a centralized clearinghouse for age-friendly resources, programs, and services.
- Develop and distribute printed, paper-based Age-Friendly information and resource guides to ensure access for residents who face barriers to digital tools or online information.
- Launch an Age-Friendly commitment and recognition program for organizations and businesses.
- Improve information sharing and cross-promotion across the aging services network.
- Create and maintain a coordinated age-friendly calendar of events.
- Strengthen promotion and integration of CONNECT 211 across City, County, and community partner services.
- Plan, organize, and host an annual Age-Friendly fair or community event.
- Add a regular Age-Friendly feature to the *Senior Scene* newsletter.
- Improve and expand the City's use of bilingual information and resources.
- Improve and expand collaboration with organizations serving Spanish- and Native-language-speaking community members.

Review Draft



Health and Wellness Goals, Strategies, and Actions

Goal

Strengthen access to healthcare, wellness, and preventive services that support physical, mental, and social well-being across the lifespan.

Strategies

1. Promote healthy aging and a lifespan approach to well-being
2. Use City senior centers and libraries as hubs for intergenerational wellness and learning.
3. Improve access to health, caregiving, and health-prevention resources.
4. Support active and engaged living, independence, and social well-being.

Summary of Priority Actions

- Offer workshops on healthy aging and intergenerational topics.
- Design and facilitate trainings for City leaders and staff on aging, ageism, and lifespan approaches.
- Expand intergenerational wellness, technology, and learning programming at City senior centers.
- Expand educational, social, and health and wellness programming at City senior centers.

Review Draft



Social Engagement and Participation Goals, Strategies, and Actions

Goal

Strengthen social connection, belonging, civic participation, and economic engagement so residents of all ages feel valued, connected, and able to contribute to community life.

Strategies

1. Strengthen social connection and participation across the lifespan
2. Use Senior Services and partners to connect residents to opportunities
3. Expand intergenerational engagement and shared community life
4. Support work, volunteering, and entrepreneurship as forms of participation

Summary of Priority Actions

- Expand intergenerational programming through libraries and schools.
- Support older adult entrepreneurship and workforce participation through City and community partner initiatives.
- Strengthen the role of senior centers as hubs for connection and participation.
- Engage community partner organizations to increase community awareness and understanding of diverse family structures.
- Improve and expand coordination of City and community partner volunteer networks.

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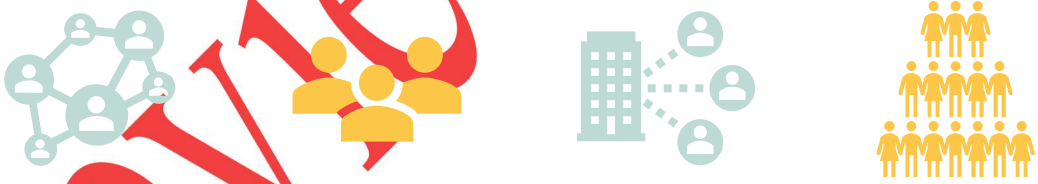

Safety and Public Spaces Goals, Strategies, and Actions

Goal

Improve the safety, accessibility, and usability of public spaces so residents of all ages feel confident moving through and participating in community life.

Strategies

1. Use resident experience to inform safety and public space decisions
2. Improve coordination to address safety and accessibility concerns
3. Improve awareness and use of safety and reporting systems
4. Support inclusive, accessible, and connected public spaces

Summary of Priority Actions

- Improve awareness of the City's safety and ADA reporting systems.
- Incorporate feedback loops so residents understand what happens after issues are reported.
- Engage neighborhood associations in age-friendly community safety efforts.
- Promote aging-in-place villages and other neighborhood-based community connections.
- Improve and expand adoption of the City's Neighborhood Watch program.

Review Draft

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Appendix A Age-Friendly Santa Fe Action Matrices

How to Read the Implementation Tables

The tables in this appendix summarize the actions that support the Age-Friendly Action Plan and identify roles, indicators, and timing for implementation.

Column Descriptions

Action
Describes the specific activity or effort to be undertaken to advance the goal. Actions are written to reflect what will be done, not how it will be implemented in detail.

Lead with Key Partners
Identifies the department, group, or body responsible for coordinating implementation of the action as well as Key Partners to support or advise implementation as appropriate:

- Age-Friendly Advisory Committee/ Task Force
- City of Santa Fe Department of Community Services
- City of Santa Fe Division of Senior Services

Key partners should commit to collaborating with appropriate City Departments, committees, boards, and/or teams who specialize in goals areas (e.g. Housing, Transportation, etc.).

Indicators
Describes how progress or completion of the action will be demonstrated. Indicators focus on documentation of implementation, coordination, participation, or increased awareness.

Timeline
Indicates the expected timeframe for implementation:

- Short-term: 1–2 years
- Mid-term: 3 years
- Ongoing: Continuing or recurring efforts

Additional Resources Needed?
Indicates whether implementation is expected to require resources beyond existing staff capacity or current budgets. This column does not imply a funding commitment and may be refined through future planning and budget processes.

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Cross-Cutting Actions

Cross-Cutting Actions				
Action	**Lead / Key Partners**	**Indicators**	**Timeline**	**Additional Resources Needed?**
Governance and Infrastructure				
1. Establish an Age-Friendly Advisory Committee or Task Force to sustain the Age-Friendly Santa Fe initiative, monitor implementation of strategies and actions, incorporate ongoing community input, and provide regular progress reports to City Council.	City Council/ Senior Services	Committee established and meeting regularly; progress updates provided to City Council	Short-term	N
2. Explore the creation of a dedicated age-friendly and community engagement staff position within Senior Services or Community Services to support coordination, implementation, and reporting of the age-friendly initiative.	Community Services / Senior Services	Role assessed and leadership decision documented	Short-term	Y
Engagement and Input				
1. Host regular meetings, workshops, and community conversations focused on domain-specific areas of livability (e.g., transportation, housing, health, and safety) to inform planning and decision-making.	Advisory Committee / Community Services	Engagement activities conducted; community input documented	Ongoing	N
2. Use senior centers, libraries, and community venues as consistent access points for gathering age-friendly community input.	Community Services	Input gathered across multiple venues; resident participation documented	Ongoing	N
3. Establish a clear pathway for resident input to flow from the aging services network through Community Services to the Advisory Committee/Task Force and City Council.	Advisory Committee / Community Services	Input pathway defined and in use; feedback shared with City Council	Short-term	N
Planning and Coordination				
1. Engage City planning processes (e.g., The City's General Plan, Santa Fe Forward) to ensure age-friendly considerations are incorporated.	Advisory Committee	Age-friendly considerations documented in planning processes	Mid-term	N
2. Integrate age-friendly language and principles into City plans, policies, and reports.	Advisory Committee	Age-friendly language incorporated into City documents	Mid-term	N

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Cross-Cutting Actions				
Action	**Lead / Key Partners**	**Indicators**	**Timeline**	**Additional Resources Needed?**
Governance and Infrastructure				
3. Position Senior Services as a strategic planning partner within the City to support integration and coordination of age-friendliness throughout the city.	Advisory Committee	Cross-departmental coordination involving Senior Services documented	Ongoing	N

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Transportation Actions

Transportation				
Action	**Lead / Key Partners**	**Indicators**	**Timeline**	**Additional Resources Needed?**
1. Engage transportation planning bodies (e.g., MPO) to incorporate age-friendly, ability-friendly, and family-friendly insights from community members into transportation planning processes.	Advisory Committee / Senior Services	Age-friendly priorities documented in planning processes	Short-term	N
2. Increase community participation in the planning and evaluation of transportation plans and initiatives (e.g., MPO, Santa Fe Forward).	Advisory Committee / Community Services	Resident participation documented; community input incorporated	Short- to Mid-term	N
3. Host transportation-specific listening sessions and information events at libraries, senior centers, and other City and community partner venues to inform planning and service improvements.	Advisory Committee / Community Services	Engagement activities conducted; resident participation documented	Short-term	N
4. Identify gaps in parking availability, routes, hours, and destinations within City transportation services through structured community input.	Advisory Committee / Senior Services	Service gaps identified and documented	Short- to Mid-term	N
5. Improve access to cultural, recreational, and community destinations for residents through City transportation services.	Community Services / Senior Services	New or improved routes, stops, schedules, or connecting services identified and documented.	Mid-term	Y
6. Promote awareness and use of City transportation and infrastructure reporting systems.	Community Services / Senior Services	Outreach or communication efforts implemented and documented	Short-term	N
7. Improve coordination with transit providers to enhance service alignment and reliability.	Community Services / Senior Services	Coordination with transit providers documented	Mid-term	N
8. Improve awareness of safety, sidewalk, lighting, and street issue reporting mechanisms.	Community Services	Outreach or communication efforts implemented and documented	Short-term	N

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Housing Actions

Housing				
Action	**Lead / Key Partners**	**Indicators**	**Timeline**	**Additional Resources Needed?**
1. Engage housing planning bodies (e.g., Office of Affordable Housing, etc.) to integrate age-friendly, ability-friendly, and family-friendly insights from community members into housing and land use planning.	Advisory Committee /	Age-friendly considerations documented in housing plans	Short-term	N
2. Increase community participation in the planning and evaluation of housing and land use plans and initiatives (e.g., Santa Fe Forward, etc.).	Advisory Committee / Community Services	Resident input documented and incorporated	Short- to Mid-term	N
3. Host housing-specific listening sessions and information events at libraries, senior centers, and other City and community partner venues to inform housing policies and programs.	Advisory Committee / Community Services	Engagement activities conducted; community participation documented	Short-term	N
4. Improve and expand awareness of City housing resources, programs, and affordable housing initiatives.	Advisory Committee / Community Services	Outreach or communication efforts to increase awareness of housing resources documented	Mid-term	N
5. Educate developers, landlords, and property and land organizations on age-friendly and universal design principles and related policies.	Advisory Committee	Educational outreach conducted; participation documented	Mid-term	N

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Communication and Information Actions

Communication and Information				
Action	**Lead / Key Partners**	**Indicators**	**Timeline**	**Additional Resources Needed?**
1. Build and maintain an Age-Friendly website that functions as a centralized clearinghouse for information and access to age-friendly resources, programs, and services from the City, community partners, and providers within the aging services network.	Community Services / Senior Services	Website launched and maintained	Short-term	Y
2. Develop and distribute printed, paper-based Age-Friendly information and resource guides through libraries, senior centers, community venues, and trusted community partners to ensure access for residents who face barriers to digital tools or online information.	Senior Services / Community Services	Materials distributed through multiple access points	Short-term	N
3. Launch an Age-Friendly commitment and recognition program by which organizations and businesses: a. identify which domains of livability their services or products support, and b. commit to age-friendly, ability-friendly, and family-friendly policies and practices.	Senior Services / Economic Development	Program launched; organizational participation documented	Mid-term	N
4. Improve information sharing and cross-promotion across the aging services network to reduce duplication and improve access.	Senior Services	Coordination across the aging services network documented	Ongoing	N
5. Create and maintain a comprehensive and coordinated age-friendly calendar of events from City departments and aging services network providers.	Senior Services / Community Services	Calendar maintained and used	Short-term	N
6. Strengthen promotion and integration of CONNECT 211 across City, County, and community partner services.	Community Services / Advisory Committee	Outreach or integration efforts to promote CONNECT 211 documented; participation documented	Mid-term	N
7. Plan, organize, and host an annual Age-Friendly fair or event that brings together City departments, community organizations, aging services providers, family services providers, and local businesses.	Senior Services / Community Services	Event conducted; community participation documented	Annual	Y

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Communication and Information				
Action	**Lead / Key Partners**	**Indicators**	**Timeline**	**Additional Resources Needed?**
8. Add a regular Age-Friendly feature to the Senior Scene newsletter to highlight age-friendly concepts and promote community partners.	Senior Services	Contributors identified; features written and published	Ongoing	N
9. Improve and expand the City's use of bilingual information and resources.	Advisory Committee / Community Services	Bilingual materials or outreach efforts created and documented	Ongoing	Y
10. Improve and expand collaboration with community organizations that serve Spanish- and Native-language-speaking community members.	Advisory Committee / Community Services	Outreach with partners; collaborations documented	Ongoing	N

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Health and Wellness Actions

Health and Wellness				
Action	**Lead / Key Partners**	**Indicators**	**Timeline**	**Additional Resources Needed?**
1. Offer workshops on healthy aging and intergenerational topics at libraries, senior centers, schools, and community partner locations.	Senior Services / Community Services	Workshops delivered; resident participation documented	Short-term	Y
2. Design and facilitate trainings for City leaders and staff on aging, ageism, and lifespan approaches to community building and City governance.	Advisory Committee / Senior Services	Trainings delivered; staff participation documented	Short-term	Y
3. Expand intergenerational wellness, technology, and learning programming at senior centers.	Senior Services / Community Services	New programs identified; facilitation and participation documented	Mid-term	Y
4. Expand educational, social, and health and wellness program offerings at the Pasatiempo and Luisa senior centers.	Senior Services / Community Services	New programs identified; facilitation and participation documented	Mid-term	Y

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Social Engagement and Participation Actions

Social Engagement and Participation				
Action	**Lead / Key Partners**	**Indicators**	**Timeline**	**Additional Resources Needed?**
1. Expand intergenerational programming through libraries and schools.	Community Services / Senior Services	Programs implemented; partnerships established; participation documented	Mid-term	N
2. Support older adult entrepreneurship and workforce participation through City and community partner initiatives.	Advisory Committee / Community Services	Participation in entrepreneurship or workforce initiatives documented	Mid-term	N
3. Strengthen the role of senior centers as hubs for connection and participation.	Senior Services / Advisory Committee	Expanded use of senior centers for social connection identified and documented	Ongoing	N
4. Engage community partner organizations to increase community awareness and understanding of diverse family structures (e.g., multigenerational households, LGBTQ+ communities).	Advisory Committee / Community Services	Outreach conducted and documented; resident participation documented	Short- to Mid-term	N
5. Improve and expand coordination of City and community partner volunteer networks across initiatives.	Advisory Committee / Community Services	Outreach conducted and documented; new collaborations documented	Mid-term	N
6. Promote the Age-Friendly University Initiative with local institutions of higher learning (e.g. Santa Fe Community College, Saint John's College, etc.) and assist them in their own age-friendly initiative.	Advisory Committee / Community Services	Outreach conducted and documented; new collaborations documented	Mid-term	N

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Safety and Public Spaces Actions

Safety and Public Spaces				
Action	**Lead / Key Partners**	**Indicators**	**Timeline**	**Additional Resources Needed?**
1. Improve awareness of the City's safety and ADA reporting systems.	Advisory Committee / Community Services	Outreach conducted and documented; engagement activities conducted	Short-term	N
2. Incorporate feedback loops into City reporting systems so residents understand outcomes following reported issues or incidents.	Advisory Committee / Community Services	Feedback processes identified and implemented	Short-term	N
3. Engage neighborhood associations in age-friendly community safety efforts.	Advisory Committee / Community Services	Outreach conducted and documented; engagement activities conducted	Ongoing	N
4. Promote aging-in-place villages and other neighborhood-based community connections.	Senior Services / Community Services	Outreach conducted and documented; engagement activities conducted	Mid-term	N
5. Improve and expand adoption of the City's Neighborhood Watch program across the community.	Community Services / Advisory Committee	Outreach conducted and documented; engagement activities conducted	Mid-term	N

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Appendix B Age-Friendly Santa Fe Survey Results

Most percentages shown in the tables are rounded to the nearest whole percent. Because of rounding, some totals may appear slightly above or below 100%.

How would you rate Santa Fe as a place to live as someone ages?	n	%
Good	209	37%
Very Good	168	30%
Fair	123	22%
Excellent	40	7%
Poor	28	5%
No Response	8	
Average Score	3.12	

Participants generally rated Santa Fe positively as a place to age, with about two-thirds of respondents (67%) rating Santa Fe as a good or very good place to age, while 22% rated it as fair. Smaller shares rated Santa Fe as excellent (7%) or poor (5%), resulting in an average rating of 3.12 (Good).

How important is it for you to stay in your home as you age?	n	%
Very important	387	69%
Important	120	22%
Somewhat important	41	7%
Not very important	9	2%
Not important at all	0	0%
No Response	19	
Average Score	4.59	

Nearly all respondents indicated that staying in their home as they age is important, with more than nine in ten respondents (91%) reporting that staying in their home as they age is important or very important, including 69% who rated it as very important. Only 2% rated this as not very important, and no respondents rated it as not important at all.

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How important is it for you to stay in Santa Fe as you age?	n	%
Very important	237	42%
Important	175	31%
Somewhat important	104	19%
Not very important	35	6%
Not important at all	8	1%
No Response	17	
Average Score	4.07	

Most participants expressed a desire to remain in Santa Fe as they age, with roughly three-quarters of respondents (73%) rating staying in Santa Fe as very important or important, while 19% rated it as somewhat important. About 7% rated staying in Santa Fe as not very important or not important at all.

Do you rent or own where you live?	n	%
Own	465	83%
Rent	91	16%
Other (please specify)	3	0.5%
No Response	17	

Most respondents (83%) reported owning their home, while 16% reported renting. Fewer than 1% reported another type of housing arrangement. Some participants reported living in their car or just recently homeless.

Does your home need any repairs or things like ramps and grab bars to help you live there for as long as possible?	n	%
No	248	45%
Yes	219	39%
Not sure	90	16%
No Response	19	

Nearly four in ten respondents (39%) reported that their home needs repairs or accessibility modifications, while 45% reported no such needs. An additional 16% reported being unsure.

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How important is it for you to live independently in your own home as you age?	n	%
Very important	398	71%
Important	124	22%
Somewhat important	33	6%
Not very important	5	1%
Not important at all	1	0.5%
No Response	15	
Average Score	4.63	

Living independently was a top priority for respondents, with more than 90% of respondents rated living independently as important or very important, including 71% who rated it as very important. Fewer than 2% rated independence as not very important or not important at all.

Do you have reliable transportation to get to the places you need to go?	n	%
Yes	492	88%
No	42	8%
Not sure	25	4%
No Response	17	

Most respondents reported having reliable transportation, though about one in eight either lacked reliable transportation or were unsure.

How do you get around to shop, go to work, visit the doctor, run errands, or go to other places? Select all that apply	n	%
Drive yourself	527	94%
Walk	124	22%
Have others drive you	108	19%
Ride a bike	65	12%
Take a car service like a taxi, Uber, or Lyft	59	11%
Use public transportation	38	7%
Other (please specify)	21	4%
No Response	16	

Nearly all respondents (94%) reported driving themselves to get around. Smaller shares reported walking (22%), having others drive them (19%), biking (12%), using ride services (11%), or using public transportation (7%).

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In general, how would you rate your health?	n	%
Very Good	253	46%
Good	150	27%
Excellent	110	20%
Fair	41	7%
Poor	1	0.2%
No Response	21	
Average Score	3.77	

Most participants (93%) rated their health as good, very good, or excellent, including 46% who rated it as very good and 20% who rated it as excellent. Fewer than 8% rated their health as fair or poor.

Do you have a disability or a chronic illness?	n	%
No	361	65%
Yes	180	32%
Not sure	15	3%
No Response	20	

About one-third of respondents (32%) reported having a disability or chronic illness, while 65% reported that they do not. A small share (3%) reported being unsure.

Do you have difficulty doing daily activities like errands, cooking, cleaning your home, or dressing yourself because of a disability or chronic illness?	n	%
No	428	77%
I do not have a disability or chronic illness	68	12%
Yes	51	9%
Not sure	12	2%
No Response	17	

Most respondents (77%) reported no difficulty with daily activities, while 9% reported difficulty and 2% were unsure. An additional 12% reported that they do not have a disability or chronic illness.

Are you a caregiver for a family member or friend with a disability or chronic health condition?	n	%
No	479	86%
Yes	75	13%
Not sure	4	1%
No Response	18	

Most respondents (86%) reported that they are not caregivers, and approximately one in eight respondents reported serving as a caregiver for a family member or friend.

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How many people live in your household? Please include yourself.	n
Min	1
Max	7
Average Score	1.48
No Response	23

Respondents reported household sizes ranging from one to seven people, with an average household size of 1.48 people. Most respondents lived in households of one or two people.

Who do you live with? Select all that apply	n	%
Spouse/partner	292	53%
I live alone	227	41%
Children	55	10%
Other (please specify)	23	4%
Other family member	14	3%
Roommate	10	2%
Grandchildren	8	1%
Friend	7	1%
No Response	23	

More than half of respondents (53%) reported living with a spouse or partner, while 41% reported living alone. Smaller shares reported living with children (10%), other family members (3%), roommates (2%), or others.

How safe do you feel at home and with the people you live with?	n	%
Very safe	400	72%
Safe	130	24%
Not very safe	10	2%
Not safe at all	2	0.4%
Not sure	10	2%
No Response	24	

Nearly all respondents (96%) reported feeling safe or very safe at home, including 72% who felt very safe. Only about 2% reported feeling not very safe or not safe at all.

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Do you have family and/or friends you communicate with regularly?	n	%
Yes	524	94%
No	27	5%
Not sure	7	1%
No Response	18	

An overwhelming majority of respondents (94%) reported regular communication with family or friends. Only 5% reported no regular communication, and 1% were unsure.

Do you want to find more ways to meet people, be more socially active and/or volunteer?	n	%
Yes	307	55%
No	165	30%
Not sure	85	15%
No Response	19	

More than half of respondents (55%) reported interest in finding additional ways to be socially active or volunteer, while 30% reported no interest and 15% were unsure.

Does Santa Fe have enough resources to help your emotional and mental health, like wellness classes, talk therapy, counseling, social support groups, etc.?	n	%
Not sure	260	47%
Yes	154	28%
No	143	26%
No Response	19	

Nearly half of respondents (47%) reported being unsure whether Santa Fe has enough emotional and mental health resources. About 28% reported yes and 26% reported no.

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Where do you go to connect and be with other people? Select all that apply.	n	%
Gym or fitness facility	170	32%
Social support groups	115	22%
Faith-based organization (church, temple, etc.)	107	20%
Recreational/Community center	87	16%
Senior center	59	11%
Other (please specify)	306	58%
No Response	44	

Respondents reported connecting socially across a wide range of settings, with 32% selecting gyms or fitness facilities, 22% social support groups, 20% faith-based organizations, and 16% recreational or community centers. More than half of respondents also selected “other,” and open-ended responses indicated that many residents connect primarily through informal, relationship-based settings such as friends, family, neighbors, private homes, work, and volunteering rather than through formal programs or designated centers. Respondents also described interest- and activity-based connections, including arts and cultural groups, outdoor recreation, spiritual or faith communities, libraries, coffee shops, and community events. A smaller group reported limited or no social connection, citing factors such as health limitations, caregiving responsibilities, continued employment, geographic isolation, or limited access to community spaces.

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Where do you go for information about resources, events, and programs in Santa Fe? Select all that apply.	n	%
Internet	400	72%
Newspaper	307	56%
Family or friends	282	51%
Social media (like Facebook, YouTube, etc.)	217	39%
Library	181	33%
Nonprofit organizations (like AARP, etc.)	126	23%
Radio	108	20%
Television	83	15%
Senior center	71	13%
Your doctor or other health care professionals	63	11%
Faith-based organizations (church, temple, etc.)	60	11%
2-1-1/CONNECT	6	1%
Other (please specify)	31	6%
No Response	24	

Most respondents reported using the internet (72%), newspapers (56%), or family and friends (51%) for information about community resources and events. Smaller shares reported using social media (39%), libraries (33%), nonprofits (23%), or other sources.

How often do you interact with your friends, family or neighbors who do not live with you? This could be by phone, in person, email or social media like Facebook.	n	%
About once a day	151	27%
Several times a day	133	24%
3-6 days a week	131	24%
1-2 days a week	90	16%
Once every few weeks	40	7%
Once a month or less	7	1%
I do NOT interact with others	4	1%
No Response	20	

Most respondents (75%) reported interacting with people outside their household at least three days per week, including 51% who reported daily interaction. Only about 2% reported interacting once a month or less or not at all.

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How often do you use the Internet for things like email, getting news and information, paying bills, managing finances, and/or shopping?	n	%
Several times a day	431	78%
About once a day	83	15%
3-6 days a week	17	3%
1-2 days a week	7	1%
Once every few weeks	6	1%
Once a month or less	4	1%
I do NOT use the Internet	7	1%
No Response	21	

Internet use was widespread, with nearly all respondents (93%) reported using the internet daily or multiple times per day, including 78% who reported several-times-per-day use. Only 1% reported not using the internet.

What technologies do you use? Select all that apply.	n	%
Cellphone/Smartphone	541	97%
Email	534	95%
Text message	511	91%
Laptop computer	380	68%
Video Chat/Calls (Zoom, FaceTime, Google Meet, etc.)	303	54%
Social media (Facebook, YouTube, etc.)	294	53%
Desktop computer	243	43%
Tablet	224	40%
No Response	16	

Nearly all respondents reported using smartphones (97%), email (95%), and text messaging (91%). Many also reported using laptops (68%), video calling (54%), social media (53%), desktops (43%), or tablets (40%).

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Do you or anyone in your household use any of the following in Santa Fe? Select all that apply.	n	%
Santa Fe Library	421	90%
Santa Fe Recreation Centers	176	38%
Santa Fe Senior Centers	82	18%
Santa Fe Teen Center	10	2%
2-1-1/CONNECT	11	2%
No Response	109	

Most respondents (90%) reported using public libraries, while 38% reported using recreation centers and 18% reported using senior centers. Other city services were used by relatively small shares.

Does Santa Fe have enough employment opportunities for you to earn money?	n	%
Not sure	259	47%
No	155	28%
Yes	134	24%
No Response	28	

Nearly half of respondents (47%) reported being unsure whether Santa Fe offers enough employment opportunities, while 28% reported no and 24% reported yes.

Does Santa Fe offer enough resources to help you improve your financial wellness, like classes on saving/managing money, tax help, etc.?	n	%
Not sure	345	62%
No	123	22%
Yes	85	15%
No Response	23	

Most respondents (62%) reported being unsure whether Santa Fe offers enough financial wellness resources. Smaller shares reported no (22%) or yes (15%).

What is your age?	n
Minimum	28
Maximum	92
Average Age	68
No Response	11

Average age of respondent was in the late 60s.

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What is your gender?	n	%
Female	409	71%
Male	150	26%
Other	3	1%
I'd rather not say	11	2%
No Response	3	

Most respondents identified as female (71%), while 26% identified as male. About 3% identified as another gender or declined to report.

What is your current relationship status?	n	%
Married	248	45%
Divorced	134	24%
Never married	71	13%
Not married, living with partner	49	9%
Widowed	49	9%
Separated	3	1%
No Response	22	

Nearly half of respondents (45%) reported being married, while others reported being divorced (24%), widowed (9%), never married (13%), or living with a partner (9%).

What is the highest level of education you have completed?	n	%
Graduate or professional degree	295	53%
4-year college degree	145	26%
Some college	74	13%
Trade school or associate degree	19	3%
High school graduate, or GED	17	3%
K-12th grade (no diploma)	2	0.4%
No Response	24	

Most respondents (79%) reported completing a four-year college degree or higher, including 53% with a graduate or professional degree. Smaller shares reported lower levels of education.

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Which of the following best describes your current employment status?	n	%
Retired, not working at all	281	50%
Employed, full-time	98	18%
Self-employed, part-time	51	9%
Retired, working part-time	31	6%
Self-employed, full-time	29	5%
Retired but interested to find work	26	5%
Employed, part-time	17	3%
Unemployed, but looking for work	14	3%
Not in labor force for other reasons	10	2%
No Response	19	

Half of respondents (50%) reported being fully retired, while 18% reported full-time employment and others reported part-time, self-employment, or interest in work.

What is your race and/or ethnicity? Select all that apply.	n	%
White	436	76%
Hispanic	70	12%
Hispanic + Other	20	3%
Other	15	3%
Asian American	7	1%
African American	5	1%
American Indian / Alaskan Native + White	5	1%
African American + White	3	1%
American Indian / Alaskan Native	2	0.3%
Middle Eastern/ North African	2	0.3%
Middle Eastern/ North African + White	1	0.2%
American Indian/Alaskan Native+African American	1	0.2%
Middle Eastern/ North African American + Other	1	0.2%
Asian American + White	1	0.2%
No Response	7	

Most respondents identified as White (76%), while 12% identified as Hispanic and smaller shares identified as other racial or ethnic groups. Some respondents reported multiple identities.

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What is your household income?	n	%
$150,000 or more	75	14%
$100,000 to $149,999	61	11%
$50,000 to $59,999	43	8%
$30,000 to $39,999	40	7%
$90,000 to $99,999	39	7%
$40,000 to $49,999	35	6%
$20,000 to $29,999	28	5%
$60,000 to $69,999	27	5%
$10,000 to $19,999	24	4%
$80,000 to $89,999	24	4%
$70,000 to $79,999	22	4%
Less than $10,000	15	3%
I'd rather not say	122	22%
No Response	21	

Respondents reported household incomes across a wide range, with 22% choosing not to report income. Among those who reported, incomes were distributed across lower-, middle-, and higher-income categories.

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Importance of Domains of Livability											
	Very Important		Important		Somewhat Important		Not Very Important		Not Important at all		*
Livability Domain	%	n	%	n	%	n	%	n	%	n	n
Quality healthcare, as well as fitness and wellness resources	90%	502	5%	28	5%	28	0%	1	0%	0	17
The sense that people of all ages are valued and respected	74%	412	20%	110	5%	27	1%	6	0.2%	1	20
Safe buildings and enjoyable parks and spaces that are accessible and close to where	68%	378	24%	132	8%	42	1%	4	0.2%	1	19
Access to information about resources and events in your community	60%	331	25%	139	14%	79	1%	7	0%	0	20
Reliable and affordable transportation options	56%	313	27%	150	12%	65	4%	25	1%	4	19
A wide range of opportunities for you to engage and socialize with your community	52%	289	29%	162	14%	79	3%	18	1%	7	21
Affordable and accessible housing that is or can be adapted to your needs	52%	287	27%	148	11%	61	7%	37	4%	20	23
A wide range of work opportunities for people of all ages and abilities	51%	283	24%	136	13%	72	8%	43	4%	22	20
Opportunities to get involved with local government and support issues important to you	31%	173	35%	193	18%	99	14%	79	2%	11	21

* = *No Response*

Review Draft

Large majorities of respondents rated each livability domain as important or very important, including 90% for healthcare, 74% for feeling valued across ages, and 68% for safe and accessible public spaces.

Current ratings were more varied, with higher ratings for information access and social opportunities and lower ratings for housing, transportation, and employment.

Weighted averages show that healthcare, respect, safety, and information access were the highest priorities among respondents, while civic engagement ranked lower in relative importance. Weighted importance scores ranged from 3.79 to 4.84, with healthcare receiving the highest average importance rating.

The largest gaps between importance and current conditions were reported for healthcare, transportation, housing, and employment, identifying these as the most urgent priorities from the perspective of survey respondents.

Review Draft

Current Ratings of Domains of Livability													
	Excellent		Very Good		Good		Fair		Poor		Not Sure		*
Livability Domain	%	n	%	n	%	n	%	n	%	n	%	n	n
Safe buildings and enjoyable parks and spaces that are accessible and	8%	47	24%	133	34%	186	22%	121	11%	61	1%	7	21
Reliable and affordable transportation options	3%	16	7%	37	19%	103	27%	149	32%	176	13%	73	22
Affordable and accessible housing that is or can be adapted to your needs	4%	22	4%	20	15%	82	25%	138	39%	214	14%	76	24
A wide range of opportunities for you to engage and socialize with	12%	68	24%	136	29%	160	21%	118	9%	52	4%	22	20
The sense that people of all ages are valued and respected	9%	49	21%	118	31%	172	22%	123	11%	61	6%	31	22
A wide range of work opportunities for people of all ages and abilities	2%	13	6%	33	19%	106	34%	189	21%	116	17%	91	28
Opportunities to get involved with local government and support	6%	31	19%	103	34%	189	22%	123	7%	38	12%	68	24
Access to information about resources and events in your community	10%	58	25%	139	37%	206	19%	106	5%	27	3%	18	22
Quality healthcare, as well as fitness and wellness resources	5%	29	13%	72	25%	137	27%	152	27%	151	2%	12	23

* = *No Response*

Revised Draft

How important is it for you to have the following in your community?	Weighted Average
Quality healthcare, as well as fitness and wellness resources	4.84
The sense that people of all ages are valued and respected	4.67
Safe buildings and enjoyable parks and spaces that are accessible and close to where you live	4.58
Access to information about resources and events in your community	4.43
Reliable and affordable transportation options	4.33
A wide range of opportunities for you to engage and socialize with your community	4.28
Affordable and accessible housing that is or can be adapted to your needs	4.17
A wide range of work opportunities for people of all ages and abilities	4.11
Opportunities to get involved with local government and support issues important to you	3.79

How would you currently rate the following in your community?	Weighted Average
Access to information about resources and events in your community	3.18
A wide range of opportunities for you to engage and socialize with your community	3.09
Safe buildings and enjoyable parks and spaces that are accessible and close to where you live	2.97
The sense that people of all ages are valued and respected	2.94
Opportunities to get involved with local government and support issues important to you	2.93
Quality healthcare, as well as fitness and wellness resources	2.4
A wide range of work opportunities for people of all ages and abilities	2.21
Reliable and affordable transportation options	2.1
Affordable and accessible housing that is or can be adapted to your needs	1.95

Review Draft

Domains of Livability Prioritized	Importance Score	Ratings Score	Priority Score
Quality healthcare, as well as fitness and wellness resources	4.84	2.4	**2.44**
Reliable and affordable transportation options	4.33	2.1	**2.23**
Affordable and accessible housing that is or can be adapted to your needs	4.17	1.95	**2.22**
A wide range of work opportunities for people of all ages and abilities	4.11	2.21	1.9
The sense that people of all ages are valued and respected	4.67	2.94	1.73
Safe buildings and enjoyable parks and spaces that are accessible and close to where you live	4.58	2.97	1.61
Access to information about resources and events in your community	4.43	3.18	1.25
A wide range of opportunities for you to engage and socialize with your community	4.28	3.09	1.19
Opportunities to get involved with local government and support issues important to you	3.79	2.93	0.86

Percentages represent the share of respondents selecting each option. Respondents could select multiple options; totals may exceed 100%

Review Draft

CITY OF SANTA FE

Age-Friendly Santa Fe Action Plan

A roadmap for supporting independence, connection, and well-being across the lifespan

City of Santa Fe
Department of Community Services | Division of Senior Services
Presented to Santa Fe City Council | 2026

Why This Plan Matters Now



Aging is not a single life stage—it is a lifelong process.

The conditions that shape how people age are created decades before older adulthood.

A lifespan approach recognizes that investments made today affect older adults, families, workers, caregivers, and future generations.

The Stanford Center on Longevity calls for redesigning community systems for longer, less linear lives so people of all ages can remain healthy, engaged, and economically secure.

Age-Friendly Framework: A Proven Model

Santa Fe is part of a global movement to create communities that support people as they age.

The World Health Organization established the Age-Friendly Cities and Communities framework to guide cities in adapting everyday systems to longer lives.

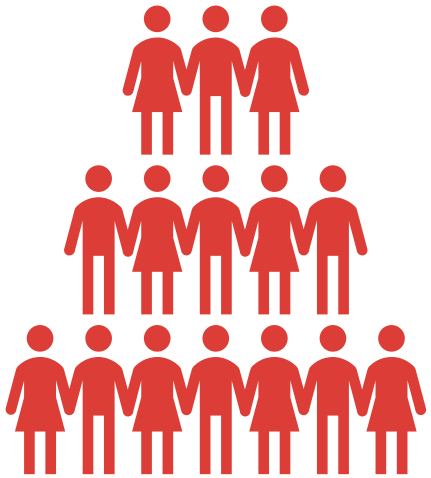
AARP leads the Network of Age-Friendly States and Communities, supporting local governments in moving from commitment to action.

This Action Plan fulfills Santa Fe's commitment as a member of the AARP Network.

Grounded in Community Voice

This Action Plan is informed by extensive community engagement across Santa Fe.

Surveys, listening sessions, workshops, advisory input



- Staying independent and aging in place
- Safe, reliable transportation
- Affordable and accessible housing
- Clear information and navigation
- Opportunities for connection and participation

What Makes This Plan Different

- Aligns existing City efforts rather than duplicating them
- **Applies an all-ages, lifespan lens across systems**
  - Current older adult needs/experiences as entry-point
- Positions Senior Services as a strategic coordinating asset
- Designed as a living, adaptable framework





Priority Focus Areas

Transportation



Housing



Communication & Information



Health & Wellness



Social Engagement & Participation



Safety & Public Spaces

How the Plan Is Organized

Goals
Define intended outcomes



Strategies
Describe how the City will respond

Actions
Identify near- and mid-term priorities



What Happens First



- Strengthen coordination across City departments and partners
- Embed age-friendly and lifespan considerations into existing plans
- Use trusted access points like libraries and senior centers
- Improve clarity, communication, and navigation for residents

Accountability & Flexibility



Implementation is guided through collaboration among City departments, Senior Services, advisory bodies, and community partners.

Progress is monitored, shared, and refined through ongoing engagement and evaluation.

The Action Plan is a starting point—not a fixed endpoint—and may evolve as community needs and conditions change.

Request of City Council

- Acknowledge the Age-Friendly Santa Fe Action Plan as a guiding framework
  - Age-Friendly Action Plan Resolution
  - Letter of Approval and Support
    - ✓Needed for Submission to AARP for Age-Friendly Designation
- Establish an Age-Friendly Advisory Committee or Task Force
- Encourage cross-department coordination and integration

Thank you.

Questions and discussion.

CITY OF SANTA FE

Memorandum

Date: January 30th, 2026

To: Governing Body, Public Works and Utilities Committee, Finance Committee

Via: Marci Eannarino, Office of Legislation and Policy Innovation Manager ME
Christine Spiers, Legislative Coordinator CMS
Palmer Anderson, Policy Analyst PALMER ANDERSON

From: Marcos Martinez, Interim City Attorney

RE: Clarifying the Terms of Resolution No. 2024-14 for Veterans Banners

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EXECUTIVE SUMMARY:

The proposed Resolution clarifies the terms of Resolution No. 2024-21 to allow Council 10517 of the Knights of Columbus ("Knights of Columbus") to display banners celebrating Santa Fe veterans as "Santa Fe Heroes" every year, between Memorial Day and Veterans Day, with installation of the banners occurring as early as the week before Memorial Day and removal occurring up to the week after Veterans Day. Resolution No. 2024-21 approved the Knights of Columbus to display banners annually; however, the caption stated that the banner display would take place "in 2024 and 2025", creating an inconsistency between the resolution's caption and the resolution's specified dates. The proposed resolution updates the caption to clarify that the approval is ongoing.

ATTACHMENTS:

Resolution
Fiscal Impact Report

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2026-__

INTRODUCED BY:

Councilor Lee Garcia

Mayor Michael Garcia

A RESOLUTION

CLARIFYING THE TERMS OF RESOLUTION NO. 2024-14 TO ALLOW THE KNIGHTS OF COLUMBUS COUNCIL 10517 TO DISPLAY BANNERS COMMEMORATING SANTA FE VETERANS AS "SANTA FE HEROES" BETWEEN MEMORIAL DAY AND VETERANS DAY, ANNUALLY.

WHEREAS, Section 14-7.6(B), Santa Fe City Code (SFCC) 1987 allows for the installation of banners to identify the geographic location associated with local business groups, neighborhoods, or community groups; the dates associated with important civic milestones, activities, or holidays; or a sense of place and community that are erected by the City of Santa Fe ("City") or its permittee, if approved by the City's Governing Body via resolution; and

WHEREAS, in Resolution No. 2024-21 the City approved the Knights of Columbus Council 10517 to "display banners every year, between Memorial Day and Veterans Day, with installation of the banners occurring as early as the week before Memorial Day and removal occurring up to the week after Veterans Day"; and

WHEREAS, the caption of Resolution No. 2024-21 stated that the banner display would take place "in 2024 and 2025", creating inconsistency between the resolution's caption and the

resolution's specified dates; and

WHEREAS, the Land Use Director and City Attorney approved the design of the banners Resolution No. 2024-21 as conforming to all applicable requirements and restrictions; and

WHEREAS, the Governing Body desires to allow the Knights of Columbus to install the banners every year between Memorial Day and Veterans Day, just as the terms in the "Dates" section of Resolution 2024-21 specifies.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE that the design and installation plan for banners celebrating Santa Fe Veterans, "Santa Fe Heroes", is hereby approved as appeared in Resolution 2024-21 shown as follows:

Dates:	The Santa Fe Knights of Columbus may display the banners every year, between Memorial Day and Veterans Day, with installation of the banners occurring as early as the week before Memorial Day and removal occurring up to the week after Veterans Day.
Location:	The banners may be displayed on light poles located along St. Francis Drive; Guadalupe Road from Paseo de Peralta to St. Francis Drive; and Cerrillos Road from I-25 to St. Francis Drive.
Number:	A maximum of one banner per light pole.
Design Approval Process:	The Land Use Director and City Attorney have approved the design of the banners as conforming to all applicable requirements and restrictions. If the design ever changes, or if the City's design standards ever change, renewed review and approval by the Land Use Director and City

	Attorney's Office is required to ensure conformance with the City's code.
Installation:	The Knights of Columbus is responsible for the installation of the banners associated with this request, including obtaining the obstruction permits required for installation and removal of the banners pursuant to standard City and State procedures, as applicable.
Maintenance:	The Knights of Columbus shall immediately replace banners that become damaged, defaced, or are in any form of disrepair, at the expense of the Knights of Columbus. The City reserves the right to remove any banners the City deems in disrepair prior to their scheduled removal date.
Cost Allocation:	The Knights of Columbus shall purchase or otherwise obtain, install, and remove the banners.

PASSED, APPROVED, and ADOPTED this _____day of _____, 2026.

_____

MICHAEL GARCIA, MAYOR

ATTEST:

_____

GERALYN CARDENAS, INTERIM CITY CLERK

APPROVED AS TO FORM:

Marcos Martinez

Marcos Martinez (Feb 5, 2026 14:10:56 MST)

MARCOS MARTÍNEZ, INTERIM CITY ATTORNEY

FIR No. 10737

FISCAL IMPACT REPORT

General Information:

(Check) **Bill:** _____ **Resolution:** X

Short Title(s): Clarifying the Terms of Resolution No. 2024-14 for Veterans Banners

Sponsor(s): Councilor Lee Garcia and Mayor Michael Garcia

Reviewing Department(s): City Attorney's Office and Public Works Department

Staff Completing FIR: Marci Eannarino, Legislation and Policy Innovation Manager, Christine Spiers, Legislative Coordinator, Palmer Anderson, Policy Analyst **Date:** 2/3/2026
Phone: (505) 955-6518; (505) 955-6692; (505) 955-6563

Reviewed by City Attorney: Marcos Martinez (Feb 5, 2026 14:10:56 MST) **Date:** 02/05/2026

Reviewed by Finance Director: ANDREA PHILLIPS (Feb 5, 2026 16:26:42 MST) **Date:** 02/05/2026

Summary:
The proposed Resolution clarifies the terms of Resolution No. 2024-21 to allow Council 10517 of the Knights of Columbus ("Knights of Columbus") to display banners celebrating Santa Fe veterans as "Santa Fe Heroes" every year, between Memorial Day and Veterans Day, with installation of the banners occurring as early as the week before Memorial Day and removal occurring up to the week after Veterans Day. Resolution No. 2024-21 approved the Knights of Columbus to display banners annually; however, the caption stated that the banner display would take place "in 2024 and 2025", creating an inconsistency between the resolution's caption and the resolution's specified dates. The proposed resolution updates the caption to clarify that the approval is ongoing.

Departments Affected:
None.

Consequences of Not Enacting Legislation:
If this legislation is not adopted, then Resolution No. 2024-21 would not be clarified to allow the Knights of Columbus to be able to display banners commemorating "Santa Fe Heroes" annually.

Conflict, Duplication, Companionship, or Relationship to Other Legislation:
This Resolution clarifies the terms of Resolution No. 2024-21 to allow the Knights of Columbus to display banners beginning the week before Memorial Day and through the week after Veterans Day, annually.

Performance and Administrative Implications:
The Land Use Director and City Attorney have previously approved of the banners to ensure the banners conform to all applicable requirements and restrictions.

Fiscal Implications:
None.

Fiscal Impact

X Check here if no fiscal impact

Expenditures

Expenditure Type	FYE 2026	FYE 2027	FYE 2028	Require BAR (Y/N)	Recurring (R) or Non-recurring (NR)	Fund	3-Year Total Cost
Personnel and Benefits*	$	$	$				
Capital Outlay	$	$	$				
Contractual/ Professional Services	$	$	$				
Operating	$	$	$				$
Total:	$	$	$				$

Expenditure Narrative:

Revenue

Revenue Type	FYE 2026	FYE 2027	FYE 2028	Recurring (R) or Non-recurring (NR)	Fund
General Fund	$	$	$		
Special Revenue	$	$	$		
CIP	$	$	$		
Enterprise	$	$	$		
Internal Service	$	$	$		
Trust and Agency	$	$	$		
Federal	$	$	$		
Other	$	$	$		
Total	$	$	$		

Revenue Narrative:

Signature: Marci Annarino

Email: maeannarino@santafenm.gov

Signature: Peter Anderson

Email: pcanderson@santafenm.gov

Signature: CHRISTINE SPIERS

Email: cmspiers@santafenm.gov

CITY OF SANTA FE

Memorandum

Date: February 3, 2026

To: Governing Body, Public Works and Utilities Committee, and Finance Committee

From: Romella Glorioso-Moss, PhD, CPM, AICP, Capital Projects Manager *rgm*

Via: Sam Burnett, Interim Public Works Department Director SB

RE: Resolution Authorizing State Funding Applications for Henry Lynch Road Reconstruction Project

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EXECUTIVE SUMMARY:

The proposed resolution would authorize the City of Santa Fe ("City") to submit applications to the Local Governing Fund ("LGRF"), the Municipal Arterial Program ("MAP"), the Transportation Project Fund ("TPF"), and any other applicable State transportation funding programs for State transportation construction funding for the Henry Lynch Road Reconstruction Project ("Project") from Rufina Street to Agua Fria Street. The resolution would also authorize any commitment required by those applications for a local match of funds, in an amount up to twenty-five (25%) of the total eligible construction costs, subject to final project costs, funding award conditions, and budget approval by the City.

BACKGROUND:

Henry Lynch Road is a key City arterial that serves local neighborhoods, commercial areas, and regional traffic. The segment between Rufina Street and Agua Fria Street requires full reconstruction to address roadway condition, safety, multi-modal accessibility, and long-term operational needs.

The Henry Lynch Road Reconstruction Project has been identified as a high-priority transportation improvement and is included in multiple adopted City planning documents, including the Infrastructure Capital Improvement Plan (ICIP) 2027–2031, the Infrastructure Fiscal Capital Improvement Plan (IFCIP) 2021–2027, and the Santa Fe Metropolitan Transportation Plan (SFMTP) 2020–2045. Inclusion in these plans demonstrates the necessity, consistent commitment, and a prioritization of the project within the City's long-term transportation strategy.

In recent years, the State of New Mexico, through the LGRF, MAP, and TPF funding programs, has awarded the City $741,258 for engineering design of the project Specifically, the TPF awarded the City four hundred fifty thousand dollars ($450,000) in the fall of 2021, the LGRF one hundred thirty-

nine thousand six hundred three dollars ($139,603) in the summer of 2023, and the MAP one hundred fifty-one thousand six hundred fifty-five dollars ($151,655) in October of 2023.Design is anticipated to be completed in the Fall of 2026, at which point the project will be ready to advance to the construction phase, subject to funding availability. The total estimated construction cost, including construction management, is approximately fifteen million dollars ($15,000,000).

The City is eligible to apply for State construction funding through programs such as the LGRF, the MAP, and the TPF, which typically require a local match of up to 25 percent. Adoption of the attached resolution authorizes staff to submit funding applications and confirms the City's intent and ability to provide the required local match, subject to final funding awards and budget approvals.

Approval of the resolution is a New Mexico Department of Transportation requirement for applying for funding applications for programs such as the LGRF, the MAP and the TPF. As such, the resolution will allow the City to compete for State construction funding and to advance a critical transportation infrastructure project that supports safety, mobility, and economic activity.

ATTACHMENTS:
Resolution
FIR

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2026-__

INTRODUCED BY:

Councilor Jamie Cassutt

A RESOLUTION

AUTHORIZING THE CITY OF SANTA FE TO SUBMIT APPLICATIONS TO THE LOCAL GOVERNMENT FUND, THE MUNICIPAL ARTERIAL PROGRAM, THE TRANSPORATION PROJECT FUND, AND ANY OTHER APPLICABLE STATE TRANSPORATION FUNDING PROGRAMS FOR STATE TRANSPORTATION CONSTRUCTION FUNDING FOR THE HENRY LYNCH ROAD RECONSTRUCTION PROJECT FROM RUFINA STREET TO AGUA FRIA STREET AND COMMITTING TO THE APPLICATIONS' REQUIRMENT FOR A LOCAL MATCH OF FUNDING.

WHEREAS, the City of Santa Fe ("City") is responsible for the planning, construction, operation, and maintenance of its municipal transportation infrastructure; and

WHEREAS, Henry Lynch Road is a critical City arterial road serving residents, businesses, and regional traffic, and the segment from Rufina Street to Agua Fria Street needs full roadway reconstruction to improve safety, accessibility, multi-modality, and long-term infrastructure performance; and

WHEREAS, the Henry Lynch Road Reconstruction Project (the "Project") has been identified as a high-priority transportation improvement and, as such, is included in the City's

adopted roadway and capital planning documents, specifically the Infrastructure Capital Improvement Plan (ICIP) 2027-2031, the Infrastructure Fiscal Capital Improvement Plan (IFCIP) 2021–2027, and the Santa Fe Metropolitan Transportation Plan (SFMTP) 2020–2045, demonstrating the necessity and priority of the Project for the City; and

WHEREAS, during the years of 2021- 2023, the City has been the recipient of multiple awards from the State of New Mexico for the Project's engineering design phase, funded through the New Mexico Department of Transportation Project Fund, the Municipal Arterial Program "MAP", and the Local Government Road Fund ("LGRF"), totaling seven hundred forty-one thousand two hundred fifty-eight dollars ($741,258); and

WHEREAS, the engineering design for the Project is anticipated to be completed in the Fall of 2026, positioning the Project to advance to the construction phase, upon receipt of construction funding; and

WHEREAS, the total estimated construction cost for the Project, including construction management, is approximately Fifteen Million Dollars ($15,000,000); and

WHEREAS, the City of Santa Fe is eligible to apply for State transportation construction funding through programs administered by the New Mexico Department of Transportation and the New Mexico Legislature, including but not limited to the LGRF pursuant to NMSA 1978, Section 67-3-28.2, the MAP pursuant to NMSA 1978, Section 67-3-28.2, and the Transportation Project Fund ("TPF") pursuant to NMSA 1978, Section 67-3-78, as amended; and

WHEREAS, the City wishes to apply for funding from State programs including but not limited to the LGRF, MAP, and TPF, and these same programs require a local match, which in the case of the LGRF, may be up to twenty-five percent (25%) of the total eligible project cost; and

WHEREAS, the City has the financial capacity and the intent to provide the required local match for the Project, subject to final funding awards, executed agreements, and appropriation of funds by the Governing Body; and

WHEREAS, the Governing Body finds that applying for State construction funding for the Project is in the best interest of the City and that it is necessary to leverage State resources to advance a critical transportation improvement.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE determines, resolves, and orders as follows:

1. **Authorization to Apply for State Funding.** The Governing Body hereby authorizes the City of Santa Fe to submit applications for State construction funding for the Henry Lynch Road Reconstruction Project from Rufina Street to Agua Fria Street through the Local Government Road Fund, Municipal Arterial Program, Transportation Project Fund, and any other applicable State transportation funding programs.
2. **Commitment to Local Match.** The Governing Body authorizes the submission of applications for funding that require a commitment of City funds for the required local match, in an amount up to twenty-five percent (25%) of the total eligible construction cost, including construction management, subject to final project costs, funding award conditions, and budget approval.
3. **Consistency with Adopted Plans.** The Governing Body finds and declares that the Project is consistent with the City's adopted transportation, capital improvement, and infrastructure plans and supports the City's long-term mobility and safety goals.

PASSED, APPROVED, and ADOPTED this _____day of _____, 2026.

_____

MICHAEL GARCIA, MAYOR

ATTEST:

_____

GERALYN CARDENAS, INTERIM CITY CLERK

APPROVED AS TO FORM:

Marcos Martinez
Marcos Martinez (Feb 4, 2026 16:43:40 MST)

MARCOS MARTINEZ, INTERIM CITY ATTORNEY

FIR No. 10738

FISCAL IMPACT REPORT

General Information:

(Check) Bill: _____ **Resolution:** X

Short Title(s): Resolution Authorizing State Funding Applications for the Henry Lynch Road Reconstruction Project

Sponsor(s): Councilor Cassutt

Reviewing Department(s): Public Works

Staff Completing FIR: Romella Glorioso-Moss **Date:** 01/28/2026 **Phone:** X6623

Reviewed by City Attorney: Marcos Martinez Marcos Martinez (Feb 4, 2026 16:43:40 MST) **Date:** 02/04/2026

Reviewed by Finance Director: ANDREA PHILLIPS (Feb 5, 2026 12:47:13 MST) **Date:** 02/05/2026

Summary:
The proposed resolution would authorize the City of Santa Fe ("City") to submit applications to the Local Governing Fund ("LGRF"), the Municipal Arterial Program ("MAP"), the Transportation Project Fund ("TPF"), and any other applicable State transportation funding programs for State transportation construction funding for the Henry Lynch Road Reconstruction Project ("Project") from Rufina Street to Agua Fria Street. The resolution would also authorize any commitment required by those applications for a local match of funds, in an amount up to twenty-five (25%) of the total eligible construction costs, subject to final project costs, funding award conditions, and budget approval by the City.

Departments Affected:
Public Works

Consequences of Not Enacting Legislation:
If this resolution is not approved, the City of Santa Fe will be unable to apply for State transportation construction funding for the Henry Lynch Road Reconstruction Project from Rufina Street to Agua Fria Street. Without authorization to pursue these funds and commit the required local match, the City would be ineligible for programs such as the LGRF, the MAP, and the TPF. This would likely delay or prevent construction following completion of the engineering design phase in Fall 2026, and would prolong existing roadway, safety, and mobility issues in the project area.

Conflict, Duplication, Companionship, or Relationship to Other Legislation:
Resolution No. 2021-53 and Resolution No. 2025-44

Performance and Administrative Implications:
Approval of this resolution authorizes staff to apply for State transportation construction funding and administer the Henry Lynch Road Reconstruction Project in accordance with State program requirements. This includes coordination with the New Mexico Department of Transportation, completion of required

applications, compliance with reporting and oversight standards, and project management following completion of engineering design phase in Fall 2026. No additional administrative impacts are anticipated beyond normal project delivery and grant administration responsibilities.

Fiscal Implications:

Approval of this resolution authorizes City staff to submit applications for funding and those applications often commit the City to providing a local match, which in the case of LGRF can be up to 25 percent of the total construction cost, contingent upon the award of State transportation funding. Construction funding would be sought through State programs including the LGRF, the MAP, and the TPF. No immediate fiscal impact is anticipated; any required local match would be programmed in future budgets and subject to funding awards and to Governing Body approval.

Fiscal Impact

___X__ Check here if no fiscal impact

Expenditures

Expenditure Type	FYE __	FYE __	FYE __	Require BAR (Y/N)	Recurring (R) or Non-recurring (NR)	Fund	3-Year Total Cost
Personnel and Benefits*	$	$	$				
Capital Outlay	$	$	$				
Contractual/ Professional Services	$	$	$				
Operating	$	$	$				$
Total:	$	$	$				$

* This includes all staff time associated with executing the job functions of the proposed legislation.

Expenditure Narrative:

Revenue

Revenue Type	FYE __	FYE __	FYE __	Recurring (R) or Non-recurring (NR)	Fund
General Fund	$	$	$		
Special Revenue	$	$	$		
CIP	$	$	$		
Enterprise	$	$	$		
Internal Service	$	$	$		
Trust and Agency	$	$	$		
Federal	$	$	$		
Other	$	$	$		
Total	$	$	$		

Revenue Narrative:

Signature:

Email: jsburnett@santafenm.gov

Signature:

Email: rsglorioso-moss@santafenm.gov

CITY OF SANTA FE

Memorandum

Date: February 16, 2026

To: Governing Body, Public Works and Utilities Committee; Finance Committee

From: Clinton Peterson, Public Utilities Engineer CDP

Via: Jesse Roach, Interim Public Utilities Director JR

RE: DWSRLF Loan for Flocculation Sedimentation Upgrades at Canyon Road Water Treatment Plant

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EXECUTIVE SUMMARY:

The proposed bill would authorize the execution and delivery of a Drinking Water State Revolving Fund loan and subsidy agreement in the total amount of $17,000,000 between the New Mexico Finance Authority and the City of Santa Fe ("City"). The loan would be for the purpose of financing the costs of constructing a new flocculation and sedimentation process and making improvements to the Canyon Road Water Treatment Pant. This bill specifies that the loan be utilized solely for the eligible project costs, pursuant to NMSA 1978, Section 72-4A-7(C). With respect to the loan debt, the bill pledges that the City would repay the loan amount and an administrative fee solely from the net revenues of the water utility system of the City. The Loan shall be in the maximum principal amount of $17,000,000 with a maximum forgiven principal amount of $8,500,000 and a maximum repayable principal amount of $8,500,000.

BACKGROUND:

The City entered into a contract with Bradbury Stamm Construction in the total amount of $21,882,300, exclusive of sales tax, to complete the Flocculation and Sedimentation Improvements project at the Canyon Road Water Treatment Plant. This project will upgrade critical infrastructure at the facility, which provides potable drinking water to the residents of the city of Santa Fe. The City's Water Division is funding the project through a combination of Drinking Water State Revolving Loan Fund, which includes a significant principal loan forgiveness component, along with Water Trust Board Fundin and Water Enterprise Fund moneys.

ATTACHMENTS:
Bill
FIR

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2026-04

INTRODUCED BY:

Councilor Amanda Chavez

Councilor Alma Castro

underscored material = new [~~bracketed material~~] = delete

A BILL

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

AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AND SUBSIDY AGREEMENT ("LOAN AGREEMENT") BY AND BETWEEN THE NEW MEXICO FINANCE AUTHORITY ("NMFA") AND CITY OF SANTA FE, NEW MEXICO ("THE BORROWER"), IN THE TOTAL AMOUNT OF SEVENTEEN MILLION DOLLARS ($17,000,000), EVIDENCING AN OBLIGATION OF THE BORROWER TO UTILIZE THE LOAN AMOUNT SOLELY FOR THE PURPOSE OF FINANCING THE COSTS OF CONSTRUCTING A NEW FLOCCULATION AND SEDIMENTATION PROCESS AND MAKING IMPROVEMENTS TO THE CANYON ROAD WATER TREATMENT PLANT AS A COMPONENT OF THE SYSTEM OWNED AND OPERATED BY THE BORROWER, AND SOLELY IN THE MANNER DESCRIBED IN THE LOAN AGREEMENT; PROVIDING FOR THE PLEDGE AND PAYMENT OF THE LOAN SOLELY FROM THE NET REVENUES OF THE WATER UTILITY SYSTEM OF THE BORROWER; CERTIFYING THAT THE LOAN AMOUNT, TOGETHER WITH OTHER FUNDS AVAILABLE TO THE BORROWER, IS SUFFICIENT TO COMPLETE THE

PROJECT; APPROVING THE FORM OF AND OTHER DETAILS CONCERNING THE LOAN AGREEMENT; RATIFYING ACTIONS HERETOFORE TAKEN; REPEALING ALL ACTION INCONSISTENT WITH THIS ORDINANCE; AND AUTHORIZING THE TAKING OF OTHER ACTIONS IN CONNECTION WITH THE EXECUTION AND DELIVERY OF THE LOAN AGREEMENT.

Capitalized terms used in the following preambles have the same meaning as defined in this Ordinance unless the context requires otherwise.

WHEREAS, the Borrower is a legally and regularly created, established, organized and existing home-rule municipality under the constitution and general laws of the State of New Mexico, and more specifically, NMSA 1978, Sections 3-1-1 through 3-66-11, as amended, is a qualifying entity under the Water Project Finance Act and is qualified for financial assistance as determined by the New Mexico Finance Authority ("NMFA") and approved by the Water Trust Board pursuant to the Board Rules, the Policies and the Act; and

WHEREAS, pursuant to the Board Rules, the Water Trust Board has recommended the Project for funding as a Qualifying Project to the Legislature; and

WHEREAS, Chapter 6, Laws 2024, being House Bill 148 of the 2024 Regular New Mexico Legislative Session, authorized the funding of the Project from the Water Project Fund; and

WHEREAS, the Water Trust Board has recommended that the NMFA enter into and administer the Loan Agreement in order to finance the Project; and

WHEREAS, the NMFA approved on July 18, 2025, that the Borrower receive financial assistance in the form of the Loan; and

WHEREAS, the Governing Body has determined and hereby determines that the Project may be financed with amounts granted and loaned pursuant to the Loan Agreement, that the Loan Amount, together with the Additional Funding Amount and other moneys available to the

Borrower, is sufficient to complete the Project, and that it is in the best interest of the Borrower and the constituent public it serves that the Loan Agreement be executed and delivered and that the funding of the Project take place by executing and delivering the Loan Agreement; and

WHEREAS, there have been presented to the Governing Body and there presently are on file with the City Clerk this Ordinance and the form of the Loan Agreement, which is incorporated by reference as Attachment A, and considered to be a part hereof; and

WHEREAS, the Loan Agreement shall not constitute a general obligation of the Borrower, the Water Trust Board or the NMFA or a debt or pledge of the full faith and credit of the Borrower, the Water Trust Board, the NMFA or the State; and

WHEREAS, the Governing Body hereby determines that the Additional Funding Amount is now available to the Borrower to complete the Project; and

WHEREAS, the Borrower has met or will meet prior to the first disbursement of any portion of the Loan Amount, the Conditions and readiness to proceed requirements established for the portion of the Loan Amount disbursed or caused to be disbursed by the NMFA, including but not limited to the requirements of Executive Order 2013-006; and

WHEREAS, all required authorizations, consents and approvals in connection with (i) the use of the Loan Amount for the purposes described, and according to the restrictions set forth, in the Loan Agreement; (ii) the availability of other moneys necessary and sufficient, together with the Loan Amount, to complete the Project; and (iii) the authorization, execution and delivery of the Loan Agreement which are required to have been obtained by the date of this Ordinance, have been obtained or are reasonably expected to be obtained.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE, NEW MEXICO:

Section 1. Definitions. As used in this Ordinance, the following terms shall, for all purposes, have the meanings herein specified, unless the context clearly requires otherwise (such

meanings to be equally applicable to both the singular and the plural forms of the terms defined); and, any term not defined herein shall have the definition given it by the Loan Agreement:

"ACH Authorization" means the authorization for direct payment to the NMFA by ACH made by the Borrower on the form required by the bank or other entity at which the account is held, from which the Pledged Revenues will be paid. "Act" means the general laws of the State, particularly the Water Project Finance Act, NMSA 1978, §§ 72-4A-1 through 72-4A-11, and enactments of the Governing Body relating to the Loan Agreement, including this Ordinance, all as amended and supplemented.

"Additional Funding Amount" means the amount to be provided by the Borrower which includes the total value of the Soft Match or Hard Match (each as defined in Section 4.2 of the Policies) which, in combination with the Loan Amount and other moneys available to the Borrower, is sufficient to complete the Project and to provide matching funds required to complete the Project. The Additional Funding Amount is $3,440,053.

"Administrative Fee" or "Administrative Fee Component" means an amount equal to one-quarter of one percent (0.25%) per annum of the unpaid principal balance of the Loan Amount, taking into account both payments made by the Borrower and hardship waivers of payments granted to the Borrower pursuant to Section 5.2(a)(i) of the LoanAgreement.

"Authorized Officers" means any one or more of the Mayor, Mayor Pro Tem, City Manager and City Clerk of the Borrower.

"Board Rules" means Review and Eligibility of Proposed Water Projects, New Mexico Water Trust Board, 19.25.10 NMAC.

"Borrower" means the City of Santa Fe, New Mexico.

"Closing Date" means the date of execution and delivery of the Loan Agreement, by the Borrower and the NMFA.

"Completion Date" means the date of final payment of the cost of the Project.

"Conditions" has the meaning given to that term in the Loan Agreement.

"Eligible Items" means eligible Project costs for which grants and loans may be made pursuant to NMSA 1978, § 72-4A-7(C), as amended, of the Act, the Board Rules and applicable Policies, and includes, without limitation, Eligible Legal Costs.

"Eligible Legal Costs" has the meaning given to that term in the Loan Agreement.

"NMFA" means the New Mexico Finance Authority.

"Generally Accepted Accounting Principles" means the officially established accounting principles applicable to the Borrower consisting of the statements, determinations and other official pronouncements of the Government Accounting Standards Board, Financial Accounting Standards Board, Federal Accounting Standards Board or other principle-setting body acceptable to the Lender establishing accounting principles applicable to the Borrower.

"Governing Body" means the duly organized City Council and the mayor of the Borrower, or any successor governing body of the Borrower.

"Gross Revenues" has the meaning assigned to such term in Ordinance 2016-19 of the Borrower (the "Master Utility Ordinance").

"Herein," "hereby," "hereunder," "hereof," "hereinabove" and "hereafter" refer to this entire Ordinance and not solely to the particular section or paragraph of this Ordinance in which such word is used.

"Loan" or "Loan Amount" means the amount provided to the Borrower as a loan pursuant to the Loan Agreement for the purpose of funding the Project, in the maximum amount of $17,000,000.

"Loan" or "Loan Amount" means the amount borrowed by the Borrower as the Loan Amount pursuant to the Loan Agreement for the purpose of funding the Project and shall not equal more than $17,000,000.

"Loan Agreement" means the Water Project Fund Loan Agreement entered into by and

between the Borrower and the NMFA as authorized by this Ordinance.

"Net Revenues" means the Gross Revenues of the System minus Operation and Maintenance Expenses.

"NMAC" means the New Mexico Administrative Code.

"NMSA 1978" means the New Mexico Statutes Annotated, 1978 Compilation, as amended and supplemented from time to time.

"Operation and Maintenance Expenses" means all reasonable and necessary current expenses of the System, for any particular Fiscal Year or period to which such term is applicable, paid or accrued, related to operating, maintaining and repairing the System, including, without limiting the generality of the foregoing:

(a) legal and overhead expenses of the various City departments directly related and reasonably allocable to the administration of the System;

(b) insurance premiums for the System, including, without limitation, premiums for property insurance, public liability insurance and workmen's compensation insurance, whether or not self-funded;

(c) premiums, expenses and other costs (other than required reimbursements of insurance proceeds and other amounts advanced to pay Debt Service Requirements on System Bonds) for Credit Facilities;

(d) Expenses other than Expenses paid from the proceeds of System Bonds;

(e) the costs of audits of the books and accounts of the System;

(f) amounts required to be deposited in the Rebate Fund;

(g) salaries, administrative expenses, labor costs, surety bonds and the cost of water, materials and supplies used for or in connection with the current operation of the System; and

(h) any fees required to be paid under any operation, maintenance and/or management agreement with respect to the System.

Operation and Maintenance Expenses do not include any allowance for depreciation, payments in lieu of taxes, franchise fees payable or other transfers to the City's general fund, liabilities incurred by the City as a result of its negligence or other misconduct in the operation of the System, any charges for the accumulation of reserves for capital replacements or any Operation and Maintenance Expenses payable from moneys other than Gross Revenues.

"Ordinance" means this Ordinance as it may be supplemented or amended from time to time.

"Pledged Revenues" means the Net Revenues of the System pledged to the payment of the Loan Amount and Administrative Fee pursuant to this Ordinance and the Loan Agreement and described in the Term Sheet.

"Project" means the project(s) described on the Term Sheet.

"Project Account" means the book account established by the NMFA in the name of the Borrower for purposes of tracking expenditure of the Loan Amount by the Borrower to pay for the costs of the Project, as shown in the Term Sheet, which account shall be kept separate and apart from all other accounts of the NMFA.

"Qualifying Water Project" means a water project for (i) storage, conveyance or delivery of water to end-users; (ii) implementation of the federal Endangered Species Act of 1973 collaborative programs; (iii) wastewater conveyance and treatment; (iv) restoration and management of watersheds; (v) flood prevention or (vi) water conservation or recycling, treatment or reuse of water as provided by law; and which has been approved by the state legislature pursuant to NMSA 1978, § 72-4A-9(B), as amended.

"State" means the State of New Mexico.

"System" means the municipally owned public utility designated as the Borrower water utility system consisting of all properties, real, personal, mixed or otherwise, now owned or hereafter acquired by the Borrower through purchase, condemnation, construction or otherwise,

including all expansions, extensions, enlargements and improvements of or to the water utility system, and used in connection therewith or relating thereto, and any other related activity or enterprise of the Borrower designated by the Governing Body as part of the water utility system, whether situated within or without the limits of the Borrower.

"Term Sheet" means Exhibit "A" attached to the Loan Agreement.

"Useful Life" means the structural and material design life of the Project, including planning and design features, as required by the Act and the Board Rules.

"Water Project Fund" means the fund of the same name created pursuant to the Act and held and administered by the NMFA.

"Water Trust Board" or "WTB" means the water trust board created and established pursuant to the Act.

Section 2. Ratification. All action heretofore taken (not inconsistent with the provisions of this Ordinance) by the Borrower and officers of the Borrower directed toward the acquisition and completion of the Project, the pledge of the Pledged Revenues to payment of amounts due under the Loan Agreement, and the execution and delivery of the Loan Agreement shall be, and the same hereby is, ratified, approved and confirmed.

Section 3. Authorization of the Project and the Loan Agreement. The acquisition and completion of the Project and the method of funding the Project through execution and delivery of the Loan Agreement and the other documents related to the transaction are hereby authorized and ordered. The Project is for the benefit and use of the Borrower and the public whom it serves.

Section 4. Findings. The Governing Body hereby declares that it has considered all relevant information and data and hereby makes the following findings:

A. The Project is necessary to meet the needs of the Borrower and the public whom it serves.

B. Moneys available and on hand for the Project from all sources other than

Moneys available and on hand for the Project from all sources other than the Loan are not sufficient to defray the cost of acquiring and completing the Project but, together with the Loan Amount, are sufficient to complete the Project.

C. The Project and the execution and delivery of the Loan Agreement pursuant to the Act to provide funds for the financing of the Project are necessary, convenient and in furtherance of the governmental purposes of the Borrower, and in the interest of the public health, safety, and welfare of the constituent public served by the Borrower.

D. The Borrower will acquire and complete the Project with the proceeds of the Loan, the Additional Funding Amount and other amounts available to the Borrower, and except as otherwise expressly provided by the Loan Agreement, will utilize, operate and maintain the Project for the duration of its Useful Life, as required by NMSA 1978, § 72-4A-7(A)(1), as amended.

E. Together with the Loan Amount, and other amounts available to the Borrower, the Additional Funding Amount is now available to the Borrower, and in combination with the Loan Amount, will be sufficient to complete the Project.

F. The NMFA shall maintain on behalf of the Borrower a separate Project Account as a book account only on behalf of the Borrower and financial records in accordance with Generally Accepted Accounting Principles during the construction or implementation of the Project.

G. The Borrower has acquired title to or easements or rights of way on the real property upon which the Project is being constructed or located as provided in the Loan Agreement.

Section 5. Loan Agreement—Authorization and Detail.

A. Authorization. This Ordinance has been adopted by the affirmative vote of at least a three-fourths majority of the Governing Body. For the purpose of protecting the public

health, conserving the property, and protecting the general welfare and prosperity of the constituent public served by the Borrower and acquiring and completing the Project, it is hereby declared necessary that the Borrower execute and deliver the Loan Agreement evidencing the Borrower acceptance of the Loan Amount of $17,000,000 to be utilized solely for Eligible Items necessary to complete the Project, and solely in the manner and according to the restrictions set forth in the Loan Agreement, the execution and delivery of which is hereby authorized. The Borrower shall use the Loan Amount to finance the acquisition and completion of the Project.

B. Detail. The Loan Agreement shall be in substantially the form of the Loan Agreement presented at the meeting of the Governing Body at which this Ordinance was adopted. The Loan shall be in the maximum principal amount of $17,000,000 with a maximum forgiven principal amount of $8,500,000 and a maximum repayable principal amount of $8,500,000. Interest on the Loan Amount shall be zero percent (0%) per annum of the unpaid principal balance of the Loan Amount, and the Administrative Fee shall be one-quarter of one percent (0.25%) per annum of the unpaid principal balance of the Loan Amount, taking into account both payments made by the Borrower and hardship waivers of payments granted to the Borrower.

Section 6. Approval of Loan Agreement. The form of the Loan Agreement as presented at the meeting of the Governing Body at which this Ordinance was adopted, is hereby approved. Authorized Officers are hereby individually authorized to execute, acknowledge and deliver the Loan Agreement with such changes, insertions and omissions as may be approved by such individual Authorized Officers, and the City Clerk is hereby authorized to attest the Loan Agreement. The execution of the Loan Agreement shall be conclusive evidence of such approval.

Section 7. Security. The Loan Amount and Administrative Fee shall be solely secured by the pledge of the Pledged Revenues herein made and as set forth in the Loan Agreement.

Section 8. Disposition of Proceeds: Completion of the Project.

A. Project Account. The Borrower hereby consents to the creation of the

Project Account by the NMFA. Until the Completion Date, the amount of the Loan credited to the Project Account shall be used and paid out solely for Eligible Items necessary to acquire and complete the Project in compliance with applicable law and the provisions of the Loan Agreement.

B. Completion of the Project. The Borrower shall proceed to complete the Project with all due diligence. Upon the Completion Date, the Borrower shall execute a certificate stating that completion of and payment for the Project has been completed. Following the Completion Date or the earlier expiration of the time allowed for disbursement of Loan funds as provided in the Loan Agreement, any balance remaining in the Project Account shall be transferred and deposited into the Water Project Fund or otherwise distributed as provided in the Loan Agreement.

C. NMFA Not Responsible. Borrower shall apply the funds derived from the Loan Agreement as provided therein, and in particular Article VII of the Loan Agreement. The NMFA shall not in any manner be responsible for the application or disposal by the Borrower or by its officers of the funds derived from the Loan Agreement or of any other funds held by or made available to the Borrower in connection with the Project. NMFA shall not be liable for the refusal or failure of any other agency of the State to transfer any portion of the Loan Amount in its possession, custody and control to the NMFA for disbursement to the Borrower, or to honor any request for such transfer or disbursement of the Loan Amount.

Section 9. Payment of Loan Amount and ACH Authorization. Pursuant to the Loan Agreement, the Borrower shall pay the Loan Amount and Administrative Fee directly from the Pledged Revenues to the NMFA as provided in the Loan Agreement in an amount sufficient to pay principal and other amounts due under the Loan Agreement and to cure any deficiencies in the payment of the Loan Amount or other amounts due under the Loan Agreement. The Borrower hereby consents to the creation of an ACH authorization agreement for the purpose of making regular electronic payments of the Loan Amount and Administrative Fee, if at any applicable point

in time during the Agreement Term the Borrower desires to use such payment method for the purposes of the Loan.

Section 10. Lien on Pledged Revenues. Pursuant to the Loan Agreement, the Loan Agreement constitutes an irrevocable lien (but not an exclusive lien) on the Pledged Revenues subordinate to the lien thereon of all other liens thereon present and future, except that the lien on the Pledged Revenues of any future loans from the Lender to the Borrower pursuant to the Water Project Finance Act or the Colonias Infrastructure Act, shall be on parity with the lien of the Loan Agreement authorized by this Ordinance.

Section 11. Authorized Officers. Authorized Officers are hereby individually authorized and directed to execute and deliver any and all papers, instruments, opinions, affidavits and other documents and to do and cause to be done any and all acts and things necessary or proper for carrying out this Ordinance, the Loan Agreement and all other transactions contemplated hereby and thereby. Authorized Officers are hereby individually authorized to do all acts and things required of them by this Ordinance and the Loan Agreement for the full, punctual and complete performance of all the terms, covenants and agreements contained in this Ordinance and the Loan Agreement including but not limited to, the execution and delivery of closing documents in connection with the execution and delivery of the Loan Agreement.

Section 12. Amendment of Ordinance. This Ordinance after its adoption may be amended without receipt by the Borrower of any additional consideration. On and after the Closing Date, this Ordinance may be amended without receipt by the Borrower of any additional consideration, but only with the prior written consent of the NMFA.

Section 13. Ordinance Irrepealable. After the Loan Agreement has been executed and delivered, this Ordinance shall be and remain irrepealable until all obligations due under the Loan Agreement shall be fully discharged, as herein provided.

Section 14. Severability Clause. If any section, paragraph, clause or provision of this

Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

Section 15. Repealer Clause. All bylaws, orders, ordinances, resolutions, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any bylaw, order, resolution or ordinance, or part thereof, heretofore repealed.

Section 16. Effective Date. Upon due adoption of this Ordinance, it shall be recorded in the book of the Borrower kept for that purpose, authenticated by the signatures of the Mayor and City Clerk of the Borrower, and this Ordinance shall be in full force and effect thereafter, in accordance with law; provided, however, that if recording is not required for the effectiveness of this Ordinance, this Ordinance shall be effective upon adoption of this Ordinance by the Governing Body.

Section 17. General Summary for Publication. This ordinance shall be published consistently with SFCC 1987, Section 2-2.4.

PASSED, APPROVED, and ADOPTED this _____day of _____, 2026.

_____

MICHAEL GARCIA, MAYOR

ATTEST:

_____

GERALYN CARDENAS, INTERIM CITY CLERK

APPROVED AS TO FORM:

Marcos Martinez

Marcos Martinez (Feb 16, 2026 13:33:38 MST)

MARCOS MARTÍNEZ, INTERIM CITY ATTORNEY

ATTACHMENT A

$17,000,000 Maximum Principal Amount

Maximum Forgiven Principal Amount $8,500,000

Maximum Repayable Principal Amount $8,500,000

DRINKING WATER STATE REVOLVING LOAN FUND LOAN AND SUBSIDY AGREEMENT

dated

July 18, 2025

by and between the

NEW MEXICO FINANCE AUTHORITY

and the

CITY OF SANTA FE,
New Mexico

DRINKING WATER STATE REVOLVING LOAN FUND
LOAN AND SUBSIDY AGREEMENT

This LOAN AND SUBSIDY AGREEMENT (the "Loan Agreement"), dated July 18, 2025, is entered into by and between the **NEW MEXICO FINANCE AUTHORITY** (the "NMFA"), and the **CITY OF SANTA FE** (the "Governmental Unit"), a municipality duly organized and existing under the laws of the State of New Mexico (the "State").

WITNESSETH:

Capitalized terms used in the following recitals of this Loan Agreement and not defined in the first Paragraph above or in these recitals shall have the same meaning as defined in Article I of this Loan Agreement, unless the context requires otherwise.

WHEREAS, the NMFA is authorized, pursuant to the Drinking Water State Revolving Loan Fund Act, NMSA 1978, §§ 6-21A-1 through 6-21A-9, as amended (the "DWSRLF Act") to implement a program to permit qualified local authorities, such as the Governmental Unit, to enter into agreements with the NMFA to provide financial assistance in the acquisition, design, construction, improvement, expansion, repair and rehabilitation of drinking water supply facilities as authorized by the Safe Drinking Water Act of 1974 ("SDWA"); and

WHEREAS, the DWSRLF Act was adopted pursuant to the SDWA which authorizes the United States Environmental Protection Agency ("EPA") to set national based standards for drinking water and was originally passed by Congress in 1974 and amended in 1986, 1996, 2018 and 2021 with the passage of the Bipartisan Infrastructure Law signed into law on November 15, 2021 ("BIL"); and

WHEREAS, the BIL, also known as the Infrastructure Investment and Jobs Act was implemented with the purpose, among others, of expanding access to clean drinking water throughout the United States of America; and

WHEREAS, the Governmental Unit is a municipality organized and existing under the general laws of the State, specifically the home rule charter of the Governmental Unit adopted under Article X Section 6 of the New Mexico Constitution and the Municipal Code, NMSA 1978, §§3-15-1 through 3-15-16, all as amended, and is a qualified local authority under the DWSRLF Act; and

WHEREAS, the Governmental Unit is authorized by the laws of the State, and in particular NMSA 1978, §§ 3-31-1 through 3-31-12, to enter into this Loan Agreement and accept a loan for the purpose of financing the Project; and

WHEREAS, a portion of the funds made available under this Loan Agreement pursuant to the DWSRLF Act and the SDWA, may be forgiven and, if forgiven, will not be required to be repaid; and

WHEREAS, the Governing Body of the Governmental Unit has determined that it is in the best interests of the Governmental Unit and the public it serves that the Governmental Unit enter into this Loan Agreement with the NMFA and accept a loan and subsidy from the NMFA to finance the costs of the Project, as more fully described on the Term Sheet attached hereto as Exhibit "A"; and

WHEREAS, the Project appears on the Drinking Water Fundable Priority List; and

WHEREAS, the Project has been planned and authorized in conformity with the Intended Use Plan; and

WHEREAS the NMFA will disburse the proceeds of the Loan for construction after written determination by the NMFA, the New Mexico Environment Department (the "Department"), or other appropriate agency or entity on behalf of the NMFA (pursuant to an agreement between such agency or entity and the NMFA) that the Governmental Unit has complied with EPA's guidelines applicable to the Project and with the requirements of the laws and regulations of the State governing the construction and operation of drinking water systems. Upon written determination of compliance, the NMFA, the Department or other appropriate agency or entity will approve (1) the engineer and engineering solicitation process for the Project; (2) the engineering contract for the Project; (3) plans and specifications pursuant to 42 U.S.C. Section 300j-12; and (4) bids for the acquisition and completion of the Project; and

WHEREAS, a portion of the funds made available under this Loan Agreement pursuant to the DWSRLF Act and the SDWA are federal funds categorized as CFDA 66.468; and

WHEREAS, pursuant to information provided by the Governmental Unit and environmental review by applicable State and federal agencies, and in accordance with 40 C.F.R. Sections 6.204, 6.300(c)(1), and 6.301(f), and pursuant to the environmental review process of the State, the NMFA will determine in writing prior to disbursement of any proceeds of the Loan for construction if the Project meets the requirements for a Categorical Exclusion as defined in the State Environmental Review Process (SERP) for the Drinking Water State Revolving Loan Fund; and

WHEREAS, pursuant to 42 U.S.C. 300j-12(a)(3), the New Mexico Environment Department Drinking Water Bureau has determined that the Governmental Unit has sufficient technical, managerial and financial capability to operate the Project for its useful life and ensure compliance with the requirements of the SDWA.

NOW, THEREFORE, for and in consideration of the premises and the mutual promises and covenants herein contained, the NMFA and the Governmental Unit agree:

ARTICLE I

DEFINITIONS

Capitalized terms defined in this Article I, for all purposes, shall have the meaning specified in this Article I wherever used in this Loan Agreement, including the foregoing recitals, unless the context clearly requires otherwise (such meanings to be equally applicable to both the singular and the plural forms of the terms defined). Capitalized terms defined in the foregoing recitals, if not defined in this Article I, shall have the same meaning as therein stated when used in this Loan Agreement, unless the context clearly requires otherwise. Capitalized terms used and not defined in this Loan Agreement shall have the meaning given to each of those capitalized terms in the Master Ordinance.

"Administrative Fee" or "Administrative Fee Component" means the 0.25% annual fee payable to the NMFA as 0.25% of the Aggregate Repayable Disbursements then outstanding as a part of each Loan Agreement Payment for the costs of originating and servicing the Loan.

"Aggregate Disbursements" means, at any time after the Closing Date, the sum of all Disbursements.

"Aggregate Forgiven Disbursements" means the amount of subsidy provided in the form of principal forgiveness, and shall at any time after the Closing Date be equal to the product of the subsidy times the Aggregate Disbursements, up to the Maximum Forgiven Principal Amount.

"Aggregate Program Amount" means, with respect to this Loan Agreement, the sum of the Aggregate Repayable Disbursements and the Aggregate Forgiven Disbursements up to the Maximum Principal Amount.

"Aggregate Repayable Disbursements" means, at any time after the Closing Date, the Aggregate Disbursements less the Aggregate Forgiven Disbursements.

"Approved Requisition" means a requisition in the form of Exhibit "C" to this Loan Agreement, together with the required supporting documentation set out in Exhibit "C" submitted to and approved by the NMFA pursuant to Section 4.2 of this Loan Agreement.

"Authorized Officers" means, with respect to the Governmental Unit, the Mayor, City Manager, Finance Director, and City Clerk thereof; and with respect to the NMFA, any one or more of the Chairperson, Vice-Chairperson, Secretary and Chief Executive Officer, and any other officer or employee of the NMFA designated in writing by an Authorized Officer of the NMFA.

"Bonds" means drinking water state revolving loan fund revenue bonds, if any, issued hereafter by the NMFA and specifically related to this Loan Agreement and the Loan Agreement Payments.

"Closing Date" means the date of execution and delivery of this Loan Agreement as shown on the Term Sheet.

"Debt Service Account" means the debt service account established in the name of the Governmental Unit and administered by the NMFA to pay the Loan Agreement Payments under this Loan Agreement as the same become due.

"Debt Service Requirements" for any given period, means the sum of: (a) the amount required to pay the interest becoming due on the applicable System Bonds, during that period or to make reimbursements for payments of interest; and (b) the amount required to pay the principal or Accreted Value becoming due on the applicable System Bonds during that period, whether upon maturity or the Accreted Term Date. For purposes of calculating the maximum annual Debt Service Requirements, assumption set forth in the Master Ordinance applicable to the calculation of Debt Service Requirements shall be used.

"Department" means the New Mexico Environment Department.

"Disbursement" means an amount caused to be paid by the NMFA for an Approved Requisition for costs of the Project, calculated on the basis of the amount of such Approved Requisition.

"Drinking Water Fundable Priority List" means the list of drinking water projects compiled by the Department pursuant to the Memorandum of Understanding and the Intended Use Plan.

"DWSRLF Act" means the general laws of the State, particularly the Drinking Water State Revolving Loan Fund Act, NMSA 1978, §§ 6-21A-1 through 6-21A-9, the home rule charter of the Governmental Unit adopted under Article X Section 6 of the New Mexico Constitution and the Municipal Code, NMSA 1978, §§ 3-15-1 through 3-15-16, all as amended, and enactments of the Governing Body relating to this Loan Agreement including the Ordinance.

"Drinking Water State Revolving Loan Fund" means the drinking water state revolving loan fund established by the DWSRLF Act.

"Environmental Protection Agency" or "EPA" means the United States Environmental Protection Agency.

"Event of Default" means one or more events of default as defined in Section 10.1 of this Loan Agreement.

"Final Loan Agreement Payment Schedule" means the schedule of Loan Agreement Payments due on this Loan Agreement following the Final Requisition, as determined on the basis of the Aggregate Repayable Disbursements.

"Final Requisition" means the final requisition of moneys to be submitted by the Governmental Unit, which shall be submitted by the Governmental Unit on or before the date provided for in Section 4.1(b) of this Loan Agreement.

"NMFA Act" means NMSA 1978, §§ 6-21-1 through 6-21-31, as amended.

"Fiscal Year" means the period commencing on July 1 of each calendar year and ending on the last day of June of the next succeeding calendar year, or any other twelve-month period which any appropriate authority may hereafter establish for the Governmental Unit as its fiscal year.

"Generally Accepted Accounting Principles" means the officially established accounting principles applicable to the Governmental Unit consisting of the statements, determinations and other official pronouncements of the Government Accounting Standards Board, Financial Accounting Standards Board, Federal Accounting Standards Board or other principle-setting body acceptable to the NMFA establishing accounting principles applicable to the Governmental Unit.

"Governing Body" means the duly organized City Council of the Governmental Unit, or any successor governing body of the Governmental Unit.

"Gross Revenues" means all income and revenues directly or indirectly derived by the Governmental Unit from the operation and use of the System, or any part of the System, and includes, without limitation, all revenues received by the Governmental Unit, or any municipal corporation or agency succeeding to the rights of the Governmental Unit, from the System and from the sale and use of water or water facilities furnished to the inhabitants in the Service Area. Such term also includes:

(a) All income derived from the investment of any money in the Acquisition Fund, Income Fund, Debt Service Fund, Reserve Fund and Rate Stabilization Fund and from surplus Net Revenues;

(b) Money released from the Rebate Fund to the Governmental Unit;

(c) Money released from the Rate Stabilization Fund to the extent that the amount released is used to pay Operation and Maintenance Expenses or Debt Service Requirements on System Bonds in the year released;

(d) Property insurance proceeds which are not necessary to restore or replace the property lost or damaged and the proceeds of the sale or other disposition of any part of the System; and

(e) Such other amounts that may be designated as Gross Revenues in a Supplemental Ordinance.

Gross Revenues do not include:

(a) Any money received as (i) grants or gifts from the United States of America, the State or other sources or (ii) the proceeds of any charge or tax intended as a replacement therefor or other capital contributions from any source which are restricted as to use;

(b) Gross receipts taxes, other taxes and/or fees collected by the Governmental Unit and remitted to other governmental agencies; and

(c) Condemnation proceeds or the proceeds of any insurance policy, except for (d) above and any insurance proceeds derived in respect of loss of use or business interruption.

"Herein," "hereby," "hereunder," "hereof," "hereinabove" and "hereafter" refer to this entire Loan Agreement and not solely to the particular section or paragraph of this Loan Agreement in which such word is used.

"Independent Accountant" means (i) an accountant employed by the State and under the supervision of the State Auditor, or (ii) any certified public accountant or firm of such accountants duly licensed to practice and practicing as such under the laws of the State, appointed and paid by the Governmental Unit who (a) is, in fact, independent and not under the domination of the Governmental Unit, (b) does not have any substantial interest, direct or indirect, with the Governmental Unit, and (c) is not connected with the Governmental Unit as an officer or employee of the Governmental Unit, but who may be regularly retained to make annual or similar audits of the books or records of the Governmental Unit.

"Intended Use Plan" means the current plan prepared by the NMFA and the Department and approved by the Environmental Protection Agency pursuant to 42 U.S.C. Section 300j-12(b) and 40 CFR §35.3555 which establish criteria for extending drinking water improvements financial assistance to qualifying public drinking water utility systems.

"Interest Component" means the portion of each Loan Agreement Payment paid as interest accruing on the Aggregate Repayable Disbursements then outstanding, calculated from the date of each Disbursement.

"Interest Rate" means the rate of interest on this Loan Agreement, which includes the Administrative Fee, as shown on the Term Sheet.

"Interim Period" means the period no greater than twenty-seven (27) months, or a longer period as may be approved by the NMFA as provided in Section 4.1(b) of this Loan Agreement, beginning on the Closing Date, during which the NMFA will disburse moneys to the Governmental Unit to pay costs of the Project, unless extended pursuant to Section 4.1(b) of this Loan Agreement.

"Interim Loan Agreement Payment Schedule" means the anticipated schedule of Loan Agreement Payments due on this Loan Agreement following the Final Requisition, assuming disbursement of the entire Aggregate Program Amount within twenty-seven (27) months of the Closing Date. The Interim Loan Agreement Payment Schedule is attached hereto as Exhibit "B".

"Loan" means the funds to be loaned to the Governmental Unit by the NMFA pursuant to this Loan Agreement, up to the Maximum Principal Amount.

"Loan Agreement" means this loan and subsidy agreement and any amendments or supplements hereto, including the exhibits attached to this loan and subsidy agreement.

"Loan Agreement Payment" means, collectively, the Maximum Repayable Principal Amount, the Interest Component and the Administrative Fee Component to be paid by the

Governmental Unit as payment on the Aggregate Repayable Disbursements under this Loan Agreement, as shown on Exhibit "B" hereto.

"Loan Agreement Payment Date" means each date a Loan Agreement payment is due on this Loan Agreement as shown on the Interim Loan Agreement Payment Schedule, attached hereto as Exhibit "B" or in the Final Loan Agreement Payment Schedule.

"Loan Agreement Term" means the term of this Loan Agreement as provided under Article III of this Loan Agreement.

"Master Ordinance" means the Governmental Unit's Ordinance No. 2016-19, adopted May 11, 2016, as amended and supplemented from time to time.

"Maximum Annual Debt Service" means the Maximum Repayable Principal Amount and Interest due on all outstanding Senior and Parity Obligations of the Governmental Unit

"Maximum Forgiven Principal Amount" means the maximum amount of loan subsidy available in the form of principal forgiveness to be applied proportionally at the time of each Disbursement to the Governmental Unit, up to fifty percent (50%) of the Maximum Principal Amount. The Maximum Forgiven Principal Amount is eight million five hundred thousand dollars ($8,500,000).

"Maximum Principal Amount" means seventeen million dollars ($17,000,000).

"Maximum Repayable Principal Amount" means the maximum amount of Aggregate Repayable Disbursements made to the Governmental Unit pursuant to this Loan Agreement. The Maximum Repayable Principal Amount is eight million five hundred thousand dollars ($8,500,000).

"Memorandum of Understanding" means the current memorandum of understanding by and between the NMFA and the Department pursuant to the DWSRLF Act describing and allocating duties and responsibilities in connection with the Drinking Water State Revolving Loan Fund program.

"Net Revenues" means the Gross Revenues of the System minus Operation and Maintenance Expenses, indirect charges, amounts expended for capital replacements and repairs, required set asides for debt and replacement requirements, and any other payments from the Gross Revenues reasonably required for operation of the System.

"NMSA 1978" means the New Mexico Statutes Annotated, 1978 Compilation, as amended and supplemented from time to time.

"Operating Agreement" means the operating agreement entered into between the NMFA and the Environmental Protection Agency, Region 6, for the Drinking Water State Revolving Loan Fund program.

"Operation and Maintenance Expenses" means all reasonable and necessary current expenses of the System, for any particular Fiscal Year or period to which such term is applicable, paid or accrued, related to operating, maintaining and repairing the System, including, without limiting the generality of the foregoing:

(a) Legal and overhead expenses of the Governmental Unit directly related and reasonably allocable to the administration of the System;

(b) Insurance premiums for the System, including, without limitation, premiums for property insurance, public liability insurance and workmen's compensation insurance, whether or not self-funded;

(c) Premiums, expenses and other costs (other than required reimbursements of insurance proceeds and other amounts advanced to pay debt service requirements on System Bonds) for credit facilities;

(d) Any expenses described in this definition other than expenses paid from the proceeds of System Bonds;

(e) The costs of audits of the books and accounts of the System;

(f) Amounts required to be deposited in any rebate fund;

(g) Salaries, administrative expenses, labor costs, surety bonds and the cost of water, materials and supplies used for or in connection with the current operation of the System; and

(h) Any fees required to be paid under any operation, maintenance and/or management agreement with respect to the System.

Operation and Maintenance Expenses do not include any allowance for depreciation, payments in lieu of taxes, franchise fees payable or other transfers to the Governmental Unit's general fund, liabilities incurred by the Governmental Unit as a result of its negligence or other misconduct in the operation of the System, any charges for the accumulation of reserves for capital replacements or any Operation and Maintenance Expenses payable from moneys other than Gross Revenues.

"Ordinance" means Ordinance No. 2025-_____ adopted by the Governing Body of the Governmental Unit on June 11, 2025, approving this Loan Agreement and pledging the Pledged Revenues to the payment of the Loan Agreement Payments as shown on the Term Sheet, as supplemented from time to time.

"Permitted Investments" means securities which are at the time legal investments of the Governmental Unit for the money to be invested, as applicable, including but not limited to the following if permitted by law: (i) securities that are issued by the United States government or by its agencies or instrumentalities and that are either direct obligations of the United States, the federal home loan mortgage association, the federal national mortgage association, the federal

farm credit bank, federal home loan banks or the student loan marketing association or that are backed by the full faith and credit of the United States government; (ii) negotiable securities of the State; (iii) money market funds which invest solely in obligations described in clause (i) above which are rated in the highest rating category by Moody's Investors Service, Inc. or S & P Global Ratings; and (iv) the State Treasurer's short-term investment fund created pursuant to NMSA 1978, § 6-10-10.1, as amended, and operated, maintained and invested by the office of the State Treasurer.

"Pledged Revenues" means the Net Revenues of the Governmental Unit pledged to the payment of the Loan Agreement Payments by the Ordinance and this Loan Agreement and described in the Term Sheet.

"Principal Component" means the portion of each Loan Agreement Payment paid as principal on this Loan Agreement, based upon the Aggregate Repayable Disbursements, as shown on Exhibit "B" attached to this Loan Agreement.

"Project" means the project(s) described on the Term Sheet.

"Safe Drinking Water Act" or "SDWA" means 42 U.S.C. §§ 300f et seq.

"Senior Obligations" means any bonds or other obligations of the Governmental Unit now outstanding or hereafter issued or incurred, payable from or secured by a pledge of the Pledged Revenues and issued with a lien on the Pledged Revenues superior to the lien created by this Loan Agreement, including any such obligations shown on the Term Sheet.

"Service Area" means the area served by the System, whether situated within or without the limits of the Governmental Unit.

"State Environmental Review Process" or "SERP" means the environmental review process adopted by the NMFA, as required by and approved by the Environmental Protection Agency, pursuant to the Operating Agreement.

"Subordinate Parity Obligations" means any bonds or obligations of the Governmental Unit now outstanding or hereafter issued or incurred with a lien on the Pledged Revenues on parity with this Loan Agreement and subordinate to any outstanding Senior Obligations having a superior lien on the Pledged Revenues, including any such obligations shown on the Term Sheet.

"Super Subordinate Obligations" means any bonds or other obligations of the Governmental Unit now outstanding or hereafter issued or incurred with a lien on the Pledged Revenues subordinate to the lien created by this Loan Agreement and subordinate to any other outstanding Senior Obligation and Subordinate Parity Obligations having a lien on the Pledged Revenues, including any such obligations shown on the Term Sheet.

"System" means the water utility system operated pursuant to the Governmental Unit's Code of Ordinances Chapter XXV, as amended from time to time, owned, operated and maintained by the Governmental Unit, and of which the Project, when completed, will form part. The System

consists of all properties, real, personal, mixed or otherwise, now owned or hereafter acquired by the Governmental Unit through purchase, condemnation, construction or otherwise, including all expansions, extensions, enlargements and improvements of or to the water utility system, and used in connection therewith or relating thereto, and any other related activity or enterprise of the Governmental Unit designated by the Governing Body as part of the water utility system, whether situated within or without the limits of the Governmental Unit.

"System Bonds" means any bonds and other similar indebtedness payable solely or primarily from the Pledged Revenues, including this Loan Agreement, and any Senior Obligations, Subordinate Parity Obligations and Super Subordinate Obligations.

"Term Sheet" means Exhibit "A" attached to this Loan Agreement.

"Unrequisitioned Principal Amount" means the amount, if any, by which the Maximum Principal Amount exceeds the Aggregate Disbursements at the time the Governmental Unit submits the certificate of completion required pursuant to Section 6.3 of this Loan Agreement.

ARTICLE II

REPRESENTATIONS, COVENANTS AND WARRANTIES

Section 2.1 Representations, Covenants and Warranties of the Governmental Unit. The Governmental Unit represents, covenants and warrants as follows:

(a) Binding Nature of Covenants; Enforceability. All representations, covenants, stipulations, obligations and agreements of the Governmental Unit contained in this Loan Agreement shall be deemed to be the representations, covenants, stipulations, obligations and agreements of the Governmental Unit to the full extent authorized or permitted by law, and such representations, covenants, stipulations, obligations and agreements shall be binding upon the Governmental Unit and its successors and enforceable in accordance with their terms, and upon any board or body to which any powers or duties affecting such representations, covenants, stipulations, obligations and agreements shall be transferred by or in accordance with law. Except as otherwise provided in this Loan Agreement, all rights, powers and privileges conferred and duties and liabilities imposed upon the Governmental Unit by the provisions of this Loan Agreement and the Ordinance shall be exercised or performed by the Governmental Unit or by such members, officers, or officials of the Governmental Unit as may be required by law to exercise such powers and to perform such duties.

(b) Authorization of the Loan Agreement, and Readiness to Proceed. The Governmental Unit is a municipality, and is duly organized and existing under the statutes and laws of the State, including specifically the home rule charter of the Governmental Unit adopted under Article X Section 6 of the New Mexico Constitution and the Municipal Code, NMSA 1978, §§ 3-15-1 through 3-15-16, all as amended. The Governmental Unit is a local authority as defined in the DWSRLF Act. The Governmental Unit is authorized to enter into the transactions contemplated by this Loan Agreement and to carry out its obligations hereunder. The

Governmental Unit has duly authorized and approved the execution and delivery of this Loan Agreement and the other documents related to the transaction. The Governmental Unit has met all readiness to proceed requirements of the NMFA and has met and will continue to meet all requirements of law applicable to this Loan Agreement.

(c) Use of Loan Agreement Proceeds. The Governmental Unit shall proceed without delay in applying the Aggregate Program Amount, pursuant to Section 6.1 of this Loan Agreement to the acquisition and completion of the Project and to no other purpose, as follows:

(i) The Governmental Unit shall, within two (2) years after the Closing Date, have completed the acquisition of the Project, and shall within twenty-seven (27) months after the Closing Date have requisitioned the Aggregate Program Amount, or such portion thereof as shall be necessary to complete the Project, unless an extension is agreed to pursuant to Section 4.1(b) of this Loan Agreement.

(d) Payment of Loan Agreement Payments. The Governmental Unit meets and will continue to meet the requirements established by the NMFA to assure sufficient Pledged Revenues to operate and maintain the System for its useful life and repay the Loan. The Governmental Unit shall promptly pay Loan Agreement Payments, as specified in the Interim Loan Agreement Payment Schedule or the Final Loan Agreement Payment Schedule, as applicable, according to the true intent and meaning of this Loan Agreement. Loan Agreement Payments are payable solely from Pledged Revenues or from the proceeds of refunding bonds or other refunding obligations which the Governmental Unit may hereafter issue in its sole discretion and which are payable from Pledged Revenues; and nothing in this Loan Agreement shall be construed as obligating the Governmental Unit to pay Loan Agreement Payments from any general or other fund of the Governmental Unit other than such special funds. Nothing contained in this Loan Agreement, however, shall be construed as prohibiting the Governmental Unit in its sole and absolute discretion, from making such payments from any moneys which may be lawfully used, and which are legally available, for that purpose.

(e) Acquisition and Completion of Project; Compliance with Laws. The Project will be acquired and completed so as to comply with all applicable ordinances, resolutions and regulations, if any, and any and all applicable laws relating to the acquisition and completion of the Project and to the use of the Pledged Revenues. The Governmental Unit shall exercise its power of eminent domain, if needed to comply with this paragraph.

(f) Necessity of Project. The acquisition and completion of the Project under the terms and conditions provided for in this Loan Agreement is necessary, convenient and in furtherance of the governmental purposes of the Governmental Unit and is in the best interests of the Governmental Unit and the public it serves.

(g) Legal, Valid and Binding Obligation. The Governmental Unit has taken all required action necessary to authorize the execution and delivery of this Loan Agreement. This Loan Agreement constitutes a legal, valid and binding special obligation of the Governmental Unit enforceable in accordance with its terms.

(h) Loan Agreement Term. The Loan Agreement Term does not exceed the anticipated useful life of the Project.

(i) Use of Project. During the Loan Agreement Term, the Project will at all times be used for the purpose of benefiting the Governmental Unit and the public it serves.

(j) No Excess Loan Agreement Proceeds. The amount loaned to the Governmental Unit under this Loan Agreement as set forth on the Term Sheet does not exceed the sum of: (i) the cost of the Project; and (ii) an amount necessary to pay Expenses and related professional fees.

(k) No Breach or Default Caused by Loan Agreement. Neither the execution and delivery of this Loan Agreement and the other documents related to this transaction, nor the fulfillment of or compliance with the terms and conditions in this Loan Agreement and the other documents related to this transaction, nor the consummation of the transactions contemplated herein, conflicts with or results in a breach of terms, conditions or provisions of any restriction or any agreement or instrument to which the Governmental Unit is a party or by which the Governmental Unit is bound or any laws, ordinances, governmental rules or regulations or court or other governmental orders to which the Governmental Unit or its properties are subject, or constitutes a default under any of the foregoing.

(l) Irrevocable Enactments. While this Loan Agreement remains outstanding and unpaid, any ordinance, resolution or other enactment of the Governing Body applying the Pledged Revenues for the payment of this Loan Agreement shall be irrevocable until this Loan Agreement has been paid in full as to both principal and interest, and shall not be subject to amendment or modification in any manner which would in any way jeopardize the timely payment of Loan Agreement Payments.

(m) Outstanding and Additional Debt. Except for the Subordinate Parity Obligations and Senior Obligations described on the Term Sheet, there are currently no outstanding bonds, notes or other obligations of the Governmental Unit which are payable from and secured by a lien on the Pledged Revenues superior to or on a parity with the lien of this Loan Agreement. No additional indebtedness, bonds or notes of the Governmental Unit, payable on a parity with or on a priority ahead of the indebtedness herein authorized out of Pledged Revenues, shall be created or incurred while this Loan Agreement remains outstanding without the prior written approval of the NMFA.

(n) No Litigation. To the knowledge of the Governmental Unit after due investigation, no litigation or proceeding is pending or threatened against the Governmental Unit or any other person affecting the right of the Governmental Unit to execute or deliver this Loan Agreement and the other documents related to this transaction or to comply with its obligations under this Loan Agreement and documents related to the transaction. Neither the execution and delivery of this Loan Agreement and the other documents related to the transaction by the Governmental Unit nor compliance by the Governmental Unit with the obligations under this Loan Agreement and the other documents related to the transaction, requires the approval of any

regulatory body, or any other entity, which approval has not been obtained or which is not reasonably expected to be obtained.

(o) No Event of Default. No event has occurred and no condition exists which, upon the execution and delivery of this Loan Agreement and the other documents related to the transaction, would constitute an Event of Default on the part of the Governmental Unit under this Loan Agreement and the other documents related to the transaction.

(p) Existing Pledges; Pledged Revenues Not Budgeted. Except as described on the Term Sheet the Pledged Revenues have not been pledged or hypothecated in any manner for any purpose at the time of execution and delivery of this Loan Agreement. The portion of the Pledged Revenues necessary to pay the Loan Agreement Payments, as and when due, is not needed or budgeted to pay current or anticipated operational or other expenses of the Governmental Unit.

(q) Expected Coverage Ratio. The Pledged Revenues from the current Fiscal Year are projected to equal or exceed one hundred twenty percent (120%) and, on an ongoing basis during each year of the Loan Agreement Term are reasonably expected to equal or exceed one hundred twenty percent (120%) of the Debt Service Requirements on all Senior Obligations and all Subordinate Parity Obligations Outstanding in such Fiscal Year.

(r) Governmental Unit's Existence. The Governmental Unit will maintain its legal identity and existence so long as System Bonds remain outstanding, unless another political subdivision by operation of law succeeds to the liabilities, rights and duties of the Governmental Unit under this Loan Agreement without adversely affecting to any substantial degree the privileges and rights of the NMFA. However, the Governmental Unit may, annex or de-annex land if the Governmental Unit complies with other applicable covenants contained in the Master Ordinance.

(s) Continuing Disclosure. The Governmental Unit covenants that it shall provide continuing disclosure to the NMFA, as the NMFA may require, that shall include, but not be limited to: Project documents, annual audits, operational data required to update information in any disclosure documents used in connection with assignment or securitizing the Loan Agreement or the Loan Agreement Payments by issuance of Bonds by the NMFA, and notification of any event deemed material by the NMFA. For the purposes of this Loan Agreement, a material event shall include, without limitation, any violation of federal law, regulation, or policy which governs or applies to participants in the Drinking Water State Revolving Loan Fund program which is alleged or found by a state or federal agency of appropriate jurisdiction.

(t) Single Audit Act Requirement. The Governmental Unit acknowledges that the funding provided pursuant to this Loan Agreement is derived in large part from federal grants to the Drinking Water State Revolving Loan Fund program pursuant to the Operating Agreement. During the Loan Agreement Term, the Governmental Unit shall annually, so long as the Governmental Unit expends more or equal to the threshold amount set forth in 2 C.F.R. Section 200.501 during any one Fiscal Year, cause an audit of the books and accounts of its operations in their entirety, in accordance with § 200.514, except when it elects to have a program-specific audit conducted in accordance with 2 C.F.R. 200.501(c) to be completed by an Independent Accountant

in accordance with the Single Audit Act Amendments of 1996 (31 U.S.C. Section 7501 et seq.), and applicable regulations thereunder. The Governmental Unit shall notify the NMFA and the Drinking Water State Revolving Loan Fund program when it conducts an audit in accordance with 2 C.F.R. Section 200.501. The Governmental Unit shall provide a copy to the NMFA and the Drinking Water State Revolving Loan Fund program of such audit within 30 days of completion. The Governmental Unit will inform the Drinking Water State Revolving Loan Fund program and the NMFA of any findings and recommendations pertaining to the Drinking Water State Revolving Loan Fund contained in the audit. The Governmental Unit will also submit the audit to the Federal Audit Clearinghouse within the earlier of 30 calendar days after receipt of the auditor's report(s) or nine months of the end of the audit period pursuant to 2 CFR § 200.512. The Governmental Unit will inform the Drinking Water State Revolving Loan Fund program and NMFA that the audit has been submitted to the Federal Audit Clearinghouse and provide a copy to the Drinking Water State Revolving Loan Fund program and NMFA upon request. The audit will also be available for inspection by the NMFA Environmental Protection Agency.

(u) Construction Requirements. The Governmental Unit shall require any contractor hired by it in connection with the construction of the Project to post a performance and payment bond as provided by NMSA 1978, § 13-4-18, as amended.

Section 2.2 Protective Covenants Regarding Operation of the System.

The Governmental Unit further represents, covenants and warrants as follows:

(a) Rate Covenant.

(i) The Governmental Unit covenants that it will at all times fix rates and collect charges for each class of service rendered by the System, and to, from time to time, amend or adjust such rates so that Gross Revenues of the System shall always be sufficient to provide for the payment of expenses of administration, Operation and Maintenance Expenses, other expenses which may be necessary to preserve the System in good repair and working order, including the necessary reserves therefor and all other payments necessary to meet ongoing legal obligations to be paid at that time; and

(ii) The Governmental Unit further covenants that it will at all times fix, charge and collect such rates and charges as shall be required in order that in each Fiscal Year the Pledged Revenues shall at least equal (i) 130% of the Debt Service Requirements on all Senior Obligations outstanding in such Fiscal Year and (ii) 120% of the Debt Service Requirements on all Senior Obligations and all Subordinate Parity Obligations outstanding in such Fiscal Year.

(iii) Failure by the Governmental Unit to comply with the foregoing Rate Covenant in any Fiscal Year will not constitute an event of default under the Master Ordinance so long as the Governmental Unit, within 180 days after the end of any such Fiscal Year, adopts the schedule of rates and charges recommended or approved by a Consulting Engineer which would bring the Governmental Unit into compliance with the Rate Covenant. The Governmental Unit is also required under the Master Ordinance in each Fiscal Year to complete a review of its financial condition for the purpose of estimating whether the Net Revenues for such Fiscal Year and for the

next succeeding Fiscal Year will be sufficient to comply with the Rate Covenant set forth above. If the Governmental Unit determines that the Net Revenues may not be so sufficient, it shall forthwith cause the Consulting Engineer to make a study for the purpose of recommending a schedule of fees, rates and charges for the System which, in the opinion of the Consulting Engineer, will cause sufficient Gross Revenues to be collected in such Fiscal Year to comply with the Rate Covenant set forth above and will cause additional Gross Revenues to be collected in such Fiscal Year sufficient to eliminate the amount of any deficiency at the earliest practicable time within such Fiscal Year. The Governmental Unit shall as promptly as practicable adopt and place in effect the schedule of fees, rates and charges recommended or approved by the Consulting Engineer pursuant to the Master Ordinance. In the alternative of establishing fees, rates and charges necessary to meet the Rate Covenant set forth above, the Governmental Unit may implement reductions in Operation and Maintenance Expenses for the System in an amount sufficient to meet the Rate Covenant.

(b) Lien on Lands Serviced by the System. State law grants the Governmental Unit a lien upon each lot or parcel of land for the charges imposed for water services supplied by the System to the owner of such lot or parcel (except as otherwise provided in NMSA 1978, § 3-23---6). The Governmental Unit will cause each lien to be perfected in accordance with the provisions of NMSA 1978, §§ 3-23--6 and 3--36--1 through 3--36---5. The Governmental Unit will take all necessary steps to enforce the lien against any parcel of property the owner of which is delinquent for more than six (6) months in the payment of charges imposed for the use of the System.

(c) Levy of Charges. The Governmental Unit will promptly fix, establish and levy the rates and charges which are required by Section 2.2(a) hereof. Unless contrary to any provision of applicable law, any resolution or ordinance adopted by the Governing Body to fix, establish and levy such rates and charges shall be deemed an administrative or executive matter not subject to the referendum provisions of the Charter or State law. No reduction in any initial or existing rate schedule for the System may be made unless:

(i) The Governmental Unit has fully complied with the requirements of the rate covenant contained in Section 2.2(a) hereof for any twelve (12) consecutive months out of the sixteen (16) calendar months immediately preceding the reduction of the rate schedule, and

(ii) The audit required by Section 26.09 of the Master Ordinance or a separate certificate by an Independent Accountant for or relating to any twelve (12) consecutive months out of the sixteen (16) calendar months immediately preceding any reduction discloses that the Pledged Revenues resulting from the proposed rate schedule would have been sufficient to meet the rate covenant contained in Section 2.2(a) hereof during the applicable twelve (12) month period.

(d) Efficient Operation. The Governmental Unit will maintain the System in efficient operating condition and make such improvements, extensions, enlargements, repairs and betterments to the System as may be necessary or advisable for its economical and efficient operation at all times and sufficient to supply reasonable public and private demands for System services within the Service Area of the System.

(e) Records. So long as this Loan Agreement remains outstanding, proper books of record and account will be kept by the Governmental Unit in accordance with Generally Accepted Accounting Principles, separate from all other records and accounts, showing complete and correct entries of all transactions relating to the System. However, pursuant to NMSA 1978, § 6-14-10(E), as amended, records with regard to the ownership or pledge of System Bonds are not subject to inspection or copying.

(f) Right to Inspect. The NMFA, or its duly authorized agents, shall have the right to inspect at all reasonable times the Project and all records, accounts and data relating to the Project, the Pledged Revenues and the System.

(g) Audits. Within one hundred eighty (180) days following the close of each Fiscal Year, the Governmental Unit will cause an audit of the books and accounts of the System and its separate systems to be made by an Independent Accountant and the audit to be made available for inspection by the NMFA. Each audit of the System shall comply with Generally Accepted Accounting Principles. The audit required by this section may, at the Governmental Unit's discretion, be performed as a part of or in conjunction with the audit required under the Single Audit Act as set forth in Section 2.1(t) of this Loan Agreement.

(h) Billing Procedure. Bills for water services, furnished by or through the System shall be rendered to customers on a regular basis each month following the month in which the service was rendered and shall be due as required by the applicable ordinance, resolution, regulation or policy of the Governmental Unit. To the extent permitted by law, if a bill is not paid within the period of time required by such ordinance, water services shall be discontinued as required by Governmental Unit ordinance, and the rates and charges due shall be collected in a lawful manner, including, but not limited to, the cost of disconnection and reconnection.

(i) Charges and Liens Upon System. The Governmental Unit will pay when due from Gross Revenues or other legally available funds all taxes and assessments or other municipal or governmental charges, lawfully levied or assessed upon the System and will observe and comply with all valid requirements of any municipal or governmental authority relating to the System. The Governmental Unit will not create or permit any lien or charge upon the System or the Gross Revenues or it will make adequate provisions to satisfy and discharge within sixty (60) days after the same accrue, all lawful claims and demands for labor, materials, supplies or other objects, which, if unpaid, might by law become a lien upon the System or the Gross Revenues. However, the Governmental Unit shall not be required to pay or cause to be discharged, or make provision for any tax assessment, lien or charge before the time when payment becomes due or so long as the validity thereof is contested in good faith by appropriate legal proceedings and there is no adverse effect on NMFA.

(j) Insurance. Subject, in each case, to the condition that insurance is obtainable at reasonable rates and upon reasonable terms and conditions, in its operation of the System, the Governmental Unit will procure and maintain or cause to be procured and maintained commercial insurance or provide Qualified Self Insurance with respect to the facilities constituting the System and public liability insurance in the form of commercial insurance or Qualified Self Insurance and, in each case, in such amounts and against such risks as are, in the judgment of the

Governing Body, prudent and reasonable taking into account, but not being controlled by, the amounts and types of insurance or self-insured programs provided by entities which operate systems such as the System. "Qualified Self Insurance" means insurance maintained through a program of self insurance or insurance maintained with a fund, company or association in which the Governmental Unit may have a material interest and of which the Governmental Unit may have control, either singly or with others. Each plan of Qualified Self Insurance shall be established in accordance with law, shall provide that reserves be established or insurance acquired in amounts adequate to provide coverage which the Governmental Unit determines to be reasonable to protect against risks assumed under the Qualified Self Insurance plan, including any potential retained liability in the event of the termination of such plan of Qualified Self Insurance. In the event of property loss or damage to the System, insurance proceeds shall be used first for the purpose of restoring or replacing the property lost or damaged and thereafter, and any remainder may be used to redeem System Bonds or be treated as Gross Revenues and used in any legally permissible manner.

(k) Competing Utility System. Unless contrary to any provision of, or required by, applicable law, as long as this Loan Agreement is outstanding, the Governmental Unit prior to granting any franchise or license to a competing utility system, or permitting any person, association, firm or corporation to sell similar utility services or facilities to any consumer, public or private, within the Service Area of the System; provided, however, that nothing herein shall prevent the Governmental Unit from annexing land into its boundaries solely due to the fact that there is a competing utility system or person, association, firm or corporation providing such utility services or facilities within or for the land to be annexed.

(l) Alienating System. While the System Bonds are outstanding, the Governmental Unit shall not, except as permitted below, transfer, sell, or otherwise dispose of the System. For purposes of this Section 2.2(l), any transfer of an asset over which the Governmental Unit retains or regains substantial control shall not, for so long as the Governmental Unit has such control, be deemed a disposition of the System.

The Governmental Unit may transfer, sell or otherwise dispose of the System only if such transfer, sale or disposition complies with one or more of the following provisions:

(i) The property being disposed of is inadequate, obsolete or worn out; or

(ii) The property proposed to be disposed of and all other property of the System disposed of during the twelve (12) month period ending on the day of such transfer (but excluding property disposed of under Subsection 2.2(l)(i) above) will not, in the aggregate, constitute a Significant Portion of the System determined as described below and the proceeds are deposited into the Income Fund to be used as described below; or

(iii) The Governmental Unit receives fair market value for the property, the proceeds are deposited into the Income Fund to be used as described below and prior to the disposition of such property there is delivered to the Fiscal Agent a certificate of a Consultant to the effect that notwithstanding such disposition, but taking into account the use of such proceeds

in accordance with the expectations of the Governmental Unit as evidenced by a certificate of an Authorized Officer, the Consultant estimates that the Governmental Unit will be in compliance with the rate covenant in Section 2.2(a) hereof during each of the five (5) Fiscal Years immediately following such disposition.

For purposes of this Section 2.2(l), the term "Significant Portion" of the System means property of the System which, if such property had been disposed of by the Governmental Unit at the beginning of the Fiscal Year which includes the month of commencement of the twelve (12) month period referred to in Subsection 2.2(l)(ii) above would have resulted in a reduction in Net Revenues for such Fiscal Year of more than four percent (4%) when the actual Net Revenues for such Fiscal Year are decreased by the revenues directly attributable to such property of the System and increased by the expenses of the Governmental Unit directly attributable to such property of the System.

Proceeds of the disposition of assets under the Subsection 2.2(l)(ii) or 2.2(l)(iii) above shall be deposited in the Income Fund and used, within a reasonable period of time, not to exceed three years, to (a) provide additional revenue-producing properties to the System, (b) redeem System Bonds or (c) create an escrow fund pledged to pay specified System Bonds and thereby cause such System Bonds to be deemed to be paid as provided in the Master Ordinance.

Properties of the System which were financed with the proceeds of obligations the interest on which is then excluded from gross income for federal income tax purposes shall not be disposed of, except under the terms of provision 2.2(l)(i) above, unless the Governmental Unit has first received a written opinion of Bond Counsel to the effect that such disposition will not cause the interest on such obligations to become includable in gross income for federal income tax purposes.

No such disposition shall be permitted which would cause the Governmental Unit to be in default of any other covenant contained in the Master Ordinance.

(m) Competent Management. The Governmental Unit shall employ experienced and competent personnel to manage the System.

(n) Performing Duties. The Governmental Unit will faithfully and punctually perform all duties with respect to the System required by the Constitution and laws of the State and the ordinances and resolutions of the Governmental Unit relating to the System and this Loan Agreement, including, but not limited to, making and collecting reasonable and sufficient rates and charges for services rendered or furnished by the System as required by this Section and the proper segregation and application of the Gross Revenues.

(o) No Other Liens. Except for those Senior Obligations, Subordinate Parity Obligations, and Super Subordinate Obligations listed in the Term Sheet, there are no liens or encumbrances of any nature whatsoever, on or against the System or the Gross Revenues or Net Revenues on parity with**,** subordinate or senior to the lien of this Loan Agreement.

(p) Free Services Prohibited. No free service, facilities nor commodities shall be furnished by the System. Should the Governmental Unit use water services or facilities supplied by the System for municipal purposes, or any combination thereof, or in any manner use the System, or any part thereof, any use of the System by or of the services rendered thereby to the Governmental Unit, or any department, board or agency thereof, will be paid for from the Governmental Unit's general fund or other available revenues at the reasonable value of the use so made, or service so rendered, which shall in no event be less than the rates charged to a System customer with similar consumption; and all the revenue so derived from the Governmental Unit shall be deemed to be income derived from the operation of the System, to be used and accounted for in the same manner as any other income derived from the operation of the System.

Section 2.3 Representations, Covenants and Warranties of the NMFA. The NMFA represents, covenants and warrants for the benefit of the Governmental Unit as follows:

(a) Legal Status and Authorization of Loan Agreement. The NMFA is a public body politic and corporate constituting a governmental instrumentality, separate and apart from the State, duly organized and created under and pursuant to the laws of the State, particularly the NMFA Act. The NMFA has all necessary power and authority to enter into and perform and observe the covenants and agreements on its part contained in this Loan Agreement and has duly authorized the execution and delivery of this Loan Agreement.

(b) No Breach or Default Caused by Loan Agreement. Neither the execution and delivery of this Loan Agreement, nor the fulfillment of or compliance with the terms and conditions of this Loan Agreement, nor the consummation of the transactions contemplated in this Loan Agreement, conflicts with or results in a breach of the terms, conditions and provisions of any restriction or any agreement or instrument to which the NMFA is a party or by which the NMFA is bound or constitutes a default under any of the foregoing and will not conflict with or constitute a violation of any constitutional or statutory provision or order, rule, regulation, decree or ordinance of any court, government or governmental authority having jurisdiction over the NMFA, or its property and which conflict or violation will have a material adverse effect on the NMFA or the financing of the Project.

(c) No Litigation. To the knowledge of the NMFA, there is no litigation or proceeding pending or threatened against the NMFA or any other person affecting the right of the NMFA to execute or deliver this Loan Agreement or to comply with its obligations under this Loan Agreement. To the knowledge of the NMFA, neither the execution and delivery of this Loan Agreement by the NMFA, nor compliance by the NMFA with its obligations under this Loan Agreement, requires the approval of any regulatory body, or any other entity, which approval has not been obtained.

(d) Legal, Valid and Binding Obligation. This Loan Agreement constitutes a legal, valid and binding obligation of the NMFA enforceable in accordance with its terms.

(e) NMFA Compliance with Policies. As related to this Loan Agreement, the NMFA has complied with all applicable policies and procedures, as adopted and approved by the

NMFA Board of Directors, or such policies or procedures have been waived by the NMFA Board of Directors.

(f) Compliance with Securities Laws. The NMFA acknowledges that no offering document or prospectus has been prepared by the Governmental Unit with respect to this Loan Agreement. The NMFA has been provided with and has reviewed such information as it deems relevant in making its decision to make the Loan to the Governmental Unit and has assumed and relied on the accuracy of such information. The NMFA will not sell, pledge, transfer, convey, hypothecate, mortgage or dispose of the Loan Agreement, or any portion thereof, except to persons who have been provided sufficient information with which to make an informed investment decision regarding the Loan Agreement and in compliance with the Securities Act of 1933, as amended, the regulations promulgated thereunder and applicable State securities laws and regulations.

ARTICLE III

LOAN AGREEMENT TERM

The Loan Agreement Term shall commence on the Closing Date and shall not terminate until the Governmental Unit's obligations under this Loan Agreement have been paid in full or provision for payment of this Loan Agreement has been made pursuant to Article VIII hereof.

ARTICLE IV

LOAN; APPLICATION OF MONEYS

Section 4.1 Application of Loan Agreement Proceeds.

(a) After the Closing Date and upon written determination of compliance by the Governmental Unit with Section 4.2 of this Loan Agreement, the amount shown on the Term Sheet as the Aggregate Program Amount shall be made available for disbursal by the NMFA to the Governmental Unit at the request of the Governmental Unit and as needed by the Governmental Unit to implement the Project.

(b) The Final Requisition shall be submitted by the Governmental Unit within twenty seven (27) months following the Closing Date, except only as otherwise approved in writing by an Authorized Officer of the NMFA, based on the Governmental Unit's demonstration, to the reasonable satisfaction of the Authorized Officer of the NMFA, that unanticipated circumstances beyond the control of the Governmental Unit resulted in delaying the acquisition and completion of the Project, and submission of the Governmental Unit's Final Requisition.

Section 4.2 Disbursements; Approval of Payment Requests. Prior to the disbursement of any proceeds of the Loan for construction, the Governmental Unit shall comply with EPA's guidelines applicable to the Project and with the requirements of the laws and regulations of the State governing the construction and operation of drinking water systems, and after written determination of compliance, the NMFA, the Department, or other appropriate agency or entity on

behalf of the NMFA, pursuant to an agreement between such agency or entity and the NMFA) will approve (1) the engineer and engineering solicitation process for the Project; (2) the engineering contract for the Project; (3) the plans and specifications pursuant to 42 U.S.C. Section 300j-12 and (4) the bids for the conduct and completion of the Project. The Governmental Unit shall transmit payment requisitions in the form attached to this Loan Agreement as Exhibit "C" and the supporting documentation required pursuant to Exhibit "C" to the NMFA. The NMFA or its designee shall review each requisition for compliance with (i) the Project's scope and (ii) all applicable state and federal laws, rules and regulations, and shall approve or disapprove the requisition accordingly. The NMFA shall cause an Approved Requisition to be paid from the Drinking Water State Revolving Loan Fund.

Section 4.3 Termination by NMFA. NMFA may terminate this Loan Agreement in its sole discretion if it determines and notifies the Governmental Unit in writing that the Governmental Unit has not met within a reasonable period of time the requirements of Section 4.2 of this Loan Agreement.

ARTICLE V

LOAN TO THE GOVERNMENTAL UNIT; PAYMENTS BY THE GOVERNMENTAL UNIT

Section 5.1 Loan to the Governmental Unit; Payment Obligations Limited to Pledged Revenues; Pledge of Pledged Revenues. The NMFA hereby lends to the Governmental Unit and the Governmental Unit hereby borrows from the NMFA an amount not to exceed the Maximum Principal Amount. The Governmental Unit promises to pay, but solely from the sources pledged herein, the Loan Agreement Payments as herein provided. Subject to any outstanding Senior Obligations and Subordinate Parity Obligations, the Governmental Unit does hereby grant a lien on and a security interest in and does hereby convey, assign and pledge unto the NMFA and unto its successors in trust forever all right, title and interest of the Governmental Unit in and to (i) the Pledged Revenues to the extent required to pay the Loan Agreement Payments on a parity with any Subordinate Parity Obligations and subordinate to any Senior Obligations, (ii) the Debt Service Account, and (iii) all other rights hereinafter granted, for the securing of the Governmental Unit's obligations under this Loan Agreement, including payment of the Loan Agreement Payments, provided, however, that if the Governmental Unit, its successors or assigns, shall pay, or cause to be paid, all Loan Agreement Payments at the time and in the manner contemplated by this Loan Agreement, or shall provide as permitted by Article VIII of this Loan Agreement for the payment thereof and shall pay all other amounts due or to become due under this Loan Agreement in accordance with its terms and provisions then, upon such final payment, this Loan Agreement and the rights created thereby shall terminate; otherwise, this Loan Agreement shall remain in full force and effect, unless terminated by NMFA pursuant to Section 4.3 of this Loan Agreement. The Loan Agreement Payments shall, in the aggregate, be sufficient to pay the Aggregate Repayable Disbursements, as set forth in the Interim Loan Agreement Payment Schedule or the Final Loan Agreement Payment Schedule, as applicable.

Within five (5) days after each payment of an Approved Requisition during the Interim Period, the NMFA shall recalculate on the basis of the Aggregate Repayable Disbursements to that

date the Interest Component and Administrative Fee Component next coming due as set out in Section 5.2(a)(i) of this Loan Agreement and shall provide written notice to the Governmental Unit of the recalculated Interest Component and Administrative Fee Component. Within thirty (30) days after the final Disbursement, the NMFA shall provide a Final Loan Agreement Payment Schedule. The schedule of Loan Agreement Payments, assuming the disbursal of the entire Aggregate Program Amount within twenty-seven (27) months after the Closing Date, identified as the Interim Loan Agreement Payment Schedule, is attached to this Loan Agreement as Exhibit "B". The NMFA shall provide a Final Loan Agreement Payment Schedule following the final Disbursement which shall supersede the schedule attached as Exhibit "B".

The pledge of the Pledged Revenues and the lien thereon shall be effective upon the Closing Date. The Governmental Unit and the NMFA acknowledge and agree that the sources of the Loan Agreement Payments of the Governmental Unit hereunder are limited to the Pledged Revenues, and that the Loan Agreement shall constitute a special, limited obligation of the Governmental Unit. No provision of this Loan Agreement shall be construed or interpreted as creating a general obligation or other indebtedness of the Governmental Unit or the State within the meaning of any constitutional or statutory debt limitation. No provision of this Loan Agreement shall be construed to pledge or to create a lien on any class or source of Governmental Unit moneys other than the Pledged Revenues, nor shall any provision of this Loan Agreement restrict the future issuance of any bonds or obligations payable from any class or source of Governmental Unit moneys other than the Pledged Revenues. In addition, to the extent not required for the payments under Article XVIII of the Master Ordinance, including the payment of obligations of the Governmental Unit hereunder, the Pledged Revenues may be utilized by the Governmental Unit as provided in the Master Ordinance for any other purposes permitted by law and the laws of the State.

Section 5.2 Payment Obligations of Governmental Unit. The Debt Service Account shall be established and held by the NMFA or its designee on behalf of the Governmental Unit. All Loan Agreement Payments received by the NMFA or its designee pursuant to this Loan Agreement, shall be accounted for and maintained by the NMFA or its designee in the Debt Service Account, which account shall be kept separate and apart from all other accounts of the NMFA. The amounts on deposit in the Debt Service Account shall be expended and used by the NMFA only in the manner and order of priority specified herein.

(a) In accordance the payments required under Article XVII of the Master Ordinance, as a subordinate charge and lien, but not an exclusive subordinate charge and lien, on the Pledged Revenues (on a parity with the lien on the Pledged Revenues created by any outstanding Subordinate Parity Obligations and subordinate to any outstanding Senior Obligations), the Governmental Unit shall remit to the NMFA and the NMFA shall collect and deposit into the Debt Service Account from the Governmental Unit the Pledged Revenues, in the manner specified herein.

(i) Payment of Interest Component and Administrative Fee Component during Interim Period.

(A) During the Interim Period, the Interest Component and Administrative Fees shall accrue on the amount of Aggregate Repayable Disbursements, from the date of each Disbursement.

(B) During the Interim Period, within five (5) days after each payment of an Approved Requisition, the Finance Authority shall calculate the Interest Component and Administrative Fee Component next coming due on the Aggregate Repayable Disbursements.

(C) During the Interim Period, the Governmental Unit shall on June 1 and December 1 of each year, commencing on the first day of June or December, as the case may be, next following the first payment by the Finance Authority of an Approved Requisition, pay to the Finance Authority for deposit into the Debt Service Account such amount as is necessary, to pay the Interest Component and Administrative Fee Component on the Aggregate Repayable Disbursements as of each Loan Agreement Payment Date as described in the Loan Agreement Payment schedule attached as Exhibit "B" hereto.

(ii) Loan Agreement Payments Following the Interim Period. After the Interim Period, the Governmental Unit shall pay to the NMFA for deposit into the Debt Service Account the following amounts:

(A) Interest Component and Administrative Fee Component. On June 1 and December 1 of each year commencing on the first day of June or December, as the case may be, the Governmental Unit shall pay to the NMFA for deposit into the Debt Service Account the amount which is necessary to pay the first maturing Interest Component and Administrative Fee Component coming due on this Loan Agreement and thereafter, on each Loan Agreement Payment Date, the amount necessary to pay the Interest Component and Administrative Fee Component then due on this Loan Agreement as described in the Final Loan Agreement Payment Schedule.

(B) Principal Payments. On June 1 of each year, commencing on the first day of June next following the Final Disbursement, the Governmental Unit shall pay to the NMFA for deposit into the Debt Service Account the amount which is necessary to pay the first maturing Principal Component; and annually on the first day of June thereafter, the amount which is necessary to pay the Principal Component then due on this Loan Agreement during the Loan Agreement Term, as described in the Final Loan Agreement Payment Schedule.

(iii) Method of Payment. The Governmental Unit shall transfer to the NMFA, from Pledged Revenues, the amounts set forth in Subsections (i)(C), (ii)(A) and (ii)(B) of this Section 5.2(a) during the time that this Loan Agreement is outstanding, provided, that in the event of any default in making the Loan Agreement Payments by the Governmental Unit, the NMFA shall be entitled to seek payment of the amounts due through any of the remedies provided in Article X of this Loan Agreement.

(b) In the event that the balance of payments held in the Debt Service Account should exceed the amount needed to cover Loan Agreement Payments then due, the NMFA shall use the balance of the Pledged Revenues received, at the request of the Governmental Unit (i) to

credit against upcoming Loan Agreement Payments, or (ii) to distribute to the Governmental Unit for any other purpose permitted by law.

Section 5.3 Manner of Payment. All payments of the Governmental Unit hereunder shall be paid in lawful money of the United States of America to the NMFA or its designee at the address designated in Section 11.1 of this Loan Agreement. The obligation of the Governmental Unit to make payments hereunder, from and to the extent of the available Pledged Revenues, shall be absolute and unconditional in all events, except as expressly provided hereunder, and payment hereunder shall not be abated through accident or unforeseen circumstances. Notwithstanding any dispute between the Governmental Unit, the NMFA or its designee, any vendor or any other person, the Governmental Unit shall make all deposits hereunder, from and to the extent of the available Pledged Revenues, when due and shall not withhold any deposit hereunder pending final resolution of such dispute, nor shall the Governmental Unit assert any right of set-off or counterclaim against its obligation to make such deposits required hereunder.

Section 5.4. Additional Subordinate Parity and Senior Obligations Payable from Pledged Revenues.

(a) Subordinate Parity Obligations. No provision of this Loan Agreement shall be construed in such a manner as to prevent the issuance by the Governmental Unit of additional Subordinate Parity Obligations payable from Pledged Revenues, nor to prevent the issuance of bonds or other obligations refunding all or a part of this Loan Agreement; provided, however, that before any such additional Subordinate Parity Obligations are actually issued (excluding refunding bonds or refunding obligations which refund Subordinate Parity Obligations or Senior Obligations but including parity refunding bonds and obligations which refund Super Subordinate Obligations as provided in Section 5.5 hereof) and the requirements of Section 24.03 of the Master Ordinance.

The tests required in this Section and Section 24.03 of the Master Ordinance, shall be performed without adjustment for payments to or withdrawals from the Rate Stabilization Fund or interest accrued (other than amounts representing capitalized interest) in the Acquisition Fund. For Subordinate Parity Bonds with a funded Reserve Account (excluding any insurance coverage through a Reserve Fund Insurer), determination of average annual combined Debt Service Requirements or maximum combined annual Debt Service Requirements shall include application of the funds in the Reserve Account to the final debt service payment for the applicable Subordinate Parity Bonds. Except as permitted herein and by Article XXV of the Master Ordinance, prior to the issuance of additional Subordinate Parity Bonds, the Governmental Unit shall be current in making all deposits required by Article XVIII of the Master Ordinance and the following test shall be satisfied:

(i) a certificate prepared by an Authorized Officer of the Governmental unit showing that the Net Revenues for the Historic Test Period were at least equal to 120% of the maximum combined annual Debt Service Requirements for all Outstanding Senior Obligations and Outstanding Parity Subordinate Obligations after the issuance of the proposed Parity Subordinate Obligations, or

(ii) a certificate prepared by a Consulting Engineer showing that:

(A) the Net Revenues for the Historic Test Period were at least equal to 120% of the maximum combined annual Debt Service Requirements for all Outstanding Senior Obligations and Outstanding Parity Subordinate Obligations immediately preceding the issuance of the proposed additional Subordinated Bonds;

(B) for each Fiscal Year during the period from the date of delivery of such certificate until the latest estimated Completion Date of the Project being financed, the Consulting Engineer estimates that the Governmental Unit will be in compliance with the Rate Covenant; and

(C) the estimated Net Revenues for each of the three Fiscal Years immediately following the latest estimated Completion Date for the specified Project to be financed with proceeds of the proposed additional Parity Subordinate Obligations, as certified to the Consulting Engineer by an Authorized Officer of the Governmental Unit, will be at least equal to 120% of the maximum combined annual Debt Service Requirements for all Outstanding Senior Obligations and Outstanding Parity Subordinate Obligations which will be outstanding immediately after the issuance of the proposed additional Subordinated Bonds.

For purposes of subsections (ii)(A) and (ii)(B) above, in estimating Net Revenues, the Consulting Engineer may take into account (1) reasonable Gross Revenues from specified Projects expected to become available, (2) any increase in fees, rates, charges, rentals or other sources of Gross Revenues which have been approved by the Governmental Unit and will be in effect during the period for which the estimates are provided, and (3) any other increases in Gross Revenues for such period which the Consulting Engineer certifies to be reasonable for purposes of such certificate. With respect to Operation and Maintenance Expenses, the Consulting Engineer shall use such assumptions as the Consulting Engineer believes to be reasonable, and taking into account, (i) historical Operation and Maintenance Expenses, (ii) Operation and Maintenance Expenses associated with the specified Projects and (iii) such other factors, including inflation and changing operations or policies of the Governmental Unit, as the Consulting Engineer believes to be appropriate. The Consulting Engineer shall include in the certificate or in a separate accompanying report a description of the assumptions used and the calculations made in determining the estimated Net Revenues and shall also set forth the calculations of the maximum combined annual Debt Service Requirements, which calculations may be based upon information provided by another Consulting Engineer or Consultant.

For purposes of preparing the certificate or certificates described above, the Consulting Engineer or Consulting Engineers may rely upon financial statements prepared by the Governmental Unit which have not been subject to audit by an independent certified public accountant if audited financial statements for the Fiscal Year or period are not available; provided, however, that an Authorized Officer of the Governmental Unit shall certify as to their accuracy and that such financial statements were prepared substantially in accordance with generally accepted accounting principles, subject to year-end adjustments.

(D) The Governmental Unit shall provide written notice to the NMFA of its intention to authorize the issuance of additional Subordinate Parity Obligations or Super Subordinate Obligations prior to taking official action regarding the issuance of the bonds or obligations and, following establishment of the final terms of the additional bonds proposed to be issued

(b) Senior Obligations. The Governmental Unit may issue bonds or other obligations payable from the Pledged Revenues having a lien thereon prior or superior to this Loan Agreement, so long as the additional bonds test set forth in the Master Ordinance for issuance of Senior Obligations can be met on the date of issuance of such additional bonds or other obligations. The Governmental Unit shall not issue Senior Obligations payable from the Pledged Revenues, without providing prior written notice to the NMFA, unless such Senior Obligations are purchased by the NMFA

Section 5.5 Refunding Obligations Payable from Pledged Revenues. The provisions of Section 5.4 hereof are subject to the following exceptions:

(a) If at any time after the Closing Date, while this Loan Agreement, or any part thereof, is outstanding, the Governmental Unit shall find it desirable to refund any outstanding bonds or other outstanding obligations payable from the Pledged Revenues, this Loan Agreement, such bonds or other obligations, or any part thereof, may be refunded (but the holders of this Loan Agreement or bonds to be refunded may not be compelled to surrender this Loan Agreement or their bonds, unless this Loan Agreement, the bonds or other obligations, at the time of their required surrender for payment, shall then mature, or shall then be callable for prior redemption at the Governmental Unit's option), regardless of whether the priority of the lien for the payment of the refunding obligations on the Pledged Revenues is changed, except as provided in subparagraph (f) of Section 5.4 hereof and in subparagraphs (b) and (c) of this Section.

(b) No refunding bonds or other refunding obligations payable from the Pledged Revenues shall be issued on a parity with this Loan Agreement unless:

(i) The outstanding obligations so refunded have a lien on the Pledged Revenues on a parity with the lien thereon of this Loan Agreement and the refunding bonds or other refunding obligations do not increase any aggregate annual principal and interest obligations evidenced by such refunded obligations; or

(ii) The refunding bonds or other refunding obligations are issued in compliance with subparagraphs (a) and (b) of Section 5.4 hereof.

(c) The refunding bonds or other obligations so issued shall enjoy complete equality of lien on the Pledged Revenues with the portion of this Loan Agreement or any bonds or other obligations of the same issue which is not refunded, if any; and the holder or holders of such refunding bonds or such other refunding obligations shall be subrogated to all of the rights and privileges enjoyed by the holder or holders of this Loan Agreement or the bonds or other obligations of this same issue refunded thereby. If only a part of this Loan Agreement or the outstanding bonds and any other outstanding obligations of any issue or issues payable from the

Pledged Revenues is refunded, then such obligations may not be refunded without the consent of the holder or holders of the unrefunded portion of such obligations, unless:

(i) The refunding bonds or other refunding obligations do not increase any aggregate annual principal and interest obligations evidenced by such last maturity date of such unrefunded obligations; or

(ii) The refunding bonds or other refunding obligations are issued in compliance with subparagraphs (a) and (b) of Section 5.4 hereof; or

(iii) The lien on the Pledged Revenues for the payment of the refunding obligations is subordinate to each such lien for the payment of any obligations not refunded.

(d) Any refunding bonds or other refunding obligations payable from the Pledged Revenues shall be issued with such details as the Governmental Unit may provide by ordinance or resolution, but without any impairment of any contractual obligations imposed upon the Governmental Unit by any proceedings authorizing the issuance of any unrefunded portion of such outstanding obligations of any one or more issues (including, but not necessarily limited to, this Loan Agreement).

Section 5.6 Investment of Governmental Unit Funds. Money on deposit in the Debt Service Account created hereunder may be invested by the NMFA or its designee in Permitted Investments at the written direction of the Governmental Unit or, in the absence of such written direction of the Governmental Unit, at the discretion of the NMFA. Any earnings on Permitted Investments shall be held and administered in the Debt Service Account and utilized in the same manner as the other moneys on deposit therein for the benefit of the Governmental Unit.

Section 5.7 Governmental Unit May Budget for Payments. The Governmental Unit may, in its sole discretion, but without obligation and subject to the Constitution of the State, governing laws, and its budgetary requirements, make available properly budgeted and legally available funds to defray any insufficiency of Pledged Revenues to pay Loan Agreement Payments; provided, however, the Governmental Unit has not covenanted and cannot covenant to make such funds available and has not pledged any of such funds for such purpose.

ARTICLE VI

THE PROJECT

Section 6.1 Agreement to Acquire and Complete the Project. The Governmental Unit hereby agrees that in order to effectuate the purposes of this Loan Agreement and to effectuate the acquisition and completion of the Project, it shall make, execute, acknowledge and transmit any contracts, orders, receipts, writings and instructions with any other persons, firms or corporations and, in general do all things which may be requisite or proper to acquire and complete the Project.

The Governmental Unit agrees to acquire and complete the Project through the application of moneys to be disbursed by the NMFA pursuant to Section 6.2 of this Loan Agreement.

Section 6.2 Disbursements. So long as no Event of Default shall occur and the requirements of Section 4.2 are satisfied, the NMFA or its designee shall disburse moneys to pay a requisition upon receipt and approval by the NMFA or its designee of a requisition substantially in the form of Exhibit "C" attached hereto signed by an Authorized Officer of the Governmental Unit, with required supporting documentation

Section 6.3 Completion of the Project. Upon completion of the Project, which shall occur no later than two (2) years after the Closing Date, unless a later date is approved as provided in Section 4.1(b) of this Loan Agreement, an Authorized Officer of the Governmental Unit shall deliver a certificate to the NMFA, substantially in the form of Exhibit "D" attached hereto, stating that, to his or her knowledge, the Project has been completed and the Project has been accepted by the Governmental Unit, and all costs have been paid, except for any reimbursements requested pursuant to requisitions submitted prior to the end of the Interim Period. Notwithstanding the foregoing, such certificate shall state that it is given without prejudice to any rights against third parties which exist at the date of such certificate or which may subsequently come into being.

Section 6.4 Unrequisitioned Amounts. In the event that, (1) at the time of the delivery of the certificate of completion required by Section 6.3 hereof, there remains an Unrequisitioned Principal Amount, or (2) the NMFA shall not have received a Final Requisition, by the date that is twenty seven (27) months from the Closing Date, unless an extension is approved pursuant to Section 4.1(b) of this Loan Agreement, then the Governmental Unit shall have no right or title to the Unrequisitioned Principal Amount, nor any right to pledge, encumber or draw upon such Unrequisitioned Principal Amount, and the NMFA will not approve, honor, or enforce any requisition upon such Unrequisitioned Principal Amount pursuant to this Loan Agreement.

ARTICLE VII

COMPLIANCE WITH LAWS AND RULES; OTHER COVENANTS

Section 7.1 Further Assurances and Corrective Instruments. The NMFA and the Governmental Unit agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the Project or of the Pledged Revenues, or for otherwise carrying out the intention hereof. Authorized Officers are authorized to execute, acknowledge and deliver any such supplements and further instruments.

Section 7.2 NMFA and Governmental Unit Representatives. Whenever under the provisions hereof the approval of the NMFA or the Governmental Unit is required, or the Governmental Unit or the NMFA is required to take some action at the request of the other, such approval or such request shall be given for the NMFA or for the Governmental Unit by an Authorized Officer of the NMFA or the Governmental Unit, as the case may be, and any party hereto shall be authorized to rely and act on any such approval or request.

Section 7.3 Compliance with Court Orders. During the Loan Agreement Term, the Governmental Unit and the NMFA shall observe and comply promptly with all current and future orders of all courts having jurisdiction over the parties hereto, the Project or the Pledged Revenues.

Section 7.4 Compliance with Applicable State and Federal Laws. During the Loan Agreement Term, the Governmental Unit shall comply with all applicable State and federal laws, including, without limitation, the following:

(a). For all contracts, the Governmental Unit shall comply with the New Mexico Procurement Code, NMSA 1978, §§ 13-1-28 through 13-1-199, as amended, or its local procurement ordinances and regulations, as applicable.

(b). For all construction contracts awarded in excess of $10,000, the Governmental Unit shall comply with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity," as amended by Executive Order 11375 of October 12, 1967, and as supplemented in Department of Labor regulations (41 C.F.R. chapters 40 and 60). In addition, for all contracts, the Governmental Unit shall comply with all State laws and regulations and all executive orders of the Governor of the State pertaining to equal employment opportunity.

(c). For all contracts awarded for construction or repair, the Governmental Unit shall comply with the Copeland "Anti-Kickback" Act (18 U.S.C. § 874) as supplemented in Department of Labor regulations (29 C.F.R. part 3).

(d). For all construction subcontracts, and subgrants of amounts in excess of $100,000, the Governmental Unit shall comply with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C. § 7606), Section 508 of the Clean Water Act (33 U.S.C. § 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 C.F.R. Part 15). In addition, for all contracts, the Contractor shall comply with all applicable State laws and regulations and with all executive orders of the Governor of the State pertaining to protection of the environment.

(e). For all contracts the Governmental Unit shall comply with the mandatory standards and policies relating to energy efficiency which are contained in the State energy conservation plan issued in compliance with section 362 of the Energy Policy and Conservation Act (42 U.S.C. § 6322).

(f). For all contracts, including subcontracts in excess of $2,000 the Governmental Unit shall comply with applicable standards of the Davis-Bacon Wage Act (40 U.S.C. § 3141 et seq.), as amended and supplemented, relating to wages paid to laborers and mechanics employed by contractors and sub-contractors on a Project funded directly by or assisted in whole or in part by and through the Governmental Unit, and the requirements of section 1450(e) of the Safe Drinking Water Act (42 U.S.C.300j-9(e)), and shall include the contract clauses set out in the Environmental Protection Agency publication entitled "Wage Rate Requirements Under the Clean Water Act, Section 513 and the Safe Drinking Water Act Section 1450(e)".

(g). For all contracts, the Governmental Unit shall comply with the requirements of the Environmental Protection Agency's Program addressing Disadvantaged, Minority and Women's Business Enterprises, including Title 40, Chapter I, Subchapter B, Part 33 of the Code of Federal Regulations, Executive Order 12898 and 40 C.F.R. Part 33.

(h). For all contracts, the Governmental Unit shall comply with the requirements of Executive Order 13502 on Use of Project Agreements for Federal Construction Projects.

(i). For all contracts, the Governmental Unit shall comply with the requirements of the Federal Funding Accountability and Transparence Act (FFATA).

(j). For all contracts, the Governmental Unit shall comply with the requirements of Executive Order 13627 on Strengthening Protections Against Trafficking in Persons in Federal Contracts.

(k). For all contracts, the Governmental Unit shall comply with all federal requirements applicable to the Loan (including those imposed by P.L. 113-76, 2014 Consolidated Appropriations Act, Section 436 and related SRF Policy Guidelines) which the Governmental Unit understands includes, among other, requirements that all of the iron and steel products used in the Project are to be produced in the United States ("American Iron and Steel Requirement") unless (i) the Governmental Unit has requested and obtained a waiver from the NMFA pertaining to the Project or (ii) the NMFA has otherwise advised the Governmental Unit in writing that the American Iron and Steel Requirement is not applicable to the Project.

(l). For all contracts, the Governmental Unit shall comply with the requirements of the Build America, Buy America Act (BABA) included in the BIL, in Sections 70901 through 70927, 2 BABA 70912 and 70914, 3 87 FR 23888 and 2 CFR part 184, in all subawards, contracts, and purchase orders for the work performed, or products supplied under this Loan Agreement. Under the BABA, the Governmental Unit is obligated to use United States produced iron, steel, manufactured products and construction materials for the Project with the funds available under this Loan Agreement unless the Governmental Unit believes a waiver is justified and NMFA finds that a waiver shall apply consistent with such Federal law.

(m). For all contracts, the Governmental Unit shall comply with all record keeping and reporting requirements under the Clean Water Act/Safe Drinking Water Act, including any reports required by a Federal agency or the NMFA such as performance indicators of program deliverables, information on costs and project progress. The Governmental Unit understands that (i) each contract and subcontract related to the Project is subject to audit by appropriate federal and state entities and (ii) failure to comply with the Clean Water Act/Safe Drinking Water Act and this Loan Agreement may be a default under this Loan Agreement.

(n). For all contracts, the Governmental Unit shall comply with the administration of the Clean Air Act and the Federal Water Pollution Control Act, including Section 306 of the Clean Air Act, 42 U.S.C. 7606 et seq, Section 508 of the Clean Water Act, 33 U.S.C. 1368, et seq. and Executive Order 11738

(o). For all contracts, the Governmental Unit shall comply with Executive Order 12549 – Debarment and Suspension and all rules, regulations and guidelines issued pursuant to Executive Order 12549, including compliance with the requirement that each prospective participant in transactions related to the Loan execute a written certification that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in transactions related to the Loan.

(p). The Governmental Unit shall comply with the requirement of the June 3, 2015 Guidelines for Enhancing Public Awareness of SRF Assistance Agreements issued by the Environmental Protection Agency relating to signage, posters, advertisements, website or press releases indicating that financial assistance was received from the Environmental Protection Agency for the Project.

(q). The Governmental Unit acknowledges that it is subject to the terms of the Environmental Protection Agency Memorandum titled "Prohibition on Certain Telecommunication and Video Surveillance Services or Equipment in the SRF Programs" dated December 11, 2020. The Governmental Unit shall comply with 2 CFR 200.216 and Section 889 of Public Law 115-232 and shall not use loan or subsidy funds to obtain or enter into a contract to obtain covered telecommunications equipment produced or provided by companies listed in the system for Award Management exclusion list at SAM.gov. The exclusion list includes, but is not limited to, Huawei Technologies Company or ZTE Corporation, or any subsidiary or affiliate of such entities.

(r). The Governmental Unit agrees to comply with all applicable New Mexico State cybersecurity laws and requirements and ensure that any connections between the Governmental Unit's network or information system and Environmental Protection Agency networks used by the recipient to transfer data under this Loan Agreement, if any, are secure. If a connection does not go through the Environmental Information Exchange Network or Environmental Protection Agency's Central Data Exchange, the Governmental Unit agrees to contact the Environmental Protection Agency Project Officer (PO) and work with the designated Environmental Protection Agency Regional/Headquarters Information Security Officer to ensure that the connections meet Environmental Protection Agency security requirements, including entering into Interconnection Service Agreements as appropriate. This condition does not apply to manual entry of data by the Governmental Unit into systems operated and used by Environmental Protection Agency's regulatory programs for the submission of reporting and/or compliance data. The Governmental Unit is subject to monitoring as deemed necessary by the NMFA or the State of New Mexico under 2 CFR 200.331. In regard to this section a "connection" is defined as a dedicated persistent interface between an Agency IT system and an external IT system for the purpose of transferring information. Transitory, user-controlled connections such as website browsing are excluded from this definition.

(s). If the Governmental Unit gathers geospatial data, as defined in 43 U.S.C. §2801(2018), during the life of the Project, the data must be consistent with the Federal Geographic Data Committee endorsed standards.

(t). In accordance with the EPA "Signage Requirement" guidelines, the Governmental Unit will place a sign and will maintain such sign in good condition throughout the construction period, at a visible location in the construction site that displays the EPA's agency emblem and identify the project as a "project funding by U.S. Environmental Protection Agency" as long as placing such sign is practically and financially viable and does not result in excessive cost to the Governmental Unit.

(u). The Governmental Unit, as well as any contractors and subcontractors working with the Governmental Unit in this Project, shall comply with all State laws and regulations pertaining to equal employment opportunity and all federal anti-discrimination law requirements, pursuant to 40 C.F.R. 35.3575(a)(c), including Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d, et seq., 40 C.F.R. Part 5, EPA's regulations 40 CFR §7.30 and 40 CFR §7.35, Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. § 794, et seq., and the Age Discrimination Act of 1975, 42 U.S.C. §6102 which laws prohibit discrimination in the provision of services or benefits on the basis of race, color, national origin, sex, disability or age in programs or activities receiving federal assistance. However, the Governmental Unit shall not be required to take any action in accordance with the foregoing provisions that would, in the exercise of the Governmental Unit's good-faith and reasonable discretion, require the Governmental Unit to violate Executive Orders of the President of the United States of America or the Governor of New Mexico that are in effect and binding on the Governmental Unit throughout the Project period, nor shall the Governmental Unit be required to take any action contrary to an order or decision of a court having jurisdiction over any Executive Order of the President of the United States of America or any Executive Order of the Governor of the State.

The NMFA or its designee shall have the right to review all contracts, work orders and other documentation related to the Project that it deems necessary to assure compliance with applicable laws, rules and regulations, and may conduct such review as it deems appropriate prior to disbursing funds for payment of an Approved Requisition.

Section 7.5 Subordinate Lien Status. The Loan Agreement Payments constitute an irrevocable subordinate lien (but not necessarily an exclusive subordinate lien) upon the Pledged Revenues. The Governmental Unit covenants that the Loan Agreement Payments and any Subordinate Parity Obligations herein authorized to be issued and from time to time outstanding shall be equitably and ratably secured by a subordinate lien on the Pledged Revenues and shall not be entitled to any priority one over the other in the application of the Pledged Revenues regardless of the time or times of the issuance of such obligations, it being the intention of the Governmental Unit that there shall be no priority between the Loan Agreement Payments and any such Subordinate Parity Obligations regardless of the fact that they may be actually issued and delivered at different times.

Section 7.6 Expeditious Completion. The Governmental Unit shall complete the Project with all practical dispatch.

ARTICLE VIII

PREPAYMENT OF LOAN AGREEMENT PAYMENTS

The Governmental Unit is hereby granted the option to prepay the Principal Component of this Loan Agreement in whole or in part on any day without penalty or prepayment premium, beginning one (1) year after the Closing Date. The Governmental Unit may designate the due date or due dates of the Principal Component or portions thereof being prepaid in the event of a partial prepayment. Any such prepayment shall include accrued interest to the redemption date of the corresponding Bonds to be redeemed, if any, and notice of intent to make such prepayment shall be provided to the NMFA or its designee by the Governmental Unit no less than forty-five (45) days prior to the prepayment date. The NMFA or its designee shall recalculate the Loan Agreement Payments due under this Loan Agreement in the event of a partial prepayment in a manner which is consistent with the manner in which the Bonds, if any, are prepaid.

ARTICLE IX

INDEMNIFICATION

From and to the extent of the Pledged Revenues and to the extent permitted by law, the Governmental Unit shall and hereby agrees to indemnify and save the NMFA and its designee, if any, harmless against and from all claims, by or on behalf of any person, firm, corporation or other legal entity arising from the acquisition or operation of the Project during the Loan Agreement Term, from: (i) any act of negligence of the Governmental Unit or breach of any covenant or warranty by the Governmental Unit hereunder; and (ii) the incurrence of any cost or expense in connection with the acquisition or operation of the Project in excess of the Loan Agreement proceeds and interest on the investment of the Loan Agreement proceeds. The Governmental Unit shall indemnify and save the NMFA and its designee, if any, harmless, from and to the extent of the available Pledged Revenues and to the extent permitted by law, from any such claim arising as aforesaid from (i) or (ii) above, or in connection with any action or proceeding brought thereon and, upon notice from the NMFA or its designee, shall defend the NMFA or its designee, if any, in any such action or proceeding.

ARTICLE X

EVENTS OF DEFAULT AND REMEDIES

Section 10.1 Events of Default Defined. In addition to the default provision in Article XXIX of the Master Ordinance, any one of the following shall be an Event of Default under this Loan Agreement:

(a) Failure by the Governmental Unit to pay any amount required to be paid under this Loan Agreement on the date on which it is due and payable; or

(b) Failure by the Governmental Unit to observe and perform any covenant, condition or agreement on its part to be observed or performed under this Loan Agreement, other than as referred to in paragraph (a), for a period of thirty (30) days after written notice, specifying such failure and requesting that it be remedied, is given to the Governmental Unit by the NMFA or its designee, if any, unless the NMFA or its designee, as applicable, shall agree in writing to an extension of such time prior to its expiration; provided, however, if the failure stated in the notice

can be wholly cured within a period of time not materially detrimental to the rights of the NMFA or its designee but cannot be cured within the applicable thirty (30) day period, the NMFA or its designee will not unreasonably withhold its consent to an extension of such time if corrective action is instituted by the Governmental Unit within the applicable period and diligently pursued until the failure is corrected; and provided, further, that if by reason of force majeure the Governmental Unit is unable to carry out the agreements on its part herein contained, the Governmental Unit shall not be deemed in default under this paragraph (b) during the continuance of such inability (but force majeure shall not excuse any other Event of Default); or

(c) Any warranty, representation or other statement by or on behalf of the Governmental Unit contained in this Loan Agreement or in any instrument furnished in compliance with or in reference to this Loan Agreement is false or misleading in any material respect; or

(d) A petition is filed against the Governmental Unit under any bankruptcy, moratorium, reorganization, arrangement, insolvency, readjustment of debt, dissolution or liquidation law of any jurisdiction, whether now or hereafter in effect, and is not dismissed within thirty (30) days after such filing, but the NMFA shall have the right to intervene in the proceedings to protect the NMFA's interests; or

(e) The Governmental Unit files a petition in voluntary bankruptcy or seeking relief under any provision of any bankruptcy, moratorium, reorganization, arrangement, insolvency, readjustment of debt, dissolution or liquidation law of any jurisdiction, whether now or hereafter in effect, or consents to the filing of any petition against it under any such law; or,

(f) The Governmental Unit admits insolvency or bankruptcy or its inability to pay its debts as they become due or is generally not paying its debts as such debts become due, or becomes insolvent or bankrupt or makes an assignment for the benefit of creditors, or a custodian (including, without limitation, a receiver, liquidator or trustee) of the Governmental Unit for any of its property is appointed by court order or takes possession thereof and such order remains in effect or such possession continues for more than thirty (30) days, but the NMFA shall have the right to intervene in the proceedings to protect its interests.

Section 10.2 Remedies on Default. Whenever any Event of Default has occurred and is continuing and subject to Section 10.3 hereof, the NMFA may take any or all of the following actions as may appear necessary or desirable to collect the payments then due and to become due or to enforce performance of any agreement of the Governmental Unit in this Loan Agreement:

(a) By mandamus or other action or proceeding or suit at law or in equity to enforce the rights of the NMFA under this Loan Agreement against the Governmental Unit, and compel the Governmental Unit to perform or carry out its duties under the law and the agreements and covenants required to be performed by it contained herein; or

(b) By suit in equity enjoin any acts or things which are unlawful or violate the rights of the NMFA; or

(c) Intervene in judicial proceedings that affect this Loan Agreement or the Pledged Revenues; or

(d) Cause the Governmental Unit to account as if it were the trustee of an express trust for all of the Pledged Revenues and Aggregate Disbursements; or,

(e) Take whatever other action at law or in equity may appear necessary or desirable to collect amounts then due and thereafter to become due under this Loan Agreement or enforce any other of its rights thereunder.

Section 10.3 Limitations on Remedies. A judgment requiring a payment of money entered against the Governmental Unit may reach only the available Pledged Revenues.

Section 10.4 No Remedy Exclusive. Subject to Section 10.3 of this Loan Agreement, no remedy herein conferred upon or reserved to the NMFA is intended to be exclusive, and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder as now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the NMFA to exercise any remedy reserved in this Article X, it shall not be necessary to give any notice, other than such notice as may be required in this Article X.

Section 10.5 Waivers of Events of Default. The NMFA may in its discretion waive any Event of Default hereunder and the consequences of an Event of Default by written waiver; provided, however, that there shall not be waived (i) any Event of Default in the payment of principal of this Loan Agreement at the date when due as specified in this Loan Agreement, or (ii) any default in the payment when due of the interest on this Loan Agreement, unless prior to such waiver or rescission, all arrears of interest, with interest at the rate borne by this Loan Agreement on all arrears of payment of principal and all expenses of the NMFA, in connection with such Event of Default shall have been paid or provided for. Such waiver shall be effective only if made by written statement of waiver issued by the NMFA. In case of any such waiver or rescission, or in case any proceeding taken by the NMFA on account of any such Event of Default shall have been discontinued or abandoned or determined adversely, then and in every such case, the NMFA shall be restored to its former position and rights hereunder, respectively, but no such waiver or rescission shall extend to any subsequent or other Event of Default, or impair any right consequent thereon.

Section 10.6 No Additional Waiver Implied by One Waiver. In the event that any agreement contained herein should be breached by either party and thereafter waived by the other party, such waiver shall be in writing and limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder.

Section 10.7 Agreement to Pay Attorneys' Fees and Expenses Related to Defaults. In the event that the Governmental Unit should default under any of the provisions hereof and the NMFA employs attorneys or incurs other expenses for the collection of payments hereunder, or the

enforcement of performance or observance of any obligation or agreement on the part of the Governmental Unit contained in this Loan Agreement, the Governmental Unit agrees that it shall on demand therefor pay to the NMFA the fees of such attorneys and such other expenses so incurred, to the extent that such attorneys' fees and expenses may be determined to be reasonable by a court of competent jurisdiction; provided, however, that the obligation of the Governmental Unit under this Section shall be limited to expenditures from and to the extent of the available Pledged Revenues.

ARTICLE XI

MISCELLANEOUS

Section 11.1 Notices. All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed given when delivered as follows:

If to the Governmental Unit, then to:

City of Santa Fe
Attn: City Clerk
P.O. Box 909
Santa Fe, New Mexico 87504-0909

If to the NMFA, then to:

New Mexico Finance Authority
Attention: Chief Executive Officer
810 W. San Mateo Road
Santa Fe, New Mexico 87505

And if to NMFA's designated servicing agent for this Loan Agreement, if any, at the address to be provided by the servicing agent. The Governmental Unit and the NMFA may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

Section 11.2 Binding Effect. This Loan Agreement shall inure to the benefit of and shall be binding upon the NMFA, the Governmental Unit and their respective successors and assigns, if any.

Section 11.3 Integration. This Loan Agreement and any other agreements, certifications and commitments entered into between the NMFA and the Governmental Unit on the Closing Date constitute the entire agreement of the parties regarding the subject matter hereof as of the Closing Date. The Loan provided herein, which was approved by the NMFA Board of Directors on October 31, 2024, and the terms hereof supersede all prior understandings and agreements between the parties in connection with the Loan, to the extent inconsistent herewith.

Section 11.4 Master Ordinance. It is the intent and understanding of the parties that this Loan Agreement shall be, and is, consistent with the substantive terms and parameters established

for the issuance of such obligations by the Master Ordinance. The Ordinance authorizing this Loan Agreement is adopted as an Ordinance of the Governmental Unit, and a Supplemental Ordinance under the Master Ordinance and amends the Master Ordinance to authorize the issuance of the obligation evidenced the Loan Agreement in the form provided for in this Loan Agreement.

Section 11.5 Amendments. This Loan Agreement may be amended only with the written consent of the NMFA and the Governmental Unit, except as provided in Section 4.1(b) of this Loan Agreement. The consent of the NMFA for amendments not affecting the terms of payment of the loan component of this Loan Agreement may be given by an Authorized Officer of the NMFA. The execution of any such consent by an Authorized Officer of the NMFA shall constitute his or her determination that such amendment does not affect the terms of payment of the loan component of this Loan Agreement, unless such change results in a decrease in the payment amount of the loan component.

Section 11.6 No Liability of Individual Officers, Directors or Trustees. No recourse under or upon any obligation, covenant or agreement contained in this Loan Agreement shall be had against any member, employee, director or officer, as such, past, present or future, of the NMFA, either directly or through the NMFA or against any officer, employee, director or member of the Governing Body, past, present or future, as an individual so long as such individual was acting in good faith. Any and all personal liability of every nature, whether at common law or in equity, or by statute or by constitution or otherwise, of any such officer, employee, director or member of the Governing Body or of the NMFA is hereby expressly waived and released by the Governmental Unit and by the NMFA as a condition of and in consideration for the execution of this Loan Agreement.

Section 11.7 Severability. In the event that any provision of this Loan Agreement, other than the requirement of the Governmental Unit to pay hereunder, shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 11.8 Execution in Counterparts. This Loan Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 11.9 Assignment by the NMFA. This Loan Agreement (except as to the Administrative Fee) may be assigned and transferred by the NMFA to a trustee, which right to assign and transfer is hereby acknowledged and approved by the Governmental Unit.

Section 11.10 Compliance with Governing Law. It is hereby declared by the Governing Body that it is the intention of the Governmental Unit by the execution of this Loan Agreement to comply in all respects with the provisions of the New Mexico Constitution and statutes as the same govern the pledge of the Pledged Revenues to payment of all amounts payable under this Loan Agreement.

Section 11.11 Applicable Law. This Loan Agreement shall be governed by and construed in accordance with the laws of the State.

Section 11.12 Captions. The captions or headings herein are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Loan Agreement.

[*Signature pages follow*.]

[*Remainder of page intentionally left blank*.]

IN WITNESS WHEREOF, the NMFA, on behalf of itself has executed this Loan Agreement, which was approved by the NMFA's Board of Directors on October 31, 2024, in its corporate name by its duly authorized officers; and the Governmental Unit has caused this Loan Agreement to be executed in its corporate name and the seal of the Governmental Unit affixed hereto and attested by duly authorized officers. All of the above are effective as of the date first above written.

NEW MEXICO FINANCE AUTHORITY

By_____
Marquita D. Russel, Chief Executive Officer

Prepared for Execution by Officers of the Finance Authority:

VIRTUE & NAJJAR, PC
As Loan Counsel to the NMFA

By _____
Richard L.C. Virtue

Approved for Execution by Officers of the NMFA:

By _____
Susan G. Pittard, Associate Counsel

CITY OF SANTA FE, NEW MEXICO

By_____
Michael Garcia, Mayor

[SEAL]

ATTEST:

By_____
Geralyn Cardenas, City Clerk

APPROVED AS TO FORM:

_____
Marcos D. Martínez, Interim City Attorney

EXHIBIT "A"

TERM SHEET

LOAN NO. DW-6522
TO THE CITY OF SANTA FE, NEW MEXICO

Governmental Unit:	City of Santa Fe, New Mexico
Project Description:	Finance the cost of constructing a new flocculation and sedimentation process and making improvements to the Canyon Road Water Treatment Plant as a component of the System owned and operated by the Governmental Unit and shall include such other related work and revisions necessary to complete the Project.
Pledged Revenues:	Pledged Revenues as defined in the Master Ordinance.
Currently Outstanding Senior Obligations for Pledged Revenues:	Series 2016 Refunding Revenue Bonds, matures 2039.
Currently Outstanding Subordinate Parity Obligations for Pledged Revenues:	2008 NMFA DWRLF Loan DW-1475, matures 2029 and 2013 NMFA DWRLF Loan DW-2696, matures 2034
Currently Outstanding Super Subordinate Obligations:	None.
Authorizing Legislation:	Governmental Unit Ordinance No. 2025-___ adopted June 11, 2025.
Closing Date:	July 18, 2025
Interest Rate:	0.25% (which includes the Administrative Fee)
Total Funding (Maximum Principal Amount):	$17,000,000

Total Repayable (Maximum Repayable Principal Amount):		$8,500,000
Repayable Project Fund:	$8,500,000	
Total Forgiven (Maximum Forgiven Principal Amount):		$8,500,000
Project Subsidy Fund:	$8,500,000	
Total Funding (Maximum Principal Amount):	$17,000,000	
Forgiven Percent:	50%	
Disadvantaged Status:	Disadvantaged	
First Interest Payment Date:	**[May 1, 2025] CONFIRM WITH NMFA**	
First Principal and Interest Payment Date:	**[May 1, 2027] CONFIRM WITH NMFA**	
First Debt Service Interest Payment Date:	**[May 1, 2025] CONFIRM WITH NMFA**	
Final Payment Date:	**[May 1, 2046] CONFIRM WITH NMFA**	

EXHIBIT "B"

LOAN AGREEMENT PAYMENT SCHEDULE

[SEE ATTACHED]

EXHIBIT "C"

FORM OF REQUISITION

RE: $17,000,000 Loan Agreement by and between the NMFA and the City of Santa Fe (the "Loan Agreement")

TO: DW@nmfa.net
New Mexico Finance Authority
810 W. San Mateo Road
Santa Fe, New Mexico 87505
Attn: Drinking Water

LOAN NO. DW-6522 CLOSING DATE: July 18, 2025

You are hereby authorized to disburse to the City of Santa Fe or its payee with regard to the above-referenced Loan Agreement the following:

REQUISITION NUMBER:		☐ Interim Request ☐ Final Request
AMOUNT OF PAYMENT:	$	

For Period (work encumbered) _____ to _____

PURPOSE OF PAYMENT: _____

_____

_____

_____

☐ This is a request of REIMBURSEMENT of incurred and paid project expenses. (Attach proof of payment, e.g. check stubs, and corresponding invoices)

☐ This is a request of DIRECT PAYMENT to vendor or service provider of incurred project expenses. (Attach invoices)

PAYEE INFORMATION

NAME:	
CONTACT NAME:	
ADDRESS:	
PHONE NUMBER:	
FAX NUMBER:	
E-MAIL ADDRESS:	

WIRING INFORMATION

BANK NAME:	
ACCOUNT NUMBER:	
ROUTING NUMBER:	

☐ Check here if bank account information is new or has changed.

☐ Check here if bank account information is still current.

Please indicate if this Business is considered a

☐ SBE (Small Business Entrepreneur)	☐ MBE (Minority Business Entrepreneur)	☐ WBE (Women owned business Entrepreneur)	☐ N/A

(Attach SBE/MBE/WBE Certification)

Each obligation, item of cost or expense mentioned herein is for costs of the Project, is due and payable, has not been the subject of any previous requisition and is a proper charge for requisition and payment.

Each obligation, item of cost or expense mentioned herein is not for costs related to the purchase of land or easement.

All representations contained in the Loan Agreement and the related closing documents remain true and correct and the City of Santa Fe is not in breach of any of the covenants contained therein. If this is the final requisition, payment of costs of the Project is complete or, if not complete, the City of Santa Fe understands its obligation to complete the acquisition of the Project and shall complete the acquisition of the Project from other legally available funds.

Capitalized terms used herein, are used as defined or used in the Loan Agreement.

DATED:_____ By:_____
Authorized Officer

_____
(Print name and title)

EXHIBIT "D"

FORM OF CERTIFICATE OF COMPLETION

RE: $17,000,000 Loan Agreement by and between the Finance Authority and the City of Santa Fe (the "Loan Agreement")

Loan No. DW-6522

Closing Date: July 18, 2025

TO: NEW MEXICO FINANCE AUTHORITY

I, _____, the _____ of the
[Name] [Title or position]

City of Santa Fe, hereby certify as follows:

1. The project described in the Loan Agreement (the "Project") was completed and placed in service on _____, 20___.

2. The total cost of the Project was $ _____.

3. Cost of the Project paid from the Loan was $ _____.

4. The portion of the Maximum Principal Amount unexpended for the Project is $ _____.

5. The Project was completed and is and shall be used consistent with and subject to the covenants set forth in the Loan Agreement.

This certificate shall not be deemed to prejudice or affect any rights of or against third parties which exist at the date of this certificate or which may subsequently come into being.

CITY OF SANTA FE, NEW MEXICO

By: _____

Its: _____

FIR No. 10734

FISCAL IMPACT REPORT

General Information:

(Check) **Bill:** X **Resolution:** _____

Short Title(s): DW 6522 - DWSRLF Loan for Flocculation Sedimentation Upgrades at Canyon Road Water Treatment Plant

Sponsor(s): Councilor Amanda Chavez and Councilor Alma Castro

Reviewing Department(s): Public Utilities Department

Staff Completing FIR: Clinton Peterson, Engineer **Date:** 1/12/2026 **Phone:** (505) 955-4369

Reviewed by City Attorney: Marcos Martinez Marcos Martinez (Feb 16, 2026 13:33:38 MST) **Date:** 02/16/2026

Reviewed by Finance Director: ANDREA PHILLIPS (Feb 18, 2026 09:34:08 MST) **Date:** 02/18/2026

Summary:
The proposed bill would authorize the execution and delivery of a Drinking Water State Revolving Fund loan and subsidy agreement in the total amount of $17,000,000 between the New Mexico Finance Authority and the City of Santa Fe ("City"). The loan would be for the purpose of financing the costs of constructing a new flocculation and sedimentation process and making improvements to the Canyon Road Water Treatment Plant. This bill specifies that the loan be utilized solely for the eligible project costs, pursuant to NMSA 1978, Section 72-4A-7(C). With respect to the loan debt, the bill pledges that the City would repay the loan amount and an administrative fee solely from the net revenues of the water utility system of the City. The Loan shall be in the maximum principal amount of $17,000,000 with a maximum forgiven principal amount of $8,500,000 and a maximum repayable principal amount of $8,500,000.

Departments Affected:
Public Utilities Department

Consequences of Not Enacting Legislation:
If this legislation is not adopted, the City will not receive a loan of $17,000,000 with a maximum forgiven principal amount of $8,500,000 and a maximum repayable principal amount of $8,500,000.

Conflict, Duplication, Companionship, or Relationship to Other Legislation:
None.

Performance and Administrative Implications:
If this bill is adopted, the City would be able to better fund this critical infrastructure project. The principal loan forgiveness of fifty percent would save the City of Santa Fe Water Division up to $8,500,000. Additionally, the completion of the project would allow the City to be able to better provide potable drinking water to residents by replacing aging equipment and increasing the treatment plant efficiency.

Fiscal Implications:
If this bill is adopted, the City will accept funds from NMFA in the total amount of $17,000,000 for the purpose of financing the costs of constructing a new flocculation and sedimentation process and making improvements to the Cayon Road Water Treatment Plant. This loan has a maximum forgiven principal amount of $8,500,000 and a maximum repayable principal amount of $8,500,000. The loan portion of this agreement is to be paid back within 30 years at an interest rate of 0.25%.

Fiscal Impact

_____ Check here if no fiscal impact

Expenditures

Expenditure Type	FYE 2026	FYE 2027	FYE 2028	Require BAR (Y/N)	Recurring (R) or Non-recurring (NR)	Fund	3-Year Total Cost
Personnel and Benefits*	$	$	$				
Capital Outlay	$ 14,166.6	$14,166.6	$ 14,166.6				
Contractual/ Professional Services	$	$	$				
Operating	$	$	$				$
Total:	$	$	$				$

Expenditure Narrative:
There is a 0.25% administrative fee associated with the loan, which is reflected in the expenditure table above as capital outlay.

Revenue

Revenue Type	FYE 2026	FYE 2027	FYE 2028	Recurring (R) or Non-recurring (NR)	Fund
General Fund	$	$	$		
Special Revenue	$	$	$		
CIP	$2,833,333.33	$2,833,333.3 3	$2,833,333.33	NR	505
Enterprise	$	$	$		
Internal Service	$	$	$		
Trust and Agency	$	$	$		
Federal	$	$	$		
Other	$	$	$		
Total	$	$	$		

Revenue Narrative:
The principal forgiveness associated with the loan will be applied to Fifty percent (50%) of the loan spent for this project. The Public Utilities Department is estimating 17 million dollars spent throughout the lifespan of the project over a period of approximately 26 months, spanning three fiscal years. The revenue savings associated with the maximum principal forgiveness of $8,500,000 is thus estimated in the table above to be allocated for the next 3 fiscal years.

Signature: 

Email: jdroach@santafenm.gov

Signature: Clinton Peterson
Clinton Peterson (Feb 18, 2026 10:39:48 MST)

Email: cdpeterson@santafenm.gov

Date: February 16, 2026

To: Governing Body and Quality of Life Committee

From: Marci Eannarino, Legislation and Policy Innovation Manager ME
Christine Spiers, Legislation Coordinator CMS
Palmer Anderson, Policy Analyst PALMER ANDERSON

Via: Marcos Martínez, Interim City Attorney MM

RE: Loan of the Soldiers' Monument to the New Mexico History Museum

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EXECUTIVE SUMMARY:

The proposed Resolution would provide for the placement of the remnants of the Soldiers' Monument in the New Mexico History Museum on a temporary basis. The Resolution would also authorize the City Manager to work with State officials to enter into a temporary loan agreement between the City and the New Mexico History Museum for the same.

ATTACHMENTS:

Resolution
Fiscal Impact Report

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2026-__

INTRODUCED BY:

Mayor Michael Garcia

Councilor Lee Garcia

A RESOLUTION

SUPPORTING THE PLACEMENT OF THE REMNANTS OF THE SOLDIERS' MONUMENT IN THE NEW MEXICO HISTORY MUSEUM ON A TEMPORARY BASIS; AUTHORIZING THE CITY MANAGER TO WORK WITH STATE OFFICIALS TO ENTER INTO A TEMPORARY LOAN AGREEMENT.

WHEREAS, the Soldiers' Monument ("Monument"), located in the Santa Fe Plaza, was funded by the Territorial Legislature of New Mexico in the 1860s and erected to recognize local Union soldiers; and

WHEREAS, in 1868 the Territorial Legislature of New Mexico authorized the addition of four inscribed plaque slabs to be added to the plinth base of the Monument; and

WHEREAS, three sides of the plinth base of the Monument commemorate soldiers who fought in the United States Civil War in battles with Confederate forces, including in the Battle of Glorieta Pass that allowed the Union to retain control of the American Southwest; and

WHEREAS, the Fourth North Facing Plaque originally stated "To the heroes who have fallen in the various battles with savage Indians in the Territory of New Mexico"; and

WHEREAS, the Monument, its plaques, and its location on the Plaza have been

controversial for at least the last 115 years:

- In 1909, Territorial New Mexico Governor Bradford Price publicly opposed a proposal to cut out the word 'Rebel' in three places on the plaques and replace it with "Confederate".
- In July of 1973, the City's Council voted to remove the entire Soldiers' Monument after receiving a letter from then Governor Bruce King that requested removal of the Fourth Plaque, starting that the "word 'savage' was offensive to Indians and non-Indians".
- In September of 1973, the City Manager reported that David King, the State Planning Officer at that time, requested that the Council rescind its action regarding the Soldiers' Monument and the Council voted to rescind.
- In 1974, someone chiseled out the word "savage" from the Fourth Noth Facing Plaque and, shortly thereafter, the All Indian Pueblo Council "strongly urged that" the word savage not ever appear on the Soldiers' Monument again.
- In 2000, the NAACP, Santa Fe Branch, submitted a Guest Editorial responding to the Historic Santa Fe Foundation, defending the NAACP's proposal to remove the Soldiers' Monument from its location in the Plaza, noting that "we… have a beautiful Ve[]teran's Cemetery w[h]ere we have many ceremonies every year to honor those killed, as a potential ideal setting for the monument."
- Also in 2000, the Historical Society of New Mexico wrote to the City of Santa Fe's Mayor, Council, Manager and "People of Santa Fe" that "the words 'savage Indians' excluded the Pueblo Indians who have always been regarded by the Spanish, the Mexicans and then the 'Anglos' as 'civilized' Indians, and [i]n that that removal or destruction of the Monument would be akin to 'book burning'…"; and

WHEREAS, the Governing Body of the City of Santa Fe ("City") also recognizes that the

Monument, its historical associations, and the Fourth North Facing Plaque have been a source of ongoing concern; and

WHEREAS, City recognizes that in October 2020 the Monument, was damaged and partially torn down; and

WHEREAS, the events of October 2020 left the Monument in several pieces; and

WHEREAS, the City recognizes that the Monument and its remnants have historical and cultural significance to many members of the community; and

WHEREAS, the Monument should be placed in a respectful, safe, public location.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE that the Governing Body supports placing the remnants of the Soldiers' Monument in the New Mexico History Museum, which includes the Palace of the Governors, on a temporary basis, and authorizes the City Manager to work with State officials to enter into a temporary loan agreement.

PASSED, APPROVED, and ADOPTED this _____day of _____, 2026.

_____

MICHAEL GARCIA, MAYOR

ATTEST:

_____

GERALYN CARDENAS, INTERIM CITY CLERK

APPROVED AS TO FORM:

Marcos Martinez

Marcos Martinez (Feb 19, 2026 12:46:36 MST)

MARCOS MARTÍNEZ, INTERIM CITY ATTORNEY

FIR No. 10740.1

FISCAL IMPACT REPORT

General Information:

(Check) **Bill:** _____ **Resolution:** x

Short Title(s): Loan of the Soldiers' Monument to the New Mexico History Museum

Sponsor(s): Mayor Garcia and Councilor Garcia

Reviewing Department(s): City Attorney's Office

Staff Completing FIR: Marci Eannarino, Manager of Legislation and Policy Innovation

Date: 2/17/2026 **Phone:** (505) 955-6518

Reviewed by City Attorney: Marcos Martinez Marcos Martinez (Feb 20, 2026 13:09:25 MST) **Date:** 02/20/2026

Reviewed by Finance Director: ANDREA PHILLIPS (Feb 20, 2026 13:10:34 MST) **Date:** 02/20/2026

Summary:
The proposed Resolution would provide for the placement of the remnants of the Soldiers' Monument in the New Mexico History Museum on a temporary basis. The Resolution would also authorize the City Manager to work with State officials to enter into a temporary loan agreement between the City and the New Mexico History Museum for the same.

Departments Affected:
City Manager's Office

Consequences of Not Enacting Legislation:
If this legislation is not adopted the remnants of the Soldiers' Monument will not be loaned to the New Mexico History Museum on a temporary basis.

Conflict, Duplication, Companionship, or Relationship to Other Legislation:
Resolution 2024-43

Performance and Administrative Implications:
If the Resolution is adopted, the City Manager will be authorized to work with State officials to enter into a temporary agreement loaning the remnants of the Soldiers' Monument to the New Mexico History Museum.

Fiscal Implications:
The cost to implement this resolution assumes the estimated transportation and installation of the Soldiers' Monument.

Fiscal Impact

_____ Check here if no fiscal impact

Expenditures

Expenditure Type	FYE 2026	FYE 2027	FYE 2028	Require BAR (Y/N)	Recurring (R) or Non-recurring (NR)	Fund	3-Year Total Cost
Personnel and Benefits*	$	$	$				
Capital Outlay	$	$	$				
Contractual/ Professional Services	$ 25,000	$	$	N	R	213	
Operating	$	$	$				$
Total:	$	$	$				$

Expenditure Narrative:

This amount represents the high end for what it would cost to move the remnants. The amount is an estimated cost.

Revenue

Revenue Type	FYE 2026	FYE 2027	FYE 2028	Recurring (R) or Non-recurring (NR)	Fund
General Fund	$	$	$		
Special Revenue	$	$	$		
CIP	$	$	$		
Enterprise	$	$	$		
Internal Service	$	$	$		
Trust and Agency	$	$	$		
Federal	$	$	$		
Other	$	$	$		
Total	$	$	$		

Revenue Narrative:

CITY OF SANTA FE

Memorandum

Date: February 16, 2026

To: Governing Body, Public Works and Utilities Committee, Quality of Life Committee, Finance Committee

From: Brian Moya, Interim City Manager BM

RE: Reorganization of City Departments

EXECUTIVE SUMMARY:

The proposed Bill would amend SFCC 1987, Section 2-8.2 to reorganize the City's departmental structure. As part of the reorganization of the City's code itself, the bill proposes the following changes:

1) The creation of six new sections of city code to include 2-8.10 through 2-8.15; and
2) A reorganization of various City departments into new code locations; and
3) The inclusion of a newly created "General Provisions" section that includes definitions for "departments" and "divisions" as well as the inclusion of Exhibit A "City of Santa Fe Organizational Chart: Subsection 2-8.1", representing the offices of the Mayor, City Clerk, City Manager, City Attorney and all departments reporting directly to the City Manager; and
4) As technical "clean-up" the repeal of Sections 2-14, 2-15, and 2-20 as well as the repeal of Exhibit C of SFCC 1987, "City Organization".

Additionally, the bill makes the following changes to the City's organizational structure:

1) Renaming the Community Health and Safety Department the "Community Services Department" and reorganizing to include Youth and Family Services and Recreation, and to remove the Office of Emergency Management; and
   eliminating the Community Development Department; and
2) Establishing the Emergency Management Department: and
3) Reorganizing the Economic Development Department to include the Arts and Culture Division and the Film Division; and
4) Reorganizing the Land Use Department to include the Affordable Housing Division; and
5) Creating the TOURISM Santa Fe Department; and
6) Establishing a new "Regional Airport Department"; and
7) Creating the "Metropolitan Redevelopment Agency ("MRA") Department".

ATTACHMENTS:

Bill, including Exhibit A, “City of Santa F Organizational Chart: Subsection 2-8.1”
Fiscal Impact Report (FIR)

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2026-3

INTRODUCED BY:

Mayor Michael Garcia

A BILL

RELATING TO CITY ADMINISTRATION; AMENDING SECTION 2-8 SFCC 1987 TO REORGANIZE CERTAIN CITY DEPARTMENTS; CREATING NEW SECTIONS OF CODE TO INCLUDE 2-8.10, 2-8.11, 2-8.12, 2-8.13, 2-8.14, AND 2-8.15; AMENDING SECTION 2-8.1 SFCC 1987 TO INCLUDE A GENERAL PROVISIONS SECTION AND EXHIBIT A ; AMENDING SECTION 2-8.2 TO RENAME COMMUNITY HEALTH AND SAFETY DEPARTMENT TO "COMMUNITY SERVICES DEPARTMENT" AND TO INCLUDE YOUTH AND FAMILY SERVICES AND RECREATION, AND TO REMOVE THE OFFICE OF EMERGENCY MANAGEMENT; AMENDING SECTION 2-8.3 SFCC 1987 TO ELIMINATE THE COMMUNITY DEVELOPMENT DEPARTMENT; AMENDING 2-8.4 TO ESTABLISH THE OFFICE OF EMERGENCY MANAGEMENT AND CHANGING THE NAME FROM OFFICE OF EMERGENCY MANAGEMENT TO "EMERGENCY MANAGEMENT DEPARTMENT"; AMENDING 2-8.5 CREATE A NEW DEPARTMENT THE "ECONOMIC DEVELOPMENT DEPARTMENT" AND TO INCLUDE THE ARTS AND CULTURE DIVISION AND THE FILM DIVISION; AMENDING 2-8.6 CREATING A DEPARTMENT THE "LAND USE DEPARTMENT"

underscored material = new [~~bracketed material~~] = delete

AND TO INCLUDE THE AFFORDABLE HOUSING DIVISION; AMENDING SECTION 2-8.7 CREATING TOURISM SANTA FE DEPARTMENT; CREATING SECTION 2-8.14 TO INCLUDE A NEW "REGIONAL AIRPORT DEPARTMENT"; CREATING SECTION 2-8.15 TO INCLUDE THE METROPOLITAN REDEVELOPMENT AGENCY AND RENAMING IT "METROPOLITAN REDEVELOPMENT AGENCY ("MRA") DEPARTMENT"; REPEALING SECTIONS 2-14, 2-15, AND 2-20 SFCC 1987; REPEALING EXHIBIT C OF SFCC 1987, "CITY ORGANIZATION".

Section 1. Moving "Finance Department" without amendments from Section 2-8.1 of SFCC 1987 to Section 2-8.2, and amending 2-8.1 (being Ord. No. 2020-22, § 3, as amended) to read as follows:

Bill drafters' note: *Strikethrough showing relocation of "Finance Department" from Section 2-8.1 to Section 2-8.2, SFCC 1987 is omitted for readability. To view "Finance Department" without amendments, see bill Section 2.*

2-8.1 – [~~Finance Department~~] General Provisions.

Section 2-8.1 contains general provisions for city departments.

A. Definitions.

Department. A department is the highest organizational unit in the city.

Division. A division is the organizational unit located directly below a department.

B. Organizational structure.

The organizational structure of the city is represented in Exhibit A and may include considerations such as but not limited to supervisorial structure, services, and budget.

Section 2. Moving "Community Health and Safety Department" with amendments from Section 2-8.2 of SFCC 1987 to Section 2-8.3, retaining language from current Section 2-8.1 "Finance Department" (being Ord. No. 2020-22 §3, as amended), and amending Section

2-8.2 (being Ord. No. 2025-8, as amended) as follows:

2-8.2 – [~~Community Health and Safety Department~~]. Finance Department.

Bill drafters' note: *Strikethrough showing relocation of "Community Health and Safety Department" from Section 2-8.2, SFCC 1987 is omitted for readability. To view proposed amendments to the "Community Health and Safety Department", SFCC 1987, see bill Section 3.*

A. Creation of department. There is created a department of city government to be known as the "finance department".

B. Finance officer.

(1) Position Established. The position of finance officer is established. The finance officer is the city treasurer and manager of the finance department of the city. The designation as finance officer shall not be considered separate employment nor occasion any additional salary.

(2) Duties. The finance officer shall:

(a) Receive all money due and payable to the city;

(b) Keep accounts and records in the manner prescribed by generally accepted accounting principles;

(c) Keep the money of the city separate from any other money in the finance officer's possession;

(d) Expend the money only as directed by the governing body;

(e) Submit monthly, or more often if required by the governing body, a report of the receipts and expenditures of the city;

(f) Supervise the depositing and safekeeping of all money belonging to the city;

(g) With the advice and consent of the governing body designate banks qualified to receive or deposit money entrusted in the

finance officer's care;

(h) Prepare annually, for the close of the fiscal year, a comprehensive annual financial report showing the receipts, expenditures and balances for each fund. A copy of the financial report shall be filed in the finance officer; and

(i) Perform other duties prescribed by law, ordinance or city rules and regulations.

(3) Reports to Governing Body. The finance officer shall be responsible and report to the governing body through the city manager.

(4) Records Open for Inspection. The records of the finance officer shall be open to inspection by any citizen during the regular business hours of the city.

Section 3. Removing "Community Development Department" from Section 2-8.3 of SFCC 1987, amending current Section 2-8.2 "Community Health and Safety Department" (being Ord. No. 2025-8, § 1, as amended), and amending Section 2-8.3 (being Ord. No. 2020-22, as amended) as follows:

2-8.3 – [~~Community Development Department~~]

[~~There is created a department of city government to be known as the "community development department" that shall include the following divisions: economic development division, office of affordable housing, planning and land use department, TOURISM Santa Fe department, and the arts and culture department.~~]

Community [~~Health and Safety~~] Services Department.

[~~A.~~] Creation of Department. There is created a department of city government to be known as the "community [~~health and safety department", which includes, but is not limited to, the community~~] services department" [~~and the office of emergency management~~].

[~~B. Community Services Department.~~] The community services department includes,

but is not limited to, senior services, youth and family services, recreation, and libraries.

[~~C. Office of Emergency Management.~~

~~(1) In accordance with Section 12-10-5 NMSA 1978, the "office of emergency management," shall consist of:~~

~~(a) An emergency manager who shall be appointed in accordance with Section 12-10-5 NMSA 1978, and who shall be subject to the personnel system of the city;~~

~~(b) Additional professional and administrative personnel as may be required to effectively carry out the emergency management program; and~~

~~(c) All other city officers and employees, together with those volunteer forces enrolled to aid the city during periods of disaster or emergency.~~

~~(2) Definitions.~~

~~*Civil emergency* means conditions of unrest, including but not limited to riot, civil disturbance, unlawful assembly, hostile military or paramilitary action, war, terrorism, or sabotage.~~

~~*Comprehensive emergency management plan* (CEMP) means a written document that describes the city's overall emergency management plan. A CEMP specifies the purpose, organization, responsibilities, and facilities of the agencies and officials of the city in the mitigation of, preparation for, response to, and recovery from emergencies and disasters.~~

~~*Curfew* means a period of time declared by the mayor, during which no person or persons, other than persons authorized by the mayor by administrative order, may be upon the public streets, sidewalks, grounds, or semi-public property, either on foot or in vehicles of any type, within the city.~~

~~*Disaster* means the occurrence of a natural catastrophe, technological accident, or~~

~~human-caused event that has resulted in environmental damage, property damage, deaths, and/or multiple injuries, which may exceed the response capability of the local jurisdiction, necessitating state, and potentially federal, involvement.~~

~~*Emergency* means any occasion or instance, such as a terrorist attack, terrorist threat, civil unrest, wildland and urban fire, flood, hazardous materials spill, nuclear accident, aircraft accident, earthquake, hurricane, tornado, tropical storm, tsunami, war-related disaster, public health or medical emergency, other occurrence requiring an emergency response, or any other condition that warrants action to protect life, property, or the environment.~~

~~*Emergency management* means an approach to prevent, protect against, respond to, recover from, and mitigate the effects of incidents.~~

~~*Emergency operations center* (EOC) means the physical location at which the coordination of information and resources to support incident management (on-scene operations) activities normally takes place.~~

~~*Emergency plan* means an ongoing plan for responding to a wide variety of potential hazards.~~

~~*Hazard mitigation* plan means the representation of the city's commitment to reduce risks from natural hazards, serving as a guide for decision makers as they commit resources to reducing the effects of natural hazards.~~

~~*National Incident Management System* (NIMS) means the federal government's standardized framework of doctrines, concepts, principles, terminology, and organizational processes for emergency management.~~

~~(3) Purpose.~~

~~(a) The purpose of the office of emergency management is to coordinate the efforts of all municipal agencies and employees, nongovernmental~~

~~agencies, and private sector partners to prepare for and function in the event of disasters and emergencies endangering the lives of persons in the city, property of the residents of the city, or public property in the city.~~

~~(b) The duty of the office of emergency management is to coordinate the development of emergency plans for the effective employment of municipal resources to protect the lives and health of the residents of the city and the private and public property therein from the effects of emergencies or natural or man-caused disasters.~~

~~(c) The office of emergency management shall coordinate the implementation of such plans in preparation for, during, and after periods of emergency or disaster. Such plans shall be coordinated with those of the county and in consonance with the state emergency management plans.~~

~~(d) The office of emergency management and safety shall ensure that the safety of all city employees is a priority throughout the city's operations and coordinate and oversee safety protocols and implementation for the city.~~

~~(4) Emergency manager. The emergency manager shall:~~

~~(a) Be responsible to the director of community health and safety for the organization, administration, and operation of the emergency management program of the city;~~

~~(b) Coordinate the emergency management activities of all municipal departments and agencies of the city, nongovernmental agencies, and private sector partners;~~

~~(c) Be the liaison and cooperate with the emergency management agencies of the federal government, the state, the county, and the other political~~

~~subdivisions therein;~~

~~(d) Develop an organizational structure for the office of emergency management, subject to the approval of the governing body and recommend appointments to fill the positions established therein subject to the city manager's authority;~~

~~(e) Manage the EOC; establish the overall structure, roles, responsibilities, and direction for the operation of the EOC; and ensure that the EOC is appropriately sited, staffed, equipped, and maintained;~~

~~(f) Maintain written emergency plans, including but not limited to all chapters, annexes, and appendices of the comprehensive emergency management plan and hazard mitigation plan, and annually review the plans to identify any recommendations for revisions; and~~

~~(g) Maintain records documenting compliance with requirements of federal and state emergency management programs, including the NIMS.~~

~~(5) Financing.~~

~~(a) Funds for necessary expenses of the office of emergency management, including salaries for approved positions, may be made available through appropriations by the governing body in accordance with Section 12-10-7 NMSA 1978.~~

~~(b) The emergency manager shall prepare and submit to the governing body an annual proposed budget for emergency management expenditures and shall indicate those amounts eligible for matching funds under the federal grant programs.~~

~~(c) During an emergency, purchases may be exempt from the city's procurement code, as permitted pursuant to Section 11-13 SFCC 1987.~~]

Section 4. Moving "Information Technology and Telecommunications Department" without amendments from Section 2-8.4 of SFCC 1987 to Section 2-8.8, amending Subsection 2-8.2(C) "Emergency Management" (being Ord. No. 2025-8, §1, as amended), and amending Section 2-8.4 (being Ord. No. 2020-22, §3, as amended) as follows:

2-8.4 – [~~Information Technology and Telecommunications~~] Emergency Management Department.

Bill drafters' note: *Strikethrough showing relocation of "Information Technology and Telecommunications Department" from Section 2-8.4 to Section 2-8.8, SFCC 1987 is omitted for readability. To view "Information Technology and Telecommunications Department", see bill Section 8.*

A. In accordance with Section NMSA 1978, Section 12-10-5 [~~NMSA 1978~~], the "[~~office of~~] emergency management department," shall consist of:

(1) An emergency [~~manager~~] director who shall be appointed in accordance with NMSA 1978, Section 12-10-5 [~~NMSA 1978~~], and who shall be subject to the personnel system of the city;

(2) Additional professional and administrative personnel as may be required to effectively carry out the emergency management program; and

(3) All other city officers and employees, together with those volunteer forces enrolled to aid the city during periods of disaster or emergency.

B. Definitions.

Civil emergency means conditions of unrest, including but not limited to riot, civil disturbance, unlawful assembly, hostile military or paramilitary action, war, terrorism, or sabotage.

Comprehensive emergency management plan (CEMP) means a written document that describes the city's overall emergency management plan. A CEMP specifies the

purpose, organization, responsibilities, and facilities of the agencies and officials of the city in the mitigation of, preparation for, response to, and recovery from emergencies and disasters.

Curfew means a period of time declared by the mayor, during which no person or persons, other than persons authorized by the mayor by administrative order, may be upon the public streets, sidewalks, grounds, or semi-public property, either on foot or in vehicles of any type, within the city.

Disaster means the occurrence of a natural catastrophe, technological accident, or human-caused event that has resulted in environmental damage, property damage, deaths, and/or multiple injuries, which may exceed the response capability of the local jurisdiction, necessitating state, and potentially federal, involvement.

Emergency means any occasion or instance, such as a terrorist attack, terrorist threat, civil unrest, wildland and urban fire, flood, hazardous materials spill, nuclear accident, aircraft accident, earthquake, hurricane, tornado, tropical storm, tsunami, war-related disaster, public health or medical emergency, other occurrence requiring an emergency response, or any other condition that warrants action to protect life, property, or the environment.

Emergency management means an approach to prevent, protect against, respond to, recover from, and mitigate the effects of incidents.

Emergency operations center (EOC) means the physical location at which the coordination of information and resources to support incident management (on-scene operations) activities normally takes place.

Emergency plan means an ongoing plan for responding to a wide variety of potential hazards.

Hazard mitigation plan means the representation of the city's commitment to

reduce risks from natural hazards, serving as a guide for decision makers as they commit resources to reducing the effects of natural hazards.

National Incident Management System (NIMS) means the federal government's standardized framework of doctrines, concepts, principles, terminology, and organizational processes for emergency management.

C. Purpose.

(1) The purpose of the [~~office of~~] emergency management department is to coordinate the efforts of all municipal agencies and employees, nongovernmental agencies, and private sector partners to prepare for and function in the event of disasters and emergencies endangering the lives of persons in the city, property of the residents of the city, or public property in the city.

(2) The duty of the [~~office of~~] emergency management department is to coordinate the development of emergency plans for the effective employment of municipal resources to protect the lives and health of the residents of the city and the private and public property therein from the effects of emergencies or natural or man-caused disasters.

(3) The [~~office of~~] emergency management department shall coordinate the implementation of such plans in preparation for, during, and after periods of emergency or disaster. Such plans shall be coordinated with those of the county and in consonance with the state emergency management plans.

(4) The [~~office of~~] emergency management department [~~and safety~~] shall ensure that the safety of all city employees is a priority throughout the city's operations and coordinate and oversee safety protocols and implementation for the city.

D. Emergency [~~manager~~] director. The emergency [~~manager~~] director shall:

(1) Be responsible to the [~~director of community health and safety~~] city manager for the organization, administration, and operation of the emergency management program of the city;

(2) Coordinate the emergency management activities of all municipal departments and agencies of the city, nongovernmental agencies, and private sector partners;

(3) Be the liaison and cooperate with the emergency management agencies of the federal government, the state, the county, and the other political subdivisions therein;

(4) Develop an organizational structure for the [~~office of~~] emergency management department, subject to the approval of the governing body and recommend appointments to fill the positions established therein subject to the city manager's authority;

(5) Manage the EOC; establish the overall structure, roles, responsibilities, and direction for the operation of the EOC; and ensure that the EOC is appropriately sited, staffed, equipped, and maintained;

(6) Maintain written emergency plans, including but not limited to all chapters, annexes, and appendices of the comprehensive emergency management plan and hazard mitigation plan, and annually review the plans to identify any recommendations for revisions; and

(7) Maintain records documenting compliance with requirements of federal and state emergency management programs, including the NIMS.

E. Financing.

(1) Funds for necessary expenses of the [~~office of~~] emergency management

department, including salaries for approved positions, may be made available through appropriations by the governing body in accordance with NMSA 1978,Section 12-10-7 [~~NMSA 1978~~].

(2) The emergency manag[~~er~~]ment director shall prepare and submit to the governing body an annual proposed budget for emergency management expenditures and shall indicate those amounts eligible for matching funds under the federal grant programs.

(3) During an emergency, purchases may be exempt from the city's procurement code, as permitted pursuant to Section 11-13 SFCC 1987.

Section 5. Moving "Public Works Department" without amendments from Section 2-8.5 to Section 2-8.9 of SFCC 1987, and amending Section 2-8.5 (being Ord. No. 2020-22, § 3, as amended) to read as follows:

Bill drafters' note: *Strikethrough showing relocation of "Public Works Department" from Section 2-8.5 to Section 2-8.9, SFCC 1987 is omitted for readability. To view "Public Works Department", see bill Section 9.*

2-8.5 – [~~Public Works Department~~] Economic Development Department

There is created a department of city government to be known as the "economic development department" that shall include the following divisions: the arts and culture division and the film division.

Section 6. Moving "Public Utilities Department" without amendments from Section 2-8.6 of SFCC 1987 to a newly created Section 2-8.10, and amending Section 2-8.6 (being Ord. No. 2020-22, § 3, as amended) to read as follows:

Bill drafters' note: *Strikethrough showing relocation of "Public Utilities Department" from Section 2-8.6 to a newly created Section 2-8.10, SFCC 1987 is omitted for readability. To view "Public Utilities Department, see bill Section 10.*

2-8.6 – [~~Public Utilities Department~~] Planning and Land Use Department.

There is created a department of city government to be known as "planning and land use department" that shall include the affordable housing division.

Section 7. Moving "Human Resources Department" without amendments from Section 2-8.7 of SFCC 1987 to a newly created Section 2-8.11 and amending Section 2-8.7 (being Ord. No. 2020-22, § 3, as amended) to read as follows:

Bill drafters' note: *Strikethrough showing relocation of "Human Resources Department" from Section 2-8.7 to a newly created Section 2-8.11, SFCC 1987 is omitted for readability. To view "Human Resources Department, see bill Section 11.*

2-8.7 – [~~Human Resources Department~~] TOURISM Santa Fe Department.

There is created a department of city government to be known as "TOURISM Santa Fe department".

Section 8. Moving "Police Department" without amendments from Section 2-8.8 of SFCC 1987 to a newly created Section 2-8.12, retaining language from Section 2-8.4 "Information and Telecommunications Department" (being Ord. No. 2020-22, §3, as amended) and amending Section 2-8.8 (being Ord. No. 2025-8, §2, as amended) to read as follows:

Bill drafters' note: *Strikethrough showing relocation of "Police Department" from Section 2-8.8 to a newly created Section 2-8.12, SFCC 1987 is omitted for readability. To view "Police Department", see bill Section 12.*

2-8.8 – [~~Police Department~~] Information and Telecommunications Department.

There is created a department of city government to be known as the "information technology and telecommunications department".

Section 9. Moving "Fire Department" without amendments from Section 2-8.9 of SFCC 1987 to a newly created Section 2-8.13, retaining language from Section 2-8.5 "Public

Works Department" (being Ord. No. 2020-22, § 3, as amended), and amending Section 2-8.9 (being Ord. No. 2025-3, § 3, as amended) to read as follows:

Bill drafters' note: *Strikethrough showing relocation of "Fire Department" from Section 2-8.9 to a newly created Section 2-8.13, SFCC 1987 is omitted for readability. To view "Fire Department" without amendments, see bill Section 13.*

2-8.9 – [~~Fire Department~~] Public Works Department.

There is created a department of city government to be known as the "public works department".

Section 10. [NEW SECTION] Creating Section 2-8.10 of SFCC 1987, retaining language from Section 2-8.6 "Public Utilities Department" (being Ord. No. 2020-22, § 3, as amended), to read as follows:

2-8.10 – Public Utilities Department

There is created a department of city government to be known as "public utilities department".

Section 11. [NEW SECTION] Creating Section 2-8.11 of SFCC 1987, retaining language from Section 2-8.7 "Human Resources Department" (being Ord. No. 2020-22, § 3 as amended), to read as follows:

2-8.11 – Human Resources Department.

There is created a department of city government to be known as the "human resources department".

Section 12. [NEW SECTION] Creating Section 2-8.12 of SFCC 1987, retaining language from Section 2-8.8 "Police Department" (being Ord. No. 2025-8, § 2 as amended), to read as follows:

2-8.12 – Police Department

(1) *Powers and duties generally.* Police officers shall execute and return all writs and processes directed to them by the municipal judge and, in criminal cases or cases of violations of city ordinances, they may serve the same in any part of the country.

They shall suppress all riots, disturbances and breaches of the peace, apprehend all disorderly persons within the city and shall pursue and arrest any person fleeing from justice. They shall apprehend any person in the act of committing any offense against the laws of the state or the ordinances of the city, and forthwith bring such persons before a competent authority for examination and trial. They shall have, in the discharge of their proper duties, like powers and be subject to like responsibilities as sheriffs or constables in similar cases.

(2) *Appointment of police officers; commissions.* No person shall assume or exercise the functions, powers, duties and privileges incident or belonging to the office of municipal police officers without first having received an appointment in writing, known as a "commission", from the governing body. The advice of the chief of police shall be obtained in the employment and commissioning of all police officers of the department.

(3) *Training schools and examinations.*

(a) There shall be held and conducted at such times as may be prescribed by the chief of police, with the approval of the governing body, schools for training in modern police methods and practices. The schools for training and the checking of the qualifications and general fitness of applicants for positions in the police department shall be under the direction and supervision of the chief of police.

(b) All members of the police department shall take such examinations as may be prescribed.

(c) In the taking of all written examinations there shall be assigned to each applicant a number which shall be endorsed on the applicant's examination papers, and the grading of the examinations shall be by number only.

(d) Except as otherwise provided, no member shall be retained in the police

department and no applicant shall be appointed to the police department unless such member or applicant, after taking the prescribed training courses, has successfully passed the prescribed examinations, written and oral; provided, that the minimum educational qualifications required by the City Personnel Act shall not apply to members of the present police department who are otherwise qualified under the provisions hereof; provided further, that in passing on the qualifications of members of the present police department, consideration shall be given to:

(i) Length of service and faithfulness to duty; and

(ii) General aptitude for police work as disclosed by the individual records of such members to be confirmed by oral examinations.

(4) *Extra or emergency police officers.* The city manager may employ on behalf of the city such extra or emergency police officers as may be required in the proper administration of municipal affairs.

(5) *Police department reserve.*

(a) *Created.* There is created the city "police department reserve force", hereinafter referred to as the "reserve".

(b) *Control by Chief of Police.* The reserve is under the exclusive control of the chief of the city police department who shall have the sole and exclusive authority to:

(i) Summarily discipline or dismiss members without appeal to any body or tribunal;

(ii) Approve or disapprove all bylaws, rules and regulations of the reserve; and

(iii) Approve or disapprove all officers, employees or agents of the reserve.

(c) *Authority.* The reserve and its individual members shall only have authority in law enforcement on specific request by the city police chief. A specific request shall be made for each individual instance of service.

(d) *Powers and Duties.*

(i) The duties of the reserve are to assist in enforcement of law by cooperating with all law enforcement agencies and regulatory bodies.

(ii) The reserve or its members when acting upon call, and only when acting upon call, of the city police chief, for the city or for another law enforcement agency or regulatory authority, shall be possessed of the same powers and duties as a city police officer or an officer of such law enforcement agency or regulatory authority.

(e) *Call of Members.* When the city police chief calls up the members of the reserve, the call shall be in writing, list the names of each member of the reserve called, the purpose of the call, and the date and time the call begins and terminates. Except when on call, reserve members shall have no more authority in law enforcement than that of any private citizen.

(f) *Requests for Assistance.* Should any law enforcement agency or regulatory body desire assistance from the reserve, the request shall be made to the city police chief who may authorize it, if:

(i) Reserve members are fully covered by the workman's compensation insurance policy of the assisted agency or body, and this is evidenced by a writing presented to the chief; and

(ii) Any and all liability that may arise against the city, its officers, employees or agents, the reserve, or its members as a result of such assistance, is assumed in writing by the assisted agency or body.

(g) *Worker's Compensation.* The city shall immediately take steps to provide necessary worker's compensation insurance for the reserve and necessary liability insurance covering liability that may arise against the city, its officers, employees

or agents as a result of the activities of the reserve on behalf of the city. If any or a portion of such liability is to be self-insured, the self-insurance fund shall be increased accordingly.

Section 13. [NEW SECTION] Creating Section 2-8.13 of SFCC 1987, amending language from Section 2-8.9 "Fire Department" (being Ord. No. 2025-8, § 3 as amended), to read as follows:

2-8.13 - Fire Department.

(1) *Department authority and powers.*

(a) Pursuant to NMSA 1978, Sections 3-18-1, F[.] and G[.] [~~NMSA 1978~~] and NMSA 1978, Section 3-18-11[~~B (1)~~], the city may provide proper means for protection from fire and protect the property of its municipality and its inhabitants and preserve the health, safety, peace and order within the municipality. Therefore, the stated purpose of this subsection is to grant the fire department all authority necessary to protect life and property from the hazards created by fire, explosion, and similar emergencies.

(b) The fire department shall have full and complete authority in connection with fighting, mitigating, and preventing the spread of any fire that may arise within the city, with the power to do and perform all necessary or expedient acts for the fighting of fire. When called to a fire, the fire department shall have:

(i) Full and complete authority of the premises to which it has been summoned until the fire has been extinguished and the premises are deemed safe by the fire department; and

(ii) By emergency vehicle or by foot, the right of ingress and egress on all public or private streets, alleyways, roads, driveways, and thoroughfares located within the city limits or the city annexation areas.

(c) The fire department shall have full and complete authority in connection with the provision of prehospital emergency medical services within the city, with the power to do and perform all necessary or expedient acts for the provision of these services. (d) The fire chief shall have full authority to sign agreements, approved by the city attorney's office, with landowners to implement fire hazard mitigation activities.

(2) *Department members designated as special police officers.* Every member duly enrolled and in good standing in the fire department shall be a special police officer of the city with power to act as such from the time of the sounding of any fire alarm until the apparatus and equipment for fighting fire has been returned to the fire station.

(3) *Obstructing or interfering with firefighters.* It is unlawful for any person to obstruct or interfere with firefighters while in the discharge of their duties.

Section 14. [NEW SECTION] Creating Section 2-8.14 of SFCC 1987, "Santa Fe Regional Airport Department", to read as follows:

2-8.14 – Santa Fe Regional Airport Department.

There is created a department of city government to be known as the "Santa Fe regional airport department".

Section 15. [NEW SECTION] Creating Section 2-8.15 of SFCC 1987, "Metropolitan Redevelopment Agency ("MRA") Department ", to read as follows:

2-8.15 – Metropolitan Redevelopment Agency ("MRA") Department.

There is created a department of city government to be known as the "metropolitan redevelopment agency ("MRA") department".

Section 17. Section 2-14 of SFCC 1987 (being Ord. No. 1981, § 4-1-1) is hereby repealed.

Section 18. Section 2-15 of SFCC 1987 (being Ord. No. 2007-45, § 12) is hereby repealed.

Section 19. Section 2-20 of SFCC 1987 (being Ord. No. 2007-45 §20, as amended) is hereby repealed.

Section 20. Exhibit C – City Organization of SFCC 1987 is hereby repealed.

PASSED, APPROVED, and ADOPTED this _____day of _____, 2026.

_____

MICHAEL GARCIA, MAYOR

ATTEST:

_____

GERALYN CARDENAS, INTERIM CITY CLERK

APPROVED AS TO FORM:

Marcos Martinez

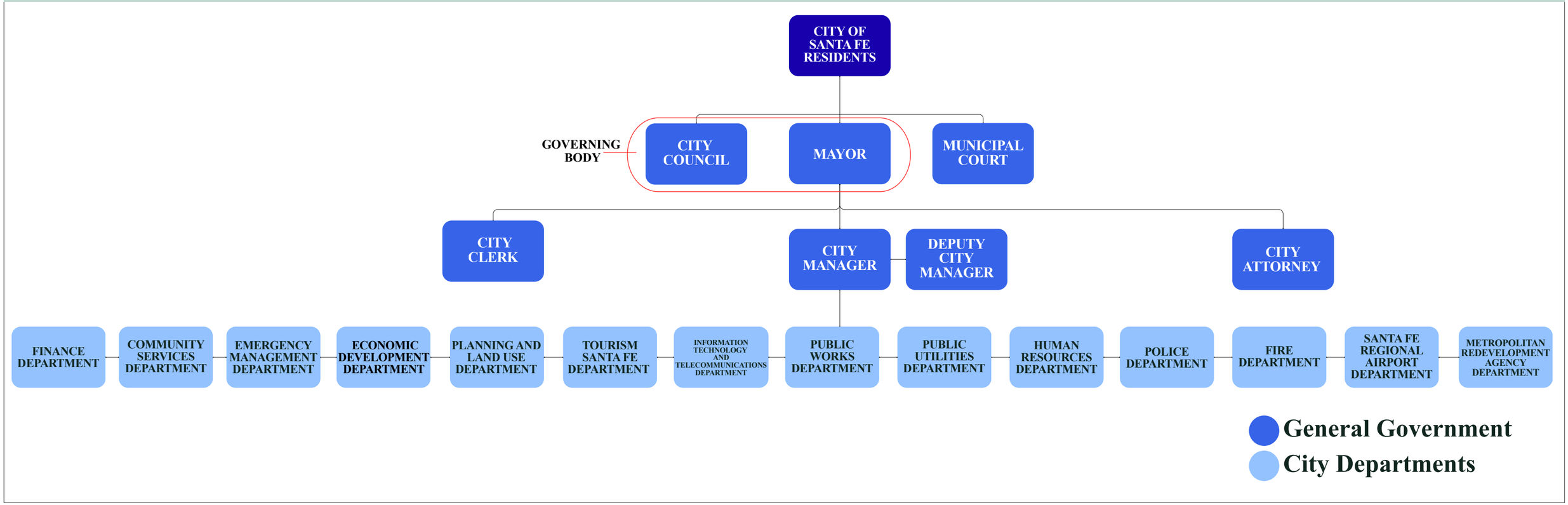
Marcos Martinez (Feb 20, 2026 10:11:53 MST)

MARCOS MARTÍNEZ, INTERIM CITY ATTORNEY

Legislation/2026/Bill/Reorganization of City Departments

CITY OF SANTA FE ORGANIZATIONAL CHART,
SUBSECTION 2-8.1(B)

Exhibit A



FIR No. 10732.1

FISCAL IMPACT REPORT

General Information:

(Check) **Bill:** x **Resolution:** _____

Short Title(s): Reorganization of City Departments

Sponsor(s): Mayor Garcia

Reviewing Department(s): City Attorney's Office

Staff Completing FIR: Brian Moya, Interim City Manager **Date:** 2/06/2026

Phone: (505) 955-3111

Reviewed by City Attorney: Marcos Martinez (Feb 20, 2026 10:11:53 MST) **Date:** 02/20/2026

Reviewed by Finance Director: ANDREA PHILLIPS (Feb 20, 2026 11:24:25 MST) **Date:** 02/20/2026

Summary:

The proposed Bill would amend SFCC 1987, Section 2-8.2 to reorganize the City's departmental structure. As part of the reorganization of the City's code itself, the bill proposes the following changes:

1) The creation of six new sections of city code to include 2-8.10 through 2-8.15; and
2) A reorganization of various City departments into new code locations; and
3) The inclusion of a newly created "General Provisions" section that includes definitions for "departments" and "divisions" as well as the inclusion of Exhibit A "City of Santa Fe Organizational Chart: Subsection 2-8.1", representing the offices of the Mayor, City Clerk, City Manager, City Attorney and all departments reporting directly to the City Manager; and
4) As technical "clean-up" the repeal of Sections 2-14, 2-15, and 2-20 as well as the repeal of Exhibit C of SFCC 1987, "City Organization".

Additionally, the bill makes the following changes to the City's organizational structure:

1) Renaming the Community Health and Safety Department the "Community Services Department" and reorganizing to include Youth and Family Services and Recreation, and to remove the Office of Emergency Management; and
   eliminating the Community Development Department; and
2) Establishing the Emergency Management Department; and
3) Reorganizing the Economic Development Department to include the Arts and Culture Division and the Film Division; and
4) Reorganizing the Land Use Department to include the Affordable Housing Division; and
5) Creating the TOURISM Santa Fe Department; and
6) Establishing a new "Regional Airport Department"; and
7) Creating the "Metropolitan Redevelopment Agency ("MRA") Department".

Departments Affected:

See summary above for departmental restructure; City Manager's Office.

Consequences of Not Enacting Legislation:
If this legislation is not adopted, if this legislation is not adopted, the City's departmental structure would remain the same.

Conflict, Duplication, Companionship, or Relationship to Other Legislation:
This bill reorganizes the City departmental structure established in Ordinance No. 2020-22 and 2025-8.

Performance and Administrative Implications:
This bill will result in an increase in the number of departments reporting directly to the City Manager. The changes create potential for increased operational responsiveness.

Fiscal Implications:
The proposed bill will result in the elimination of a two director positions – Community Health and Safety and Community Development Director. This will result in cost savings of $151,747 for the remainder of FY26 and S496,271 in both FY27 and FY28.

Fiscal Impact

_____ Check here if no fiscal impact

Expenditures

Expenditure Type	FYE 2026	FYE 2027	FYE 2028	Require BAR (Y/N)	Recurring (R) or Non-recurring (NR)	Fund	3-Year Total Cost
Personnel and Benefits*	$ (151,747)	$(496,271)	$(496,271)		R	100 & 212	
Capital Outlay	$	$	$				
Contractual/ Professional Services	$	$	$				
Operating	$	$	$				$
Total:	$(151,747)	$(496,271)	$(496,271)				$(1,144,289)

Expenditure Narrative:

Assumes that positions are eliminated as of 02/28/26 and there are no pay increases in either FY27 or FY28

Revenue

Revenue Type	FYE 2026	FYE 2027	FYE 2028	Recurring (R) or Non-recurring (NR)	Fund
General Fund	$	$	$		
Special Revenue	$	$	$		
CIP	$	$	$		
Enterprise	$	$	$		
Internal Service	$	$	$		
Trust and Agency	$	$	$		
Federal	$	$	$		
Other	$	$	$		
Total	$	$	$		

Revenue Narrative:
No Anticipated Change to Revenues

Signature:

Email: bjmoya@santafenm.gov

CITY OF SANTA FE

Memorandum

Date: February 16, 2026

To: Governing Body, Public Works and Utilities Committee; Finance Committee

From: Clinton Peterson, Public Utilities Engineer CDP

Via: Jesse Roach, Interim Public Utilities Director JR

RE: DWSRLF Loan for Flocculation Sedimentation Upgrades at Canyon Road Water Treatment Plant

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EXECUTIVE SUMMARY:

The proposed bill would authorize the execution and delivery of a Drinking Water State Revolving Fund loan and subsidy agreement in the total amount of $17,000,000 between the New Mexico Finance Authority and the City of Santa Fe ("City"). The loan would be for the purpose of financing the costs of constructing a new flocculation and sedimentation process and making improvements to the Canyon Road Water Treatment Pant. This bill specifies that the loan be utilized solely for the eligible project costs, pursuant to NMSA 1978, Section 72-4A-7(C). With respect to the loan debt, the bill pledges that the City would repay the loan amount and an administrative fee solely from the net revenues of the water utility system of the City. The Loan shall be in the maximum principal amount of $17,000,000 with a maximum forgiven principal amount of $8,500,000 and a maximum repayable principal amount of $8,500,000.

BACKGROUND:

The City entered into a contract with Bradbury Stamm Construction in the total amount of $21,882,300, exclusive of sales tax, to complete the Flocculation and Sedimentation Improvements project at the Canyon Road Water Treatment Plant. This project will upgrade critical infrastructure at the facility, which provides potable drinking water to the residents of the city of Santa Fe. The City's Water Division is funding the project through a combination of Drinking Water State Revolving Loan Fund, which includes a significant principal loan forgiveness component, along with Water Trust Board Fundin and Water Enterprise Fund moneys.

ATTACHMENTS:
Bill
FIR

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2026-04

INTRODUCED BY:

Councilor Amanda Chavez

Councilor Alma Castro

underscored material = new [~~bracketed material~~] = delete

A BILL

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

AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AND SUBSIDY AGREEMENT ("LOAN AGREEMENT") BY AND BETWEEN THE NEW MEXICO FINANCE AUTHORITY ("NMFA") AND CITY OF SANTA FE, NEW MEXICO ("THE BORROWER"), IN THE TOTAL AMOUNT OF SEVENTEEN MILLION DOLLARS ($17,000,000), EVIDENCING AN OBLIGATION OF THE BORROWER TO UTILIZE THE LOAN AMOUNT SOLELY FOR THE PURPOSE OF FINANCING THE COSTS OF CONSTRUCTING A NEW FLOCCULATION AND SEDIMENTATION PROCESS AND MAKING IMPROVEMENTS TO THE CANYON ROAD WATER TREATMENT PLANT AS A COMPONENT OF THE SYSTEM OWNED AND OPERATED BY THE BORROWER, AND SOLELY IN THE MANNER DESCRIBED IN THE LOAN AGREEMENT; PROVIDING FOR THE PLEDGE AND PAYMENT OF THE LOAN SOLELY FROM THE NET REVENUES OF THE WATER UTILITY SYSTEM OF THE BORROWER; CERTIFYING THAT THE LOAN AMOUNT, TOGETHER WITH OTHER FUNDS AVAILABLE TO THE BORROWER, IS SUFFICIENT TO COMPLETE THE

PROJECT; APPROVING THE FORM OF AND OTHER DETAILS CONCERNING THE LOAN AGREEMENT; RATIFYING ACTIONS HERETOFORE TAKEN; REPEALING ALL ACTION INCONSISTENT WITH THIS ORDINANCE; AND AUTHORIZING THE TAKING OF OTHER ACTIONS IN CONNECTION WITH THE EXECUTION AND DELIVERY OF THE LOAN AGREEMENT.

Capitalized terms used in the following preambles have the same meaning as defined in this Ordinance unless the context requires otherwise.

WHEREAS, the Borrower is a legally and regularly created, established, organized and existing home-rule municipality under the constitution and general laws of the State of New Mexico, and more specifically, NMSA 1978, Sections 3-1-1 through 3-66-11, as amended, is a qualifying entity under the Water Project Finance Act and is qualified for financial assistance as determined by the New Mexico Finance Authority ("NMFA") and approved by the Water Trust Board pursuant to the Board Rules, the Policies and the Act; and

WHEREAS, pursuant to the Board Rules, the Water Trust Board has recommended the Project for funding as a Qualifying Project to the Legislature; and

WHEREAS, Chapter 6, Laws 2024, being House Bill 148 of the 2024 Regular New Mexico Legislative Session, authorized the funding of the Project from the Water Project Fund; and

WHEREAS, the Water Trust Board has recommended that the NMFA enter into and administer the Loan Agreement in order to finance the Project; and

WHEREAS, the NMFA approved on July 18, 2025, that the Borrower receive financial assistance in the form of the Loan; and

WHEREAS, the Governing Body has determined and hereby determines that the Project may be financed with amounts granted and loaned pursuant to the Loan Agreement, that the Loan Amount, together with the Additional Funding Amount and other moneys available to the

Borrower, is sufficient to complete the Project, and that it is in the best interest of the Borrower and the constituent public it serves that the Loan Agreement be executed and delivered and that the funding of the Project take place by executing and delivering the Loan Agreement; and

WHEREAS, there have been presented to the Governing Body and there presently are on file with the City Clerk this Ordinance and the form of the Loan Agreement, which is incorporated by reference as Attachment A, and considered to be a part hereof; and

WHEREAS, the Loan Agreement shall not constitute a general obligation of the Borrower, the Water Trust Board or the NMFA or a debt or pledge of the full faith and credit of the Borrower, the Water Trust Board, the NMFA or the State; and

WHEREAS, the Governing Body hereby determines that the Additional Funding Amount is now available to the Borrower to complete the Project; and

WHEREAS, the Borrower has met or will meet prior to the first disbursement of any portion of the Loan Amount, the Conditions and readiness to proceed requirements established for the portion of the Loan Amount disbursed or caused to be disbursed by the NMFA, including but not limited to the requirements of Executive Order 2013-006; and

WHEREAS, all required authorizations, consents and approvals in connection with (i) the use of the Loan Amount for the purposes described, and according to the restrictions set forth, in the Loan Agreement; (ii) the availability of other moneys necessary and sufficient, together with the Loan Amount, to complete the Project; and (iii) the authorization, execution and delivery of the Loan Agreement which are required to have been obtained by the date of this Ordinance, have been obtained or are reasonably expected to be obtained.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE, NEW MEXICO:

Section 1. Definitions. As used in this Ordinance, the following terms shall, for all purposes, have the meanings herein specified, unless the context clearly requires otherwise (such

meanings to be equally applicable to both the singular and the plural forms of the terms defined); and, any term not defined herein shall have the definition given it by the Loan Agreement:

"ACH Authorization" means the authorization for direct payment to the NMFA by ACH made by the Borrower on the form required by the bank or other entity at which the account is held, from which the Pledged Revenues will be paid. "Act" means the general laws of the State, particularly the Water Project Finance Act, NMSA 1978, §§ 72-4A-1 through 72-4A-11, and enactments of the Governing Body relating to the Loan Agreement, including this Ordinance, all as amended and supplemented.

"Additional Funding Amount" means the amount to be provided by the Borrower which includes the total value of the Soft Match or Hard Match (each as defined in Section 4.2 of the Policies) which, in combination with the Loan Amount and other moneys available to the Borrower, is sufficient to complete the Project and to provide matching funds required to complete the Project. The Additional Funding Amount is $3,440,053.

"Administrative Fee" or "Administrative Fee Component" means an amount equal to one-quarter of one percent (0.25%) per annum of the unpaid principal balance of the Loan Amount, taking into account both payments made by the Borrower and hardship waivers of payments granted to the Borrower pursuant to Section 5.2(a)(i) of the LoanAgreement.

"Authorized Officers" means any one or more of the Mayor, Mayor Pro Tem, City Manager and City Clerk of the Borrower.

"Board Rules" means Review and Eligibility of Proposed Water Projects, New Mexico Water Trust Board, 19.25.10 NMAC.

"Borrower" means the City of Santa Fe, New Mexico.

"Closing Date" means the date of execution and delivery of the Loan Agreement, by the Borrower and the NMFA.

"Completion Date" means the date of final payment of the cost of the Project.

"Conditions" has the meaning given to that term in the Loan Agreement.

"Eligible Items" means eligible Project costs for which grants and loans may be made pursuant to NMSA 1978, § 72-4A-7(C), as amended, of the Act, the Board Rules and applicable Policies, and includes, without limitation, Eligible Legal Costs.

"Eligible Legal Costs" has the meaning given to that term in the Loan Agreement.

"NMFA" means the New Mexico Finance Authority.

"Generally Accepted Accounting Principles" means the officially established accounting principles applicable to the Borrower consisting of the statements, determinations and other official pronouncements of the Government Accounting Standards Board, Financial Accounting Standards Board, Federal Accounting Standards Board or other principle-setting body acceptable to the Lender establishing accounting principles applicable to the Borrower.

"Governing Body" means the duly organized City Council and the mayor of the Borrower, or any successor governing body of the Borrower.

"Gross Revenues" has the meaning assigned to such term in Ordinance 2016-19 of the Borrower (the "Master Utility Ordinance").

"Herein," "hereby," "hereunder," "hereof," "hereinabove" and "hereafter" refer to this entire Ordinance and not solely to the particular section or paragraph of this Ordinance in which such word is used.

"Loan" or "Loan Amount" means the amount provided to the Borrower as a loan pursuant to the Loan Agreement for the purpose of funding the Project, in the maximum amount of $17,000,000.

"Loan" or "Loan Amount" means the amount borrowed by the Borrower as the Loan Amount pursuant to the Loan Agreement for the purpose of funding the Project and shall not equal more than $17,000,000.

"Loan Agreement" means the Water Project Fund Loan Agreement entered into by and

between the Borrower and the NMFA as authorized by this Ordinance.

"Net Revenues" means the Gross Revenues of the System minus Operation and Maintenance Expenses.

"NMAC" means the New Mexico Administrative Code.

"NMSA 1978" means the New Mexico Statutes Annotated, 1978 Compilation, as amended and supplemented from time to time.

"Operation and Maintenance Expenses" means all reasonable and necessary current expenses of the System, for any particular Fiscal Year or period to which such term is applicable, paid or accrued, related to operating, maintaining and repairing the System, including, without limiting the generality of the foregoing:

(a) legal and overhead expenses of the various City departments directly related and reasonably allocable to the administration of the System;

(b) insurance premiums for the System, including, without limitation, premiums for property insurance, public liability insurance and workmen's compensation insurance, whether or not self-funded;

(c) premiums, expenses and other costs (other than required reimbursements of insurance proceeds and other amounts advanced to pay Debt Service Requirements on System Bonds) for Credit Facilities;

(d) Expenses other than Expenses paid from the proceeds of System Bonds;

(e) the costs of audits of the books and accounts of the System;

(f) amounts required to be deposited in the Rebate Fund;

(g) salaries, administrative expenses, labor costs, surety bonds and the cost of water, materials and supplies used for or in connection with the current operation of the System; and

(h) any fees required to be paid under any operation, maintenance and/or management agreement with respect to the System.

Operation and Maintenance Expenses do not include any allowance for depreciation, payments in lieu of taxes, franchise fees payable or other transfers to the City's general fund, liabilities incurred by the City as a result of its negligence or other misconduct in the operation of the System, any charges for the accumulation of reserves for capital replacements or any Operation and Maintenance Expenses payable from moneys other than Gross Revenues.

"Ordinance" means this Ordinance as it may be supplemented or amended from time to time.

"Pledged Revenues" means the Net Revenues of the System pledged to the payment of the Loan Amount and Administrative Fee pursuant to this Ordinance and the Loan Agreement and described in the Term Sheet.

"Project" means the project(s) described on the Term Sheet.

"Project Account" means the book account established by the NMFA in the name of the Borrower for purposes of tracking expenditure of the Loan Amount by the Borrower to pay for the costs of the Project, as shown in the Term Sheet, which account shall be kept separate and apart from all other accounts of the NMFA.

"Qualifying Water Project" means a water project for (i) storage, conveyance or delivery of water to end-users; (ii) implementation of the federal Endangered Species Act of 1973 collaborative programs; (iii) wastewater conveyance and treatment; (iv) restoration and management of watersheds; (v) flood prevention or (vi) water conservation or recycling, treatment or reuse of water as provided by law; and which has been approved by the state legislature pursuant to NMSA 1978, § 72-4A-9(B), as amended.

"State" means the State of New Mexico.

"System" means the municipally owned public utility designated as the Borrower water utility system consisting of all properties, real, personal, mixed or otherwise, now owned or hereafter acquired by the Borrower through purchase, condemnation, construction or otherwise,

including all expansions, extensions, enlargements and improvements of or to the water utility system, and used in connection therewith or relating thereto, and any other related activity or enterprise of the Borrower designated by the Governing Body as part of the water utility system, whether situated within or without the limits of the Borrower.

"Term Sheet" means Exhibit "A" attached to the Loan Agreement.

"Useful Life" means the structural and material design life of the Project, including planning and design features, as required by the Act and the Board Rules.

"Water Project Fund" means the fund of the same name created pursuant to the Act and held and administered by the NMFA.

"Water Trust Board" or "WTB" means the water trust board created and established pursuant to the Act.

Section 2. Ratification. All action heretofore taken (not inconsistent with the provisions of this Ordinance) by the Borrower and officers of the Borrower directed toward the acquisition and completion of the Project, the pledge of the Pledged Revenues to payment of amounts due under the Loan Agreement, and the execution and delivery of the Loan Agreement shall be, and the same hereby is, ratified, approved and confirmed.

Section 3. Authorization of the Project and the Loan Agreement. The acquisition and completion of the Project and the method of funding the Project through execution and delivery of the Loan Agreement and the other documents related to the transaction are hereby authorized and ordered. The Project is for the benefit and use of the Borrower and the public whom it serves.

Section 4. Findings. The Governing Body hereby declares that it has considered all relevant information and data and hereby makes the following findings:

A. The Project is necessary to meet the needs of the Borrower and the public whom it serves.

B. Moneys available and on hand for the Project from all sources other than

Moneys available and on hand for the Project from all sources other than the Loan are not sufficient to defray the cost of acquiring and completing the Project but, together with the Loan Amount, are sufficient to complete the Project.

C. The Project and the execution and delivery of the Loan Agreement pursuant to the Act to provide funds for the financing of the Project are necessary, convenient and in furtherance of the governmental purposes of the Borrower, and in the interest of the public health, safety, and welfare of the constituent public served by the Borrower.

D. The Borrower will acquire and complete the Project with the proceeds of the Loan, the Additional Funding Amount and other amounts available to the Borrower, and except as otherwise expressly provided by the Loan Agreement, will utilize, operate and maintain the Project for the duration of its Useful Life, as required by NMSA 1978, § 72-4A-7(A)(1), as amended.

E. Together with the Loan Amount, and other amounts available to the Borrower, the Additional Funding Amount is now available to the Borrower, and in combination with the Loan Amount, will be sufficient to complete the Project.

F. The NMFA shall maintain on behalf of the Borrower a separate Project Account as a book account only on behalf of the Borrower and financial records in accordance with Generally Accepted Accounting Principles during the construction or implementation of the Project.

G. The Borrower has acquired title to or easements or rights of way on the real property upon which the Project is being constructed or located as provided in the Loan Agreement.

Section 5. Loan Agreement—Authorization and Detail.

A. Authorization. This Ordinance has been adopted by the affirmative vote of at least a three-fourths majority of the Governing Body. For the purpose of protecting the public

health, conserving the property, and protecting the general welfare and prosperity of the constituent public served by the Borrower and acquiring and completing the Project, it is hereby declared necessary that the Borrower execute and deliver the Loan Agreement evidencing the Borrower acceptance of the Loan Amount of $17,000,000 to be utilized solely for Eligible Items necessary to complete the Project, and solely in the manner and according to the restrictions set forth in the Loan Agreement, the execution and delivery of which is hereby authorized. The Borrower shall use the Loan Amount to finance the acquisition and completion of the Project.

B. Detail. The Loan Agreement shall be in substantially the form of the Loan Agreement presented at the meeting of the Governing Body at which this Ordinance was adopted. The Loan shall be in the maximum principal amount of $17,000,000 with a maximum forgiven principal amount of $8,500,000 and a maximum repayable principal amount of $8,500,000. Interest on the Loan Amount shall be zero percent (0%) per annum of the unpaid principal balance of the Loan Amount, and the Administrative Fee shall be one-quarter of one percent (0.25%) per annum of the unpaid principal balance of the Loan Amount, taking into account both payments made by the Borrower and hardship waivers of payments granted to the Borrower.

Section 6. Approval of Loan Agreement. The form of the Loan Agreement as presented at the meeting of the Governing Body at which this Ordinance was adopted, is hereby approved. Authorized Officers are hereby individually authorized to execute, acknowledge and deliver the Loan Agreement with such changes, insertions and omissions as may be approved by such individual Authorized Officers, and the City Clerk is hereby authorized to attest the Loan Agreement. The execution of the Loan Agreement shall be conclusive evidence of such approval.

Section 7. Security. The Loan Amount and Administrative Fee shall be solely secured by the pledge of the Pledged Revenues herein made and as set forth in the Loan Agreement.

Section 8. Disposition of Proceeds: Completion of the Project.

A. Project Account. The Borrower hereby consents to the creation of the

Project Account by the NMFA. Until the Completion Date, the amount of the Loan credited to the Project Account shall be used and paid out solely for Eligible Items necessary to acquire and complete the Project in compliance with applicable law and the provisions of the Loan Agreement.

B. Completion of the Project. The Borrower shall proceed to complete the Project with all due diligence. Upon the Completion Date, the Borrower shall execute a certificate stating that completion of and payment for the Project has been completed. Following the Completion Date or the earlier expiration of the time allowed for disbursement of Loan funds as provided in the Loan Agreement, any balance remaining in the Project Account shall be transferred and deposited into the Water Project Fund or otherwise distributed as provided in the Loan Agreement.

C. NMFA Not Responsible. Borrower shall apply the funds derived from the Loan Agreement as provided therein, and in particular Article VII of the Loan Agreement. The NMFA shall not in any manner be responsible for the application or disposal by the Borrower or by its officers of the funds derived from the Loan Agreement or of any other funds held by or made available to the Borrower in connection with the Project. NMFA shall not be liable for the refusal or failure of any other agency of the State to transfer any portion of the Loan Amount in its possession, custody and control to the NMFA for disbursement to the Borrower, or to honor any request for such transfer or disbursement of the Loan Amount.

Section 9. Payment of Loan Amount and ACH Authorization. Pursuant to the Loan Agreement, the Borrower shall pay the Loan Amount and Administrative Fee directly from the Pledged Revenues to the NMFA as provided in the Loan Agreement in an amount sufficient to pay principal and other amounts due under the Loan Agreement and to cure any deficiencies in the payment of the Loan Amount or other amounts due under the Loan Agreement. The Borrower hereby consents to the creation of an ACH authorization agreement for the purpose of making regular electronic payments of the Loan Amount and Administrative Fee, if at any applicable point

in time during the Agreement Term the Borrower desires to use such payment method for the purposes of the Loan.

Section 10. Lien on Pledged Revenues. Pursuant to the Loan Agreement, the Loan Agreement constitutes an irrevocable lien (but not an exclusive lien) on the Pledged Revenues subordinate to the lien thereon of all other liens thereon present and future, except that the lien on the Pledged Revenues of any future loans from the Lender to the Borrower pursuant to the Water Project Finance Act or the Colonias Infrastructure Act, shall be on parity with the lien of the Loan Agreement authorized by this Ordinance.

Section 11. Authorized Officers. Authorized Officers are hereby individually authorized and directed to execute and deliver any and all papers, instruments, opinions, affidavits and other documents and to do and cause to be done any and all acts and things necessary or proper for carrying out this Ordinance, the Loan Agreement and all other transactions contemplated hereby and thereby. Authorized Officers are hereby individually authorized to do all acts and things required of them by this Ordinance and the Loan Agreement for the full, punctual and complete performance of all the terms, covenants and agreements contained in this Ordinance and the Loan Agreement including but not limited to, the execution and delivery of closing documents in connection with the execution and delivery of the Loan Agreement.

Section 12. Amendment of Ordinance. This Ordinance after its adoption may be amended without receipt by the Borrower of any additional consideration. On and after the Closing Date, this Ordinance may be amended without receipt by the Borrower of any additional consideration, but only with the prior written consent of the NMFA.

Section 13. Ordinance Irrepealable. After the Loan Agreement has been executed and delivered, this Ordinance shall be and remain irrepealable until all obligations due under the Loan Agreement shall be fully discharged, as herein provided.

Section 14. Severability Clause. If any section, paragraph, clause or provision of this

Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

Section 15. Repealer Clause. All bylaws, orders, ordinances, resolutions, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any bylaw, order, resolution or ordinance, or part thereof, heretofore repealed.

Section 16. Effective Date. Upon due adoption of this Ordinance, it shall be recorded in the book of the Borrower kept for that purpose, authenticated by the signatures of the Mayor and City Clerk of the Borrower, and this Ordinance shall be in full force and effect thereafter, in accordance with law; provided, however, that if recording is not required for the effectiveness of this Ordinance, this Ordinance shall be effective upon adoption of this Ordinance by the Governing Body.

Section 17. General Summary for Publication. This ordinance shall be published consistently with SFCC 1987, Section 2-2.4.

PASSED, APPROVED, and ADOPTED this _____day of _____, 2026.

_____

MICHAEL GARCIA, MAYOR

ATTEST:

_____

GERALYN CARDENAS, INTERIM CITY CLERK

APPROVED AS TO FORM:

Marcos Martinez

Marcos Martinez (Feb 16, 2026 13:33:38 MST)

MARCOS MARTÍNEZ, INTERIM CITY ATTORNEY

ATTACHMENT A

$17,000,000 Maximum Principal Amount

Maximum Forgiven Principal Amount $8,500,000

Maximum Repayable Principal Amount $8,500,000

DRINKING WATER STATE REVOLVING LOAN FUND
LOAN AND SUBSIDY AGREEMENT

dated

July 18, 2025

by and between the

NEW MEXICO FINANCE AUTHORITY

and the

CITY OF SANTA FE,
New Mexico

DRINKING WATER STATE REVOLVING LOAN FUND
LOAN AND SUBSIDY AGREEMENT

This LOAN AND SUBSIDY AGREEMENT (the "Loan Agreement"), dated July 18, 2025, is entered into by and between the **NEW MEXICO FINANCE AUTHORITY** (the "NMFA"), and the **CITY OF SANTA FE** (the "Governmental Unit"), a municipality duly organized and existing under the laws of the State of New Mexico (the "State").

WITNESSETH:

Capitalized terms used in the following recitals of this Loan Agreement and not defined in the first Paragraph above or in these recitals shall have the same meaning as defined in Article I of this Loan Agreement, unless the context requires otherwise.

WHEREAS, the NMFA is authorized, pursuant to the Drinking Water State Revolving Loan Fund Act, NMSA 1978, §§ 6-21A-1 through 6-21A-9, as amended (the "DWSRLF Act") to implement a program to permit qualified local authorities, such as the Governmental Unit, to enter into agreements with the NMFA to provide financial assistance in the acquisition, design, construction, improvement, expansion, repair and rehabilitation of drinking water supply facilities as authorized by the Safe Drinking Water Act of 1974 ("SDWA"); and

WHEREAS, the DWSRLF Act was adopted pursuant to the SDWA which authorizes the United States Environmental Protection Agency ("EPA") to set national based standards for drinking water and was originally passed by Congress in 1974 and amended in 1986, 1996, 2018 and 2021 with the passage of the Bipartisan Infrastructure Law signed into law on November 15, 2021 ("BIL"); and

WHEREAS, the BIL, also known as the Infrastructure Investment and Jobs Act was implemented with the purpose, among others, of expanding access to clean drinking water throughout the United States of America; and

WHEREAS, the Governmental Unit is a municipality organized and existing under the general laws of the State, specifically the home rule charter of the Governmental Unit adopted under Article X Section 6 of the New Mexico Constitution and the Municipal Code, NMSA 1978, §§3-15-1 through 3-15-16, all as amended, and is a qualified local authority under the DWSRLF Act; and

WHEREAS, the Governmental Unit is authorized by the laws of the State, and in particular NMSA 1978, §§ 3-31-1 through 3-31-12, to enter into this Loan Agreement and accept a loan for the purpose of financing the Project; and

WHEREAS, a portion of the funds made available under this Loan Agreement pursuant to the DWSRLF Act and the SDWA, may be forgiven and, if forgiven, will not be required to be repaid; and

WHEREAS, the Governing Body of the Governmental Unit has determined that it is in the best interests of the Governmental Unit and the public it serves that the Governmental Unit enter into this Loan Agreement with the NMFA and accept a loan and subsidy from the NMFA to finance the costs of the Project, as more fully described on the Term Sheet attached hereto as Exhibit "A"; and

WHEREAS, the Project appears on the Drinking Water Fundable Priority List; and

WHEREAS, the Project has been planned and authorized in conformity with the Intended Use Plan; and

WHEREAS the NMFA will disburse the proceeds of the Loan for construction after written determination by the NMFA, the New Mexico Environment Department (the "Department"), or other appropriate agency or entity on behalf of the NMFA (pursuant to an agreement between such agency or entity and the NMFA) that the Governmental Unit has complied with EPA's guidelines applicable to the Project and with the requirements of the laws and regulations of the State governing the construction and operation of drinking water systems. Upon written determination of compliance, the NMFA, the Department or other appropriate agency or entity will approve (1) the engineer and engineering solicitation process for the Project; (2) the engineering contract for the Project; (3) plans and specifications pursuant to 42 U.S.C. Section 300j-12; and (4) bids for the acquisition and completion of the Project; and

WHEREAS, a portion of the funds made available under this Loan Agreement pursuant to the DWSRLF Act and the SDWA are federal funds categorized as CFDA 66.468; and

WHEREAS, pursuant to information provided by the Governmental Unit and environmental review by applicable State and federal agencies, and in accordance with 40 C.F.R. Sections 6.204, 6.300(c)(1), and 6.301(f), and pursuant to the environmental review process of the State, the NMFA will determine in writing prior to disbursement of any proceeds of the Loan for construction if the Project meets the requirements for a Categorical Exclusion as defined in the State Environmental Review Process (SERP) for the Drinking Water State Revolving Loan Fund; and

WHEREAS, pursuant to 42 U.S.C. 300j-12(a)(3), the New Mexico Environment Department Drinking Water Bureau has determined that the Governmental Unit has sufficient technical, managerial and financial capability to operate the Project for its useful life and ensure compliance with the requirements of the SDWA.

NOW, THEREFORE, for and in consideration of the premises and the mutual promises and covenants herein contained, the NMFA and the Governmental Unit agree:

ARTICLE I

DEFINITIONS

Capitalized terms defined in this Article I, for all purposes, shall have the meaning specified in this Article I wherever used in this Loan Agreement, including the foregoing recitals, unless the context clearly requires otherwise (such meanings to be equally applicable to both the singular and the plural forms of the terms defined). Capitalized terms defined in the foregoing recitals, if not defined in this Article I, shall have the same meaning as therein stated when used in this Loan Agreement, unless the context clearly requires otherwise. Capitalized terms used and not defined in this Loan Agreement shall have the meaning given to each of those capitalized terms in the Master Ordinance.

"Administrative Fee" or "Administrative Fee Component" means the 0.25% annual fee payable to the NMFA as 0.25% of the Aggregate Repayable Disbursements then outstanding as a part of each Loan Agreement Payment for the costs of originating and servicing the Loan.

"Aggregate Disbursements" means, at any time after the Closing Date, the sum of all Disbursements.

"Aggregate Forgiven Disbursements" means the amount of subsidy provided in the form of principal forgiveness, and shall at any time after the Closing Date be equal to the product of the subsidy times the Aggregate Disbursements, up to the Maximum Forgiven Principal Amount.

"Aggregate Program Amount" means, with respect to this Loan Agreement, the sum of the Aggregate Repayable Disbursements and the Aggregate Forgiven Disbursements up to the Maximum Principal Amount.

"Aggregate Repayable Disbursements" means, at any time after the Closing Date, the Aggregate Disbursements less the Aggregate Forgiven Disbursements.

"Approved Requisition" means a requisition in the form of Exhibit "C" to this Loan Agreement, together with the required supporting documentation set out in Exhibit "C" submitted to and approved by the NMFA pursuant to Section 4.2 of this Loan Agreement.

"Authorized Officers" means, with respect to the Governmental Unit, the Mayor, City Manager, Finance Director, and City Clerk thereof; and with respect to the NMFA, any one or more of the Chairperson, Vice-Chairperson, Secretary and Chief Executive Officer, and any other officer or employee of the NMFA designated in writing by an Authorized Officer of the NMFA.

"Bonds" means drinking water state revolving loan fund revenue bonds, if any, issued hereafter by the NMFA and specifically related to this Loan Agreement and the Loan Agreement Payments.

"Closing Date" means the date of execution and delivery of this Loan Agreement as shown on the Term Sheet.

"Debt Service Account" means the debt service account established in the name of the Governmental Unit and administered by the NMFA to pay the Loan Agreement Payments under this Loan Agreement as the same become due.

"Debt Service Requirements" for any given period, means the sum of: (a) the amount required to pay the interest becoming due on the applicable System Bonds, during that period or to make reimbursements for payments of interest; and (b) the amount required to pay the principal or Accreted Value becoming due on the applicable System Bonds during that period, whether upon maturity or the Accreted Term Date. For purposes of calculating the maximum annual Debt Service Requirements, assumption set forth in the Master Ordinance applicable to the calculation of Debt Service Requirements shall be used.

"Department" means the New Mexico Environment Department.

"Disbursement" means an amount caused to be paid by the NMFA for an Approved Requisition for costs of the Project, calculated on the basis of the amount of such Approved Requisition.

"Drinking Water Fundable Priority List" means the list of drinking water projects compiled by the Department pursuant to the Memorandum of Understanding and the Intended Use Plan.

"DWSRLF Act" means the general laws of the State, particularly the Drinking Water State Revolving Loan Fund Act, NMSA 1978, §§ 6-21A-1 through 6-21A-9, the home rule charter of the Governmental Unit adopted under Article X Section 6 of the New Mexico Constitution and the Municipal Code, NMSA 1978, §§ 3-15-1 through 3-15-16, all as amended, and enactments of the Governing Body relating to this Loan Agreement including the Ordinance.

"Drinking Water State Revolving Loan Fund" means the drinking water state revolving loan fund established by the DWSRLF Act.

"Environmental Protection Agency" or "EPA" means the United States Environmental Protection Agency.

"Event of Default" means one or more events of default as defined in Section 10.1 of this Loan Agreement.

"Final Loan Agreement Payment Schedule" means the schedule of Loan Agreement Payments due on this Loan Agreement following the Final Requisition, as determined on the basis of the Aggregate Repayable Disbursements.

"Final Requisition" means the final requisition of moneys to be submitted by the Governmental Unit, which shall be submitted by the Governmental Unit on or before the date provided for in Section 4.1(b) of this Loan Agreement.

"NMFA Act" means NMSA 1978, §§ 6-21-1 through 6-21-31, as amended.

"Fiscal Year" means the period commencing on July 1 of each calendar year and ending on the last day of June of the next succeeding calendar year, or any other twelve-month period which any appropriate authority may hereafter establish for the Governmental Unit as its fiscal year.

"Generally Accepted Accounting Principles" means the officially established accounting principles applicable to the Governmental Unit consisting of the statements, determinations and other official pronouncements of the Government Accounting Standards Board, Financial Accounting Standards Board, Federal Accounting Standards Board or other principle-setting body acceptable to the NMFA establishing accounting principles applicable to the Governmental Unit.

"Governing Body" means the duly organized City Council of the Governmental Unit, or any successor governing body of the Governmental Unit.

"Gross Revenues" means all income and revenues directly or indirectly derived by the Governmental Unit from the operation and use of the System, or any part of the System, and includes, without limitation, all revenues received by the Governmental Unit, or any municipal corporation or agency succeeding to the rights of the Governmental Unit, from the System and from the sale and use of water or water facilities furnished to the inhabitants in the Service Area. Such term also includes:

(a) All income derived from the investment of any money in the Acquisition Fund, Income Fund, Debt Service Fund, Reserve Fund and Rate Stabilization Fund and from surplus Net Revenues;

(b) Money released from the Rebate Fund to the Governmental Unit;

(c) Money released from the Rate Stabilization Fund to the extent that the amount released is used to pay Operation and Maintenance Expenses or Debt Service Requirements on System Bonds in the year released;

(d) Property insurance proceeds which are not necessary to restore or replace the property lost or damaged and the proceeds of the sale or other disposition of any part of the System; and

(e) Such other amounts that may be designated as Gross Revenues in a Supplemental Ordinance.

Gross Revenues do not include:

(a) Any money received as (i) grants or gifts from the United States of America, the State or other sources or (ii) the proceeds of any charge or tax intended as a replacement therefor or other capital contributions from any source which are restricted as to use;

(b) Gross receipts taxes, other taxes and/or fees collected by the Governmental Unit and remitted to other governmental agencies; and

(c) Condemnation proceeds or the proceeds of any insurance policy, except for (d) above and any insurance proceeds derived in respect of loss of use or business interruption.

"Herein," "hereby," "hereunder," "hereof," "hereinabove" and "hereafter" refer to this entire Loan Agreement and not solely to the particular section or paragraph of this Loan Agreement in which such word is used.

"Independent Accountant" means (i) an accountant employed by the State and under the supervision of the State Auditor, or (ii) any certified public accountant or firm of such accountants duly licensed to practice and practicing as such under the laws of the State, appointed and paid by the Governmental Unit who (a) is, in fact, independent and not under the domination of the Governmental Unit, (b) does not have any substantial interest, direct or indirect, with the Governmental Unit, and (c) is not connected with the Governmental Unit as an officer or employee of the Governmental Unit, but who may be regularly retained to make annual or similar audits of the books or records of the Governmental Unit.

"Intended Use Plan" means the current plan prepared by the NMFA and the Department and approved by the Environmental Protection Agency pursuant to 42 U.S.C. Section 300j-12(b) and 40 CFR §35.3555 which establish criteria for extending drinking water improvements financial assistance to qualifying public drinking water utility systems.

"Interest Component" means the portion of each Loan Agreement Payment paid as interest accruing on the Aggregate Repayable Disbursements then outstanding, calculated from the date of each Disbursement.

"Interest Rate" means the rate of interest on this Loan Agreement, which includes the Administrative Fee, as shown on the Term Sheet.

"Interim Period" means the period no greater than twenty-seven (27) months, or a longer period as may be approved by the NMFA as provided in Section 4.1(b) of this Loan Agreement, beginning on the Closing Date, during which the NMFA will disburse moneys to the Governmental Unit to pay costs of the Project, unless extended pursuant to Section 4.1(b) of this Loan Agreement.

"Interim Loan Agreement Payment Schedule" means the anticipated schedule of Loan Agreement Payments due on this Loan Agreement following the Final Requisition, assuming disbursement of the entire Aggregate Program Amount within twenty-seven (27) months of the Closing Date. The Interim Loan Agreement Payment Schedule is attached hereto as Exhibit "B".

"Loan" means the funds to be loaned to the Governmental Unit by the NMFA pursuant to this Loan Agreement, up to the Maximum Principal Amount.

"Loan Agreement" means this loan and subsidy agreement and any amendments or supplements hereto, including the exhibits attached to this loan and subsidy agreement.

"Loan Agreement Payment" means, collectively, the Maximum Repayable Principal Amount, the Interest Component and the Administrative Fee Component to be paid by the

Governmental Unit as payment on the Aggregate Repayable Disbursements under this Loan Agreement, as shown on Exhibit "B" hereto.

"Loan Agreement Payment Date" means each date a Loan Agreement payment is due on this Loan Agreement as shown on the Interim Loan Agreement Payment Schedule, attached hereto as Exhibit "B" or in the Final Loan Agreement Payment Schedule.

"Loan Agreement Term" means the term of this Loan Agreement as provided under Article III of this Loan Agreement.

"Master Ordinance" means the Governmental Unit's Ordinance No. 2016-19, adopted May 11, 2016, as amended and supplemented from time to time.

"Maximum Annual Debt Service" means the Maximum Repayable Principal Amount and Interest due on all outstanding Senior and Parity Obligations of the Governmental Unit

"Maximum Forgiven Principal Amount" means the maximum amount of loan subsidy available in the form of principal forgiveness to be applied proportionally at the time of each Disbursement to the Governmental Unit, up to fifty percent (50%) of the Maximum Principal Amount. The Maximum Forgiven Principal Amount is eight million five hundred thousand dollars ($8,500,000).

"Maximum Principal Amount" means seventeen million dollars ($17,000,000).

"Maximum Repayable Principal Amount" means the maximum amount of Aggregate Repayable Disbursements made to the Governmental Unit pursuant to this Loan Agreement. The Maximum Repayable Principal Amount is eight million five hundred thousand dollars ($8,500,000).

"Memorandum of Understanding" means the current memorandum of understanding by and between the NMFA and the Department pursuant to the DWSRLF Act describing and allocating duties and responsibilities in connection with the Drinking Water State Revolving Loan Fund program.

"Net Revenues" means the Gross Revenues of the System minus Operation and Maintenance Expenses, indirect charges, amounts expended for capital replacements and repairs, required set asides for debt and replacement requirements, and any other payments from the Gross Revenues reasonably required for operation of the System.

"NMSA 1978" means the New Mexico Statutes Annotated, 1978 Compilation, as amended and supplemented from time to time.

"Operating Agreement" means the operating agreement entered into between the NMFA and the Environmental Protection Agency, Region 6, for the Drinking Water State Revolving Loan Fund program.

"Operation and Maintenance Expenses" means all reasonable and necessary current expenses of the System, for any particular Fiscal Year or period to which such term is applicable, paid or accrued, related to operating, maintaining and repairing the System, including, without limiting the generality of the foregoing:

(a) Legal and overhead expenses of the Governmental Unit directly related and reasonably allocable to the administration of the System;

(b) Insurance premiums for the System, including, without limitation, premiums for property insurance, public liability insurance and workmen's compensation insurance, whether or not self-funded;

(c) Premiums, expenses and other costs (other than required reimbursements of insurance proceeds and other amounts advanced to pay debt service requirements on System Bonds) for credit facilities;

(d) Any expenses described in this definition other than expenses paid from the proceeds of System Bonds;

(e) The costs of audits of the books and accounts of the System;

(f) Amounts required to be deposited in any rebate fund;

(g) Salaries, administrative expenses, labor costs, surety bonds and the cost of water, materials and supplies used for or in connection with the current operation of the System; and

(h) Any fees required to be paid under any operation, maintenance and/or management agreement with respect to the System.

Operation and Maintenance Expenses do not include any allowance for depreciation, payments in lieu of taxes, franchise fees payable or other transfers to the Governmental Unit's general fund, liabilities incurred by the Governmental Unit as a result of its negligence or other misconduct in the operation of the System, any charges for the accumulation of reserves for capital replacements or any Operation and Maintenance Expenses payable from moneys other than Gross Revenues.

"Ordinance" means Ordinance No. 2025-_____ adopted by the Governing Body of the Governmental Unit on June 11, 2025, approving this Loan Agreement and pledging the Pledged Revenues to the payment of the Loan Agreement Payments as shown on the Term Sheet, as supplemented from time to time.

"Permitted Investments" means securities which are at the time legal investments of the Governmental Unit for the money to be invested, as applicable, including but not limited to the following if permitted by law: (i) securities that are issued by the United States government or by its agencies or instrumentalities and that are either direct obligations of the United States, the federal home loan mortgage association, the federal national mortgage association, the federal

farm credit bank, federal home loan banks or the student loan marketing association or that are backed by the full faith and credit of the United States government; (ii) negotiable securities of the State; (iii) money market funds which invest solely in obligations described in clause (i) above which are rated in the highest rating category by Moody's Investors Service, Inc. or S & P Global Ratings; and (iv) the State Treasurer's short-term investment fund created pursuant to NMSA 1978, § 6-10-10.1, as amended, and operated, maintained and invested by the office of the State Treasurer.

"Pledged Revenues" means the Net Revenues of the Governmental Unit pledged to the payment of the Loan Agreement Payments by the Ordinance and this Loan Agreement and described in the Term Sheet.

"Principal Component" means the portion of each Loan Agreement Payment paid as principal on this Loan Agreement, based upon the Aggregate Repayable Disbursements, as shown on Exhibit "B" attached to this Loan Agreement.

"Project" means the project(s) described on the Term Sheet.

"Safe Drinking Water Act" or "SDWA" means 42 U.S.C. §§ 300f et seq.

"Senior Obligations" means any bonds or other obligations of the Governmental Unit now outstanding or hereafter issued or incurred, payable from or secured by a pledge of the Pledged Revenues and issued with a lien on the Pledged Revenues superior to the lien created by this Loan Agreement, including any such obligations shown on the Term Sheet.

"Service Area" means the area served by the System, whether situated within or without the limits of the Governmental Unit.

"State Environmental Review Process" or "SERP" means the environmental review process adopted by the NMFA, as required by and approved by the Environmental Protection Agency, pursuant to the Operating Agreement.

"Subordinate Parity Obligations" means any bonds or obligations of the Governmental Unit now outstanding or hereafter issued or incurred with a lien on the Pledged Revenues on parity with this Loan Agreement and subordinate to any outstanding Senior Obligations having a superior lien on the Pledged Revenues, including any such obligations shown on the Term Sheet.

"Super Subordinate Obligations" means any bonds or other obligations of the Governmental Unit now outstanding or hereafter issued or incurred with a lien on the Pledged Revenues subordinate to the lien created by this Loan Agreement and subordinate to any other outstanding Senior Obligation and Subordinate Parity Obligations having a lien on the Pledged Revenues, including any such obligations shown on the Term Sheet.

"System" means the water utility system operated pursuant to the Governmental Unit's Code of Ordinances Chapter XXV, as amended from time to time, owned, operated and maintained by the Governmental Unit, and of which the Project, when completed, will form part. The System

consists of all properties, real, personal, mixed or otherwise, now owned or hereafter acquired by the Governmental Unit through purchase, condemnation, construction or otherwise, including all expansions, extensions, enlargements and improvements of or to the water utility system, and used in connection therewith or relating thereto, and any other related activity or enterprise of the Governmental Unit designated by the Governing Body as part of the water utility system, whether situated within or without the limits of the Governmental Unit.

"System Bonds" means any bonds and other similar indebtedness payable solely or primarily from the Pledged Revenues, including this Loan Agreement, and any Senior Obligations, Subordinate Parity Obligations and Super Subordinate Obligations.

"Term Sheet" means Exhibit "A" attached to this Loan Agreement.

"Unrequisitioned Principal Amount" means the amount, if any, by which the Maximum Principal Amount exceeds the Aggregate Disbursements at the time the Governmental Unit submits the certificate of completion required pursuant to Section 6.3 of this Loan Agreement.

ARTICLE II

REPRESENTATIONS, COVENANTS AND WARRANTIES

Section 2.1 Representations, Covenants and Warranties of the Governmental Unit. The Governmental Unit represents, covenants and warrants as follows:

(a) Binding Nature of Covenants; Enforceability. All representations, covenants, stipulations, obligations and agreements of the Governmental Unit contained in this Loan Agreement shall be deemed to be the representations, covenants, stipulations, obligations and agreements of the Governmental Unit to the full extent authorized or permitted by law, and such representations, covenants, stipulations, obligations and agreements shall be binding upon the Governmental Unit and its successors and enforceable in accordance with their terms, and upon any board or body to which any powers or duties affecting such representations, covenants, stipulations, obligations and agreements shall be transferred by or in accordance with law. Except as otherwise provided in this Loan Agreement, all rights, powers and privileges conferred and duties and liabilities imposed upon the Governmental Unit by the provisions of this Loan Agreement and the Ordinance shall be exercised or performed by the Governmental Unit or by such members, officers, or officials of the Governmental Unit as may be required by law to exercise such powers and to perform such duties.

(b) Authorization of the Loan Agreement, and Readiness to Proceed. The Governmental Unit is a municipality, and is duly organized and existing under the statutes and laws of the State, including specifically the home rule charter of the Governmental Unit adopted under Article X Section 6 of the New Mexico Constitution and the Municipal Code, NMSA 1978, §§ 3-15-1 through 3-15-16, all as amended. The Governmental Unit is a local authority as defined in the DWSRLF Act. The Governmental Unit is authorized to enter into the transactions contemplated by this Loan Agreement and to carry out its obligations hereunder. The

Governmental Unit has duly authorized and approved the execution and delivery of this Loan Agreement and the other documents related to the transaction. The Governmental Unit has met all readiness to proceed requirements of the NMFA and has met and will continue to meet all requirements of law applicable to this Loan Agreement.

(c) Use of Loan Agreement Proceeds. The Governmental Unit shall proceed without delay in applying the Aggregate Program Amount, pursuant to Section 6.1 of this Loan Agreement to the acquisition and completion of the Project and to no other purpose, as follows:

(i) The Governmental Unit shall, within two (2) years after the Closing Date, have completed the acquisition of the Project, and shall within twenty-seven (27) months after the Closing Date have requisitioned the Aggregate Program Amount, or such portion thereof as shall be necessary to complete the Project, unless an extension is agreed to pursuant to Section 4.1(b) of this Loan Agreement.

(d) Payment of Loan Agreement Payments. The Governmental Unit meets and will continue to meet the requirements established by the NMFA to assure sufficient Pledged Revenues to operate and maintain the System for its useful life and repay the Loan. The Governmental Unit shall promptly pay Loan Agreement Payments, as specified in the Interim Loan Agreement Payment Schedule or the Final Loan Agreement Payment Schedule, as applicable, according to the true intent and meaning of this Loan Agreement. Loan Agreement Payments are payable solely from Pledged Revenues or from the proceeds of refunding bonds or other refunding obligations which the Governmental Unit may hereafter issue in its sole discretion and which are payable from Pledged Revenues; and nothing in this Loan Agreement shall be construed as obligating the Governmental Unit to pay Loan Agreement Payments from any general or other fund of the Governmental Unit other than such special funds. Nothing contained in this Loan Agreement, however, shall be construed as prohibiting the Governmental Unit in its sole and absolute discretion, from making such payments from any moneys which may be lawfully used, and which are legally available, for that purpose.

(e) Acquisition and Completion of Project; Compliance with Laws. The Project will be acquired and completed so as to comply with all applicable ordinances, resolutions and regulations, if any, and any and all applicable laws relating to the acquisition and completion of the Project and to the use of the Pledged Revenues. The Governmental Unit shall exercise its power of eminent domain, if needed to comply with this paragraph.

(f) Necessity of Project. The acquisition and completion of the Project under the terms and conditions provided for in this Loan Agreement is necessary, convenient and in furtherance of the governmental purposes of the Governmental Unit and is in the best interests of the Governmental Unit and the public it serves.

(g) Legal, Valid and Binding Obligation. The Governmental Unit has taken all required action necessary to authorize the execution and delivery of this Loan Agreement. This Loan Agreement constitutes a legal, valid and binding special obligation of the Governmental Unit enforceable in accordance with its terms.

(h) Loan Agreement Term. The Loan Agreement Term does not exceed the anticipated useful life of the Project.

(i) Use of Project. During the Loan Agreement Term, the Project will at all times be used for the purpose of benefiting the Governmental Unit and the public it serves.

(j) No Excess Loan Agreement Proceeds. The amount loaned to the Governmental Unit under this Loan Agreement as set forth on the Term Sheet does not exceed the sum of: (i) the cost of the Project; and (ii) an amount necessary to pay Expenses and related professional fees.

(k) No Breach or Default Caused by Loan Agreement. Neither the execution and delivery of this Loan Agreement and the other documents related to this transaction, nor the fulfillment of or compliance with the terms and conditions in this Loan Agreement and the other documents related to this transaction, nor the consummation of the transactions contemplated herein, conflicts with or results in a breach of terms, conditions or provisions of any restriction or any agreement or instrument to which the Governmental Unit is a party or by which the Governmental Unit is bound or any laws, ordinances, governmental rules or regulations or court or other governmental orders to which the Governmental Unit or its properties are subject, or constitutes a default under any of the foregoing.

(l) Irrevocable Enactments. While this Loan Agreement remains outstanding and unpaid, any ordinance, resolution or other enactment of the Governing Body applying the Pledged Revenues for the payment of this Loan Agreement shall be irrevocable until this Loan Agreement has been paid in full as to both principal and interest, and shall not be subject to amendment or modification in any manner which would in any way jeopardize the timely payment of Loan Agreement Payments.

(m) Outstanding and Additional Debt. Except for the Subordinate Parity Obligations and Senior Obligations described on the Term Sheet, there are currently no outstanding bonds, notes or other obligations of the Governmental Unit which are payable from and secured by a lien on the Pledged Revenues superior to or on a parity with the lien of this Loan Agreement. No additional indebtedness, bonds or notes of the Governmental Unit, payable on a parity with or on a priority ahead of the indebtedness herein authorized out of Pledged Revenues, shall be created or incurred while this Loan Agreement remains outstanding without the prior written approval of the NMFA.

(n) No Litigation. To the knowledge of the Governmental Unit after due investigation, no litigation or proceeding is pending or threatened against the Governmental Unit or any other person affecting the right of the Governmental Unit to execute or deliver this Loan Agreement and the other documents related to this transaction or to comply with its obligations under this Loan Agreement and documents related to the transaction. Neither the execution and delivery of this Loan Agreement and the other documents related to the transaction by the Governmental Unit nor compliance by the Governmental Unit with the obligations under this Loan Agreement and the other documents related to the transaction, requires the approval of any

regulatory body, or any other entity, which approval has not been obtained or which is not reasonably expected to be obtained.

(o) No Event of Default. No event has occurred and no condition exists which, upon the execution and delivery of this Loan Agreement and the other documents related to the transaction, would constitute an Event of Default on the part of the Governmental Unit under this Loan Agreement and the other documents related to the transaction.

(p) Existing Pledges; Pledged Revenues Not Budgeted. Except as described on the Term Sheet the Pledged Revenues have not been pledged or hypothecated in any manner for any purpose at the time of execution and delivery of this Loan Agreement. The portion of the Pledged Revenues necessary to pay the Loan Agreement Payments, as and when due, is not needed or budgeted to pay current or anticipated operational or other expenses of the Governmental Unit.

(q) Expected Coverage Ratio. The Pledged Revenues from the current Fiscal Year are projected to equal or exceed one hundred twenty percent (120%) and, on an ongoing basis during each year of the Loan Agreement Term are reasonably expected to equal or exceed one hundred twenty percent (120%) of the Debt Service Requirements on all Senior Obligations and all Subordinate Parity Obligations Outstanding in such Fiscal Year.

(r) Governmental Unit's Existence. The Governmental Unit will maintain its legal identity and existence so long as System Bonds remain outstanding, unless another political subdivision by operation of law succeeds to the liabilities, rights and duties of the Governmental Unit under this Loan Agreement without adversely affecting to any substantial degree the privileges and rights of the NMFA. However, the Governmental Unit may, annex or de-annex land if the Governmental Unit complies with other applicable covenants contained in the Master Ordinance.

(s) Continuing Disclosure. The Governmental Unit covenants that it shall provide continuing disclosure to the NMFA, as the NMFA may require, that shall include, but not be limited to: Project documents, annual audits, operational data required to update information in any disclosure documents used in connection with assignment or securitizing the Loan Agreement or the Loan Agreement Payments by issuance of Bonds by the NMFA, and notification of any event deemed material by the NMFA. For the purposes of this Loan Agreement, a material event shall include, without limitation, any violation of federal law, regulation, or policy which governs or applies to participants in the Drinking Water State Revolving Loan Fund program which is alleged or found by a state or federal agency of appropriate jurisdiction.

(t) Single Audit Act Requirement. The Governmental Unit acknowledges that the funding provided pursuant to this Loan Agreement is derived in large part from federal grants to the Drinking Water State Revolving Loan Fund program pursuant to the Operating Agreement. During the Loan Agreement Term, the Governmental Unit shall annually, so long as the Governmental Unit expends more or equal to the threshold amount set forth in 2 C.F.R. Section 200.501 during any one Fiscal Year, cause an audit of the books and accounts of its operations in their entirety, in accordance with § 200.514, except when it elects to have a program-specific audit conducted in accordance with 2 C.F.R. 200.501(c) to be completed by an Independent Accountant

in accordance with the Single Audit Act Amendments of 1996 (31 U.S.C. Section 7501 et seq.), and applicable regulations thereunder. The Governmental Unit shall notify the NMFA and the Drinking Water State Revolving Loan Fund program when it conducts an audit in accordance with 2 C.F.R. Section 200.501. The Governmental Unit shall provide a copy to the NMFA and the Drinking Water State Revolving Loan Fund program of such audit within 30 days of completion. The Governmental Unit will inform the Drinking Water State Revolving Loan Fund program and the NMFA of any findings and recommendations pertaining to the Drinking Water State Revolving Loan Fund contained in the audit. The Governmental Unit will also submit the audit to the Federal Audit Clearinghouse within the earlier of 30 calendar days after receipt of the auditor's report(s) or nine months of the end of the audit period pursuant to 2 CFR § 200.512. The Governmental Unit will inform the Drinking Water State Revolving Loan Fund program and NMFA that the audit has been submitted to the Federal Audit Clearinghouse and provide a copy to the Drinking Water State Revolving Loan Fund program and NMFA upon request. The audit will also be available for inspection by the NMFA Environmental Protection Agency.

(u) Construction Requirements. The Governmental Unit shall require any contractor hired by it in connection with the construction of the Project to post a performance and payment bond as provided by NMSA 1978, § 13-4-18, as amended.

Section 2.2 Protective Covenants Regarding Operation of the System.

The Governmental Unit further represents, covenants and warrants as follows:

(a) Rate Covenant.

(i) The Governmental Unit covenants that it will at all times fix rates and collect charges for each class of service rendered by the System, and to, from time to time, amend or adjust such rates so that Gross Revenues of the System shall always be sufficient to provide for the payment of expenses of administration, Operation and Maintenance Expenses, other expenses which may be necessary to preserve the System in good repair and working order, including the necessary reserves therefor and all other payments necessary to meet ongoing legal obligations to be paid at that time; and

(ii) The Governmental Unit further covenants that it will at all times fix, charge and collect such rates and charges as shall be required in order that in each Fiscal Year the Pledged Revenues shall at least equal (i) 130% of the Debt Service Requirements on all Senior Obligations outstanding in such Fiscal Year and (ii) 120% of the Debt Service Requirements on all Senior Obligations and all Subordinate Parity Obligations outstanding in such Fiscal Year.

(iii) Failure by the Governmental Unit to comply with the foregoing Rate Covenant in any Fiscal Year will not constitute an event of default under the Master Ordinance so long as the Governmental Unit, within 180 days after the end of any such Fiscal Year, adopts the schedule of rates and charges recommended or approved by a Consulting Engineer which would bring the Governmental Unit into compliance with the Rate Covenant. The Governmental Unit is also required under the Master Ordinance in each Fiscal Year to complete a review of its financial condition for the purpose of estimating whether the Net Revenues for such Fiscal Year and for the

next succeeding Fiscal Year will be sufficient to comply with the Rate Covenant set forth above. If the Governmental Unit determines that the Net Revenues may not be so sufficient, it shall forthwith cause the Consulting Engineer to make a study for the purpose of recommending a schedule of fees, rates and charges for the System which, in the opinion of the Consulting Engineer, will cause sufficient Gross Revenues to be collected in such Fiscal Year to comply with the Rate Covenant set forth above and will cause additional Gross Revenues to be collected in such Fiscal Year sufficient to eliminate the amount of any deficiency at the earliest practicable time within such Fiscal Year. The Governmental Unit shall as promptly as practicable adopt and place in effect the schedule of fees, rates and charges recommended or approved by the Consulting Engineer pursuant to the Master Ordinance. In the alternative of establishing fees, rates and charges necessary to meet the Rate Covenant set forth above, the Governmental Unit may implement reductions in Operation and Maintenance Expenses for the System in an amount sufficient to meet the Rate Covenant.

(b) Lien on Lands Serviced by the System. State law grants the Governmental Unit a lien upon each lot or parcel of land for the charges imposed for water services supplied by the System to the owner of such lot or parcel (except as otherwise provided in NMSA 1978, § 3-23---6). The Governmental Unit will cause each lien to be perfected in accordance with the provisions of NMSA 1978, §§ 3-23--6 and 3--36--1 through 3--36---5. The Governmental Unit will take all necessary steps to enforce the lien against any parcel of property the owner of which is delinquent for more than six (6) months in the payment of charges imposed for the use of the System.

(c) Levy of Charges. The Governmental Unit will promptly fix, establish and levy the rates and charges which are required by Section 2.2(a) hereof. Unless contrary to any provision of applicable law, any resolution or ordinance adopted by the Governing Body to fix, establish and levy such rates and charges shall be deemed an administrative or executive matter not subject to the referendum provisions of the Charter or State law. No reduction in any initial or existing rate schedule for the System may be made unless:

(i) The Governmental Unit has fully complied with the requirements of the rate covenant contained in Section 2.2(a) hereof for any twelve (12) consecutive months out of the sixteen (16) calendar months immediately preceding the reduction of the rate schedule, and

(ii) The audit required by Section 26.09 of the Master Ordinance or a separate certificate by an Independent Accountant for or relating to any twelve (12) consecutive months out of the sixteen (16) calendar months immediately preceding any reduction discloses that the Pledged Revenues resulting from the proposed rate schedule would have been sufficient to meet the rate covenant contained in Section 2.2(a) hereof during the applicable twelve (12) month period.

(d) Efficient Operation. The Governmental Unit will maintain the System in efficient operating condition and make such improvements, extensions, enlargements, repairs and betterments to the System as may be necessary or advisable for its economical and efficient operation at all times and sufficient to supply reasonable public and private demands for System services within the Service Area of the System.

(e) Records. So long as this Loan Agreement remains outstanding, proper books of record and account will be kept by the Governmental Unit in accordance with Generally Accepted Accounting Principles, separate from all other records and accounts, showing complete and correct entries of all transactions relating to the System. However, pursuant to NMSA 1978, § 6-14-10(E), as amended, records with regard to the ownership or pledge of System Bonds are not subject to inspection or copying.

(f) Right to Inspect. The NMFA, or its duly authorized agents, shall have the right to inspect at all reasonable times the Project and all records, accounts and data relating to the Project, the Pledged Revenues and the System.

(g) Audits. Within one hundred eighty (180) days following the close of each Fiscal Year, the Governmental Unit will cause an audit of the books and accounts of the System and its separate systems to be made by an Independent Accountant and the audit to be made available for inspection by the NMFA. Each audit of the System shall comply with Generally Accepted Accounting Principles. The audit required by this section may, at the Governmental Unit's discretion, be performed as a part of or in conjunction with the audit required under the Single Audit Act as set forth in Section 2.1(t) of this Loan Agreement.

(h) Billing Procedure. Bills for water services, furnished by or through the System shall be rendered to customers on a regular basis each month following the month in which the service was rendered and shall be due as required by the applicable ordinance, resolution, regulation or policy of the Governmental Unit. To the extent permitted by law, if a bill is not paid within the period of time required by such ordinance, water services shall be discontinued as required by Governmental Unit ordinance, and the rates and charges due shall be collected in a lawful manner, including, but not limited to, the cost of disconnection and reconnection.

(i) Charges and Liens Upon System. The Governmental Unit will pay when due from Gross Revenues or other legally available funds all taxes and assessments or other municipal or governmental charges, lawfully levied or assessed upon the System and will observe and comply with all valid requirements of any municipal or governmental authority relating to the System. The Governmental Unit will not create or permit any lien or charge upon the System or the Gross Revenues or it will make adequate provisions to satisfy and discharge within sixty (60) days after the same accrue, all lawful claims and demands for labor, materials, supplies or other objects, which, if unpaid, might by law become a lien upon the System or the Gross Revenues. However, the Governmental Unit shall not be required to pay or cause to be discharged, or make provision for any tax assessment, lien or charge before the time when payment becomes due or so long as the validity thereof is contested in good faith by appropriate legal proceedings and there is no adverse effect on NMFA.

(j) Insurance. Subject, in each case, to the condition that insurance is obtainable at reasonable rates and upon reasonable terms and conditions, in its operation of the System, the Governmental Unit will procure and maintain or cause to be procured and maintained commercial insurance or provide Qualified Self Insurance with respect to the facilities constituting the System and public liability insurance in the form of commercial insurance or Qualified Self Insurance and, in each case, in such amounts and against such risks as are, in the judgment of the

Governing Body, prudent and reasonable taking into account, but not being controlled by, the amounts and types of insurance or self-insured programs provided by entities which operate systems such as the System. "Qualified Self Insurance" means insurance maintained through a program of self insurance or insurance maintained with a fund, company or association in which the Governmental Unit may have a material interest and of which the Governmental Unit may have control, either singly or with others. Each plan of Qualified Self Insurance shall be established in accordance with law, shall provide that reserves be established or insurance acquired in amounts adequate to provide coverage which the Governmental Unit determines to be reasonable to protect against risks assumed under the Qualified Self Insurance plan, including any potential retained liability in the event of the termination of such plan of Qualified Self Insurance. In the event of property loss or damage to the System, insurance proceeds shall be used first for the purpose of restoring or replacing the property lost or damaged and thereafter, and any remainder may be used to redeem System Bonds or be treated as Gross Revenues and used in any legally permissible manner.

(k) Competing Utility System. Unless contrary to any provision of, or required by, applicable law, as long as this Loan Agreement is outstanding, the Governmental Unit prior to granting any franchise or license to a competing utility system, or permitting any person, association, firm or corporation to sell similar utility services or facilities to any consumer, public or private, within the Service Area of the System; provided, however, that nothing herein shall prevent the Governmental Unit from annexing land into its boundaries solely due to the fact that there is a competing utility system or person, association, firm or corporation providing such utility services or facilities within or for the land to be annexed.

(l) Alienating System. While the System Bonds are outstanding, the Governmental Unit shall not, except as permitted below, transfer, sell, or otherwise dispose of the System. For purposes of this Section 2.2(l), any transfer of an asset over which the Governmental Unit retains or regains substantial control shall not, for so long as the Governmental Unit has such control, be deemed a disposition of the System.

The Governmental Unit may transfer, sell or otherwise dispose of the System only if such transfer, sale or disposition complies with one or more of the following provisions:

(i) The property being disposed of is inadequate, obsolete or worn out; or

(ii) The property proposed to be disposed of and all other property of the System disposed of during the twelve (12) month period ending on the day of such transfer (but excluding property disposed of under Subsection 2.2(l)(i) above) will not, in the aggregate, constitute a Significant Portion of the System determined as described below and the proceeds are deposited into the Income Fund to be used as described below; or

(iii) The Governmental Unit receives fair market value for the property, the proceeds are deposited into the Income Fund to be used as described below and prior to the disposition of such property there is delivered to the Fiscal Agent a certificate of a Consultant to the effect that notwithstanding such disposition, but taking into account the use of such proceeds

in accordance with the expectations of the Governmental Unit as evidenced by a certificate of an Authorized Officer, the Consultant estimates that the Governmental Unit will be in compliance with the rate covenant in Section 2.2(a) hereof during each of the five (5) Fiscal Years immediately following such disposition.

For purposes of this Section 2.2(l), the term "Significant Portion" of the System means property of the System which, if such property had been disposed of by the Governmental Unit at the beginning of the Fiscal Year which includes the month of commencement of the twelve (12) month period referred to in Subsection 2.2(l)(ii) above would have resulted in a reduction in Net Revenues for such Fiscal Year of more than four percent (4%) when the actual Net Revenues for such Fiscal Year are decreased by the revenues directly attributable to such property of the System and increased by the expenses of the Governmental Unit directly attributable to such property of the System.

Proceeds of the disposition of assets under the Subsection 2.2(l)(ii) or 2.2(l)(iii) above shall be deposited in the Income Fund and used, within a reasonable period of time, not to exceed three years, to (a) provide additional revenue-producing properties to the System, (b) redeem System Bonds or (c) create an escrow fund pledged to pay specified System Bonds and thereby cause such System Bonds to be deemed to be paid as provided in the Master Ordinance.

Properties of the System which were financed with the proceeds of obligations the interest on which is then excluded from gross income for federal income tax purposes shall not be disposed of, except under the terms of provision 2.2(l)(i) above, unless the Governmental Unit has first received a written opinion of Bond Counsel to the effect that such disposition will not cause the interest on such obligations to become includable in gross income for federal income tax purposes.

No such disposition shall be permitted which would cause the Governmental Unit to be in default of any other covenant contained in the Master Ordinance.

(m) Competent Management. The Governmental Unit shall employ experienced and competent personnel to manage the System.

(n) Performing Duties. The Governmental Unit will faithfully and punctually perform all duties with respect to the System required by the Constitution and laws of the State and the ordinances and resolutions of the Governmental Unit relating to the System and this Loan Agreement, including, but not limited to, making and collecting reasonable and sufficient rates and charges for services rendered or furnished by the System as required by this Section and the proper segregation and application of the Gross Revenues.

(o) No Other Liens. Except for those Senior Obligations, Subordinate Parity Obligations, and Super Subordinate Obligations listed in the Term Sheet, there are no liens or encumbrances of any nature whatsoever, on or against the System or the Gross Revenues or Net Revenues on parity with**,** subordinate or senior to the lien of this Loan Agreement.

(p) Free Services Prohibited. No free service, facilities nor commodities shall be furnished by the System. Should the Governmental Unit use water services or facilities supplied by the System for municipal purposes, or any combination thereof, or in any manner use the System, or any part thereof, any use of the System by or of the services rendered thereby to the Governmental Unit, or any department, board or agency thereof, will be paid for from the Governmental Unit's general fund or other available revenues at the reasonable value of the use so made, or service so rendered, which shall in no event be less than the rates charged to a System customer with similar consumption; and all the revenue so derived from the Governmental Unit shall be deemed to be income derived from the operation of the System, to be used and accounted for in the same manner as any other income derived from the operation of the System.

Section 2.3 Representations, Covenants and Warranties of the NMFA. The NMFA represents, covenants and warrants for the benefit of the Governmental Unit as follows:

(a) Legal Status and Authorization of Loan Agreement. The NMFA is a public body politic and corporate constituting a governmental instrumentality, separate and apart from the State, duly organized and created under and pursuant to the laws of the State, particularly the NMFA Act. The NMFA has all necessary power and authority to enter into and perform and observe the covenants and agreements on its part contained in this Loan Agreement and has duly authorized the execution and delivery of this Loan Agreement.

(b) No Breach or Default Caused by Loan Agreement. Neither the execution and delivery of this Loan Agreement, nor the fulfillment of or compliance with the terms and conditions of this Loan Agreement, nor the consummation of the transactions contemplated in this Loan Agreement, conflicts with or results in a breach of the terms, conditions and provisions of any restriction or any agreement or instrument to which the NMFA is a party or by which the NMFA is bound or constitutes a default under any of the foregoing and will not conflict with or constitute a violation of any constitutional or statutory provision or order, rule, regulation, decree or ordinance of any court, government or governmental authority having jurisdiction over the NMFA, or its property and which conflict or violation will have a material adverse effect on the NMFA or the financing of the Project.

(c) No Litigation. To the knowledge of the NMFA, there is no litigation or proceeding pending or threatened against the NMFA or any other person affecting the right of the NMFA to execute or deliver this Loan Agreement or to comply with its obligations under this Loan Agreement. To the knowledge of the NMFA, neither the execution and delivery of this Loan Agreement by the NMFA, nor compliance by the NMFA with its obligations under this Loan Agreement, requires the approval of any regulatory body, or any other entity, which approval has not been obtained.

(d) Legal, Valid and Binding Obligation. This Loan Agreement constitutes a legal, valid and binding obligation of the NMFA enforceable in accordance with its terms.

(e) NMFA Compliance with Policies. As related to this Loan Agreement, the NMFA has complied with all applicable policies and procedures, as adopted and approved by the

NMFA Board of Directors, or such policies or procedures have been waived by the NMFA Board of Directors.

(f) Compliance with Securities Laws. The NMFA acknowledges that no offering document or prospectus has been prepared by the Governmental Unit with respect to this Loan Agreement. The NMFA has been provided with and has reviewed such information as it deems relevant in making its decision to make the Loan to the Governmental Unit and has assumed and relied on the accuracy of such information. The NMFA will not sell, pledge, transfer, convey, hypothecate, mortgage or dispose of the Loan Agreement, or any portion thereof, except to persons who have been provided sufficient information with which to make an informed investment decision regarding the Loan Agreement and in compliance with the Securities Act of 1933, as amended, the regulations promulgated thereunder and applicable State securities laws and regulations.

ARTICLE III

LOAN AGREEMENT TERM

The Loan Agreement Term shall commence on the Closing Date and shall not terminate until the Governmental Unit's obligations under this Loan Agreement have been paid in full or provision for payment of this Loan Agreement has been made pursuant to Article VIII hereof.

ARTICLE IV

LOAN; APPLICATION OF MONEYS

Section 4.1 Application of Loan Agreement Proceeds.

(a) After the Closing Date and upon written determination of compliance by the Governmental Unit with Section 4.2 of this Loan Agreement, the amount shown on the Term Sheet as the Aggregate Program Amount shall be made available for disbursal by the NMFA to the Governmental Unit at the request of the Governmental Unit and as needed by the Governmental Unit to implement the Project.

(b) The Final Requisition shall be submitted by the Governmental Unit within twenty seven (27) months following the Closing Date, except only as otherwise approved in writing by an Authorized Officer of the NMFA, based on the Governmental Unit's demonstration, to the reasonable satisfaction of the Authorized Officer of the NMFA, that unanticipated circumstances beyond the control of the Governmental Unit resulted in delaying the acquisition and completion of the Project, and submission of the Governmental Unit's Final Requisition.

Section 4.2 Disbursements; Approval of Payment Requests. Prior to the disbursement of any proceeds of the Loan for construction, the Governmental Unit shall comply with EPA's guidelines applicable to the Project and with the requirements of the laws and regulations of the State governing the construction and operation of drinking water systems, and after written determination of compliance, the NMFA, the Department, or other appropriate agency or entity on

behalf of the NMFA, pursuant to an agreement between such agency or entity and the NMFA) will approve (1) the engineer and engineering solicitation process for the Project; (2) the engineering contract for the Project; (3) the plans and specifications pursuant to 42 U.S.C. Section 300j-12 and (4) the bids for the conduct and completion of the Project. The Governmental Unit shall transmit payment requisitions in the form attached to this Loan Agreement as Exhibit "C" and the supporting documentation required pursuant to Exhibit "C" to the NMFA. The NMFA or its designee shall review each requisition for compliance with (i) the Project's scope and (ii) all applicable state and federal laws, rules and regulations, and shall approve or disapprove the requisition accordingly. The NMFA shall cause an Approved Requisition to be paid from the Drinking Water State Revolving Loan Fund.

Section 4.3 Termination by NMFA. NMFA may terminate this Loan Agreement in its sole discretion if it determines and notifies the Governmental Unit in writing that the Governmental Unit has not met within a reasonable period of time the requirements of Section 4.2 of this Loan Agreement.

ARTICLE V

LOAN TO THE GOVERNMENTAL UNIT; PAYMENTS BY THE GOVERNMENTAL UNIT

Section 5.1 Loan to the Governmental Unit; Payment Obligations Limited to Pledged Revenues; Pledge of Pledged Revenues. The NMFA hereby lends to the Governmental Unit and the Governmental Unit hereby borrows from the NMFA an amount not to exceed the Maximum Principal Amount. The Governmental Unit promises to pay, but solely from the sources pledged herein, the Loan Agreement Payments as herein provided. Subject to any outstanding Senior Obligations and Subordinate Parity Obligations, the Governmental Unit does hereby grant a lien on and a security interest in and does hereby convey, assign and pledge unto the NMFA and unto its successors in trust forever all right, title and interest of the Governmental Unit in and to (i) the Pledged Revenues to the extent required to pay the Loan Agreement Payments on a parity with any Subordinate Parity Obligations and subordinate to any Senior Obligations, (ii) the Debt Service Account, and (iii) all other rights hereinafter granted, for the securing of the Governmental Unit's obligations under this Loan Agreement, including payment of the Loan Agreement Payments, provided, however, that if the Governmental Unit, its successors or assigns, shall pay, or cause to be paid, all Loan Agreement Payments at the time and in the manner contemplated by this Loan Agreement, or shall provide as permitted by Article VIII of this Loan Agreement for the payment thereof and shall pay all other amounts due or to become due under this Loan Agreement in accordance with its terms and provisions then, upon such final payment, this Loan Agreement and the rights created thereby shall terminate; otherwise, this Loan Agreement shall remain in full force and effect, unless terminated by NMFA pursuant to Section 4.3 of this Loan Agreement. The Loan Agreement Payments shall, in the aggregate, be sufficient to pay the Aggregate Repayable Disbursements, as set forth in the Interim Loan Agreement Payment Schedule or the Final Loan Agreement Payment Schedule, as applicable.

Within five (5) days after each payment of an Approved Requisition during the Interim Period, the NMFA shall recalculate on the basis of the Aggregate Repayable Disbursements to that

date the Interest Component and Administrative Fee Component next coming due as set out in Section 5.2(a)(i) of this Loan Agreement and shall provide written notice to the Governmental Unit of the recalculated Interest Component and Administrative Fee Component. Within thirty (30) days after the final Disbursement, the NMFA shall provide a Final Loan Agreement Payment Schedule. The schedule of Loan Agreement Payments, assuming the disbursal of the entire Aggregate Program Amount within twenty-seven (27) months after the Closing Date, identified as the Interim Loan Agreement Payment Schedule, is attached to this Loan Agreement as Exhibit "B". The NMFA shall provide a Final Loan Agreement Payment Schedule following the final Disbursement which shall supersede the schedule attached as Exhibit "B".

The pledge of the Pledged Revenues and the lien thereon shall be effective upon the Closing Date. The Governmental Unit and the NMFA acknowledge and agree that the sources of the Loan Agreement Payments of the Governmental Unit hereunder are limited to the Pledged Revenues, and that the Loan Agreement shall constitute a special, limited obligation of the Governmental Unit. No provision of this Loan Agreement shall be construed or interpreted as creating a general obligation or other indebtedness of the Governmental Unit or the State within the meaning of any constitutional or statutory debt limitation. No provision of this Loan Agreement shall be construed to pledge or to create a lien on any class or source of Governmental Unit moneys other than the Pledged Revenues, nor shall any provision of this Loan Agreement restrict the future issuance of any bonds or obligations payable from any class or source of Governmental Unit moneys other than the Pledged Revenues. In addition, to the extent not required for the payments under Article XVIII of the Master Ordinance, including the payment of obligations of the Governmental Unit hereunder, the Pledged Revenues may be utilized by the Governmental Unit as provided in the Master Ordinance for any other purposes permitted by law and the laws of the State.

Section 5.2 Payment Obligations of Governmental Unit. The Debt Service Account shall be established and held by the NMFA or its designee on behalf of the Governmental Unit. All Loan Agreement Payments received by the NMFA or its designee pursuant to this Loan Agreement, shall be accounted for and maintained by the NMFA or its designee in the Debt Service Account, which account shall be kept separate and apart from all other accounts of the NMFA. The amounts on deposit in the Debt Service Account shall be expended and used by the NMFA only in the manner and order of priority specified herein.

(a) In accordance the payments required under Article XVII of the Master Ordinance, as a subordinate charge and lien, but not an exclusive subordinate charge and lien, on the Pledged Revenues (on a parity with the lien on the Pledged Revenues created by any outstanding Subordinate Parity Obligations and subordinate to any outstanding Senior Obligations), the Governmental Unit shall remit to the NMFA and the NMFA shall collect and deposit into the Debt Service Account from the Governmental Unit the Pledged Revenues, in the manner specified herein.

(i) Payment of Interest Component and Administrative Fee Component during Interim Period.

(A) During the Interim Period, the Interest Component and Administrative Fees shall accrue on the amount of Aggregate Repayable Disbursements, from the date of each Disbursement.

(B) During the Interim Period, within five (5) days after each payment of an Approved Requisition, the Finance Authority shall calculate the Interest Component and Administrative Fee Component next coming due on the Aggregate Repayable Disbursements.

(C) During the Interim Period, the Governmental Unit shall on June 1 and December 1 of each year, commencing on the first day of June or December, as the case may be, next following the first payment by the Finance Authority of an Approved Requisition, pay to the Finance Authority for deposit into the Debt Service Account such amount as is necessary, to pay the Interest Component and Administrative Fee Component on the Aggregate Repayable Disbursements as of each Loan Agreement Payment Date as described in the Loan Agreement Payment schedule attached as Exhibit "B" hereto.

(ii) Loan Agreement Payments Following the Interim Period. After the Interim Period, the Governmental Unit shall pay to the NMFA for deposit into the Debt Service Account the following amounts:

(A) Interest Component and Administrative Fee Component. On June 1 and December 1 of each year commencing on the first day of June or December, as the case may be, the Governmental Unit shall pay to the NMFA for deposit into the Debt Service Account the amount which is necessary to pay the first maturing Interest Component and Administrative Fee Component coming due on this Loan Agreement and thereafter, on each Loan Agreement Payment Date, the amount necessary to pay the Interest Component and Administrative Fee Component then due on this Loan Agreement as described in the Final Loan Agreement Payment Schedule.

(B) Principal Payments. On June 1 of each year, commencing on the first day of June next following the Final Disbursement, the Governmental Unit shall pay to the NMFA for deposit into the Debt Service Account the amount which is necessary to pay the first maturing Principal Component; and annually on the first day of June thereafter, the amount which is necessary to pay the Principal Component then due on this Loan Agreement during the Loan Agreement Term, as described in the Final Loan Agreement Payment Schedule.

(iii) Method of Payment. The Governmental Unit shall transfer to the NMFA, from Pledged Revenues, the amounts set forth in Subsections (i)(C), (ii)(A) and (ii)(B) of this Section 5.2(a) during the time that this Loan Agreement is outstanding, provided, that in the event of any default in making the Loan Agreement Payments by the Governmental Unit, the NMFA shall be entitled to seek payment of the amounts due through any of the remedies provided in Article X of this Loan Agreement.

(b) In the event that the balance of payments held in the Debt Service Account should exceed the amount needed to cover Loan Agreement Payments then due, the NMFA shall use the balance of the Pledged Revenues received, at the request of the Governmental Unit (i) to

credit against upcoming Loan Agreement Payments, or (ii) to distribute to the Governmental Unit for any other purpose permitted by law.

Section 5.3 Manner of Payment. All payments of the Governmental Unit hereunder shall be paid in lawful money of the United States of America to the NMFA or its designee at the address designated in Section 11.1 of this Loan Agreement. The obligation of the Governmental Unit to make payments hereunder, from and to the extent of the available Pledged Revenues, shall be absolute and unconditional in all events, except as expressly provided hereunder, and payment hereunder shall not be abated through accident or unforeseen circumstances. Notwithstanding any dispute between the Governmental Unit, the NMFA or its designee, any vendor or any other person, the Governmental Unit shall make all deposits hereunder, from and to the extent of the available Pledged Revenues, when due and shall not withhold any deposit hereunder pending final resolution of such dispute, nor shall the Governmental Unit assert any right of set-off or counterclaim against its obligation to make such deposits required hereunder.

Section 5.4. Additional Subordinate Parity and Senior Obligations Payable from Pledged Revenues.

(a) Subordinate Parity Obligations. No provision of this Loan Agreement shall be construed in such a manner as to prevent the issuance by the Governmental Unit of additional Subordinate Parity Obligations payable from Pledged Revenues, nor to prevent the issuance of bonds or other obligations refunding all or a part of this Loan Agreement; provided, however, that before any such additional Subordinate Parity Obligations are actually issued (excluding refunding bonds or refunding obligations which refund Subordinate Parity Obligations or Senior Obligations but including parity refunding bonds and obligations which refund Super Subordinate Obligations as provided in Section 5.5 hereof) and the requirements of Section 24.03 of the Master Ordinance.

The tests required in this Section and Section 24.03 of the Master Ordinance, shall be performed without adjustment for payments to or withdrawals from the Rate Stabilization Fund or interest accrued (other than amounts representing capitalized interest) in the Acquisition Fund. For Subordinate Parity Bonds with a funded Reserve Account (excluding any insurance coverage through a Reserve Fund Insurer), determination of average annual combined Debt Service Requirements or maximum combined annual Debt Service Requirements shall include application of the funds in the Reserve Account to the final debt service payment for the applicable Subordinate Parity Bonds. Except as permitted herein and by Article XXV of the Master Ordinance, prior to the issuance of additional Subordinate Parity Bonds, the Governmental Unit shall be current in making all deposits required by Article XVIII of the Master Ordinance and the following test shall be satisfied:

(i) a certificate prepared by an Authorized Officer of the Governmental unit showing that the Net Revenues for the Historic Test Period were at least equal to 120% of the maximum combined annual Debt Service Requirements for all Outstanding Senior Obligations and Outstanding Parity Subordinate Obligations after the issuance of the proposed Parity Subordinate Obligations, or

(ii) a certificate prepared by a Consulting Engineer showing that:

(A) the Net Revenues for the Historic Test Period were at least equal to 120% of the maximum combined annual Debt Service Requirements for all Outstanding Senior Obligations and Outstanding Parity Subordinate Obligations immediately preceding the issuance of the proposed additional Subordinated Bonds;

(B) for each Fiscal Year during the period from the date of delivery of such certificate until the latest estimated Completion Date of the Project being financed, the Consulting Engineer estimates that the Governmental Unit will be in compliance with the Rate Covenant; and

(C) the estimated Net Revenues for each of the three Fiscal Years immediately following the latest estimated Completion Date for the specified Project to be financed with proceeds of the proposed additional Parity Subordinate Obligations, as certified to the Consulting Engineer by an Authorized Officer of the Governmental Unit, will be at least equal to 120% of the maximum combined annual Debt Service Requirements for all Outstanding Senior Obligations and Outstanding Parity Subordinate Obligations which will be outstanding immediately after the issuance of the proposed additional Subordinated Bonds.

For purposes of subsections (ii)(A) and (ii)(B) above, in estimating Net Revenues, the Consulting Engineer may take into account (1) reasonable Gross Revenues from specified Projects expected to become available, (2) any increase in fees, rates, charges, rentals or other sources of Gross Revenues which have been approved by the Governmental Unit and will be in effect during the period for which the estimates are provided, and (3) any other increases in Gross Revenues for such period which the Consulting Engineer certifies to be reasonable for purposes of such certificate. With respect to Operation and Maintenance Expenses, the Consulting Engineer shall use such assumptions as the Consulting Engineer believes to be reasonable, and taking into account, (i) historical Operation and Maintenance Expenses, (ii) Operation and Maintenance Expenses associated with the specified Projects and (iii) such other factors, including inflation and changing operations or policies of the Governmental Unit, as the Consulting Engineer believes to be appropriate. The Consulting Engineer shall include in the certificate or in a separate accompanying report a description of the assumptions used and the calculations made in determining the estimated Net Revenues and shall also set forth the calculations of the maximum combined annual Debt Service Requirements, which calculations may be based upon information provided by another Consulting Engineer or Consultant.

For purposes of preparing the certificate or certificates described above, the Consulting Engineer or Consulting Engineers may rely upon financial statements prepared by the Governmental Unit which have not been subject to audit by an independent certified public accountant if audited financial statements for the Fiscal Year or period are not available; provided, however, that an Authorized Officer of the Governmental Unit shall certify as to their accuracy and that such financial statements were prepared substantially in accordance with generally accepted accounting principles, subject to year-end adjustments.

(D) The Governmental Unit shall provide written notice to the NMFA of its intention to authorize the issuance of additional Subordinate Parity Obligations or Super Subordinate Obligations prior to taking official action regarding the issuance of the bonds or obligations and, following establishment of the final terms of the additional bonds proposed to be issued

(b) Senior Obligations. The Governmental Unit may issue bonds or other obligations payable from the Pledged Revenues having a lien thereon prior or superior to this Loan Agreement, so long as the additional bonds test set forth in the Master Ordinance for issuance of Senior Obligations can be met on the date of issuance of such additional bonds or other obligations. The Governmental Unit shall not issue Senior Obligations payable from the Pledged Revenues, without providing prior written notice to the NMFA, unless such Senior Obligations are purchased by the NMFA

Section 5.5 Refunding Obligations Payable from Pledged Revenues. The provisions of Section 5.4 hereof are subject to the following exceptions:

(a) If at any time after the Closing Date, while this Loan Agreement, or any part thereof, is outstanding, the Governmental Unit shall find it desirable to refund any outstanding bonds or other outstanding obligations payable from the Pledged Revenues, this Loan Agreement, such bonds or other obligations, or any part thereof, may be refunded (but the holders of this Loan Agreement or bonds to be refunded may not be compelled to surrender this Loan Agreement or their bonds, unless this Loan Agreement, the bonds or other obligations, at the time of their required surrender for payment, shall then mature, or shall then be callable for prior redemption at the Governmental Unit's option), regardless of whether the priority of the lien for the payment of the refunding obligations on the Pledged Revenues is changed, except as provided in subparagraph (f) of Section 5.4 hereof and in subparagraphs (b) and (c) of this Section.

(b) No refunding bonds or other refunding obligations payable from the Pledged Revenues shall be issued on a parity with this Loan Agreement unless:

(i) The outstanding obligations so refunded have a lien on the Pledged Revenues on a parity with the lien thereon of this Loan Agreement and the refunding bonds or other refunding obligations do not increase any aggregate annual principal and interest obligations evidenced by such refunded obligations; or

(ii) The refunding bonds or other refunding obligations are issued in compliance with subparagraphs (a) and (b) of Section 5.4 hereof.

(c) The refunding bonds or other obligations so issued shall enjoy complete equality of lien on the Pledged Revenues with the portion of this Loan Agreement or any bonds or other obligations of the same issue which is not refunded, if any; and the holder or holders of such refunding bonds or such other refunding obligations shall be subrogated to all of the rights and privileges enjoyed by the holder or holders of this Loan Agreement or the bonds or other obligations of this same issue refunded thereby. If only a part of this Loan Agreement or the outstanding bonds and any other outstanding obligations of any issue or issues payable from the

Pledged Revenues is refunded, then such obligations may not be refunded without the consent of the holder or holders of the unrefunded portion of such obligations, unless:

(i) The refunding bonds or other refunding obligations do not increase any aggregate annual principal and interest obligations evidenced by such last maturity date of such unrefunded obligations; or

(ii) The refunding bonds or other refunding obligations are issued in compliance with subparagraphs (a) and (b) of Section 5.4 hereof; or

(iii) The lien on the Pledged Revenues for the payment of the refunding obligations is subordinate to each such lien for the payment of any obligations not refunded.

(d) Any refunding bonds or other refunding obligations payable from the Pledged Revenues shall be issued with such details as the Governmental Unit may provide by ordinance or resolution, but without any impairment of any contractual obligations imposed upon the Governmental Unit by any proceedings authorizing the issuance of any unrefunded portion of such outstanding obligations of any one or more issues (including, but not necessarily limited to, this Loan Agreement).

Section 5.6 Investment of Governmental Unit Funds. Money on deposit in the Debt Service Account created hereunder may be invested by the NMFA or its designee in Permitted Investments at the written direction of the Governmental Unit or, in the absence of such written direction of the Governmental Unit, at the discretion of the NMFA. Any earnings on Permitted Investments shall be held and administered in the Debt Service Account and utilized in the same manner as the other moneys on deposit therein for the benefit of the Governmental Unit.

Section 5.7 Governmental Unit May Budget for Payments. The Governmental Unit may, in its sole discretion, but without obligation and subject to the Constitution of the State, governing laws, and its budgetary requirements, make available properly budgeted and legally available funds to defray any insufficiency of Pledged Revenues to pay Loan Agreement Payments; provided, however, the Governmental Unit has not covenanted and cannot covenant to make such funds available and has not pledged any of such funds for such purpose.

ARTICLE VI

THE PROJECT

Section 6.1 Agreement to Acquire and Complete the Project. The Governmental Unit hereby agrees that in order to effectuate the purposes of this Loan Agreement and to effectuate the acquisition and completion of the Project, it shall make, execute, acknowledge and transmit any contracts, orders, receipts, writings and instructions with any other persons, firms or corporations and, in general do all things which may be requisite or proper to acquire and complete the Project.

The Governmental Unit agrees to acquire and complete the Project through the application of moneys to be disbursed by the NMFA pursuant to Section 6.2 of this Loan Agreement.

Section 6.2 Disbursements. So long as no Event of Default shall occur and the requirements of Section 4.2 are satisfied, the NMFA or its designee shall disburse moneys to pay a requisition upon receipt and approval by the NMFA or its designee of a requisition substantially in the form of Exhibit "C" attached hereto signed by an Authorized Officer of the Governmental Unit, with required supporting documentation

Section 6.3 Completion of the Project. Upon completion of the Project, which shall occur no later than two (2) years after the Closing Date, unless a later date is approved as provided in Section 4.1(b) of this Loan Agreement, an Authorized Officer of the Governmental Unit shall deliver a certificate to the NMFA, substantially in the form of Exhibit "D" attached hereto, stating that, to his or her knowledge, the Project has been completed and the Project has been accepted by the Governmental Unit, and all costs have been paid, except for any reimbursements requested pursuant to requisitions submitted prior to the end of the Interim Period. Notwithstanding the foregoing, such certificate shall state that it is given without prejudice to any rights against third parties which exist at the date of such certificate or which may subsequently come into being.

Section 6.4 Unrequisitioned Amounts. In the event that, (1) at the time of the delivery of the certificate of completion required by Section 6.3 hereof, there remains an Unrequisitioned Principal Amount, or (2) the NMFA shall not have received a Final Requisition, by the date that is twenty seven (27) months from the Closing Date, unless an extension is approved pursuant to Section 4.1(b) of this Loan Agreement, then the Governmental Unit shall have no right or title to the Unrequisitioned Principal Amount, nor any right to pledge, encumber or draw upon such Unrequisitioned Principal Amount, and the NMFA will not approve, honor, or enforce any requisition upon such Unrequisitioned Principal Amount pursuant to this Loan Agreement.

ARTICLE VII

COMPLIANCE WITH LAWS AND RULES; OTHER COVENANTS

Section 7.1 Further Assurances and Corrective Instruments. The NMFA and the Governmental Unit agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the Project or of the Pledged Revenues, or for otherwise carrying out the intention hereof. Authorized Officers are authorized to execute, acknowledge and deliver any such supplements and further instruments.

Section 7.2 NMFA and Governmental Unit Representatives. Whenever under the provisions hereof the approval of the NMFA or the Governmental Unit is required, or the Governmental Unit or the NMFA is required to take some action at the request of the other, such approval or such request shall be given for the NMFA or for the Governmental Unit by an Authorized Officer of the NMFA or the Governmental Unit, as the case may be, and any party hereto shall be authorized to rely and act on any such approval or request.

Section 7.3 Compliance with Court Orders. During the Loan Agreement Term, the Governmental Unit and the NMFA shall observe and comply promptly with all current and future orders of all courts having jurisdiction over the parties hereto, the Project or the Pledged Revenues.

Section 7.4 Compliance with Applicable State and Federal Laws. During the Loan Agreement Term, the Governmental Unit shall comply with all applicable State and federal laws, including, without limitation, the following:

(a). For all contracts, the Governmental Unit shall comply with the New Mexico Procurement Code, NMSA 1978, §§ 13-1-28 through 13-1-199, as amended, or its local procurement ordinances and regulations, as applicable.

(b). For all construction contracts awarded in excess of $10,000, the Governmental Unit shall comply with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity," as amended by Executive Order 11375 of October 12, 1967, and as supplemented in Department of Labor regulations (41 C.F.R. chapters 40 and 60). In addition, for all contracts, the Governmental Unit shall comply with all State laws and regulations and all executive orders of the Governor of the State pertaining to equal employment opportunity.

(c). For all contracts awarded for construction or repair, the Governmental Unit shall comply with the Copeland "Anti-Kickback" Act (18 U.S.C. § 874) as supplemented in Department of Labor regulations (29 C.F.R. part 3).

(d). For all construction subcontracts, and subgrants of amounts in excess of $100,000, the Governmental Unit shall comply with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C. § 7606), Section 508 of the Clean Water Act (33 U.S.C. § 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 C.F.R. Part 15). In addition, for all contracts, the Contractor shall comply with all applicable State laws and regulations and with all executive orders of the Governor of the State pertaining to protection of the environment.

(e). For all contracts the Governmental Unit shall comply with the mandatory standards and policies relating to energy efficiency which are contained in the State energy conservation plan issued in compliance with section 362 of the Energy Policy and Conservation Act (42 U.S.C. § 6322).

(f). For all contracts, including subcontracts in excess of $2,000 the Governmental Unit shall comply with applicable standards of the Davis-Bacon Wage Act (40 U.S.C. § 3141 et seq.), as amended and supplemented, relating to wages paid to laborers and mechanics employed by contractors and sub-contractors on a Project funded directly by or assisted in whole or in part by and through the Governmental Unit, and the requirements of section 1450(e) of the Safe Drinking Water Act (42 U.S.C.300j-9(e)), and shall include the contract clauses set out in the Environmental Protection Agency publication entitled "Wage Rate Requirements Under the Clean Water Act, Section 513 and the Safe Drinking Water Act Section 1450(e)".

(g). For all contracts, the Governmental Unit shall comply with the requirements of the Environmental Protection Agency's Program addressing Disadvantaged, Minority and Women's Business Enterprises, including Title 40, Chapter I, Subchapter B, Part 33 of the Code of Federal Regulations, Executive Order 12898 and 40 C.F.R. Part 33.

(h). For all contracts, the Governmental Unit shall comply with the requirements of Executive Order 13502 on Use of Project Agreements for Federal Construction Projects.

(i). For all contracts, the Governmental Unit shall comply with the requirements of the Federal Funding Accountability and Transparence Act (FFATA).

(j). For all contracts, the Governmental Unit shall comply with the requirements of Executive Order 13627 on Strengthening Protections Against Trafficking in Persons in Federal Contracts.

(k). For all contracts, the Governmental Unit shall comply with all federal requirements applicable to the Loan (including those imposed by P.L. 113-76, 2014 Consolidated Appropriations Act, Section 436 and related SRF Policy Guidelines) which the Governmental Unit understands includes, among other, requirements that all of the iron and steel products used in the Project are to be produced in the United States ("American Iron and Steel Requirement") unless (i) the Governmental Unit has requested and obtained a waiver from the NMFA pertaining to the Project or (ii) the NMFA has otherwise advised the Governmental Unit in writing that the American Iron and Steel Requirement is not applicable to the Project.

(l). For all contracts, the Governmental Unit shall comply with the requirements of the Build America, Buy America Act (BABA) included in the BIL, in Sections 70901 through 70927, 2 BABA 70912 and 70914, 3 87 FR 23888 and 2 CFR part 184, in all subawards, contracts, and purchase orders for the work performed, or products supplied under this Loan Agreement. Under the BABA, the Governmental Unit is obligated to use United States produced iron, steel, manufactured products and construction materials for the Project with the funds available under this Loan Agreement unless the Governmental Unit believes a waiver is justified and NMFA finds that a waiver shall apply consistent with such Federal law.

(m). For all contracts, the Governmental Unit shall comply with all record keeping and reporting requirements under the Clean Water Act/Safe Drinking Water Act, including any reports required by a Federal agency or the NMFA such as performance indicators of program deliverables, information on costs and project progress. The Governmental Unit understands that (i) each contract and subcontract related to the Project is subject to audit by appropriate federal and state entities and (ii) failure to comply with the Clean Water Act/Safe Drinking Water Act and this Loan Agreement may be a default under this Loan Agreement.

(n). For all contracts, the Governmental Unit shall comply with the administration of the Clean Air Act and the Federal Water Pollution Control Act, including Section 306 of the Clean Air Act, 42 U.S.C. 7606 et seq, Section 508 of the Clean Water Act, 33 U.S.C. 1368, et seq. and Executive Order 11738

(o). For all contracts, the Governmental Unit shall comply with Executive Order 12549 – Debarment and Suspension and all rules, regulations and guidelines issued pursuant to Executive Order 12549, including compliance with the requirement that each prospective participant in transactions related to the Loan execute a written certification that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in transactions related to the Loan.

(p). The Governmental Unit shall comply with the requirement of the June 3, 2015 Guidelines for Enhancing Public Awareness of SRF Assistance Agreements issued by the Environmental Protection Agency relating to signage, posters, advertisements, website or press releases indicating that financial assistance was received from the Environmental Protection Agency for the Project.

(q). The Governmental Unit acknowledges that it is subject to the terms of the Environmental Protection Agency Memorandum titled "Prohibition on Certain Telecommunication and Video Surveillance Services or Equipment in the SRF Programs" dated December 11, 2020. The Governmental Unit shall comply with 2 CFR 200.216 and Section 889 of Public Law 115-232 and shall not use loan or subsidy funds to obtain or enter into a contract to obtain covered telecommunications equipment produced or provided by companies listed in the system for Award Management exclusion list at SAM.gov. The exclusion list includes, but is not limited to, Huawei Technologies Company or ZTE Corporation, or any subsidiary or affiliate of such entities.

(r). The Governmental Unit agrees to comply with all applicable New Mexico State cybersecurity laws and requirements and ensure that any connections between the Governmental Unit's network or information system and Environmental Protection Agency networks used by the recipient to transfer data under this Loan Agreement, if any, are secure. If a connection does not go through the Environmental Information Exchange Network or Environmental Protection Agency's Central Data Exchange, the Governmental Unit agrees to contact the Environmental Protection Agency Project Officer (PO) and work with the designated Environmental Protection Agency Regional/Headquarters Information Security Officer to ensure that the connections meet Environmental Protection Agency security requirements, including entering into Interconnection Service Agreements as appropriate. This condition does not apply to manual entry of data by the Governmental Unit into systems operated and used by Environmental Protection Agency's regulatory programs for the submission of reporting and/or compliance data. The Governmental Unit is subject to monitoring as deemed necessary by the NMFA or the State of New Mexico under 2 CFR 200.331. In regard to this section a "connection" is defined as a dedicated persistent interface between an Agency IT system and an external IT system for the purpose of transferring information. Transitory, user-controlled connections such as website browsing are excluded from this definition.

(s). If the Governmental Unit gathers geospatial data, as defined in 43 U.S.C. §2801(2018), during the life of the Project, the data must be consistent with the Federal Geographic Data Committee endorsed standards.

(t). In accordance with the EPA "Signage Requirement" guidelines, the Governmental Unit will place a sign and will maintain such sign in good condition throughout the construction period, at a visible location in the construction site that displays the EPA's agency emblem and identify the project as a "project funding by U.S. Environmental Protection Agency" as long as placing such sign is practically and financially viable and does not result in excessive cost to the Governmental Unit.

(u). The Governmental Unit, as well as any contractors and subcontractors working with the Governmental Unit in this Project, shall comply with all State laws and regulations pertaining to equal employment opportunity and all federal anti-discrimination law requirements, pursuant to 40 C.F.R. 35.3575(a)(c), including Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d, et seq., 40 C.F.R. Part 5, EPA's regulations 40 CFR §7.30 and 40 CFR §7.35, Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. § 794, et seq., and the Age Discrimination Act of 1975, 42 U.S.C. §6102 which laws prohibit discrimination in the provision of services or benefits on the basis of race, color, national origin, sex, disability or age in programs or activities receiving federal assistance. However, the Governmental Unit shall not be required to take any action in accordance with the foregoing provisions that would, in the exercise of the Governmental Unit's good-faith and reasonable discretion, require the Governmental Unit to violate Executive Orders of the President of the United States of America or the Governor of New Mexico that are in effect and binding on the Governmental Unit throughout the Project period, nor shall the Governmental Unit be required to take any action contrary to an order or decision of a court having jurisdiction over any Executive Order of the President of the United States of America or any Executive Order of the Governor of the State.

The NMFA or its designee shall have the right to review all contracts, work orders and other documentation related to the Project that it deems necessary to assure compliance with applicable laws, rules and regulations, and may conduct such review as it deems appropriate prior to disbursing funds for payment of an Approved Requisition.

Section 7.5 Subordinate Lien Status. The Loan Agreement Payments constitute an irrevocable subordinate lien (but not necessarily an exclusive subordinate lien) upon the Pledged Revenues. The Governmental Unit covenants that the Loan Agreement Payments and any Subordinate Parity Obligations herein authorized to be issued and from time to time outstanding shall be equitably and ratably secured by a subordinate lien on the Pledged Revenues and shall not be entitled to any priority one over the other in the application of the Pledged Revenues regardless of the time or times of the issuance of such obligations, it being the intention of the Governmental Unit that there shall be no priority between the Loan Agreement Payments and any such Subordinate Parity Obligations regardless of the fact that they may be actually issued and delivered at different times.

Section 7.6 Expeditious Completion. The Governmental Unit shall complete the Project with all practical dispatch.

ARTICLE VIII

PREPAYMENT OF LOAN AGREEMENT PAYMENTS

The Governmental Unit is hereby granted the option to prepay the Principal Component of this Loan Agreement in whole or in part on any day without penalty or prepayment premium, beginning one (1) year after the Closing Date. The Governmental Unit may designate the due date or due dates of the Principal Component or portions thereof being prepaid in the event of a partial prepayment. Any such prepayment shall include accrued interest to the redemption date of the corresponding Bonds to be redeemed, if any, and notice of intent to make such prepayment shall be provided to the NMFA or its designee by the Governmental Unit no less than forty-five (45) days prior to the prepayment date. The NMFA or its designee shall recalculate the Loan Agreement Payments due under this Loan Agreement in the event of a partial prepayment in a manner which is consistent with the manner in which the Bonds, if any, are prepaid.

ARTICLE IX

INDEMNIFICATION

From and to the extent of the Pledged Revenues and to the extent permitted by law, the Governmental Unit shall and hereby agrees to indemnify and save the NMFA and its designee, if any, harmless against and from all claims, by or on behalf of any person, firm, corporation or other legal entity arising from the acquisition or operation of the Project during the Loan Agreement Term, from: (i) any act of negligence of the Governmental Unit or breach of any covenant or warranty by the Governmental Unit hereunder; and (ii) the incurrence of any cost or expense in connection with the acquisition or operation of the Project in excess of the Loan Agreement proceeds and interest on the investment of the Loan Agreement proceeds. The Governmental Unit shall indemnify and save the NMFA and its designee, if any, harmless, from and to the extent of the available Pledged Revenues and to the extent permitted by law, from any such claim arising as aforesaid from (i) or (ii) above, or in connection with any action or proceeding brought thereon and, upon notice from the NMFA or its designee, shall defend the NMFA or its designee, if any, in any such action or proceeding.

ARTICLE X

EVENTS OF DEFAULT AND REMEDIES

Section 10.1 Events of Default Defined. In addition to the default provision in Article XXIX of the Master Ordinance, any one of the following shall be an Event of Default under this Loan Agreement:

(a) Failure by the Governmental Unit to pay any amount required to be paid under this Loan Agreement on the date on which it is due and payable; or

(b) Failure by the Governmental Unit to observe and perform any covenant, condition or agreement on its part to be observed or performed under this Loan Agreement, other than as referred to in paragraph (a), for a period of thirty (30) days after written notice, specifying such failure and requesting that it be remedied, is given to the Governmental Unit by the NMFA or its designee, if any, unless the NMFA or its designee, as applicable, shall agree in writing to an extension of such time prior to its expiration; provided, however, if the failure stated in the notice

can be wholly cured within a period of time not materially detrimental to the rights of the NMFA or its designee but cannot be cured within the applicable thirty (30) day period, the NMFA or its designee will not unreasonably withhold its consent to an extension of such time if corrective action is instituted by the Governmental Unit within the applicable period and diligently pursued until the failure is corrected; and provided, further, that if by reason of force majeure the Governmental Unit is unable to carry out the agreements on its part herein contained, the Governmental Unit shall not be deemed in default under this paragraph (b) during the continuance of such inability (but force majeure shall not excuse any other Event of Default); or

(c) Any warranty, representation or other statement by or on behalf of the Governmental Unit contained in this Loan Agreement or in any instrument furnished in compliance with or in reference to this Loan Agreement is false or misleading in any material respect; or

(d) A petition is filed against the Governmental Unit under any bankruptcy, moratorium, reorganization, arrangement, insolvency, readjustment of debt, dissolution or liquidation law of any jurisdiction, whether now or hereafter in effect, and is not dismissed within thirty (30) days after such filing, but the NMFA shall have the right to intervene in the proceedings to protect the NMFA's interests; or

(e) The Governmental Unit files a petition in voluntary bankruptcy or seeking relief under any provision of any bankruptcy, moratorium, reorganization, arrangement, insolvency, readjustment of debt, dissolution or liquidation law of any jurisdiction, whether now or hereafter in effect, or consents to the filing of any petition against it under any such law; or,

(f) The Governmental Unit admits insolvency or bankruptcy or its inability to pay its debts as they become due or is generally not paying its debts as such debts become due, or becomes insolvent or bankrupt or makes an assignment for the benefit of creditors, or a custodian (including, without limitation, a receiver, liquidator or trustee) of the Governmental Unit for any of its property is appointed by court order or takes possession thereof and such order remains in effect or such possession continues for more than thirty (30) days, but the NMFA shall have the right to intervene in the proceedings to protect its interests.

Section 10.2 Remedies on Default. Whenever any Event of Default has occurred and is continuing and subject to Section 10.3 hereof, the NMFA may take any or all of the following actions as may appear necessary or desirable to collect the payments then due and to become due or to enforce performance of any agreement of the Governmental Unit in this Loan Agreement:

(a) By mandamus or other action or proceeding or suit at law or in equity to enforce the rights of the NMFA under this Loan Agreement against the Governmental Unit, and compel the Governmental Unit to perform or carry out its duties under the law and the agreements and covenants required to be performed by it contained herein; or

(b) By suit in equity enjoin any acts or things which are unlawful or violate the rights of the NMFA; or

(c) Intervene in judicial proceedings that affect this Loan Agreement or the Pledged Revenues; or

(d) Cause the Governmental Unit to account as if it were the trustee of an express trust for all of the Pledged Revenues and Aggregate Disbursements; or,

(e) Take whatever other action at law or in equity may appear necessary or desirable to collect amounts then due and thereafter to become due under this Loan Agreement or enforce any other of its rights thereunder.

Section 10.3 Limitations on Remedies. A judgment requiring a payment of money entered against the Governmental Unit may reach only the available Pledged Revenues.

Section 10.4 No Remedy Exclusive. Subject to Section 10.3 of this Loan Agreement, no remedy herein conferred upon or reserved to the NMFA is intended to be exclusive, and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder as now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the NMFA to exercise any remedy reserved in this Article X, it shall not be necessary to give any notice, other than such notice as may be required in this Article X.

Section 10.5 Waivers of Events of Default. The NMFA may in its discretion waive any Event of Default hereunder and the consequences of an Event of Default by written waiver; provided, however, that there shall not be waived (i) any Event of Default in the payment of principal of this Loan Agreement at the date when due as specified in this Loan Agreement, or (ii) any default in the payment when due of the interest on this Loan Agreement, unless prior to such waiver or rescission, all arrears of interest, with interest at the rate borne by this Loan Agreement on all arrears of payment of principal and all expenses of the NMFA, in connection with such Event of Default shall have been paid or provided for. Such waiver shall be effective only if made by written statement of waiver issued by the NMFA. In case of any such waiver or rescission, or in case any proceeding taken by the NMFA on account of any such Event of Default shall have been discontinued or abandoned or determined adversely, then and in every such case, the NMFA shall be restored to its former position and rights hereunder, respectively, but no such waiver or rescission shall extend to any subsequent or other Event of Default, or impair any right consequent thereon.

Section 10.6 No Additional Waiver Implied by One Waiver. In the event that any agreement contained herein should be breached by either party and thereafter waived by the other party, such waiver shall be in writing and limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder.

Section 10.7 Agreement to Pay Attorneys' Fees and Expenses Related to Defaults. In the event that the Governmental Unit should default under any of the provisions hereof and the NMFA employs attorneys or incurs other expenses for the collection of payments hereunder, or the

enforcement of performance or observance of any obligation or agreement on the part of the Governmental Unit contained in this Loan Agreement, the Governmental Unit agrees that it shall on demand therefor pay to the NMFA the fees of such attorneys and such other expenses so incurred, to the extent that such attorneys' fees and expenses may be determined to be reasonable by a court of competent jurisdiction; provided, however, that the obligation of the Governmental Unit under this Section shall be limited to expenditures from and to the extent of the available Pledged Revenues.

ARTICLE XI

MISCELLANEOUS

Section 11.1 Notices. All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed given when delivered as follows:

If to the Governmental Unit, then to:

City of Santa Fe
Attn: City Clerk
P.O. Box 909
Santa Fe, New Mexico 87504-0909

If to the NMFA, then to:

New Mexico Finance Authority
Attention: Chief Executive Officer
810 W. San Mateo Road
Santa Fe, New Mexico 87505

And if to NMFA's designated servicing agent for this Loan Agreement, if any, at the address to be provided by the servicing agent. The Governmental Unit and the NMFA may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

Section 11.2 Binding Effect. This Loan Agreement shall inure to the benefit of and shall be binding upon the NMFA, the Governmental Unit and their respective successors and assigns, if any.

Section 11.3 Integration. This Loan Agreement and any other agreements, certifications and commitments entered into between the NMFA and the Governmental Unit on the Closing Date constitute the entire agreement of the parties regarding the subject matter hereof as of the Closing Date. The Loan provided herein, which was approved by the NMFA Board of Directors on October 31, 2024, and the terms hereof supersede all prior understandings and agreements between the parties in connection with the Loan, to the extent inconsistent herewith.

Section 11.4 Master Ordinance. It is the intent and understanding of the parties that this Loan Agreement shall be, and is, consistent with the substantive terms and parameters established

for the issuance of such obligations by the Master Ordinance. The Ordinance authorizing this Loan Agreement is adopted as an Ordinance of the Governmental Unit, and a Supplemental Ordinance under the Master Ordinance and amends the Master Ordinance to authorize the issuance of the obligation evidenced the Loan Agreement in the form provided for in this Loan Agreement.

Section 11.5 Amendments. This Loan Agreement may be amended only with the written consent of the NMFA and the Governmental Unit, except as provided in Section 4.1(b) of this Loan Agreement. The consent of the NMFA for amendments not affecting the terms of payment of the loan component of this Loan Agreement may be given by an Authorized Officer of the NMFA. The execution of any such consent by an Authorized Officer of the NMFA shall constitute his or her determination that such amendment does not affect the terms of payment of the loan component of this Loan Agreement, unless such change results in a decrease in the payment amount of the loan component.

Section 11.6 No Liability of Individual Officers, Directors or Trustees. No recourse under or upon any obligation, covenant or agreement contained in this Loan Agreement shall be had against any member, employee, director or officer, as such, past, present or future, of the NMFA, either directly or through the NMFA or against any officer, employee, director or member of the Governing Body, past, present or future, as an individual so long as such individual was acting in good faith. Any and all personal liability of every nature, whether at common law or in equity, or by statute or by constitution or otherwise, of any such officer, employee, director or member of the Governing Body or of the NMFA is hereby expressly waived and released by the Governmental Unit and by the NMFA as a condition of and in consideration for the execution of this Loan Agreement.

Section 11.7 Severability. In the event that any provision of this Loan Agreement, other than the requirement of the Governmental Unit to pay hereunder, shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 11.8 Execution in Counterparts. This Loan Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 11.9 Assignment by the NMFA. This Loan Agreement (except as to the Administrative Fee) may be assigned and transferred by the NMFA to a trustee, which right to assign and transfer is hereby acknowledged and approved by the Governmental Unit.

Section 11.10 Compliance with Governing Law. It is hereby declared by the Governing Body that it is the intention of the Governmental Unit by the execution of this Loan Agreement to comply in all respects with the provisions of the New Mexico Constitution and statutes as the same govern the pledge of the Pledged Revenues to payment of all amounts payable under this Loan Agreement.

Section 11.11 Applicable Law. This Loan Agreement shall be governed by and construed in accordance with the laws of the State.

Section 11.12 Captions. The captions or headings herein are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Loan Agreement.

[*Signature pages follow*.]

[*Remainder of page intentionally left blank*.]

IN WITNESS WHEREOF, the NMFA, on behalf of itself has executed this Loan Agreement, which was approved by the NMFA's Board of Directors on October 31, 2024, in its corporate name by its duly authorized officers; and the Governmental Unit has caused this Loan Agreement to be executed in its corporate name and the seal of the Governmental Unit affixed hereto and attested by duly authorized officers. All of the above are effective as of the date first above written.

NEW MEXICO FINANCE AUTHORITY

By_____
Marquita D. Russel, Chief Executive Officer

Prepared for Execution by Officers of the Finance Authority:

VIRTUE & NAJJAR, PC
As Loan Counsel to the NMFA

By _____
Richard L.C. Virtue

Approved for Execution by Officers of the NMFA:

By _____
Susan G. Pittard, Associate Counsel

CITY OF SANTA FE, NEW MEXICO

By_____
Michael Garcia, Mayor

[SEAL]

ATTEST:

By_____
Geralyn Cardenas, City Clerk

APPROVED AS TO FORM:

_____
Marcos D. Martínez, Interim City Attorney

EXHIBIT "A"

TERM SHEET

LOAN NO. DW-6522
TO THE CITY OF SANTA FE, NEW MEXICO

Governmental Unit:	City of Santa Fe, New Mexico
Project Description:	Finance the cost of constructing a new flocculation and sedimentation process and making improvements to the Canyon Road Water Treatment Plant as a component of the System owned and operated by the Governmental Unit and shall include such other related work and revisions necessary to complete the Project.
Pledged Revenues:	Pledged Revenues as defined in the Master Ordinance.
Currently Outstanding Senior Obligations for Pledged Revenues:	Series 2016 Refunding Revenue Bonds, matures 2039.
Currently Outstanding Subordinate Parity Obligations for Pledged Revenues:	2008 NMFA DWRLF Loan DW-1475, matures 2029 and 2013 NMFA DWRLF Loan DW-2696, matures 2034
Currently Outstanding Super Subordinate Obligations:	None.
Authorizing Legislation:	Governmental Unit Ordinance No. 2025-___ adopted June 11, 2025.
Closing Date:	July 18, 2025
Interest Rate:	0.25% (which includes the Administrative Fee)
Total Funding (Maximum Principal Amount):	$17,000,000

Total Repayable (Maximum Repayable Principal Amount):		$8,500,000
Repayable Project Fund:	$8,500,000	
Total Forgiven (Maximum Forgiven Principal Amount):		$8,500,000
Project Subsidy Fund:	$8,500,000	
Total Funding (Maximum Principal Amount):	$17,000,000	
Forgiven Percent:	50%	
Disadvantaged Status:	Disadvantaged	
First Interest Payment Date:	**[May 1, 2025] CONFIRM WITH NMFA**	
First Principal and Interest Payment Date:	**[May 1, 2027] CONFIRM WITH NMFA**	
First Debt Service Interest Payment Date:	**[May 1, 2025] CONFIRM WITH NMFA**	
Final Payment Date:	**[May 1, 2046] CONFIRM WITH NMFA**	

EXHIBIT "B"

LOAN AGREEMENT PAYMENT SCHEDULE

[SEE ATTACHED]

EXHIBIT "C"

FORM OF REQUISITION

RE: $17,000,000 Loan Agreement by and between the NMFA and the City of Santa Fe (the "Loan Agreement")

TO: DW@nmfa.net
New Mexico Finance Authority
810 W. San Mateo Road
Santa Fe, New Mexico 87505
Attn: Drinking Water

LOAN NO. DW-6522 CLOSING DATE: July 18, 2025

You are hereby authorized to disburse to the City of Santa Fe or its payee with regard to the above-referenced Loan Agreement the following:

REQUISITION NUMBER:		☐ Interim Request ☐ Final Request
AMOUNT OF PAYMENT:	$	

For Period (work encumbered) _____ to _____

PURPOSE OF PAYMENT: _____

_____

_____

_____

☐ This is a request of REIMBURSEMENT of incurred and paid project expenses. (Attach proof of payment, e.g. check stubs, and corresponding invoices)

☐ This is a request of DIRECT PAYMENT to vendor or service provider of incurred project expenses. (Attach invoices)

PAYEE INFORMATION

NAME:	
CONTACT NAME:	
ADDRESS:	
PHONE NUMBER:	
FAX NUMBER:	
E-MAIL ADDRESS:	

WIRING INFORMATION

BANK NAME:	
ACCOUNT NUMBER:	
ROUTING NUMBER:	

☐ Check here if bank account information is new or has changed.

☐ Check here if bank account information is still current.

Please indicate if this Business is considered a

☐ SBE (Small Business Entrepreneur)	☐ MBE (Minority Business Entrepreneur)	☐ WBE (Women owned business Entrepreneur)	☐ N/A

(Attach SBE/MBE/WBE Certification)

Each obligation, item of cost or expense mentioned herein is for costs of the Project, is due and payable, has not been the subject of any previous requisition and is a proper charge for requisition and payment.

Each obligation, item of cost or expense mentioned herein is not for costs related to the purchase of land or easement.

All representations contained in the Loan Agreement and the related closing documents remain true and correct and the City of Santa Fe is not in breach of any of the covenants contained therein. If this is the final requisition, payment of costs of the Project is complete or, if not complete, the City of Santa Fe understands its obligation to complete the acquisition of the Project and shall complete the acquisition of the Project from other legally available funds.

Capitalized terms used herein, are used as defined or used in the Loan Agreement.

DATED:_____ By:_____
Authorized Officer

_____
(Print name and title)

EXHIBIT "D"

FORM OF CERTIFICATE OF COMPLETION

RE: $17,000,000 Loan Agreement by and between the Finance Authority and the City of Santa Fe (the "Loan Agreement")

Loan No. DW-6522

Closing Date: July 18, 2025

TO: NEW MEXICO FINANCE AUTHORITY

I, _____, the _____ of the
[Name] [Title or position]

City of Santa Fe, hereby certify as follows:

1. The project described in the Loan Agreement (the "Project") was completed and placed in service on _____, 20___.

2. The total cost of the Project was $ _____.

3. Cost of the Project paid from the Loan was $ _____.

4. The portion of the Maximum Principal Amount unexpended for the Project is $ _____.

5. The Project was completed and is and shall be used consistent with and subject to the covenants set forth in the Loan Agreement.

This certificate shall not be deemed to prejudice or affect any rights of or against third parties which exist at the date of this certificate or which may subsequently come into being.

CITY OF SANTA FE, NEW MEXICO

By: _____

Its: _____

FIR No. 10734

FISCAL IMPACT REPORT

General Information:

(Check) **Bill:** X **Resolution:** _____

Short Title(s): DW 6522 - DWSRLF Loan for Flocculation Sedimentation Upgrades at Canyon Road Water Treatment Plant

Sponsor(s): Councilor Amanda Chavez and Councilor Alma Castro

Reviewing Department(s): Public Utilities Department

Staff Completing FIR: Clinton Peterson, Engineer **Date:** 1/12/2026 **Phone:** (505) 955-4369

Reviewed by City Attorney: Marcos Martinez Marcos Martinez (Feb 16, 2026 13:33:38 MST) **Date:** 02/16/2026

Reviewed by Finance Director: ANDREA PHILLIPS (Feb 18, 2026 09:34:08 MST) **Date:** 02/18/2026

Summary:
The proposed bill would authorize the execution and delivery of a Drinking Water State Revolving Fund loan and subsidy agreement in the total amount of $17,000,000 between the New Mexico Finance Authority and the City of Santa Fe ("City"). The loan would be for the purpose of financing the costs of constructing a new flocculation and sedimentation process and making improvements to the Canyon Road Water Treatment Plant. This bill specifies that the loan be utilized solely for the eligible project costs, pursuant to NMSA 1978, Section 72-4A-7(C). With respect to the loan debt, the bill pledges that the City would repay the loan amount and an administrative fee solely from the net revenues of the water utility system of the City. The Loan shall be in the maximum principal amount of $17,000,000 with a maximum forgiven principal amount of $8,500,000 and a maximum repayable principal amount of $8,500,000.

Departments Affected:
Public Utilities Department

Consequences of Not Enacting Legislation:
If this legislation is not adopted, the City will not receive a loan of $17,000,000 with a maximum forgiven principal amount of $8,500,000 and a maximum repayable principal amount of $8,500,000.

Conflict, Duplication, Companionship, or Relationship to Other Legislation:
None.

Performance and Administrative Implications:
If this bill is adopted, the City would be able to better fund this critical infrastructure project. The principal loan forgiveness of fifty percent would save the City of Santa Fe Water Division up to $8,500,000. Additionally, the completion of the project would allow the City to be able to better provide potable drinking water to residents by replacing aging equipment and increasing the treatment plant efficiency.

Fiscal Implications:
If this bill is adopted, the City will accept funds from NMFA in the total amount of $17,000,000 for the purpose of financing the costs of constructing a new flocculation and sedimentation process and making improvements to the Cayon Road Water Treatment Plant. This loan has a maximum forgiven principal amount of $8,500,000 and a maximum repayable principal amount of $8,500,000. The loan portion of this agreement is to be paid back within 30 years at an interest rate of 0.25%.

Fiscal Impact

_____ Check here if no fiscal impact

Expenditures

Expenditure Type	FYE 2026	FYE 2027	FYE 2028	Require BAR (Y/N)	Recurring (R) or Non-recurring (NR)	Fund	3-Year Total Cost
Personnel and Benefits*	$	$	$				
Capital Outlay	$ 14,166.6	$14,166.6	$ 14,166.6				
Contractual/ Professional Services	$	$	$				
Operating	$	$	$				$
Total:	$	$	$				$

Expenditure Narrative:
There is a 0.25% administrative fee associated with the loan, which is reflected in the expenditure table above as capital outlay.

Revenue

Revenue Type	FYE 2026	FYE 2027	FYE 2028	Recurring (R) or Non-recurring (NR)	Fund
General Fund	$	$	$		
Special Revenue	$	$	$		
CIP	$2,833,333.33	$2,833,333.33	$2,833,333.33	NR	505
Enterprise	$	$	$		
Internal Service	$	$	$		
Trust and Agency	$	$	$		
Federal	$	$	$		
Other	$	$	$		
Total	$	$	$		

Revenue Narrative:
The principal forgiveness associated with the loan will be applied to Fifty percent (50%) of the loan spent for this project. The Public Utilities Department is estimating 17 million dollars spent throughout the lifespan of the project over a period of approximately 26 months, spanning three fiscal years. The revenue savings associated with the maximum principal forgiveness of $8,500,000 is thus estimated in the table above to be allocated for the next 3 fiscal years.

Signature: 

Email: jdroach@santafenm.gov

Signature: Clinton Peterson
Clinton Peterson (Feb 18, 2026 10:39:48 MST)

Email: cdpeterson@santafenm.gov

Date: February 19, 2025

To: Governing Body, Quality of Life Committee

From: Marci Eannarino, Legislation and Policy Innovation Manager

Christine Spiers, Legislative Coordinator

Palmer Anderson, Policy Analyst PALMER ANDERSON

Via: Marcos Martínez, City Attorney MM

RE: Authorization for City Attorney and City Clerk to correct scrivener's errors

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EXECUTIVE SUMMARY:

This bill would authorize the City Attorney and the City Clerk to correct scrivener's errors in resolutions, ordinances, and in the City of Santa Fe's municipal code, SFCC 1987. The bill describes scrivener's errors as misspellings, grammatical errors, numbering errors, or cross referencing errors. The scrivener's errors would be documented with a "scrivener's note" and attached to the corrected ordinance or resolution. The scrivener's note would then be included in the packet as an action item at a regular governing body meeting.

ATTACHMENTS:

Bill
FIR

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2026-7

INTRODUCED BY:

Councilor Jamie Cassutt

underscored material = new [~~bracketed material~~] = delete

A BILL

CREATING A NEW SECTION 2-2.10 OF SFCC 1987 TO ESTABLISH CITY ATTORNEY AND CITY CLERK AUTHORITY TO CORRECT SCRIVENER'S ERRORS.

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

Section 1. [NEW SECTION] Creating Section 2-2.10 of SFCC 1987 is ordained to read:

2-2.11 – Authority to correct scrivener's errors.

A. The city attorney and city clerk are each individually authorized to correct scrivener's errors in SFCC 1987 and in ordinance or resolution.

B. For purposes of this section, a scrivener's error includes one or more of the following:

a. A misspelling;

b. A grammatical error;

c. A numbering error; or

d. A cross-referencing error;

C. A scrivener's error correction made under the authority granted by this section shall be

documented as follows:

a. A correction to an ordinance or resolution shall be accompanied by a scrivener's note and attached to the corrected ordinance or resolution. Any such correction shall be reported within three months of such correction at a regular meeting of the Governing Body.

b. Corrections to SFCC 1987 and to resolutions shall be noted therein and the record of the correction shall be documented in the city clerk's office.

D. Scrivener's notes shall be included in the packet as an action item and approved by the governing body at a regular governing body meeting.

PASSED, APPROVED, and ADOPTED this _____day of _____, 2026.

_____

MICHAEL GARCIA, MAYOR

ATTEST:

_____

GERALYN CARDENAS, INTERIM CITY CLERK

APPROVED AS TO FORM:

Marcos Martinez

Marcos Martinez (Feb 20, 2026 14:04:07 MST)

MARCOS MARTÍNEZ, INTERIM CITY ATTORNEY

Legislation/2026/Bill/Authority to correct scrivener's errors

FIR No. 10744.1

FISCAL IMPACT REPORT

General Information:

(Check) **Bill:** x **Resolution:** _____

Short Title(s): Authority to correct scrivener's errors

Sponsor(s): Councilor Jamie Cassutt

Reviewing Department(s): City Attorney's Office and Office of City Clerk

Staff Completing FIR: Marci Eannarino, Legislation and Policy Innovation Manager

Date: 2/29/2026 **Phone:** (505) 955-6518

Reviewed by City Attorney: Marcos Martinez (Feb 20, 2026 14:04:07 MST) **Date:** 02/20/2026

Reviewed by Finance Director: ANDREA PHILLIPS (Feb 20, 2026 14:09:38 MST) **Date:** 02/20/2026

Summary:
This bill would create a new Section 2-2.10 of SFCC 1987 authorizing the City Attorney and the City Clerk to correct scrivener's errors in resolutions, ordinances, and in the City of Santa Fe's municipal code, SFCC 1987. The bill describes scrivener's errors as misspellings, grammatical errors, numbering errors, or cross referencing errors. The scrivener's errors would be documented with a "scrivener's note" and attached to the corrected ordinance or resolution. The scrivener's note would then be included in the packet as an action item at a regular governing body meeting.

Departments Affected:
City Attorney's Office and Office of City Clerk

Consequences of Not Enacting Legislation:
If this legislation is not adopted, a new Section 2-2.10 of SFCC 1987 will not be created to authorize the City Attorney and City Clerk to correct scrivener's errors. This could result in a lack of process and clarity for when the City would require a bill to make minor corrections and when a simpler process can be used to address such errors.

Conflict, Duplication, Companionship, or Relationship to Other Legislation:
None at this time.

Performance and Administrative Implications:
This bill would require the City Clerk and City Attorney's office to create "scrivener's notes" to correct items such as misspellings, grammatical errors, numbering errors, or cross referencing errors. The scrivener's note would be included in the packet as an action item and approved by the Governing Body at a regular Governing Body meeting.

Fiscal Implications:
None at this time.

Fiscal Impact

x Check here if no fiscal impact

Expenditures

Expenditure Type	FYE 2026	FYE 2027	FYE 2028	Require BAR (Y/N)	Recurring (R) or Non-recurring (NR)	Fund	3-Year Total Cost
Personnel and Benefits*	$	$	$				
Capital Outlay	$	$	$				
Contractual/ Professional Services	$	$	$				
Operating	$	$	$				$
Total:	$	$	$				$

Expenditure Narrative:

Revenue

Revenue Type	FYE 2026	FYE 2027	FYE 2028	Recurring (R) or Non-recurring (NR)	Fund
General Fund	$	$	$		
Special Revenue	$	$	$		
CIP	$	$	$		
Enterprise	$	$	$		
Internal Service	$	$	$		
Trust and Agency	$	$	$		
Federal	$	$	$		
Other	$	$	$		
Total	$	$	$		

Revenue Narrative:

Signature: 

Email: pcanderson@santafenm.gov

Signature:

Email: cmspiers@santafenm.gov

Signature:

Email: maeannarino@santafenm.gov

CITY OF SANTA FE

Memorandum

Date: February 3, 2026

To: Finance Committee and Governing Body

From: Travis Dutton-Leyda, Chief Procurement Officer

Via: Andrea Phillips, Deputy City Manager and Interim Finance Director
ANDREA PHILLIPS

RE: Procurement Modernization

EXECUTIVE SUMMARY

The proposed bill would amend SFCC 1987, Section 11-13, to expand and clarify exemptions permitted by NMSA 1978, Sections 13-1-98 through 13-1-98.2, including utilities, legal services, items requiring prepayment under one hundred thousand dollars ($100,000), and lobbying services. The bill would also require that the procurement manual be adopted by resolution and would update procurement authority to allow the Chief Procurement Officer to approve purchase orders and the use of requests for applications. The bill would further establish an maximum eight-year term for professional service contracts, adopt Construction Manager at Risk Delivery Method procedures set forth in NMSA 1978, Sections 13-1-124.1 through 13-1-124.5, allow the City Manager to approve contract amendments that do not materially alter the scope of work, and adds processes for emergency procurements.

BACKGROUND

The City of Santa Fe ("City") has long exercised its home-rule authority to establish a procurement system that reflects local priorities. Historically, the City relied on its own ordinance and Procurement Manual, which operated independently of the State of New Mexico's Procurement Code.

In 2018, the Governing Body adopted Ordinance No. 2018-1, Section 2, amending SFCC 1987, Section 11-13 to formally adopt the State Procurement Code (NMSA 1978, Sections 13-1-28 through 13-1-199) as the foundation for City purchasing and procurement operations. This action improved legal consistency, operational efficiency, and transparency while preserving the City's right to depart from state rules when expressly authorized by local ordinance.

Most recently, in 2023, the Governing Body adopted Ordinance No. 2023-20, amending SFCC 1987, Section 2-4.6 to increase the City Manager's contract approval authority to $200,000 and to require monthly publication of approved contracts. That ordinance also made a minor conforming change to Section 11-13 by striking outdated contract authority language, but it did not otherwise revise the City's Procurement Code. Since that time, the City's procurement needs have continued to evolve—driven by inflationary pressures, urgent timelines, and the complexity of public partnerships. The current ordinance amendments reflect that evolution and are intended to

clarify roles, update thresholds, streamline procedures, and codify best practices under the City's procurement framework.

ATTACHMENTS

Bill
Fiscal Impact Report (FIR)

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2026-02

Mayor Michael Garcia

A BILL

AMENDING SFCC 1987, SECTION 11-13 TO EXPAND EXEMPTIONS PERMITTED BY NMSA 1978, SECTIONS 13-1-98 THROUGH 13-1-98.2, INCLUDING CERTAIN PURCHASE TYPES, LEGAL SERVICE TYPES; ADDING EXEMPTIONS FOR CERTAIN PREPAYMENT-REQUIRED ITEMS, NOT EXCEEDING $100,000 AND FOR LOBBYING SERVICES REPRESENTING THE CITY OF SANTA FE'S INTERESTS; REQUIRING THE PROCUREMENT MANUAL TO BE ADOPTED BY RESOLUTION; ESTABLISHING AN EIGHT-YEAR MAXIMUM TERM FOR PROFESSIONAL SERVICE CONTRACTS; AUTHORIZING THE CHIEF PROCUREMENT OFFICER TO APPROVE PURCHASE ORDERS AND TO APPROVE THE USE OF REQUESTS FOR APPLICATIONS; ADOPTING CONSTRUCTION MANAGER AT RISK DELIVERY METHOD PROCEDURES; MODIFYING CERTAIN AMOUNTS LISTED IN NMSA 1978, SECTION 13-1-125; AUTHORIZING THE CITY MANAGER TO APPROVE CONTRACT AMENDMENTS THAT DO NOT MATERIALLY ALTER THE SCOPE OF WORK.

Section 1. Section 11-13 of SFCC 1987 (being Ord. No. 2023-20 § 2, as amended) is amended to read:

11-13 - ADOPTION OF CITY'S PROCUREMENT CODE.

A. The city of Santa Fe hereby adopts the state of New Mexico Procurement Code (§§ 13-1-28 through 13-1-199, NMSA 1978) as the city of Santa Fe Procurement Code ("City Procurement Code"). Pursuant to its home-rule authority, and the city charter, the city may adopt rules specific to the city, which depart from state law. Any departures from the state law shall be adopted by ordinance.

B. Exemptions permitted by §§ 13-1-98 through 13-1-98.2, NMSA 1978 are hereby adopted, in addition to the following exemptions:

(1) Purchases of publicly provided or publicly regulated utilities and information services, including but not limited to: gas, electricity, water, sewer, telecommunications, refuse collection services, internet, and cable television;

(2) [~~Bond attorneys, if approved by the city council as part of the underwriting team involved in the issuance, sale and delivery of public securities for city bonds or city-issued bonds; and~~]

[~~(3)~~]Legal services [~~for advice, consultation, and representation of the city.~~] including but not limited to, advice, consultation, representation, research services, and litigation expenses in connection with proceedings before administrative agencies or state or federal courts, including experts, mediators, court reporters, process servers, and witness fees;

(3) Initial purchases not exceeding one hundred thousand dollars ($100,000) for prepayment-required items, such as magazine subscriptions, organizational membership fees, web-based or electronic subscriptions, and conference registration fees, are exempt from competitive procurement. This exemption does not apply if the subscription includes implementation costs or service fees.

(4) Lobbying services performed by a registered lobbyists for the purpose of representing the city's interests before federal or state legislative or executive bodies.

C. The purchasing officer shall be the "Chief Procurement Officer of the City" or "CPO" as defined by NMSA 1978, Section [~~§~~] 13-1-38.1[~~(2013)~~].

D. Local Preferences. Notwithstanding, NMSA 1978, Sections [~~§~~]13-1-21 and 13-1-22[~~(2016)~~], the city shall apply the following definitions and preferences:

(1) "Resident business" means a business that has a valid resident business certificate issued by the taxation and revenue department pursuant to NMSA 1978, Section 13-1-22, and which shows that the resident business resides within the Santa Fe municipal limits.

(2) When the city makes a purchase using a formal bid process, the public body shall deem a bid submitted by a resident business to be three percent (3%) lower than the bid actually submitted. In addition, if the bid includes subcontractors who are also resident businesses, the public body shall deem a bid submitted by a resident business with resident business subcontractors to be six percent (6%) lower than the bid actually submitted. If a non-resident business hires all resident business subcontractors, the public body shall deem the bid to be three (3%) percent lower than the bid actually submitted.

(3) When the city makes a purchase using a formal request for proposals process, not including contracts awarded on a point-based system, the city shall award an additional:

(a) Three percent (3%) of the total weight of all the factors used in evaluating the proposals to a resident business; and

(b) Three percent (3%) of the total weight of all the factors used in evaluating the proposals to a business with all resident business subcontractors.

(4) When the city makes a purchase using a formal request for proposals process, and the contract is awarded based on a point-based system, the city shall award additional points equivalent to:

(a) Three percent (3%) of the total possible points to a resident business; and

(b) Three percent (3%) of the total possible points to a business with all resident business subcontractors.

(5) The maximum available local preference shall be six percent (6%).

E. Competitive sealed proposals valued in excess of one million dollars ($1,000,000.00).

(1) If the bid or proposal includes to subcontractors who are also resident businesses, the public body shall deem a bid or proposal submitted by a resident business to be six percent (6%) lower than the bid actually submitted, if and only if at least fifty percent (50%) of the subcontracted services go to subcontractors who are resident businesses.

(2) If a non-resident business hires resident business subcontractors, the public body shall deem the bid or proposal to be three percent (3%) percent lower than the bid actually submitted, if and only if at least fifty percent (50%) of the subcontracted services go to subcontractors who are resident businesses.

F. City employees shall endeavor to procure local goods and services that qualify as "small purchases" as defined by NMSA 1978, Section [~~§~~] 13-1-125.

G. Procurement Manual. The [~~Purchasing Manual may be amended as follows~~] governing body shall adopt the Procurement Manual by resolution.

[~~(1) The procurement officer, finance and budget director or any member of the governing body may propose amendments to the finance committee;~~

~~(2) The finance committee shall make its recommendation to the governing body~~;

~~(3) The governing body shall approve, modify or disapprove the proposed amendments.~~

H. ~~At the beginning of each fiscal year, if amendments are made, the Purchasing Manual shall be re-published with the publication date clearly designated, and all amendments shall be incorporated therein.~~]

I. Professional Service Contracts. Professional service contracts may be established or amended for a term not to exceed eight (8) years.

J. *CPO Purchase Authority.* Pursuant to NMSA 1978, Section 13-1-95.2, the CPO is authorized to approve Purchase Orders (POs).

K. *Use of Request for Applications (RFA).*The CPO may approve the use of RFA. Procedures for making the approval may be found in the city's procurement manual.

L. *Construction Manager at Risk (CMAR) Delivery Method*. Pursuant to its home rule authority under the Santa Fe Municipal Charter, the city hereby adopts the procedures set forth in NMSA 1978, Sections 13-1-124.1 through 13-1-124.5 and the applicable provisions of the New Mexico Administrative Code (NMAC), unless the city adopts its own CMAR procedures through the Procurement Manual. Wherever the state statutes reference the "governing body," such term shall be interpreted in accordance with SFCC 1987, Section 2-1.1, to mean the city's duly elected governing body as defined in the city charter.

M. The city hereby modifies the amounts listed in NMSA 1978, Section 13-1-125.

(1) Purchases shall not be artificially divided to constitute a small purchase under this section.

(2) The city may procure any services, construction, and items of tangible personal property having a value not exceeding sixty thousand dollars ($60,000), excluding applicable state and local gross receipts taxes, by issuing a direct purchase order to a contractor based upon the best interest of the city.

(3) The city shall procure services, construction, or items of tangible personal property having a value not exceeding one hundred thousand dollars ($100,000), or more if the New Mexico Legislature increases the threshold in NMSA 1978, Section 13-1-125. These amounts exclude applicable state and local gross receipts taxes, in accordance with the applicable small purchase rules adopted in the city's Procurement Manual.

N. *Contract Amendments Within City Manager Authority.* The city manager is authorized to approve amendments to existing contracts that do not materially alter the scope of work, including but not limited to term extensions, assignments or transfers of ownership, and other non-monetary changes. The city manager may also approve amendments that decrease the total compensation amount or that increase compensation, provided such increase is within the city manager's established approval

authority.

M. *Emergency Procurement, Authorization to Commence Work.*

(1) Upon a written determination that an emergency condition exists, executed in accordance with this section and approved by the appropriate person, the city may authorize a vendor to commence work prior to the execution of a separate contract, but following issuance of a PO, to the extent necessary to address the emergency.

(2) Authorization to proceed under this section shall be limited to work necessary to mitigate or resolve the emergency condition and shall not exceed the scope, duration, or dollar amount specified in the approved emergency determination.

(3) Any emergency procurement authorized pursuant to this section shall be submitted for ratification as soon as practicable after the CPO has issued a written determination. Ratification shall be completed by:

(a) The city manager, when the total procurement amount is within the city manager's approval authority; or

(b) The governing body, when the total procurement amount exceeds the city manager's approval authority.

(4) Work authorized and performed in good faith pursuant to an approved emergency determination shall not be invalidated due to the timing of ratification, provided all requirements of this section and the Bateman Act are otherwise satisfied.

PASSED, APPROVED, and ADOPTED this ____ day of _____, 2026.

APPROVED AS TO FORM:

Marcos Martinez

Marcos Martinez (Feb 3, 2026 15:42:41 MST)

MARCOS MARTÍNEZ, INTERIM CITY ATTORNEY

Legislation/2026/Bills/Procurement Modernization

FIR No. 10722.1

FISCAL IMPACT REPORT

General Information:

(Check) **Bill:** X **Resolution:** _____

Short Title(s): Procurement Modernization

Sponsor(s): Mayor Michael Garcia

Reviewing Department(s): Finance Department

Staff Completing FIR: Travis Dutton-Leyda, Chief Procurement Officer **Date:** 1/29/2026
Phone: (505) 629-8351

Reviewed by Interim City Attorney: Marcos Martinez (Feb 3, 2026 15:42:41 MST) **Date:** 02/03/2026

Reviewed by Interim Finance Director: ANDREA PHILLIPS (Feb 3, 2026 17:05:12 MST) **Date:** 02/03/2026

Summary:
The proposed bill would amend SFCC 1987, Section 11-13, to modernize the City of Santa Fe's (City) Procurement Code by expanding and clarifying exemptions permitted by NMSA 1978, Sections 13-1-98 through 13-1-98, including utilities, legal services, items requring prepayment under one hundred thousand dollars ($100,000), and lobbying services. The bill would also require that the procurement manual be adopted by resolution and would update procurement authority to allow the Chief Procurement Office to approve purchase orders and the use of requests for applications. The bill would further establish a maximum eight-year term for professional service contracts, adopt the Construction Manager at Risk Delivery Method procedures set forth in NMSA 1978, Sections 13-1-124.1 through 13-1-124.5, allow the City Manager to approve contract amendments that do not materially alter the scope of work, and provide additional processes for emergency procurements.

Departments Affected:
All departments that are engaged in procurement or contract management activities.

Consequences of Not Enacting Legislation:
If this legislation is not adopted, the City will continue operating under outdated procurement thresholds and procedural requirements that reduce efficiency, create unnecessary administrative burden, and limit flexibility in choosing the most appropriate solicitation methods. Staff time will continue to be spent on duplicative reviews, outdated procurement manual update procedures, and confusion regarding contract extensions for professional services.

Conflict, Duplication, Companionship, or Relationship to Other Legislation:
This legislation complements Ordinance No. 2023-20, which increased the City Manager's contract approval authority, and is consistent with the City's adoption of the State Procurement Code under Ordinance No. 2018-1.

Performance and Administrative Implications:

The proposed bill would improve departmental efficiency, reduce procurement processing time, and clarify approval pathways. Delegating Procurement Manual amendment authority and updating small purchase thresholds is one way to reduce administrative workload across departments. Additionally, it would be prudent to increase Purchasing's staff in the future to help manage procurements and contracts citywide.

Fiscal Implications:

**There is no direct fiscal impact associated with this bill. The changes are procedural and administrative in nature. Over time, the City may have indirect cost savings through reduced staff hours spent on manual routing, outdated approvals, and redundant documentation requirements.

Fiscal Impact

X Check here if no fiscal impact

Expenditures

Expenditure Type	FYE 2026	FYE 2027	FYE 2028	Require BAR (Y/N)	Recurring (R) or Non-recurring (NR)	Fund	3-Year Total Cost
Personnel and Benefits*	$	$	$				
Capital Outlay	$	$	$				
Contractual/ Professional Services	$	$	$				
Operating	$	$	$				$
Total:	$	$	$				$

Expenditure Narrative:

Revenue

Revenue Type	FYE 2026	FYE 2027	FYE 2028	Recurring (R) or Non-recurring (NR)	Fund
General Fund	$	$	$		
Special Revenue	$	$	$		
CIP	$	$	$		
Enterprise	$	$	$		
Internal Service	$	$	$		
Trust and Agency	$	$	$		
Federal	$	$	$		
Other	$	$	$		
Total	$	$	$		

Revenue Narrative:

Signature: 

Email: tkduttonleyda@santafenm.gov

City of Santa Fe, New Mexico

memo

DATE: January 16, 2026

TO: Governing Body

VIA: Heather L. Lamboy, Planning and Land Use Director
Maggie Moore, Assistant Land Use Director MRM
Dan Esquibel, Planning Manager

FROM: Alexa Hempel, Planner Senior, Current Planning Division AH

1. CONSIDERATION OF A RESOLUTION
General Plan Amendment. Case #2025-11028. JenkinsGavin, LLC, Agent for Applicant Girls, Inc., of Santa Fe, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use Map designation for +/- 3.87 acres, located at 2904 Rufina St (Lot 3) from Industrial and Business Park to Community Commercial.

2. CONSIDERATION OF BILL NO. 2025-27
Rezoning. Case #2025-11029. JenkinsGavin, LLC, Agent for Applicant Girls, Inc., of Santa Fe, asks the Governing Body to adopt Bill No. 2025-27 to rezone +/- 3.87 acres located at 2904 Rufina St (Lot 3) from I-1 (Light Industrial) and I-2 (General Industrial) to C-2 (General Commercial).

3. CONSIDERATION OF A RESOLUTION
Master Plan. Case #2025-11030. JenkinsGavin, LLC, Agent for Applicant Girls, Inc., of Santa Fe, asks the Governing Body to adopt a Resolution creating a Master Plan for a +/- 55,478 sq ft youth center on +/- 4.27 acres located at 2904 Rufina St (Lots 3 and 2A, 2-2).

I. Planning Commission Recommendations:

On November 6, 2025, the Planning Commission recommended the Governing Body take the following actions:

1. **APPROVE** Case #2025-11028. 2904 Rufina St Lot 3 General Plan Amendment from Industrial and Business Park to Community Commercial.
2. **APPROVE** Case #2025-11029. 2904 Rufina St Lot 3 Rezoning from I-1 and I-2 to C-2.
3. **APPROVE** Case #2025-11030. 2904 Rufina St Lots 3 and 2A, 2-2 Master Plan, subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of Staff's report.

II. Sample Motions:

Three (3) motions will be required, in the following order:

1. **Move to approve or deny** Case #2025-11028, adopting a resolution (the "Future Land Use Map Amendment Resolution") to amend the General Plan Future Land Use Map designation from Industrial and Business Park to Community Commercial for +/- 3.87 acres (Lot 3) located at 2904 Rufina St.

2. **Move to approve or deny** Case #2025-11029, adopting Bill No. 2025-27, changing the official Zoning Map designation from I-1 (Light Industrial) and I-2 (General Industrial) to C-2 (General Commercial) for +/- 3.87 acres (Lot 3) located at 2904 Rufina St.

3. **Move to approve or deny** Case #2025-11030, adopting a resolution (the "Master Plan Resolution") for a Master Plan of a +/- 55,478 sq ft youth center on +/- 4.27 acres (Lots 3 and 2A, 2-2) at 2904 Rufina St., subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of Staff's report.

III. Executive Summary

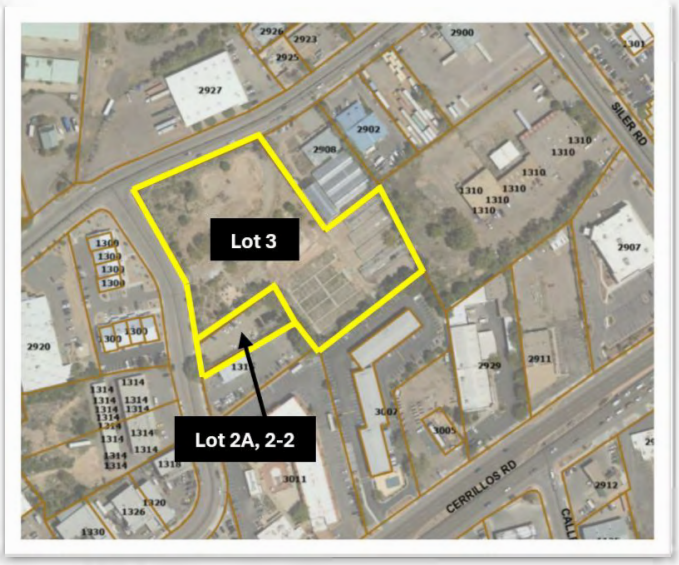


Figure 1 - Site Location

Girls, Inc., of Santa Fe (the "Applicant" or "GISF"), is a non-profit educational institution requesting a general plan amendment, rezoning, and master plan to construct a new educational facility at 2904 Rufina St. Through its agent, JenkinsGavin, LLC, the Applicant requests the general plan amendment (the "Future Lan Use Map Amendment") to change the General Plan Future Land Use Map (the "FLUM") designation on a 3.87-acre parcel (Lot 3 -see Figure 1 – Site Location) from Industrial and Business Park to Community Commercial. The rezoning request is to change the zoning of Lot 3 from I-1 (Light Industrial) and I-2 (General Industrial) to C-2 (General Commercial) (the "Rezoning").

Approval of the General Plan Amendment and Rezoning will allow for consideration of a master plan of Lots 3 and 2A, 2-2, totaling +/- 4.27 acres (the "Master Plan"). The Master Plan proposes a +/- 55,478 sq ft youth center including classrooms, a gymnasium, a gathering space, a teen entrepreneurship center, administrative offices, a caretaker's residence, play areas, a greenhouse, a chicken coop, gardens, and forested pathways on the former Santa Fe Greenhouses nursery site.

The Applicant conducted a pre-application conference on December 12, 2024, and an Early Neighborhood Notification ("ENN") meeting on July 23, 2025. No members of the public were

present at the ENN meeting. On November 6, 2025, the Planning Commission held a public hearing to review Cases #2025-11028, 2025-11029, and 2025-11030, during which the Planning Commission heard reports from City Planning and Land Use Department staff (the "Staff"), testimony and evidence from the Applicant, and public comments by interested members of the public. All comments from members of the public were in support of the application and generally expressed gratitude for the impact of Girls, Inc., on uplifting and supporting the Santa Fe community, as well as excitement for the opportunity for Girls, Inc., to expand their services. The Planning Commission found that the Future Land Use Map Amendment, Rezoning, and Master Plan were consistent with the General Plan and City of Santa Fe Code (SFCC), and that all approval criteria had been met.

The Planning Commission recommended that the Governing Body approve Case #2025-11028, the Future Land Use Map Amendment, Case #2025-11029, the Rezoning, and Case #2025-11030, the Master Plan (see Attachment A, "Planning Commission Packet"). On December 4, 2025, the Planning Commission adopted Findings of Fact and Conclusions of Law (Attachments B, C, and D), and Planning Commission Minutes (Attachment E, "Planning Commission Minutes November 6, 2025").

IV. General Plan Amendment Approval Criteria

The City Code requires the Governing Body to review all amendment proposals on the basis of the criteria addressed below and make complete findings of fact "sufficient to show that these criteria have been met" before it recommends approval of any amendment to the general plan. See SFCC 1987, Sec. 14-3.2(E)(1).

Table 1 General Plan Amendment Approval Criteria Analysis

14-3.2(E)(1)(a): **Consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *Economic development goals are upheld by the provision of quality childcare programs that support working parents. The 2004 report, Cultivating Santa Fe's Future Economy, by Angelou Economics, recognizes the important role of quality of life in economic development. In Strategy Four: Economic Development, the report states, "The most successful economic development regions in the U.S. also contain very high quality-of-life amenities. Quality of life encompasses many attributes, including healthcare, safety, parks and recreation, arts and culture, and environmental cleanliness. A quality environment plays a large part in the choice of young, skilled professionals in deciding where to locate. It also plays a significant role in retaining good citizens." The GISF program is a quality-of-life amenity serving the Santa Fe community and young families, enhancing the attractiveness of Santa Fe for existing residents and newcomers, alike. In addition, GISF will employ approximately 45 staff persons. The new facility will serve the growing southwest part of town, home to a majority of Santa Fe's families. Lastly, the site has existing access via two public rights-of-way and is currently served by public utility infrastructure.*	
Staff Response: Staff concurs that the proposed amendment is consistent with Santa Fe's growth management and economic development goals as outlined in the General Plan, Angelou Report, and the 2008 Economic Development Strategy. The amendment supports the City's efforts to direct growth toward areas with existing infrastructure and services and encourages balanced economic development. Overall, the proposal aligns with the General Plan's vision for sustainable coordinated urban growth and is consistent with Criterion 1.	

14-3.2(E)(1)(b): **Consistency with other parts of the general plan;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *This General Plan Amendment conforms to the following General Plan Themes and Policies:* ***Themes***	

1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.
Staff Response: Staff finds that reclassifying Lot 3 as 'Community Commercial' is consistent with the General Plan Themes and Policies listed by the Applicant. The reclassification will allow for a youth center that promotes quality of life for Santa Fe residents and economic diversity for the Siler-Rufina area. Additionally, this project will provide infill development consistent with General Plan Themes and Policies.

14-3.2(E)(1)(c): **The amendment does not:**	**Criterion Met:** (Yes/No)
(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;**	**YES**
Applicant Response: *(i) The proposed youth center is consistent with the character of the diverse Siler-Rufina neighborhood, which is home to several non-profit community organizations, including The Food Depot, Kitchen Angels, and Homewise.* *(ii) The subject parcel comprises 3.87 acres. Nevertheless, the property is adjacent to the Community Commercial designation along its south boundary.* *(iii) Contrary to harming surrounding landowners or the general public, this General Plan Amendment, and the new GISF youth center it will enable, provides numerous benefits. The redevelopment of the vacant site with a new, modern facility, inclusive of 2.7 acres of open space, will revitalize the property and beautify the neighborhood. Furthermore, GISF is an important community service organization that mentors school-age girls with dynamic after school and summer programs.*	
Staff Response: (i) The Siler-Rufina neighborhood is home to a mix of industrial, commercial, and non-profit organizations. Reclassifying Lot 3 will allow for continued infill development consistent with the character of this area. This reclassification will also create consistency with lots south of this property that are currently classified 'Community Commercial.' (ii) Staff finds that the subject parcel is 3.87-acres, exceeding the required 2-acres. (iii) The General Plan Amendment to reclassify the lot to "Community Commercial" will create the ability to rezone the lot to "General Commercial," which allows for a variety of uses that have potential to serve the community at large, including the proposed youth center in the Master	

Plan. Reclassifying this lot can also encourage the redevelopment of the infill site, stated as a priority in the General Plan under policy 3-G-3.

14-3.2(E)(1)(d): **An amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *This General Plan Amendment promotes the general welfare, because it will enable the construction of a new GISF youth center, offering after school and summer programs for school-age girls and much-needed support for working parents.*	
Staff Response: The proposed amendment conforms to the requirements of 14-3.2(E)(1)(c), while also promoting general welfare by allowing for the proposed Master Plan use of a youth center, offering quality care to school aged children and accelerating infill development of this site.	

14-3.2(E)(1)(e): **Compliance with extraterritorial zoning ordinances and extraterritorial plans;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *N/A*	
Staff Response: N/A	

14-3.2(E)(1)(f): **Contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *Redevelopment of this infill site provides for efficient and economic development, leveraging existing infrastructure, and supporting the harmonious development of Santa Fe. This request not only supports the general welfare of the community by providing Santa Fe families with a safe and reliable place to send their children but is the sole motivation for this effort.*	
Staff Response: Staff agrees with the applicant and finds that reclassifying Lot 3 to 'Community Commercial' supports harmonious infill development that is efficient and consistent with properties in the vicinity which have been rezoned from industrial to commercial and subsequently redeveloped (Ord. #2016-44, #2022-4).	

14-3.2(E)(1)(g): **Consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The City of Santa Fe Land Use and Urban Design Plan recognizes the Siler Neighborhood as a Mixed-Use Corridor, stating, "Development and redevelopment along these corridors should be encouraged to provide greater density of commercial uses…". Furthermore, the Plan encourages the re–use of blighted or failing buildings and businesses. The redevelopment of a former, dilapidated nursery on an infill site in the Siler Neighborhood thoroughly aligns with these objectives. Furthermore, the City of Santa Fe Economic Development Department branded the subject neighborhood as the Siler-Rufina Nexus in a recent report issued to spur investment in the City's Opportunity Zones. In keeping with this effort, the proposed GISF facility is a significant investment in the neighborhood, increasing job opportunities and redeveloping a deteriorated site.*	
Staff Response: Staff agrees with the Applicant's response while additionally acknowledging the previous references to the City's General Plan policies. The proposed change does not conflict with existing city ordinances or regulations and the applicant's Master Plan and future development plan of the site will conform with the City of Santa Fe's Land Use Code and Policies.	

V. Rezoning Approval Criteria

The City Code requires the Governing Body to review all rezoning proposals on the basis of the criteria addressed below, and make complete findings of fact "sufficient to show that these criteria have been met" before it approves a rezoning. See SFCC 1987, Sec. 14-3.5(C).

Table 2 Rezoning Approval Criteria Analysis

14-3.5(C)(1)(a):	**Criterion Met:**
The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning: **(a) one or more of the following conditions exist:** **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	(Yes/No) **YES**

Applicant Response:

(i) *N/A*

(ii) *This area has evolved over the years into a diverse, mixed-use neighborhood of recreational uses, non-profit institutions, a mix of housing types, and various commercial enterprises. The rezone will support the construction of the proposed GISF facility, which aligns well with this current pattern of development.*

(iii) *Rezoning the property to C-2 is more advantageous to the community. A vacant site falling into disrepair creates no community benefit. Redevelopment of this infill site vitalizes the neighborhood and supports the provision of critical community services. Furthermore, the rezone request aligns with the Themes and Policies of the General Plan, as summarized below:*

Themes

1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

Staff Response:

(i) Staff did not find a mistake in the original zoning.

(ii) In recent years, the Siler-Rufina area has seen increasing multifamily residential developments and rezonings from industrial to commercial that have changed the character of

the area (Ord. #2016-44, #2022-4). Commercial establishments and non-profit institutions have also come to occupy many industrial spaces surrounding the property. Staff recognizes a change in the character of the area.
(iii) Staff finds the rezoning of this parcel to "General Commercial" to be more advantageous than the currently vacant industrial site. This change encourages redevelopment of the infill site, and the associated Master Plan proposes a quality-of-life amenity to the community, supported by the General Plan.

14-3.5(C)(1)(b): **All the rezoning requirements of Chapter 14 have been met.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *All the rezoning requirements of Chapter 14 have been met. A Pre-Application Conference was conducted with the Development Review Team on December 12, 2024, and the Early Neighborhood Notification Meeting was held on July 23, 2025*.	
Staff Response: Staff finds that the rezoning requirements of Chapter 14 have been met, including SFCC 14-3.1 "*Applicable General Provisions*," and SFCC 14-3.5 "*Rezonings*." This rezoning application has also been reviewed by the Development review Team (DRT) for compliance with Chapter 14.	

14-3.5(C)(1)(c): **The rezoning is consistent with the applicable policies of the general plan, including the future land use map.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *A Request to amend the General Plan Future Land Use Map to Community Commercial accompanies this rezone application, which aligns with the requested C-2 zoning. Furthermore, the project conforms to the General Plan as outlined below:* ***Themes*** *1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.* *1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.* *1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.* *1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban*	

sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

Staff Response:

The rezoning alone does not align with the Future Land Use designation of this parcel which currently includes "Industrial" and "Business Park." However, the applicant is requesting a General Plan Amendment to designate the Future Land Use of this parcel "Community Commercial," which would align with the rezoning and proposed Master Plan use of a youth center. The project aligns with other themes and policies of the General Plan including but not limited to quality of life, sustainable growth, urban form, and community-oriented development.

14-3.5(C)(1)(d):	**Criterion Met:**
The amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of	(Yes/No) **YES**

urban land sufficient to meet the amount, rate and geographic location of the growth of the city.	
Applicant Response: *General Plan Figure 4-4, Urban Sub-Areas, designates the 3.87-acre subject property and surrounding area as an "Infill Area." The Growth Management Chapter of the General Plan specifically calls for prioritization of infill development in Santa Fe in order to maximize the efficient use of public infrastructure, while meeting the demand for urban land for development and directing new growth towards the historic core of the city rather than on the undeveloped fringes. The proposed infill project is in alignment with these strategic directives and is responsive to community needs for public services and community engagement in this area of the City. General Plan Section 4.1 states, "In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows" to help "create efficient use of already existing roads and utilities, help ensure cost-efficient public transit, and provide the type of housing that will be in demand...".*	
Staff Response: SFCC Section 14-3.5(C)(2)(b) prohibits a rezoning if the rezoning will "affect an area of less than two acres." This Parcel is 3.87-acres and therefore exceeds the required 2-acres. The Project meets city policies regarding the provision of urban land sufficient to meet the amount, rate, and geographic location of growth of the city. The Project is located within an infill area and proposes to meet the needs of the community while being served by sufficient infrastructure.	

14-3.5(C)(1)(e): **The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The subject property is served by existing roadways and public water and sewer infrastructure. Since the program includes the development of over 2.7 acres of outdoor recreational space, the GISF facility will not affect the capacity of area parks.*	
Staff Response: Staff from the relevant City departments, including water, wastewater, and traffic engineering have reviewed the zoning criteria as it relates to the Master Plan and determined that the property is sufficiently served by infrastructure so long as the Applicant meets the Conditions of Approval and Technical Corrections identified in Attachment A of this report.	

14-3.5(C)(2)(a): **Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:**	**Criterion Met:** (Yes/No) **YES**

Allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;	
Applicant Response: *The proposed youth center is consistent with the character of the diverse Siler-Rufina neighborhood, which is home to several non-profit community organizations, including The Food Depot, Kitchen Angels, and Homewise.*	
Staff Response: The Applicant stated in response to (1)(a)(iii) the General Plan Themes and Policies that this project aligns with. Staff finds that this use fits the surrounding Siler neighborhood which is currently a mix of industrial, commercial, and multi-family dwellings.	

14-3.5(C)(2)(b): **Affect an area of less than two acres, unless adjusting boundaries between districts; or**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The subject parcel is 3.87 acres.*	
Staff Response: The subject parcel is 3.87-acres, therefore exceeding the required 2-acres for a rezoning.	

14-3.5(C)(2)(c): **Benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *Contrary to harming surrounding landowners or the general public, this rezone, and the new GISF youth center it will enable, provides numerous benefits. The redevelopment of the vacant site with a new, modern facility, inclusive of 2.7 acres of open space, will revitalize the property and beautify the neighborhood. Furthermore, GISF is an important community service organization that mentors school-age girls with dynamic after school and summer programs.*	
Staff Response: The C-2 Zoning for Lot 3 is consistent with the existing land use patterns in adjacent areas south of the parcel. This alignment indicates that the rezoning does not disproportionately benefit a select few at the expense of the wider community. Furthermore, the Master Plan of a youth center for this site is anticipated to bring broader economic benefits, such as increased employment and expanded services, which would serve the general public interest.	

SFCC 14-3.5(D): Additional Applicant Requirements

14-3.5(D)(1): **If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;**	**Criterion Met:** (Yes/No) **YES**

Applicant Response: *The property is currently served by existing public roadway and utility infrastructure. The Applicant is prepared to construct any necessary infrastructure upgrades at the time of property development, and these improvements will be documented in the approved development plans.*
Staff Response: The Traffic Impact Analysis (TIA) submitted by the Applicant identified the need for various streets improvements to the area surrounding the proposed development due to the increased traffic volume a youth center will cause. The Applicant understands these infrastructure improvements and acknowledges that the City may require the developer to construct necessary infrastructure improvements.

14-3.5(D)(2): **If the proposed rezoning creates a need for additional streets , sidewalks or curbs necessitated by and attributable to the new development , the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The Traffic Impact Analysis identifies the need for a southbound left-turn lane on Rufina Circle serving the north access drive. No other off-site improvements are warranted. The developer is aware that required upgrades by the City of Santa Fe will be at the expense of the developer.*	
Staff Response: Additional streets, sidewalks, and curb improvements shall be determined when the Applicant submits a Development Plan for this site. The Applicant acknowledges this criterion.	

VI. MASTER PLAN APPROVAL CRITERIA

The City Code requires that approval of a master plan be based on the following findings, and that actions taken by Planning Commission and Governing Body must be at a public hearing. See SFCC 1987, Sec. 14-3.9.

Table 3 Master Plan Approval Criteria Analysis

14-3.9(D)(1)(a): **The master plan is consistent with the general plan**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:
The proposed Master Plan aligns with various Themes and Polices in the General Plan, as summarized below.

Themes

1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler- Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls, Inc., youth center directly fulfills these objectives.

Staff Response:
The Master Plan is consistent with the General Plan themes and policies listed by the applicant, including quality of life, economic diversity, sustainable growth, urban Form, community oriented development, and mixed use. The proposed use is currently not supported on the Future Land Use Map, but would be if the General Plan Amendment to change Lot 3 to "Community Commercial" is approved.

14-3.9(D)(1)(b): **The master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:
The C-2 zoning district is a robust mixed-use zoning category that supports both commercial uses and residential development at higher densities. The proposed GISF youth center is a permissible use in the C-2 district and an appropriate commercial development in the Siler-Rufina neighborhood. Furthermore, the Master Plan demonstrates compliance with C-2 development standards with respect to height, lot coverage, open space, terrain management, and landscaping.

Staff Response:
The Master Plan is consistent with the purpose and intent of the proposed C-2 zoning district and has been conditioned to meet specific design criteria that shall apply when a Development Plan application is submitted. The Master Plan conforms with dimensional standards for C-2 zoning including height, lot coverage, setbacks, and lot size.

14-3.9(D)(1)(c): **Development of the master plan area will contribute to the coordinated and efficient development of the community; and**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The Master Plan includes provisions for pedestrian and vehicular connectivity to the surrounding area, as called for in the General Plan. In addition, the subject property makes efficient use of existing infrastructure as an infill site – a value repeatedly emphasized in the General Plan.*	
Staff Response: The Master Plan proposes efficient use of an infill parcel within the diverse Siler-Rufina area, utilizing existing infrastructure and improving connectivity. This use is an asset to the general welfare of the community as it will allow a quality-of-life amenity to be in a more accessible location for the growing Santa Fe community.	

14-3.9(D)(1)(d): **The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The existing roadway and utility infrastructure are adequate to serve the project. The Traffic Impact Analysis (TIA) demonstrates that the roadway network has the capacity for the proposed development, with the inclusion of a new left-turn lane serving the north access drive on Rufina Circle.*	
Staff Response: The proposed infrastructure has been reviewed based on the regulations established in Chapter 14 by Land Use Staff and the Development Review Team (DRT) encompassing fire, water, wastewater, public works, terrain management, traffic, and landscaping. Existing and proposed infrastructure can accommodate the development of this site as proposed, with street modifications as described in the Applicant's Traffic Impact Analysis. Individual DRT comments can be found in Attachment A of this report.	

VII. CONCLUSION

Upon review of the Applicant's request, submittal, and written findings, Staff has determined the Applicant has met the approval criteria for the Amendment, Rezoning, and Master Plan established in SFCC 1987, Sections 14-3.2(E), 14-3.5(C) and (D), and 14-3.9(D). Staff also finds that the Applicant has satisfied the requirements of 14-3.1(E), "Pre-Application Conferences," 14-3.1(F) "Early Neighborhood Notification Procedures," and 14-3.1(H) "Notice Requirements."

VIII. ATTACHMENTS

A. Planning Commission Packet
B. Planning Commission Approved Findings of Fact and Conclusions of Law (General Plan Amendment)
C. Planning Commission Approved Findings of Fact and Conclusions of Law (Rezoning)
D. Planning Commission Approved Findings of Fact and Conclusions of Law (Master Plan)
E. Planning Commission Minutes November 6, 2025

Resolution – General Plan Amendment changing the Future Land Use of Lot 3 at 2904 Rufina St from Industrial and Business Park to Community Commercial

Bill No. 2024-27 – Rezone Lot 3 at 2904 Rufina St from Light Industrial and General Industrial to General Commercial

Resolution - Master Plan for a youth center on Lots 3 and 2A, 2-2 at 2904 Rufina St

APPROVED AS TO FORM BY:

Title	Name	Initials
Department Director	Heather Lamboy	#LL
Assistant Department Director	Maggie Moore	*MRM*
Planner Manager	Daniel A Esquibel	*DAE*
Planner Senior	Alexa Hempel	*ANH*

Signature: 

Email: hllamboy@santafenm.gov

Signature: 

Email: daesquibel@santafenm.gov

Signature: Alexa Hempel
Alexa Hempel (Feb 18, 2026 13:35:42 MST)

Email: anhempel@santafenm.gov

CITY OF SANTA FE
PLANNING & LAND USE

Planning and Land Use Department
Planning Commission Staff Report

Case Numbers	#2025-11028 #2025-11029 #2025-11030
Hearing Date	November 6, 2025
Agent	JenkinsGavin, Inc
Applicant	Girls, Inc of Santa Fe
Request	General Plan Amendment, Rezoning, Master Plan
Location	2904 Rufina St, Santa Fe, NM 87507
Case Manager	Alexa Hempel
Current Zoning	Light Industrial (I-1), General Industrial (I-2), General Commercial (C-2)
Overlay	Suburban Archeological Review District
Pre-App Meeting	December 12, 2024
ENN Meeting	July 23, 2025
Proposal	Applicant requests approval of a General Plan Amendment to change the Future Land Use of a parcel, a Rezoning of a parcel from I-1 and I-2 to C-2, and a Master Plan for a youth center.



Site Map

Case #2025-11028: 2904 Rufina General Plan Amendment. JenkinsGavin, "Agent," for Girls, Inc of Santa Fe, "Applicant," asks the Planning Commission recommend the Governing Body approve a General Plan amendment changing the Future Land Use Map designation for Lot 3, comprising approximately 3.87-acres, located at 2904 Rufina St., from a dual mapped area of "Industrial" and "Business Park" to "Community Commercial." (Alexa Hempel, Case Manager, anhempel@santafenm.gov)

Case #2025-11029: 2904 Rufina Rezoning. JenkinsGavin, "Agent," for Girls, Inc of Santa Fe, "Applicant," asks the Planning Commission to recommend that the Governing Body approve a rezoning, changing the Official Zoning Land Use Map designation for Lot 3 at 2904 Rufina St., comprising approximately 3.87-acres, from a duel mapped area of "Light Industrial" (I-1) and "General Industrial" (I-2) to "General Commercial" (C-2). (Alexa Hempel, Case Manager, anhempel@santafenm.gov)

Case #2025-11030: 2904 Rufina Master Plan. JenkinsGavin, "Agent," for Girls, Inc of Santa Fe, "Applicant," asks the Planning Commission to recommend the Governing Body approve a Master Plan of a proposed youth center at 2904 Rufina St on Lots 3 and 2A, 2-2, totaling approximately 4.27-acres. Lot 3 is approximately 3.87-acres, and Lot 2A, 2-2 is approximately 0.399-acres and is located adjacent to the southwest side of Lot 3. (Alexa Hempel, Case Manager, anhempel@santafenm.gov)

I. RECOMMENDATION

Staff recommends that the **Planning Commission recommend the Governing Body APPROVE** the following cases, subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of this report.

1. **Case #2025-11028:** 2904 Rufina Lot 3 General Plan Amendment
2. **Case #2025-11029:** 2904 Rufina Lot 3 Rezoning
3. **Case #2025-11030:** 2904 Rufina Lot 2A, 2-2 and Lot 3 Master Plan

Three motions will be required for this case:

1. **Recommend the Governing Body APPROVE** or **DENY** Case #2025-11028, "*2904 Rufina Lot 3 General Plan Amendment.*"
2. **Recommend the Governing Body APPROVE** or **DENY** Case #2025-11029, "*2904 Rufina Lot 3 Rezoning.*"
3. **Recommend the Governing Body APPROVE** or **DENY** Case #2025-11030, "*2904 Rufina Lot 2A, 2-2 and Lot 3 Master Plan,*" subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of Staff's report.

II. EXECUTIVE SUMMARY

The subject property is located at 2904 Rufina St, at the intersection of Rufina St and Rufina Circle, north of Cerrillos Rd and west of Siler Rd (the "Property"). The Property is the site of a former retail plant nursery and greenhouse and is comprised of two (2) lots, totaling approximately 4.27-acres. The first lot, described as "Lot 3" is 3.877-acres, dually zoned I-1, "Light Industrial," and I-2, "General Industrial." The second lot, described as "Lot 2A, 2-2" is 0.398-acres, zoned C-2, "General Commercial."

Lot 3 has two (2) General Plan Future Land Use Map (FLUM) designations, "Industrial" and "Business Park." The applicant requests a general plan amendment to designate the entirety of Lot 3 to "Community Commercial" on the FLUM ("General Plan Amendment"). This General Plan Amendment supports the Applicant's concurrent application to rezone Lot 3 from I-1 and I-2 to C-2, "General Commercial" ("Rezoning"). This Rezoning would create zoning uniformity between Lots 3 and 2A, 2-2.

Collectively on the two (2) lots, Girls, Inc of Santa Fe (GISF), acting through its agent, JenkinsGavin (the "Applicant") proposes a master plan for a youth center. GISF is a non-profit corporation based at 310 Hillside Ave that provides educational, recreational, and mentorship activities to school-age children in Santa Fe. The proposed master plan ("Master Plan") of Lots 3 and 2A, 2-2 includes a 55,478 sq ft youth center including classrooms, a gymnasium, a gathering space, an entrepreneurship training center, a caretakers residence, and administrative offices. The Master Plan also designates 2.7-acres of the lot for open space, including areas for recreational activities, gardens, shade and fruit trees, a greenhouse, chicken coop, pavilion, and pathways. If the Master Plan is approved, the Applicant would be required to submit a Development Plan that provides further details for the youth center development, which would be reviewed and approved/denied by the Planning Commission.

The Applicant has complied with Subsections SFCC 14-3.1(E) "*Pre-Application Conferences*", SFCC 14-3.1(F) "*Early Neighborhood Notification Procedures,*" and SFCC 14-3.1(H) "*Notice Requirements*."

Staff's analysis finds that the Applicant has addressed the necessary "*Approval Criteria*" per Subsections SFCC 14-3.2(E), SFCC 14-3.5(C), and SFCC 14-3.9(D) and **recommends that the Planning Commission recommend approval of all three (3) cases to the Governing Body,** with the Master Plan being subject to the "*Conditions of Approval" & "Technical Corrections*" identified in in Attachment A.

III. PROJECT ANALYSIS: GENERAL PLAN AMENDMENT & REZONING

Project Overview

The 1999 General Plan is a comprehensive, long-term plan for physical development and conservation in Santa Fe. It was intended to be a living document subject to amendments over time. The General Plan established the Future Land Use for parcels in the City in alignment with the themes of the plan. The two (2) parcels owned by GISF are designated "Industrial" and "Business Park" on the Future Land Use Map (FLUM).

Lot 3 is currently zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2A, 2-2 is currently zoned General Commercial (C-2). See future land use and current zoning maps in Figures 1 and 2.



Figure 1: Future Land Use. *Gray is Industrial, Purple is Business Park, Red is Community Commercial.*



Figure 2: Current Zoning. *Gray is I-2, Light Purple is I-1, Red is C-2.*

The Applicant requests to rezone Lot 3, 3.877-acres, from I-1 and I-2 to C-2 to create zoning uniformity with Lot 2A, 2-2 which is currently zoned C-2. This uniformity is needed for their project because the use proposed in the Master Plan, a youth center, is permitted in C-2 zoning, but not in I-1 or I-2 zoning (See table 1).

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7 - I	RC-5, - RC-8	R-10 - R-29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2
Community Centers and Institutions																
Neighborhood and community centers, including youth and senior centers	S	S	S		S	S		S		P	P	P	P	P		

Table 1: SFCC Table 14-6.1-1*, Table of Permitted Uses. "S" indicates Special Use Permit, "P" indicates Permitted, and a blank cell indicates Prohibited.*

Due to the rezoning of Lot 3 going from Industrial to Commercial, the General Plan Amendment is first required because the Code requires that any rezoning be consistent with the General Plan, per SFCC 14-3.2(B)(2)(b):

"*The general plan must first be amended before: approval of a change in zoning district designation that is inconsistent with the land use classification shown on the general plan's future land use map.*"

In compliance with this requirement, the applicant requests that the Future Land Use of Lot 3 be changed to "Community Commercial" to match the C-2 Rezoning request. A general plan amendment is not required for Lot 2A, 2-2 because a rezoning is not proposed for that parcel. See the General Plan Future Land Use definitions for Industrial, Business Park, and Community Commercial in Table 2.

Future Land Use Classification	General Plan Definition
Industrial	This classification provides and protects industrial lands for the full range of manufacturing, agricultural and industrial processing, general service, and distribution uses. Unrelated retail and commercial uses that could be more appropriately located elsewhere in the city would not be permitted. Performance standards in the Zoning Ordinance will minimize potential environmental impacts.
Business Park	Business Parks shall provide areas appropriate for moderate- to low-intensity industrial and business park uses capable of being located next to commercial and residential areas with minimum buffering. Allowable uses include research and development related uses, light manufacturing, wholesaling, distribution and storage, retailing and small-scale restaurants as a related use only, and offices in a master planned landscaped setting. No raw materials processing or bulk handling would be allowed. The Business Park designation on the Future Land Use Map of the General Plan is intended to encompass the 11, Light Industrial District, and the IP, Industrial Park District, existing zoning categories. It is recommended that both districts be re-examined for allowable uses and appropriate standards. It is further recommended that the IP zoning district be restructured with a stronger emphasis on research and development, offices, and related uses, to be developed in a master planned landscaped setting, and that the district name be modified to Business and Industrial Park in order to reflect these changes. For new development and for rezonings within the Business Park designation, the appropriateness of 1 versus BIP (IP) is determined by the nature of adjacent land uses. Where an area designated Business Park on the Future Land Use map is adjacent to non-residential zoning, an existing non-residential use, or non-residential Future Land Use, then that area may be considered for 11 zoning. Where an area designated Business Park on the Future Land Use map is adjacent to residential zoning, an existing residential use, or residential Future Land Use, then that area may be considered for IP (BIP) zoning.
Community Commercial	This classification provides sites for retail shopping areas, focus on a plaza, containing a wide variety of businesses, including retail stores; eating and drinking establishments; commercial recreation; service stations; automobile sales and repair services; financial, business, and personal services; and educational and social services.

Table 2: *General Plan Future Land Use Classification Definitions*

Figures 3 and 4 below demonstrate what the future land use and zoning of the property would look like if the Rezoning and General Plan Amendment are approved for Lot 3.



Figure 3: Future Land Use after General Plan Amendment. *Gray is Industrial, Purple is Business Park, Red is Community Commercial.*

Figure 4: Zoning after Rezoning. *Red is C-2, Gray is I-2.*

Review and Recommendation

Staff reviews General Plan Amendment and Rezoning applications for compliance with associated approval criteria (see SFCC 14-3.2(E)) and14-3.5(C)) and make recommendations to Planning Commission based on this compliance. Following a hearing, the Planning Commission makes a recommendation to Governing Body, who shall take final action to approve or deny cases. Conditions of Approval and Technical Corrections shall not be imposed on general plan amendments or rezonings.

IV. PROJECT ANALYSIS: MASTER PLAN

Project Description

The Applicant's plan for the Property includes constructing a 55,478 square foot GISF youth center building including classrooms, gathering spaces, a gymnasium, and administrative offices (the "Project"). The Project also includes a separate teen enterprise space and caretaker's residence. Outside, the space will house gardens, forested areas, a play field, greenhouse, chicken coop, pavilion, and connected pathways on 2.7-acres of the site. The main building is situated on the southeast corner of the property and parking is proposed off two (2) entrances along Rufina Circle.

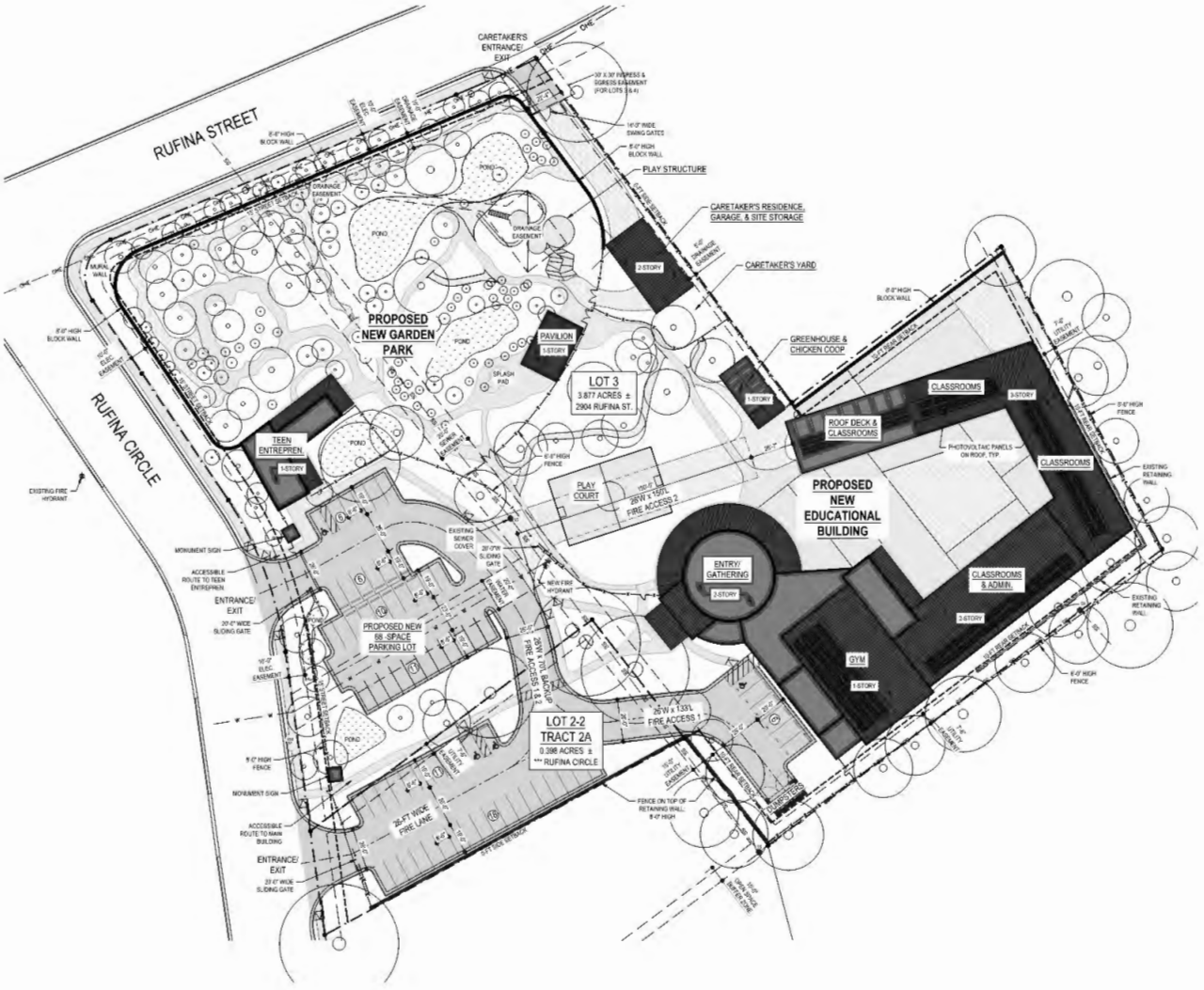


Figure 5: Proposed Site Master Plan. *See full site plans in Attachment C-6.*

Project Zoning

The Property is split between two (2) parcels. Lot 2A, 2-2 is currently zoned General Commercial (C-2) while Lot 3 is currently zoned Light Industrial (I-1) and General Industrial (I-2). This Project includes a rezoning request to change Lot 3 to C-2 to create uniformity between both parcels. This change will allow for the proposed youth center use. The Applicant has a Condition of Approval to either consolidate the two lots or ensure appropriate easements are in place in perpetuity at the time of Development Plan for this project.

For more information on the Rezoning request and General Plan Amendment, reference Section III of this Staff Report, *supra*.

In accordance with the rezoning request, the Project will meet all dimensional standards for C-2 zoning shown in Table 3.

Requirement	C-2	Proposed
Height	45 feet maximum	45 feet
Lot Coverage	60% maximum	24%
Open Space	25% non-residential and mixed use 0.25 x 186,291 sq ft = 46,555 sq ft	118,563 sq ft (63.7%)
Setbacks	Street: 15 feet Rear: 10 feet Side: 0 feet	Street: 15 feet + Rear: 10 feet + Side: 0 feet +

Table 3: *C-2 Dimensional Standards*

Surrounding Zoning and Land Use

The GISF site is outlined in yellow in Figure 6. Surrounding zoning includes primarily General Industrial (I-2) (Gray), with some areas of Light Industrial (I-1) (Purple) and General Commercial (C-2) (Red). The uses adjacent to the east of the Property include a variety of appliance, repair, and welding shops. South of the property are hotels along Cerrillos Rd and an auto repair shop along Rufina Circle. West of the property are mixed office buildings, and north is a bottling warehouse.

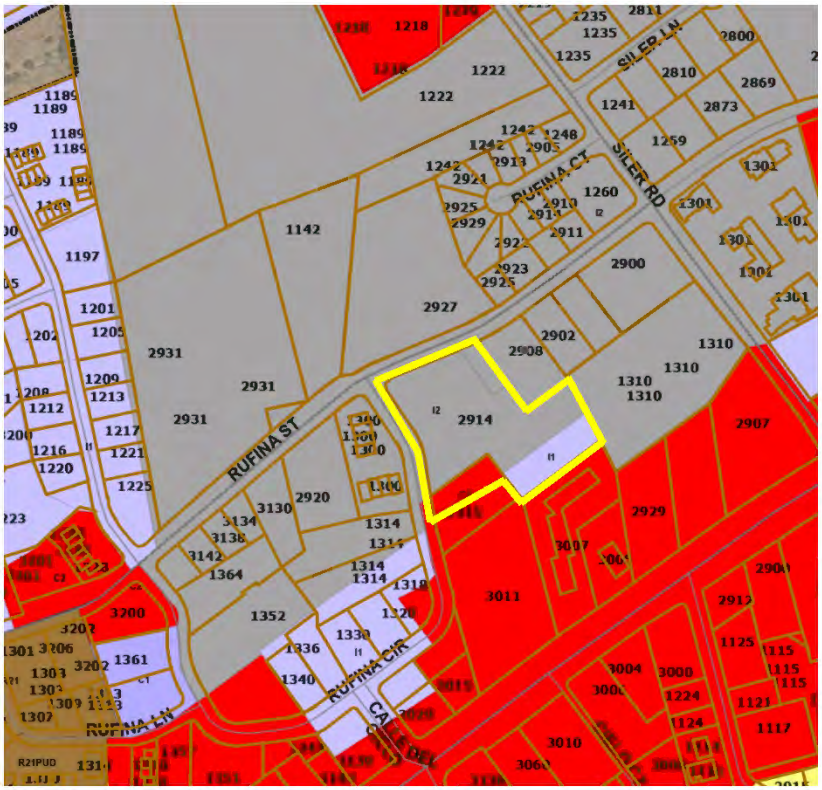


Figure 6: *Surrounding zoning. 2904 Rufina outlined in yellow.*

Existing Conditions and Terrain Management



The Property was previously used as a plant nursery but is currently vacant except for a few remaining greenhouses in the southeast of the Property (see Figure 7). The site slopes from southeast to northwest, with an overall grade change of approximately thirty-two (32) feet. There are no floodplains on the site and the Project includes passive storm water harvesting systems.

Figure 7: *Oblique view of existing conditions. Yellow border approximates property boundaries.*

In the past this area of town served as the industrial center for the community. Over time, many of the heavy industrial uses have moved from this area as it has urbanized in response to demand for more flex office, warehousing, and other commercial uses due to the site's proximity to Cerrillos Road and adjacency to properties in the General Commercial (C-2) zone district.

The applicant included a preliminary landscaping plan (Attachment C-6) that identifies the preservation of as many existing trees as feasible. The Applicant plans to incorporate landscaping into stormwater harvesting systems and included the planting of new trees on site and along adjacent streets.

Conditions of Approval and Technical Corrections for terrain management and landscaping can be found in Attachment A.

Traffic, Access, and Parking

The Project proposes the main entrances to the site be via two (2) driveways along Rufina Circle. A third access will exist along Rufina St to serve the caretakers residence.

A Traffic Impact Analysis (TIA) was completed by Bohannan Huston, Inc for this Project. In the 2038 Build scenario, the Rufina Street and Rufina Circle (east) intersection and two (2) new access driveways onto the property will operate acceptably. To mitigate the overall traffic impacts of this development, the TIA made the following recommendations:

- *Installation of a southbound left turn lane into the property off Rufina Circle,*
- *Installation of an eastbound right turn lane at the intersection of Rufina St and Siler Rd,*
- *Installation of a westbound left turn lane at Rufina Circle and Calle de Cielo,*

- *Median modifications to the Cerrillos Rd and Calle de Cielo intersection,*
- *Restriping at the intersections of Rufina St and Rufina Cir E and Rufina St and Rufina Cir W,*
- *All designs for street improvements shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) and City of Santa Fe requirements.*

The applicant has conditions of approval from the Traffic Division to address at the time of Development Plan for this site (Attachment A). To view the TIA, see Attachment C-5.

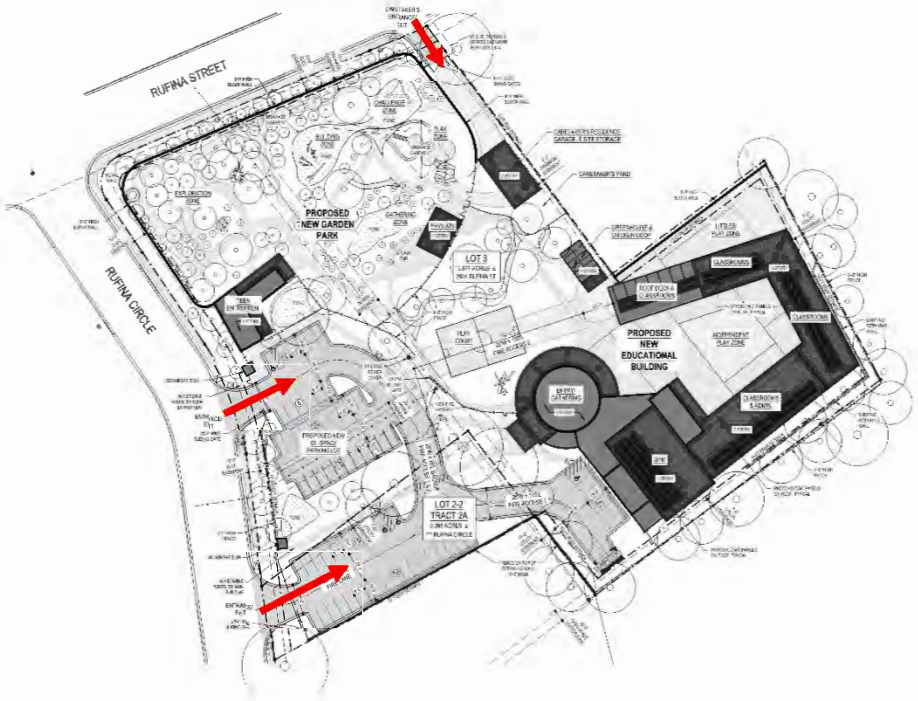


Figure 8: *Red arrows showing site access. For more details view the TIA and Master Plan in Attachments C-5 and C-6.*

The Master Plan proposes dedicated pickup and drop-off areas for students along the eastern edge of the parking area. To limit access and enhance safety of students, a mix of 8-foot-tall block walls, fences, and retaining walls with fences on top are proposed along the exterior of the property. Within the property, areas of 6-foot-tall fences are proposed to separate various spaces.

SFCC Table 14-8.6-1 does not define parking requirements for a youth center use. The applicant approximated a parking demand of 68 spaces, broken down in Table 4. To confirm the parking requirements for this development, a parking analysis will be required at time of Development Plan.

Parking Demand	Estimated Required Spaces
Peak Daily Staff Demand	42 spaces
Facility Vehicles	5 spaces
Guests/Overflow	21 spaces
Total Estimated Required Spaces	68 spaces
Total Parking Provided (Inc. 4 ADA)	**68 spaces**

Table 4: *Estimated Parking Needs*

Utilities

Water: There are existing 6-inch water mains along Rufina St and Rufina Circle. This property is serviced via a 2-inch water service line off Rufina Cir. The existing 5/8-inch water meter on the property is to be replaced by a double 1-inch meter. Additionally, a 6-inch public fire line will be connected off Rufina Cir into a new fire hydrant on the Property. The applicant has submitted a preliminary water budget and water plan with the City, subject to the Conditions of Approval from the City's Water Division in Attachment A.

Existing Girls Inc. Hillside Facilty - Average Annual Water Consumption	**101,570**	**GPY**
Exisitng Facility: Hillside Drive (GFA)	**4,886**	**SF**
Exisitng Facility Annual Usage:	**20.8**	**Gal/SF**
Proposed Facility: Rufina Street (GFA) =	**55,478**	**Square Feet**
Projected Annual Water Usage (20.8 Gal/SF) =	**1,153,275**	**GPY**
	3.54	**AFY**
Landscape Irrigation =	**TBD**	**GPY**
	TBD	**AFY**
Water Budget Subtotal =	**3.54**	**AFY**
Existing Rufina Water Usage Credit =	**5.27**	**AFY**
Per SFCC §14-8.13(B)(3)		
DEVELOPMENT WATER BUDGET =	**(1.73)**	**AFY**
9.8% Contingency per SFCC §14-8.13(E)(1)=	**(0.17)**	**AFY**
TOTAL WATER DEMAND OFFSET =	**(1.90)**	**AFY**

Figure 9: *Preliminary Water Budget*

Sewer: The Property is served by an existing 8-inch public sewer line that cuts north-south through the property via a 10-foot utility easement. The Applicant proposes installing a service connection to the main building and a 4-inch service line for the other structures. The City's Wastewater Division has Conditions of Approval the applicant must satisfy Prior to Recordation of a future Development Plan for this Property (Attachment A).

Fire Prevention and Emergency Access

Fire and emergency access requirements will be satisfied by the project's compliance with the International Fire Code 2021. All structures within the proposed development plan include fire alarm systems and sprinklers. The site access road is capable of supporting the load of a 75,000 lb fire apparatus and provides two remote exits. Two (2) fire hydrants (1 existing, 1 new) will serve the site.

Archaeology
The Project is within the Suburban Archaeological Review District, and will require archaeological clearance if the installation of subsurface utility lines will exceed 550-linear feet including water, gas, electric, power, sewer, etc (this may change to 200 linear feet with the adoption of the Land Development Code update).

Architecture, Lighting, and Signage
The Project does not include descriptions of the proposed architecture or elevations. Should the Master Plan be approved, the Applicant will be required to submit architectural drawings and descriptions detailing compliance with SFCC 14-8.7 at the time of Development Plan.

An outdoor lighting plan was not included with the Master Plan either, but the Applicant has a Condition of Approval to do so in compliance with SFCC 14-8.9(C), "*Outdoor Lighting*," Prior to Recordation of a Development Plan for this site (Attachment A).

Signage was not included in the Master Plan but is reviewed during the Building Permitting process – after the Master Plan and future Development Plan.

Review and Recommendation
Staff reviews Master Plan applications for compliance with associated approval criteria (see SFCC 14-3.9(D)) and completeness of submission requirements (see SFCC 14-3.9(C)). Based on this, Staff makes a recommendation to Planning Commission who then makes a recommendation to Governing Body. Governing Body takes final action to approve or deny Master Plan cases subject to Conditions of Approval and Technical Corrections.

V. GENERAL PLAN AMENDMENT APPROVAL CRITERIA SECTION SFCC 14-3.2(E)(1)

SFCC Section 14-3.2 governs the authority, procedures, and restrictions for amendments to the general plan. Prior to recommending approval of an amendment to the general plan, the Planning Commission must make certain findings based off the approval criteria. The Criteria for approval of General Plan Amendment are detailed below:

14-3.2(E)(1)(a): **Consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *Economic development goals are upheld by the provision of quality childcare programs that support working parents. The 2004 report, Cultivating Santa Fe's Future Economy, by Angelou Economics, recognizes the important role of quality of life in economic development. In Strategy Four: Economic Development, the report states, "The most successful economic development regions in the U.S. also contain very high quality-of-life amenities. Quality of life encompasses many attributes, including healthcare, safety, parks and recreation, arts and culture, and environmental cleanliness. A quality environment plays a large part in the choice of young, skilled professionals in deciding where to locate. It also plays a significant role in retaining good citizens." The GISF program is a quality-of-life amenity serving the Santa Fe community and young families, enhancing the attractiveness of Santa Fe for existing residents and newcomers, alike. In addition, GISF will employ approximately 45 staff persons. The new facility will serve the growing southwest part of town, home to a majority of Santa Fe's families. Lastly, the site has existing access via two public rights-of-way and is currently served by public utility infrastructure.*	
Staff Response: Staff concurs that the proposed amendment is consistent with Santa Fe's growth management and economic development goals as outlined in the General Plan, Angelou Report, and the 2008 Economic Development Strategy. The amendment supports the City's efforts to direct growth toward areas with existing infrastructure and services and encourages balanced economic development. Overall, the proposal aligns with the General Plan's vision for sustainable coordinated urban growth and is consistent with Criterion 1.	

14-3.2(E)(1)(b): **Consistency with other parts of the general plan;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *This General Plan Amendment conforms to the following General Plan Themes and Policies:* ***Themes*** *1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer*	

programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

Staff Response:
Staff finds that reclassifying Lot 3 as 'Community Commercial' is consistent with the General Plan Themes and Policies listed by the Applicant. The reclassification will allow for a youth center that promotes quality of life for Santa Fe residents and economic diversity for the Siler-Rufina area. Additionally, this project will provide infill development consistent with General Plan Themes and Policies.

14-3.2(E)(1)(c): **The amendment does not:** **(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:
(i) The proposed youth center is consistent with the character of the diverse Siler-Rufina neighborhood, which is home to several non-profit community organizations, including The Food Depot, Kitchen Angels, and Homewise.

(ii) The subject parcel comprises 3.87 acres. Nevertheless, the property is adjacent to the Community Commercial designation along its south boundary.

(iii) Contrary to harming surrounding landowners or the general public, this General Plan Amendment, and the new GISF youth center it will enable, provides numerous benefits. The redevelopment of the vacant site with a new, modern facility, inclusive of 2.7 acres of open space, will revitalize the property and beautify the neighborhood. Furthermore, GISF is an important community service organization that mentors school-age girls with dynamic after school and summer programs.

Staff Response:
(i) The Siler-Rufina neighborhood is home to a mix of industrial, commercial, and non-profit organizations. Reclassifying Lot 3 will allow for continued infill development consistent with the character of this area. This reclassification will also create consistency with lots south of this property that are currently classified 'Community Commercial.'

(ii) Staff finds that the subject parcel is 3.87-acres, exceeding the required 2-acres.

(iii) The General Plan Amendment to reclassify the lot to "Community Commercial" will create the ability to rezone the lot to "General Commercial," which allows for a variety of uses that have potential to serve the community at large, including the proposed youth center in the Master Plan. Reclassifying this lot can also encourage the redevelopment of the infill site, stated as a priority in the General Plan under policy 3-G-3.

14-3.2(E)(1)(d): **An amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *This General Plan Amendment promotes the general welfare, because it will enable the construction of a new GISF youth center, offering after school and summer programs for school-age girls and much-needed support for working parents.*	
Staff Response: The proposed amendment conforms to the requirements of 14-3.2(E)(1)(c), while also promoting general welfare by allowing for the proposed Master Plan use of a youth center, offering quality care to school aged children and accelerating infill development of this site.	

14-3.2(E)(1)(e): **Compliance with extraterritorial zoning ordinances and extraterritorial plans;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *N/A*	
Staff Response: N/A	

14-3.2(E)(1)(f): **Contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *Redevelopment of this infill site provides for efficient and economic development, leveraging existing infrastructure, and supporting the harmonious development of Santa Fe. This request not only supports the general welfare of the community by providing Santa Fe families with a safe and reliable place to send their children but is the sole motivation for this effort.*	
Staff Response: Staff agrees with the applicant and finds that reclassifying Lot 3 to 'Community Commercial' supports harmonious infill development that is efficient and consistent with properties in the vicinity which have been rezoned from industrial to commercial and subsequently redeveloped (Ord. #2016-44, #2022-4).	

14-3.2(E)(1)(g): **Consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The City of Santa Fe Land Use and Urban Design Plan recognizes the Siler Neighborhood as a Mixed-Use Corridor, stating, "Development and redevelopment along these corridors should be encouraged to*	

provide greater density of commercial uses…". Furthermore, the Plan encourages the re–use of blighted or failing buildings and businesses. The redevelopment of a former, dilapidated nursery on an infill site in the Siler Neighborhood thoroughly aligns with these objectives. Furthermore, the City of Santa Fe Economic Development Department branded the subject neighborhood as the Siler-Rufina Nexus in a recent report issued to spur investment in the City's Opportunity Zones. In keeping with this effort, the proposed GISF facility is a significant investment in the neighborhood, increasing job opportunities and redeveloping a deteriorated site.
Staff Response: Staff agrees with the Applicant's response while additionally acknowledging the previous references to the City's General Plan policies. The proposed change does not conflict with existing city ordinances or regulations and the applicant's Master Plan and future development plan of the site will conform with the City of Santa Fe's Land Use Code and Policies.

VI. REZONING APPROVAL CRITERIA SECTION SFCC 14-3.5(C)

SFCC Section 14-3.5 governs the authority, procedures, and restrictions for Rezonings. Prior to recommending approval of a Rezoning, the Planning Commission must make certain findings based off the approval criteria. The Criteria for approval of Rezoning's are detailed below:

14-3.5(C)(1)(a): **The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:** **(a) one or more of the following conditions exist:** **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:

(i) *N/A*

(ii) *This area has evolved over the years into a diverse, mixed-use neighborhood of recreational uses, non-profit institutions, a mix of housing types, and various commercial enterprises. The rezone will support the construction of the proposed GISF facility, which aligns well with this current pattern of development.*

(iii) *Rezoning the property to C-2 is more advantageous to the community. A vacant site falling into disrepair creates no community benefit. Redevelopment of this infill site vitalizes the neighborhood and supports the provision of critical community services. Furthermore, the rezone request aligns with the Themes and Policies of the General Plan, as summarized below:*

Themes

1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

Staff Response:

(i) Staff did not find a mistake in the original zoning.

(ii) In recent years, the Siler-Rufina area has seen increasing multifamily residential developments and rezonings from industrial to commercial that have changed the character of the area (Ord. #2016-44, #2022-4). Commercial establishments and non-profit institutions have also come to occupy many industrial spaces surrounding the property. Staff recognizes a change in the character of the area.

(iii) Staff finds the rezoning of this parcel to "General Commercial" to be more advantageous than the currently vacant industrial site. This change encourages redevelopment of the infill site, and the

associated Master Plan proposes a quality-of-life amenity to the community, supported by the General Plan.

14-3.5(C)(1)(b): **All the rezoning requirements of Chapter 14 have been met.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *All the rezoning requirements of Chapter 14 have been met. A Pre-Application Conference was conducted with the Development Review Team on December 12, 2024, and the Early Neighborhood Notification Meeting was held on July 23, 2025*.	
Staff Response: Staff finds that the rezoning requirements of Chapter 14 have been met, including SFCC 14-3.1 "*Applicable General Provisions*," and SFCC 14-3.5 "*Rezonings*." This rezoning application has also been reviewed by the Development review Team (DRT) for compliance with Chapter 14.	

14-3.5(C)(1)(c): **The rezoning is consistent with the applicable policies of the general plan, including the future land use map.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *A Request to amend the General Plan Future Land Use Map to Community Commercial accompanies this rezone application, which aligns with the requested C-2 zoning. Furthermore, the project conforms to the General Plan as outlined below:* ***Themes*** *1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.* *1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.* *1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.* *1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.* *1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the*	

community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

Staff Response:

The rezoning alone does not align with the Future Land Use designation of this parcel which currently includes "Industrial" and "Business Park." However, the applicant is requesting a General Plan Amendment to designate the Future Land Use of this parcel "Community Commercial," which would align with the rezoning and proposed Master Plan use of a youth center. The project aligns with other themes and policies of the General Plan including but not limited to quality of life, sustainable growth, urban form, and community-oriented development.

14-3.5(C)(1)(d): **The amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city.**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:

General Plan Figure 4-4, Urban Sub-Areas, designates the 3.87-acre subject property and surrounding area as an "Infill Area." The Growth Management Chapter of the General Plan specifically calls for prioritization of infill development in Santa Fe in order to maximize the efficient use of public infrastructure, while meeting the demand for urban land for development and directing new growth towards the historic core of the city rather than on the undeveloped fringes. The proposed infill project is in alignment with

these strategic directives and is responsive to community needs for public services and community engagement in this area of the City. General Plan Section 4.1 states, "In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows" to help "create efficient use of already existing roads and utilities, help ensure cost-efficient public transit, and provide the type of housing that will be in demand…".
Staff Response: SFCC Section 14-3.5(C)(2)(b) prohibits a rezoning if the rezoning will "affect an area of less than two acres." This Parcel is 3.87-acres and therefore exceeds the required 2-acres. The Project meets city policies regarding the provision of urban land sufficient to meet the amount, rate, and geographic location of growth of the city. The Project is located within an infill area and proposes to meet the needs of the community while being served by sufficient infrastructure.

14-3.5(C)(1)(e): **The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The subject property is served by existing roadways and public water and sewer infrastructure. Since the program includes the development of over 2.7 acres of outdoor recreational space, the GISF facility will not affect the capacity of area parks.*	
Staff Response: Staff from the relevant City departments, including water, wastewater, and traffic engineering have reviewed the zoning criteria as it relates to the Master Plan and determined that the property is sufficiently served by infrastructure so long as the Applicant meets the Conditions of Approval and Technical Corrections identified in Attachment A of this report.	

14-3.5(C)(2)(a): **Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:** **Allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The proposed youth center is consistent with the character of the diverse Siler-Rufina neighborhood, which is home to several non-profit community organizations, including The Food Depot, Kitchen Angels, and Homewise.*	
Staff Response: The Applicant stated in response to (1)(a)(iii) the General Plan Themes and Policies that this project aligns with. Staff finds that this use fits the surrounding Siler neighborhood which is currently a mix of industrial, commercial, and multi-family dwellings.	

14-3.5(C)(2)(b): **Affect an area of less than two acres, unless adjusting boundaries between districts; or**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The subject parcel is 3.87 acres.*	
Staff Response: The subject parcel is 3.87-acres, therefore exceeding the required 2-acres for a rezoning.	

14-3.5(C)(2)(c): **Benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *Contrary to harming surrounding landowners or the general public, this rezone, and the new GISF youth center it will enable, provides numerous benefits. The redevelopment of the vacant site with a new, modern facility, inclusive of 2.7 acres of open space, will revitalize the property and beautify the neighborhood. Furthermore, GISF is an important community service organization that mentors school-age girls with dynamic after school and summer programs.*	
Staff Response: The C-2 Zoning for Lot 3 is consistent with the existing land use patterns in adjacent areas south of the parcel. This alignment indicates that the rezoning does not disproportionately benefit a select few at the expense of the wider community. Furthermore, the Master Plan of a youth center for this site is anticipated to bring broader economic benefits, such as increased employment and expanded services, which would serve the general public interest.	

SFCC 14-3.5(D): Additional Applicant Requirements

14-3.5(D)(1): **If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The property is currently served by existing public roadway and utility infrastructure. The Applicant is prepared to construct any necessary infrastructure upgrades at the time of property development, and these improvements will be documented in the approved development plans.*	
Staff Response: The Traffic Impact Analysis (TIA) submitted by the Applicant identified the need for various streets improvements to the area surrounding the proposed development due to the increased traffic volume a youth center will cause. The Applicant understands these infrastructure improvements and acknowledges that the City may require the developer to construct necessary infrastructure improvements.	

14-3.5(D)(2): **If the proposed rezoning creates a need for additional streets , sidewalks or curbs necessitated by and attributable to the new development , the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The Traffic Impact Analysis identifies the need for a southbound left-turn lane on Rufina Circle serving the north access drive. No other off-site improvements are warranted. The developer is aware that required upgrades by the City of Santa Fe will be at the expense of the developer.*	
Staff Response: Additional streets, sidewalks, and curb improvements shall be determined when the Applicant submits a Development Plan for this site. The Applicant acknowledges this criterion.	

VII. MASTER PLAN APPROVAL CRITERIA SECTION SFCC 14-3.9(D)(1)

SFCC Section 14-3.9 governs the authority, procedures, and restrictions for Master Plans. Prior to recommending approval of a Master Plan, the Planning Commission must make certain findings based off the approval criteria. Per SFCC 14-3.9(D)(2), approval of the Master Plan may specify conditions of approval that are necessary to ensure compliance with the provisions of Chapter 14 and implement the policies of the general plan, including:

(a) requirements for construction and funding of private or public infrastructure, including utilities, municipal buildings, roads, parks and trails;
(b) provisions for the use and protection of areas of special hazards or environmental sensitivity;
(c) modifications to the proposed plan, including changes to the boundaries of land use tracts, patterns of land uses, infrastructure plans, phasing plans and special development standards and guidelines.

The Criteria for approval of Master Plans are detailed below:

14-3.9(D)(1)(a): **The master plan is consistent with the general plan**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:
The proposed Master Plan aligns with various Themes and Polices in the General Plan, as summarized below.

Themes
1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the

community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

Staff Response:

The Master Plan is consistent with the General Plan themes and policies listed by the applicant, including quality of life, economic diversity, sustainable growth, urban Form, community oriented development, and mixed use. The proposed use is currently not supported on the Future Land Use Map, but would be if the General Plan Amendment to change Lot 3 to "Community Commercial" is approved.

14-3.9(D)(1)(b): **The master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:

The C-2 zoning district is a robust mixed-use zoning category that supports both commercial uses and residential development at higher densities. The proposed GISF youth center is a permissible use in the C-2 district and an appropriate commercial development in the Siler-Rufina neighborhood. Furthermore, the Master Plan demonstrates compliance with C-2 development standards with respect to height, lot coverage, open space, terrain management, and landscaping.

Staff Response:

The Master Plan is consistent with the purpose and intent of the proposed C-2 zoning district and has been conditioned to meet specific design criteria that shall apply when a Development Plan application is

submitted. The Master Plan conforms with dimensional standards for C-2 zoning including height, lot coverage, setbacks, and lot size.

14-3.9(D)(1)(c): **Development of the master plan area will contribute to the coordinated and efficient development of the community; and**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The Master Plan includes provisions for pedestrian and vehicular connectivity to the surrounding area, as called for in the General Plan. In addition, the subject property makes efficient use of existing infrastructure as an infill site – a value repeatedly emphasized in the General Plan.*	
Staff Response: The Master Plan proposes efficient use of an infill parcel within the diverse Siler-Rufina area, utilizing existing infrastructure and improving connectivity. This use is an asset to the general welfare of the community as it will allow a quality-of-life amenity to be in a more accessible location for the growing Santa Fe community.	

14-3.9(D)(1)(d): **The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The existing roadway and utility infrastructure are adequate to serve the project. The Traffic Impact Analysis (TIA) demonstrates that the roadway network has the capacity for the proposed development, with the inclusion of a new left-turn lane serving the north access drive on Rufina Circle.*	
Staff Response: The proposed infrastructure has been reviewed based on the regulations established in Chapter 14 by Land Use Staff and the Development Review Team (DRT) encompassing fire, water, wastewater, public works, terrain management, traffic, and landscaping. Existing and proposed infrastructure can accommodate the development of this site as proposed, with street modifications as described in the Applicant's Traffic Impact Analysis. Individual DRT comments can be found in Attachment A of this report.	

VIII. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted an Early Neighborhood Notification (ENN) meeting on July 23, 2025. Members of the Applicant's team, City Staff, and a local news reporter were in attendance. The Applicant team presented an overview of the Project and did not receive any questions or comments. Meeting notes from the Early Neighborhood Notification meeting can be found in Attachment C-4.

IX. EXPIRATION

SFCC Section 14-3.19 sets expiration, extension, and amendment criteria for certain development approvals. Both General Plan Amendments and Rezonings are not included in this section and are therefore not associated with any expirations. Master Plans, however, are subject to SFCC 14-3.19(B)(1) which states:

"*Approval of a master plan shall expire five years after all applicable appeal periods, and any appeals of the final action approving it unless:*

(a) approval is granted for a development plan or subdivision plat within the master plan boundaries; or

(b) *actual development of the site or off-site improvements is begun and is continued pursuant to Subsection 14-3.19(B)(6).*"

X. ATTACHMENTS

ATTACHMENT A: Conditions of Approval & Technical Corrections

1. Table of Conditions of Approval
2. Table of Technical Corrections
3. Development Review Team Compiled Comments

ATTACHMENT B: Maps & Photos

1. Aerial View
2. Existing Condition photos
3. Current Zoning Map
4. Future Land Use Zoning Map

ATTACHMENT C: Applicant Submittals

C-1: Applications, Authorization Letter, Letter of Application, and Statements Addressing Approval Criteria, Lot Consolidation Letter
C-2: Legal Lots of Record
C-3: Utility Service Application & Preliminary Water Budget
C-4: Early Neighborhood Notification Meeting Notes and Posting
C-5: Traffic Impact Analysis
C-6: Master Plan

ATTACHMENT D: General Plan 1999 Chapter 1: Introduction and General Plan Themes

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	Name	Initials
Department Director	Heather Lamboy	HLL
Assistant Department Director	Maggie Moore	*MRM*
Planner Manager	Daniel A Esquibel	*DAE*
Planner Senior	Alexa Hempel	*ANH*

City of Santa Fe, New Mexico

Attachment A
Conditions of Approval and Technical Corrections

1. Table of Conditions of Approval
2. Table of Technical Corrections
3. Development Review Team Compiled Comments

Conditions of Approval & Technical Corrections

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
1	Archaeological review will be required if The applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc. 14-3.13(B)(3) Suburban Archaeological Review District In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects: All annexations, rezonings, subdivisions, planned unit developments , or other development requiring approval by the Planning Commission, having over ten (10) acres All city projects over two (2) acres in size. All city park projects over one (1) acre in size. (4) Utility Mains: An archaeological clearance permit is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.	Archaeology	Prior to building permit approval
2	Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)	Current Planning	Prior to public hearing (COMPLETED)
3	~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~ Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review **or** place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review.	Current Planning	~~Prior to public hearing~~ Prior to development plan approval
4	Add Case #2025-11030 to Master Plan sheets	Current Planning	Prior to public hearing (COMPLETED)
5	Shall comply with the most currently adopted International Fire Code	Fire	Prior to public hearing (COMPLETED)
6	Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021	Fire	Prior to public hearing (COMPLETED)

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
7	Shall verify compliance with section D105 Aerial Fire Apparatus Access Road as per IFC 2021	Fire	Prior to public hearing (COMPLETED)
8	Historic drainage calcs should include offsite flows onto property (if applicable)	Rivers and Watershed	Prior to Development Plan approval (In drainage report)
9	Provide a full drainage report	Engineering	Prior to Development Plan approval
10	Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.	Engineering	Prior to Development Plan approval
11	Include pond sections and show how ponds will overflow.	Engineering	Prior to Development Plan approval
12	Include lighting plan with photometrics	Engineering	Prior to Development Plan approval
13	A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.	Engineering	Prior to Development Plan approval
14	The 6-inch sewer service line(s) will be required to connect to a sewer manhole	Wastewater	Prior to recordation
15	All 4-inch sewer lines shall connect directly to the public sewer lines	Wastewater	Prior to recordation
16	The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field	Wastewater	Prior to recordation
17	An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Water	Prior to building permit approval
18	An approved Water Plan will be required for all new public water infrastructure and fire services.	Water	Prior to development plan approval
19	A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	Water	At time of development

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
20	Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	Water	At time of development
21	Each lot shall be served by a separate City water service.	Water	At time of development
22	See attached comments response letter dated 9/25/25 from Wilson & Company regarding Bohannon Huston, initial draft Traffic Impact Study dated 8/725	Traffic	Prior to public hearing (COMPLETED)
23	See attached comments response letter dated 10/17/25 from Wilson & Company regarding Bohannon Huston, revised draft Traffic Impact Study dated 10/6/25	Traffic	Prior to Development Plan Approval
24	Elevations submitted for the development plan shall include a detailed Points analysis that is intergraded with the Elevations for review.	Current Planning	At time of Development Plan

Technical Corrections			
#	**Technical Correction**	**Dept. or Division**	**To be completed:**
1	Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
2	Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
3	Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
4	Include attached notes on development plan.	Engineering	Prior to recordation of Development Plan
5	The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe	Wastewater	-
6	Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property	Water	Prior to water plan approval

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

Date: September 8, 2025

Cases: #2025-11028, 2025-11029, 2025-11030

To: Angelica Wolff, JenkinsGavin, Inc

Via: Heather Lamboy, Planning and Land Use Director
Maggie Moore, Assistant Planning and Land Use Director
Daniel Esquibel, Planner Manager

From: Alexa Hempel, Senior Planner

Cases #2025-11028, 2025-11029, and 2025-110330. 2904 Rufina St General Plan Amendment, Rezoning, and Master Plan. JenkinsGavin, Inc, Agent, for Girls Inc of Santa Fe, Applicant, requests a General Plan Amendment, Rezoning, and Master Plan for the property at 2904 Rufina St. This property is comprised of 2 parcels totaling approximately 4.85 acres, currently zoned I-1 (Light Industrial), I-2 (General Industrial), and C-2 (General Commercial).

This application was received on August 11, 2025 and has been reviewed by Planning Division staff (Staff) and the City's Development Review Team (DRT). Attached are the initial DRT review comments including conditions of approval and technical corrections. I would like to highlight and summarize the following key items:

A. Initial Planning Division Review Summary

Your General Plan Amendment, Rezoning, and Master Plan applications have been reviewed by Planning Division staff and the following necessary revisions have been identified:

1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)
2. ~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~
3. Add Case #2025-11030 to Master Plan sheets
4. Submit a parking analysis at time of Development Plan
5. All utilities shall be underground

Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review or place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review

B. Initial DRT Review Summary

Your General Plan Amendment, Rezoning, and Master Plan applications have been reviewed by the DRT and the following necessary revisions have been identified:

1. Shall comply with the most currently adopted International Fire Code
2. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021
3. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021
4. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services
5. An approved Water Plan will be required for all new public water infrastructure and fire services.
6. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service
7. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.
8. Each lot shall be served by a separate City water service.
9. Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.
10. Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.
11. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.
12. Archaeological review will be required if the applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc.
    a. 14-3.13(B)(3) Suburban Archaeological Review District
        i. In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects:
        ii. All annexations, rezonings, subdivisions, planned unit developments , or other development requiring approval by the Planning Commission, having over ten (10) acres
        iii. All city projects over two (2) acres in size.
        iv. All city park projects over one (1) acre in size.
    b. Utility Mains:
        i. An archaeological clearance permit is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.
13. Provide full drainage report.

14. Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.
15. Include pond sections and show how ponds will overflow
16. Include lighting plan with photometrics
17. A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.
18. Include attached notes.
19. Historic drainage calcs should include offsite flows onto property (if applicable)
20. The 6-inch sewer service line(s) will be required to connect to a sewer manhole
21. All 4-inch sewer lines shall connect directly to the public sewer lines
22. The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field
23. The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe

The following DRT members did not have comments at this time:

- Parks and Open Space
- Water resources
- Metropolitan Planning organization
- Traffic

The following DRT comments are pending at this time:

- ADA
- Santa Fe Public Schools

C. Prior to Planning Commission, the following DRT comments must be satisfied:

1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)
2. ~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~
3. Add Case #2025-11030 to Master Plan sheets
4. Shall comply with the most currently adopted International Fire Code
5. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021
6. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021
7. An approved Water Plan will be required for all new public water infrastructure and fire services.
8. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.

The full DRT memos are attached for your review. Once revised submittals to the application are accepted, a public hearing date may be scheduled. Please let me know if you have any questions or concerns.

Thank you,

Alexa Hempel
Senior Planner, Planning and Land Use Department

Attachments:

1. Fire DRT Memo
2. Water Utility DRT Memo
3. Landscape/Irrigation/Lighting DRT Memo
4. Archaeology DRT Memo
5. Technical Review Engineering DRT Memo
6. River and Watershed DRT Memo
7. Wastewater DRT memo

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: August 19, 2025

DRT Member: Fire Marshal Geronimo Griego

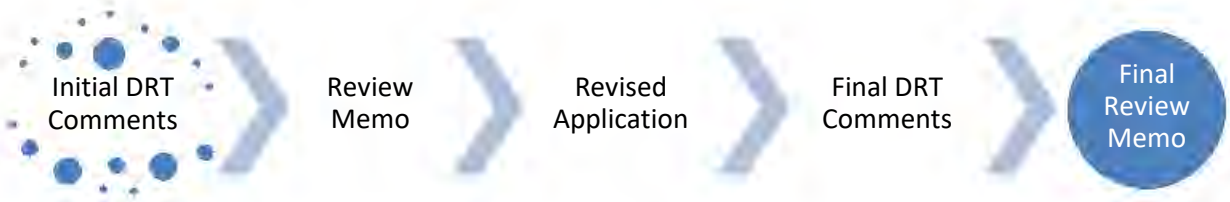
Dept/Div: Fire Marshal's Office

Case No.: 2025-11028,11029, & 11030

Case Planner: Alexa Hempel, Senior Planner

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

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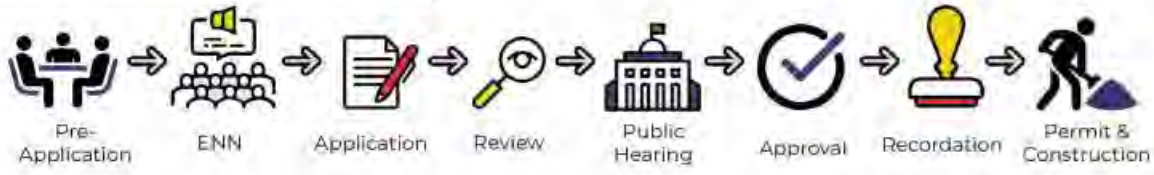
d. *At the time of development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall comply with the most currently adopted International Fire Code.	*Prior to Public Hearing*	
2. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021.		
3. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1.

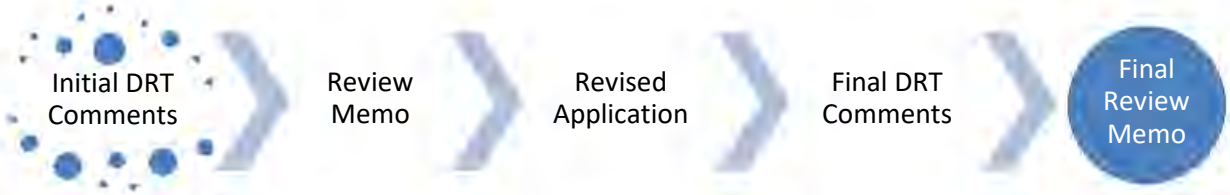
Explanation of Conditions or Corrections (if needed):

1. Verify that the right city adopted code is reference in documents for submission. International Fire Code (IFC) 2021.
2. Shall verify that building is provided with automatic fire sprinklers for proposed layout.
3. Shall verify two points of access to ladder building for proposed site layout conditions.

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



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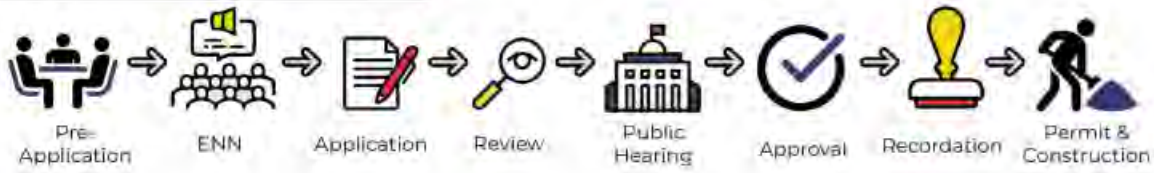
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/18/2025

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case # 2025-11028/11029/11030

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Prior to Building Permit Approval	
2. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to Public Hearing	
3. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	
4. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
5. Each lot shall be served by a separate City water service.	At the time of development	

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.	Prior to Water Plan Approval	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

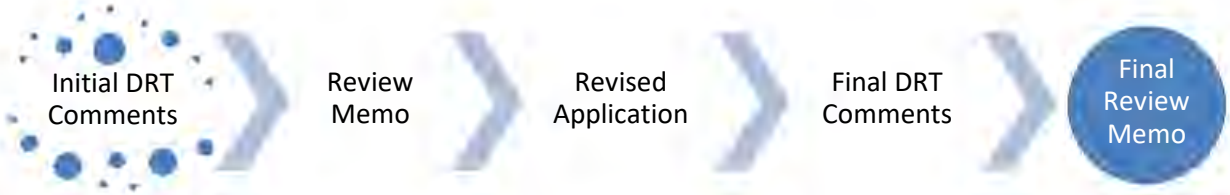
Form Updated: April 2024

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



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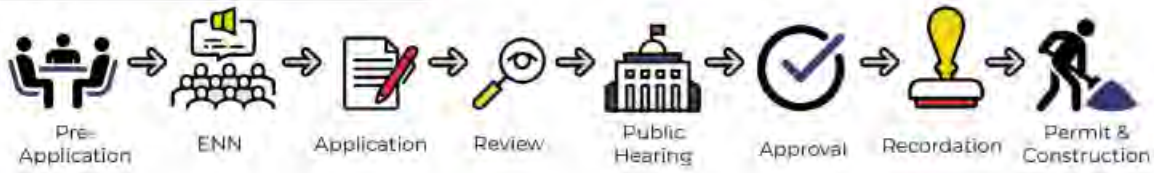
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: August 28, 2025

DRT Member: Lawrence Rivera

Dept/Div: Land Use Engineering / Landscape, Irrigation, and Outdoor Lighting Review

Case No.: Girls Club 2025-11030. Master Plan

Case Planner: Alexa Hempel, Senior Planner, anhempel@santafenm.gov, 505-946-7072 (cell)

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.	Prior to Recordation	
2. Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.	Prior to Recordation	
3. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.	Prior to Recordation	

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The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

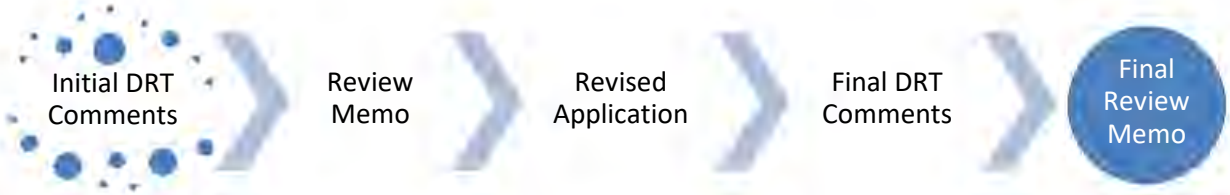
(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



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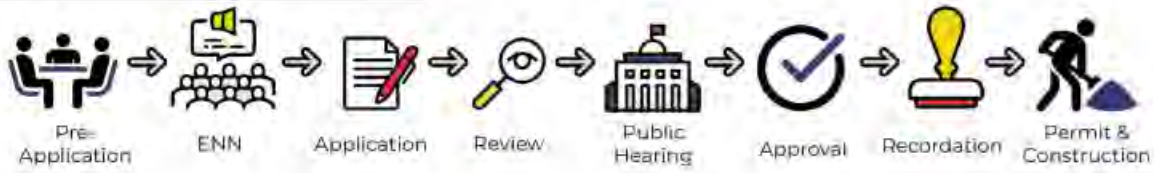
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 09/03/2025

DRT Member: Paul A. Duran

Dept/Div: Land Use/ HPD

Case No.: Case #2025-11028. General Plan Amendment, Case #2025-11029. Rezoning, Case #2025-11030. Master Plan

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Archaeological review will be required if The applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc. 14-3.13(B)(3) Suburban Archaeological Review District In this district, an archaeological clearance *permit* shall be required prior to approval of the final *development* plan or *plat* for the following projects: All annexations, rezonings, subdivisions, planned unit *developments* , or other *development* requiring approval by the Planning Commission, having over ten (10) acres All *city* projects over two (2) acres in size. All *city* park projects over one (1) acre in size. (4) Utility Mains: An archaeological clearance *permit* is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.	Building permitting	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1.		

Form Updated: April 2024

2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

Date: 9/3/2025

DRT Member: Dee Beingessner

Dept/Div: Land Use Engineering

Case No.: Case #2025-11030 Girls Inc

Case Planner: Alexa Hempel, Senior Planner

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. Provide full drainage report.	Prior to Development Plan approval	
2. Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.		
3. Include pond sections and show how ponds will overflow.		
4. Include lighting plan with photometrics		
5. A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. Include attached notes.		
2.		
3.		

***The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

See following pages for notes required on plat or plans

Form Updated: March 2024

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).

B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.

D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISION'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

DUST CONTROL NOTE

All on-site soil disturbing construction activities shall be addressed and provide measures to mitigate or control dust from being transported offsite and polluting neighboring properties.

Any person, owner, contractor or operator who conducts earthmoving and/or dust generating activities is responsible for implementing Best Management Practices (BMPs) in order to mitigate off-property transport of fugitive dust emissions.

A plan, or storm water prevention plan (SWPPP) when applicable, listing the Best Management Practices (BMPs), shall be provided to the City Engineer, or their designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site.

The initial BMP shall address how the Contractor will minimize the amount of disturbed soil, and how the Contractor will stabilize the disturbed surface area exposed to wind or vehicle traffic during construction.

Some BMPs shall include:

- The reduction of vehicle speeds: establish a maximum speed limit or install traffic calming devices to reduce speeds to a rate to mitigate off-property transport of dust entrained by vehicles.
- The minimization of drop height: Drivers and operators shall unload truck beds and loader or excavator buckets slowly, and minimize drop height of materials to the lowest height possible, including screening operations.
- High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
- Restrict access: restrict access to the work area to only authorized vehicles and personnel.

In the event the above practices are ineffective to prevent off property transport, the owner or operator shall use at one or more of the following Best Management Practices (BMPs):

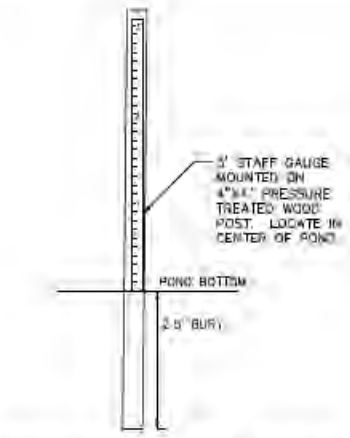
- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc. during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, the undersigned professional engineer in the State of New Mexico, do hereby certify that the record information shown hereon is based on actual field measurements and visual inspections performed by myself or under my direct supervision. I further certify that the record condition as of _____ is in substantial compliance with the approved grading and drainage plan prepared by _____, dated _____.

Signature NMPE #_____ Date

Example for pond measurement post



POST & STAFF GAUGE
NTS

Form Updated: March 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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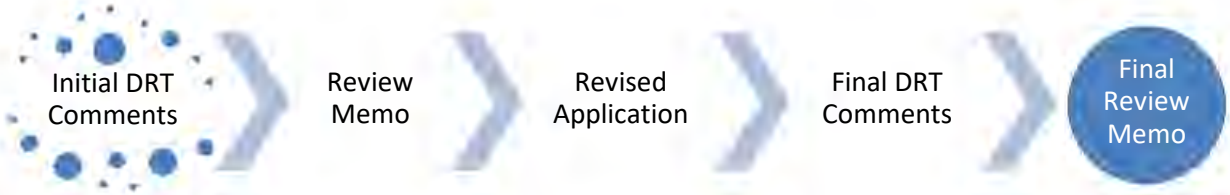

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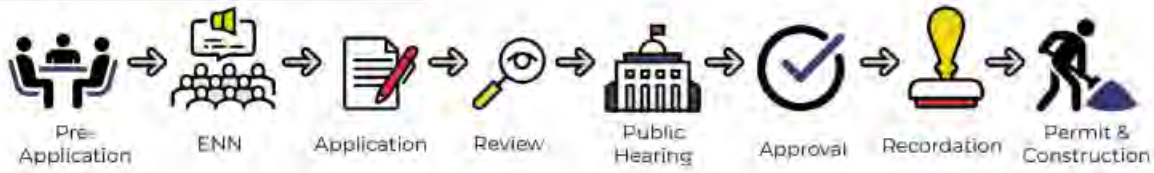
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 09/04/2025

DRT Member: Zoë Isaacson, River and Watershed Manager

Dept/Div: Public Works/Parks and Open Space

Case No.: 2025-11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Historic drainage calcs should include offsite flows onto property (if applicable)	Include in drainage report with development plan	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1.		
2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

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1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Existing vs Proposed Drainage Areas: looks like some ponding and drainages will be filled due to proposed building sites and new amenities; how is the developer planning to accommodate the excess water created by both the increase in imperviousness and the filling of these ponds? How do they plan to get the water to the new ponds, will it be piped? Will buildings have gutters and cisterns? Will landscaped areas be swaled to hold water? Etc…

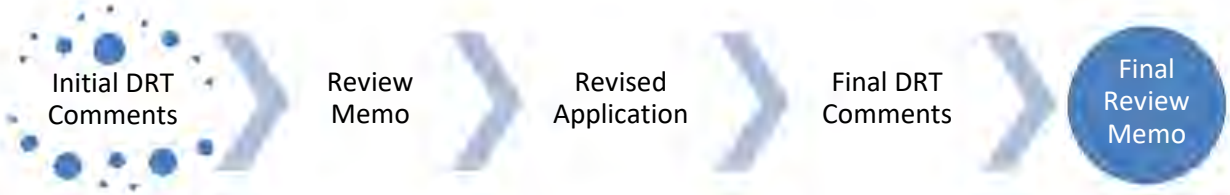
Historical drainage: are they making sure to account for the entire basin in their drainage calcs, including offsite flows entering the property, esp. off the parking lot behind the school to the south if there is any?

Form Updated: April 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

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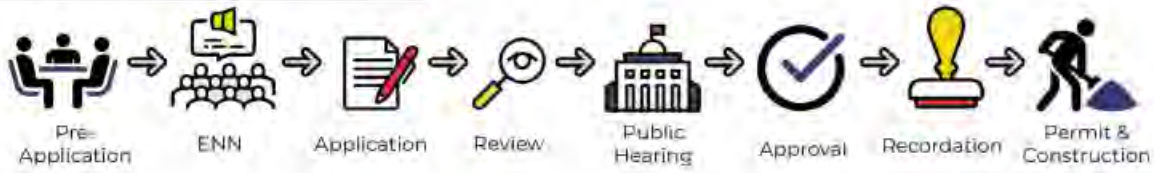
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 9/4/2025

DRT Member: Stan Holland

Dept/Div: Utilities/Wastewater Division

Case No.: 2025/11030

Case Planner: Alexa N. Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. The 6-inch sewer service line(s) will be required to connect to a sewer manhole	Prior to Recordation	
2. All 4-inch sewer lines shall connect directly to the public sewer lines	Prior to Recordation	
3. The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field	Prior to Recordation	
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe		
2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT) Comment Form

Date: October 17, 2025

DRT Member: Leroy Pacheco, PE and Phil Gallegos, PE (Wilson&Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Girl's Inc. - Case #2025-11028, 11029, and 11030. General Plan Amendment, Rezoning, and Master Plan

Case Planner: Land Use Department - Alexa Hempel, Senior Planner

Conditions of Approval and Technical Corrections Tables
Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response:**

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
See attached comments response letter dated 10/17/25 from Wilson & Company regarding Bohannon Huston, revised draft Traffic Impact Study dated 10/6/25.	Prior to Development Plan Approval	

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Any and all future proposed improvements of this site that affect public infrastructure will be subject to **City Code Chapter 23** and additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. may be required at that time.

   City Code Chapter 23-3.18 City construction and assessment.
   Nothing in subsections 23-3.12 and 23-3.15 SFCC 1987 prevents the city from ordering construction of curbs, gutters and sidewalks and assessing the cost thereof against the property benefited in any manner provided by the laws of the state. (Code 1953, § 24-28; Code 1973, § 30-29; SFCC 1981, § 4-13-18; Ord. #38-1987, § 8).

Memorandum

To: Leroy Pacheco, PE COSF

From: Philip A. Gallegos, PE, Senior Transportation Engineer

CC: Robert Luna, PE, PTOE, Traffic Engineering Practice Lead, SW Region

Date: 10/17/2025

Re: Girl's Inc. TIA Review

Wilson and Company has reviewed the Revised DRAFT TIA dated October 6, 2025 for the Girl's Inc. Development prepared by Bohannan Huston and have the following comments. Please let me know if you have any questions or require further information.

REPORT COMMENTS

- All original Comments have been addressed
- On page 48 the report states that the common crash type was rear-end collisions for Richards and Rufina however on table 24 the highest crash type is Another Vehicle at an Angle. This should be corrected in the narrative.
- There is a large percentage of crashes that were not classified by Crash Type. The Crash Summary Tables shall also include the percentage of crash types with the "not available or not classified" crash types removed from the total number of crashes. Therefore, showing percentages of total known crash types.
- All developer mitigations shall be shown on the developments site plan.
- For the intersection of Calle del Cielo and Cerrillos Road the report recommends evaluation of a cost share with the COSF due to the spillover occurring in existing condition. Since this LOS is made worse by the added traffic by the developer this mitigation shall be implemented by the developer.

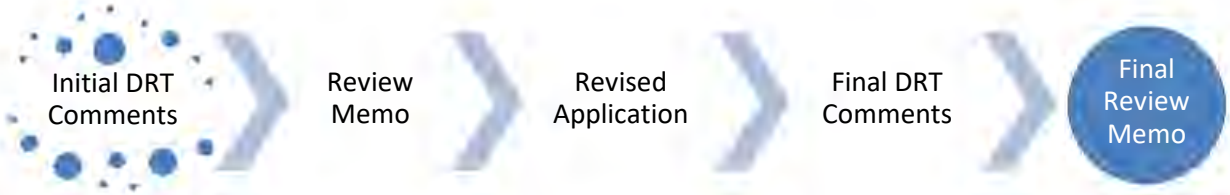
Sincerely,

Philip A Gallegos, PE
Senior Transportation Engineer

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

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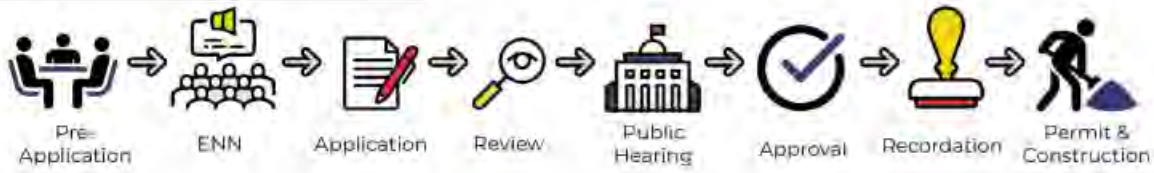
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/20/25

DRT Member: Alexa Hempel

Dept/Div: Current Planning

Case No.: #2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)	Planning Commission. Complete	
~~2. Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~ Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review **or** place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review	Planning Commission Development Plan. Applicant submitted affidavit acknowledging condition.	
3. Add Case #2025-11030 to Master Plan sheets	Planning Commission. Complete	
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Submit a parking analysis at time of Development Plan	Development Plan	
2. All utilities shall be underground	Development Plan	
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: October 07, 2025

DRT Member: Fire Marshal Geronimo Griego

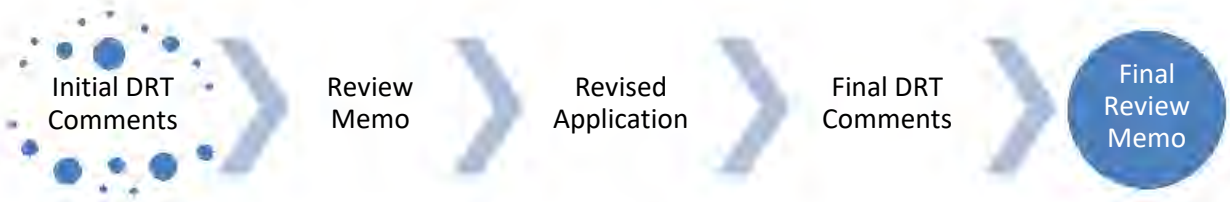
Dept/Div: Fire Marshal's Office

Case No.: 2025-11028,11029, & 11030

Case Planner: Alexa Hempel, Senior Planner

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



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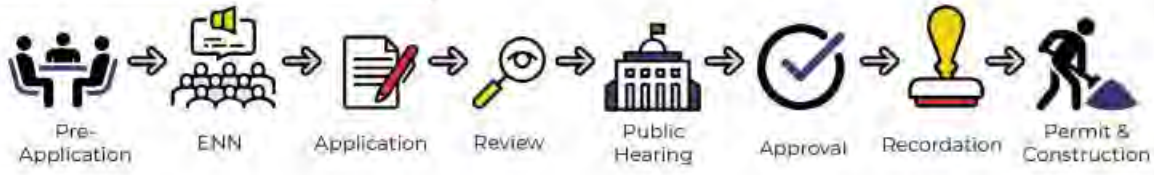
d. *At the time of development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall comply with the most currently adopted International Fire Code.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

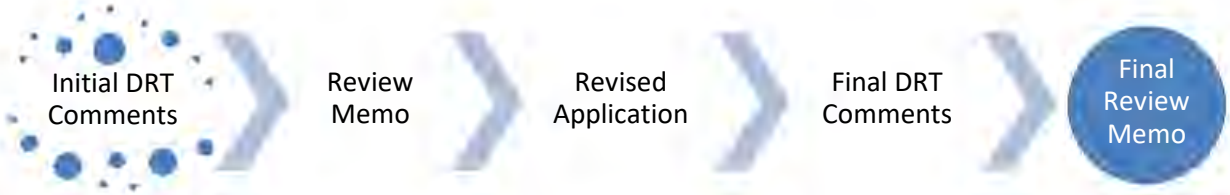
1. Notes on revised plans sheet C2 verify compliance with IFC 2021, Section 903, and Aerial Apparatus access road from 2 points of access to building.

Explanation of Conditions or Corrections (if needed):

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



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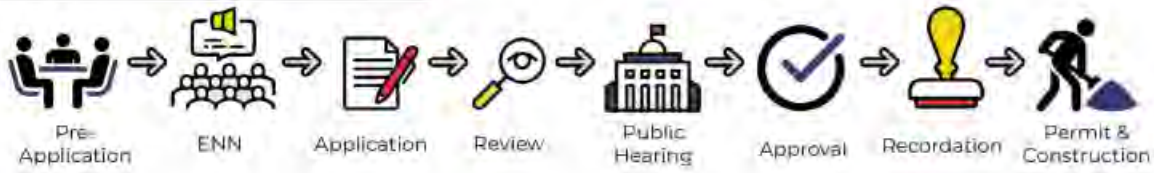


*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/18/2025

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case # 2025-11028/11029/11030

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Prior to Building Permit Approval	
2. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to approval of Development Plan	
3. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	
4. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
5. Each lot shall be served by a separate City water service.	At the time of development	

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.	Prior to Water Plan Approval	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Form Updated: April 2024

(see following pages for notes required)

City of Santa Fe, New Mexico

Attachment B
Maps and Photos

1. Aerial View
2. Existing Conditions Photos
3. Current Zoning Map
4. Future Land Use Map

Aerial View

The property is at the intersection of Rufina St and Rufina Cir E, nearby the Cerrillos Rd and Siler Rd intersection. It is the site of a former greenhouse and nursery, totaling approximately 4.27-acres.



Existing Conditions



Photo standing on the property looking east at the existing greenhouses where the main facility is proposed.



Photo in same spot as previous, but facing west toward the current and proposed parking area.



Looking north into forested parts of lot.



Looking towards north side of property at manmade 30% or greater slopes.



Existing walkways on site.



Forested area on north side of property.



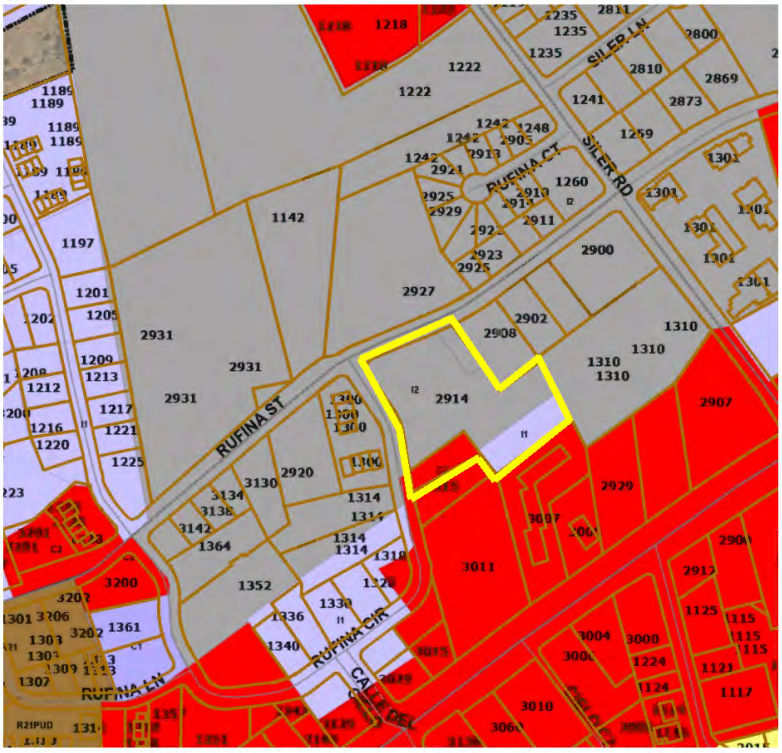
Current site access off Rufina St that is planned to be used for the caretakers residence.



Area planned to be used for parking.

Current Zoning Map

2904 Rufina is currently zoned I-1 (Light Industrial), I-2 (general Industrial), and C-2 (General Commercial. The application includes a request to rezone Lot 3 to C-2.



Future Land Use Map

The Future Land Use Map (FLUM) designates the parcels as “Industrial” (Gray) and “Business Park” (Purple). The applicant requests to change Lot 3’s designation to “Community Commercial” (Red) in order to support the rezone and master plan proposed.



City of Santa Fe, New Mexico

Attachment C
Applicant Submittals

1. Applications, Authorization Letter, Letter of Application, and Statements Addressing Approval Criteria, Lot Consolidation Letter

(date stamp)

GENERAL PLAN AMENDMENT APPLICATION

Parcel Information

Project Name: Girls Inc of Santa Fe (Lot 3 + Lot 2A)

Address: 2904 Rufina Street

Property Size: 4.27 acres

Current Use of Land: Nursery

Proposed Use of Land: Commercial: Youth Center Facility

Does an annexation application accompany this application? YES ☐ NO ☑

Does a rezoning application accompany this application? YES ☑ NO ☐

Early Neighborhood Notice (ENN) meeting date: 7/23/2025

Preapplication Conference Date: 12/12/2024

Property Owner Information

Name: Girls Inc of Santa Fe
First *Last*

Address: 301 Hillside Avenue
Street Address *Suite/Unit #*

Santa Fe NM 87501
City *State* *ZIP Code*

Phone: 505-982-2042 E-mail Address: kbrown@girlsincofsantafe.org

Applicant/Agent Information (if different from owner)

Company Name: JenkinsGavin, Inc.

Name: Jennifer Jenkins
First *Last*

Address: 130 Grant Avenue 101
Street Address *Suite/Unit #*

Santa Fe NM 87501
City *State* *ZIP Code*

Phone: ( ) 820-7444 E-mail Address: jennifer@jenkinsgavin.com

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize See attached letter. to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

Submittal Checklist (Requirements found in Section 14-3.2 SFCC 1987)

☐ *Six (6) 24"x36" plan sets and one (1) CD are required. Please include the following:*

☒	Letter of Application (intent, location, acreage)	☒	Statement addressing approval criteria	☒	Legal Lot of Record, Legal Description	☒	Development Plan (as defined by Section 14-3.8 SFCC 1987, if applicable)	☐	Proof of Compliance with Conditions of Annexation Approval (if applicable)
☐	Letter of Water and Sewer Availability	☐		☐		☐		☐	

General Plan Amendment Approval Criteria (Section 14-3.2(E) SFCC 1987)

(1) Criteria for All Amendments to the General Plan

The planning commission and the governing body shall review all general plan amendment proposals on the basis of the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan:

(a) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;
(b) consistency with other parts of the general plan;
(c) the amendment does not:
  (i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or
  (ii) affect an area of less than two acres, except when adjusting boundaries between districts; or
  (iii) benefit one or few landowners at the expense of the surrounding landowners or the general public;
(d) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;
(e) compliance with the extraterritorial zoning ordinances and extraterritorial plans;
(f) contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and
(g) consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.

(2) Additional Criteria for Amendments to Land Use Policies

In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:

(a) the growth and economic projections contained within the general plan are erroneous or have changed;
(b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or
(c) conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and annexation requirements.

Signature: Jennifer Jenkins Date: _____

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After you application has been reviewed by City staff, you will be contacted by us regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Thank you, and feel free to contact the Land Use Department staff at (505) 955-6585 with any questions.

(date stamp)

REZONING APPLICATION 14-3.5

Parcel Information

Project Name: ~~Girls Inc of Santa Fe (Lot 3)~~ Homewise - South Meadows Property Size: ~~3.877 acres~~ 19.54 acres

Address: ~~2904 Rufina Street~~ 3600 and 3740 South Meadows Road - TRACT 4 (per proposed Lot Line Adjustment Plat)

Current Zoning: ~~Light Industrial (L1) + General Industrial (L2)~~ R-1 Proposed Zoning: ~~(C-2) General Commercial~~ R-6 (Tract 4, 19.54 acres)

Does a Development Plan application accompany this application? YES ☐ NO ☑

Preapplication Conference Date: ~~8/12/2021~~ Sept. 2, 2021 UPC Code Number: ~~1051097210110000000~~ 1-048-096-450-107 &

Early Neighborhood Notice (ENN) meeting date: ~~7/23/2021~~ Sept. 22 and Oct. 14, 2021 1-048-096-475-035

Property Owner Information

Name: ~~Girls Inc of Santa Fe~~ Homewise, Inc.
First *Last*

Address: ~~3011 Siler Road~~ 1301 Siler Road, Bldg D
Street Address *Suite/Unit #*

~~Santa Fe~~ Santa Fe ~~NM~~ NM ~~87501~~ 87507
City *State* *ZIP Code*

Phone: 505-982-2042 E-mail Address: kbrown@girlsincofsantafe.org

Applicant/Agent Information (if different from owner)

Company Name: JenkinsGavin Inc

Name: Angelica Wolff
First *Last*

Address: 130 Grant Ave Suite 101
Street Address *Suite/Unit #*

Santa Fe NM 87501
City *State* *ZIP Code*

Phone: 505-820-7444 E-mail Address: angelica@jenkinsgavin.com / jennifer@jenkinsgavin.com

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize See attached authorization letter to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, we will contact you regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Please contact the Land Use Department staff at (505) 955-6585 with any questions.

Submittal Checklist (Requirements found in Section 14-3.5 SFCC 1987)

Six (6) 24"x36" or 11"x17" scalable plan sets and 1 CD with a PDF copy are required. Submittal requirements may vary based on the individual application and the requested zoning district. The City reserves the right to request additional information at any time during the review process. See Section 14-4 and 14-5 SFCC 1987 for rezoning regulations related to specific zones. Please include the following and check box to indicate submittal:

☑	Letter of Application (intent, location, acreage)	☑	Narrative addressing approval criteria (see below)	☑	Legal Lot of Record, Legal Description	☐	Development Plan (see Section 14-3.8 SFCC 1987)	☐	Landscape, Parking and Lighting Plan, Signage Specifications
☐	Terrain Management Plans (as required by Section 14-8.2 SFCC 1987)	☑	Traffic Impact Analysis (if required)	☐	Archaeological Clearance (if applicable)	☐	Sewer and Water Plan (including profiles and details), letter of availability (if applicable)	☐	Phasing Plan (if applicable)

Rezoning Approval Criteria, Sections 14-3.5(C) and (D) SFCC 1987

(C) Approval Criteria

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) one or more of the following conditions exist:
  (i) there was a mistake in the original zoning;
  (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or
  (iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

(b) all the rezoning requirements of Chapter 14 have been met;

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

(e) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

(D) Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

(2) If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning requirements.

Signature: Angelica Wolff Date: 8/11/2025 November 22, 2021

(date stamp)

MASTER PLAN APPLICATION

Parcel Information

Project Name: Girls Inc of Santa Fe (Lot 3 + Lot 2A)

Address: 2904 Rufina Street

Property Size: 4.27 acres

Current Use of Land: Nursery

Proposed Use of Land: Commercial: Youth Center Facility

Does a Rezoning application accompany this application? YES ☑ NO ☐

Are any variances required? YES ☐ NO ☑

Preapplication Conference Date: 12/12/2024

Early Neighborhood Notice (ENN) meeting date: 7/23/2025

Zoning: Current: Light Industrial / General Industrial
Proposed: C-2 General Commercial

Property Owner Information

Name: Girls Inc of Santa Fe
First *Last*

Address: 301 Hillside Avenue
Street Address *Suite/Unit #*

Santa Fe NM 87501
City *State* *ZIP Code*

Phone: 505-982-2042 E-mail Address: kbrown@girlsincofsantafe.org

Applicant/Agent Information (if different from owner)

Company Name: JenkinsGavin, Inc.

Name: Angelica Wolff
First *Last*

Address: 130 Grant Avenue Suite 101
Street Address *Suite/Unit #*

Santa Fe NM 87501
City *State* *ZIP Code*

Phone: (505) 820-7444 E-mail Address: angelica@jenkinsgavin.com / jennifer@jenkinsgavin.com

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize *<<See attached notarized owner authorization.>>* to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

Submittal Checklist (Requirements found in Section 14-3.8 SFCC 1987)

☐ *Six (6) 24"x36" plan sets and one (1) CD are required. Please include the following:*

☒	Letter of Application (intent, location, acreage)	☒	Statement addressing approval criteria	☒	Legal Lot of Record, Legal Description	☒	Los Prados Master Plan Set	☐	
☒	Archaeological Clearance (if applicable)	☒	Traffic Impact Analysis (if required)	☒	Proof of Compliance with Conditions of Annexation Approval (if applicable)	☒	Sewer and Water Plan (including profiles and details)	☐	
☐									

Master Plan Submittal Requirements, as defined by Section 14-3.9(C) SFCC 1987:

Applicants for developments that require master plans under this section shall submit plans and other documentation as required by the land use director that show compliance with the applicable provisions of the Santa Fe City Code as provided in Section 14-3.1(C) (Form of Application), including plans that show:

(a) existing conditions on the site and within the vicinity;
(b) proposed modifications to the site, including the locations of existing and new structures, grading, landscaping, lighting, pedestrian and vehicular circulation, parking and loading facilities;
(c) proposed changes to the zoning of land within the master plan area and the types, extent and intensity of land uses that are proposed;
(d) the proposed boundaries of tracts comprising the various land use areas and development phases;
(e) proposed modifications to the infrastructure serving the site, including locations of utilities and public and private streets and driveways and traffic control measures;
(f) the phases of development, if applicable;
(g) if public or private infrastructure is proposed to be constructed in phases, a plan for the timing, financing and responsibility for infrastructure construction;
(h) a development water budget as required by Section 14-8.13;
(i) for master plans involving five or more acres of land, the land use director may require an analysis of the fiscal impact to the city of providing utility and other municipal services to the area.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: Angelica Wolff Date: 8/11/2025

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, you will be contacted by us regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Thank you, and feel free to contact the [Type text] Department staff at (505) 955-6585 with any questions.

Revised 12-11-12

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

RE: 2914 Rufina St. & Tract 2A, Lot 2-2

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Girls Inc. Santa Fe

By: Kim Brown
Kim Brown, CEO

5 Dec 2024
Date

ACKNOWLEDGMENT

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 5 day of December, 2024

Olivia M. Garcia
Notary Public

May 12, 2028
My Commission Expires

STATE OF NEW MEXICO
NOTARY PUBLIC
OLIVIA M GARCIA
Commission # 1064011
My Comm. Exp. May 12, 2028

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

August 11, 2025

Alexa Hempel, Senior Planner
Current Planning Division
City of Santa Fe Land Use Department
200 Lincoln Ave.
Santa Fe, NM 87501

RE: Letter of Application
Girls Inc. of Santa Fe
General Plan Amendments, Rezone & Master Plan

Dear Alexa:

This letter is respectfully submitted on behalf of Girls Inc. of Santa Fe (the "Applicant") in application for a General Plan Amendment, Rezone and Master Plan of the property located at 2904 Rufina Street, comprising two parcels – Lot 3, Parcel #18206951,00000000 and Tract 2A, Lot 2 ("Lot 2"), Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial). This submittal includes the following requests:

1. General Plan Amendment to change the designations of Lot 3 from Industrial and Business Park to Community Commercial
2. Rezone of Lot 3 from I-1(Light Industrial) and I-2 (General Industrial) to C-2 (General Commercial)
3. Master Plan of Lots 2 and 3 for a 55,478-square foot Girls Inc. Youth Center

These applications will establish zoning conformity between the two subject parcels, allowing them to be consolidated as part of the overall development of the property.

Girls Inc. of Santa Fe

For more than 70 years, Girls Inc. of Santa Fe (GISF), a non-profit corporation, has been a beacon of empowerment for young people in the community. While inspiring all girls to be Strong, Smart, and Bold through programs that promote healthy living, academic enrichment, and life skills development, GISF equips girls with the tools and support they need to succeed in life.

GISF provides quality out-of-school time programs in a safe, nurturing environment that meets the needs of working parents. Additionally, GISF engages in advocacy efforts to address issues like bullying, sexual harassment, mental health support, and reproductive justice - all of which are essential to empowering girls and creating a more equitable future. GISF works closely with

the Santa Fe Public Schools, Santa Fe Indian School, and other community partners to provide this comprehensive support.

GISF's current home - the historic Hurley House on Hillside Ave., is bursting at the seams, with limited space and functionality to support the broad range of educational, recreational, and mentorship activities provided. The facility can no longer meet the growing demand for services, the building is not ADA-accessible, and its aging infrastructure requires constant maintenance. Additionally, the facility's location in north Santa Fe poses difficulties for families on the southside with limited transportation options. These challenges limit inclusivity and prevent GISF from reaching all community members. GISF is poised to address the urgent and growing needs of girls in our community and an additional facility is essential to meet the increasing demand for services and expand their impact within the City of Santa Fe.

Project Description

The 4.27-acre property, located at the corner of Rufina Street and Rufina Circle, is the site of a former nursery. This segment of Rufina Street is at the heart of the Siler-Rufina Nexus, a diverse, mixed-use neighborhood that is home to Meow Wolf, several non-profit institutions, a variety of housing, light manufacturing/maker spaces, and offices. This central location is proximate to the families and schools that GISF serves, creating convenience for parents and a more inclusive program for the community. The proposed Master Plan addresses the potential future development of a new 55,478-square foot Girls Inc. youth center, including outdoor recreational areas and a small retail/food service space to provide entrepreneurial training for teenage girls. The program includes a two and three-story building housing classrooms, a gymnasium, gathering space, and administrative offices. Over 2.7 acres of open space will be established, densely vegetated due to the previous nursery use, providing outdoor recreational and educational opportunities. The open space will consist of lush gardens, shade and fruit trees, a play field, greenhouse, chicken coop, pavilion, and connected pathways throughout the site.

General Plan Amendment

Lot 3 has two Future Land Use designations – Industrial and Business Park. An amendment to the Future Land Use Map is requested to designate the entire parcel Community Commercial, in support of the request to rezone the property to C-2. Responses to the approval criteria in SFCC §14-3.2(E)(1) are below.

(a) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure ;

Applicant Response: Economic development goals are upheld by the provision of quality childcare programs that support working parents. The 2004 report, *Cultivating Santa Fe's Future Economy*, by Angelou Economics, recognizes the important role of quality of life in economic development. In Strategy Four: Economic Development, the report states, *"The most successful economic development regions in the U.S. also contain very high quality-of-life amenities. Quality of life encompasses many attributes, including healthcare, safety, parks and recreation,*

arts and culture, and environmental cleanliness. A quality environment plays a large part in the choice of young, skilled professionals in deciding where to locate. It also plays a significant role in retaining good citizens." The GISF program is a quality-of-life amenity serving the Santa Fe community and young families, enhancing the attractiveness of Santa Fe for existing residents and newcomers, alike. In addition, GISF will employ approximately 45 staff persons. The new facility will serve the growing southwest part of town, home to a majority of Santa Fe's families. Lastly, the site has existing access via two public rights-of-way and is currently served by public utility infrastructure.

(b) consistency with other parts of the general plan ;

Applicant Response: This General Plan Amendment conforms to the following General Plan Themes and Policies:

Themes

1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

(c) the amendment does not:

(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or

Applicant Response: The proposed youth center is consistent with the character of the diverse Siler-Rufina neighborhood, which is home to several non-profit community organizations, including The Food Depot, Kitchen Angels, and Homewise.

(ii) affect an area of less than two acres, except when adjusting boundaries between districts;

Applicant Response: The subject parcel comprises 3.87 acres. Nevertheless, the property is adjacent to the Community Commercial designation along its south boundary.

(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;

Applicant Response: Contrary to harming surrounding landowners or the general public, this General Plan Amendment, and the new GISF youth center it will enable, provides numerous benefits. The redevelopment of the vacant site with a new, modern facility, inclusive of 2.7 acres of open space, will revitalize the property and beautify the neighborhood. Furthermore, GISF is an important community service

organization that mentors school-age girls with dynamic after school and summer programs.

(d) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;

Applicant Response: This General Plan Amendment promotes the general welfare, because it will enable the construction of a new GISF youth center, offering after school and summer programs for school-age girls and much-needed support for working parents.

(e) compliance with extraterritorial zoning ordinances and extraterritorial plans;

Applicant Response: N/A

(f) contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development ;

Applicant Response: Redevelopment of this infill site provides for efficient and economic development, leveraging existing infrastructure, and supporting the harmonious development of Santa Fe. This request not only supports the general welfare of the community, but is the sole motivation for this effort.

(g) consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.

Applicant Response: The *City of Santa Fe Land Use and Urban Design Plan* recognizes the Siler Neighborhood as a Mixed-Use Corridor, stating, "Development and redevelopment along these corridors should be encouraged to provide greater density of commercial uses…". Furthermore, the Plan encourages the re–use of blighted or failing buildings and businesses. The redevelopment of a former, dilapidated nursery on an infill site in the Siler Neighborhood thoroughly aligns with these objectives. Furthermore, the City of Santa Fe Economic Development Department branded the subject neighborhood as the *Siler-Rufina Nexus* in a recent report issued to spur investment in the City's Opportunity Zones. In keeping with this effort, the proposed GISF facility is a significant investment in the neighborhood, increasing job opportunities and redeveloping a deteriorated site.

Rezone Request

Lot 3 is zoned I-1 (Light Industrial) and I-2 (General Industrial), and we are requesting to rezone the parcel to C-2 (General Commercial) to create uniformity with Lot 2, which is currently zoned C-2. Responses to the rezoning approval criteria in SFCC §14-3.5(C) and (D) are detailed below.

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete

findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) *One or more of the following conditions exist:*

(i) there was a mistake in the original zoning. N/A

(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning.

Applicant Response: This area has evolved over the years into a diverse, mixed-use neighborhood of recreational uses, non-profit institutions, a mix of housing types, and various commercial enterprises. The rezone will support the construction of the proposed GISF facility, which aligns well with this current pattern of development.

(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans.

Applicant Response: Rezoning the property to C-2 is more advantageous to the community. A vacant site falling into disrepair creates no community benefit. Redevelopment of this infill site vitalizes the neighborhood and supports the provision of critical community services. Furthermore, the rezone request aligns with the Themes and Policies of the General Plan, as summarized below:

Themes

1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

(b) *all the rezoning requirements of Chapter 14 have been met.*

Applicant Response: All the rezoning requirements of Chapter 14 have been met. A Pre-Application Conference was conducted with the Development Review Team on December 12, 2024, and the Early Neighborhood Notification Meeting was held on July 23, 2025.

(c) *the rezoning is consistent with the applicable policies of the general plan, including the future land use map.*

Applicant Response: A Request to amend the General Plan Future Land Use Map to Community Commercial accompanies this rezone application, which aligns with the requested C-2 zoning. Furthermore, the project conforms to the General Plan as outlined below:

Themes

1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality

of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

(d) *the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city.*

Applicant Response: General Plan Figure 4-4, Urban Sub-Areas, designates the subject property and surrounding area as an "Infill Area." The Growth Management Chapter of the General Plan specifically calls for prioritization of infill development in Santa Fe in order to maximize the efficient use of public infrastructure, while meeting the demand for urban land for development and directing new growth towards the historic core of the city rather than on the undeveloped fringes. The proposed infill project is in alignment with these strategic directives and is responsive to community needs for public services and community engagement in this area of the City. General Plan Section 4.1 states, *"In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows" to help "create efficient use of already existing roads and utilities, help ensure cost-efficient public transit, and provide the type of housing that will be in demand…"*.

(e) *the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.*

Applicant Response: The subject property is served by existing roadways and public water and sewer infrastructure. Since the program includes the development of over 2.7 acres of outdoor recreational space, the GISF facility will not affect the capacity of area parks.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

Applicant Response: The proposed youth center is consistent with the character of the diverse Siler-Rufina neighborhood, which is home to several non-profit community organizations, including The Food Depot, Kitchen Angels, and Homewise.

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

Applicant Response. The subject parcel is 3.87 acres.

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

Applicant Response: Contrary to harming surrounding landowners or the general public, this rezone, and the new GISF youth center it will enable, provides numerous benefits. The redevelopment of the vacant site with a new, modern facility, inclusive of 2.7 acres of open space, will revitalize the property and beautify the neighborhood. Furthermore, GISF is an important community service organization that mentors school-age girls with dynamic after school and summer programs.

SFCC §14-3.5 (D): Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

Applicant Response: The property is currently served by existing public roadway and utility infrastructure. The Applicant is prepared to construct any necessary infrastructure upgrades at the time of property development, and these improvements will be documented in the approved development plans.

(2) If the proposed rezoning creates a need for additional streets , sidewalks or curbs necessitated by and attributable to the new development , the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

Applicant Response: The Traffic Impact Analysis identifies the need for a southbound left-turn lane on Rufina Circle serving the north access drive. No other off-site improvements are warranted.

Master Plan

A Master Plan is submitted with this application addressing the conceptual development program for a proposed youth facility for Girls Inc. of Santa Fe. The 55,478-square foot facility will be surrounded by lush gardens, trees, walking trails, and kid-friendly activities. A single main building is proposed with a combination of two and three stories. Additional structures include an outdoor pavilion, a small commercial teen enterprise space, a sport court, and a caretaker's residence. In keeping with the previous nursery use and working to preserve as many significant trees as possible, the building is sited in the back southeast corner, with the garden/open space occupying areas to the north/northwest, providing a buffer from the adjacent roadways.

Access and Traffic. The project has two proposed points of access via Rufina Circle, with a third access on Rufina St. to serve the caretaker's residence. Per the attached Traffic Impact Analysis, a southbound left-turn land serving the north access drive is warranted. There is adequate existing right-of-way to accommodate the proposed turn lane.

Parking. SFCC Table 14-8.6-1, Parking and Loading Requirements, does not include "youth center" as a land use category. Therefore, parking is provided in accordance with the needs of the proposed facility as outlined below:

Peak Daily Staff Demand	45 spaces
Facility Vehicles	5 spaces
Guests/Overflow	18 spaces
Total Required Parking	*68 spaces*
Total Provided Parking	**68 spaces**

Utilities

Water. The property is served by an existing 2-inch service line connected to the 6-inch main in Rufina Circle. The existing 5/8-inch water meter will be replaced with a new double 1-inch meter. In addition, a new 6-inch public fire line will be extended into the property from the same existing main, terminating in a new fire hydrant adjacent to the building.

Sewer. An existing 8-inch public sewer line within a 10-foot utility easement extends across the property from Rufina St. to the south boundary. A new 6-inch service connection will be installed to serve the main building and 4-inch service lines will serve the outdoor pavilion and the teen enterprise/commercial structure.

Terrain Management. The site slopes gently from the southeast to northwest. A series of decentralized stormwater detention ponds are proposed, with the most significant storage occurring at the north end of the site. The ponding will be incorporated into the landscaping to maximize passive stormwater harvesting/irrigation. Please refer to the attached Conceptual Terrain Management Plan for more information.

Landscaping. The Preliminary Landscaping Plan includes preservation of as many existing trees as is feasible, while enhancing the space with a palette of new deciduous trees, evergreens, and shrubs. Additional improvements include street trees along Rufina St. and Rufina Circle and walking paths throughout the open space. Please refer to the Preliminary Landscaping Plan for further details.

Master Plan Approval Criteria

The Master Plan approval criteria in §14-3.9(D) are addressed below:

(a) The master plan is consistent with the general plan;

Applicant Response: The proposed Master Plan aligns with various Themes and Polices in the General Plan, as summarized below.

1.7.2 Quality of Life. GISF provides an important community service, offering after-school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Sile-Rufina neighborhood.

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life

through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

(b) *The master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;*

Applicant Response: The C-2 zoning district is a robust mixed-use zoning category that supports both commercial uses and residential development at higher densities. The proposed GISF youth center is a permissible use in the C-2 district and an appropriate commercial development in the Siler-Rufina neighborhood. Furthermore, the Master Plan demonstrates compliance with C-2 development standards with respect to height, lot coverage, open space, terrain management, and landscaping.

(c) *Development of the master plan area will contribute to the coordinated and efficient development of the community; and*

Applicant Response: The Master Plan includes provisions for pedestrian and vehicular connectivity to the surrounding area, as called for in the General Plan. In addition, the subject property makes efficient use of existing infrastructure as an infill site – a value repeatedly emphasized in the General Plan.

(d) *The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.*

Applicant Response: The existing roadway and utility infrastructure are adequate to serve the project. The Traffic Impact Analysis (TIA) demonstrates that the roadway network has the capacity for the proposed development, with the inclusion of a new left-turn lane serving the north access drive on Rufina Circle.

Archaeology

The subject parcel is located in the Suburban Archaeological Review District. As the property is less than 10 acres, an archaeological survey is not required.

Water Budget

A Preliminary Water Budget is submitted herewith for reference. The water usage for the proposed facility is based upon the usage at the existing GISF Hillside location. The gallons per square foot of current usage is then extrapolated based on the proposed square footage of the new

facility. In addition, since the project is the redevelopment of a former nursery, historic water usage is credited per the provisions of SFCC §14-8.13(E)(1).

Early Neighborhood Notification

The Early Neighborhood Notification Meetings were held on January 23, 2025. City staff, Applicant, consultants, and a member of the press were in attendance. Please refer to the attached meeting notes for details.

In support of this request, the following documentation is submitted herewith for your reference:

1. Master Plan Application
2. Rezone Application
3. General Plan Amendment Application
4. Agent Authorization Letter
5. Warranty Deed
6. Legal Lot of Record
7. Utility Service Application
8. Preliminary Water Budget
9. ENN Meeting Notes
10. Traffic Impact Analysis
11. Master Plan Submittal Set

The Development Review Fees are calculated as follows:

General Plan Amendment	$1,000.00
Rezone	$1,000.00
Master Plan:	$ 500.00
TOTAL	**- $2,500.00**

Please contact me should you have any questions or require additional information.

Thank you for your consideration.

Sincerely,



Jennifer Jenkins, Principal

girls inc.

of Santa Fe

Inspiring all girls to be strong, smart, and bold.

Girls Inc. of Santa Fe
301 Hillside Avenue
Santa Fe, NM 87501
(505) 982-2042
Girlsincofsantafe.org

Board of Directors
Connie Burke, *Board Chair*
Mary Kushnir, *Vice Chair*
Alina Catanach, *Treasurer*
Diane Ramsey, *Secretary*
Markeeta McNatt Brown
Linda DeWolf
Glynis Dohn
Haley Jenkins
Suzanne Kern
Ellen Marshall
Sylvie Obledo
Jenna Gruhala Oltersdorf
Erica Ortiz-Berke
Doris Page
Linda Pak
Barbara Seeley
Sherry Snyder
Renee Stevens
Phyllis Subin
Katie Thompson
David Valdo

Staff
Kim Brown,
Chief Executive Officer

Carolyn Chambers,
Chief Finance & HR Officer

Madonna Hernandez,
Chief Program Officer

Adrienne Murray,
Chief Storyteller

Araseli Varela,
Chief Connector

Virginia Williams,
Chief Philanthropy Officer

September 26, 2025

Alexa Hempel, Senior Planner
Current Planning Division
City of Santa Fe
200 Lincoln Ave.
Santa Fe NM 87501

RE: Girls Inc of Santa Fe
Lot Consolidation of Lot 3 and Lot 2A-2

Dear Alexa:

This letter is respectfully submitted on behalf of Girls Inc. of Santa Fe (the "Applicant") as part of the application for a General Plan Amendment, Rezone and Master Plan of the property located at 2904 Rufina Street, comprising two parcels – Lot 3, Parcel #18206951,00000000 and Tract 2A, Lot 2 ("Lot 2"), Parcel #99309296.

While Lot 3 and Lot 2-2 are currently separate parcels with different zoning, following approval of the General Plan Amendment, Rezone and Master Plan applications, we plan to consolidate these parcels and will submit a Lot Consolidation Plat with the Development Plan application.

In lieu of the current Condition of Approval stating, "Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity, we request an amended Condition of Approval stating, "Applicant shall consolidate Lots 3 and 2-2 concurrent with Development Plan review **or** place appropriate easements between Lots 3 and 2-2 in perpetuity concurrent with Development Plan review.

Respectfully,

Kim Brown

Kim Brown, Executive Director
Girls Inc. of Santa Fe

ACKNOWLEDGMENT

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 26 day of September, 2025 by Kim Brown.

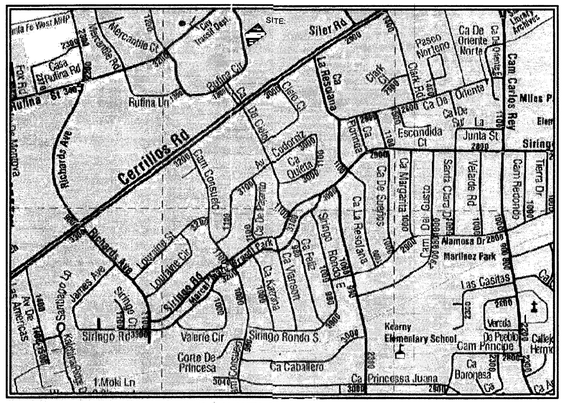
Olivia M. Garcia My commission expires 5/12/2028
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
OLIVIA M GARCIA
Commission # 1084011
My Comm. Exp. May 12, 2028

City of Santa Fe, New Mexico

Attachment C
Applicant Submittals

2. Legal Lots of Record



VICINITY MAP (NTS)

PLAT REFERENCE

#1 "LOT LINE ADJUSTMENT OF LOT 3 & LOT 4 AND BOUNDARY SURVEY OF TRACT 2A, LOT 2" BY DEAN L. SCHRADER NMPLS#12451 AND FILED IN PLAT BOOK 786, PG. 003 IN THE OFFICE OF THE SANTA FE COUNTY CLERK

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. NEW MEXICO GAS COMPANY for installation, maintenance and service of natural gas lines, valves and other equipment and facilities resonably necessary to provide natural gas.
2. PUBLIC SERVICE COMPANY OF NEW MEXICO for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilites resonably necessary to provide electrical service.
3. QWEST CORP. d/b/a CENTURY LINK QC for installation, maintenance and service of all all buried and aerial communication lines and other related equipment and facilities resonably necessary to provided communication services, including but not limited to above ground pedestals and closures. This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone services to the subdivision.
4. CABLE TV for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purpose set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

UTILITIES APPROVAL

NEW MEXICO GAS COMPANY	DATE 2-2-18
PNM ELECTRIC SERVICES	DATE 2/2/2018
QWEST CORP. d/b/a CENTURY LINK QC	DATE 2-2-2018
COMCAST	DATE 2-2-2018

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON SEPT. 11TH, 2017, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

2/13/18

RICHARD A. CHATROOP N.M.P.L.S.#11011

NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR 11011 RICHARD A. CHATROOP

CASE# 2017-92 1315 RUFINA CIRCLE LOT SPLIT

LEGEND AND NOTES

- DENOTES IRRIGATION BOX
- DENOTES TEL RISER OR AS NOTED
- DENOTES WATER MTR.
- DENOTES GAS MTR.
- DENOTES ELEC. MTR.
- DENOTES POINT FOUND (SCHRADER CAPP UNLESS OTHERWISE NOTED)
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES CONCRETE IMPROVEMENTS PADS, WALKS & CURBING
- DENOTES ROCK WALL
- DENOTES EDGE OF EASEMENT
- DENOTES FENCE LINE

TRUE 12° MAG.

NORTH

SCALE 1"=20'

20' 20'

1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84 PLAT REFERENCE #1 LOT OF RECORD IS FROM "REPLAT OF TRACT 1, OF KIVA CENTER EAST AND EAST PORTION OF TRACT 2A, LOT 2, KIVA CENTER EAST" BY ROBERT L. BENAVIDES NMPLS#5824 AND FILED IN PLAT BOOK 583, PG. 008 IN THE OFFICE OF THE SANTA FE COUNTY CLERK
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

FLOOD PLAIN NOTE:

TRACT 2A LOT 2 LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER F.I.R.M. PANEL# 35049C0411E DATED 12/04/12.

DEDICATION AND AFFIDAVIT

829043

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE DIVIDED THOSE LANDS SHOWN HEREON. THIS DIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS AS SHOWN AND FOR EXISTING UTILITIES. OTHER EASEMENTS ARE GRANTED AS SHOWN.

THIS DIVISION CONTAINS 0.978 AC.+-, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

by Frances E. Sayre
FRANCES E. SAYRE MANAGING MEMBER SAYRE & BEYER ENTERPRISES, LLC

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRANCES E. SAYRE MANAGING MEMBER SAYRE & BEYER ENTERPRISES, LLC

THIS 7th DAY OF February 2018 Michelle V. Padilla

MY COMMISSION EXPIRES 5-6-2018 NOTARY PUBLIC

OFFICIAL SEAL
Michelle V. Padilla
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 5-6-18

COUNTY OF SANTA FE REVIEW

SANTA FE CO. TREASURER — DATE 2-13-18

CITY OF SANTA FE REVIEW

CITY ENGINEER FOR LAND USE — DATE 02/09/18

CITY PLANNER — DATE 2/8/18

CITY OF SANTA FE APPROVAL,

APPROVED BY THE CITY OF SANTA FE SUMMARY COMMITTEE AT THEIR MEETING OF DECEMBER 7, 2017, AS CASE NO. 2017-92

SUMMARY COMMITTEE CHAIRPERSON — DATE

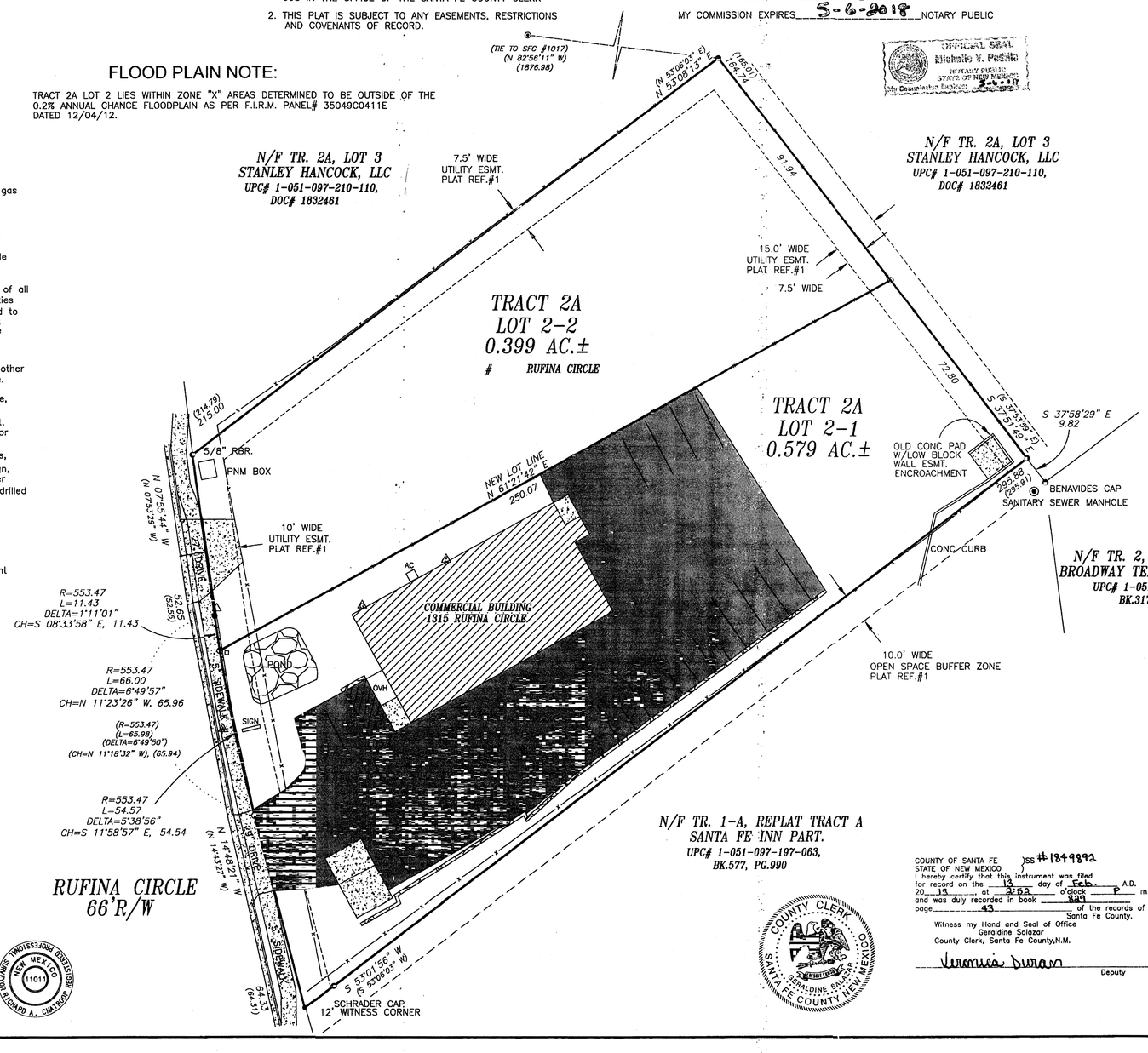
SUMMARY COMMITTEE SECRETARY — DATE 2/9/18

CONDITIONS OF APPROVAL:

1. THE SIDEWALK AND DRIVE PAD AT THE WEST SIDE OF THE PROPERTY SHALL MEET THE MOST CURRENT STANDARDS OF THE AMERICAN WITH DISABILITIES ACT (ADA) AT THE TIME OF CONSTRUCTION PERMIT APPLICATION.
2. THE ADA INSPECTION SHALL BE CONDUCTED AT THE TIME OF DEVELOPMENT AND PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO PROVISIONS OF THE SANTA FE CITY CODE 1987 THAT ARE IN EFFECT AT THE TIME DEVELOPMENT OCCURS, INCLUDING BUT NOT LIMITED TO CHAPTER 7 BUILDING AND HOUSING; CHAPTER 10 ENVIRONMENTAL REGULATIONS; CHAPTER 12 FIRE PREVENTION; CHAPTER 14 LAND DEVELOPMENT; CHAPTER 22 SEWERS; CHAPTER 23 STREETS, SIDEWALKS AND PUBLIC PLACES; CHAPTER 24 TRAFFIC; CHAPTER 25 WATER, AND CHAPTER 26 HOUSING.
4. PROVISIONS OF CHAPTER 12 FIRE PREVENTION THAT ARE IN EFFECT AT THE TIME OF RECORDING INCLUDING THE FOLLOWING:

A) ALL NEW CONSTRUCTION SHALL MEET THE 150 FEET DRIVEWAY REQUIREMENTS MUST BE MET AS PER IFC, OR AN EMERGENCY TURN-AROUND THAT MEETS THE IFC REQUIREMENTS SHALL BE PROVIDED. (APPENDIX D TABLE 103.4)
B) FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION. (IFC 2009 SECTION 503.11)
C) ANY NEW DEVELOPMENT MUST MEET THE LANDSCAPE AND SITE DESIGN REQUIREMENTS OF SFCC SECTION 14-8.4 AS PART OF THE CONSTRUCTION PERMIT APPLICATION.
D) FIRE DEPATRMENT ACCESS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET EXCLUSIVE OF SHOULDERS AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
F) NEW DEVELOPMENT SHALL PROVIDE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC (APPENDIX B SECTION B105)
G) ALL DEVELOPMENT SHALL MEET ALL REQUIREMENTS SET FORTH BY THE IFC 2009 EDITION OR THE CODE ADOPTED BY THE GOVERNING BODY AT THE TIME OF SUBMITTING FOR PERMIT.

6. WASTEWATER UEC FEES SHALL BE DUE AT THE TIME OF CONNECTION TO THE CITY SEWER SYSTEM.



COUNTY CLERK
GERALDINE SALAZAR
SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE)SS #1849892
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 13 day of Feb. A.D. 20 18, at 2:52 o'clock P m. and was duly recorded in book 839 page 43 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Geraldine Salazar
County Clerk, Santa Fe County, N.M.

Deputy

LOT SPLIT OF
1315 RUFINA CIRCLE
TRACT 2A LOT 2
UPC# 1-051-097-187-094,

LYING WITHIN SECTION 33, T17N, R9E, NMPM, SANTA FE COUNTY, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: SAYRE & BEYER ENTERPRISES, LLC
LOCATION: LYING WITHIN SECTION 33, T17N, R9E, NMPM, SANTA FE COUNTY, NEW MEXICO.

Lot Line Adjustment of

LOT 3 & LOT 4

(formerly Tract 2A, Lot 1 & Tract A-1)

and

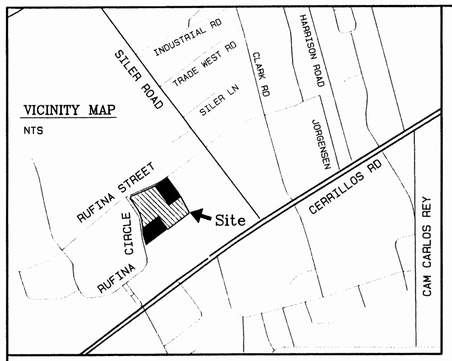
Boundary Survey of

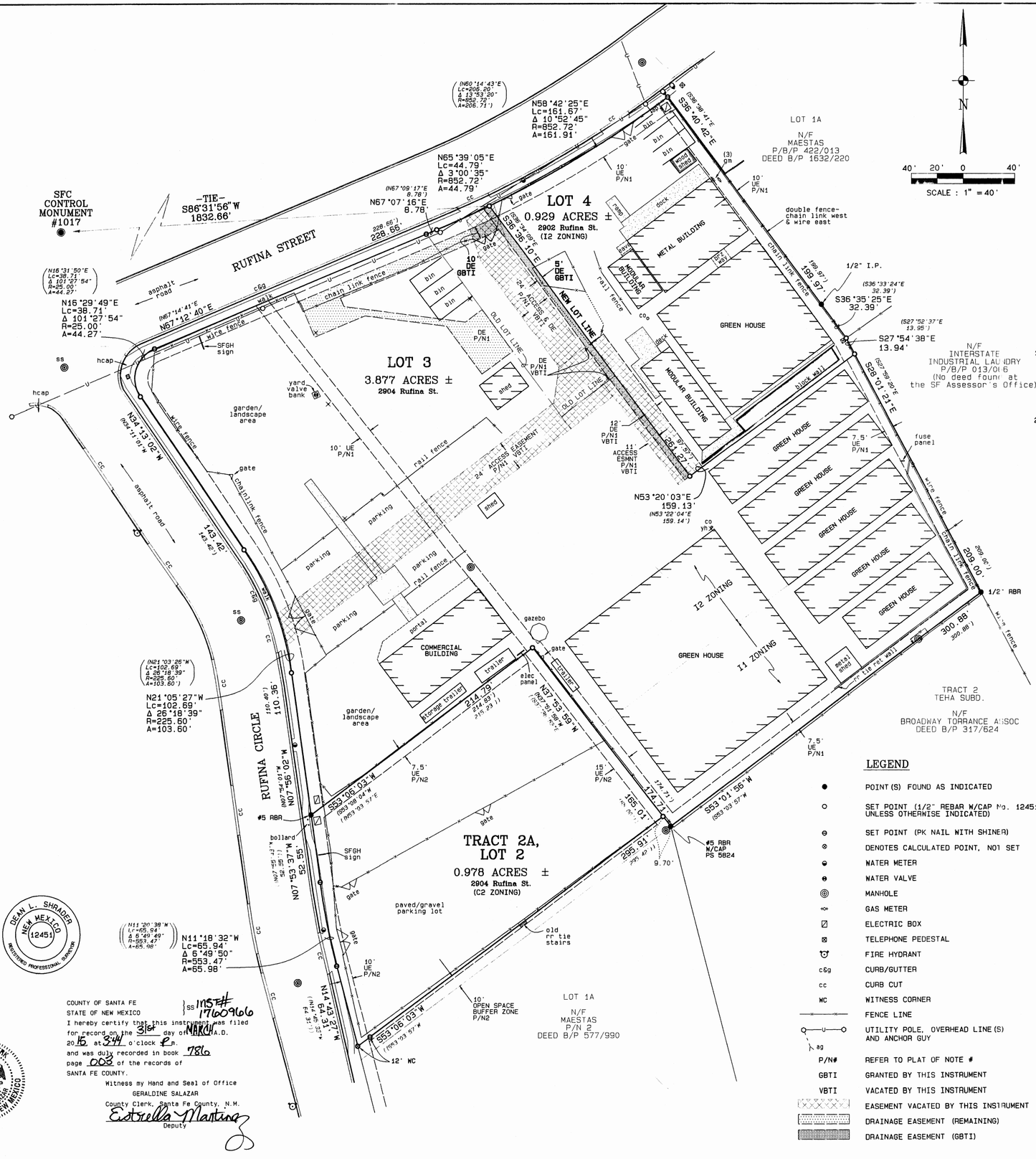
TRACT 2A, LOT 2

LYING & BEING SITUATE WITHIN
SECTION 33, T 17 N, R 9 E, NMPM
2902 & 2904 Rufina Street
CITY AND COUNTY OF SANTA FE, NEW MEXICO

LOT 3 CONTAINING 3.877 ACRES ±
LOT 4 CONTAINING 0.929 ACRES ±
TRACT 2A, LOT 2 CONTAINING 0.978 ACRES

786003





CITY OF SANTA FE NOTES & CONDITIONS

RECORDING OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL BY THE CITY OF SANTA FE OF ANY ENCROACHMENTS INTO PRIVATE PROPERTIES SHOWN, IF ANY.

EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE.

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

LOT 4 IS ZONED I2,
TRACT 2A, LOT 2 IS ZONED C2
A PORTION OF LOT 3 LIES WITHIN ZONE I2, THE REMAINING OF LOT 3 LIES WITHIN ZONE I1, AS SHOWN.

NOTES

1) REFER TO A "PLAT OF BOUNDARY SURVEY SHOWING LOT LINE ADJUSTMENT . . PREPARED BY ALLAN S. CURTIS, PS 13605, IN NOVEMBER OF 2000. RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER DOCUMENT NO. 1140,797 IN PLAT BOOK 463, PAGE 047 ON 1/2/2001. DATA SHOWN IN SINGLE ( ) PARENTHESIS FROM SAID DOCUMENT.

   BASIS OF BEARINGS TAKEN FROM GPS OBSERVATION; NGS 84.

2) REFER TO A "REPLAT OF TRACT 1 OF KIVA CENTER EAST AND EAST PORTION OF TRACT 2A, LOT 2 KIVA CENTER EAST . . ." PREPARED BY ROBERT BENAVIDES, PS 5824, ON 12-15-2005, RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER DOCUMENT #1371005 ON MARCH 16, 2005 IN PLAT BOOK 583, PAGE 006. DATA SHOWN IN DOUBLE (( )) PARENTHESIS FROM SAID DOCUMENT.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
REFER TO FEMA FIRM MAP PANEL #35049C 0411E DATED 12/04/2012.

Owners Consent/Easement Vacation

THE UNDERSIGNED OWNERS & PROPRIETORS DO HEREBY CONSENT TO THE PLATTING OF LANDS AS SHOWN HEREON. THIS LOT LINE ADJUSTMENT IS BEING MADE WITH THE FREE CONSENT OF AND IS IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED. THE 24' ACCESS EASEMENT; THE 24' ACCESS & DRAINAGE EASEMENT; THE 11' ACCESS EASEMENT AND THE 12' DRAINAGE EASEMENT ARE HEREBY VACATED AND EXTINGUISHED, AS SHOWN. A 5' DRAINAGE EASEMENT AND A 10' DRAINAGE EASEMENT ARE HEREBY GRANTED, AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

David Salman 3/23/15

SALMAN ENTERPRISES, a New Mexico Limited Partnership DATE
DAVID SALMAN, GENERAL PARTNER

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

OFFICIAL SEAL
Mildred Hillstrom
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 11/13/17

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF MARCH 2015.

MY COMMISSION EXPIRES 11/13/2017

Mildred Hillstrom
NOTARY PUBLIC

City of Santa Fe Review *Case #2014-114*

Risana Zaxus 03/25/15
CITY ENGINEER FOR LAND USE DATE

3/25/15
CITY PLANNER DATE

Santa Fe County Treasurer's Office

3/31/15
X DATE

Surveyors Certificate

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES SHOWN HEREON WERE PREPARED BY ME OR UNDER MY PERSONAL DIRECTION AND ARE A TRUE AND ACCURATE REPRESENTATION OF A FIELD SURVEY WHICH WAS COMPLETED ON 3/17/2015. TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO."

DEAN L. SHRADER NEW MEXICO PROFESSIONAL SURVEYOR No. 12451

DEAN L. SHRADER NEW MEXICO 12451 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I hereby certify that this instrument was filed for record on the 31st day of MARCH A.D. 2015 at 3:44 o'clock p.m. and was duly recorded in book 786 page 008 of the records of SANTA FE COUNTY.
Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, N.M.
Estrella Martinez
Deputy

INST# 1760966

COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY NEW MEXICO

UPC #s:
1-051-097-187-094, LOT 3
1-051-097-203-136, LOT 4
1-051-097-210-110, TR 2-A LOT 2

INDEXING INFORMATION FOR COUNTY CLERK				CASE No.: 2014-
OWNER	SECTION	TWNSHP.	RANGE	LOCATION
SALMAN ENTERPRISES, a NM Limited Partnership	PROJ. S 33	T 17 N	R 9 E	2902 & 2904 Rufina St.

HIGH DESERT SURVEYING, INC
PROFESSIONAL SURVEYING
1925 ASPEN DRIVE, SUITE 401
SANTA FE, NM. 87505
PHONE: (505) 438-8094
FAX: (505) 424-1709

DWG. NAME: Lot Line Adjust Lots 3 & 4 and Bndry Tr 2A, Lot 2 12003

Plt: Mar 20, 2015
C:\PROJECTS\2015\12003\12003-3.pro

ST&E: #SF24-4389

e-Recorded 2053680 02/28/25 SFC

SPECIAL WARRANTY DEED

STANLEY HANCOCK, LLC , a New Mexico limited liability company, for consideration paid, grants to **GIRLS INCORPORATED OF SANTA FE, INC.**, a New Mexico nonprofit corporation, whose address is **301 Hillside Ave, Santa Fe, NM 87501**, the following real property in Santa Fe County, New Mexico:

Lot 3, as shown and delineated on plat of survey titled "Boundary Survey of Lot 3 & Lot 2-2, Tract 2A, for Girls Incorporated of Santa Fe, Inc.", filed in the office of the County Clerk, Santa Fe County, New Mexico on February 21, 2025 in Plat Book 921 page 37 as Instrument No. 2053251; and

Lot 2-2 of Tract 2A, as shown and delineated on plat of survey titled "Boundary Survey of Lot 3 & Lot 2-2, Tract 2A, for Girls Incorporated of Santa Fe, Inc.", filed in the office of the County Clerk, Santa Fe County, New Mexico on February 21, 2025 in Plat Book 921 page 37 as Instrument No. 2053251;

Subject to taxes for the year 2025 and subsequent years, not yet due and payable and to those matters shown on Exhibit A attached hereto;

With **special warranty covenants.**

Witness my hand and seal this 27th day of February, 2025.

Stanley Hancock, LLC, a New Mexico Limited Liability Company

By:_____

Colin T. Cameron, Authorized Signatory

COUNTY OF SANTA FE } SPECIAL WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 3

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 28TH Day Of February, A.D., 2025 at 08:50:20 AM
And Was Duly Recorded as Instrument # 2053680
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark

Deputy - CFIELDS County Clerk, Santa Fe, NM

COUNTY CLERK KATHARINE E. CLARK SANTA FE COUNTY NEW MEXICO

City of Santa Fe, New Mexico

Attachment C
Applicant Submittals

3. Utility Service Application & Water Budget

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

***Fill in all highlighted fields on this application. Applicant must sign and date application.**

Check one only:

- ☑ Sewer Service Technical Evaluation Request
- ☑ Water Service Technical Evaluation Request
- Agreement for Metered Service (AMS)
- ☐ Agreement to Construct and Dedicate Public Improvements (ACD)
- Annexation Application Water Budget
- ☐ Water Offset Program/Water Rights Compliance Evaluation Request

WORK ORDER # _____

Applicant Name: Girls Inc. of Santa Fe

Project Address: 2914 Rufina St.

***Required - Attach a Plat of the Property (legal lot of record and proposed development)**

Plat Filing Information: Year 2015 Book 786 Page 003 Township, Range, Section: SEC 33 T17N, R9E

Location: (check one only) Inside Corporate City Limits ☑ Outside Corporate City Limits ☐

Property Uniform Property Code: _____ Existing Well: Yes _____ No ☑

Legal Description including lot size: Tract 2A, Lot 2-2 and Lot 3 consisting of approximately 4.275 acres NMPM 2902 & 2904 Rufina St. City and County of Santa Fe, New Mexico.

Short Description of Project: Proposed Girls Inc of Santa Fe facility totaling around 40,000 sf.

Construction Start Date: Q1 2027

*RESIDENTIAL PROJECT - Complete the following

1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments) _____
2. Total number of lots approved on final plat/development plan: _____
3. Total number of homes existing or under construction: _____
4. Size of service requested: (5/8", 3/4", 1" or 2") _____

***Please fill in all categories below that apply for which water service is requested:**

--- COMPLETED BY APPLICANT --- Number of Lots or Units		*--- COMPLETED BY STAFF ---* Water Use Factors	Annual Water Demand
_____	Single Family Dwelling Unit, lot size less than 6,000 sq. ft.	.15 afy per d.u.	_____
_____	Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft	.17 afy per d.u.	_____
_____	Single Family Dwelling Unit, lot size greater than 10,890 sq. ft.	.25 afy per d.u.	_____
_____	Mobile Home (in Mobile home park)	.17 afy per d.u.	_____
_____	Accessory Dwelling Unit	.09 afy per d.u.	_____
_____	Apartment/Condominium	.16 afy per d.u.	_____
_____	Senior Complex	.12 afy per d.u.	_____
_____	**Total**		

Total Residential Water Demand _____ **AFY**

* Please see Preliminary Water Budget

*COMMERCIAL PROJECT - Complete the following

Type of Project: (i.e. Office, Retail, Mixed, etc.) Youth Facility (Girls Inc of Santa Fe)
Total gross floor area of building: 40,000 square feet
Total area of lot, tract or parcel: 3.877 acres
Automatic Fire Sprinkler System: _____ Yes _____ No
Building Construction Type: _____
Building Square Footage: _____
Site Plan Attached: _____Yes _____ No

*Please check all use categories below that are planned for the building and the gross floor areas of each use within the proposed building.

---- COMPLETED BY APPLICANT ----			---- COMPLETED BY STAFF ----	
Check Type of Use		Gross Floor Area	Water Use Factors	Annual Water Demand
Commercial				
☑	Office – Non-medical		(0.70 afy per 10,000 s.f.)	
☐	Medical Office		(0.72 afy per 10,000 s.f.)	
☐	Office – City/State		(0.58 afy per 10,000 s.f.)	
☐	Research and Development Lab		(1.18 afy per 10,000 s.f.)	
☐	Manufacturing – Goods		(0.21 afy per site)	
☐	Manufacturing – Consumables		(2.33 afy per site)	
☐	Laundromat, Commercial		(0.78 afy per machine)	
☐	Laundromat, Other		(0.22 afy per machine)	
☐	Drycleaner		(0.41 afy per site)	
☐	Plant Nursery		(0.56 afy per 10,000 s.f.)	
☐	Gyms with showers		(8.94 afy per site)	
☐	Gyms without showers		(0.77 afy per site)	
☐	Salons		(0.21 afy per site)	
☐	Pet Grooming		(0.52 afy per site)	
☐	Pet Daycare		(0.11 afy per site)	
☐	Retail, Large (Individual stores or shopping areas > 75,000 sq ft)		(0.45 afy per 10,000 s.f.)	
☐	Neighborhood Center/Medium Retail (Individual stores or shopping areas 75,000-25,000 sq ft)		(0.43 afy per 10,000 s.f.)	
☐	Retail, Small (Individual stores or shopping areas < 25,000 sq ft)		(0.06 afy per site)	
☐	Gallery		(0.60 afy per site)	
☐	Grocery Store		(1.27 afy per 10,000 s.f.)	
☐	Restaurant (full service)		(0.02 afy per seat)	
☐	Restaurant (limited service)		(1.63 afy per Site)	
☐	Gasoline Station w/ Car Wash		(6.56 afy per Site)	

☐ Gasoline Station _____ (0.88 afy per Site) _____

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

☐ Car Wash (full service) _____ (5.66 afy per Site) _____
☐ Car Wash (limited service) _____ (0.94 afy per Wash Bay) _____
☐ Auto Repair _____ (0.12 afy per site) _____
☐ Car Rental _____ (0.12 afy per site) _____

☐ Car Sales _____ (0.07 afy per 10,000 s.f.) _____

☐ Self Storage _____ (0.13 afy per site) _____

☐ Wholesale, Warehousing _____ (0.4 afy per 10,000 s.f.) _____
☐ Industrial, Manufacturing _____ (applicant estimate of water use) _____

☐ Church w/ day care or school) _____ (1.3 afy per Site) _____
☐ Church w/o day care or school) _____ (0.6 afy per Site) _____

☐ Hotel No. of rooms _____ (.13 afy per room) _____
☐ Motel No. of rooms _____ (.09 afy per room) _____

Public Services

☐ School, Elementary (0.53 afy per 100 students) _____
School, Middle or Junior High (1.68 afy per 100 students) _____
☐ School, Senior High (2.64 afy per 100 students) _____
☐ Schools, Daycare (0.85 afy per 100 kids) _____

☐ Places of Worship (0.15 afy per site) _____
With Daycare and school (0.95 afy per site) _____

☐ Parks (1.48 afy per acre) _____

☐ **Other** (not listed above) Please attach (with attachment) _____

water demand calculations and assumptions used

Total Floor Area 0 _____

Total Commercial Water Demand 0 **AFY**

Total Residential Water Demand _____ **AFY**

TOTAL PROJECT WATER DEMAND 3.71 **AFY**

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

OWNER: Homewise Inc.	***Only If Applicable**
Mailing Address: 1301 Siler Road Building D	AGENT: JenkinsGavin, Inc.
Santa Fe, NM 87505	Title: Angelica Reed, Project Assistant
	Mailing Address: 130 Grant Avenue, Ste 100
	Santa Fe, NM 87501
Phone Number:	Phone Number: 505-820-7444
Mobile Number:	Mobile Number: 505-386-6343

Information Provided By: Check one: Owner _____ Agent ✓

Signature: [signature] Date: December 3, 2024

Technical Evaluation to be Sent to: Check one: Owner _____ Agent ✓

COMMENTS: Service connections to be made with existing City Utility lines via Rufina Street and Camino Vista Aurora.

APPLICANTS, PLEASE NOTE:

- Ordinance 2008-53, prohibits new connections outside the presumptive city limits including the Agua Fria traditional historic community (AFTHC) unless specific conditions are met. Applications for service outside the presumptive city limits and AFTHC must include documentation showing these conditions are met or the application will be rejected. The documents required are shown below.
- A map of the proposed project in relation to the existing city limits and the presumptive city limits
- A detailed description of the proposed develop0ment including the type and size of proposed land uses
- The health, safety and welfare or other legal reason for the connection
- A site water budget
- Documentation from the County of Santa Fe that county water service is not available
- Documentation from the wastewater division regarding sewer availability
- A certified Santa Fe Homes Proposal as set forth in Section 14-8.11 SFCC 1987 if applicable

Girls Inc. of Santa Fe

2904 Rufina St.

Preliminary Water Budget

Existing Girls Inc. Hillside Facilty - Average Annual Water Consumption	**101,570**	**GPY**
Exisitng Facility: Hillside Drive (GFA)	**4,886**	**SF**
Exisitng Facility Annual Usage:	**20.8**	**Gal/SF**
Proposed Facility: Rufina Street (GFA) =	**55,478**	**Square Feet**
Projected Annual Water Usage (20.8 Gal/SF) =	**1,153,275**	**GPY**
	3.54	**AFY**
Landscape Irrigation =	**TBD**	**GPY**
	TBD	**AFY**
Water Budget Subtotal =	**3.54**	**AFY**
Existing Rufina Water Usage Credit =	**5.27**	**AFY**
Per SFCC §14-8.13(B)(3)		
DEVELOPMENT WATER BUDGET =	**(1.73)**	**AFY**
9.8% Contingency per SFCC §14-8.13(E)(1)=	**(0.17)**	**AFY**
TOTAL WATER DEMAND OFFSET =	**(1.90)**	**AFY**

City of Santa Fe, New Mexico

Attachment C
Applicant Submittals

4. Early Neighborhood Notification Meeting Notes and Posting

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

NOTICE OF EARLY NEIGHBORHOOD NOTIFICATION MEETING

July 8, 2025

Dear Neighbor:

This letter is being sent as notice of a neighborhood meeting to discuss pending development review applications to be submitted to the City of Santa Fe. The 4.28-acre subject property at 2904 Rufina St. comprises two parcels – Lot 3 totaling 3.877 acres and Lot 2-2 totaling 0.399 acres. Lot 3 is zoned I-1 & I-2 (Industrial), and Lot 2-2 is zoned C-2 (General Commercial). The applications will include a request to rezone Lot 3 to C-2 (General Commercial), along with amendments to the General Plan Future Land Use Map to change the Lot 3 land use designations from Industrial and Business Park to Community Commercial. In addition, a Master Plan will be submitted addressing the redevelopment of the property as a youth center for Girl's Inc. of Santa Fe. The facility will include approximately 49,000 sf of buildings and significant open space/outdoor recreation areas. Please refer to the attached Vicinity Map, Site Plan, and ENN Guidelines for more information.

In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification regulations, this is to inform you that a virtual meeting is scheduled for **July 23, 2025 at 5:30 pm.**

The meeting link is below and can be accessed on the City's website at
https://santafenm.portal.civicclerk.com/

Join Zoom Meeting
https://us02web.zoom.us/j/87370280781?pwd=mbc3ddQPerH2OnXcoIsltRgFBia68a.1

Meeting ID: 873 7028 0781; Passcode: 529568
Call-in number: (669) 444 9171

Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors before plans become too firm to respond meaningfully to community input. If you have any questions or comments, please contact Jennifer Jenkins at 505-820-7444 or jennifer@jenkinsgavin.com. Persons with disabilities in need of special accommodations, or the hearing impaired needing an interpreter, please contact the Land Use Department at 505-955-6820 or gagurule@santafenm.gov 5 days prior to the meeting date.

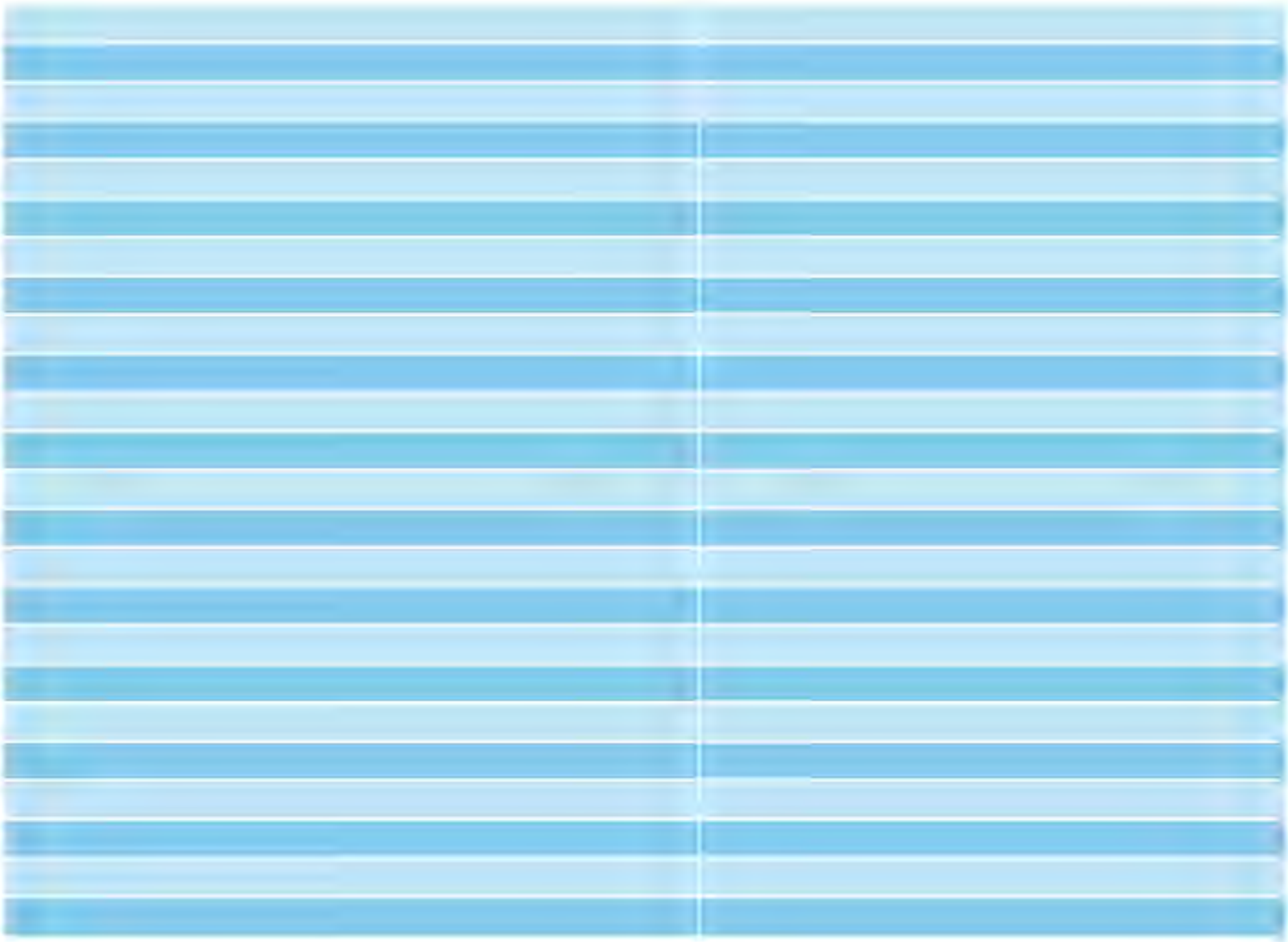
Sincerely,

Jennifer Jenkins

Attachments: Vicinity Map, Site Plan & ENN Guidelines

NAME	ADDRESS
TOOBIN, BERNARD I & CAROL S REVOC TRST	10 CLOVE CT
PEPSI COLA BOTTLING CO	10 INVERNESS DR E
CRIST WELDING, LLC	1009 FLORIDA ST SE
RED BOX LLC	1100 N MARKET ST
MILLIKEN, DAVID	1100 N MARKET ST
THE STUDIOS AT 1300 CONDOMINIUM ASSOCIATION	130 LINCOLN AVE K
1300 RUFINA CIRCLE, UNIT A-3, LLC	1300 RUFINA CIR A1
1300 RUFINA CIRCLE, UNIT A-3, LLC	1300 RUFINA CIR A2
1300 RUFINA CIRCLE, UNIT A-3, LLC	1300 RUIFNA BLDG A
1300 RUFINA CIRCLE, UNIT A-3, LLC	1300 RUFINA CIR STE A3
1300 RUFINA CIRCLE, UNIT A-3, LLC	1300 RUFINA CIR A4
THE UP HOLDING COMPANY LLC	1300 RUFINA CIR BLDG B
THE UP HOLDING COMPANY LLC	1300 RUFINA CIR B1
THE UP HOLDING COMPANY LLC	1300 RUFINA CIR B3
THE UP HOLDING COMPANY LLC	1300 RUFINA CIR B2
QUEST JEWELERY INC	1310 SILER RD 2
QUEST JEWELERY INC	1310 SILER RD
QUEST JEWELERY INC	1310 SILER RD 1
QUEST JEWELERY INC	1310 SILER RD 3
QUEST JEWELERY INC	1310 SILER RD 4
QUEST JEWELERY INC	1310 SILER RD 5
TED G HOUSTON LLC	1314 RUFINA CIR 1
TED G HOUSTON LLC	1314 RUFINA CIR 2
TED G HOUSTON LLC	1314 RUFINA CIR 3
TED G HOUSTON LLC	1314 RUFINA CIR 4
TED G HOUSTON LLC	1314 RUFINA CIR 5
TED G HOUSTON LLC	1314 RUFINA CIR 6
TED G HOUSTON LLC	1314 RUFINA CIR 7
TED G HOUSTON LLC	1314 RUFINA CIR 8
TED G HOUSTON LLC	1314 RUFINA CIR 9
TED G HOUSTON LLC	1314 RUFINA CIR 10
TED G HOUSTON LLC	1314 RUFINA CIR 11
TED G HOUSTON LLC	1314 RUFINA CIR 12
TED G HOUSTON LLC	1314 RUFINA CIR 13
TED G HOUSTON LLC	1314 RUFINA CIR 14
TED G HOUSTON LLC	1314 RUFINA CIR 15
TED G HOUSTON LLC	1314 RUFINA CIR 16
TED G HOUSTON LLC	1314 RUFINA CIR 17
TED G HOUSTON LLC	1314 RUFINA CIR 18
TED G HOUSTON LLC	1314 RUFINA CIR 19
TED G HOUSTON LLC	1314 RUFINA CIR A1
TED G HOUSTON LLC	1314 RUFINA CIR A2
TED G HOUSTON LLC	1314 RUFINA CIR A3

TED G HOUSTON LLC	1314 RUFINA CIR A4
TED G HOUSTON LLC	1314 RUFINA CIR A5
TED G HOUSTON LLC	1314 RUFINA CIR A6
TED G HOUSTON LLC	1314 RUFINA CIR A7
TED G HOUSTON LLC	1315 RUFINA CIR A8
SAYRE & BEYER ENTERPRISES, LLC	1315 RUFINA CIR A9
STEWART FAMILY PROPERTIES, LLC	1318 RUFINA CIR
RAINBOWE #4 LLC	1432 DON GASPAR AVE
DSH, LLC	1545 S SAINT FRANCIS DR
3005 CERRILLOS ROAD LLC	1545 S SAINT FRANCIS DR
MERRIMAK CAPITAL CO LLC	1611 N INTERSTATE 35E STE 428
YEUNG, JAN K & KA CHUEN	2133 FARRINGTON ST
THE FIRM LLC	2509 CAMINO ALFREDO
LANKER PROPERTIES LLC	2699 VIA CABALLERO DEL NORTE
KEEPING HOLDINGS LLC	2908 RUFINA ST
FLOORMART	2911 CERRILLOS RD
SHIHAN FINE KNIVES	2923 RUFINA ST
ROYBAL, MICHAEL A	2925 RUFINA ST
CORONADO REAL ESTATE LLC	2929 CERRILLOS RD
GOMEZ-ESTRADA, ALAN R & KAREN O	2929 RUFINA CT
DSH, LLC	3005 CERRILLOS RD
MVP HOSPITALITY LLC	3007 CERRILLOS RD
MOTEL 6 OPERATING LP	3007 CERRILLOS RD
GIRLS INCORPORATED OF SANTA FE INC	301 HILLSIDE AVE
GIRLS INCORPORATED OF SANTA FE INC	301 HILLSIDE AVE
TED G HOUSTON LLC	3101 OLD PECOS TRL UNIT 692
TED G HOUSTON LLC	3101 OLD PECOS TRL UNIT 692
TANREN LLC	3204 CALLE MARIE STE A
GREEVES, EDWARD J & DANA A	4 N BRISA FRESCA DR
MC OSLO SFQ LLC	461 E 200 S STE 102
CLEAN ENERGY	4675 MACARTHUR CT STE 800
INTERSTATE INDUSTRIAL LAUNDRY	68 JONSPIN RD
LOMONT INC	6812 ACADEMY PARKWAY EAST NE
UNITECH SERVICES GROUP	C/O TAX DEPT.
QUALITY INN DE SANTA FE (DBA)	ENTERPRISE INC (NICK PATEL)
CITY OF SANTA FE	P O BOX 909
CITY OF SANTA FE	P O BOX 909
WILSON, G ELTON & MARIE J	PO BOX 15489
1327 RUFINA CIRCLE, LLC	PO BOX 26
MAESTAS, RICK & ROSEMARY	PO BOX 483
KATIEBEAR 13 HOLDINGS LLC	PO BOX 5000
CITY OF SANTA FE	PO BOX 909
STEWART FAMILY PROPERTIES, LLC	PO BOX 92225
STEWART FAMILY PROPERTIES, LLC	PO BOX 92225



CITY	STATE	ZIP
SANTA FE	NM	87507
ENGLEWOOD	CO	80216
ALBUQUERQUE	NM	87108
WILMINGTON	DE	19801
WILMINGTON	DE	19890
SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507

SANTA FE	NM	87507
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SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507
CARROLLTON	TX	75006
DALLAS	TX	75207
SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507
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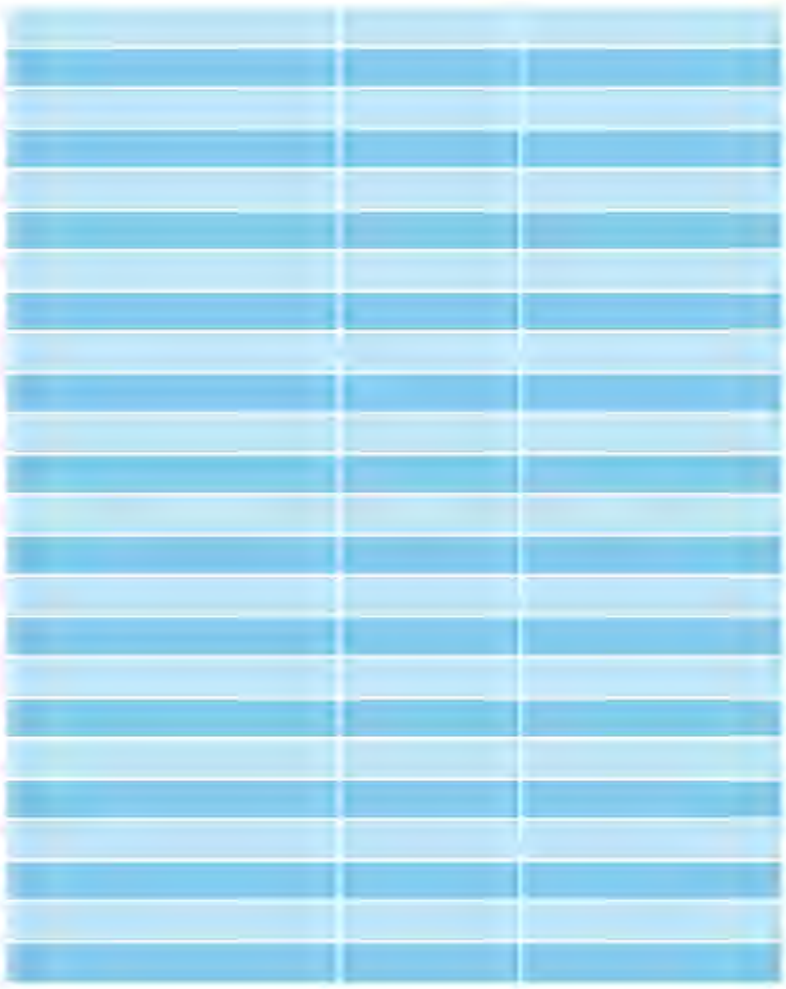
SANTA FE	NM	87507
SANTA FE	NM	87507
SALT LAKE CITY	UT	84111
NEWPORT BEACH	CA	92660
WILMINGTON	MA	01887
ALBUQUERQUE	NM	87109
WILMINGTON	DE	01106
SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507
TRUCHAS	NM	87578
SANTA FE	NM	87507
SANTA FE	NM	87507
ALBUQUERQUE	NM	87199
ALBUQUERQUE	NM	87199



100' Mailing Notice



6/16/2025, 11:03:00 AM

Santa Fe County Parcels
Roads
Address Points
Major Roads
Parcels
City Limits

1:4,514

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

300' Mailing Notice



6/16/2025, 10:50:32 AM

Santa Fe County Parcels
Roads
Address Points
Major Roads
Parcels
City Limits

1:4,514

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |



7/8/2025, 3:57:07 PM

- Santa Fe County Parcels
- Major Roads
- Roads
- Parcels
- Address Points

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

City of Santa Fe, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

PRIVATE PROPERTY

City of Santa Fe, New Mexico

PUBLIC MEETING NOTICE

2104 Holiday Street

Early Neighborhood Notification

Visit EC at https://applications.santafenm.gov/EarlyNotification

For information call Urban Liaison 505-310-7444

Refer to Case City Wide

City of Santa Fe, New Mexico

PUBLIC MEETING NOTICE

Master Plan for the redevelopment of the 4.28 acre subject property as a youth center for Girls Inc. including Lot 3 totaling 3.87 acres zoned I-1 (Industrial) & Lot 22 totaling 0.39 acres zoned C-2 (General Commercial) with a General Plan Amendment to change Lot 3 land use designation to Community Commercial & Rezone Lot 3 to C-2 (General Commercial).

Type of Project: 2904 Rufina St.

Project Location: Early Neighborhood Notification

Type of Meeting: 5:30 PM Time — July 23, 2025 Date

Meeting Location: VIRTUAL @ https://santafenm.portal.civicclerk.com/

Applicant/Agent: Jenkins Gavin Inc.

For information call: Jenkins Gavin 505-820-7444 Phone #

Refer to Case: Girls Inc of Santa Fe

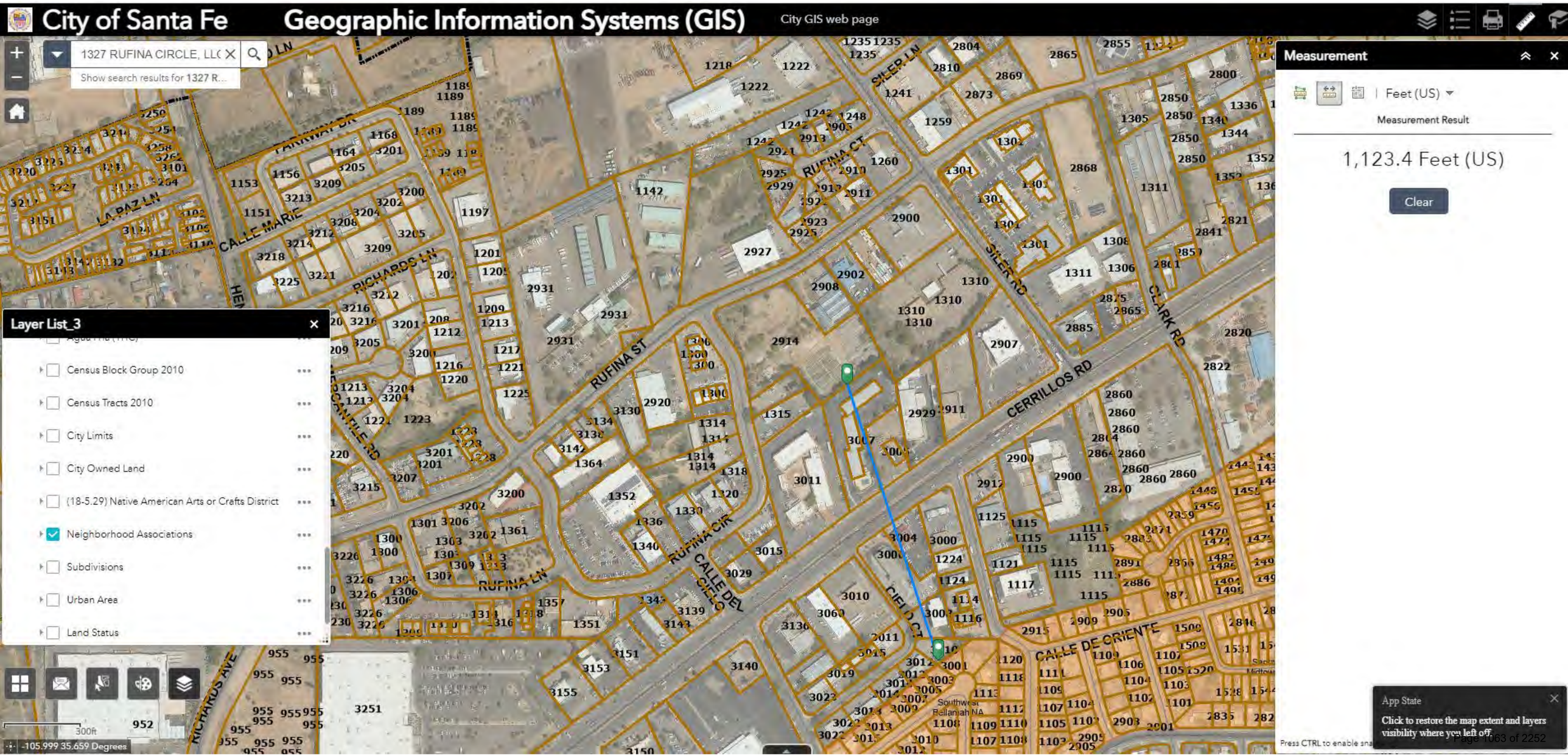
Required to be posted and visible from a public street from 7/18/25 Date to 7/23/25 Date

PLN222-cdr-1052

NO TRESPASSING
UNDER NEW OWNERSHIP
NO PUBLIC ACCESS

PRIVATE PROPERTY

WARNING
CABLE ROUTE


City of Santa Fe
Geographic Information Systems (GIS)
City GIS web page
1327 RUFINA CIRCLE, LLC
Show search results for 1327 R...
Layer List_3
Census Block Group 2010
Census Tracts 2010
City Limits
City Owned Land
(18-5.29) Native American Arts or Crafts District
Neighborhood Associations
Subdivisions
Urban Area
Land Status
Measurement
Feet (US)
Measurement Result
1,123.4 Feet (US)
Clear
App State
Click to restore the map extent and layers visibility where you left off.
RUFINA ST
RUFINA CT
RUFINA CIR
RUFINA LN
CERRILLOS RD
SILER RD
CLARK RD
CALLE MARIE
LA PAZ LN
RICHARDS LN
RICHARDS AVE
CALLE DEL CIELO
CIELO CT
CALLE DE ORIENTE
Southwest Pellanahan NA
300ft
-105.999 35.659 Degrees

Jennifer Jenkins

From: Zoom <no-reply@zoom.us>
Sent: Wednesday, July 23, 2025 6:07 PM
To: Jennifer Jenkins
Subject: Meeting assets for Girls Inc. ENN Meeting are ready!

Meeting assets for Girls Inc. ENN Meeting are ready!

Hi Jennifer Jenkins

The following assets for the meeting - Girls Inc. ENN Meeting are now available.

Meeting summary

Quick recap

The meeting served as an early neighborhood notification session for a proposed rezoning and master plan for Girls Inc.'s new facility in Santa Fe, with introductions made between the project team and Alexa Hempel, a senior city planner. The team presented plans for developing a new 3.8-acre campus with various facilities including a gathering space, gymnasium, and classrooms, while Jennifer explained the proposed zoning changes and traffic impact analysis. The conversation ended with an invitation for public questions and comments, with next steps including submitting applications to the city and moving through various review processes if approved.

Next steps

- Jennifer to submit applications to the city next month for the Girls Inc. project.
- Alexa to review the submitted application once received on August 11th.
- Tyler to complete the traffic study for the project.
- Kim to follow up with Lily to schedule a time to talk tomorrow.
- Alexi to continue refining the conceptual design of the Girls Inc. facility.
- Jennifer to prepare for the Planning Commission hearing, likely in early November.
- Girls Inc. team to proceed with detailed project design after obtaining approvals for rezoning and master plan.
- Jennifer to prepare for a future early neighborhood notification meeting for the development plan.

Summary

New Senior Planner Team Introduction

The meeting began with introductions, where Alexa, a new senior planner from the city, met the project team consisting of Kim, Jennifer, Alexander, Oralynn, and Tyler. Alexa shared her background working for the National Park Service in Santa Fe. The team discussed the possibility of having a low attendance for the meeting, with Jennifer noting that the protocol is to wait for 15 minutes before calling the meeting if there are no external attendees.

Girls Inc. Rezoning Community Meeting

The meeting served as an early neighborhood notification session for a proposed rezoning and master plan for Girls Inc.'s new facility in Santa Fe. Alexa Hempel, a senior planner with the city, explained the purpose of the meeting, emphasizing the importance of community input before the project advances. Jennifer Jenkins and Angelica Wolf, representing Jenkins Gavin, introduced the project and highlighted Girls Inc.'s mission to empower girls through educational and life skills programs. Kim Brown, the executive director of Girls Inc., expressed excitement about expanding their services to a new, more central location to address their extensive waitlist and meet community needs. The team also introduced Alexa Dzurek, the architect, Orlin Gurutis, the civil engineer, and Tyler Smith, who provided traffic engineering services. The conversation ended with an invitation for public questions and comments, which attendees could submit via chat or the raise-hand feature.

Girls Inc. Campus Zoning Proposal

Jennifer presented a proposal for Girls Inc. to develop a new campus on a 3.8-acre property located at the southeast corner of Rufina and Rufina Circle. She explained the current zoning and land use designations of the property and outlined the requested changes, including a rezone from I-1 and I-2 to C-2 zoning and an amendment to the general plan to change the designation to community commercial. The proposed changes aim to align with neighboring zoning and support the development of the new youth center facility.

Girls Inc. Campus Site Plan

Jennifer presented a site plan for the former nursery property, which will be redeveloped as the new Girls Inc. campus. She explained the proposed layout, including preserved areas for an outdoor classroom and recreational space, as well as areas suitable for development. Jennifer outlined the master plan, which will be submitted alongside a general plan amendment and rezone request, detailing the conceptual development intent. The plan includes two access points off Rufina Circle, parking areas for buses and staff, and a drop-off/pickup zone for parents.

Girls Inc. Facility Expansion Plan

Jennifer presented a plan for expanding Girls Inc.'s facility, which would include a gathering space, gymnasium, classrooms, and potential entrepreneurial training space. The project would cover 4.2 acres, with 3 acres of preserved open space, and would require rezoning of Lot 3 to C2 General Commercial. The facility would serve more families in the community by expanding program offerings and centralizing operations, making it more financially sustainable.

Traffic Study and Approval Process

Jennifer presented a traffic study for a proposed development, explaining how intersections are analyzed using a level of service grading system. She reported that most intersections showed good levels of service, with the exception of Rufina and Sila during the afternoon rush hour. Jennifer outlined the next steps in the approval process, including submitting applications to the city, going through reviews, and holding public hearings at the planning commission and city council levels. If approved, the project would move to the development plan phase, involving further design work and additional public meetings.

Project Submission and Follow-Up Discussion

Jennifer opened the meeting by inviting questions and offering to address any concerns, both during and after the meeting. She clarified that Alexa, who handles city processes, would be unable to answer detailed questions about the project until a submission is made, which is planned for August 11th. Alexa confirmed she had no immediate questions and expressed

anticipation for the submission. Kim concluded by arranging a follow-up conversation with Lily and mentioned she would be in touch via text or email. The conversation ended with expressions of gratitude and goodbyes.

AI can make mistakes. Review for accuracy.

Please rate the accuracy of this summary.

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City of Santa Fe, New Mexico

Attachment C
Applicant Submittals

5. Traffic Impact Analysis

GIRL'S INC DEVELOPMENT

TRAFFIC IMPACT STUDY

INITIAL DRAFT SUBMITTAL | OCTOBER 6, 2025

Bohannan Huston

GIRL'S INC DEVELOPMENT
TRAFFIC IMPACT ANALYSIS

INITIAL SUBMITTAL

Date:

October 6, 2025

Prepared by:

Bohannan Huston, Inc.
7500 Jefferson St NE
Courtyard Two
Albuquerque, NM 87109

Prepared for:

Kim Brown, Executive Director
Girl's Inc.
301 Hillside Ave.
Santa Fe, NM 87501

Carl D. Vermillion, PE, PTOE, RSP1 **Date**

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Appendix B: Existing Data

Appendix C: 2025 Existing Intersection Capacity Analysis

Appendix D: Turning Movement Development

Appendix E: 2028 No Build Intersection Capacity Analysis

Appendix F: 2028 Build Intersection Capacity Analysis

Appendix G: 2038 No Build Intersection Capacity Analysis

Appendix H: 2038 Build Intersection Capacity Analysis

Appendix I: Santa Fe Turn Lane Requirements

I. INTRODUCTION AND SUMMARY

Girl's Inc. proposes developing a youth center, situated southeast of the Rufina Street and Rufina Circle (east) intersection. The proposed development will include a 5,000 square-foot facility with the ability to enroll 250 children.

A. STUDY PURPOSE

The purpose of the traffic study is to determine the impacts of the proposed development on the surrounding roadway network, evaluate the operation of the proposed site accesses, and to recommend any mitigation measures that may be necessary to support additional traffic generated by the new development.

B. EXECUTIVE SUMMARY

1. SITE LOCATION AND STUDY AREA

The site is located at 2904 Rufina Street on the southeast corner of the Rufina Street and Rufina Circle intersection in Santa Fe, New Mexico. A vicinity map is shown in Figure 1.

The study area consists of the following intersections:

- Siler Road and Rufina Street (existing 4-way signalized intersection)
- Calle del Cielo and Cerrillos Road (existing 4-way signalized intersection)
- Rufina Street and Parkway Drive/Rufina Circle (west) (existing 4-way unsignalized intersection)
- Rufina Street and Rufina Circle (east) (existing 4-way unsignalized intersection)
- Rufina Street & Richards Avenue (existing 4-way signalized intersection)
- Rufina Circle and Calle del Cielo (existing 4-way unsignalized intersection)
- Rufina Circle and Access 1 (future 3-way unsignalized intersection)
- Rufina Circle and Access 2 (future 3-way unsignalized intersection)

The intersection evaluations include analysis for the AM and PM peak hours for the following traffic conditions:

- Existing traffic (2025)
- 2028 Completion Year without the proposed site development (2028 No Build)
- 2028 Completion Year with the proposed site development (2028 Build)

- 2038 Horizon Year without the proposed site development (2038 No Build)
- 2038 Horizon Year with the proposed side development (2038 Build)

2. PRINCIPAL FINDINGS

The traffic analysis found that all intersections operate acceptably overall in the 2028 Build scenario. The eastbound left, eastbound thru/right, and the northbound left turning movements at the signalized intersection of Rufina Street and Siler Road operate at LOS E in the PM peak hour. To improve the eastbound movement, this approach should be restriped to remove on street parking near the intersection and including one 10' wide westbound lane leaving the intersection, a 10' wide dedicated eastbound left turn lane, one 10' eastbound through lane, and one 10' dedicated eastbound right turning lane. The dedicated right turn lane should include 200 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

The northbound thru/right turn movement at the Calle del Cielo and Cerrillos Road intersection continues to operate at LOS E during both peak hours, while the southbound left turn movement degrades to LOS E in the AM peak hour due to the development traffic. With this decline and increase in queue distance needed, it is recommended to complete median modifications on the north side of this intersection along Calle del Cielo to adequately store the queue that will develop. The median should be a maximum of 5' with a 10' left turn lane, a 10' southbound through lane, and a 10' dedicated right turn lane. Additionally, traffic signal timing adjustments should be completed at the intersection to help address this issue. As this storage length was not adequate prior to the development, a cost share of this improvement should be evaluated between the City of Santa Fe and the developer to determine appropriate shares.

In the 2038 Build scenario, the Rufina Street and Rufina Circle (east) intersection and the two new access driveways on Rufina Circle will operate overall acceptably. The northbound left turn lane at both the East and West intersections of Rufina Street and Rufina Circle is recommended to be installed to address City of Santa Fe turn lane warrants.

At the Rufina Circle and Calle del Cielo the westbound left turn lane is warranted and should be installed. This lane should be a minimum of 50' and include a taper length as determined by the MUTCD and prescribed in the City of Sanat Fe standards.

Lastly, Rufina Circle and Access 1 meets warrants for a left turn lane at the entrance to the development. This left turn lane should be 50 feet in length for storage with a taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards. All other turning movement volumes do not meet turn lane thresholds at either access.

3. RECOMMENDATIONS

- Install a southbound left turn lane at Rufina Circle and Access 1 with striping modifications. This will include removal of on-street parking and installation of the left turn lane by shifting the northbound lane, southbound lane, and bike lanes to incorporate an 11 foot left turning lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as prescribed in the City of Santa Fe standards.
- Install an Eastbound dedicated right turn lane at the intersection of Rufina Street and Siler Road. This lane should be accomplished by striping by removing on street parking near the intersection and including one 10' wide westbound lane leaving the intersection, a 10' wide dedicated eastbound left turn lane, one 10' eastbound through lane, and one 10' dedicated eastbound right turning lane. The dedicated right turn lane should include 225 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.
- Median modifications should be completed at the Cerrillos and Calle de Cielo intersection. The median should be a maximum of 5 feet and the southbound lanes should include a 10' right turn lane, a 10' through lane, and a 10' left turn lane. These lanes should extend the full length of Calle de Cielo from Cerrillos to Rufina Circle.
- The northbound approach at the intersection of Rufina Street and Rufina Circle (West) should be restriped to remove on street parking near the intersection. New striping should include a 5' bike lane, a 10' dedicated left turning lane and a 10' shared through/right turn lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.
- At the intersection of Rufina Street and Rufina Circle (East), the northbound approach should be restriped to remove on street parking near the intersection. New striping should include a 5' bike lane, a 10' dedicated left turning lane and a 10' shared through/right turn lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.
- Rufina Circle and Calle del Cielo warrants a westbound left turn lane. This lane should be included at this intersection through restriping. On street parking would be removed approximately 100 feet prior to the intersection. The roadway is recommended to be restriped to include a

5' bike lane, a 10' westbound through lane, and a 10' westbound left turn lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

- All designs shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) and City of Santa Fe requirements.



Bohannan Huston
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SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 1
VICINITY MAP

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II. PROPOSED DEVELOPMENT

A. LAND USE AND INTENSITY

The proposed development is a 5,000 square-foot facility.

The development is located southeast of the Rufina Street and Rufina Circle (east) intersection. The study area is partially developed.

B. DEVELOPMENT PHASING AND TIMING

The project is expected to be developed by 2028.

III. STUDY AREA CONDITIONS

A. STUDY AREA

The study area consists of the following intersections:

- Siler Road and Rufina Street (existing 4-way signalized intersection)
- Calle del Cielo and Cerrillos Road (existing 4-way signalized intersection)
- Rufina Street and Parkway Drive/Rufina Circle (west) (existing 4-way unsignalized intersection)
- Rufina Street and Rufina Circle (east) (existing 4-way unsignalized intersection)
- Rufina Street & Richards Avenue (existing 4-way signalized intersection)
- Rufina Circle and Calle del Cielo (existing 4-way unsignalized intersection)
- Rufina Circle and Access 1 (future 3-way unsignalized intersection)
- Rufina Circle and Access 2 (future 3-way unsignalized intersection)

B. SITE ACCESSIBILITY

The development will include two accesses on Rufina Circle, approximately 300 feet and 550 feet south of the Rufina Street and Rufina Circle (east) intersection. The site access locations being proposed on Rufina Circle are existing driveways and the development plan to utilize these as their future access points.

The primary routes to the site are anticipated to be either Cerrillos Road, Siler Road or Rufina Road.

C. DATA SOURCES

The data used in this report consists of the traffic volumes described below, aerial photography and mapping from Google Earth®, as well as information provided by IDAX Traffic Counts.

IV. EXISTING CONDITIONS ANALYSIS

A. BACKGROUND

Roadway federal classification is updated approximately every four years. The classification process involves local governments, the Santa Fe Metropolitan Planning Organization (SFMPO), New Mexico Department of Transportation (NMDOT), and the Federal Highway Administration (FHWA). The SFMPO Roadway Functional Classification Map classifies roadways based on their function. Roadways are subject to design guidance based on their functional classification, design speed, or based on Comprehensive Plan corridor designations.

1. ADJACENT ROADWAYS

The following are adjacent roadways:

- Cerrillos Road is a principal arterial with three lanes in each direction and dedicated left and right turn lanes. Cerrillos Road has a posted speed limit of 40 miles per hour (MPH). Cerrillos Road provides regional connectivity within the greater Santa Fe area, serving as a link between major/minor roadways which travel in north-south directions, including Highway 285 and I-25. Sidewalks and bicycle lanes exist along Cerrillos Road in this area.
- Siler Road is a minor arterial, with one lane in each direction and a two-way left turn lane. Siler Road has a posted speed limit of 30 MPH. Siler Road provides regional connectivity within Santa Fe, serving as a crossing of the Santa Fe river to the north. Sidewalks exist along Siler Road in this area as well as designated bike lanes/shoulders.
- Richards Avenue is a major collector roadway with one lane in each direction. Richards Avenue has a posted speed limit of 35 MPH. Richards Avenue has sidewalks and bicycle lanes in this area.
- Calle del Cielo is classified as a local roadway by the SFMPO. Calle del Cielo doesn't have a posted speed limit within the section of roadway of the study although the City of Santa Fe statute states if unposted, the speed limit is 25 MPH. To the south of Cerrillos this roadway is classified as a major collector that is posted at 25 MPH, although this portion of the roadway was not included in this study limits. Calle del Cielo has sidewalks, curb, and gutter. Calle del Cielo intersects Cerrillos Road approximately 200-ft south of the Rufina Circle intersection.
- Rufina Street is a minor arterial roadway with one lane in each direction and a posted speed limit of 30 MPH. Sidewalks and bicycle lanes exist along Rufina Street in this area.

- Rufina Circle is a local roadway with speed humps and one lane in each direction. Rufina Circle does not have a posted speed limit; however, the City of Santa Fe statutes state if unposted, the speed limit is 25 MPH. Additional advisory signs designating speed humps ahead specify a 20 MPH advisory speed. Sidewalks and bicycle lanes exist along Rufina Circle in this area.

The City of Santa Fe Roadway Classification map is included in Appendix A.

Additionally, bike lanes, pedestrian facilities, and bus stop locations were assessed based on existing conditions.

2. MULTI-MODAL CONDITIONS

The Santa Fe Bikeways and Trails map includes designated bicycle lanes on many of the roadways as noted in the roadways section. This map also notes Richards Road, and Clark include either a bike lane or designated as a shared-lower traffic/speed corridor.

The Santa Fe trails bus system also runs through the area of the development. Route 2 runs along Cerrillos Road with the nearest stop near the intersection of Calle del Cielo and Cerrillos Road. This route will take a rider to the Santa Fe Place transit Center as well as the Downtown Transit Center, with stops at several rail runner locations.

B. EXISTING TRAFFIC CONDITIONS

Traffic counts for the intersections analyzed in the study area were collected on July 9, 2025. Existing traffic counts are included in Appendix B. The counts included 6-hour turning movement counts. Build traffic for the proposed facility was estimated by taking the maximum enrollment for the new facility, developing trip generation, and distributing those trips onto the Build roadway network.

C. LEVEL OF SERVICE DEFINITIONS

The *Highway Capacity Manual Seventh Edition* (HCM) defines Level of Service (LOS) for signalized and unsignalized intersections in Table 1 as follows:

Table 1 | LOS Definitions			
Level of Service	**Definition**	**Signalized (sec/veh)**	**Unsignalized (sec/veh)**
A	Most vehicles do not stop	<10	<10
B	Some vehicles stop	>10 and <20	>10 and <15
C	Significant numbers of vehicles stop	>20 and <35	>15 and <25
D	Many vehicles stop	>35 and <55	>25 and <35
E	Limit of acceptable delay	>55 and <80	>35 and <50
F	Unacceptable delay	>80	>50

The City of Santa Fe has established LOS D as the generally acceptable level of service in urban areas. When intersections operate below this level, improvements are considered where feasible. Other critical movements are also desired to have LOS D or better if possible.

D. EXISTING INTERSECTION CAPACITY ANALYSIS

The traffic volume for all existing intersections were analyzed using Highway Capacity Software version 8.4 (HCS 2025), which uses the intersection methodology from the Seventh Edition of the Highway Capacity Manual (HCM). Existing traffic volumes are shown in Figure 2. Individual intersection output for the existing conditions analysis is included in Appendix C. The results for the signalized intersections are summarized in Table 2.

All signalized intersections operate at an overall acceptable level of service in the AM and PM peak hours. The northbound through/right turn movement at the Calle del Cielo and Cerrillos Road intersection operates at a LOS E in both the AM and PM peak hours.

At the intersection of Calle del Cielo and Cerrillos in the southbound left turn lane, the 95th percentile queue resulting from the analysis using the HCS software is 85 feet during the AM peak hour and 140 feet during the PM peak hour. The 95th percentile queue lengths are included in the results in Appendix C. The available queue storage for this movement is approximately 75 feet which results in queue spillover for this movement during both peak hours. The City of Santa Fe should review this movement and make adjustments to lengthen this queue storage space since this occurs in existing conditions.

Table 2 | Existing Signalized Intersection Results						
Intersection	2025 AM Peak			2025 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Rufina St & Siler Rd	18.6		B	25.7		C
Eastbound Left	17.4	0.470	B	26.5	0.545	C
Eastbound Thru/Right	22.0	0.616	C	37.0	0.887	D
Westbound Left	21.2	0.166	C	29.4	0.394	C
Westbound Thru	24.1	0.253	C	33.1	0.412	C
Northbound Left	12.0	0.291	B	27.7	0.760	C
Northbound Thru	12.5	0.566	B	14.7	0.497	B
Southbound Left	10.4	0.075	B	12.5	0.058	B
Southbound Thru	23.2	0.885	C	25.7	0.943	C
Calle del Cielo & Cerrillos Rd	10.1		B	12.1		B
Eastbound Left	3.8	0.098	A	6.7	0.220	A
Eastbound Thru	6.8	0.424	A	7.7	0.424	A
Eastbound Right	3.5	0.019	A	4.0	0.015	A
Westbound Left	4.5	0.104	A	5.1	0.169	A
Westbound Thru	6.0	0.263	A	8.9	0.539	A
Westbound Right	3.4	0.037	A	3.6	0.057	A
Northbound Left	50.4	0.191	D	50.3	0.236	D
Northbound Thru/Right	59.2	0.729	E	58.7	0.705	E
Southbound Left	50.6	0.404	D	51.9	0.567	D
Southbound Thru	52.4	0.133	D	52.4	0.286	D
Southbound Right	48.9	0.250	D	49.7	0.461	D
Rufina St & Richards Ave	17.0		B	18.1		B
Eastbound Left	8.6	0.148	A	13.1	0.345	B
Eastbound Thru/Right	16.7	0.887	B	18.9	0.767	B
Westbound Left	12.1	0.213	B	13.4	0.306	B
Westbound Thru/Right	11.7	0.213	B	19.9	0.822	B
Northbound Left	15.8	0.171	B	14.0	0.426	B
Northbound Thru/Right	20.6	0.695	C	16.1	0.486	B
Southbound Left	16.4	0.143	B	14.7	0.088	B
Southbound Thru/Right	22.5	0.769	C	21.6	0.836	C

Table 3 | Existing Signalized Intersection Queue Summary			
Intersection	Provided Queue	2025 AM Peak Queue* (ft)	2025 PM Peak Queue* (ft)
Rufina St & Siler Rd			
Eastbound Left	200	125	175
Westbound Left	200	25	75
Northbound Left	220	50	125
Southbound Left	100	25	25
Calle del Cielo & Cerrillos Rd			
Eastbound Left	160	25	25
Eastbound Right	270	25	25
Westbound Left	200	25	25
Westbound Right	150	25	25
Northbound Left	200	50	75
Southbound Left	70	100	150
Southbound Thru	210	25	75
Southbound Right	210	75	125
Rufina St & Richards Ave			
Eastbound Left	100	25	50
Westbound Left	175	25	50
Northbound Left	75	25	75
Southbound Left	90	25	25
* - HCM 95th percentile queue rounded to next 25-foot increment			

The unsignalized intersections also operate at acceptable levels of service in the AM and PM peak hours with all intersections at LOS C or better. The results for the unsignalized intersections are shown in Table 4.

Table 4 | Existing Unsignalized Intersection Results									
Intersection	Provided Queue	2025 AM Peak				2025 PM Peak			
		Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Rufina St & Rufina Circle (West)									
Eastbound Approach	TWLT	7.7	0.01	0	A	8.2	0.01	0	A
Westbound Approach	TWLT	8.8	0.02	25	A	8.2	0.01	0	A
Northbound Approach	N/A	16.3	0.14	25	C	18.6	0.30	50	C
Southbound Approach	N/A	15.7	0.07	25	C	16.4	0.24	25	C
Rufina St & Rufina Circle (East)									
Eastbound Approach	TWLT	7.7	0.00	0	A	8.4	0.00	0	A
Westbound Approach	TWLT	8.8	0.04	25	A	8.3	0.04	25	A
Northbound Approach	N/A	12.9	0.07	25	B	12.4	0.12	25	B
Southbound Approach	N/A	12.8	0.00	0	B	0.0	0.00	0	A
Rufina Circle & Calle del Cielo									
Eastbound Approach	N/A	7.3	0.00	0	A	7.3	0.00	0	A
Westbound Approach	N/A	7.5	0.02	25	A	7.7	0.05	25	A
Northbound Left	210	10.3	0.10	25	B	12.2	0.22	25	B
Northbound Thru/Right	210	8.9	0.07	25	A	9.1	0.05	25	A
Southbound Approach	N/A	9.8	0.01	0	A	10.9	0.04	25	B
* - HCM 95th percentile queue rounded to next 25-foot increment									

The existing access points that will be utilized by the proposed development are in place although no traffic was documented leaving or entering this lot during traffic counting. Therefore access 1 and access 2 are not documented in the operational tables due to no turning movements into the existing site.



Bohannan Huston
www.bhinc.com 800.877.5332

TIA FOR GIRLS INC.
SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 2
SITE MAP

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V. PROJECTED TRAFFIC

A. SITE TRAFFIC FORECASTING

1. TRIP GENERATION

Generated trips are broken down into three types; 1) primary, 2) pass-by trips, and 3) diverted link. The Trip Generation report defines these trips as follows:

- **Primary Trips** – These trips are made for the specific purpose of visiting the generator. The stop at that generator is the primary reason for the trip. For example, a home to shopping to home combination of trips is a primary trip set.
- **Pass-by Trips** – These trips are made as intermediate stops on the way from an origin to a primary trip generation. Pass-by trips are attracted from the traffic passing the site on an adjacent street that contains direct access to the generator site. These trips do not require a diversion from another roadway. For example, stopping at the store on the way home from work is an example of a pass-by trip. No pass-by trips we used in this analysis.
- **Diverted Linked Trips –** These trips are attracted from the traffic volume on the roadway within the vicinity of the generator, but which require a diversion from that roadway to another roadway to gain access to the site. The roadways could include streets or freeways adjacent to the generator, but without access to the generator. For this study, the diverted link trips have been included in with the primary trips.

This study evaluates primary trips only.

The trip generation is generally based on the 11th Edition of the Institute of Transportation engineer's (ITE) Trip Generation Manual which estimates trips by land use characteristics. Trip generation for this study was determined by counting the existing trips to the existing location of Girl's Inc. in Santa Fe. The existing Girl's Inc has an enrollment of 85 students, whereas the proposed Girl's Inc will have a maximum enrollment of 250 students. Therefore, the existing trips at the existing Girl's Inc were multiplied by a factor of 2.94 (250/85). Based on this it is anticipated that there will be 388 AM peak hour trips (200 entering and 188 exiting) and 388 PM peak hour trips (188 entering and 200 exiting). The site-specific trip generation is shown in Table 5.

Table 5 | Trip Generation						
Land Use	AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
Existing Girl's Inc	68	64	132	64	68	132
Proposed Girl's Inc	**200**	**188**	**388**	**188**	**200**	**388**

2. TRIP DISTRIBUTION AND ASSIGNMENT

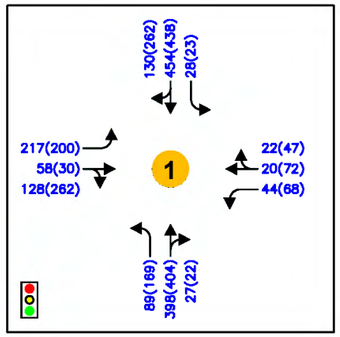
The trip distribution was determined within the existing roadway network to and from the development based on the proportions of existing turning movement counts.

Spreadsheets showing the development of the trip distribution are included in Appendix D. Trip assignment percentages are shown in Figure 3 with the trip assignment volumes shown in Figure 4.

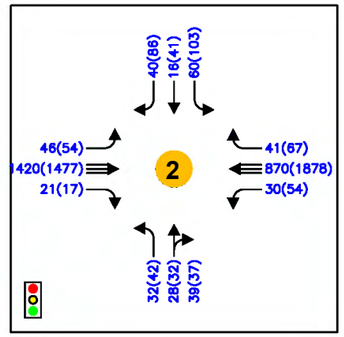
3. TRAFFIC PROJECTIONS

A background growth rate of 2% was applied to provide an estimate of potential future growth of traffic at all intersections evaluated. The growth rate determination and data are summarized in the spreadsheets included in Appendix D.

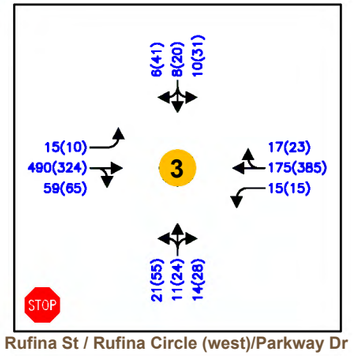




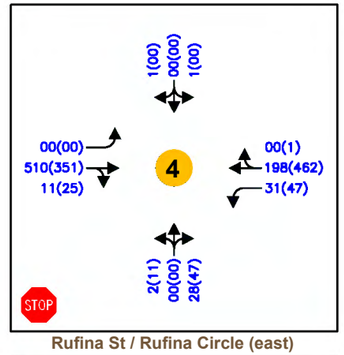
Rufina St / Siler Rd



Calle Del Cielo / Cerrillos Rd



Rufina St / Rufina Circle (west)/Parkway Dr



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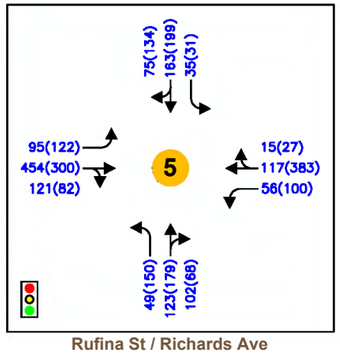
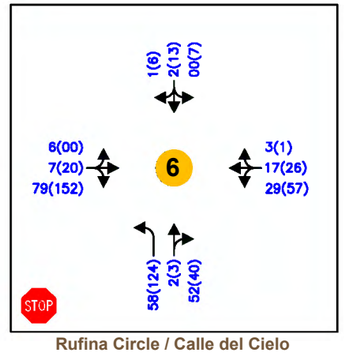


Rufina St / Richards Ave



Rufina Circle / Calle del Cielo

LEGEND

Thru Lanes
(# as indicated)

Turning Lanes
(# as indicated)

1234(1234) AM(PM) Traffic Counts

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FIGURE 2
2025 AM(PM) EXISTING
PEAK HOUR TRAFFIC VOLUMES

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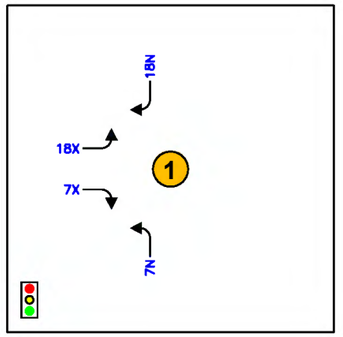
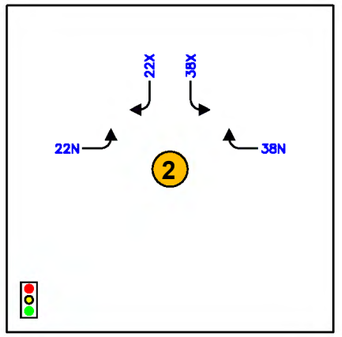
LEGEND

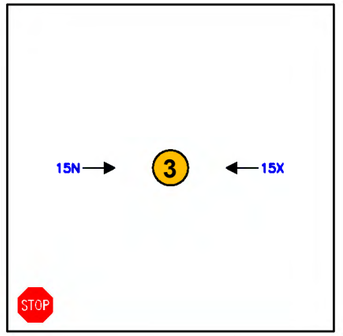
- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) Trip Assignment Percentages
- N Entering
- X Exiting



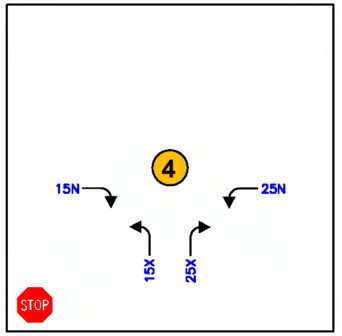
Rufina St / Siler Rd



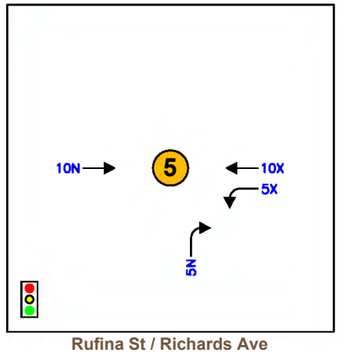
Calle Del Cielo / Cerrillos Rd



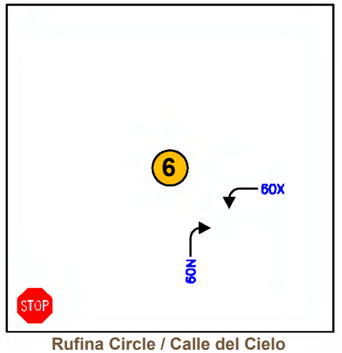
Rufina St / Rufina Circle (west)/Parkway Dr



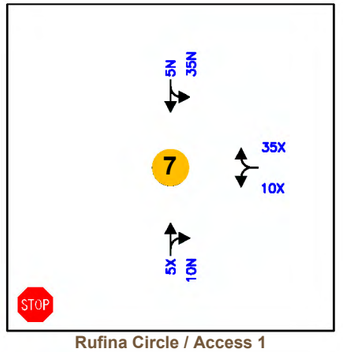
Rufina St / Rufina Circle (east)



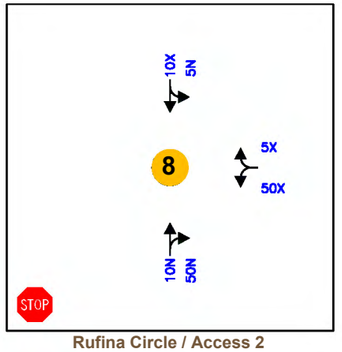
Rufina St / Richards Ave



Rufina Circle / Calle del Cielo



Rufina Circle / Access 1



Rufina Circle / Access 2

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FIGURE 3
TRIP ASSIGNMENT PERCENTAGES

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VI. TRAFFIC AND IMPROVEMENT ANALYSIS

A. LEVEL OF SERVICE ANALYSIS

The following section discusses the results of the future year traffic analysis. The intersection capacity analysis was completed using HCS 2025 which implements the Highway Capacity Manual procedures.

1. 2028 NO BUILD INTERSECTION CAPACITY ANALYSIS

The 2028 No Build analysis assumes that the proposed development is not completed in the 2028 time period. Figure 5 shows the 2028 No Build Peak Hour Traffic Volumes. The HCS outputs are included in Appendix E.

For the 2028 No Build scenario all signalized intersections operate at an acceptable level of service in the AM and PM peak hours. The northbound thru/right turn movement at the Calle del Cielo and Cerrillos Road intersection continues to operate at a level of service E in both the AM and PM peak hours. Table 6 summarizes the 2028 No Build Signalized Results.

During this scenario, the intersection of Calle del Cielo and Cerrillos in the southbound left turn lane, the 95th percentile queue continues to lengthen to 100 feet during the AM peak hour and 150 feet during the PM peak hour. Again, the available queue storage for this movement is approximately 75 feet which results in queue spillover for this movement during both peak hours. As this continues to occur during no build scenarios, the City of Santa Fe should review this movement and make adjustments to lengthen this queue storage space since this is first shown in existing conditions. If the development does move forward mitigation measures are shown in the build scenario.

Table 6 | 2028 No Build Signalized Intersection Results						
Intersection	2028 AM Peak			2028 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Rufina St & Siler Rd	16.9		B	30.0		C
Eastbound Left	19.5	0.547	B	36.4	0.614	D
Eastbound Thru/Right	24.5	0.753	C	43.7	0.902	D
Westbound Left	21.3	0.207	C	34.2	0.475	C
Westbound Thru	24.1	0.265	C	37.0	0.375	D
Northbound Left	11.7	0.303	B	29.3	0.855	C
Northbound Thru	12.2	0.572	B	16.1	0.501	B
Southbound Left	9.7	0.078	A	13.7	0.060	B
Southbound Thru	17.1	0.887	B	29.9	0.951	C
Calle del Cielo & Cerrillos Rd	10.5		B	12.6		B
Eastbound Left	4.1	0.110	A	7.6	0.249	A
Eastbound Thru	7.4	0.454	A	8.1	0.452	A
Eastbound Right	3.6	0.020	A	4.0	0.016	A
Westbound Left	5.0	0.119	A	5.5	0.190	A
Westbound Thru	6.3	0.281	A	9.5	0.574	B
Westbound Right	3.6	0.039	A	3.7	0.061	A
Northbound Left	50.0	0.195	D	50.0	0.249	D
Northbound Thru/Right	59.0	0.739	E	58.6	0.716	E
Southbound Left	50.1	0.419	D	53.3	0.600	D
Southbound Thru	52.0	0.133	D	52.4	0.295	D
Southbound Right	48.4	0.250	D	49.7	0.480	D
Rufina St & Richards Ave	18.0		B	18.8		B
Eastbound Left	8.8	0.157	A	13.8	0.379	B
Eastbound Thru/Right	17.8	0.899	B	19.5	0.780	B
Westbound Left	13.0	0.234	B	14.0	0.333	B
Westbound Thru/Right	12.0	0.214	B	20.4	0.832	C
Northbound Left	17.0	0.189	B	15.0	0.473	B
Northbound Thru/Right	21.9	0.706	C	17.1	0.506	B
Southbound Left	17.5	0.154	B	15.3	0.095	B
Southbound Thru/Right	23.3	0.781	C	22.6	0.848	C

Table 7 | 2028 No Build Signalized Intersection Queue Summary			
Intersection	Provided Queue	2025 AM Peak Queue* (ft)	2025 PM Peak Queue* (ft)
Rufina St & Siler Rd			
Eastbound Left	200	125	100
Westbound Left	200	25	100
Northbound Left	220	25	125
Southbound Left	100	25	25
Calle del Cielo & Cerrillos Rd			
Eastbound Left	160	25	25
Eastbound Right	270	25	25
Westbound Left	200	25	25
Westbound Right	150	25	25
Northbound Left	200	50	75
Southbound Left	70	100	150
Southbound Thru	210	25	75
Southbound Right	210	75	125
Rufina St & Richards Ave			
Eastbound Left	100	50	50
Westbound Left	175	25	50
Northbound Left	75	25	75
Southbound Left	90	25	25
* - HCM 95th percentile queue rounded to next 25-foot increment			

The study found that all unsignalized intersections operate at acceptable levels of service in the 2028 No Build condition with all movements at LOS C or better for both AM and PM peak hours.

For the 2028 No Build condition, the Rufina Street and Rufina Circle (west) intersection has eastbound and westbound approaches that are expected to operate at LOS A in the AM and PM peak hours. The northbound and southbound approaches are expected to operate at a LOS C in the AM and PM peak hours.

The Rufina Street and Rufina Circle (east) intersection has eastbound and westbound approaches that are expected to operate at LOS A in the AM and PM peak hours while the northbound approach operates at LOS B in the AM and PM peak hours. The southbound approach operates at a LOS B in the AM peak hour and LOS A in the PM peak hour.

The Rufina Circle and Calle del Cielo intersection is expected to operate at a LOS A for the eastbound approach, westbound approach, and northbound thru/right movement in both the AM and PM peak hours. The northbound left turning movement operates at LOS B in the AM and PM peak hours. The southbound approach operates at LOS A in the AM peak hour and LOS B in the PM peak hour. Table 8 shows the 2028 No Build Unsignalized Results.

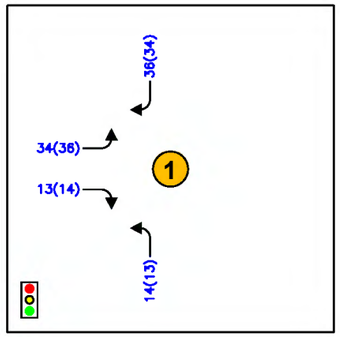
Table 8 | 2028 No Build Unsignalized Intersection Results									
Intersection	Provided Queue	2028 AM Peak				2028 PM Peak			
		Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Rufina St & Rufina Circle (West)									
Eastbound Approach	TWLT	7.7	0.01	0	A	8.3	0.01	0	A
Westbound Approach	TWLT	9.0	0.02	25	A	8.2	0.01	0	A
Northbound Approach	N/A	17.3	0.16	25	C	20.2	0.34	50	C
Southbound Approach	N/A	16.6	0.08	25	C	17.6	0.26	50	C
Rufina St & Rufina Circle (East)									
Eastbound Approach	TWLT	7.7	0.00	0	A	8.5	0.00	0	A
Westbound Approach	TWLT	9.0	0.04	25	A	8.4	0.05	25	A
Northbound Approach	N/A	13.4	0.08	25	B	12.8	0.13	25	B
Southbound Approach	N/A	13.2	0.01	0	B	0.0	0.00	0	A
Rufina Circle & Calle del Cielo									
Eastbound Approach	N/A	7.3	0.00	0	A	7.3	0.00	0	A
Westbound Approach	N/A	7.5	0.03	25	A	7.7	0.05	25	A
Northbound Left	210	10.4	0.10	25	B	12.6	0.23	25	B
Northbound Thru/Right	210	9.0	0.07	25	A	9.2	0.05	25	A
Southbound Approach	N/A	9.9	0.01	0	A	11.1	0.05	25	B
* - HCM 95th percentile queue rounded to next 25-foot increment									

Again, the existing access points that will be utilized by the proposed development are in place in existing conditions although no traffic was documented leaving or entering this lot during traffic counting. Therefore access 1 and access 2 are not documented in the operational table above due to no turning movements into the existing site.

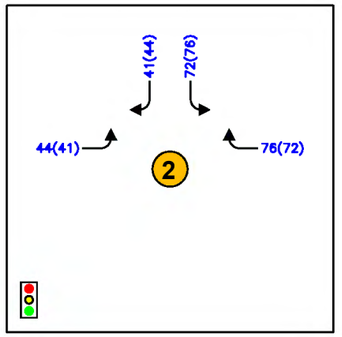


LEGEND

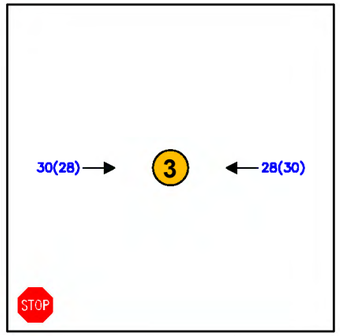
- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts



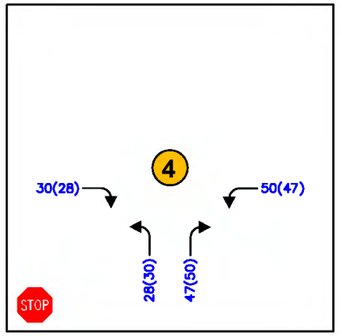
Rufina St / Siler Rd



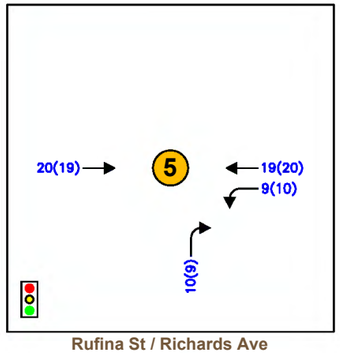
Calle Del Cielo / Cerrillos Rd



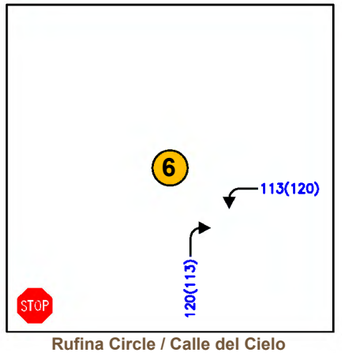
Rufina St / Rufina Circle (west)/Parkway Dr



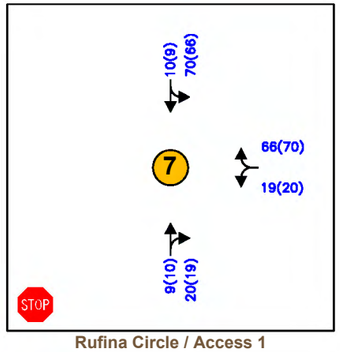
Rufina St / Rufina Circle (east)



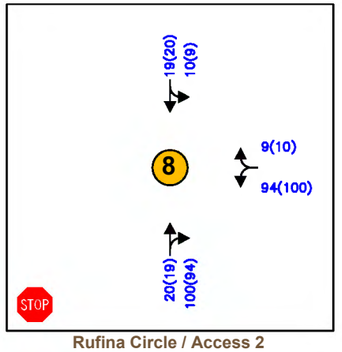
Rufina St / Richards Ave



Rufina Circle / Calle del Cielo



Rufina Circle / Access 1



Rufina Circle / Access 2

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FIGURE 4
TRIP ASSIGNMENT VOLUMES

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2. 2028 BUILD INTERSECTION CAPACITY ANALYSIS

The trips generated by the site (Table 5) were assigned to the intersections using the trip assignment volumes shown in Figure 4. These trips were added to the 2028 No Build traffic projections to calculate the 2028 Build volumes. The 2028 Build Traffic Volumes are illustrated in Figure 6.

The study found that all signalized intersections operate at an overall acceptable level of service in the AM and PM peak hours. While the intersections operate at overall acceptable conditions, some individual movements see LOS E in the 2028 Build condition.

The Rufina Street and Siler Road intersection continues to operate with acceptable level of service with overall LOS B in the AM peak hour and LOS D during the PM peak hour. This intersection will see the eastbound left, eastbound through/right and northbound left turn movements decline in operation to LOS E during the PM peak hour. The northbound left turning movement 95th percentile queues extend past the developed left turn lane although a two way left turn lane exists for another 200 feet which can hold this queue.

Mitigation efforts were completed for the Rufina Street and Siler Road intersection by adding a dedicated eastbound right turn lane at the intersection. A summary of the mitigation operations is included in Table 10. This improved the overall operations to LOS C in the PM peak hour. The addition of this eastbound right turn lane is recommended for the future of this intersection. Additionally, signal timing adjustment should be considered to further improve the intersections operations.

The intersection of Calle del Cielo and Cerrillos Road also is expected to have turning movements that operate at LOS E and LOS F. The northbound thru/right turn movement continues to operate at LOS E in both the AM and PM peak hours and the southbound left movement declines to LOS E in the AM peak hour and LOS F during the PM peak hour for the 2028 Build condition. All other movements operate at LOS D or better. Even though the southbound left turning movement declined to LOS E, the 95th percentile queueing length was 94 feet in the AM peak hour and 229 feet during the PM peak hour. This is still comparable to the existing 95th percentile queue lengths associated with this movement. Because queue spillover occurred during the existing conditions, the development is not fully responsible although a portion is added to this movement through the intersection. It is recommended to redesign the median on Calle del Cielo to lengthen the southbound left turn movement storage. If the median is adjusted to be four to five feet for the entire length of the roadway, the southbound left turn lane could be lengthened to approximately 200 feet in length which would accommodate and AM peak 95th percentile queue but leave some of the PM peak queue beyond this storage lane.

Additional signal timing adjustments were completed on the PM peak hour of this intersection which is shown in Table 10. This signal adjustment helped to improve the southbound left turning 95th percentile queue length to a length of 200 feet. It is recommended to update the median on Calle del Cielo and complete signal timing adjustments at this intersection prior to the 2028 build scenario.

The Rufina Street and Richards Avenue intersection operates at an overall LOS B in the AM and PM peak hours for the 2028 Build condition. All movements at this intersection will operate at LOS C or better for both the AM and PM peak hours.

The 2028 Build capacity analysis for the signalized intersections is shown in Table 9 with the full intersection output included in Appendix F.

Table 9 | 2028 Build Signalized Intersection Results

Intersection	2028 AM Peak			2028 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Rufina St & Siler Rd	18.6		B	44.9		D
Eastbound Left	23.6	0.642	C	57.1	0.770	E
Eastbound Thru/Right	27.3	0.806	C	66.2	0.927	E
Westbound Left	22.4	0.223	C	45.9	0.576	D
Westbound Thru	25.1	0.252	C	45.2	0.354	D
Northbound Left	12.8	0.366	B	59.8	0.891	E
Northbound Thru	11.9	0.552	B	17.3	0.469	B
Southbound Left	9.7	0.075	A	15.8	0.057	B
Southbound Thru	19.1	0.914	B	45.2	0.964	D
Calle del Cielo & Cerrillos Rd	13.3		B	15.9		B
Eastbound Left	4.6	0.209	A	11.0	0.430	B
Eastbound Thru	7.9	0.460	A	9.2	0.465	A
Eastbound Right	4.0	0.021	A	4.7	0.016	A
Westbound Left	5.4	0.121	A	6.4	0.195	A
Westbound Thru	7.1	0.288	A	11.2	0.595	B
Westbound Right	4.1	0.110	A	4.8	0.127	A
Northbound Left	50.0	0.182	D	47.8	0.217	D
Northbound Thru/Right	63.5	0.737	E	54.2	0.542	D
Southbound Left	71.4	0.798	E	84.2	0.889	F
Southbound Thru	50.8	0.117	D	50.0	0.237	D
Southbound Right	48.3	0.438	D	48.6	0.592	D
Rufina St & Richards Ave	18.7		B	19.3		B
Eastbound Left	8.8	0.158	A	14.0	0.386	B
Eastbound Thru/Right	18.3	0.905	B	20.0	0.796	B
Westbound Left	13.4	0.271	B	14.2	0.368	B
Westbound Thru/Right	12.1	0.232	B	21.0	0.841	C
Northbound Left	17.9	0.195	B	15.5	0.482	B
Northbound Thru/Right	24.1	0.746	C	17.9	0.530	B
Southbound Left	18.4	0.164	B	15.7	0.099	B
Southbound Thru/Right	24.4	0.788	C	23.1	0.851	C

Table 10 | 2028 Build Signalized Intersection Results - Mitigated						
Intersection	2028 AM Peak			2028 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Rufina St & Siler Rd – **Mitigated**	17.8		B	33.5		C
Eastbound Left	23.7	0.625	C	48.1	0.761	D
Eastbound Thru	21.9	0.216	C	37.7	0.087	D
Eastbound Right	24.1	0.604	C	50.2	0.905	D
Westbound Left	21.9	0.142	C	38.8	0.209	D
Westbound Thru	25.2	0.274	C	45.9	0.474	D
Northbound Left	12.5	0.361	B	35.7	0.877	D
Northbound Thru	11.6	0.554	B	15.3	0.471	B
Southbound Left	9.5	0.084	A	13.5	0.056	B
Southbound Thru	18.4	0.914	B	30.4	0.950	C
Calle del Cielo & Cerrillos Rd - **Mitigated**	14.1		B	22.3		C
Eastbound Left	6.4	0.226	A	22.7	0.531	C
Eastbound Thru	11.0	0.497	B	18.8	0.579	B
Eastbound Right	5.8	0.022	A	10.3	0.020	B
Westbound Left	7.8	0.131	A	13.8	0.245	B
Westbound Thru	9.8	0.311	A	22.8	0.743	C
Westbound Right	4.8	0.113	A	4.9	0.127	A
Northbound Left	47.7	0.157	D	47.5	0.191	D
Northbound Thru/Right	54.2	0.557	D	53.9	0.531	D
Southbound Left	43.8	0.546	D	34.2	0.421	C
Southbound Thru	45.0	0.073	D	36.0	0.101	D
Southbound Right	42.5	0.314	D	33.9	0.310	C

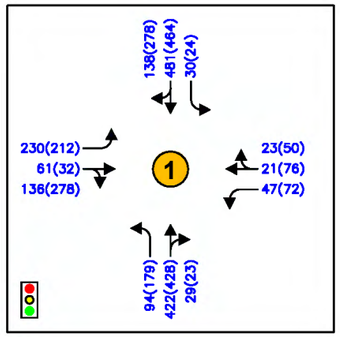
Table 11 | 2028 Build Signalized Intersection Queue Summary				
Intersection	Provided Queue	2025 AM Peak Queue* (ft)	2025 PM Peak Queue* (ft)	2025 PM Peak Mitigation Queue* (ft)
Rufina St & Siler Rd				
Eastbound Left	200	175	275	150
Eastbound Right	N/A	N/A	N/A	375
Westbound Left	200	50	125	100
Northbound Left	220	50	350	275
Southbound Left	100	25	25	25
Calle del Cielo & Cerrillos Rd				
Eastbound Left	160	25	50	75
Eastbound Right	270	25	25	25
Westbound Left	200	25	25	50
Westbound Right	150	50	50	50
Northbound Left	200	50	75	75
Southbound Left	70	100	250	200
Southbound Thru	210	25	75	50
Southbound Right	210	125	175	150
Rufina St & Richards Ave				
Eastbound Left	100	50	50	
Westbound Left	175	25	50	
Northbound Left	75	25	75	
Southbound Left	90	25	25	
* - HCM 95th percentile queue rounded to next 25-foot increment				

The traffic analysis for the 2028 Build scenario found that all unsignalized intersections operate acceptably overall, with LOS C or better for all movements.

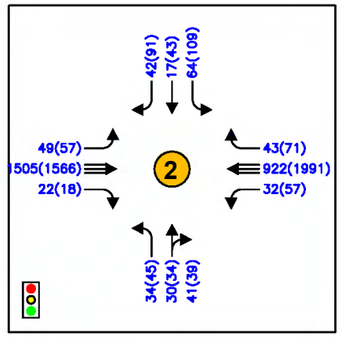
Table 12 summarizes the results for the unsignalized intersections for the 2028 Build scenario with the individual intersection output included in Appendix F.

Table 12 | 2028 Build Unsignalized Intersection Results									
Intersection	Provided Queue	2028 AM Peak				2028 PM Peak			
		Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Rufina St & Rufina Circle (West)									
Eastbound Approach	TWLT	7.8	0.01	0	A	8.4	0.01	0	A
Westbound Approach	TWLT	9.1	0.02	25	A	8.3	0.02	0	A
Northbound Approach	N/A	18.3	0.17	25	C	21.8	0.36	50	C
Southbound Approach	N/A	17.6	0.09	25	C	18.7	0.28	50	C
Rufina St & Rufina Circle (East)									
Eastbound Approach	TWLT	7.7	0.00	0	A	8.5	0.00	0	A
Westbound Approach	TWLT	9.4	0.11	25	A	8.6	0.10	25	A
Northbound Approach	N/A	17.8	0.31	50	C	17.3	0.35	50	C
Southbound Approach	N/A	16.2	0.01	0	C	0.0	0.00	0	A
Rufina Circle & Calle del Cielo									
Eastbound Approach	N/A	7.3	0.00	0	A	7.3	0.00	0	A
Westbound Approach	N/A	7.8	0.12	25	A	8.0	0.14	25	A
Northbound Left	210	15.1	0.18	25	C	21.1	0.39	50	C
Northbound Thru/Right	210	9.7	0.23	25	A	9.8	0.19	25	A
Southbound Approach	N/A	12.2	0.01	0	B	15.4	0.08	25	C
Rufina Circle & Access 1									
Westbound Approach		9.4	0.10	25	A	9.7	0.11	25	A
Southbound Left		7.5	0.05	25	A	7.5	0.05	25	A
Rufina Circle & Access 2									
Westbound Approach		10.3	0.14	25	B	10.8	0.16	25	B
Southbound Left		7.6	0.01	0	A	7.6	0.01	0	A
* - HCM 95th percentile queue rounded to next 25-foot increment									

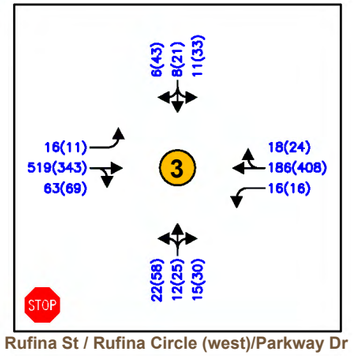




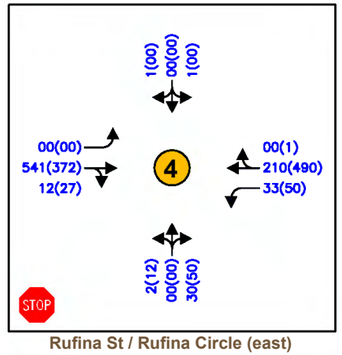
Rufina St / Siler Rd



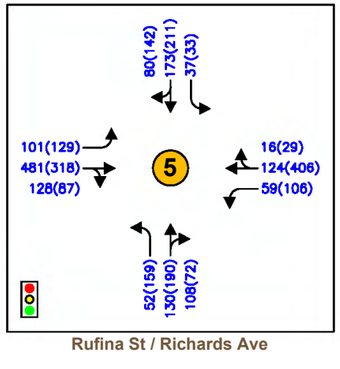
Calle Del Cielo / Cerrillos Rd



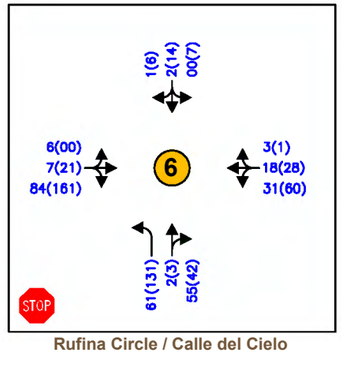
Rufina St / Rufina Circle (west)/Parkway Dr



Rufina St / Rufina Circle (east)



Rufina St / Richards Ave



Rufina Circle / Calle del Cielo

LEGEND

Thru Lanes
(# as indicated)

Turning Lanes
(# as indicated)

1234(1234) AM(PM) Traffic Counts

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FIGURE 5
2028 AM(PM) NO BUILD
PEAK HOUR TRAFFIC VOLUMES

3. 2038 NO BUILD INTERSECTION CAPACITY ANALYSIS

The 2038 Horizon Year No Build analysis assumes the proposed development is not completed. Figure 7 shows the 2038 Horizon Year No Build peak hour volumes.

The traffic analysis found that all signalized intersections, except for the Rufina and Siler intersection, are expected to operate at an acceptable level of service in both the AM and PM peak hours. While these intersections operate overall acceptably, some individual movements are expected to operate at LOS E in the 2038 No Build conditions due to background traffic growth.

The Rufina and Siler intersection is expected to operate at an overall LOS C in the AM peak hour and LOS F in the PM peak hour. During the AM peak hour all movements will operate at LOS D or better. The PM peak hour contains the eastbound left, eastbound through/right, westbound left, northbound left, and southbound through that will operate at LOS F. The westbound through/right will also operate at LOS E during the PM peak hour. Due to these deficiencies occurring in the no build scenario, the decline in operation is not due to the development traffic. The main issue driving this decline is the significant volume of northbound and southbound traffic at the intersection. In the no build a dedicated southbound right turn lane is warranted.

With this southbound right turn lane included in the no build scenario, all movements return to acceptable level which shows that if this was done prior to this development, no additional mitigations would need to be considered. In this area, Siler Road is fully developed on either side of the roadway and right-of-way appears to be exhausted by the roadway and sidewalks. If the City of Santa Fe desires to improve the operations of this intersection, additional right-of-way will be required. Because this all occurs prior to the development, this is the responsibility of the City. If the City requires the development to participate, it should be evaluated by all participants to determine the amount each party should contribute. This report shows that in 2028 build conditions, existing traffic makes up approximately 79% of this and development traffic adds 21%.

The intersection of Calle del Cielo and Cerrillos Road will continue to see the northbound through/right movement operate at LOS E during both peak hours. Recall that this movement in existing conditions was operating at LOS E.

At the Rufina and Richards intersection, all movements during both peak hours will operate at LOS D or better.

During the 2038 No build scenario, the intersection of Calle del Cielo and Cerrillos in the southbound left turn lane, the 95th percentile queue continues to lengthen to 117 feet during the AM peak hour and 181 feet during the PM peak hour. Again, the available queue storage for this movement is approximately 75 feet which results in queue spillover for this movement during both peak hours. If the development moves

forward mitigation strategies will improve this issue. If the development does not move forward, the City of Santa Fe should review this movement and make adjustments to lengthen this queue storage space since this is present in existing conditions and no build scenarios. If the development does move forward mitigations are shown in the build scenario of this report.

Table 13 summarizes the results for the 2038 No Build Signalized Intersection Results. The HCS outputs are included in Appendix G.

Table 13 | 2038 No Build Signalized Intersection Results						
Intersection	2038 AM Peak			2038 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Rufina St & Siler Rd	21.5		C	83.7		F
Eastbound Left	24.7	0.624	C	74.8	0.892	F
Eastbound Thru/Right	30.7	0.764	C	116.1	1.004	F
Westbound Left	30.3	0.260	C	152.3	0.987	F
Westbound Thru	34.7	0.427	C	59.8	0.394	E
Northbound Left	17.0	0.458	B	167.9	1.117	F
Northbound Thru	15.1	0.622	B	21.7	0.529	C
Southbound Left	11.4	0.099	B	20.0	0.075	B
Southbound Thru	21.7	0.935	C	83.9	1.040	F
Rufina St & Siler – Add Southbound Right				24.2		C
Eastbound Left				25.7	0.605	C
Eastbound Thru/Right				33.2	0.900	C
Westbound Left				25.2	0.458	C
Westbound Thru				27.4	0.378	C
Northbound Left				20.0	0.727	C
Northbound Thru				16.6	0.366	B
Southbound Left				15.8	0.078	B
Southbound Thru				27.1	0.876	C
Southbound Right				22.6	0.599	C
Calle del Cielo & Cerrillos Rd	12.3		B	14.7		B
Eastbound Left	4.9	0.154	A	14.7	0.359	B
Eastbound Thru	9.4	0.554	A	9.7	0.545	A
Eastbound Right	4.2	0.025	A	4.3	0.019	A
Westbound Left	7.0	0.174	A	7.5	0.275	A
Westbound Thru	7.6	0.343	A	12.0	0.693	B
Westbound Right	3.9	0.048	A	4.1	0.073	A
Northbound Left	49.0	0.207	D	49.1	0.285	D
Northbound Thru/Right	70.1	0.773	E	58.2	0.750	E
Southbound Left	48.7	0.460	D	61.2	0.716	E
Southbound Thru	50.5	0.133	D	52.0	0.332	D
Southbound Right	47.0	0.263	D	49.4	0.534	D
Rufina St & Richards Ave	22.9		C	26.5		C
Eastbound Left	9.8	0.183	A	17.2	0.530	B
Eastbound Thru/Right	22.1	0.931	C	27.2	0.834	C
Westbound Left	17.5	0.334	B	16.8	0.450	B
Westbound Thru/Right	13.2	0.215	B	30.2	0.881	C
Northbound Left	22.5	0.267	C	22.0	0.657	C
Northbound Thru/Right	29.3	0.770	C	20.6	0.568	C
Southbound Left	22.9	0.211	C	17.0	0.120	B
Southbound Thru/Right	30.8	0.829	C	34.9	0.895	C

Table 14 | 2038 No Build Signalized Intersection Queue Summary			
Intersection	Provided Queue	2038 AM Peak Queue* (ft)	2038 PM Peak Queue* (ft)
Rufina St & Siler Rd			
Eastbound Left	200	225	442
Westbound Left	200	50	184
Northbound Left	220	50	600
Southbound Left	100	25	50
Calle del Cielo & Cerrillos Rd			
Eastbound Left	160	25	50
Eastbound Right	270	25	25
Westbound Left	200	25	25
Westbound Right	150	25	25
Northbound Left	200	75	75
Southbound Left	70	125	175
Southbound Thru	210	50	75
Southbound Right	210	75	150
Rufina St & Richards Ave			
Eastbound Left	100	50	75
Westbound Left	175	50	75
Northbound Left	75	50	125
Southbound Left	90	50	25
* - HCM 95th percentile queue rounded to next 25-foot increment			

The traffic analysis found in the 2038 No Build condition all unsignalized intersections operate at acceptable Levels of Service in both the AM and PM peak hours. While all unsignalized intersections are expected to operate overall acceptably in the horizon no build, the northbound approach for the Rufina Street and Rufina Circle (West) intersection is expected to operate at LOS E in the PM peak hour. Due to this deficiency occurring in the no build scenario, the decline in operation is not due to the development traffic.

All other movements for unsignalized intersection will operate at LOS C or better.

Table 15 summarizes the results for the 2038 No Build Unsignalized Intersection Results. The HCS outputs are included in Appendix G.

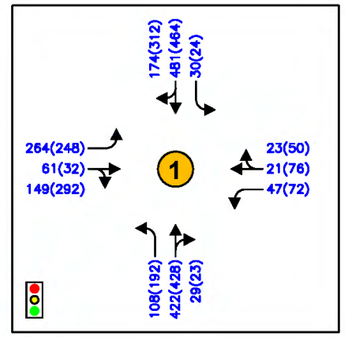
Again, the existing access points that will be utilized by the proposed development are in place in existing conditions although no traffic was documented leaving or entering this lot during traffic counting. Therefore access 1 and access 2 are not documented in the operational table above due to no turning movements into the existing site.

Table 15 | 2038 No Build Unsignalized Intersection Results									
Intersection	Provided Queue	2038 AM Peak				2038 PM Peak			
		Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Rufina St & Rufina Circle (West)									
Eastbound Approach	TWLT	7.9	0.02	25	A	8.8	0.02	0	A
Westbound Approach	TWLT	9.8	0.03	25	A	8.7	0.02	25	A
Northbound Approach	N/A	26.1	0.30	50	D	45.5	0.67	125	E
Southbound Approach	N/A	23.9	0.17	25	C	31.2	0.51	75	D
Rufina St & Rufina Circle (East)									
Eastbound Approach	TWLT	7.9	0.00	0	A	9.1	0.00	0	A
Westbound Approach	TWLT	9.9	0.07	25	A	8.9	0.07	25	A
Northbound Approach	N/A	17.0	0.14	25	C	16.0	0.22	25	C
Southbound Approach	N/A	16.7	0.01	0	C	0.0	0.00	0	A
Rufina Circle & Calle del Cielo									
Eastbound Approach	N/A	7.3	0.01	0	A	7.3	0.00	0	A
Westbound Approach	N/A	7.6	0.04	25	A	8.0	0.07	25	A
Northbound Left	210	11.4	0.16	25	B	16.3	0.38	50	C
Northbound Thru/Right	210	9.2	0.10	25	A	9.5	0.08	25	A
Southbound Approach	N/A	10.6	0.01	0	B	12.3	0.08	25	B
* - HCM 95th percentile queue rounded to next 25-foot increment									

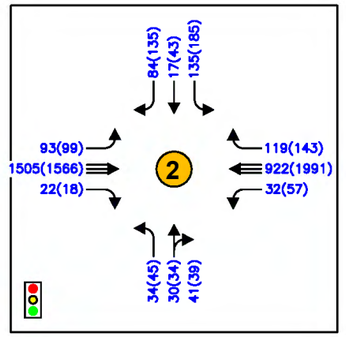


LEGEND

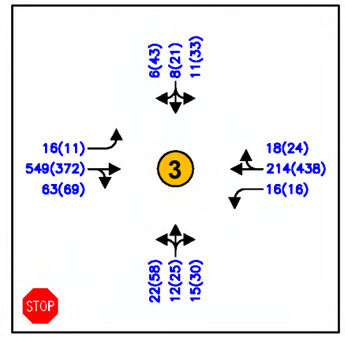
- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts



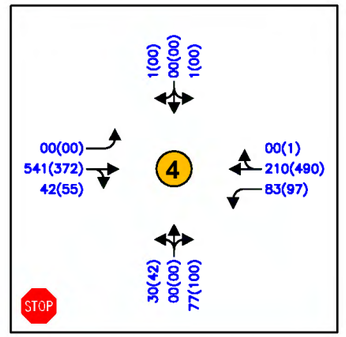
Rufina St / Siler Rd



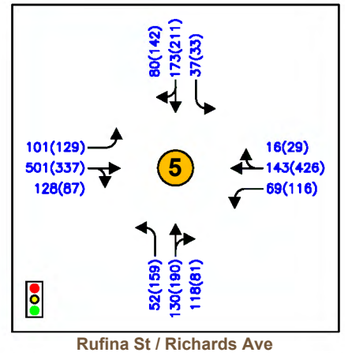
Calle Del Cielo / Cerrillos Rd



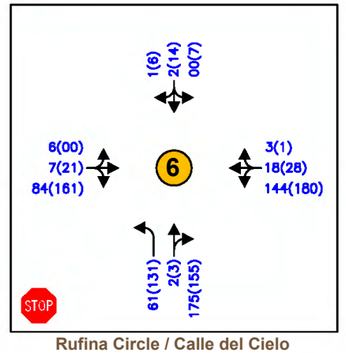
Rufina St / Rufina Circle (west)/Parkway Dr



Rufina St / Rufina Circle (east)



Rufina St / Richards Ave



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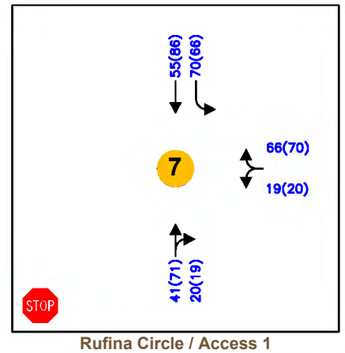
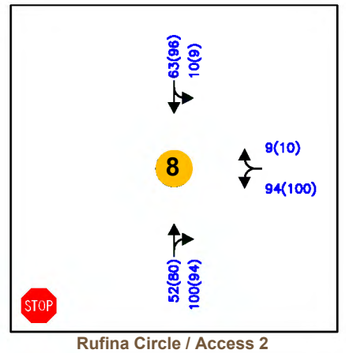


Rufina Circle / Access 1



Rufina Circle / Access 2

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FIGURE 6
2028 AM(PM) BUILD
PEAK HOUR TRAFFIC VOLUMES

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4. 2038 BUILD INTERSECTION CAPACITY ANALYSIS

The trips generated by the site (Table 5) were assigned to the intersections using the trip assignment volumes, shown in Figure 4. These trips were added to the 2038 Horizon Year No Build traffic projections to calculate the 2038 Build volumes. Figure 8 shows the 2038 Build Traffic Volumes.

The traffic analysis found that all signalized intersections, except for the Rufina and Siler intersection, are expected to operate at an overall acceptable level of service in both the AM and PM peak hours. While these intersections operate overall acceptably, some individual movements continue to operate at LOS E in the 2038 Build conditions, some due to background traffic growth that was introduced for the horizon year.

The Rufina and Siler intersection continues to operate at an overall LOS C in the AM peak hour and LOS F in the PM peak hour. During the AM peak hour all movements operate at LOS D or better. The PM peak hour contains the eastbound left, eastbound through/right, westbound left, northbound left, and southbound through that will operate at LOS F. The westbound through/right will operate at LOS E during the PM peak hour. Due to these deficiencies presenting themselves in the no build scenario, the decline in operation is from the background traffic and not due to the development traffic. Mitigation was presented in the 2028 build scenario that added a dedicated eastbound right turn lane. This mitigation will be analyzed here as well.

The intersection of Calle del Cielo and Cerrillos Road will continue to see the northbound through/right movement operate at LOS E during both peak hours. The southbound left will decline to LOS E as well during the AM peak hour.

At the Rufina and Richards intersection all movements will operate at LOS D or better during both AM and PM peak hours.

During the 2038 build scenario, the intersection of Calle del Cielo and Cerrillos in the southbound left turn lane, the 95th percentile queue continues to lengthen to 229 feet during the AM peak hour and 269 feet during the PM peak hour. Mitigation was completed which improved the PM peak hour 95th percentile queue to 225 which is an improvement although additional improvements would require analysis of the Cerrillos Road signal system. Since the horizon year includes estimates of growth, these mitigation measures should be verified as this time gets closer. To improve the southbound left turn queue, additional queue storage should be constructed by adjustments to the existing median along Calle Del Cielo. As this storage length was not adequate prior to the development a cost share of this improvement should be evaluated between the City of Santa Fe and the developer to determine appropriate shares. This report shows that in 2028 build conditions, existing traffic makes up approximately 47% of this and development traffic adds 53%.

The 2038 Build capacity analysis summary for the signalized intersections is shown in Table 16 with the individual intersection output included in Appendix H.

Table 16 | 2038 Build Signalized Intersection Results

Intersection	2038 AM Peak			2038 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Rufina St & Siler Rd	23.9		C	96.9		F
Eastbound Left	30.2	0.695	C	128.3	1.019	F
Eastbound Thru/Right	33.8	0.771	C	126.7	1.043	F
Westbound Left	34.8	0.274	C	152.3	0.987	F
Westbound Thru	39.9	0.478	D	59.8	0.394	E
Northbound Left	19.8	0.567	B	191.9	1.185	F
Northbound Thru	15.5	0.601	B	21.7	0.529	C
Southbound Left	11.8	0.096	B	20.0	0.075	B
Southbound Thru	23.5	0.944	C	98.6	1.084	F
Calle del Cielo & Cerrillos Rd	16.2		B	18.9		B
Eastbound Left	7.5	0.289	A	23.6	0.577	C
Eastbound Thru	13.0	0.600	B	11.2	0.564	B
Eastbound Right	4.9	0.025	A	5.1	0.019	A
Westbound Left	9.9	0.190	A	8.8	0.284	A
Westbound Thru	10.7	0.374	B	14.3	0.721	B
Westbound Right	4.4	0.120	A	5.3	0.141	A
Northbound Left	53.7	0.349	D	46.5	0.243	D
Northbound Thru/Right	58.7	0.771	E	53.1	0.561	D
Southbound Left	55.9	0.834	E	102.6	0.967	F
Southbound Thru	48.2	0.108	D	49.1	0.261	D
Southbound Right	52.0	0.586	D	49.5	0.623	D
Rufina St & Richards Ave	23.6		C	27.9		C
Eastbound Left	9.8	0.182	A	17.7	0.543	B
Eastbound Thru/Right	22.4	0.928	C	28.8	0.845	C
Westbound Left	18.3	0.375	B	17.2	0.494	B
Westbound Thru/Right	13.2	0.230	B	32.1	0.890	C
Northbound Left	23.8	0.239	C	23.3	0.673	C
Northbound Thru/Right	31.7	0.811	C	21.7	0.591	C
Southbound Left	24.3	0.228	C	17.6	0.125	B
Southbound Thru/Right	32.1	0.824	C	36.3	0.897	D

Table 17 | 2038 Build Signalized Intersection Results - Mitigated						
Intersection	2038 AM Peak			2038 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Rufina St & Siler Rd – **Mitigated**	23.5		C	85.2		F
Eastbound Left	30.1	0.696	C	103.7	0.980	F
Eastbound Thru	28.5	0.202	C	44.3	0.091	D
Eastbound Right	31.2	0.551	C	61.1	0.939	E
Westbound Left	34.6	0.218	C	39.7	0.209	D
Westbound Thru	39.8	0.478	D	46.4	0.365	D
Northbound Left	19.8	0.567	B	174.1	1.181	F
Northbound Thru	15.5	0.601	B	21.5	0.564	C
Southbound Left	11.8	0.096	B	18.9	0.082	B
Southbound Thru	23.5	0.944	C	118.2	1.149	F
Calle del Cielo & Cerrillos Rd - **Mitigated**	19.1		B	23.7		C
Eastbound Left	11.0	0.324	B	28.3	0.664	C
Eastbound Thru	18.6	0.671	B	18.9	0.661	B
Eastbound Right	9.0	0.029	A	9.1	0.022	A
Westbound Left	14.5	0.214	B	15.4	0.332	B
Westbound Thru	15.1	0.419	B	24.8	0.845	C
Westbound Right	6.5	0.129	A	5.0	0.138	A
Northbound Left	43.1	0.146	D	47.5	0.222	D
Northbound Thru/Right	49.2	0.440	D	54.9	0.633	D
Southbound Left	36.2	0.430	D	37.5	0.534	D
Southbound Thru	37.8	0.056	D	38.8	0.138	D
Southbound Right	40.1	0.305	D	37.0	0.386	C

Table 18 | 2038 Build Signalized Intersection Queue Summary				
Intersection	Provided Queue	2038 AM Peak Queue* (ft)	2038 PM Peak Queue* (ft)	2038 PM Peak Mitigation Queue* (ft)
Rufina St & Siler Rd				
Eastbound Left	200	275	600	
Westbound Left	200	75	200	
Northbound Left	220	75	650	
Southbound Left	100	25	50	
Calle del Cielo & Cerrillos Rd				
Eastbound Left	160	50	100	100
Eastbound Right	270	25	25	25
Westbound Left	200	25	50	50
Westbound Right	150	50	50	50
Northbound Left	200	75	75	75
Southbound Left	70	225	275	225
Southbound Thru	210	50	75	75
Southbound Right	210	150	200	175
Rufina St & Richards Ave				
Eastbound Left	100	50	75	
Westbound Left	175	50	75	
Northbound Left	75	50	125	
Southbound Left	90	50	25	
* - HCM 95th percentile queue rounded to next 25-foot increment				

For the 2038 Build condition, the study found that the Rufina and Rufina Circle (West) intersection saw a LOS F in the northbound approach and the Rufina and Calle del Cielo unsignalized intersection saw: LOS E on the northbound left movement. All other intersections operate overall acceptably in the AM and PM peak hours.

For the Rufina and Rufina Circle (West) intersection, the northbound approach will operate at LOS F during the PM peak hour. All other movements during both peak hours will operate at LOS D or better. This deficiency is also noted in the 2038 No Build condition and therefore is not caused by the development traffic.

The Rufina and Rufina Circle (East) intersection is expected to operate with all movements at LOS D or better in the AM and PM peak hour.

The northbound left turn movement at the Rufina Circle and Calle del Cielo intersection is expected to operate at LOS C in the AM peak hour and LOS E in the PM peak hour. Since this event only occurs for one hour out of the entire day in the future 2038 Build condition, the City should monitor this movement to determine the need for improvements.

The movements at both access driveways on Rufina Circle are expected to operate at LOS B or better in the AM and PM peak hour for the 2038 Build scenario.

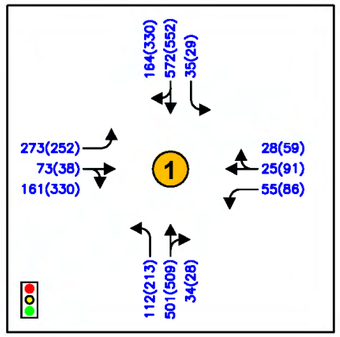
Table 19 summarizes the 2038 Build Unsignalized Intersection Results with the HCS outputs included in Appendix H.

Table 19 | 2038 Build Unsignalized Intersection Results

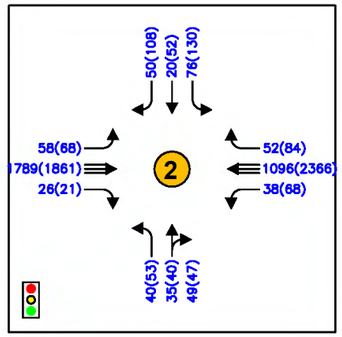
Intersection		2038 AM Peak				2038 PM Peak			
		Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Rufina St & Rufina Circle (West)									
Eastbound Approach	TWLT	8.0	0.02	25	A	8.9	0.02	0	A
Westbound Approach	TWLT	10.0	0.03	25	A	8.8	0.02	25	A
Northbound Approach	N/A	28.3	0.33	50	D	53.5	0.72	125	F
Southbound Approach	N/A	25.7	0.18	25	D	35.0	0.54	100	D
Rufina St & Rufina Circle (East)									
Eastbound Approach	TWLT	7.9	0.00	0	A	9.1	0.00	0	A
Westbound Approach	TWLT	10.5	0.14	25	B	9.3	0.13	25	A
Northbound Approach	N/A	26.1	0.45	75	D	25.8	0.51	75	D
Southbound Approach	N/A	25.0	0.01	0	C	0.0	0.00	0	A
Rufina Circle & Calle del Cielo									
Eastbound Approach	N/A	7.3	0.01	0	A	7.3	0.00	0	A
Westbound Approach	N/A	8.0	0.14	25	A	8.3	0.17	25	A
Northbound Left	210	17.8	0.27	50	C	37.3	0.65	125	E
Northbound Thru/Right	210	10.1	0.26	50	B	10.3	0.22	25	B
Southbound Approach	N/A	13.7	0.01	0	B	18.2	0.13	25	C
Rufina Circle & Access 1									
Westbound Approach	N/A	9.5	0.10	25	A	9.9	0.12	25	A
Southbound Left	N/A	7.5	0.05	25	A	7.6	0.05	25	A
Rufina Circle & Access 2									
Westbound Approach	N/A	10.5	0.15	25	B	11.3	0.17	25	B
Southbound Left	N/A	7.6	0.01	0	A	7.7	0.01	0	A

* - HCM 95th percentile queue rounded to next 25-foot increment

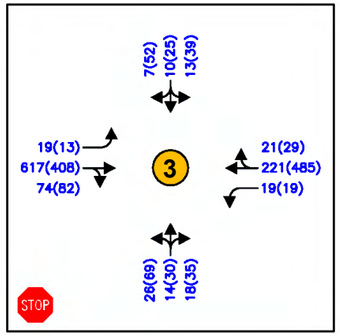




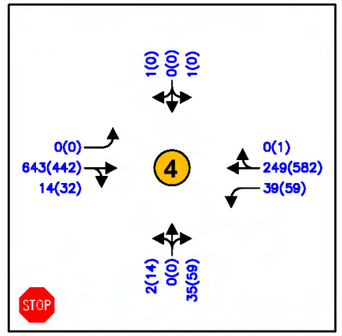
Rufina St / Siler Rd



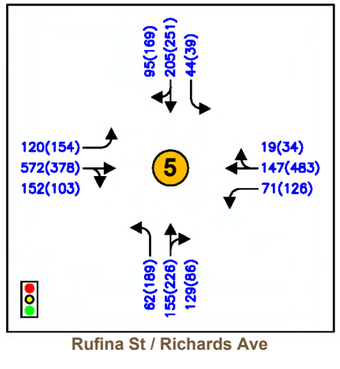
Calle Del Cielo / Cerrillos Rd



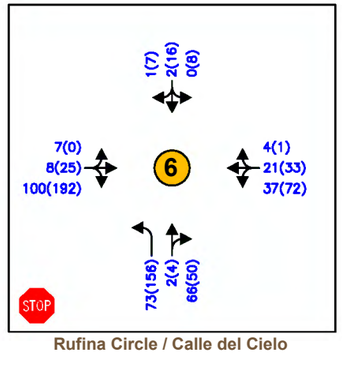
Rufina St / Rufina Circle (west)/Parkway Dr



Rufina St / Rufina Circle (east)



Rufina St / Richards Ave



Rufina Circle / Calle del Cielo

LEGEND

Thru Lanes
(# as indicated)

Turning Lanes
(# as indicated)

1234(1234) AM(PM) Traffic Counts

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TIA FOR GIRLS INC.
SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 7
2038 AM(PM) NO BUILD
PEAK HOUR TRAFFIC VOLUMES

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B. AUXILIARY LANE EVALUATION

Analyses of the Transportation Impact Analysis (TIA) Guidelines by the City of Santa Fe, were completed to determine the need to install new right turn or left turn lanes at any intersection as part of this study. Information to check these warrants is provided in Table 20 and Table 21.

The intersection of Rufina and Siler includes dedicated left turn lanes in all directions. Based on the volumes seen at the intersection during the peak hours, all left turn lanes are warranted and should remain. As discussed in the level of service analysis, the eastbound through movement falls to LOS E which indicates that mitigation may be required for this movement. As the volume of eastbound right turning traffic is high at this location, adding a dedicated eastbound right turning lane will improve the operations of this movement. Even though the right turn criteria is not met, it is recommended to install a dedicated right turning lane. This should be completed by removing on street parking near the intersection and including one 10' wide westbound lane leaving the intersection, a 10' wide dedicated eastbound left turn lane, one 10' eastbound through lane, and one 10' dedicated eastbound right turning lane. The dedicated right turn lane should include 200 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

The Calle del Cielo and Cerrillos intersection currently includes all dedicated left turning lanes as shown in existing conditions. Additionally, all right turn lanes are warranted based on the volume of the major roadway (Cerrillos) in this area. Because the through movements northbound and southbound at this intersection are very minimal during both peak hours it is not necessary to add dedicated right turn lanes northbound or southbound. They are not warranted based on the operations of the signalized intersection.

At the intersection of Rufina and Richards, no additional turning lanes are warranted based on the warrant evaluation. The left turn lanes should remain in place at the intersection.

Rufina Street and Rufina Circle (West) includes an eastbound/westbound two way left turn lane on Rufina Street. This lane satisfies the warrant for the eastbound and westbound turn lanes at this intersection. The northbound and southbound left turn lanes are warranted but only the northbound is considered in this report due to the development having no additional trips associated with this movement. The northbound approach to this intersection should be restriped to include a dedicated left turning lane and a shared through/right turn lane to address the left turn lane warrant criteria. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

Rufina Street and Rufina Circle (East) also includes the eastbound/westbound two way left turn lane on Rufina Street. This lane satisfies the warrant for the westbound turn lane at this intersection. The northbound left turn lane is warranted and should be restriped to include a dedicated left turning lane and a shared through/right turn lane to address the left turn lane warrant criteria. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

Rufina Circle does not have a posted speed limit; however, the assumed speed limit is 25 MPH. The entire circle does not include any turn lanes at any of the driveways or intersections along it. Rufina Street includes a two-way left turn lane that operates as a dedicated left at both the intersections with Rufina Circle.

Rufina Circle and Calle del Cielo warrants a northbound left turn lane and a westbound left turn lane in the build scenario. The intersection has two lanes entering northbound which effectively makes one a dedicated left turn lane and the other a dedicated right turn lane based on the existing volumes at the intersection. A westbound left turn lane should be included at this intersection by restriping this area. On street parking would be effected as this area would end approximately 100 feet prior to the intersection. The roadway is recommended to be restriped to include a 5' bike lane, a 10' westbound through lane, and a 10' westbound left turn lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

The development will see a maximum of 70 southbound vehicles turning left into Access 1 and a maximum of 20 vehicles turning northbound right. For Access 2, a maximum of 100 vehicles are expected to turn right into the site and a maximum of 10 vehicles are anticipated to turn left into the site. Based on the Santa Fe TIA Guidelines a right turn lane is not typically provided for speeds of 25 mph, which is the posted speed limit on Rufina Street. Additionally, because Rufina Circle includes bike lanes and on street parking it would impact these features to include right turn lanes. Right turn lanes are not recommended at these accesses. Based on The Santa Fe TIA Guidelines, a southbound left turn lane is warranted at Access 1 due to the southbound left turning volumes being greater than 30 vehicles during both peak hours. Therefore, it is recommended that a southbound left turn lane be striped and designated at Access 1 with project construction.

The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards. All other turning movement volumes do not meet turn lane thresholds at either access.

The applicable tables from Santa Fe TIA Guidelines criteria are included in Appendix I for reference.

Table 20 | Left Turn Lane Warrants						
	Build AM Peak			Build PM Peak		
Intersection/Movement	Turning Volume	Opposing Volume Per Lane	Warrant	Max Turning Volume	Opposing Volume Per Lane	Warrant
Rufina St & Siler Rd						
Eastbound Left	307	25	Yes	288	91	Yes
Westbound Left	55	73	Yes	86	38	Yes
Northbound Left	125	572	Yes	226	552	Yes
Southbound Left	35	501	Yes	29	509	Yes
Calle del Cielo & Cerrillos Rd						
Eastbound Left	102	365	Yes	109	789	Yes
Westbound Left	38	596	Yes	68	620	Yes
Northbound Left	40	20	Yes	53	52	Yes
Southbound Left	147	35	Yes	206	40	Yes
Rufina St & Richards Ave						
Eastbound Left	120	166	Yes	154	503	Yes
Westbound Left	80	592	Yes	136	397	Yes
Northbound Left	62	205	Yes	189	251	Yes
Southbound Left	44	155	Yes	39	226	Yes
Rufina St & Rufina Circle (West)						
Eastbound Left	19	249	Yes	13	515	Yes
Westbound Left	19	647	Yes	19	436	Yes
Northbound Left	26	10	No	69	25	Yes
Southbound Left	13	14	No	39	30	Yes
Rufina St & Rufina Circle (East)						
Westbound Left	89	643	Yes	106	442	Yes
Northbound Left	31	0	Yes	44	0	Yes
Rufina Circle & Calle del Cielo						
Eastbound Left	7	21	No	0	33	No
Westbound Left	149	8	Yes	192	25	Yes
Northbound Left	73	2	Yes	156	16	Yes
Rufina Circle & Access 1						
Southbound Left	70	52	Yes	66	92	Yes
Rufina Circle & Access 2						
Southbound Left	10	63	No	9	101	No

Table 21 | Right Turn Lane Warrants						
	Build AM Peak			Build PM Peak		
Intersection/Movement	Turning Volume	Major-Road Volume (one direction)	Warrant	Max Turning Volume	Major-Road Volume (one direction)	Warrant
Rufina St & Siler Rd						
Eastbound Right	174	572	No	344	552	No
Westbound Right	28	501	No	59	509	No
Northbound Right	34	501	No	28	509	No
Southbound Right	200	572	No	364	552	No
Calle del Cielo & Cerrillos Rd						
Eastbound Right	26	1,789	Yes	21	1,861	Yes
Westbound Right	128	1,096	Yes	156	2,366	Yes
Northbound Right	49	1,789	Yes	47	1,861	Yes
Southbound Right	92	1,096	Yes	152	2,366	Yes
Rufina St & Richards Ave						
Eastbound Right	152	592	No	103	397	No
Westbound Right	19	166	No	34	503	No
Northbound Right	139	592	No	95	397	No
Southbound Right	95	166	No	169	503	No
Rufina St & Rufina Circle (West)						
Eastbound Right	74	647	No	82	436	No
Westbound Right	21	249	No	29	515	No
Northbound Right	18	647	No	35	436	No
Southbound Right	7	249	No	52	515	No
Rufina St & Rufina Circle (East)						
Eastbound Right	44	643	No	60	442	No
Northbound Right	82	643	No	109	442	No
Rufina Circle & Calle del Cielo						
Eastbound Right	100	2	No	192	16	No
Westbound Right	4	2	No	1	4	No
Northbound Right	186	2	No	163	4	No
Rufina Circle & Access 1						
Westbound Right	66	52	No	70	92	No
Northbound Right	20	52	No	19	92	No
Rufina Circle & Access 2						
Westbound Right	9	63	No	10	101	No
Northbound Right	100	63	No	94	101	No

VII. CRASH ANALYSIS

Crash data was collected for the years 2019 to 2023 for all intersections included in the scope of this study.

A. CERRILLOS AND CALLE DEL CIELO

The intersection of Cerrillos and Calle Del Cielo shows a total of 88 crashes occurring in the 5-year span. Crash trends were relatively consistent across the years, with the highest number occurring in 2019. Rear-end collisions were the most common crash type accounting for 31% of all crashes although a large portion of crash types were listed as not available. Crash severity was predominantly property damage only crashes with 39 crashes involving injury. No reports documented fatalities at this intersection during these years. The majority of the crashes occurred during daylight hours, while night time crashes were relatively infrequent.

Contributing factors suggest that following too closely and failure to yield right-of-way were the leading causes. Overall, the crash history indicates that congestion related behaviors, particularly rear-end collisions and right-of-way conflicts are the most significant safety concerns at this intersection.

A summary of these crash statistics for this intersection are included in Table 22.

Table 22 | Cerrillos and Calle Del Cielo Crash Summary		
Category	**Description**	**No. Crashes**
	Total Crashes	88
Year	2019	22
	2020	17
	2021	21
	2022	12
	2023	16
Crash Type	Front-to-Rear	27
	Front-to-Side	14
	Sideswipe Collision	4
	Not Available	39
	Collision with Pedestrian(s)	3
	Collision with Fixed Object	1
	% Collisions with Another Vehicle at an Angle	20%
	% Collisions with Pedestrian / Fixed Object	5%
	% Rear-End Collisions	31%
Crash Severity	Property Damage Only	49
	Injury	39
	Fatality	0
Lighting Conditions	Daylight	73
	Night-Time - Lighted	13
	Night-Time – Not Lighted	2
Contributing Factors*	Cell Phone	3
	Failed to Yield Right of Way	22
	Improper Lane Change / Overtaking	7
	Disregarded Traffic Signal	4
	Excessive Speed	3
	Alcohol Involved	1
	Avoid Contact	3
	Driver Inattention	14
	Pedestrian Error	1
	Following too Closely	35

B. RUFINA AND SILER

The Rufina and Siler intersection saw a total of 33 crashes during the 5-year span. The majority of the crashes were rear-end collisions while sideswipes and front-to-side crashes were relatively infrequent although a notable number did not specify the crash type. Most crashes resulted in property damage only while 8 crashes involved injuries with no fatalities reported at the intersection. The majority of crashes occurred

during the daylight. Contributing factor data indicates that following too closely and driver inattention were the most frequent causes.

Overall, the crash data suggests that congestion related driver behaviors, particularly tailgating and inattention, are the primary safety issues at this intersection.

A summary of these crash statistics for this intersection are included in Table 23

Table 23 | Rufina and Siler Crash Summary

Category	Description	No. Crashes
	Total Crashes	32
Year	2019	8
	2020	5
	2021	8
	2022	5
	2023	6
Crash Type	Front-to-Rear	15
	Front-to-Side	1
	Sideswipe Collision	2
	Not Available	13
	Collision with Fixed Object	1
	% Collisions with Another Vehicle at an Angle	9%
	% Collisions with Pedestrian / Fixed Object	3%
	% Rear-End Collisions	17%
Crash Severity	Property Damage Only	24
	Injury	8
	Fatality	0
Lighting Conditions	Daylight	28
	Night-Time - Lighted	3
	Dusk	1
Contributing Factors*	Following too Closely	14
	Failed to Yield Right of Way	5
	Improper Brakes / Overtaking	2
	Disregarded Traffic Signal	2
	Excessive Speed	1
	Other Improper Driving	2
	Other , No Driver Error	21
	Driver Inattention	13

C. RUFINA AND RICHARDS

Between 2019 and 2023, a total of 42 crashes occurred at the intersection of Rufina and Richards. The highest year was 2021 which included 12 crashes. The most common crash types were rear-end collisions. There were also two pedestrian crashes and one crash with a fixed object, while 18 crashes were reported with unspecified

crash types. Overall, 29% of crashes involved angle collisions, 7% involved a pedestrian or fixed object, and 10% were rear-end collisions. In terms of severity, most crashes were property damage only, while 15 crashes resulted in injuries, and no fatalities were recorded. Lighting conditions indicate that the majority of crashes occurred in daylight, with fewer crashes reported at night, dawn, or in unlit conditions. Contributing factors highlight following too closely, driver inattention, and failure to yield right-of-way as the primary causes, with smaller contributions from improper driving, excessive speed, and traffic signal violations.

Overall, the crash history suggests that driver behavior-related issues, particularly tailgating, inattention, and right-of-way conflicts, are the main safety concerns at this location.

A summary of these crash statistics for this intersection are included in Table 24.

Table 24 | Rufina and Richards Crash Summary

Category	Description	No. Crashes
	Total Crashes	42
Year	2019	8
	2020	8
	2021	12
	2022	8
	2023	6
Crash Type	Front-to-Rear	9
	Front-to-Side	7
	Sideswipe Collision	4
	Rear-to-Side	1
	Not Available	18
	Collision with Pedestrian	2
	Collision with Fixed Object	1
	% Collisions with Another Vehicle at an Angle	29%
	% Collisions with Pedestrian / Fixed Object	7%
	% Rear-End Collisions	10%
Crash Severity	Property Damage Only	27
	Injury	15
	Fatality	0
Lighting Conditions	Daylight	28
	Dawn	2
	Night-Time - Lighted	10
	Night-Time - Not Lighted	2
Contributing Factors*	Following too Closely	12
	Failed to Yield Right of Way	10
	Improper Driving	6
	Disregarded Traffic Signal	1
	Excessive Speed	2
	Pedestrian Error	1
	Driver Inattention	11
	Other , No Driver Error	30

D. RUFINA STREET AND RUFINA CIRCLE (EAST)

The intersection of Rufina Street and Rufina Circle had 3 crashes that occurred in the 5-year time frame. The only documented crash type was one crash with a fixed object. Two crashes occurred with property damage only and one occurred with injury. All crashes occurred during daylight.

A summary of these crash statistics for this intersection are included in Table 25.

Table 25 | Rufina Street and Rufina Circle (East) Crash Summary

Category	Description	No. Crashes
	Total Crashes	3
Year	2019	1
	2020	1
	2021	0
	2022	1
	2023	0
Crash Type	Not Available	2
	Collision with Fixed Object	1
	% Collisions with Another Vehicle at an Angle	0%
	% Collisions with Pedestrian / Fixed Object	33%
	% Rear-End Collisions	0%
Crash Severity	Property Damage Only	2
	Injury	1
	Fatality	0
Lighting Conditions	Daylight	3
Contributing Factors*	Other Improper Driving	1
	Not Available	2

E. RUFINA STREET AND RUFINA CIRCLE (WEST)

From 2019 to 2023, a total of 16 crashes were reported at the intersection of Rufina Street and Rufina Circle (West). The most common crash type was front-to-side collisions, followed by sideswipe collisions and one rear-end collision, while 6 crashes were reported with no crash type available. There was also one pedestrian crash, representing 6% of all crashes. Overall, half of all crashes (50%) involved angle collisions, while rear-end crashes were relatively rare (6%). Most crashes resulted in property damage only while 4 crashes involved injuries, and no fatalities were recorded. The majority occurred during daylight with a smaller number happening at

night under both lighted and unlighted conditions. Contributing factors show that failure to yield right-of-way and improper overtaking/driving were the leading causes, with additional contributions from driver inattention, following too closely, speeding, and stop sign violations.

Overall, the crash history suggests that angle-related conflicts and right-of-way issues are the primary safety concerns at this intersection, with driver errors and aggressive maneuvers contributing to crash risk.

A summary of these crash statistics for this intersection are included in Table 26.

Table 26 | Rufina Street and Rufina Circle (West) Crash Summary

Category	Description	No. Crashes
	Total Crashes	16
Year	2019	3
	2020	2
	2021	2
	2022	3
	2023	6
Crash Type	Front-to-Rear	1
	Front-to-Side	5
	Sideswipe Collision	3
	Not Available	6
	Collision with Pedestrian	1
	% Collisions with Another Vehicle at an Angle	50%
	% Collisions with Pedestrian / Fixed Object	6%
	% Rear-End Collisions	6%
Crash Severity	Property Damage Only	12
	Injury	4
	Fatality	0
Lighting Conditions	Daylight	11
	Night-Time - Lighted	3
	Night-Time - Not Lighted	2
Contributing Factors*	Following too Closely	2
	Failed to Yield Right of Way	6
	Improper Overtaking / Driving	5
	Disregarded Stop Sign	1
	Excessive Speed	2
	Drove Left of Center	1
	Driver Inattention	2
	Other , No Driver Error	13

F. RUFINA CIRCLE AND CALLE DEL CIELO

The intersection of Rufina Circle and Calle Del Cielo had no reported traffic collisions from 2019 to 2023.

VIII. CONCLUSIONS AND RECOMMENDATIONS

A. CONCLUSIONS

The traffic analysis found that all intersections operate acceptably overall in the 2028 Build scenario. The eastbound left, eastbound thru/right, and the northbound left turning movements at the signalized intersection of Rufina Street and Siler Road operate at LOS E in the PM peak hour. To improve the eastbound movement, this approach should be restriped to remove on street parking near the intersection and including one 10' wide westbound lane leaving the intersection, a 10' wide dedicated eastbound left turn lane, one 10' eastbound through lane, and one 10' dedicated eastbound right turning lane. The dedicated right turn lane should include 200 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

The northbound thru/right turn movement at the Calle del Cielo and Cerrillos Road intersection continues to operate at LOS E during both peak hours, while the southbound left turn movement degrades to LOS E in the AM peak hour due to the development traffic. With this decline and increase in queue distance needed, it is recommended to complete median modifications on the north side of this intersection along Calle del Cielo to adequately store the queue that will develop. The median should be a maximum of 5' with a 10' left turn lane, a 10' southbound through lane, and a 10' dedicated right turn lane. Additionally, traffic signal timing adjustments should be completed at the intersection to help address this issue. As this storage length was not adequate prior to the development, a cost share of this improvement should be evaluated between the City of Santa Fe and the developer to determine appropriate shares.

In the 2038 Build scenario, the Rufina Street and Rufina Circle (east) intersection and the two new access driveways on Rufina Circle will operate overall acceptably. The northbound left turn lane at both the East and West intersections of Rufina Street and Rufina Circle is recommended to be installed to address City of Santa Fe turn lane warrants.

At the Rufina Circle and Calle del Cielo the westbound left turn lane is warranted and should be installed. This lane should be a minimum of 50' and include a taper length as determined by the MUTCD and prescribed in the City of Sanat Fe standards.

Lastly, Rufina Circle and Access 1 meets warrants for a left turn lane at the entrance to the development. This left turn lane should be 50 feet in length for storage with a

taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards. All other turning movement volumes do not meet turn lane thresholds at either access.

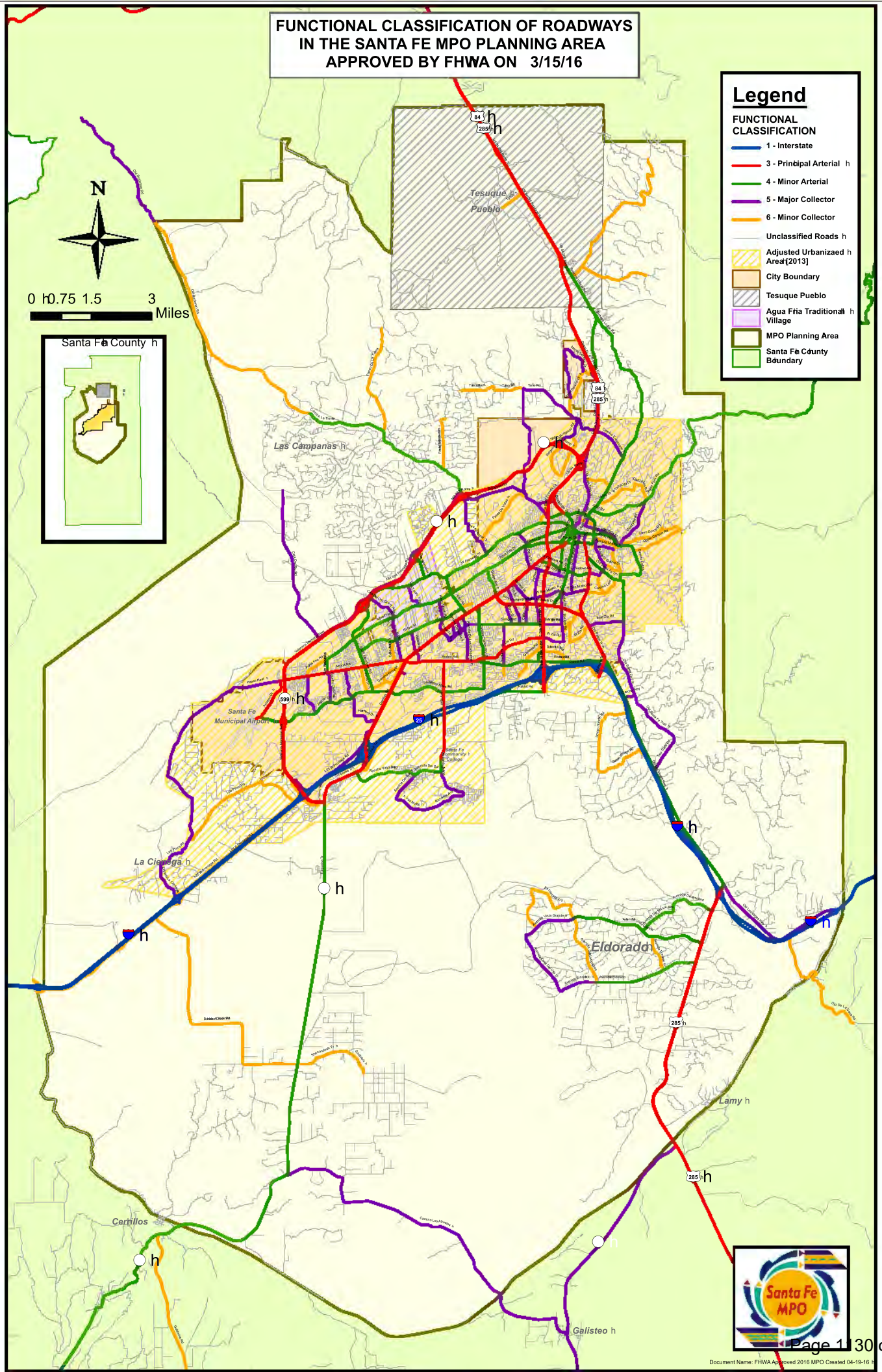
B. RECOMMENDATIONS

- Install a southbound left turn lane at Rufina Circle and Access 1 with striping modifications. This will include removal of on-street parking and installation of the left turn lane by shifting the northbound lane, southbound lane, and bike lanes to incorporate an 11 foot left turning lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as prescribed in the City of Santa Fe standards.
- Install an Eastbound dedicated right turn lane at the intersection of Rufina Street and Siler Road. This lane should be accomplished by striping by removing on street parking near the intersection and including one 10' wide westbound lane leaving the intersection, a 10' wide dedicated eastbound left turn lane, one 10' eastbound through lane, and one 10' dedicated eastbound right turning lane. The dedicated right turn lane should include 225 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards
- Median modifications should be completed at the Cerrillos and Calle de Cielo intersection. The median should be a maximum of 5 feet and the southbound lanes should include a 10' right turn lane, a 10' through lane, and a 10' left turn lane. These lanes should extend the full length of Calle de Cielo from Cerrillos to Rufina Circle.
- The northbound approach at the intersection of Rufina Street and Rufina Circle (West) should be restriped to remove on street parking near the intersection. New striping should include a 5' bike lane, a 10' dedicated left turning lane and a 10' shared through/right turn lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.
- At the intersection of Rufina Street and Rufina Circle (East), the northbound approach should be restriped to remove on street parking near the intersection. New striping should include a 5' bike lane, a 10' dedicated left turning lane and a 10' shared through/right turn lane. The dedicated left turn lane should include 50 feet for storage along with the

taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

- Rufina Circle and Calle del Cielo warrants a westbound left turn lane. This lane should be included at this intersection through restriping. On street parking would be removed approximately 100 feet prior to the intersection. The roadway is recommended to be restriped to include a 5' bike lane, a 10' westbound through lane, and a 10' westbound left turn lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.
- All designs shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) and City of Santa Fe requirements.

APPENDIX A:
SANTA FE ROADWAY FUNCTIONAL CLASSIFICATIONS

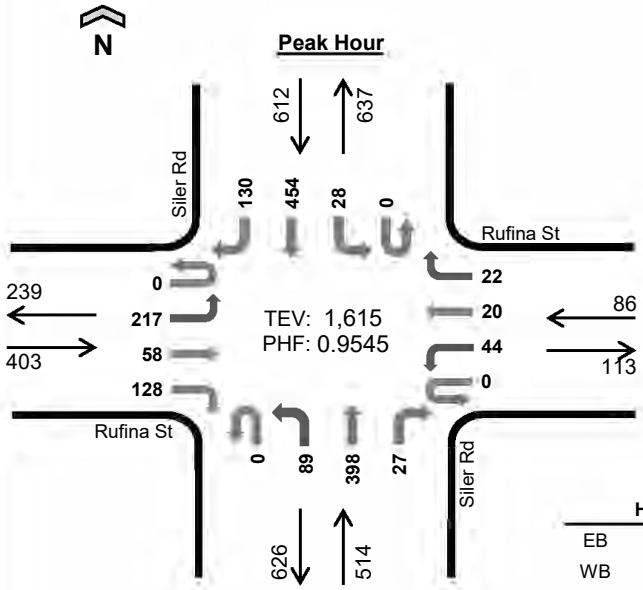


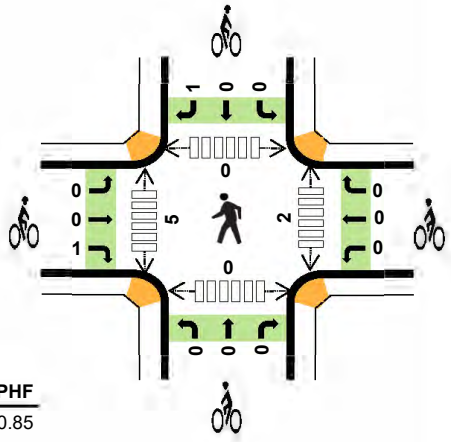
Document Name: FHWA Approved 2016 MPO Created 04-19-16

APPENDIX B:
EXISTING DATA

Siler Rd
Rufina St

Date: 7/9/2025
Count Period: 6:00 AM to 9:00 AM
Peak Hour: 7:45 AM to 8:45 AM





	HV%	PHF
EB	3%	0.85
WB	8%	0.65
NB	4%	0.87
SB	5%	0.94
TOTAL	4%	0.95

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Siler Rd Northbound				Siler Rd Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:45 AM		0	56	9	34	0	9	4	2	0	31	111	6	0	4	114	36	416	0
8:00 AM		0	66	19	33	0	7	4	7	0	20	102	3	0	11	118	33	423	0
8:15 AM		0	54	18	31	0	8	7	5	0	18	91	10	0	7	96	31	376	0
8:30 AM		0	41	12	30	0	20	5	8	0	20	94	8	0	6	126	30	400	1,615
Pk Hr	All	0	217	58	128	0	44	20	22	0	89	398	27	0	28	454	130	1,615	
	HV	0	10	0	4	0	4	0	3	0	0	18	1	0	1	21	6	68	
	HV%	-	5%	0%	3%	-	9%	0%	14%	-	0%	5%	4%	-	4%	5%	5%	4%	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:45 AM	0	2	4	9	*15*	0	0	0	0	*0*	1	1	0	0	*2*
8:00 AM	2	1	4	4	*11*	0	0	0	0	*0*	0	2	0	0	*2*
8:15 AM	6	1	7	8	*22*	0	0	0	0	*0*	0	1	0	0	*1*
8:30 AM	6	3	4	7	*20*	1	0	0	1	*2*	1	1	0	0	*2*
Peak Hour	14	7	19	28	*68*	1	0	0	1	*2*	2	5	0	0	*7*

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - All Vehicles

Interval Start	Rufina St				Rufina St				Siler Rd				Siler Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	8	0	10	0	4	2	0	0	2	21	1	0	0	22	10	80	0
6:15 AM	0	15	1	4	0	0	0	0	0	11	18	1	0	1	30	4	85	0
6:30 AM	0	23	1	6	0	1	2	0	0	9	35	2	0	2	26	6	113	0
6:45 AM	0	16	11	17	0	5	2	1	0	19	52	3	0	2	48	16	192	470
7:00 AM	0	30	5	18	0	7	0	6	0	13	53	1	0	4	56	18	211	601
7:15 AM	0	48	11	13	0	3	1	1	0	15	67	5	0	4	61	13	242	758
7:30 AM	0	63	8	25	0	4	4	2	0	12	76	4	0	8	92	25	323	968
7:45 AM	**0**	**56**	**9**	**34**	**0**	**9**	**4**	**2**	**0**	**31**	**111**	**6**	**0**	**4**	**114**	**36**	**416**	**1,192**
8:00 AM	**0**	**66**	**19**	**33**	**0**	**7**	**4**	**7**	**0**	**20**	**102**	**3**	**0**	**11**	**118**	**33**	**423**	**1,404**
8:15 AM	**0**	**54**	**18**	**31**	**0**	**8**	**7**	**5**	**0**	**18**	**91**	**10**	**0**	**7**	**96**	**31**	**376**	**1,538**
8:30 AM	**0**	**41**	**12**	**30**	**0**	**20**	**5**	**8**	**0**	**20**	**94**	**8**	**0**	**6**	**126**	**30**	**400**	**1,615**
8:45 AM	0	44	12	35	0	13	3	3	0	27	100	6	0	3	123	35	404	1,603
Count Total	0	464	107	256	0	81	34	35	0	197	820	50	0	52	912	257	3,265	
Pk Hr All	**0**	**217**	**58**	**128**	**0**	**44**	**20**	**22**	**0**	**89**	**398**	**27**	**0**	**28**	**454**	**130**	**1,615**	
Pk Hr HV	**0**	**10**	**0**	**4**	**0**	**4**	**0**	**3**	**0**	**0**	**18**	**1**	**0**	**1**	**21**	**6**	**68**	
Pk Hr HV%	**-**	**5%**	**0%**	**3%**	**-**	**9%**	**0%**	**14%**	**-**	**0%**	**5%**	**4%**	**-**	**4%**	**5%**	**5%**	**4%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
6:00 AM	1	0	0	2	*3*	0	0	0	0	*0*	0	0	0	0	*0*
6:15 AM	2	0	1	2	*5*	0	0	0	0	*0*	0	0	0	1	*1*
6:30 AM	1	1	2	4	*8*	0	0	0	0	*0*	1	0	0	0	*1*
6:45 AM	1	0	2	7	*10*	0	0	0	0	*0*	0	0	1	0	*1*
7:00 AM	1	2	7	4	*14*	0	0	0	0	*0*	0	2	1	0	*3*
7:15 AM	0	0	2	4	*6*	6	1	0	5	*12*	1	1	0	0	*2*
7:30 AM	3	1	5	7	*16*	0	0	1	0	*1*	1	0	0	0	*1*
7:45 AM	**0**	**2**	**4**	**9**	**15**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**2**
8:00 AM	**2**	**1**	**4**	**4**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**2**
8:15 AM	**6**	**1**	**7**	**8**	**22**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**
8:30 AM	**6**	**3**	**4**	**7**	**20**	**1**	**0**	**0**	**1**	**2**	**1**	**1**	**0**	**0**	**2**
8:45 AM	5	1	6	12	*24*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	28	12	44	70	*154*	7	1	1	6	*15*	5	8	2	1	*16*
Peak Hour	**14**	**7**	**19**	**28**	***68***	**1**	**0**	**0**	**1**	***2***	**2**	**5**	**0**	**0**	**7**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Siler Rd				Siler Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	1	3	0
6:15 AM	0	2	0	0	0	0	0	0	0	0	1	0	0	0	2	0	5	0
6:30 AM	0	0	0	1	0	0	1	0	0	0	2	0	0	0	3	1	8	0
6:45 AM	0	0	0	1	0	0	0	0	0	0	2	0	0	1	5	1	10	26
7:00 AM	0	1	0	0	0	1	0	1	0	0	7	0	0	0	4	0	14	37
7:15 AM	0	0	0	0	0	0	0	0	0	2	0	0	0	0	4	0	6	38
7:30 AM	0	0	1	2	0	1	0	0	0	0	5	0	0	1	4	2	16	46
7:45 AM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**4**	**0**	**0**	**0**	**7**	**2**	**15**	**51**
8:00 AM	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**4**	**0**	**0**	**1**	**3**	**0**	**11**	**48**
8:15 AM	**0**	**3**	**0**	**3**	**0**	**1**	**0**	**0**	**0**	**0**	**7**	**0**	**0**	**0**	**5**	**3**	**22**	**64**
8:30 AM	**0**	**5**	**0**	**1**	**0**	**2**	**0**	**1**	**0**	**0**	**3**	**1**	**0**	**0**	**6**	**1**	**20**	**68**
8:45 AM	0	2	0	3	0	1	0	0	0	2	4	0	0	0	9	3	24	77
Count Total	0	15	1	12	0	7	1	4	0	4	39	1	0	3	53	14	154	
Pk Hr Heavy	**0**	**10**	**0**	**4**	**0**	**4**	**0**	**3**	**0**	**0**	**18**	**1**	**0**	**1**	**21**	**6**	**68**	

Count Summaries - Bikes

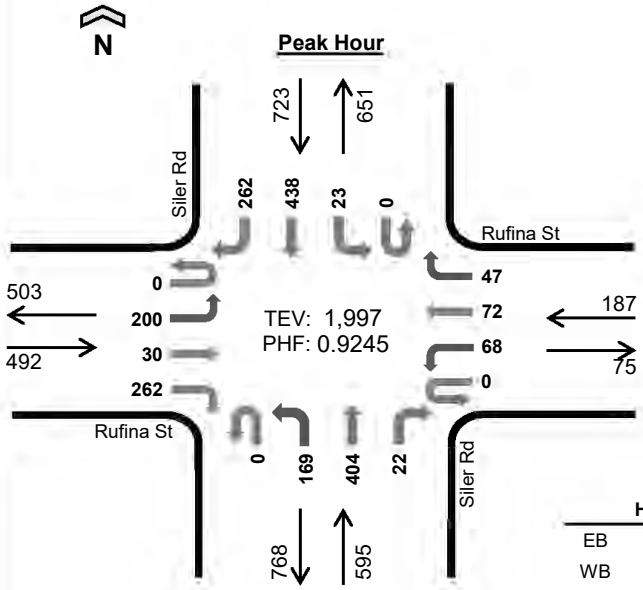
Interval Start	Rufina St				Rufina St				Siler Rd				Siler Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	6	0	0	0	1	0	0	0	0	0	0	0	5	12	12
7:30 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	13
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**13**
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**13**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:30 AM	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**2**
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Count Total	0	0	0	7	0	0	0	1	0	0	1	0	0	0	0	6	15	
Pk Hr Bike	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	

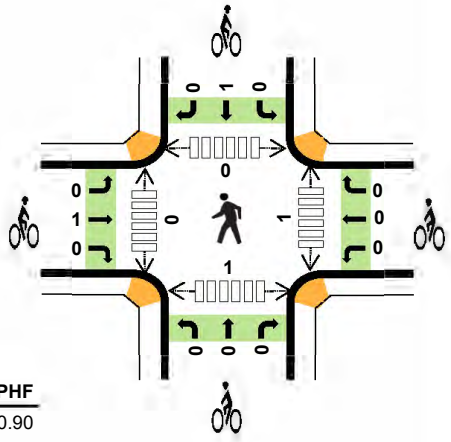
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Siler Rd
Rufina St

Date: 7/9/2025
Count Period: 3:00 PM to 6:00 PM
Peak Hour: 4:30 PM to 5:30 PM





	HV%	PHF
EB	1%	0.90
WB	2%	0.75
NB	2%	0.85
SB	1%	0.92
TOTAL	1%	0.92

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Siler Rd Northbound				Siler Rd Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:30 PM		0	57	6	59	0	13	17	13	0	46	88	6	0	3	119	59	486	0
4:45 PM		0	53	10	59	0	19	12	19	0	39	93	4	0	8	104	59	479	0
5:00 PM		0	37	7	67	0	24	26	12	0	32	106	6	0	6	102	67	492	0
5:15 PM		0	53	7	77	0	12	17	3	0	52	117	6	0	6	113	77	540	1,997
	All	0	200	30	262	0	68	72	47	0	169	404	22	0	23	438	262	1,997	
Pk Hr	HV	0	3	1	1	0	0	1	2	0	2	10	0	0	2	6	1	29	
	HV%	-	2%	3%	0%	-	0%	1%	4%	-	1%	2%	0%	-	9%	1%	0%	1%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:30 PM	2	1	1	3	*7*	0	0	0	1	*1*	1	0	0	1	*2*
4:45 PM	2	1	1	4	*8*	0	0	0	0	*0*	0	0	0	0	*0*
5:00 PM	0	1	3	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
5:15 PM	1	0	7	2	*10*	1	0	0	0	*1*	0	0	0	0	*0*
Peak Hour	5	3	12	9	*29*	1	0	0	1	*2*	1	0	0	1	*2*

TJ Wethington
(720) 646-1008
tj.wethington@idaxdata.com

Count Summaries - All Vehicles

Interval Start	Rufina St Eastbound				Rufina St Westbound				Siler Rd Northbound				Siler Rd Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	43	16	54	0	17	11	5	0	35	101	5	0	7	96	54	444	0
3:15 PM	0	51	6	40	0	20	9	6	0	48	99	7	0	3	115	40	444	0
3:30 PM	0	48	10	41	0	9	11	5	0	36	84	3	0	5	95	41	388	0
3:45 PM	0	35	12	70	0	15	11	7	0	37	92	6	0	7	117	70	479	1,755
4:00 PM	0	46	8	50	0	19	20	11	0	47	102	5	0	3	93	50	454	1,765
4:15 PM	0	51	10	58	0	23	15	5	0	47	103	5	0	5	116	58	496	1,817
4:30 PM	**0**	**57**	**6**	**59**	**0**	**13**	**17**	**13**	**0**	**46**	**88**	**6**	**0**	**3**	**119**	**59**	**486**	**1,915**
4:45 PM	**0**	**53**	**10**	**59**	**0**	**19**	**12**	**19**	**0**	**39**	**93**	**4**	**0**	**8**	**104**	**59**	**479**	**1,915**
5:00 PM	**0**	**37**	**7**	**67**	**0**	**24**	**26**	**12**	**0**	**32**	**106**	**6**	**0**	**6**	**102**	**67**	**492**	**1,953**
5:15 PM	**0**	**53**	**7**	**77**	**0**	**12**	**17**	**3**	**0**	**52**	**117**	**6**	**0**	**6**	**113**	**77**	**540**	**1,997**
5:30 PM	0	41	6	60	0	18	19	6	0	59	77	5	0	1	98	60	450	1,961
5:45 PM	0	37	5	34	0	13	12	5	0	41	69	5	0	3	91	35	350	1,832
Count Total	0	552	103	669	0	202	180	97	0	519	1,131	63	0	57	1,259	670	5,502	
Pk Hr All	**0**	**200**	**30**	**262**	**0**	**68**	**72**	**47**	**0**	**169**	**404**	**22**	**0**	**23**	**438**	**262**	**1,997**	
Pk Hr HV	**0**	**3**	**1**	**1**	**0**	**0**	**1**	**2**	**0**	**2**	**10**	**0**	**0**	**2**	**6**	**1**	**29**	
Pk Hr HV%	**-**	**2%**	**3%**	**0%**	**-**	**0%**	**1%**	**4%**	**-**	**1%**	**2%**	**0%**	**-**	**9%**	**1%**	**0%**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
3:00 PM	0	2	8	6	*16*	0	0	1	0	*1*	1	0	0	0	*1*
3:15 PM	5	2	2	5	*14*	0	0	0	0	*0*	0	1	0	0	*1*
3:30 PM	4	0	4	5	*13*	0	0	0	0	*0*	0	0	0	1	*1*
3:45 PM	7	1	5	6	*19*	0	0	0	0	*0*	0	0	0	0	*0*
4:00 PM	2	0	3	2	*7*	0	0	0	0	*0*	1	1	0	0	*2*
4:15 PM	3	2	5	3	*13*	0	0	0	0	*0*	0	1	0	0	*1*
4:30 PM	**2**	**1**	**1**	**3**	**7**	**0**	**0**	**0**	**1**	**1**	**1**	**0**	**0**	**1**	**2**
4:45 PM	**2**	**1**	**1**	**4**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	**0**	**1**	**3**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:15 PM	**1**	**0**	**7**	**2**	**10**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
5:30 PM	3	2	1	4	*10*	0	0	0	0	*0*	0	1	0	0	*1*
5:45 PM	1	2	1	2	*6*	0	0	0	0	*0*	0	1	0	0	*1*
Count Total	30	14	41	42	*127*	1	0	1	1	*3*	3	5	0	2	*10*
Peak Hour	**5**	**3**	**12**	**9**	***29***	**1**	**0**	**0**	**1**	**2**	**1**	**0**	**0**	**1**	**2**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Siler Rd				Siler Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	1	1	0	0	7	1	0	0	6	0	16	0
3:15 PM	0	3	0	2	0	2	0	0	0	0	2	0	0	0	3	2	14	0
3:30 PM	0	1	0	3	0	0	0	0	0	1	3	0	0	0	2	3	13	0
3:45 PM	0	2	1	4	0	1	0	0	0	1	4	0	0	0	2	4	19	62
4:00 PM	0	1	0	1	0	0	0	0	0	2	1	0	0	0	1	1	7	53
4:15 PM	0	0	2	1	0	2	0	0	0	1	4	0	0	0	2	1	13	52
4:30 PM	**0**	**2**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**3**	**0**	**7**	**46**
4:45 PM	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**1**	**2**	**1**	**8**	**35**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**4**	**32**
5:15 PM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**0**	**0**	**1**	**1**	**0**	**10**	**29**
5:30 PM	0	1	0	2	0	0	1	1	0	1	0	0	0	0	1	3	10	32
5:45 PM	0	0	0	1	0	1	1	0	0	1	0	0	0	0	1	1	6	30
Count Total	0	11	4	15	0	6	4	4	0	9	31	1	0	2	24	16	127	
Pk Hr Heavy	**0**	**3**	**1**	**1**	**0**	**0**	**1**	**2**	**0**	**2**	**10**	**0**	**0**	**2**	**6**	**1**	**29**	

Count Summaries - Bikes

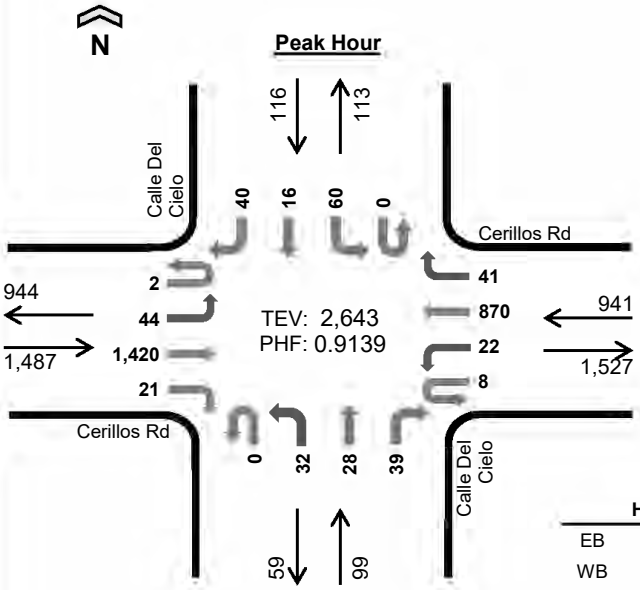
Interval Start	Rufina St				Rufina St				Siler Rd				Siler Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**1**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
5:15 PM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Count Total	0	0	1	0	0	0	0	0	0	0	1	0	0	0	1	0	3	
Pk Hr Bike	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**2**	

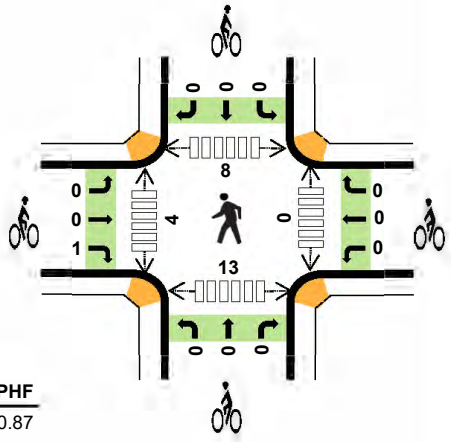
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Calle Del Cielo
Cerillos Rd

Date: 7/9/2025
Count Period: 6:00 AM to 9:00 AM
Peak Hour: 8:00 AM to 9:00 AM





	HV%	PHF
EB	3%	0.87
WB	4%	0.82
NB	4%	0.85
SB	3%	0.94
TOTAL	3%	0.91

Peak Hour Count Summaries

Peak Hour Interval Start		Cerillos Rd Eastbound				Cerillos Rd Westbound				Calle Del Cielo Northbound				Calle Del Cielo Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
8:00 AM		1	20	404	4	1	3	180	12	0	6	11	12	0	14	6	11	685	0
8:15 AM		1	1	312	7	2	3	197	5	0	3	7	10	0	12	3	11	574	0
8:30 AM		0	12	342	6	3	9	230	9	0	11	4	6	0	17	3	9	661	0
8:45 AM		0	11	362	4	2	7	263	15	0	12	6	11	0	17	4	9	723	2,643
Pk Hr	All	2	44	1,420	21	8	22	870	41	0	32	28	39	0	60	16	40	2,643	
	HV	0	3	40	0	0	0	35	0	0	1	1	2	0	3	0	1	86	
	HV%	0%	7%	3%	0%	0%	0%	4%	0%	-	3%	4%	5%	-	5%	0%	3%	3%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
8:00 AM	13	12	0	2	*27*	1	0	0	0	*1*	0	2	1	4	*7*
8:15 AM	7	8	2	0	*17*	0	0	0	0	*0*	0	0	0	3	*3*
8:30 AM	10	6	0	1	*17*	0	0	0	0	*0*	0	1	2	2	*5*
8:45 AM	13	9	2	1	*25*	0	0	0	0	*0*	0	1	5	4	*10*
Peak Hour	43	35	4	4	*86*	1	0	0	0	*1*	0	4	8	13	*25*

TJ Wethington
(720) 646-1008

Count Summaries - All Vehicles

Interval Start	Cerillos Rd Eastbound				Cerillos Rd Westbound				Calle Del Cielo Northbound				Calle Del Cielo Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	3	92	0	0	1	57	4	0	1	1	1	0	4	1	1	166	0
6:15 AM	1	3	146	1	0	1	56	1	0	1	2	2	0	2	0	3	219	0
6:30 AM	0	5	165	2	1	0	78	0	0	4	1	1	0	3	1	4	265	0
6:45 AM	0	3	220	0	0	2	118	5	0	2	1	3	0	4	0	0	358	1,008
7:00 AM	1	11	224	0	0	4	106	4	0	0	5	2	0	7	1	3	368	1,210
7:15 AM	0	11	321	1	2	1	137	7	0	5	6	8	0	2	2	2	505	1,496
7:30 AM	0	11	369	2	1	2	165	9	0	4	7	9	0	9	2	6	596	1,827
7:45 AM	0	4	456	7	2	2	203	4	0	5	10	7	0	16	1	3	720	2,189
8:00 AM	**1**	**20**	**404**	**4**	**1**	**3**	**180**	**12**	**0**	**6**	**11**	**12**	**0**	**14**	**6**	**11**	**685**	**2,506**
8:15 AM	**1**	**1**	**312**	**7**	**2**	**3**	**197**	**5**	**0**	**3**	**7**	**10**	**0**	**12**	**3**	**11**	**574**	**2,575**
8:30 AM	**0**	**12**	**342**	**6**	**3**	**9**	**230**	**9**	**0**	**11**	**4**	**6**	**0**	**17**	**3**	**9**	**661**	**2,640**
8:45 AM	**0**	**11**	**362**	**4**	**2**	**7**	**263**	**15**	**0**	**12**	**6**	**11**	**0**	**17**	**4**	**9**	**723**	**2,643**
Count Total	4	95	3,413	34	14	35	1,790	75	0	54	61	72	0	107	24	62	5,840	
Pk Hr All	**2**	**44**	**1,420**	**21**	**8**	**22**	**870**	**41**	**0**	**32**	**28**	**39**	**0**	**60**	**16**	**40**	**2,643**	
Pk Hr HV	**0**	**3**	**40**	**0**	**0**	**0**	**35**	**0**	**0**	**1**	**1**	**2**	**0**	**3**	**0**	**1**	**86**	
Pk Hr HV%	**0%**	**7%**	**3%**	**0%**	**0%**	**0%**	**4%**	**0%**	**-**	**3%**	**4%**	**5%**	**-**	**5%**	**0%**	**3%**	**3%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
6:00 AM	3	1	0	0	*4*	0	0	0	0	*0*	0	0	2	2	*4*
6:15 AM	5	3	0	0	*8*	0	0	0	0	*0*	0	0	0	2	*2*
6:30 AM	5	1	0	1	*7*	0	1	0	0	*1*	0	0	2	2	*4*
6:45 AM	3	2	0	0	*5*	0	0	0	0	*0*	0	0	2	0	*2*
7:00 AM	9	5	0	1	*15*	0	0	0	0	*0*	2	2	1	3	*8*
7:15 AM	7	4	0	0	*11*	0	0	0	0	*0*	0	0	1	4	*5*
7:30 AM	9	8	1	1	*19*	0	0	0	0	*0*	0	0	1	1	*2*
7:45 AM	10	10	1	0	*21*	0	0	0	0	*0*	0	0	6	1	*7*
8:00 AM	**13**	**12**	**0**	**2**	**27**	**1**	**0**	**0**	**0**	**1**	**0**	**2**	**1**	**4**	**7**
8:15 AM	**7**	**8**	**2**	**0**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**3**
8:30 AM	**10**	**6**	**0**	**1**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**2**	**5**
8:45 AM	**13**	**9**	**2**	**1**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**5**	**4**	**10**
Count Total	94	69	6	7	*176*	1	1	0	0	*2*	2	6	23	28	*59*
Peak Hour	**43**	**35**	**4**	**4**	***86***	**1**	**0**	**0**	**0**	***1***	**0**	**4**	**8**	**13**	**25**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Cerillos Rd				Cerillos Rd				Calle Del Cielo				Calle Del Cielo				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	1	2	0	0	0	1	0	0	0	0	0	0	0	0	0	4	0
6:15 AM	0	0	5	0	0	0	3	0	0	0	0	0	0	0	0	0	8	0
6:30 AM	0	0	5	0	0	0	1	0	0	0	0	0	0	0	0	1	7	0
6:45 AM	0	0	3	0	0	0	2	0	0	0	0	0	0	0	0	0	5	24
7:00 AM	0	0	9	0	0	0	5	0	0	0	0	0	0	0	0	1	15	35
7:15 AM	0	0	6	1	0	0	4	0	0	0	0	0	0	0	0	0	11	38
7:30 AM	0	0	9	0	0	0	8	0	0	0	0	1	0	0	1	0	19	50
7:45 AM	0	0	9	1	0	0	10	0	0	0	0	1	0	0	0	0	21	66
8:00 AM	**0**	**1**	**12**	**0**	**0**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**27**	**78**
8:15 AM	**0**	**0**	**7**	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**17**	**84**
8:30 AM	**0**	**0**	**10**	**0**	**0**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**17**	**82**
8:45 AM	**0**	**2**	**11**	**0**	**0**	**0**	**9**	**0**	**0**	**1**	**1**	**0**	**0**	**1**	**0**	**0**	**25**	**86**
Count Total	0	4	88	2	0	0	69	0	0	1	1	4	0	3	1	3	176	
Pk Hr Heavy	**0**	**3**	**40**	**0**	**0**	**0**	**35**	**0**	**0**	**1**	**1**	**2**	**0**	**3**	**0**	**1**	**86**	

Count Summaries - Bikes

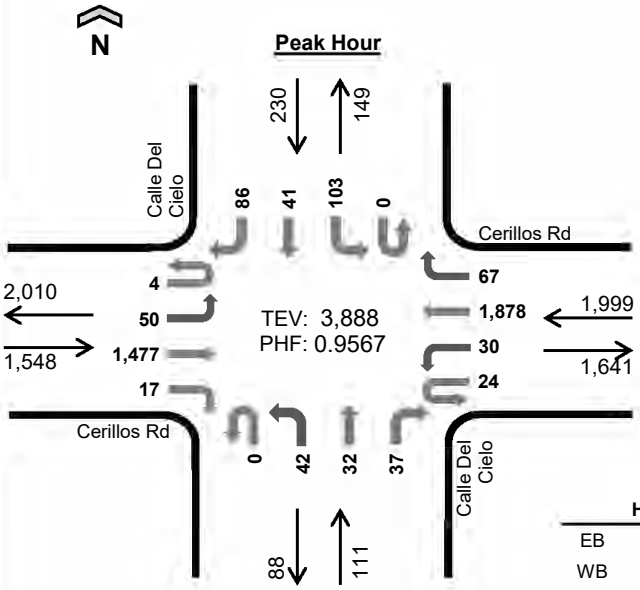
Interval Start	Cerillos Rd				Cerillos Rd				Calle Del Cielo				Calle Del Cielo				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
Count Total	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2	
Pk Hr Bike	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	

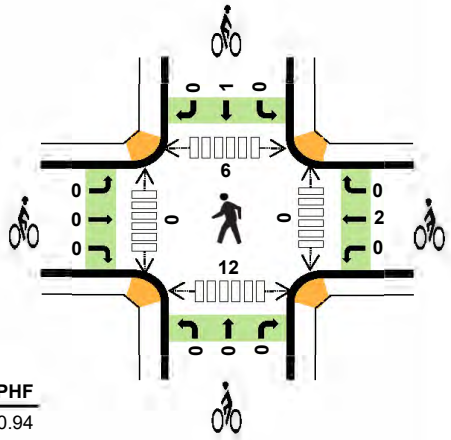
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Calle Del Cielo
Cerillos Rd

Date: 7/9/2025
Count Period: 3:00 PM to 6:00 PM
Peak Hour: 4:30 PM to 5:30 PM





	HV%	PHF
EB	1%	0.94
WB	1%	0.97
NB	0%	0.90
SB	1%	0.96
TOTAL	1%	0.96

Peak Hour Count Summaries

Peak Hour Interval Start		Cerillos Rd Eastbound				Cerillos Rd Westbound				Calle Del Cielo Northbound				Calle Del Cielo Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:30 PM		3	11	336	9	7	9	478	18	0	17	4	10	0	27	15	17	961	0
4:45 PM		1	14	380	1	6	6	440	17	0	6	10	11	0	23	6	28	949	0
5:00 PM		0	15	396	2	6	6	483	19	0	9	12	8	0	29	11	20	1,016	0
5:15 PM		0	10	365	5	5	9	477	13	0	10	6	8	0	24	9	21	962	3,888
Pk Hr	All	4	50	1,477	17	24	30	1,878	67	0	42	32	37	0	103	41	86	3,888	
	HV	0	0	10	0	0	1	16	0	0	0	0	0	0	0	0	2	29	
	HV%	0%	0%	1%	0%	0%	3%	1%	0%	-	0%	0%	0%	-	0%	0%	2%	1%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:30 PM	1	6	0	0	*7*	0	0	0	1	*1*	0	0	1	7	*8*
4:45 PM	2	5	0	2	*9*	0	0	0	0	*0*	0	0	3	3	*6*
5:00 PM	4	2	0	0	*6*	0	2	0	0	*2*	0	0	1	0	*1*
5:15 PM	3	4	0	0	*7*	0	0	0	0	*0*	0	0	1	2	*3*
Peak Hour	10	17	0	2	*29*	0	2	0	1	*3*	0	0	6	12	*18*

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - All Vehicles

Interval Start	Cerillos Rd				Cerillos Rd				Calle Del Cielo				Calle Del Cielo				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	2	7	335	6	2	6	422	19	0	13	6	11	0	17	4	12	862	0
3:15 PM	0	15	390	6	8	8	394	16	0	13	10	12	0	17	6	21	916	0
3:30 PM	1	7	365	10	5	11	430	15	0	6	13	11	0	23	8	12	917	0
3:45 PM	0	11	398	6	5	6	439	13	0	18	13	6	0	15	2	11	943	3,638
4:00 PM	0	12	389	5	2	3	401	20	0	14	7	12	0	19	10	19	913	3,689
4:15 PM	2	9	349	5	12	13	457	25	0	12	16	4	0	19	5	20	948	3,721
4:30 PM	**3**	**11**	**336**	**9**	**7**	**9**	**478**	**18**	**0**	**17**	**4**	**10**	**0**	**27**	**15**	**17**	**961**	**3,765**
4:45 PM	**1**	**14**	**380**	**1**	**6**	**6**	**440**	**17**	**0**	**6**	**10**	**11**	**0**	**23**	**6**	**28**	**949**	**3,771**
5:00 PM	**0**	**15**	**396**	**2**	**6**	**6**	**483**	**19**	**0**	**9**	**12**	**8**	**0**	**29**	**11**	**20**	**1,016**	**3,874**
5:15 PM	**0**	**10**	**365**	**5**	**5**	**9**	**477**	**13**	**0**	**10**	**6**	**8**	**0**	**24**	**9**	**21**	**962**	**3,888**
5:30 PM	1	9	336	5	4	7	422	15	0	11	9	7	0	11	7	8	852	3,779
5:45 PM	1	18	359	4	2	7	456	20	0	9	6	3	0	11	3	16	915	3,745
Count Total	11	138	4,398	64	64	91	5,299	210	0	138	112	103	0	235	86	205	11,154	
Pk Hr All	**4**	**50**	**1,477**	**17**	**24**	**30**	**1,878**	**67**	**0**	**42**	**32**	**37**	**0**	**103**	**41**	**86**	**3,888**	
Pk Hr HV	**0**	**0**	**10**	**0**	**0**	**1**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**29**	
Pk Hr HV%	**0%**	**0%**	**1%**	**0%**	**0%**	**3%**	**1%**	**0%**	**-**	**0%**	**0%**	**0%**	**-**	**0%**	**0%**	**2%**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
3:00 PM	6	6	0	0	*12*	0	0	0	0	*0*	0	0	0	0	*0*
3:15 PM	7	8	0	0	*15*	0	0	0	0	*0*	0	1	1	2	*4*
3:30 PM	5	5	1	0	*11*	0	0	0	0	*0*	0	0	1	2	*3*
3:45 PM	7	4	0	0	*11*	0	0	0	0	*0*	0	0	0	4	*4*
4:00 PM	7	5	1	1	*14*	0	0	0	0	*0*	0	0	1	3	*4*
4:15 PM	3	5	0	1	*9*	0	0	0	0	*0*	0	0	0	1	*1*
4:30 PM	**1**	**6**	**0**	**0**	**7**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**1**	**7**	**8**
4:45 PM	**2**	**5**	**0**	**2**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**3**	**6**
5:00 PM	**4**	**2**	**0**	**0**	**6**	**0**	**2**	**0**	**0**	**2**	**0**	**0**	**1**	**0**	**1**
5:15 PM	**3**	**4**	**0**	**0**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**3**
5:30 PM	5	5	0	0	*10*	0	0	0	0	*0*	0	0	0	2	*2*
5:45 PM	3	6	0	0	*9*	0	0	0	0	*0*	0	0	4	1	*5*
Count Total	53	61	2	4	*120*	0	2	0	1	*3*	0	1	13	27	*41*
Peak Hour	**10**	**17**	**0**	**2**	***29***	**0**	**2**	**0**	**1**	***3***	**0**	**0**	**6**	**12**	**18**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Cerillos Rd				Cerillos Rd				Calle Del Cielo				Calle Del Cielo				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	6	0	0	0	6	0	0	0	0	0	0	0	0	0	12	0
3:15 PM	0	0	7	0	0	0	7	1	0	0	0	0	0	0	0	0	15	0
3:30 PM	0	0	4	1	0	0	4	1	0	0	1	0	0	0	0	0	11	0
3:45 PM	0	0	7	0	0	0	4	0	0	0	0	0	0	0	0	0	11	49
4:00 PM	0	1	6	0	0	0	4	1	0	0	1	0	0	1	0	0	14	51
4:15 PM	0	0	3	0	0	0	5	0	0	0	0	0	0	0	1	0	9	45
4:30 PM	**0**	**0**	**1**	**0**	**0**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**41**
4:45 PM	**0**	**0**	**2**	**0**	**0**	**1**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**9**	**39**
5:00 PM	**0**	**0**	**4**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**31**
5:15 PM	**0**	**0**	**3**	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**29**
5:30 PM	0	0	5	0	0	0	5	0	0	0	0	0	0	0	0	0	10	32
5:45 PM	0	0	3	0	0	0	6	0	0	0	0	0	0	0	0	0	9	32
Count Total	0	1	51	1	0	1	57	3	0	0	2	0	0	1	1	2	120	
Pk Hr Heavy	**0**	**0**	**10**	**0**	**0**	**1**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**29**	

Count Summaries - Bikes

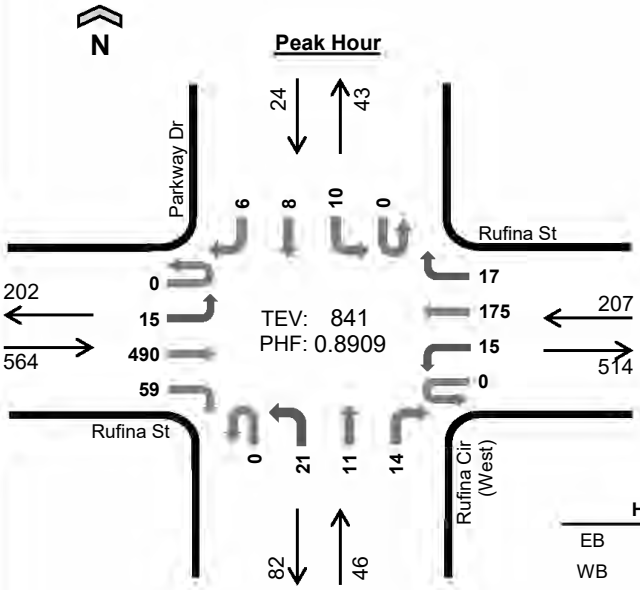
Interval Start	Cerillos Rd				Cerillos Rd				Calle Del Cielo				Calle Del Cielo				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**1**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**3**
5:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Count Total	0	0	0	0	0	0	2	0	0	0	0	0	0	0	1	0	3	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**3**	

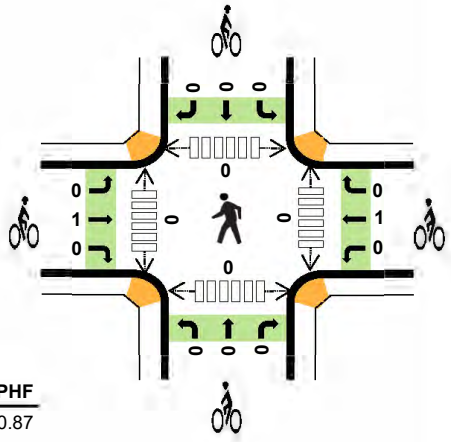
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Parkway Dr
Rufina St

Date: 7/9/2025
Count Period: 6:00 AM to 9:00 AM
Peak Hour: 7:45 AM to 8:45 AM





	HV%	PHF
EB	2%	0.87
WB	3%	0.89
NB	9%	0.88
SB	13%	0.46
TOTAL	3%	0.89

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Rufina Cir (West) Northbound				Parkway Dr Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:45 AM		0	4	141	11	0	9	46	3	0	7	1	2	0	4	0	0	228	0
8:00 AM		0	3	137	22	0	3	52	2	0	7	3	3	0	1	3	0	236	0
8:15 AM		0	6	105	11	0	2	36	7	0	4	5	4	0	1	1	1	183	0
8:30 AM		0	2	107	15	0	1	41	5	0	3	2	5	0	4	4	5	194	841
Pk Hr	All	0	15	490	59	0	15	175	17	0	21	11	14	0	10	8	6	841	
	HV	0	0	9	1	0	0	6	0	0	2	0	2	0	2	1	0	23	
	HV%	-	0%	2%	2%	-	0%	3%	0%	-	10%	0%	14%	-	20%	13%	0%	3%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals EB	WB	NB	SB	Total	Bicycles EB	WB	NB	SB	Total	Pedestrians (Crossing Leg) E	W	N	S	Total
7:45 AM	1	1	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	4	0	2	1	*7*	1	0	0	0	*1*	0	0	0	0	*0*
8:15 AM	3	3	1	0	*7*	0	0	0	0	*0*	0	0	0	0	*0*
8:30 AM	2	2	1	2	*7*	0	1	0	0	*1*	0	0	0	0	*0*
Peak Hour	10	6	4	3	*23*	1	1	0	0	*2*	0	0	0	0	*0*

TJ Wethington
(720) 646-1008

Count Summaries - All Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (West)				Parkway Dr				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	25	6	0	1	9	1	0	2	0	2	0	1	0	1	48	0
6:15 AM	0	0	33	1	0	0	9	1	0	1	0	0	0	0	0	0	45	0
6:30 AM	0	0	50	2	0	1	10	2	0	0	0	1	0	1	1	0	68	0
6:45 AM	0	1	70	9	0	2	31	5	0	1	3	2	0	1	0	1	126	287
7:00 AM	0	2	48	8	0	0	24	3	0	2	3	0	0	1	2	0	93	332
7:15 AM	0	7	116	9	0	1	18	0	0	1	3	1	0	2	1	0	159	446
7:30 AM	0	6	128	10	0	2	25	6	0	4	3	2	0	1	2	0	189	567
7:45 AM	**0**	**4**	**141**	**11**	**0**	**9**	**46**	**3**	**0**	**7**	**1**	**2**	**0**	**4**	**0**	**0**	**228**	**669**
8:00 AM	**0**	**3**	**137**	**22**	**0**	**3**	**52**	**2**	**0**	**7**	**3**	**3**	**0**	**1**	**3**	**0**	**236**	**812**
8:15 AM	**0**	**6**	**105**	**11**	**0**	**2**	**36**	**7**	**0**	**4**	**5**	**4**	**0**	**1**	**1**	**1**	**183**	**836**
8:30 AM	**0**	**2**	**107**	**15**	**0**	**1**	**41**	**5**	**0**	**3**	**2**	**5**	**0**	**4**	**4**	**5**	**194**	**841**
8:45 AM	0	5	97	14	0	0	50	4	0	1	6	6	0	1	3	2	189	802
Count Total	0	36	1,057	118	0	22	351	39	0	33	29	28	0	18	17	10	1,758	
Pk Hr All	**0**	**15**	**490**	**59**	**0**	**15**	**175**	**17**	**0**	**21**	**11**	**14**	**0**	**10**	**8**	**6**	**841**	
Pk Hr HV	**0**	**0**	**9**	**1**	**0**	**0**	**6**	**0**	**0**	**2**	**0**	**2**	**0**	**2**	**1**	**0**	**23**	
Pk Hr HV%	**-**	**0%**	**2%**	**2%**	**-**	**0%**	**3%**	**0%**	**-**	**10%**	**0%**	**14%**	**-**	**20%**	**13%**	**0%**	**3%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
6:00 AM	0	3	0	0	*3*	0	0	0	0	*0*	0	0	0	0	*0*
6:15 AM	0	0	0	0	*0*	0	1	0	0	*1*	0	0	0	0	*0*
6:30 AM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
6:45 AM	2	3	0	0	*5*	0	0	0	0	*0*	0	0	0	0	*0*
7:00 AM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	0	0	0	0	*0*	0	6	0	0	*6*	0	0	0	0	*0*
7:30 AM	1	3	0	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	**1**	**1**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**4**	**0**	**2**	**1**	**7**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
8:15 AM	**3**	**3**	**1**	**0**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	**2**	**2**	**1**	**2**	**7**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
8:45 AM	3	4	1	0	*8*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	16	21	5	3	*45*	1	8	0	0	*9*	0	0	0	0	*0*
Peak Hour	**10**	**6**	**4**	**3**	***23***	**1**	**1**	**0**	**0**	***2***	**0**	**0**	**0**	**0**	**0**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (West)				Parkway Dr				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0	3	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0
6:45 AM	0	0	2	0	0	1	2	0	0	0	0	0	0	0	0	0	5	9
7:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	7
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
7:30 AM	0	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	4	10
7:45 AM	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**7**
8:00 AM	**0**	**0**	**3**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**1**	**0**	**0**	**7**	**13**
8:15 AM	**0**	**0**	**3**	**0**	**0**	**0**	**3**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**20**
8:30 AM	**0**	**0**	**2**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**1**	**0**	**7**	**23**
8:45 AM	0	0	2	1	0	0	4	0	0	0	0	1	0	0	0	0	8	29
Count Total	0	0	14	2	0	3	18	0	0	2	0	3	0	2	1	0	45	
Pk Hr Heavy	**0**	**0**	**9**	**1**	**0**	**0**	**6**	**0**	**0**	**2**	**0**	**2**	**0**	**2**	**1**	**0**	**23**	

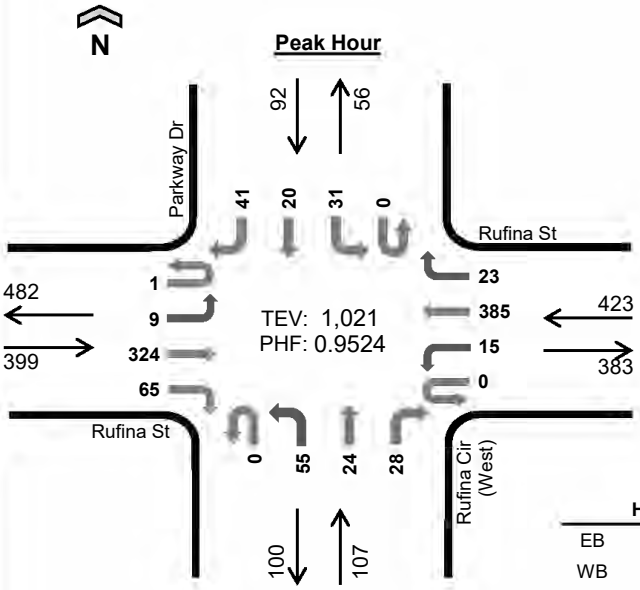
Count Summaries - Bikes

Interval Start	Rufina St				Rufina St				Rufina Cir (West)				Parkway Dr				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	6	6
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**
8:00 AM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**7**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Count Total	0	0	1	0	0	0	8	0	0	0	0	0	0	0	0	0	9	
Pk Hr Bike	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	

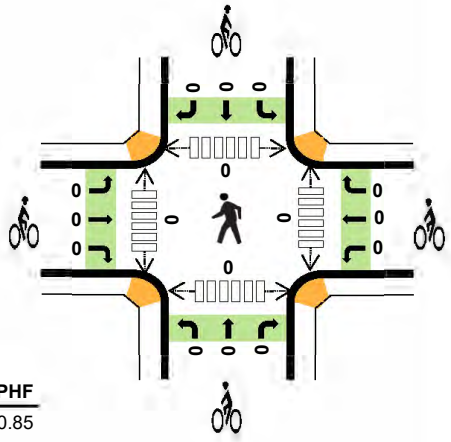
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Parkway Dr
Rufina St



	HV%	PHF
EB	3%	0.85
WB	0%	0.96
NB	5%	0.84
SB	4%	0.64
TOTAL	2%	0.95



Date: 7/9/2025
Count Period: 3:00 PM to 6:00 PM
Peak Hour: 3:45 PM to 4:45 PM

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Rufina Cir (West) Northbound				Parkway Dr Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:45 PM		**0**	**5**	**93**	**18**	**0**	**4**	**91**	**5**	**0**	**13**	**4**	**8**	**0**	**12**	**6**	**9**	**268**	**0**
4:00 PM		**0**	**1**	**67**	**12**	**0**	**6**	**98**	**6**	**0**	**14**	**8**	**5**	**0**	**8**	**8**	**20**	**253**	**0**
4:15 PM		**1**	**2**	**71**	**12**	**0**	**3**	**98**	**5**	**0**	**18**	**8**	**6**	**0**	**4**	**2**	**4**	**234**	**0**
4:30 PM		**0**	**1**	**93**	**23**	**0**	**2**	**98**	**7**	**0**	**10**	**4**	**9**	**0**	**7**	**4**	**8**	**266**	**1,021**
Pk Hr	All	**1**	**9**	**324**	**65**	**0**	**15**	**385**	**23**	**0**	**55**	**24**	**28**	**0**	**31**	**20**	**41**	**1,021**	
	HV	**0**	**0**	**12**	**1**	**0**	**0**	**2**	**0**	**0**	**1**	**1**	**3**	**0**	**4**	**0**	**0**	**24**	
	HV%	**0%**	**0%**	**4%**	**2%**	**-**	**0%**	**1%**	**0%**	**-**	**2%**	**4%**	**11%**	**-**	**13%**	**0%**	**0%**	**2%**	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
3:45 PM	**4**	**1**	**3**	**3**	***11***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
4:00 PM	**3**	**0**	**1**	**0**	***4***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
4:15 PM	**4**	**1**	**0**	**0**	***5***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
4:30 PM	**2**	**0**	**1**	**1**	***4***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
Peak Hour	**13**	**2**	**5**	**4**	***24***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - All Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (West)				Parkway Dr				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	5	65	14	0	6	81	1	0	11	1	8	0	2	0	1	195	0
3:15 PM	0	4	74	11	0	5	83	6	0	15	4	5	0	3	2	4	216	0
3:30 PM	0	2	72	16	0	1	71	6	0	18	5	6	0	3	3	5	208	0
3:45 PM	**0**	**5**	**93**	**18**	**0**	**4**	**91**	**5**	**0**	**13**	**4**	**8**	**0**	**12**	**6**	**9**	**268**	**887**
4:00 PM	**0**	**1**	**67**	**12**	**0**	**6**	**98**	**6**	**0**	**14**	**8**	**5**	**0**	**8**	**8**	**20**	**253**	**945**
4:15 PM	**1**	**2**	**71**	**12**	**0**	**3**	**98**	**5**	**0**	**18**	**8**	**6**	**0**	**4**	**2**	**4**	**234**	**963**
4:30 PM	**0**	**1**	**93**	**23**	**0**	**2**	**98**	**7**	**0**	**10**	**4**	**9**	**0**	**7**	**4**	**8**	**266**	**1,021**
4:45 PM	0	1	70	12	0	6	92	3	0	7	4	8	0	3	3	7	216	969
5:00 PM	0	1	64	23	0	7	119	3	0	23	5	6	0	2	4	8	265	981
5:15 PM	0	4	90	13	0	8	122	6	0	13	3	6	0	2	4	1	272	1,019
5:30 PM	0	1	61	9	0	1	125	9	0	8	2	4	0	0	3	2	225	978
5:45 PM	0	6	67	13	0	3	70	9	0	16	2	4	0	4	0	3	197	959
Count Total	1	33	887	176	0	52	1,148	66	0	166	50	75	0	50	39	72	2,815	
Pk Hr All	**1**	**9**	**324**	**65**	**0**	**15**	**385**	**23**	**0**	**55**	**24**	**28**	**0**	**31**	**20**	**41**	**1,021**	
Pk Hr HV	**0**	**0**	**12**	**1**	**0**	**0**	**2**	**0**	**0**	**1**	**1**	**3**	**0**	**4**	**0**	**0**	**24**	
Pk Hr HV%	**0%**	**0%**	**4%**	**2%**	**-**	**0%**	**1%**	**0%**	**-**	**2%**	**4%**	**11%**	**-**	**13%**	**0%**	**0%**	**2%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
3:00 PM	3	1	0	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
3:15 PM	4	4	1	1	*10*	0	0	0	0	*0*	0	0	0	0	*0*
3:30 PM	2	1	1	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
3:45 PM	**4**	**1**	**3**	**3**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:00 PM	**3**	**0**	**1**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:15 PM	**4**	**1**	**0**	**0**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**2**	**0**	**1**	**1**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	0	1	0	0	*1*	0	0	0	0	*0*	2	0	1	0	*3*
5:00 PM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
5:15 PM	3	0	1	0	*4*	1	0	0	0	*1*	0	0	0	0	*0*
5:30 PM	1	3	0	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	2	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	26	15	8	5	*54*	1	0	0	0	*1*	2	0	1	0	*3*
Peak Hour	**13**	**2**	**5**	**4**	***24***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	**0**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (West)				Parkway Dr				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	1	2	0	0	0	1	0	0	0	0	0	0	0	0	0	4	0
3:15 PM	0	2	2	0	0	0	3	1	0	0	0	1	0	1	0	0	10	0
3:30 PM	0	0	1	1	0	0	1	0	0	0	1	0	0	0	0	0	4	0
3:45 PM	**0**	**0**	**4**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**2**	**0**	**3**	**0**	**0**	**11**	**29**
4:00 PM	**0**	**0**	**2**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**4**	**29**
4:15 PM	**0**	**0**	**4**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**5**	**24**
4:30 PM	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**4**	**24**
4:45 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	14
5:00 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	11
5:15 PM	0	0	2	1	0	0	0	0	0	1	0	0	0	0	0	0	4	10
5:30 PM	0	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	4	10
5:45 PM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	11
Count Total	0	3	20	3	0	0	14	1	0	2	2	4	0	5	0	0	54	
Pk Hr Heavy	**0**	**0**	**12**	**1**	**0**	**0**	**2**	**0**	**0**	**1**	**1**	**3**	**0**	**4**	**0**	**0**	**24**	

Count Summaries - Bikes

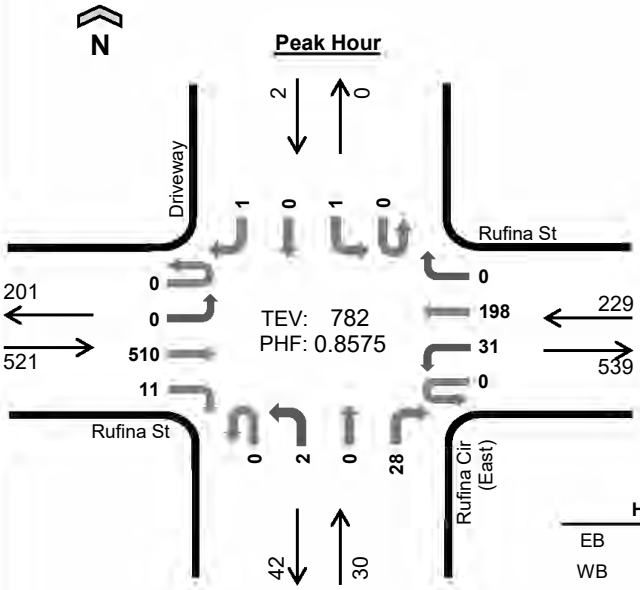
Interval Start	Rufina St				Rufina St				Rufina Cir (West)				Parkway Dr				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Count Total	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

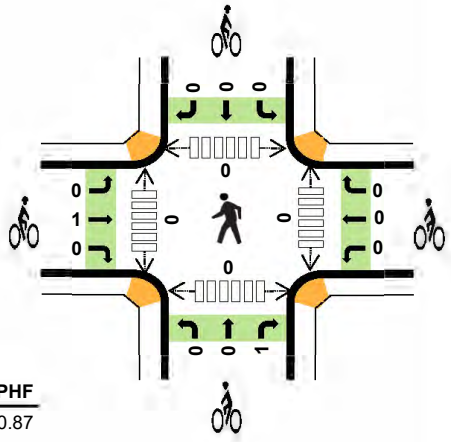
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Rufina Cir (East)
Rufina St

Date: 7/9/2025
Count Period: 6:00 AM to 9:00 AM
Peak Hour: 7:30 AM to 8:30 AM





	HV%	PHF
EB	2%	0.87
WB	3%	0.77
NB	0%	0.54
SB	50%	0.50
TOTAL	2%	0.86

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Rufina Cir (East) Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:30 AM		0	0	127	2	0	5	32	0	0	0	0	8	0	0	0	0	174	0
7:45 AM		0	0	146	3	0	10	64	0	0	1	0	4	0	0	0	0	228	0
8:00 AM		0	0	133	2	0	7	55	0	0	1	0	13	0	1	0	0	212	0
8:15 AM		0	0	104	4	0	9	47	0	0	0	0	3	0	0	0	1	168	782
Pk Hr	All	0	0	510	11	0	31	198	0	0	2	0	28	0	1	0	1	782	
	HV	0	0	10	0	0	1	6	0	0	0	0	0	0	0	0	1	18	
	HV%	-	-	2%	0%	-	3%	3%	-	-	0%	-	0%	-	0%	-	100%	2%	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:30 AM	2	2	0	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	1	1	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	3	0	0	0	*3*	1	0	1	0	*2*	0	0	0	0	*0*
8:15 AM	4	4	0	1	*9*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	10	7	0	1	*18*	1	0	1	0	*2*	0	0	0	0	*0*

TJ Wethington
(720) 646-1008
tj.wethington@idaxdata.com

Count Summaries - All Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (East)				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	1	16	0	0	1	7	0	0	1	0	0	0	0	0	0	26	0
6:15 AM	0	0	30	0	0	1	12	0	0	0	0	1	0	0	0	0	44	0
6:30 AM	0	0	54	0	0	2	14	0	0	0	0	3	0	0	0	0	73	0
6:45 AM	0	0	70	0	0	1	40	0	0	0	0	3	0	0	1	0	115	258
7:00 AM	0	1	51	0	0	4	24	0	0	0	0	11	0	0	0	0	91	323
7:15 AM	0	0	117	3	0	1	23	0	0	0	0	8	0	0	0	0	152	431
7:30 AM	**0**	**0**	**127**	**2**	**0**	**5**	**32**	**0**	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**174**	**532**
7:45 AM	**0**	**0**	**146**	**3**	**0**	**10**	**64**	**0**	**0**	**1**	**0**	**4**	**0**	**0**	**0**	**0**	**228**	**645**
8:00 AM	**0**	**0**	**133**	**2**	**0**	**7**	**55**	**0**	**0**	**1**	**0**	**13**	**0**	**1**	**0**	**0**	**212**	**766**
8:15 AM	**0**	**0**	**104**	**4**	**0**	**9**	**47**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**1**	**168**	**782**
8:30 AM	0	0	107	3	0	8	48	0	0	0	0	8	0	0	0	0	174	782
8:45 AM	0	1	88	6	0	10	55	0	0	1	0	12	0	0	0	0	173	727
Count Total	0	3	1,043	23	0	59	421	0	0	4	0	74	0	1	1	1	1,630	
Pk Hr All	**0**	**0**	**510**	**11**	**0**	**31**	**198**	**0**	**0**	**2**	**0**	**28**	**0**	**1**	**0**	**1**	**782**	
Pk Hr HV	**0**	**0**	**10**	**0**	**0**	**1**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**18**	
Pk Hr HV%	**-**	**-**	**2%**	**0%**	**-**	**3%**	**3%**	**-**	**-**	**0%**	**-**	**0%**	**-**	**0%**	**-**	**100%**	**2%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
6:00 AM	1	0	1	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
6:15 AM	2	0	0	0	*2*	0	1	0	0	*1*	0	0	0	1	*1*
6:30 AM	2	2	0	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
6:45 AM	2	1	0	1	*4*	0	0	0	0	*0*	0	0	0	0	*0*
7:00 AM	3	0	0	0	*3*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	0	2	0	0	*2*	0	6	0	0	*6*	0	0	0	0	*0*
7:30 AM	**2**	**2**	**0**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**1**	**1**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**3**	**0**	**0**	**0**	**3**	**1**	**0**	**1**	**0**	**2**	**0**	**0**	**0**	**0**	**0**
8:15 AM	**4**	**4**	**0**	**1**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	5	1	0	0	*6*	0	1	0	0	*1*	0	0	0	0	*0*
8:45 AM	3	4	0	0	*7*	0	0	0	0	*0*	1	0	0	0	*1*
Count Total	28	17	1	2	*48*	1	8	1	0	*10*	1	0	0	1	*2*
Peak Hour	**10**	**7**	**0**	**1**	***18***	**1**	**0**	**1**	**0**	***2***	**0**	**0**	**0**	**0**	**0**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (East)				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2	0
6:15 AM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
6:30 AM	0	0	2	0	0	1	1	0	0	0	0	0	0	0	0	0	4	0
6:45 AM	0	0	2	0	0	0	1	0	0	0	0	0	0	0	1	0	4	12
7:00 AM	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	3	13
7:15 AM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	13
7:30 AM	**0**	**0**	**2**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**13**
7:45 AM	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**11**
8:00 AM	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**11**
8:15 AM	**0**	**0**	**4**	**0**	**0**	**1**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**9**	**18**
8:30 AM	0	0	4	1	0	0	1	0	0	0	0	0	0	0	0	0	6	20
8:45 AM	0	0	3	0	0	1	3	0	0	0	0	0	0	0	0	0	7	25
Count Total	0	2	25	1	0	3	14	0	0	1	0	0	0	0	1	1	48	
Pk Hr Heavy	**0**	**0**	**10**	**0**	**0**	**1**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**18**	

Count Summaries - Bikes

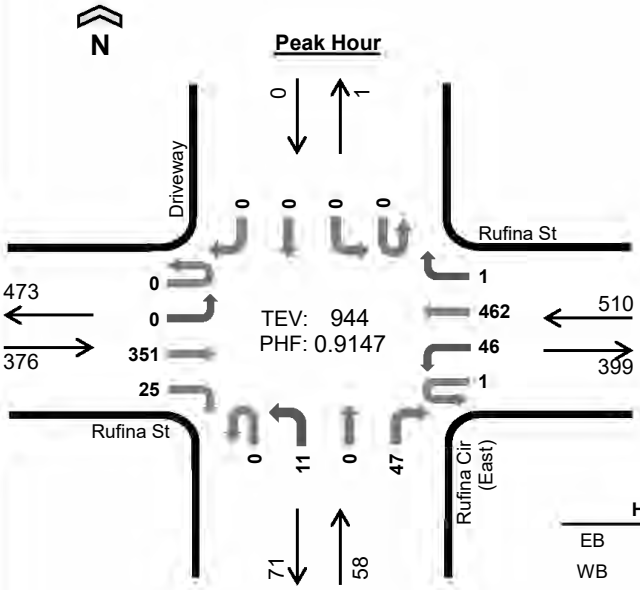
Interval Start	Rufina St				Rufina St				Rufina Cir (East)				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	6	6
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**
8:00 AM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**2**	**8**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**
8:30 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	3
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Count Total	0	0	1	0	0	0	8	0	0	0	0	1	0	0	0	0	10	
Pk Hr Bike	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**2**	

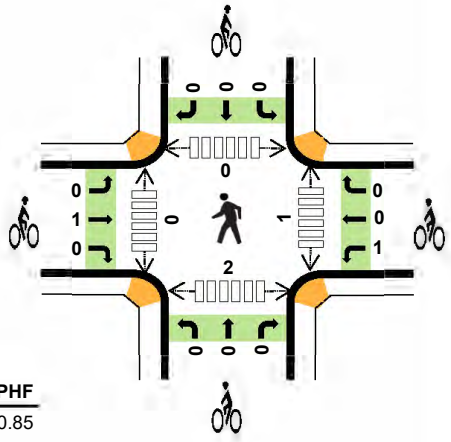
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Rufina Cir (East)
Rufina St

Date: 7/9/2025
Count Period: 3:00 PM to 6:00 PM
Peak Hour: 4:30 PM to 5:30 PM





	HV%	PHF
EB	1%	0.85
WB	1%	0.87
NB	2%	0.81
SB	--	--
TOTAL	1%	0.91

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Rufina Cir (East) Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:30 PM		0	0	103	7	0	11	111	0	0	2	0	13	0	0	0	0	247	0
4:45 PM		0	0	77	10	0	10	99	1	0	4	0	14	0	0	0	0	215	0
5:00 PM		0	0	74	6	1	12	119	0	0	4	0	8	0	0	0	0	224	0
5:15 PM		0	0	97	2	0	13	133	0	0	1	0	12	0	0	0	0	258	944
	All	0	0	351	25	1	46	462	1	0	11	0	47	0	0	0	0	944	
Pk Hr	HV	0	0	3	2	0	0	5	1	0	0	0	1	0	0	0	0	12	
	HV%	-	-	1%	8%	0%	0%	1%	100%	-	0%	-	2%	-	-	-	-	1%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:30 PM	1	1	0	0	*2*	0	1	0	0	*1*	1	0	0	0	*1*
4:45 PM	2	3	1	0	*6*	0	0	0	0	*0*	0	0	0	2	*2*
5:00 PM	0	2	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
5:15 PM	2	0	0	0	*2*	1	0	0	0	*1*	0	0	0	0	*0*
Peak Hour	5	6	1	0	*12*	1	1	0	0	*2*	1	0	0	2	*3*

TJ Wethington
(720) 646-1008

Count Summaries - All Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (East)				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	73	2	0	13	87	0	0	2	0	13	0	0	0	1	191	0
3:15 PM	0	1	80	3	0	8	87	0	0	5	0	14	0	0	0	0	198	0
3:30 PM	0	0	82	2	0	12	77	0	0	2	0	10	0	0	0	0	185	0
3:45 PM	0	1	100	7	0	10	105	0	0	4	0	9	0	0	0	0	236	810
4:00 PM	0	0	72	9	0	13	111	0	0	2	0	10	0	0	0	0	217	836
4:15 PM	0	0	76	5	0	14	108	0	0	3	0	16	0	0	0	0	222	860
4:30 PM	**0**	**0**	**103**	**7**	**0**	**11**	**111**	**0**	**0**	**2**	**0**	**13**	**0**	**0**	**0**	**0**	**247**	**922**
4:45 PM	**0**	**0**	**77**	**10**	**0**	**10**	**99**	**1**	**0**	**4**	**0**	**14**	**0**	**0**	**0**	**0**	**215**	**901**
5:00 PM	**0**	**0**	**74**	**6**	**1**	**12**	**119**	**0**	**0**	**4**	**0**	**8**	**0**	**0**	**0**	**0**	**224**	**908**
5:15 PM	**0**	**0**	**97**	**2**	**0**	**13**	**133**	**0**	**0**	**1**	**0**	**12**	**0**	**0**	**0**	**0**	**258**	**944**
5:30 PM	0	0	70	3	0	7	136	1	0	1	0	12	0	0	0	0	230	927
5:45 PM	0	0	72	3	0	2	84	0	0	0	0	3	0	0	0	0	164	876
Count Total	0	2	976	59	1	125	1,257	2	0	30	0	134	0	0	0	1	2,587	
Pk Hr All	**0**	**0**	**351**	**25**	**1**	**46**	**462**	**1**	**0**	**11**	**0**	**47**	**0**	**0**	**0**	**0**	**944**	
Pk Hr HV	**0**	**0**	**3**	**2**	**0**	**0**	**5**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**12**	
Pk Hr HV%	**-**	**-**	**1%**	**8%**	**0%**	**0%**	**1%**	**100%**	**-**	**0%**	**-**	**2%**	**-**	**-**	**-**	**-**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
3:00 PM	2	1	0	1	*4*	0	0	0	0	*0*	0	0	0	0	*0*
3:15 PM	4	2	0	0	*6*	0	0	0	0	*0*	0	0	0	0	*0*
3:30 PM	1	3	0	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
3:45 PM	7	5	0	0	*12*	0	0	0	0	*0*	0	0	0	0	*0*
4:00 PM	2	2	2	0	*6*	0	0	0	0	*0*	0	0	1	0	*1*
4:15 PM	2	2	0	0	*4*	0	1	0	0	*1*	0	0	0	0	*0*
4:30 PM	**1**	**1**	**0**	**0**	**2**	**0**	**1**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**1**
4:45 PM	**2**	**3**	**1**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**2**
5:00 PM	**0**	**2**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:15 PM	**2**	**0**	**0**	**0**	**2**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
5:30 PM	1	4	0	0	*5*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	3	0	0	*3*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	24	28	3	1	*56*	1	2	0	0	*3*	1	0	1	2	*4*
Peak Hour	**5**	**6**	**1**	**0**	***12***	**1**	**1**	**0**	**0**	**2**	**1**	**0**	**0**	**2**	**3**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (East)				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	2	0	0	1	0	0	0	0	0	0	0	0	0	1	4	0
3:15 PM	0	1	3	0	0	0	2	0	0	0	0	0	0	0	0	0	6	0
3:30 PM	0	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	4	0
3:45 PM	0	1	5	1	0	1	4	0	0	0	0	0	0	0	0	0	12	26
4:00 PM	0	0	1	1	0	0	2	0	0	0	0	2	0	0	0	0	6	28
4:15 PM	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	4	26
4:30 PM	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**24**
4:45 PM	**0**	**0**	**0**	**2**	**0**	**0**	**2**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**6**	**18**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**14**
5:15 PM	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**12**
5:30 PM	0	0	1	0	0	1	3	0	0	0	0	0	0	0	0	0	5	15
5:45 PM	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3	12
Count Total	0	2	18	4	0	3	24	1	0	0	0	3	0	0	0	1	56	
Pk Hr Heavy	**0**	**0**	**3**	**2**	**0**	**0**	**5**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**12**	

Count Summaries - Bikes

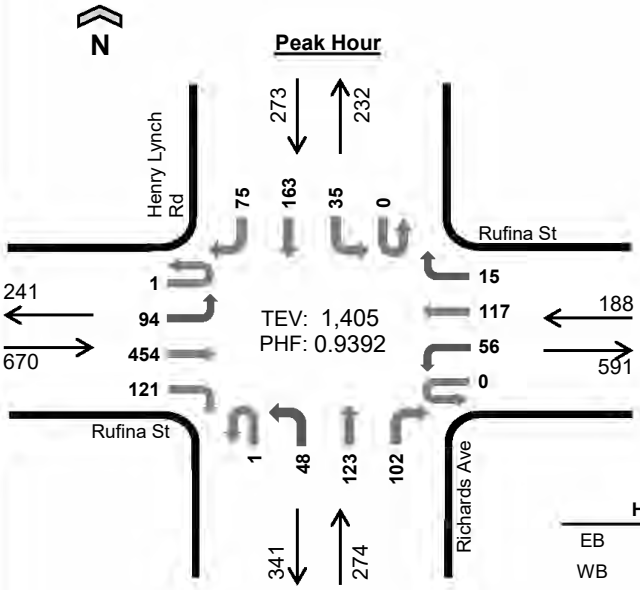
Interval Start	Rufina St				Rufina St				Rufina Cir (East)				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1
4:30 PM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**
5:15 PM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Count Total	0	0	1	0	1	1	0	0	0	0	0	0	0	0	0	0	3	
Pk Hr Bike	**0**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	

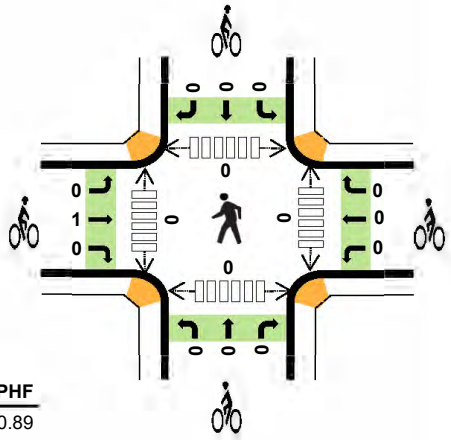
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Henry Lynch Rd
Rufina St

Date: 7/9/2025
Count Period: 6:00 AM to 9:00 AM
Peak Hour: 7:30 AM to 8:30 AM





	HV%	PHF
EB	1%	0.89
WB	3%	0.85
NB	1%	0.80
SB	2%	0.92
TOTAL	1%	0.94

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Richards Ave Northbound				Henry Lynch Rd Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:30 AM		0	31	120	30	0	9	20	4	1	11	35	15	0	8	30	22	336	0
7:45 AM		0	26	128	35	0	18	30	5	0	9	33	18	0	7	44	18	371	0
8:00 AM		0	15	116	32	0	20	33	2	0	19	29	38	0	15	44	11	374	0
8:15 AM		1	22	90	24	0	9	34	4	0	9	26	31	0	5	45	24	324	1,405
Pk Hr	All	1	94	454	121	0	56	117	15	1	48	123	102	0	35	163	75	1,405	
	HV	0	0	5	1	0	2	4	0	0	1	2	0	0	0	2	3	20	
	HV%	0%	0%	1%	1%	-	4%	3%	0%	0%	2%	2%	0%	-	0%	1%	4%	1%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:30 AM	3	3	1	2	*9*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	0	1	1	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	2	0	1	0	*3*	1	0	0	0	*1*	0	0	0	0	*0*
8:15 AM	1	2	0	3	*6*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	6	6	3	5	*20*	1	0	0	0	*1*	0	0	0	0	*0*

TJ Wethington
(720) 646-1008
tj.wethington@idaxdata.com

Count Summaries - All Vehicles

Interval Start	Rufina St				Rufina St				Richards Ave				Henry Lynch Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	3	26	9	0	3	9	2	0	2	5	4	0	3	5	3	74	0
6:15 AM	0	5	26	9	0	1	7	1	0	4	8	7	0	2	20	2	92	0
6:30 AM	0	7	50	9	0	0	8	3	0	5	6	4	0	1	18	8	119	0
6:45 AM	0	7	66	10	0	13	17	3	0	2	15	14	0	4	18	10	179	464
7:00 AM	0	11	55	22	0	10	18	3	0	8	17	7	0	4	19	11	185	575
7:15 AM	0	18	110	20	0	2	17	0	0	7	21	22	0	6	33	10	266	749
7:30 AM	**0**	**31**	**120**	**30**	**0**	**9**	**20**	**4**	**1**	**11**	**35**	**15**	**0**	**8**	**30**	**22**	**336**	**966**
7:45 AM	**0**	**26**	**128**	**35**	**0**	**18**	**30**	**5**	**0**	**9**	**33**	**18**	**0**	**7**	**44**	**18**	**371**	**1,158**
8:00 AM	**0**	**15**	**116**	**32**	**0**	**20**	**33**	**2**	**0**	**19**	**29**	**38**	**0**	**15**	**44**	**11**	**374**	**1,347**
8:15 AM	**1**	**22**	**90**	**24**	**0**	**9**	**34**	**4**	**0**	**9**	**26**	**31**	**0**	**5**	**45**	**24**	**324**	**1,405**
8:30 AM	0	16	102	25	0	16	26	4	0	10	32	17	0	8	48	27	331	1,400
8:45 AM	0	21	95	24	0	16	31	5	1	18	41	21	0	4	48	22	347	1,376
Count Total	1	182	984	249	0	117	250	36	2	104	268	198	0	67	372	168	2,998	
Pk Hr All	**1**	**94**	**454**	**121**	**0**	**56**	**117**	**15**	**1**	**48**	**123**	**102**	**0**	**35**	**163**	**75**	**1,405**	
Pk Hr HV	**0**	**0**	**5**	**1**	**0**	**2**	**4**	**0**	**0**	**1**	**2**	**0**	**0**	**0**	**2**	**3**	**20**	
Pk Hr HV%	**0%**	**0%**	**1%**	**1%**	**-**	**4%**	**3%**	**0%**	**0%**	**2%**	**2%**	**0%**	**-**	**0%**	**1%**	**4%**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
6:00 AM	0	2	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
6:15 AM	1	0	1	1	*3*	0	0	0	0	*0*	0	0	0	0	*0*
6:30 AM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
6:45 AM	2	2	0	1	*5*	0	0	0	0	*0*	0	0	0	0	*0*
7:00 AM	1	2	2	2	*7*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	3	0	0	1	*4*	0	6	0	0	*6*	0	0	0	0	*0*
7:30 AM	**3**	**3**	**1**	**2**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**0**	**1**	**1**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**2**	**0**	**1**	**0**	**3**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
8:15 AM	**1**	**2**	**0**	**3**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	3	3	2	0	*8*	0	1	0	0	*1*	0	2	0	0	*2*
8:45 AM	0	3	2	0	*5*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	16	19	10	10	*55*	1	7	0	0	*8*	0	2	0	0	*2*
Peak Hour	**6**	**6**	**3**	**5**	***20***	**1**	**0**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	**0**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Richards Ave				Henry Lynch Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	0
6:15 AM	0	0	1	0	0	0	0	0	0	1	0	0	0	0	1	0	3	0
6:30 AM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0
6:45 AM	0	1	1	0	0	2	0	0	0	0	0	0	0	0	1	0	5	11
7:00 AM	0	0	0	1	0	1	0	1	0	1	1	0	0	0	0	2	7	16
7:15 AM	0	2	0	1	0	0	0	0	0	0	0	0	0	0	1	0	4	17
7:30 AM	**0**	**0**	**2**	**1**	**0**	**0**	**3**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**1**	**9**	**25**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**22**
8:00 AM	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**3**	**18**
8:15 AM	**0**	**0**	**1**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**6**	**20**
8:30 AM	0	0	1	2	0	2	0	1	0	0	2	0	0	0	0	0	8	19
8:45 AM	0	0	0	0	0	1	2	0	0	0	1	1	0	0	0	0	5	22
Count Total	0	3	8	5	0	8	8	3	0	3	6	1	0	0	5	5	55	
Pk Hr Heavy	**0**	**0**	**5**	**1**	**0**	**2**	**4**	**0**	**0**	**1**	**2**	**0**	**0**	**0**	**2**	**3**	**20**	

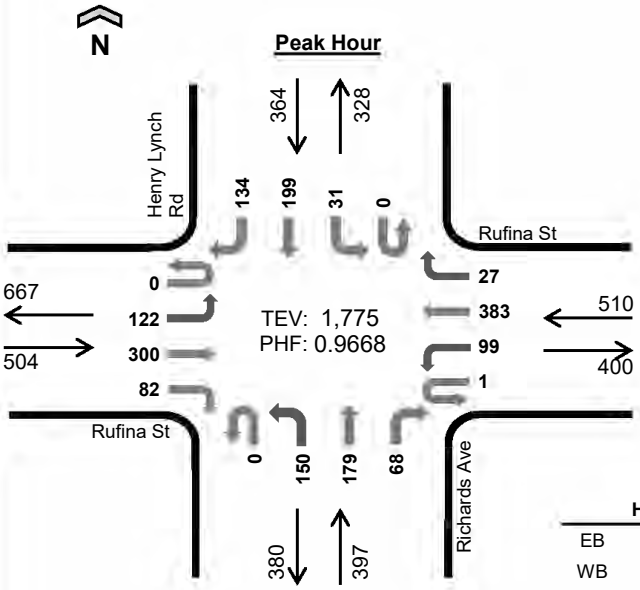
Count Summaries - Bikes

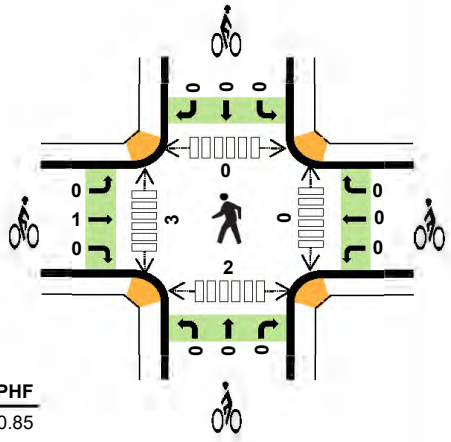
Interval Start	Rufina St				Rufina St				Richards Ave				Henry Lynch Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	6	6
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**
8:00 AM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**7**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:30 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	2
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Count Total	0	0	1	0	0	0	7	0	0	0	0	0	0	0	0	0	8	
Pk Hr Bike	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	

TJ Wethington
(720) 646-1008
tj.wethington@idaxdata.com

Henry Lynch Rd
Rufina St

Date: 7/9/2025
Count Period: 3:00 PM to 6:00 PM
Peak Hour: 4:30 PM to 5:30 PM





	HV%	PHF
EB	1%	0.85
WB	1%	0.93
NB	1%	0.86
SB	0%	0.86
TOTAL	1%	0.97

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Richards Ave Northbound				Henry Lynch Rd Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:30 PM		0	33	93	22	0	29	83	10	0	36	36	19	0	8	48	28	445	0
4:45 PM		0	32	62	19	0	20	97	3	0	45	42	21	0	6	51	38	436	0
5:00 PM		0	24	61	15	1	30	99	7	0	45	62	9	0	13	54	39	459	0
5:15 PM		0	33	84	26	0	20	104	7	0	24	39	19	0	4	46	29	435	1,775
Pk Hr	All	0	122	300	82	1	99	383	27	0	150	179	68	0	31	199	134	1,775	
	HV	0	0	3	1	0	1	1	2	0	1	0	2	0	0	0	0	11	
	HV%	-	0%	1%	1%	0%	1%	0%	7%	-	1%	0%	3%	-	0%	0%	0%	1%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:30 PM	1	2	1	0	*4*	0	0	0	0	*0*	0	1	0	1	*2*
4:45 PM	0	0	1	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
5:00 PM	0	1	0	0	*1*	0	0	0	0	*0*	0	1	0	1	*2*
5:15 PM	3	1	1	0	*5*	1	0	0	0	*1*	0	1	0	0	*1*
Peak Hour	4	4	3	0	*11*	1	0	0	0	*1*	0	3	0	2	*5*

TJ Wethington
(720) 646-1008

Count Summaries - All Vehicles

Interval Start	Rufina St				Rufina St				Richards Ave				Henry Lynch Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	30	56	21	0	29	64	3	0	26	36	19	0	9	44	29	366	0
3:15 PM	0	44	64	30	0	27	77	7	0	26	43	17	0	9	47	36	427	0
3:30 PM	0	22	65	21	0	21	68	13	0	23	55	19	0	9	34	25	375	0
3:45 PM	0	27	78	24	0	24	83	5	0	34	44	26	0	14	45	32	436	1,604
4:00 PM	0	21	52	22	0	27	87	7	0	35	55	23	0	7	44	31	411	1,649
4:15 PM	0	35	59	18	0	24	88	15	0	28	44	16	0	6	47	32	412	1,634
4:30 PM	**0**	**33**	**93**	**22**	**0**	**29**	**83**	**10**	**0**	**36**	**36**	**19**	**0**	**8**	**48**	**28**	**445**	**1,704**
4:45 PM	**0**	**32**	**62**	**19**	**0**	**20**	**97**	**3**	**0**	**45**	**42**	**21**	**0**	**6**	**51**	**38**	**436**	**1,704**
5:00 PM	**0**	**24**	**61**	**15**	**1**	**30**	**99**	**7**	**0**	**45**	**62**	**9**	**0**	**13**	**54**	**39**	**459**	**1,752**
5:15 PM	**0**	**33**	**84**	**26**	**0**	**20**	**104**	**7**	**0**	**24**	**39**	**19**	**0**	**4**	**46**	**29**	**435**	**1,775**
5:30 PM	0	27	55	21	0	24	108	8	0	33	46	13	0	5	53	33	426	1,756
5:45 PM	0	28	68	17	0	19	65	5	0	43	54	16	0	7	38	14	374	1,694
Count Total	0	356	797	256	1	294	1,023	90	0	398	556	217	0	97	551	366	5,002	
Pk Hr All	**0**	**122**	**300**	**82**	**1**	**99**	**383**	**27**	**0**	**150**	**179**	**68**	**0**	**31**	**199**	**134**	**1,775**	
Pk Hr HV	**0**	**0**	**3**	**1**	**0**	**1**	**1**	**2**	**0**	**1**	**0**	**2**	**0**	**0**	**0**	**0**	**11**	
Pk Hr HV%	**-**	**0%**	**1%**	**1%**	**0%**	**1%**	**0%**	**7%**	**-**	**1%**	**0%**	**3%**	**-**	**0%**	**0%**	**0%**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
3:00 PM	2	1	0	0	*3*	0	0	0	0	*0*	0	2	0	0	*2*
3:15 PM	1	3	4	4	*12*	0	0	0	0	*0*	0	1	0	0	*1*
3:30 PM	0	0	2	1	*3*	0	0	0	0	*0*	0	0	0	1	*1*
3:45 PM	2	3	0	1	*6*	0	0	0	0	*0*	0	1	0	0	*1*
4:00 PM	3	0	2	2	*7*	0	0	0	0	*0*	0	0	0	0	*0*
4:15 PM	0	0	1	2	*3*	0	0	0	0	*0*	0	1	0	0	*1*
4:30 PM	**1**	**2**	**1**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**2**
4:45 PM	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**2**
5:15 PM	**3**	**1**	**1**	**0**	**5**	**1**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**1**
5:30 PM	0	3	2	1	*6*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	2	0	1	*3*	0	0	0	0	*0*	0	0	0	1	*1*
Count Total	12	16	14	12	*54*	1	0	0	0	*1*	0	8	0	4	*12*
Peak Hour	**4**	**4**	**3**	**0**	***11***	**1**	**0**	**0**	**0**	***1***	**0**	**3**	**0**	**2**	**5**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Richards Ave				Henry Lynch Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0	3	0
3:15 PM	0	0	1	0	0	1	2	0	0	0	1	3	0	0	2	2	12	0
3:30 PM	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0	0	3	0
3:45 PM	0	0	2	0	0	0	3	0	0	0	0	0	0	1	0	0	6	24
4:00 PM	0	0	2	1	0	0	0	0	0	0	1	1	0	0	2	0	7	28
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	3	19
4:30 PM	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**4**	**20**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**15**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**9**
5:15 PM	**0**	**0**	**2**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**5**	**11**
5:30 PM	0	0	0	0	0	1	2	0	0	0	1	1	0	0	1	0	6	13
5:45 PM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	1	0	3	15
Count Total	0	0	10	2	0	4	10	2	0	2	3	9	0	2	7	3	54	
Pk Hr Heavy	**0**	**0**	**3**	**1**	**0**	**1**	**1**	**2**	**0**	**1**	**0**	**2**	**0**	**0**	**0**	**0**	**11**	

Count Summaries - Bikes

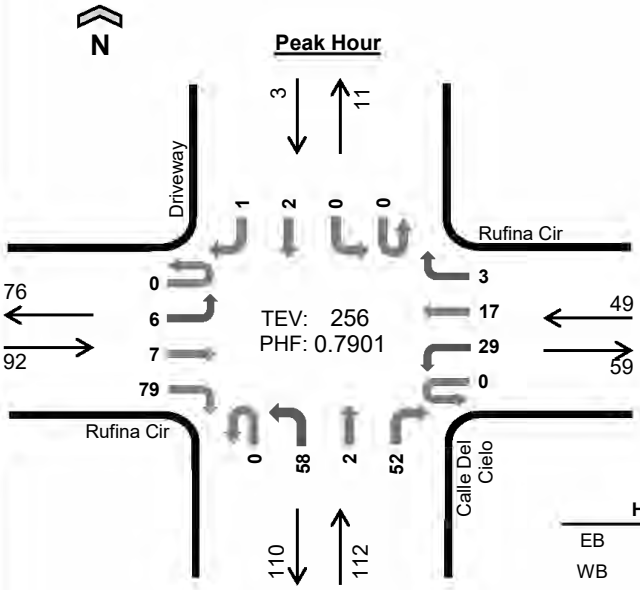
Interval Start	Rufina St				Rufina St				Richards Ave				Henry Lynch Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:15 PM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Count Total	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Pk Hr Bike	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	

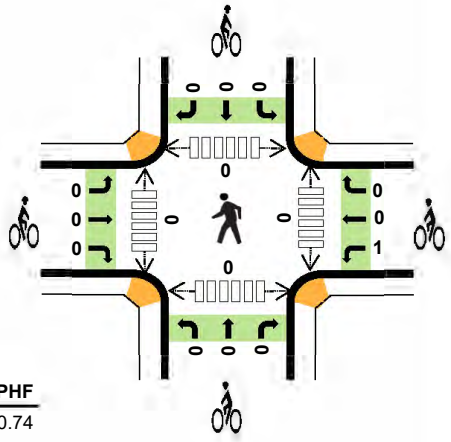
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Calle Del Cielo
Rufina Cir

Date: 7/9/2025
Count Period: 6:00 AM to 9:00 AM
Peak Hour: 8:00 AM to 9:00 AM





	HV%	PHF
EB	4%	0.74
WB	4%	0.77
NB	4%	0.68
SB	33%	0.38
TOTAL	4%	0.79

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina Cir Eastbound				Rufina Cir Westbound				Calle Del Cielo Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
8:00 AM		**0**	**4**	**1**	**26**	**0**	**7**	**0**	**1**	**0**	**24**	**2**	**15**	**0**	**0**	**0**	**1**	**81**	**0**
8:15 AM		**0**	**0**	**0**	**18**	**0**	**8**	**4**	**1**	**0**	**11**	**0**	**7**	**0**	**0**	**0**	**0**	**49**	**0**
8:30 AM		**0**	**1**	**2**	**17**	**0**	**9**	**2**	**1**	**0**	**9**	**0**	**16**	**0**	**0**	**2**	**0**	**59**	**0**
8:45 AM		**0**	**1**	**4**	**18**	**0**	**5**	**11**	**0**	**0**	**14**	**0**	**14**	**0**	**0**	**0**	**0**	**67**	**256**
Pk Hr	All	**0**	**6**	**7**	**79**	**0**	**29**	**17**	**3**	**0**	**58**	**2**	**52**	**0**	**0**	**2**	**1**	**256**	
	HV	**0**	**0**	**1**	**3**	**0**	**0**	**1**	**1**	**0**	**3**	**0**	**1**	**0**	**0**	**0**	**1**	**11**	
	HV%	-	**0%**	**14%**	**4%**	-	**0%**	**6%**	**33%**	-	**5%**	**0%**	**2%**	-	-	**0%**	**100%**	**4%**	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
8:00 AM	**2**	**0**	**0**	**1**	***3***	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***
8:15 AM	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
8:30 AM	**1**	**1**	**1**	**0**	***3***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
8:45 AM	**1**	**0**	**3**	**0**	***4***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
Peak Hour	**4**	**2**	**4**	**1**	***11***	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - All Vehicles

Interval Start	Rufina Cir Eastbound				Rufina Cir Westbound				Calle Del Cielo Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	2	6	0	0	0	0	0	5	0	3	0	0	0	0	16	0
6:15 AM	0	0	0	4	0	2	0	0	0	5	0	1	0	0	0	0	12	0
6:30 AM	0	0	0	6	0	1	1	0	0	2	0	4	0	0	0	0	14	0
6:45 AM	0	1	1	5	0	0	0	0	0	7	0	1	0	0	0	0	15	57
7:00 AM	0	0	1	9	0	2	0	0	0	11	0	8	0	0	0	0	31	72
7:15 AM	0	1	1	3	0	1	0	0	0	13	1	9	0	0	0	0	29	89
7:30 AM	0	2	2	17	0	1	1	2	0	18	2	7	0	0	0	0	52	127
7:45 AM	0	0	0	16	0	4	1	7	0	10	2	7	0	0	0	0	47	159
8:00 AM	**0**	**4**	**1**	**26**	**0**	**7**	**0**	**1**	**0**	**24**	**2**	**15**	**0**	**0**	**0**	**1**	**81**	**209**
8:15 AM	**0**	**0**	**0**	**18**	**0**	**8**	**4**	**1**	**0**	**11**	**0**	**7**	**0**	**0**	**0**	**0**	**49**	**229**
8:30 AM	**0**	**1**	**2**	**17**	**0**	**9**	**2**	**1**	**0**	**9**	**0**	**16**	**0**	**0**	**2**	**0**	**59**	**236**
8:45 AM	**0**	**1**	**4**	**18**	**0**	**5**	**11**	**0**	**0**	**14**	**0**	**14**	**0**	**0**	**0**	**0**	**67**	**256**
Count Total	0	10	14	145	0	40	20	12	0	129	7	92	0	0	2	1	472	
Pk Hr All	**0**	**6**	**7**	**79**	**0**	**29**	**17**	**3**	**0**	**58**	**2**	**52**	**0**	**0**	**2**	**1**	**256**	
Pk Hr HV	**0**	**0**	**1**	**3**	**0**	**0**	**1**	**1**	**0**	**3**	**0**	**1**	**0**	**0**	**0**	**1**	**11**	
Pk Hr HV%	**-**	**0%**	**14%**	**4%**	**-**	**0%**	**6%**	**33%**	**-**	**5%**	**0%**	**2%**	**-**	**-**	**0%**	**100%**	**4%**	

Interval Start	Heavy Vehicle Totals EB	WB	NB	SB	Total	Bicycles EB	WB	NB	SB	Total	Pedestrians (Crossing Leg) E	W	N	S	Total
6:00 AM	1	0	1	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
6:15 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	1	0	*1*
6:30 AM	1	1	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
6:45 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
7:00 AM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
7:30 AM	1	0	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	**2**	**0**	**0**	**1**	**3**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
8:15 AM	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	**1**	**1**	**1**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:45 AM	**1**	**0**	**3**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Count Total	7	4	5	1	*17*	0	1	0	0	*1*	0	0	1	0	*1*
Peak Hour	**4**	**2**	**4**	**1**	***11***	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	**0**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina Cir				Rufina Cir				Calle Del Cielo				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	2	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
7:00 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	3
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
7:30 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	2
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:00 AM	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**3**	**4**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**5**
8:30 AM	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**7**
8:45 AM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**1**	**0**	**0**	**0**	**0**	**4**	**11**
Count Total	0	0	2	5	0	1	2	1	0	3	0	2	0	0	0	1	17	
Pk Hr Heavy	**0**	**0**	**1**	**3**	**0**	**0**	**1**	**1**	**0**	**3**	**0**	**1**	**0**	**0**	**0**	**1**	**11**	

Count Summaries - Bikes

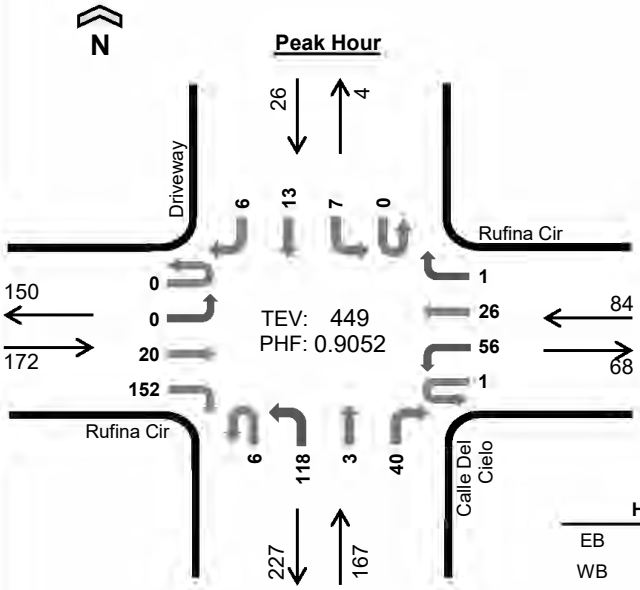
Interval Start	Rufina Cir				Rufina Cir				Calle Del Cielo				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
Count Total	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	

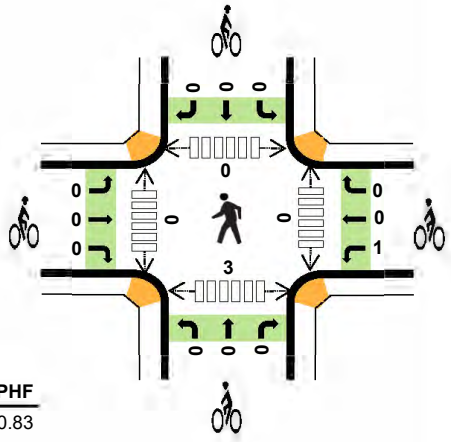
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Calle Del Cielo
Rufina Cir

Date: 7/9/2025
Count Period: 3:00 PM to 6:00 PM
Peak Hour: 4:15 PM to 5:15 PM





	HV%	PHF
EB	1%	0.83
WB	4%	0.88
NB	0%	0.84
SB	0%	0.54
TOTAL	1%	0.91

Peak Hour Count Summaries

Peak Hour Interval Start	Rufina Cir Eastbound				Rufina Cir Westbound				Calle Del Cielo Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:15 PM	0	0	3	31	0	13	11	0	2	35	1	12	0	6	4	2	120	0
4:30 PM	0	0	6	43	0	8	6	1	3	19	1	9	0	1	5	3	105	0
4:45 PM	0	0	7	30	1	19	3	0	0	27	0	11	0	0	1	1	100	0
5:00 PM	0	0	4	48	0	16	6	0	1	37	1	8	0	0	3	0	124	449
All	0	0	20	152	1	56	26	1	6	118	3	40	0	7	13	6	449	
Pk Hr HV	0	0	0	1	0	2	1	0	0	0	0	0	0	0	0	0	4	
HV%	-	-	0%	1%	0%	4%	4%	0%	0%	0%	0%	0%	-	0%	0%	0%	1%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:15 PM	1	0	0	0	*1*	0	0	0	0	*0*	0	0	0	1	*1*
4:30 PM	0	1	0	0	*1*	0	1	0	0	*1*	0	0	0	0	*0*
4:45 PM	0	2	0	0	*2*	0	0	0	0	*0*	0	0	0	1	*1*
5:00 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	1	*1*
Peak Hour	1	3	0	0	*4*	0	1	0	0	*1*	0	0	0	3	*3*

TJ Wethington
(720) 646-1008

Count Summaries - All Vehicles

Interval Start	Rufina Cir Eastbound				Rufina Cir Westbound				Calle Del Cielo Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	4	13	0	17	5	2	0	17	0	12	0	0	0	0	70	0
3:15 PM	0	0	11	24	0	18	2	0	2	25	0	15	0	0	0	1	98	0
3:30 PM	0	0	6	24	0	16	8	0	1	24	0	11	0	0	0	0	90	0
3:45 PM	0	0	7	18	0	12	7	0	0	23	2	13	0	0	0	1	83	341
4:00 PM	0	1	10	27	0	16	5	0	2	22	2	12	0	0	2	0	99	370
4:15 PM	**0**	**0**	**3**	**31**	**0**	**13**	**11**	**0**	**2**	**35**	**1**	**12**	**0**	**6**	**4**	**2**	**120**	**392**
4:30 PM	**0**	**0**	**6**	**43**	**0**	**8**	**6**	**1**	**3**	**19**	**1**	**9**	**0**	**1**	**5**	**3**	**105**	**407**
4:45 PM	**0**	**0**	**7**	**30**	**1**	**19**	**3**	**0**	**0**	**27**	**0**	**11**	**0**	**0**	**1**	**1**	**100**	**424**
5:00 PM	**0**	**0**	**4**	**48**	**0**	**16**	**6**	**0**	**1**	**37**	**1**	**8**	**0**	**0**	**3**	**0**	**124**	**449**
5:15 PM	0	0	5	32	0	19	7	0	3	16	0	10	0	0	0	0	92	421
5:30 PM	0	0	5	13	0	11	2	0	2	21	0	11	0	0	0	0	65	381
5:45 PM	0	0	2	20	0	4	5	0	2	32	0	8	0	0	1	0	74	355
Count Total	0	1	70	323	1	169	67	3	18	298	7	132	0	7	16	8	1,120	
Pk Hr All	**0**	**0**	**20**	**152**	**1**	**56**	**26**	**1**	**6**	**118**	**3**	**40**	**0**	**7**	**13**	**6**	**449**	
Pk Hr HV	**0**	**0**	**0**	**1**	**0**	**2**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	
Pk Hr HV%	**-**	**-**	**0%**	**1%**	**0%**	**4%**	**4%**	**0%**	**0%**	**0%**	**0%**	**0%**	**-**	**0%**	**0%**	**0%**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
3:00 PM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	4	0	*4*
3:15 PM	0	0	1	0	*1*	0	0	1	0	*1*	0	0	0	0	*0*
3:30 PM	0	0	2	0	*2*	0	0	0	0	*0*	0	0	0	1	*1*
3:45 PM	1	2	0	0	*3*	0	0	0	0	*0*	0	0	0	0	*0*
4:00 PM	2	0	3	0	*5*	0	0	0	0	*0*	0	0	0	0	*0*
4:15 PM	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
4:30 PM	**0**	**1**	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**2**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
5:15 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
5:30 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	4	6	6	0	*16*	0	1	1	0	*2*	0	0	4	4	*8*
Peak Hour	**1**	**3**	**0**	**0**	***4***	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**3**	**3**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina Cir				Rufina Cir				Calle Del Cielo				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0
3:15 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0
3:30 PM	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	2	0
3:45 PM	0	0	0	1	0	0	2	0	0	0	0	0	0	0	0	0	3	7
4:00 PM	0	0	1	1	0	0	0	0	0	3	0	0	0	0	0	0	5	11
4:15 PM	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**11**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**10**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**9**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	1	3	0	2	3	1	0	5	0	1	0	0	0	0	16	
Pk Hr Heavy	**0**	**0**	**0**	**1**	**0**	**2**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	

Count Summaries - Bikes

Interval Start	Rufina Cir				Rufina Cir				Calle Del Cielo				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	2	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	

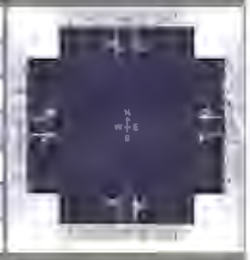
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

APPENDIX C:
2025 EXISTING INTERSECTION CAPACITY ANALYSIS

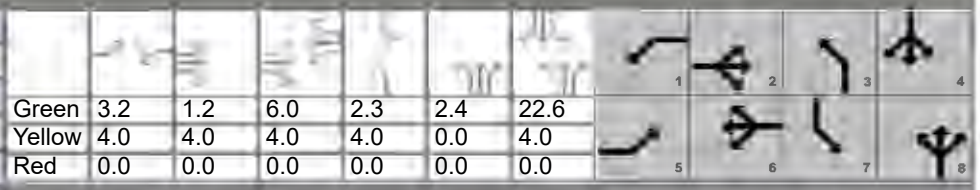
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.95
Urban Street	Rufina Street	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_EXAM Siler-Rufina.xus		
Project Description	2025 Existing AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	217	58	128	44	20	22	89	398	27	28	454	130

Signal Information			
Cycle, s	57.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB		
Green	3.2	1.2	6.0	2.3	2.4	22.6		
Yellow	4.0	4.0	4.0	4.0	0.0	4.0		
Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.3	15.2	7.2	10.0	8.7	29.0	6.3	26.6
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.1	3.2	3.1
Queue Clearance Time (g_s), s	8.2	8.3	3.3	3.4	3.7	12.6	2.6	20.7
Green Extension Time (g_e), s	0.3	0.5	0.0	0.5	0.1	2.2	0.0	1.9
Phase Call Probability	0.97	1.00	0.52	1.00	0.78	1.00	0.38	1.00
Max Out Probability	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.15

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	228	196		46	44		94	447		29	615	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1638		1753	1682		1753	1820		1753	1770	
Queue Service Time (g_s), s	6.2	6.3		1.3	1.4		1.7	10.6		0.6	18.7	
Cycle Queue Clearance Time (g_c), s	6.2	6.3		1.3	1.4		1.7	10.6		0.6	18.7	
Green Ratio (*g/C*)	0.28	0.19		0.16	0.10		0.48	0.43		0.43	0.39	
Capacity (*c*), veh/h	486	318		280	175		322	790		395	695	
Volume-to-Capacity Ratio (*X*)	0.470	0.616		0.166	0.253		0.291	0.566		0.075	0.885	
Back of Queue (*Q*), ft/ln (95 th percentile)	106	106		24	25		26	173		9	319	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.1	4.1		0.9	1.0		1.0	6.7		0.3	12.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.61	0.00		0.14	0.00		0.13	0.00		0.09	0.00	
Uniform Delay (d_1), s/veh	17.1	21.3		21.1	23.8		11.8	12.2		10.4	16.3	
Incremental Delay (d_2), s/veh	0.3	0.7		0.1	0.3		0.2	0.2		0.0	6.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	17.4	22.0		21.2	24.1		12.0	12.5		10.4	23.2	
Level of Service (LOS)	B	C		C	C		B	B		B	C	
Approach Delay, s/veh / LOS	19.5	B		22.6	C		12.4	B		22.6	C	
Intersection Delay, s/veh / LOS	18.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.92	B	1.89	B	1.89	B
Bicycle LOS Score / LOS	1.19	A	0.64	A	1.38	A	1.55	B

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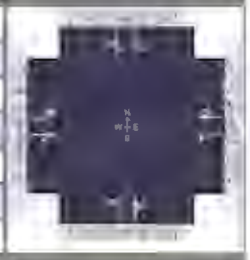
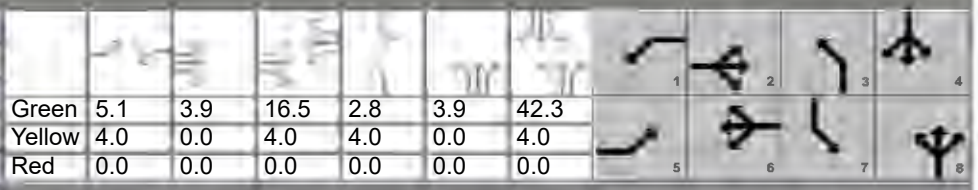
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_EXPM Siler-Rufina.xus		
Project Description	2025 Existing PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	200	30	262	68	72	47	169	404	22	23	438	262

Signal Information			
Cycle, s	90.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	5.1	3.9		16.5	2.8	3.9	42.3					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	13.0	24.4	9.1	20.5	10.7	50.2	6.8	46.3
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	11.0	19.6	5.0	8.0	6.6	17.1	2.7	40.1
Green Extension Time (g_e), s	0.0	0.7	0.0	0.0	0.1	0.0	0.0	1.9
Phase Call Probability	1.00	1.00	0.85	1.00	0.99	1.00	0.47	1.00
Max Out Probability	1.00	0.00	1.00	1.00	1.00	1.00	0.73	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	217	317		74	129		184	463		25	761	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1585		1753	1719		1753	1824		1753	1725	
Queue Service Time (g_s), s	9.0	17.6		3.0	6.0		4.6	15.1		0.7	38.1	
Cycle Queue Clearance Time (g_c), s	9.0	17.6		3.0	6.0		4.6	15.1		0.7	38.1	
Green Ratio (*g/C*)	0.30	0.23		0.24	0.18		0.56	0.51		0.50	0.47	
Capacity (*c*), veh/h	399	358		188	314		242	931		430	807	
Volume-to-Capacity Ratio (*X*)	0.545	0.887		0.394	0.412		0.760	0.497		0.058	0.943	
Back of Queue (*Q*), ft/ln (95 th percentile)	173	290		60	117		104	256		12	550	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.7	11.2		2.3	4.5		4.0	9.9		0.4	21.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.99	0.00		0.35	0.00		0.52	0.00		0.12	0.00	
Uniform Delay (d_1), s/veh	25.6	34.0		28.9	32.8		20.2	14.6		12.5	23.0	
Incremental Delay (d_2), s/veh	0.9	3.0		0.5	0.3		7.5	0.2		0.0	2.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	26.5	37.0		29.4	33.1		27.7	14.7		12.5	25.7	
Level of Service (LOS)	C	D		C	C		C	B		B	C	
Approach Delay, s/veh / LOS	32.7	C		31.8	C		18.4	B		25.3	C	
Intersection Delay, s/veh / LOS	25.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.93	B	1.89	B	1.90	B
Bicycle LOS Score / LOS	1.37	A	0.82	A	1.55	B	1.78	B

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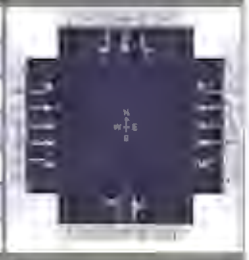
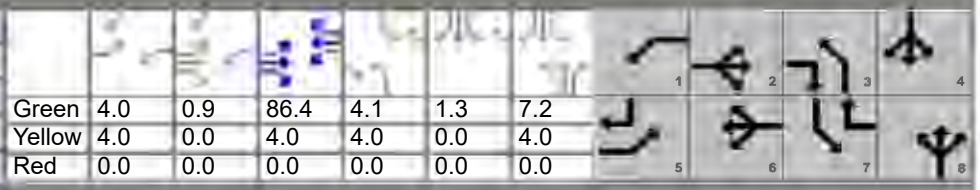
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.91
Urban Street	CALLE DEL CIELO	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_EXAM Calle del Cielo-Cerrillos.xus		
Project Description	2025 Existing AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	46	1420	21	30	870	41	32	28	39	60	16	40

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	4.0	0.9		86.4	4.1	1.3	7.2					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	8.9	91.3	8.0	90.4	8.1	11.2	9.5	12.5
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	2.8		2.5		4.2	7.2	6.2	5.1
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.0	0.1	0.0	0.1
Phase Call Probability	0.81		0.67		0.69	1.00	0.89	1.00
Max Out Probability	0.00		0.00		0.01	0.83	1.00	0.02

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	51	1560	23	33	956	45	35	74		66	18	44
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1685	1572	1767	1685	1572	1767	1680		1767	1856	1572
Queue Service Time (g_s), s	0.8	14.6	0.4	0.5	7.8	0.8	2.2	5.2		4.2	1.1	3.1
Cycle Queue Clearance Time (g_c), s	0.8	14.6	0.4	0.5	7.8	0.8	2.2	5.2		4.2	1.1	3.1
Green Ratio (*g/C*)	0.76	0.73	0.76	0.76	0.72	0.77	0.09	0.06		0.11	0.07	0.11
Capacity (*c*), veh/h	513	3677	1198	317	3640	1204	184	101		163	132	176
Volume-to-Capacity Ratio (*X*)	0.098	0.424	0.019	0.104	0.263	0.037	0.191	0.729		0.404	0.133	0.250
Back of Queue (*Q*), ft/ln (95 th percentile)	11	202	5	7	111	10	45	104		85	23	55
Back of Queue (*Q*), veh/ln (95 th percentile)	0.4	7.9	0.2	0.3	4.3	0.4	1.7	4.1		3.3	0.9	2.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.07	0.00	0.00	0.04	0.00	0.00	0.28	0.00		1.21	0.00	0.00
Uniform Delay (d_1), s/veh	3.8	6.4	3.4	4.5	5.8	3.4	50.2	55.4		50.0	52.3	48.7
Incremental Delay (d_2), s/veh	0.0	0.4	0.0	0.1	0.2	0.1	0.2	3.7		0.6	0.2	0.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	3.8	6.8	3.5	4.5	6.0	3.4	50.4	59.2		50.6	52.4	48.9
Level of Service (LOS)	A	A	A	A	A	A	D	E		D	D	D
Approach Delay, s/veh / LOS	6.7	A		5.8	A		56.3	E		50.3	D	
Intersection Delay, s/veh / LOS	10.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	2.05	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.39	A	1.06	A	0.67	A	0.70	A

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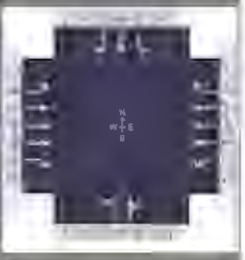
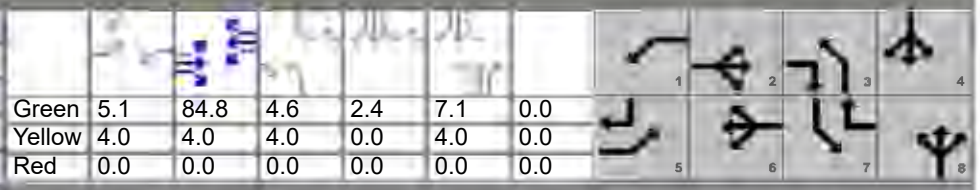
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.96
Urban Street	CALLE DEL CIELO	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_EXPM Calle del Cielo-Cerrillos.xus		
Project Description	2025 Existing PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	54	1477	17	54	1878	67	42	32	37	103	41	86

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	5.1	84.8	4.6	2.4	7.1	0.0						
Yellow	4.0	4.0	4.0	0.0	4.0	0.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.1	88.8	9.1	88.8	8.6	11.1	11.0	13.5
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	3.0		3.0		4.7	6.9	8.7	8.3
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.0	0.2	0.0	0.2
Phase Call Probability	0.85		0.85		0.77	1.00	0.97	1.00
Max Out Probability	0.00		0.00		0.00	0.06	1.00	0.02

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	56	1539	18	56	1956	70	44	72		107	43	90
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598	1795	1719		1795	1885	1598
Queue Service Time (g_s), s	1.0	15.1	0.3	1.0	21.7	1.3	2.7	4.9		6.7	2.6	6.3
Cycle Queue Clearance Time (g_c), s	1.0	15.1	0.3	1.0	21.7	1.3	2.7	4.9		6.7	2.6	6.3
Green Ratio (*g/C*)	0.75	0.71	0.75	0.75	0.71	0.77	0.10	0.06		0.12	0.08	0.12
Capacity (*c*), veh/h	255	3629	1190	333	3629	1222	186	102		189	149	194
Volume-to-Capacity Ratio (*X*)	0.220	0.424	0.015	0.169	0.539	0.057	0.236	0.705		0.567	0.286	0.461
Back of Queue (*Q*), ft/ln (95 th percentile)	14	212	4	14	284	16	55	100		140	55	113
Back of Queue (*Q*), veh/ln (95 th percentile)	0.5	8.4	0.2	0.5	11.3	0.6	2.2	4.0		5.6	2.2	4.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.09	0.00	0.00	0.07	0.00	0.00	0.34	0.00		2.00	0.00	0.00
Uniform Delay (d_1), s/veh	6.5	7.4	3.9	5.0	8.3	3.5	50.1	55.4		49.4	52.0	49.0
Incremental Delay (d_2), s/veh	0.2	0.4	0.0	0.1	0.6	0.1	0.2	3.3		2.5	0.4	0.6
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	6.7	7.7	4.0	5.1	8.9	3.6	50.3	58.7		51.9	52.4	49.7
Level of Service (LOS)	A	A	A	A	A	A	D	E		D	D	D
Approach Delay, s/veh / LOS	7.7	A		8.6	A		55.5	E		51.2	D	
Intersection Delay, s/veh / LOS	12.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	2.05	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.37	A	1.63	B	0.68	A	0.88	A

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HCS Two-Way Stop-Control Report

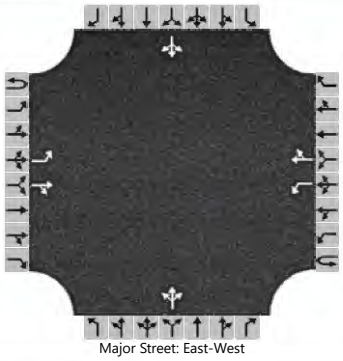
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2025
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2025 Existing AM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.89
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		15	490	59		15	175	17		21	11	14		10	8	6
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		17				17					52				27	
Capacity, c (veh/h)		1348				958					370				362	
v/c Ratio		0.01				0.02					0.14				0.07	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.5				0.2	
95% Queue Length, Q_{95} (ft)		0.0				2.6					12.8				5.1	
Control Delay (s/veh)		7.7				8.8					16.3				15.7	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.6				16.3				15.7			
Approach LOS	A				A				C				C			

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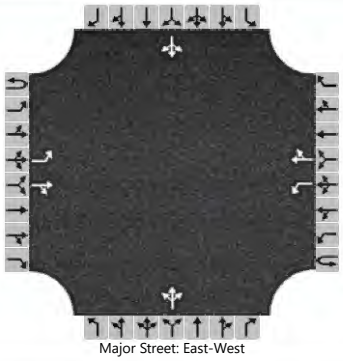
HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	MG	Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Agency/Co.	BHI	Jurisdiction	Santa Fe
Date Performed	7/16/2025	East/West Street	Rufina Street
Analysis Year	2025	North/South Street	Rufina Circle (west)
Time Analyzed	PM	Peak Hour Factor	0.95
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	2025 Existing PM		

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		10	324	65		15	385	23		55	24	28		31	20	41
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		11				16					113				97	
Capacity, c (veh/h)		1130				1149					376				411	
v/c Ratio		0.01				0.01					0.30				0.24	
95% Queue Length, Q_{95} (veh)		0.0				0.0					1.2				0.9	
95% Queue Length, Q_{95} (ft)		0.0				0.0					30.5				22.9	
Control Delay (s/veh)		8.2				8.2					18.6				16.4	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.3				18.6				16.4			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

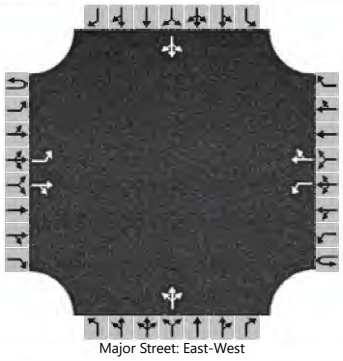
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2025
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2025 Existing AM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	510	11		31	198	0		2	0	28		1	0	1
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				36					35				2	
Capacity, c (veh/h)		1338				972					489				465	
v/c Ratio		0.00				0.04					0.07				0.00	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.2				0.0	
95% Queue Length, Q_{95} (ft)		0.0				2.5					5.1				0.0	
Control Delay (s/veh)		7.7				8.8					12.9				12.8	
Level of Service (LOS)		A				A					B				B	
Approach Delay (s/veh)	0.0				1.2				12.9				12.8			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

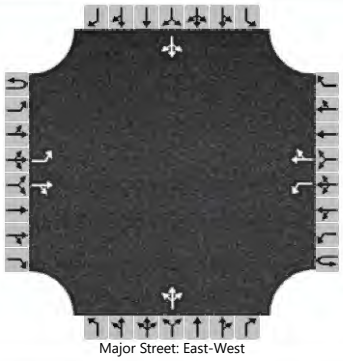
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2025
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2025 Existing PM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	351	25		47	462	1		11	0	47		0	0	0
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				52					64				0	
Capacity, c (veh/h)		1061				1151					553				0	
v/c Ratio		0.00				0.04					0.12					
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.4					
95% Queue Length, Q_{95} (ft)		0.0				2.5					10.1					
Control Delay (s/veh)		8.4				8.3					12.4					
Level of Service (LOS)		A				A					B					
Approach Delay (s/veh)	0.0				0.8				12.4							
Approach LOS	A				A				B							

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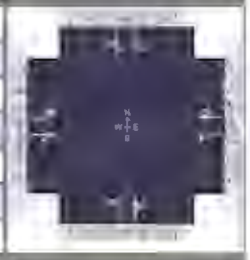
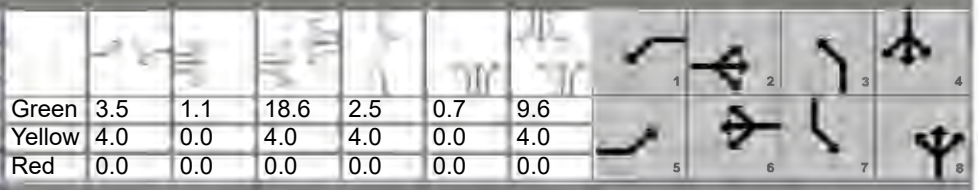
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.94
Urban Street	Rufina Street	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_EXAM Rufina-Richards.xus		
Project Description	2025 Existing AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	95	454	121	56	117	15	49	123	102	35	163	75

Signal Information			
Cycle, s	51.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB		
Green	3.5	1.1	18.6	2.5	0.7	9.6		
Yellow	4.0	0.0	4.0	4.0	0.0	4.0		
Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	8.6	23.7	7.5	22.6	7.2	14.3	6.5	13.6
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	3.7	18.4	3.0	4.7	3.2	8.6	2.8	9.0
Green Extension Time (g_e), s	0.0	1.3	0.0	0.3	0.0	0.6	0.0	0.6
Phase Call Probability	0.77	1.00	0.58	1.00	0.53	1.00	0.42	1.00
Max Out Probability	1.00	0.00	1.00	1.00	1.00	0.29	1.00	0.36

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	101	612		60	140		52	239		37	253	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1816		1795	1847		1795	1743		1795	1784	
Queue Service Time (g_s), s	1.7	16.4		1.0	2.7		1.2	6.6		0.8	7.0	
Cycle Queue Clearance Time (g_c), s	1.7	16.4		1.0	2.7		1.2	6.6		0.8	7.0	
Green Ratio (*g/C*)	0.45	0.38		0.42	0.36		0.25	0.20		0.23	0.18	
Capacity (*c*), veh/h	683	690		280	661		305	344		261	329	
Volume-to-Capacity Ratio (*X*)	0.148	0.887		0.213	0.213		0.171	0.695		0.143	0.769	
Back of Queue (*Q*), ft/ln (95 th percentile)	25	250		16	45		20	114		14	129	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.0	9.9		0.6	1.8		0.8	4.5		0.6	5.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	8.5	15.1		12.0	11.6		15.7	19.4		16.3	20.1	
Incremental Delay (d_2), s/veh	0.0	1.6		0.1	0.1		0.1	1.2		0.1	2.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	8.6	16.7		12.1	11.7		15.8	20.6		16.4	22.5	
Level of Service (LOS)	A	B		B	B		B	C		B	C	
Approach Delay, s/veh / LOS	15.5	B		11.8	B		19.7	B		21.7	C	
Intersection Delay, s/veh / LOS	17.0						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.89	B	1.89	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	1.66	B	0.82	A	0.97	A	0.97	A

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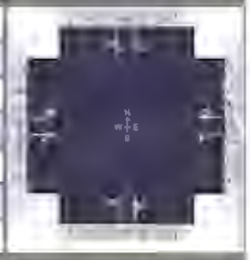
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.97
Urban Street	Rufina Street	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_EXPM Rufina-Richards.xus		
Project Description	2025 Existing PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	122	300	82	100	383	27	150	179	68	31	199	134

Signal Information			
Cycle, s	54.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

	EB			WB			NB			SB		
Green	4.7	0.4		14.9	2.3	3.1	12.6					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.1	19.3	8.7	18.9	9.4	19.7	6.3	16.6
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.1	3.2	3.1	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	4.6	12.7	4.1	13.5	5.3	8.3	2.7	12.1
Green Extension Time (g_e), s	0.0	1.4	0.0	1.4	0.0	0.0	0.0	0.6
Phase Call Probability	0.85	1.00	0.79	1.00	0.90	1.00	0.38	1.00
Max Out Probability	1.00	0.06	1.00	0.05	1.00	1.00	0.82	0.05

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	126	394		103	423		155	255		32	343	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1815		1795	1863		1795	1796		1795	1758	
Queue Service Time (g_s), s	2.6	10.7		2.1	11.5		3.3	6.3		0.7	10.1	
Cycle Queue Clearance Time (g_c), s	2.6	10.7		2.1	11.5		3.3	6.3		0.7	10.1	
Green Ratio (*g/C*)	0.37	0.28		0.36	0.28		0.35	0.29		0.28	0.23	
Capacity (*c*), veh/h	364	513		337	514		363	523		365	411	
Volume-to-Capacity Ratio (*X*)	0.345	0.767		0.306	0.822		0.426	0.486		0.088	0.836	
Back of Queue (*Q*), ft/ln (95 th percentile)	41	187		34	204		53	106		12	177	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.6	7.4		1.3	8.1		2.1	4.2		0.5	7.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	12.9	17.8		13.2	18.3		13.7	15.8		14.7	19.7	
Incremental Delay (d_2), s/veh	0.2	1.1		0.2	1.6		0.3	0.3		0.0	1.9	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	13.1	18.9		13.4	19.9		14.0	16.1		14.7	21.6	
Level of Service (LOS)	B	B		B	B		B	B		B	C	
Approach Delay, s/veh / LOS	17.5	B		18.6	B		15.3	B		21.0	C	
Intersection Delay, s/veh / LOS	18.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.90	B	1.91	B
Bicycle LOS Score / LOS	1.34	A	1.36	A	1.16	A	1.11	A

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HCS Two-Way Stop-Control Report

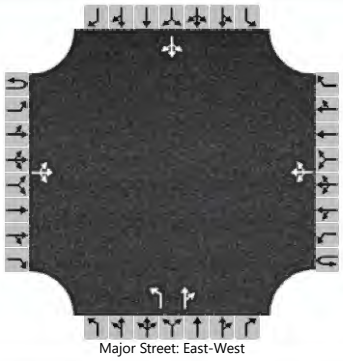
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2025
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2025 Existing AM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.79
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		6	7	79		29	17	3		58	2	52		0	2	1
Percent Heavy Vehicles (%)		4				4				4	4	4		4	4	4
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.14				4.14				7.14	6.54	6.24		7.14	6.54	6.24
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.24				3.54	4.04	3.34		3.54	4.04	3.34

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		8				37				73		68			4	
Capacity, c (veh/h)		1576				1469				758		985			747	
v/c Ratio		0.00				0.02				0.10		0.07			0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.1				0.3		0.2			0.0	
95% Queue Length, Q_{95} (ft)		0.0				2.5				7.7		5.2			0.0	
Control Delay (s/veh)		7.3	0.0	0.0		7.5	0.2	0.2		10.3		8.9			9.8	
Level of Service (LOS)		A	A	A		A	A	A		B		A			A	
Approach Delay (s/veh)	0.5				4.5				9.6				9.8			
Approach LOS	A				A				A				A			

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HCS Two-Way Stop-Control Report

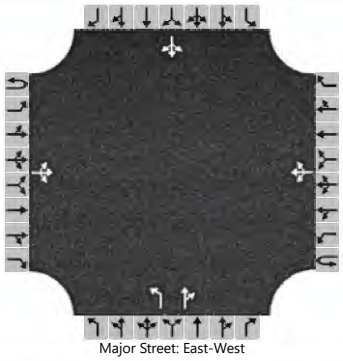
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2025
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2025 Existing PM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		0	20	152		57	26	1		124	3	40		7	13	6
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				63				136		47			29	
Capacity, c (veh/h)		1590				1391				633		917			639	
v/c Ratio		0.00				0.05				0.22		0.05			0.04	
95% Queue Length, Q_{95} (veh)		0.0				0.1				0.8		0.2			0.1	
95% Queue Length, Q_{95} (ft)		0.0				2.5				20.2		5.0			2.5	
Control Delay (s/veh)		7.3	0.0	0.0		7.7	0.4	0.4		12.2		9.1			10.9	
Level of Service (LOS)		A	A	A		A	A	A		B		A			B	
Approach Delay (s/veh)	0.0				5.3				11.4				10.9			
Approach LOS	A				A				B				B			

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APPENDIX D:
TURNING MOVEMENT DEVELOPMENT

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: SILER ROAD & RUFINA STREET

AM Peak Hour

	Eastbound RUFINA			Westbound RUFINA			Northbound SILER			Southbound SILER		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	217	58	128	44	20	22	89	398	27	28	454	130
Background Growth	13	3	8	3	1	1	5	24	2	2	27	8
2028 No Build	230	61	136	47	21	23	94	422	29	30	481	138
Entering							14					36
Exiting	34		13									
2028 Build	264	61	149	47	21	23	108	422	29	30	481	174
Horizon Year Background Growth	43	12	26	9	4	4	18	80	5	6	91	26
2038 Horizon Year No Build	273	73	161	55	25	28	112	501	34	35	572	164
Entering							14					36
Exiting	34		13									
2038 Horizon Year Build	307	73	174	55	25	28	126	501	34	35	572	200
PHF	*0.95*			*0.95*			*0.95*			*0.95*		
HV %		*4*			*4*			*4*			*4*	

PM Peak Hour

	Eastbound RUFINA			Westbound RUFINA			Northbound SILER			Southbound SILER		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	200	30	262	68	72	47	169	404	22	23	438	262
Background Growth	12	2	16	4	4	3	10	24	1	1	26	16
2028 No Build	212	32	278	72	76	50	179	428	23	24	464	278
Entering							13					34
Exiting	36		14									
2028 Build	248	32	292	72	76	50	192	428	23	24	464	312
Horizon Year Background Growth	40	6	52	14	14	9	34	81	4	5	88	52
2038 Horizon Year No Build	252	38	330	86	91	59	213	509	28	29	552	330
Entering							13					34
Exiting	36		14									
2038 Horizon Year Build	288	38	344	86	91	59	226	509	28	29	552	364
PHF	*0.92*			*0.92*			*0.92*			*0.92*		
HV %		*1*			*1*			*1*			*1*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter							7.00%					18.00%
Trip Distribution % Exit	18.00%		7.00%									

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: CALLE DEL CIELO & CERRILLOS ROAD

AM Peak Hour

	Eastbound CERRILLOS RD			Westbound CERRILLOS RD			Northbound CALLE DEL CIELO			Southbound CALLE DEL CIELO		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	46	1,420	21	30	870	41	32	28	39	60	16	40
Background Growth	3	85	1	2	52	2	2	2	2	4	1	2
2028 No Build	49	1,505	22	32	922	43	34	30	41	64	17	42
Entering	44					76						
Exiting										72		41
2028 Build	93	1,505	22	32	922	119	34	30	41	135	17	84
Horizon Year Background Growth	9	284	4	6	174	8	6	6	8	12	3	8
2038 Horizon Year No Build	58	1,789	26	38	1,096	52	40	35	49	76	20	50
Entering	44					76						
Exiting										72		41
2038 Horizon Year Build	102	1,789	26	38	1,096	128	40	35	49	147	20	92
PHF	*0.91*			*0.91*			*0.91*			*0.91*		
HV %		*3*			*3*			*3*			*3*	

PM Peak Hour

	Eastbound CERRILLOS RD			Westbound CERRILLOS RD			Northbound CALLE DEL CIELO			Southbound CALLE DEL CIELO		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	54	1,477	17	54	1,878	67	42	32	37	103	41	86
Background Growth	3	89	1	3	113	4	3	2	2	6	2	5
2028 No Build	57	1,566	18	57	1,991	71	45	34	39	109	43	91
Entering	41					72						
Exiting	0									76		44
2028 Build	99	1,566	18	57	1,991	143	45	34	39	185	43	135
Horizon Year Background Growth	11	295	3	11	376	13	8	6	7	21	8	17
2038 Horizon Year No Build	68	1,861	21	68	2,366	84	53	40	47	130	52	108
Entering	41					72						
Exiting										76		44
2038 Horizon Year Build	109	1,861	21	68	2,366	156	53	40	47	206	52	152
PHF	*0.96*			*0.96*			*0.96*			*0.96*		
HV %		*1*			*1*			*1*			*1*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter	22.00%					38.00%						
Trip Distribution % Exit										38.00%		22.00%

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: RUFINA STREET & RUFINA CIRCLE (WEST)

AM Peak Hour

	Eastbound RUFINA ST			Westbound RUFINA ST			Northbound RUFINA CIRCLE (WEST)			Southbound PARKWAY DRIVE		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	15	490	59	15	175	17	21	11	14	10	8	6
Background Growth	1	29	4	1	11	1	1	1	1	1		
2028 No Build	16	519	63	16	186	18	22	12	15	11	8	6
Entering		30										
Exiting					28							
2028 Build	16	549	63	16	214	18	22	12	15	11	8	6
Horizon Year Background Growth	3	98	12	3	35	3	4	2	3	2	2	1
2038 Horizon Year No Build	19	617	74	19	221	21	26	14	18	13	10	7
Entering		30										
Exiting					28							
2038 Horizon Year Build	19	647	74	19	249	21	26	14	18	13	10	7
PHF	*0.89*			*0.89*			*0.89*			*0.89*		
HV %		*3*			*3*			*3*			*3*	

PM Peak Hour

	Eastbound RUFINA ST			Westbound RUFINA ST			Northbound RUFINA CIRCLE (WEST)			Southbound PARKWAY DRIVE		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	10	324	65	15	385	23	55	24	28	31	20	41
Background Growth	1	19	4	1	23	1	3	1	2	2	1	2
2028 No Build	11	343	69	16	408	24	58	25	30	33	21	43
Entering		28										
Exiting					30							
2028 Build	11	372	69	16	438	24	58	25	30	33	21	43
Horizon Year Background Growth	2	65	13	3	77	5	11	5	6	6	4	8
2038 Horizon Year No Build	13	408	82	19	485	29	69	30	35	39	25	52
Entering		28										
Exiting					30							
2038 Horizon Year Build	13	436	82	19	515	29	69	30	35	39	25	52
PHF	*0.95*			*0.95*			*0.95*			*0.95*		
HV %		*2*			*2*			*2*			*2*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter		15.00%										
Trip Distribution % Exit					15.00%							

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: RUFINA STREET & RUFINA CIRCLE (EAST)

AM Peak Hour

	Eastbound RUFINA ST			Westbound RUFINA ST			Northbound RUFINA CIRCLE (EAST)			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)		510	11	31	198		2		28	1		1
Background Growth		31	1	2	12				2			
2028 No Build		541	12	33	210		2		30	1		1
Entering			30	50								
Exiting							28		47			
2028 Build		541	42	83	210		30		77	1		1
Horizon Year Background Growth	0	102	2	6	40	0	0	0	6	0	0	0
2038 Horizon Year No Build		643	14	39	249		2		35	1		1
Entering			30	50								
Exiting							28		47			
2038 Horizon Year Build		643	44	89	249		31		82	1		1
PHF	*0.86*			*0.86*			*0.86*			*0.86*		
HV %		*2*			*2*			*2*			*2*	

PM Peak Hour

	Eastbound RUFINA ST			Westbound RUFINA ST			Northbound RUFINA CIRCLE (EAST)			Southbound 0		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)		351	25	47	462	1	11		47			
Background Growth		21	2	3	28		1		3			
2028 No Build		372	27	50	490	1	12		50			
Entering			28	47								
Exiting							30		50			
2028 Build		372	55	97	490	1	42		100			
Horizon Year Background Growth	0	70	5	9	92	0	2	0	9	0	0	0
2038 Horizon Year No Build		442	32	59	582	1	14		59			
Entering			28	47								
Exiting							30		50			
2038 Horizon Year Build		442	60	106	582	1	44		109			
PHF	*0.91*			*0.91*			*0.91*			*0.91*		
HV %		*1*			*1*			*1*			*1*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter			15.00%	25.00%								
Trip Distribution % Exit							15.00%		25.00%			

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: RUFINA STREET & RICHARDS AVENUE

AM Peak Hour

	Eastbound RUFINA ST			Westbound RUFINA ST			Northbound RICHARDS AVE			Southbound HENRY LYNCH RD		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	95	454	121	56	117	15	49	123	102	35	163	75
Background Growth	6	27	7	3	7	1	3	7	6	2	10	5
2028 No Build	101	481	128	59	124	16	52	130	108	37	173	80
Entering		20							10			
Exiting				9	19							
2028 Build	101	501	128	69	143	16	52	130	118	37	173	80
Horizon Year Background Growth	19	91	24	11	23	3	10	25	20	7	33	15
2038 Horizon Year No Build	120	572	152	71	147	19	62	155	129	44	205	95
Entering		20							10			
Exiting				9	19							
2038 Horizon Year Build	120	592	152	80	166	19	62	155	139	44	205	95
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*1*			*1*			*1*			*1*	

PM Peak Hour

	Eastbound RUFINA ST			Westbound RUFINA ST			Northbound RICHARDS AVE			Southbound HENRY LYNCH RD		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	122	300	82	100	383	27	150	179	68	31	199	134
Background Growth	7	18	5	6	23	2	9	11	4	2	12	8
2028 No Build	129	318	87	106	406	29	159	190	72	33	211	142
Entering		19							9			
Exiting				10	20							
2028 Build	129	337	87	116	426	29	159	190	81	33	211	142
Horizon Year Background Growth	24	60	16	20	77	5	30	36	14	6	40	27
2038 Horizon Year No Build	154	378	103	126	483	34	189	226	86	39	251	169
Entering		19							9			
Exiting				10	20							
2038 Horizon Year Build	154	397	103	136	503	34	189	226	95	39	251	169
PHF	*0.97*			*0.97*			*0.97*			*0.97*		
HV %		*1*			*1*			*1*			*1*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter		10.00%							5.00%			
Trip Distribution % Exit				5.00%	10.00%							

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: RUFINA CIRCLE & CALLE DEL CIELO

AM Peak Hour

	Eastbound RUFINA CIRCLE			Westbound RUFINA CIRCLE			Northbound CALLE DEL CIELO			Southbound CALLE DEL CIELO		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	6	7	79	29	17	3	58	2	52		2	1
Background Growth			5	2	1		3		3			
2028 No Build	6	7	84	31	18	3	61	2	55		2	1
Entering									120			
Exiting				113								
2028 Build	6	7	84	144	18	3	61	2	175		2	1
Horizon Year Background Growth	1	1	16	6	3	1	12	0	10	0	0	0
2038 Horizon Year No Build	7	8	100	37	21	4	73	2	66		2	1
Entering									120			
Exiting				113								
2038 Horizon Year Build	7	8	100	149	21	4	73	2	186		2	1
PHF	*0.79*			*0.79*			*0.79*			*0.79*		
HV %		*4*			*4*			*4*			*4*	

PM Peak Hour

	Eastbound RUFINA CIRCLE			Westbound RUFINA CIRCLE			Northbound CALLE DEL CIELO			Southbound CALLE DEL CIELO		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)		20	152	57	26	1	124	3	40	7	13	6
Background Growth		1	9	3	2		7		2		1	
2028 No Build		21	161	60	28	1	131	3	42	7	14	6
Entering									113			
Exiting				120								
2028 Build		21	161	180	28	1	131	3	155	7	14	6
Horizon Year Background Growth	0	4	30	11	5	0	25	1	8	1	3	1
2038 Horizon Year No Build		25	192	72	33	1	156	4	50	8	16	7
Entering									113			
Exiting				120								
2038 Horizon Year Build		25	192	192	33	1	156	4	163	8	16	7
PHF	*0.91*			*0.91*			*0.91*			*0.91*		
HV %		*1*			*1*			*1*			*1*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter									60.00%			
Trip Distribution % Exit				60.00%								

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: RUFINA CIRCLE & ACCESS 1 (PROPOSED)

AM Peak Hour

	Eastbound			Westbound ACCESS 1			Northbound RUFINA CIRCLE (EAST)			Southbound RUFINA CIRCLE (EAST)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)								30			42	
Background Growth								2			3	
2028 No Build								32			45	
Entering								0	20	70	10	
Exiting				19		66		9				
2028 Build				19		66		41	20	70	55	
Horizon Year Background Growth								11			15	
2043 Horizon Year No Build								43			60	
Entering									20	70	10	
Exiting				19		66		9				
2043 Horizon Year Build				19		66		52	20	70	70	
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*2*			*2*			*2*			*2*	

PM Peak Hour

	Eastbound			Westbound ACCESS 1			Northbound RUFINA CIRCLE (EAST)			Southbound RUFINA CIRCLE (EAST)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)								58			72	
Background Growth								3			4	
2028 No Build								61			76	
Entering									19	66	9	
Exiting				20		70		10				
2028 Build				20		70		71	19	66	86	
Horizon Year Background Growth								21			26	
2043 Horizon Year No Build								82			102	
Entering									19	66	9	
Exiting				20		70		10				
2043 Horizon Year Build				20		70		92	19	66	112	
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*2*			*2*			*2*			*2*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter									10.00%	35.00%	5.00%	
Trip Distribution % Exit				10.00%		35.00%		5.00%				

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: RUFINA CIRCLE & ACCESS 2 (PROPOSED)

AM Peak Hour

	Eastbound			Westbound ACCESS 2			Northbound RUFINAL CIRCLE (EAST)			Southbound RUFINA CIRCLE (EAST)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)								30			42	
Background Growth								2			3	
2028 No Build								32			45	
Entering								20	100	10		
Exiting				94		9					19	
2028 Build				94		9		52	100	10	63	
Horizon Year Background Growth								11			15	
2043 Horizon Year No Build								43			60	
Entering								20	100	10		
Exiting				94		9					19	
2043 Horizon Year Build				94		9		63	100	10	78	
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*2*			*2*			*2*			*2*	

PM Peak Hour

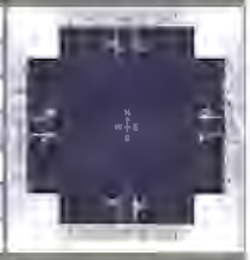
	Eastbound 0			Westbound ACCESS 2			Northbound RUFINAL CIRCLE (EAST)			Southbound RUFINA CIRCLE (EAST)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)								58			72	
Background Growth								3			4	
2028 No Build								61			76	
Entering								19	94	9		
Exiting				100		10					20	
2028 Build				100		10		80	94	9	96	
Horizon Year Background Growth								21			26	
2043 Horizon Year No Build								82			102	
Entering								19	94	9		
Exiting				100		10					20	
2043 Horizon Year Build				100		10		101	94	9	122	
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*2*			*2*			*2*			*2*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter								10.00%	50.00%	5.00%		
Trip Distribution % Exit				50.00%		5.00%					10.00%	

APPENDIX E:
2028 NO BUILD INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.95
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_NBAM Siler-Rufina.xus		
Project Description	2028 No Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	230	61	136	47	21	23	94	422	29	30	481	138

Signal Information					EB			WB			NB			SB		
Cycle, s	57.7	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	3.3	3.7		6.0	2.4	2.4	24.0					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.0	13.7	7.3	10.0	8.8	30.4	6.4	28.0
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.1	3.2	3.1
Queue Clearance Time (g_s), s	8.9	9.0	3.4	3.5	3.7	13.1	2.6	21.7
Green Extension Time (g_e), s	0.0	0.3	0.0	0.1	0.0	2.3	0.0	2.3
Phase Call Probability	0.98	1.00	0.55	1.00	0.80	1.00	0.40	1.00
Max Out Probability	1.00	0.05	1.00	1.00	1.00	0.06	0.64	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	242	207		49	46		99	475		32	652	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1637		1753	1682		1753	1820		1753	1770	
Queue Service Time (g_s), s	6.9	7.0		1.4	1.5		1.7	11.1		0.6	19.7	
Cycle Queue Clearance Time (g_c), s	6.9	7.0		1.4	1.5		1.7	11.1		0.6	19.7	
Green Ratio (*g/C*)	0.25	0.17		0.16	0.10		0.50	0.46		0.46	0.42	
Capacity (*c*), veh/h	442	275		239	175		327	831		405	735	
Volume-to-Capacity Ratio (*X*)	0.547	0.753		0.207	0.265		0.303	0.572		0.078	0.887	
Back of Queue (*Q*), ft/ln (95 th percentile)	122	121		25	26		25	180		9	293	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.7	4.7		1.0	1.0		1.0	7.0		0.3	11.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.70	0.00		0.15	0.00		0.13	0.00		0.09	0.00	
Uniform Delay (d_1), s/veh	18.7	22.9		21.2	23.8		11.5	11.5		9.7	15.6	
Incremental Delay (d_2), s/veh	0.8	1.6		0.2	0.3		0.2	0.6		0.0	1.5	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	19.5	24.5		21.3	24.1		11.7	12.2		9.7	17.1	
Level of Service (LOS)	B	C		C	C		B	B		A	B	
Approach Delay, s/veh / LOS	21.8	C		22.7	C		12.1	B		16.8	B	
Intersection Delay, s/veh / LOS	16.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.92	B	1.88	B	1.89	B
Bicycle LOS Score / LOS	1.23	A	0.65	A	1.43	A	1.61	B

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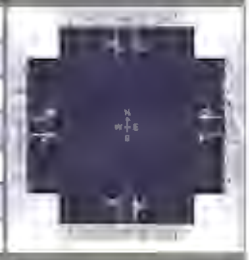
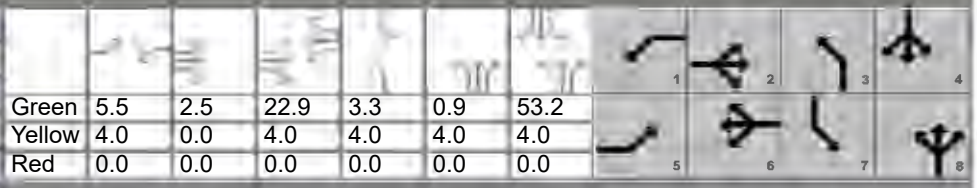
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_NBPM Siler-Rufina.xus		
Project Description	2028 No Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	212	32	278	72	76	50	179	428	23	24	464	278

Signal Information			
Cycle, s	108.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	5.5	2.5		22.9	3.3	0.9	53.2					
Yellow	4.0	0.0		4.0	4.0	4.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.0	29.5	9.5	26.9	12.2	62.1	7.3	57.2
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	10.0	24.5	5.8	9.4	7.9	20.6	2.8	50.6
Green Extension Time (g_e), s	0.0	0.8	0.0	0.0	0.3	3.2	0.0	2.1
Phase Call Probability	1.00	1.00	0.91	1.00	1.00	1.00	0.55	1.00
Max Out Probability	1.00	0.00	1.00	1.00	0.00	0.02	0.94	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	230	337		78	137		195	490		26	807	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1585		1753	1718		1753	1824		1753	1724	
Queue Service Time (g_s), s	8.0	22.5		3.8	7.4		5.9	18.6		0.8	48.6	
Cycle Queue Clearance Time (g_c), s	8.0	22.5		3.8	7.4		5.9	18.6		0.8	48.6	
Green Ratio (*g/C*)	0.29	0.24		0.26	0.21		0.59	0.54		0.53	0.49	
Capacity (*c*), veh/h	375	374		165	365		228	979		433	848	
Volume-to-Capacity Ratio (*X*)	0.614	0.902		0.475	0.375		0.855	0.501		0.060	0.951	
Back of Queue (*Q*), ft/ln (95 th percentile)	90	359		76	146		125	310		14	698	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.5	13.9		2.9	5.7		4.9	12.0		0.6	27.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.52	0.00		0.44	0.00		0.63	0.00		0.14	0.00	
Uniform Delay (d_1), s/veh	34.2	40.4		33.4	36.7		25.3	16.0		13.7	26.4	
Incremental Delay (d_2), s/veh	2.2	3.3		0.8	0.2		3.9	0.2		0.0	3.5	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	36.4	43.7		34.2	37.0		29.3	16.1		13.7	29.9	
Level of Service (LOS)	D	D		C	D		C	B		B	C	
Approach Delay, s/veh / LOS	40.8	D		35.9	D		19.9	B		29.4	C	
Intersection Delay, s/veh / LOS	30.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.94	B	1.94	B	1.90	B	1.90	B
Bicycle LOS Score / LOS	1.42	A	0.84	A	1.62	B	1.86	B

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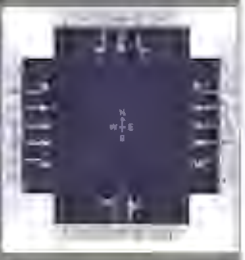
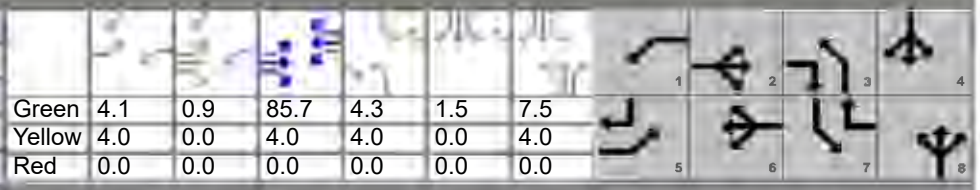
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.91
Urban Street	CALLE DEL CIELO	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_NBAM Calle del Cielo-Cerrillos.xus		
Project Description	2028 No Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	49	1505	22	32	922	43	34	30	41	64	17	42

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	4.1	0.9		85.7	4.3	1.5	7.5					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.0	90.5	8.1	89.7	8.3	11.5	9.8	13.1
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	2.9		2.6		4.3	7.5	6.4	5.2
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.1
Phase Call Probability	0.83		0.69		0.71	1.00	0.90	1.00
Max Out Probability	0.00		0.00		1.00	0.55	1.00	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	54	1654	24	35	1013	47	37	78		70	19	46
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1685	1572	1767	1685	1572	1767	1681		1767	1856	1572
Queue Service Time (g_s), s	0.9	16.3	0.5	0.6	8.6	0.9	2.3	5.5		4.4	1.1	3.2
Cycle Queue Clearance Time (g_c), s	0.9	16.3	0.5	0.6	8.6	0.9	2.3	5.5		4.4	1.1	3.2
Green Ratio (*g/C*)	0.76	0.72	0.76	0.76	0.71	0.76	0.10	0.06		0.11	0.08	0.12
Capacity (*c*), veh/h	488	3644	1190	296	3608	1199	191	106		168	140	184
Volume-to-Capacity Ratio (*X*)	0.110	0.454	0.020	0.119	0.281	0.039	0.195	0.739		0.419	0.133	0.250
Back of Queue (*Q*), ft/ln (95 th percentile)	12	222	6	8	124	11	47	110		90	24	58
Back of Queue (*Q*), veh/ln (95 th percentile)	0.5	8.7	0.2	0.3	4.8	0.4	1.9	4.3		3.5	0.9	2.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.08	0.00	0.00	0.04	0.00	0.00	0.30	0.00		1.28	0.00	0.00
Uniform Delay (d_1), s/veh	4.0	6.9	3.6	4.9	6.1	3.5	49.8	55.3		49.5	51.8	48.2
Incremental Delay (d_2), s/veh	0.0	0.4	0.0	0.1	0.2	0.1	0.2	3.8		0.6	0.2	0.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	4.1	7.4	3.6	5.0	6.3	3.6	50.0	59.0		50.1	52.0	48.4
Level of Service (LOS)	A	A	A	A	A	A	D	E		D	D	D
Approach Delay, s/veh / LOS	7.2	A		6.2	A		56.1	E		49.8	D	
Intersection Delay, s/veh / LOS	10.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	2.05	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.44	A	1.09	A	0.68	A	0.71	A

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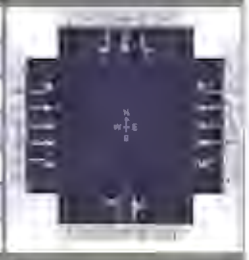
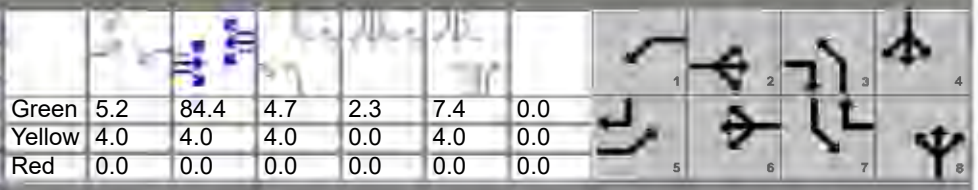
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.96
Urban Street	CALLE DEL CIELO	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_NBPM Calle del Cielo-Cerrillos.xus		
Project Description	2028 No Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	57	1566	18	57	1991	71	45	34	39	109	43	91

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	5.2	84.4		4.7	2.3	7.4	0.0					
Yellow	4.0	4.0		4.0	0.0	4.0	0.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.2	88.4	9.2	88.4	8.7	11.4	11.0	13.7
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	3.0		3.0		4.9	7.2	9.0	8.6
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.0	0.2	0.0	0.2
Phase Call Probability	0.86		0.86		0.79	1.00	0.98	1.00
Max Out Probability	0.00		0.00		0.00	0.08	1.00	0.04

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	59	1631	19	59	2074	74	47	76		114	45	95
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598	1795	1720		1795	1885	1598
Queue Service Time (g_s), s	1.0	16.6	0.4	1.0	24.1	1.4	2.9	5.2		7.0	2.7	6.6
Cycle Queue Clearance Time (g_c), s	1.0	16.6	0.4	1.0	24.1	1.4	2.9	5.2		7.0	2.7	6.6
Green Ratio (*g/C*)	0.75	0.70	0.74	0.75	0.70	0.76	0.10	0.06		0.12	0.08	0.12
Capacity (*c*), veh/h	239	3613	1187	313	3613	1217	188	106		189	152	198
Volume-to-Capacity Ratio (*X*)	0.249	0.452	0.016	0.190	0.574	0.061	0.249	0.716		0.600	0.295	0.480
Back of Queue (*Q*), ft/ln (95 th percentile)	15	230	5	15	312	18	59	105		151	58	120
Back of Queue (*Q*), veh/ln (95 th percentile)	0.6	9.1	0.2	0.6	12.4	0.7	2.3	4.2		6.0	2.3	4.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.10	0.00	0.00	0.07	0.00	0.00	0.37	0.00		2.16	0.00	0.00
Uniform Delay (d_1), s/veh	7.4	7.7	4.0	5.4	8.8	3.6	49.8	55.3		49.6	52.0	49.0
Incremental Delay (d_2), s/veh	0.2	0.4	0.0	0.1	0.7	0.1	0.3	3.3		3.7	0.4	0.7
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	7.6	8.1	4.0	5.5	9.5	3.7	50.0	58.6		53.3	52.4	49.7
Level of Service (LOS)	A	A	A	A	A	A	D	E		D	D	D
Approach Delay, s/veh / LOS	8.1	A		9.2	A		55.3	E		51.8	D	
Intersection Delay, s/veh / LOS	12.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	2.06	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.43	A	1.70	B	0.69	A	0.91	A

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HCS Two-Way Stop-Control Report

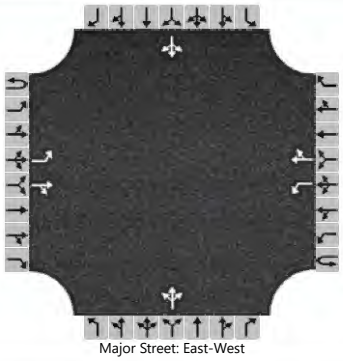
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2028 No Build AM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.89
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		16	519	63		16	186	18		22	12	15		11	8	6
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		18				18					55				28	
Capacity, c (veh/h)		1333				928					349				338	
v/c Ratio		0.01				0.02					0.16				0.08	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.6				0.3	
95% Queue Length, Q_{95} (ft)		0.0				2.6					15.4				7.7	
Control Delay (s/veh)		7.7				9.0					17.3				16.6	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.7				17.3				16.6			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

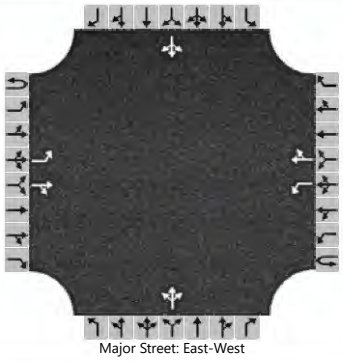
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2028 No Build PM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		11	343	69		16	408	24		58	25	30		33	21	43
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		12				17					119				102	
Capacity, c (veh/h)		1106				1126					355				388	
v/c Ratio		0.01				0.01					0.34				0.26	
95% Queue Length, Q_{95} (veh)		0.0				0.0					1.4				1.0	
95% Queue Length, Q_{95} (ft)		0.0				0.0					35.6				25.4	
Control Delay (s/veh)		8.3				8.2					20.2				17.6	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.3				20.2				17.6			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

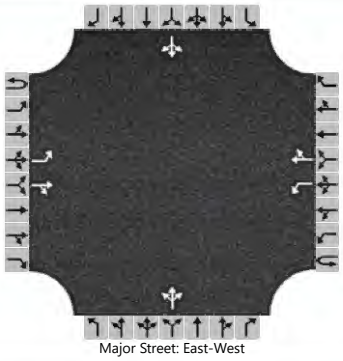
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2028 No Build AM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	541	12		33	210	0		2	0	30		1	0	1
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				38					37				2	
Capacity, c (veh/h)		1322				942					467				441	
v/c Ratio		0.00				0.04					0.08				0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.3				0.0	
95% Queue Length, Q_{95} (ft)		0.0				2.5					7.6				0.0	
Control Delay (s/veh)		7.7				9.0					13.4				13.2	
Level of Service (LOS)		A				A					B				B	
Approach Delay (s/veh)	0.0				1.2				13.4				13.2			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

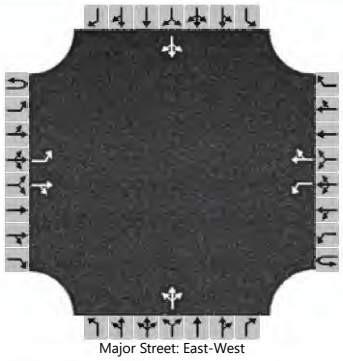
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2028 No Build PM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	372	27		50	490	1		12	0	50		0	0	0
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				55					68				0	
Capacity, c (veh/h)		1034				1127					529				0	
v/c Ratio		0.00				0.05					0.13					
95% Queue Length, Q_{95} (veh)		0.0				0.2					0.4					
95% Queue Length, Q_{95} (ft)		0.0				5.0					10.1					
Control Delay (s/veh)		8.5				8.4					12.8					
Level of Service (LOS)		A				A					B					
Approach Delay (s/veh)	0.0				0.8				12.8							
Approach LOS	A				A				B							

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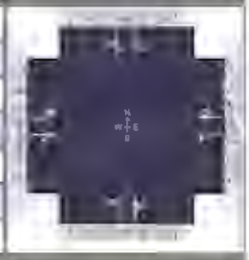
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.94
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_NBAM Rufina-Richards.xus		
Project Description	2028 No Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	101	481	128	59	124	16	52	130	108	37	173	80

Signal Information			
Cycle, s	56.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.8	1.1	21.4	2.8	0.7	10.9						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	8.9	26.5	7.8	25.4	7.5	15.7	6.8	14.9
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	3.9	21.0	3.1	5.1	3.3	9.7	3.0	10.1
Green Extension Time (g_e), s	0.0	1.5	0.0	0.3	0.0	0.8	0.0	0.8
Phase Call Probability	0.82	1.00	0.63	1.00	0.58	1.00	0.46	1.00
Max Out Probability	1.00	0.00	1.00	1.00	1.00	0.10	1.00	0.08

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	107	648		63	149		55	253		39	269	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1816		1795	1847		1795	1743		1795	1784	
Queue Service Time (g_s), s	1.9	19.0		1.1	3.1		1.3	7.7		1.0	8.1	
Cycle Queue Clearance Time (g_c), s	1.9	19.0		1.1	3.1		1.3	7.7		1.0	8.1	
Green Ratio (*g/C*)	0.46	0.40		0.44	0.38		0.26	0.21		0.24	0.19	
Capacity (*c*), veh/h	686	721		268	697		293	359		255	344	
Volume-to-Capacity Ratio (*X*)	0.157	0.899		0.234	0.214		0.189	0.706		0.154	0.781	
Back of Queue (*Q*), ft/ln (95 th percentile)	29	286		18	51		23	134		17	148	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.2	11.4		0.7	2.0		0.9	5.3		0.7	5.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	8.8	16.1		12.9	12.0		16.9	21.0		17.4	21.8	
Incremental Delay (d_2), s/veh	0.0	1.7		0.2	0.1		0.1	1.0		0.1	1.5	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	8.8	17.8		13.0	12.0		17.0	21.9		17.5	23.3	
Level of Service (LOS)	A	B		B	B		B	C		B	C	
Approach Delay, s/veh / LOS	16.5	B		12.3	B		21.0	C		22.5	C	
Intersection Delay, s/veh / LOS	18.0						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.89	B	1.89	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	1.73	B	0.84	A	1.00	A	1.00	A

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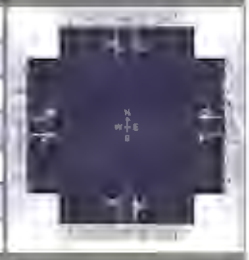
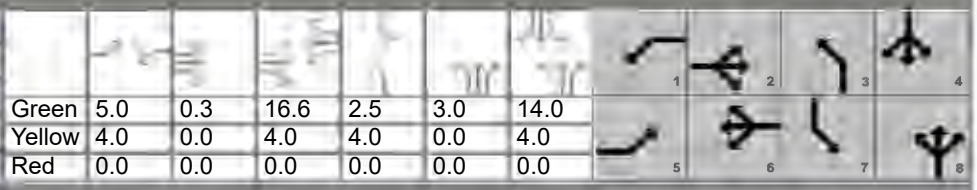
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.97
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_NBPM Rufina-Richards.xus		
Project Description	2028 No Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	129	318	87	106	406	29	159	190	72	33	211	142

Signal Information			
Cycle, s	57.5	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB		
Green	5.0	0.3	16.6	2.5	3.0	14.0		
Yellow	4.0	0.0	4.0	4.0	0.0	4.0		
Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.3	21.0	9.0	20.6	9.6	21.1	6.5	18.0
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.1	3.2	3.1	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	4.8	14.1	4.3	15.0	5.7	9.2	2.8	13.4
Green Extension Time (g_e), s	0.0	1.7	0.0	1.7	0.0	0.0	0.0	0.7
Phase Call Probability	0.88	1.00	0.83	1.00	0.93	1.00	0.42	1.00
Max Out Probability	1.00	0.02	1.00	0.02	1.00	1.00	0.95	0.02

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	133	418		109	448		164	270		34	364	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1815		1795	1863		1795	1796		1795	1758	
Queue Service Time (g_s), s	2.8	12.1		2.3	13.0		3.7	7.2		0.8	11.4	
Cycle Queue Clearance Time (g_c), s	2.8	12.1		2.3	13.0		3.7	7.2		0.8	11.4	
Green Ratio (*g/C*)	0.38	0.29		0.38	0.29		0.36	0.30		0.29	0.24	
Capacity (*c*), veh/h	351	536		329	539		347	533		358	429	
Volume-to-Capacity Ratio (*X*)	0.379	0.780		0.333	0.832		0.473	0.506		0.095	0.848	
Back of Queue (*Q*), ft/ln (95 th percentile)	46	208		38	226		62	123		14	199	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.8	8.2		1.5	9.0		2.4	4.9		0.5	7.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	13.6	18.6		13.8	19.1		14.6	16.7		15.2	20.7	
Incremental Delay (d_2), s/veh	0.3	0.9		0.2	1.3		0.4	0.3		0.0	1.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	13.8	19.5		14.0	20.4		15.0	17.1		15.3	22.6	
Level of Service (LOS)	B	B		B	C		B	B		B	C	
Approach Delay, s/veh / LOS	18.2	B		19.2	B		16.3	B		21.9	C	
Intersection Delay, s/veh / LOS	18.8						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.90	B	1.91	B
Bicycle LOS Score / LOS	1.40	A	1.41	A	1.20	A	1.14	A

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HCS Two-Way Stop-Control Report

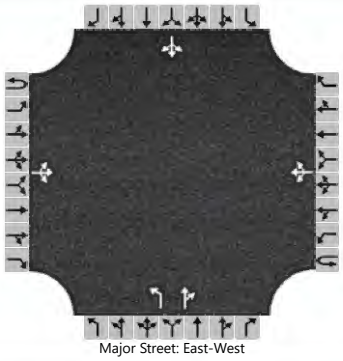
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2028 No Build AM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.79
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		6	7	84		31	18	3		61	2	55		0	2	1
Percent Heavy Vehicles (%)		4				4				4	4	4		4	4	4
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.14				4.14				7.14	6.54	6.24		7.14	6.54	6.24
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.24				3.54	4.04	3.34		3.54	4.04	3.34

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		8				39				77		72			4	
Capacity, c (veh/h)		1574				1461				746		982			737	
v/c Ratio		0.00				0.03				0.10		0.07			0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.1				0.3		0.2			0.0	
95% Queue Length, Q_{95} (ft)		0.0				2.5				7.7		5.2			0.0	
Control Delay (s/veh)		7.3	0.0	0.0		7.5	0.2	0.2		10.4		9.0			9.9	
Level of Service (LOS)		A	A	A		A	A	A		B		A			A	
Approach Delay (s/veh)	0.5				4.6				9.7				9.9			
Approach LOS	A				A				A				A			

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HCS Two-Way Stop-Control Report

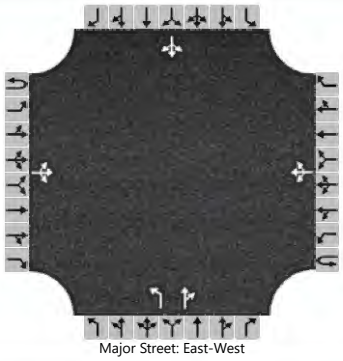
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2028 No Build PM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		0	21	161		60	28	1		131	3	42		7	14	6
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				66				144		49			30	
Capacity, c (veh/h)		1587				1378				615		910			619	
v/c Ratio		0.00				0.05				0.23		0.05			0.05	
95% Queue Length, Q_{95} (veh)		0.0				0.2				0.9		0.2			0.2	
95% Queue Length, Q_{95} (ft)		0.0				5.0				22.7		5.0			5.0	
Control Delay (s/veh)		7.3	0.0	0.0		7.7	0.4	0.4		12.6		9.2			11.1	
Level of Service (LOS)		A	A	A		A	A	A		B		A			B	
Approach Delay (s/veh)	0.0				5.3				11.8				11.1			
Approach LOS	A				A				B				B			

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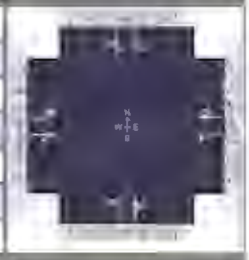
APPENDIX F:
2028 BUILD INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.95
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BAM Siler-Rufina.xus		
Project Description	2028 Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	264	61	149	47	21	23	108	422	29	30	481	174

Signal Information			
Cycle, s	60.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.4	3.6	6.6	2.5	2.6	26.1						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.0	14.2	7.4	10.6	9.1	32.8	6.5	30.1
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	9.0	9.9	3.5	3.5	4.0	13.3	2.6	24.5
Green Extension Time (g_e), s	0.0	0.3	0.0	0.2	0.0	2.4	0.0	1.6
Phase Call Probability	0.99	1.00	0.57	1.00	0.85	1.00	0.41	1.00
Max Out Probability	1.00	0.11	1.00	1.00	1.00	0.08	0.66	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	278	221		49	46		114	475		32	689	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1632		1753	1682		1753	1820		1753	1757	
Queue Service Time (g_s), s	7.0	7.9		1.5	1.5		2.0	11.3		0.6	22.5	
Cycle Queue Clearance Time (g_c), s	7.0	7.9		1.5	1.5		2.0	11.3		0.6	22.5	
Green Ratio (*g/C*)	0.25	0.17		0.17	0.11		0.52	0.47		0.47	0.43	
Capacity (*c*), veh/h	433	274		222	184		311	860		420	754	
Volume-to-Capacity Ratio (*X*)	0.642	0.806		0.223	0.252		0.366	0.552		0.075	0.914	
Back of Queue (*Q*), ft/ln (95 th percentile)	164	143		27	28		30	185		9	335	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.4	5.6		1.0	1.1		1.2	7.2		0.4	13.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.94	0.00		0.16	0.00		0.15	0.00		0.09	0.00	
Uniform Delay (d_1), s/veh	21.1	24.4		22.2	24.9		12.5	11.5		9.7	16.3	
Incremental Delay (d_2), s/veh	2.5	2.9		0.2	0.3		0.3	0.5		0.0	2.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	23.6	27.3		22.4	25.1		12.8	11.9		9.7	19.1	
Level of Service (LOS)	C	C		C	C		B	B		A	B	
Approach Delay, s/veh / LOS	25.2	C		23.7	C		12.1	B		18.7	B	
Intersection Delay, s/veh / LOS	18.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.93	B	1.88	B	1.89	B
Bicycle LOS Score / LOS	1.31	A	0.65	A	1.46	A	1.68	B

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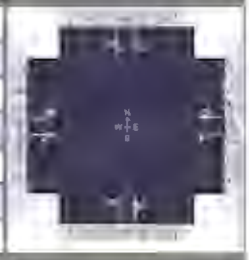
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BPM Siler-Rufina.xus		
Project Description	2028 Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	248	32	292	72	76	50	192	428	23	24	464	312

Signal Information					EB			WB			NB			SB		
Cycle, s	137.3	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	6.0	2.0		30.9	3.8	4.7	69.9					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	4.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.0	36.9	10.0	34.9	16.5	82.6	7.8	73.9
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	10.0	32.0	6.7	11.3	12.3	23.6	3.0	67.3
Green Extension Time (g_e), s	0.0	0.7	0.0	0.0	0.2	3.2	0.0	2.3
Phase Call Probability	1.00	1.00	0.95	1.00	1.00	1.00	0.63	1.00
Max Out Probability	1.00	0.00	1.00	1.00	0.09	0.05	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	270	352		78	137		209	490		26	843	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1584		1753	1718		1753	1824		1753	1716	
Queue Service Time (g_s), s	8.0	30.0		4.7	9.3		10.3	21.6		1.0	65.3	
Cycle Queue Clearance Time (g_c), s	8.0	30.0		4.7	9.3		10.3	21.6		1.0	65.3	
Green Ratio (*g/C*)	0.28	0.24		0.27	0.22		0.62	0.57		0.54	0.51	
Capacity (*c*), veh/h	350	380		136	387		234	1045		461	875	
Volume-to-Capacity Ratio (*X*)	0.770	0.927		0.576	0.354		0.891	0.469		0.057	0.964	
Back of Queue (*Q*), ft/ln (95 th percentile)	259	503		102	186		340	361		18	990	
Back of Queue (*Q*), veh/ln (95 th percentile)	10.0	19.5		4.0	7.2		13.2	14.0		0.7	38.4	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.48	0.00		0.60	0.00		1.70	0.00		0.18	0.00	
Uniform Delay (d_1), s/veh	47.9	51.2		42.0	45.0		40.6	17.2		15.8	32.6	
Incremental Delay (d_2), s/veh	9.1	15.0		3.9	0.2		19.2	0.1		0.0	12.6	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	57.1	66.2		45.9	45.2		59.8	17.3		15.8	45.2	
Level of Service (LOS)	E	E		D	D		E	B		B	D	
Approach Delay, s/veh / LOS	62.2	E		45.4	D		30.0	C		44.3	D	
Intersection Delay, s/veh / LOS	44.9						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.95	B	1.95	B	1.90	B	1.91	B
Bicycle LOS Score / LOS	1.51	B	0.84	A	1.64	B	1.92	B

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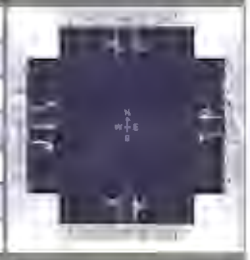
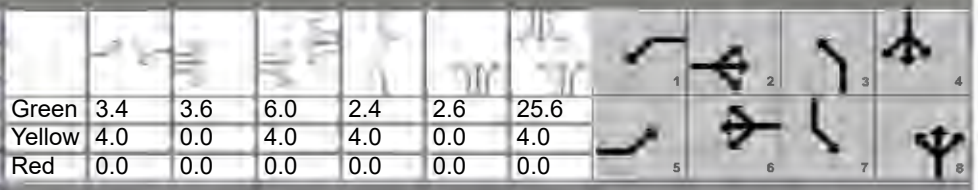
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.95
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BAM Siler-Rufina_Mitigation.xus		
Project Description	2028 Build AM Mitigation				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	264	61	149	47	21	23	108	422	29	30	481	174

Signal Information			
Cycle, s	59.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	3.4	3.6		6.0	2.4	2.6	25.6					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.0	13.6	7.4	10.0	9.1	32.3	6.4	29.6
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	9.0	7.4	3.5	3.5	4.0	13.1	2.6	24.0
Green Extension Time (g_e), s	0.0	0.4	0.0	0.2	0.0	2.4	0.0	1.6
Phase Call Probability	0.99	1.00	0.56	1.00	0.85	1.00	0.41	1.00
Max Out Probability	1.00	0.01	1.00	1.00	1.00	0.07	0.64	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	278	64	157	49	46		114	475		32	689	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1841	1610	1753	1682		1753	1820		1753	1757	
Queue Service Time (g_s), s	7.0	1.8	5.4	1.5	1.5		2.0	11.1		0.6	22.0	
Cycle Queue Clearance Time (g_c), s	7.0	1.8	5.4	1.5	1.5		2.0	11.1		0.6	22.0	
Green Ratio (*g/C*)	0.25	0.16	0.16	0.16	0.10		0.53	0.47		0.47	0.43	
Capacity (*c*), veh/h	426	297	260	347	169		315	862		423	754	
Volume-to-Capacity Ratio (*X*)	0.652	0.216	0.604	0.142	0.274		0.361	0.551		0.075	0.914	
Back of Queue (*Q*), ft/ln (95 th percentile)	163	35	89	26	27		29	180		9	325	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.3	1.3	3.5	1.0	1.1		1.1	7.0		0.3	12.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.93	0.00	0.00	0.16	0.00		0.15	0.00		0.09	0.00	
Uniform Delay (d_1), s/veh	20.9	21.8	23.3	21.9	24.9		12.3	11.2		9.5	16.0	
Incremental Delay (d_2), s/veh	2.8	0.1	0.8	0.1	0.3		0.3	0.4		0.0	2.4	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	23.7	21.9	24.1	21.9	25.2		12.5	11.6		9.5	18.4	
Level of Service (LOS)	C	C	C	C	C		B	B		A	B	
Approach Delay, s/veh / LOS	23.6	C		23.5	C		11.8	B		18.0	B	
Intersection Delay, s/veh / LOS	17.8						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.93	B	1.88	B	2.08	B
Bicycle LOS Score / LOS	1.31	A	0.65	A	1.46	A	1.68	B

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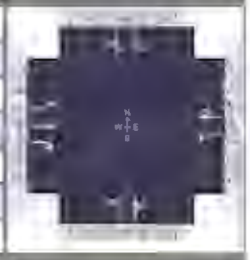
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BPM Siler-Rufina_Mitigation.xus		
Project Description	2028 Build PM Mitigation				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	248	32	292	72	76	50	192	428	23	24	464	312

Signal Information					EB			WB			NB			SB		
Cycle, s	120.4	Reference Phase	2		L	T	R	L	T	R	L	T	R	L	T	R
Offset, s	0	Reference Point	End	Green	6.0	2.0		20.1	3.5	2.5	62.2					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	4.0		4.0	4.0	4.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	16.0	30.2	10.0	24.1	14.0	72.7	7.5	66.2
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	14.0	25.2	6.4	10.7	9.7	21.1	2.8	58.4
Green Extension Time (g_e), s	0.0	0.8	0.0	0.5	0.3	3.5	0.0	3.5
Phase Call Probability	1.00	1.00	0.93	1.00	1.00	1.00	0.58	1.00
Max Out Probability	1.00	0.00	1.00	0.60	0.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	270	35	317	78	137		209	490		26	843	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1841	1610	1753	1718		1753	1824		1753	1716	
Queue Service Time (g_s), s	12.0	1.8	23.2	4.4	8.7		7.7	19.1		0.8	56.4	
Cycle Queue Clearance Time (g_c), s	12.0	1.8	23.2	4.4	8.7		7.7	19.1		0.8	56.4	
Green Ratio (*g/C*)	0.29	0.22	0.22	0.22	0.17		0.62	0.57		0.55	0.52	
Capacity (*c*), veh/h	354	401	351	374	289		238	1041		467	888	
Volume-to-Capacity Ratio (*X*)	0.761	0.087	0.905	0.209	0.474		0.877	0.471		0.056	0.950	
Back of Queue (*Q*), ft/ln (95 th percentile)	130	39	368	89	175		274	318		15	790	
Back of Queue (*Q*), veh/ln (95 th percentile)	5.0	1.5	14.7	3.5	6.8		10.6	12.3		0.6	30.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.74	0.00	0.00	0.53	0.00		1.37	0.00		0.15	0.00	
Uniform Delay (d_1), s/veh	39.7	37.7	46.1	38.7	45.5		31.7	15.2		13.5	27.7	
Incremental Delay (d_2), s/veh	8.4	0.0	4.1	0.1	0.5		4.0	0.1		0.0	2.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	48.1	37.7	50.2	38.8	45.9		35.7	15.3		13.5	30.4	
Level of Service (LOS)	D	D	D	D	D		D	B		B	C	
Approach Delay, s/veh / LOS	48.6	D		43.3	D		21.4	C		29.9	C	
Intersection Delay, s/veh / LOS	33.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.94	B	1.95	B	1.89	B	2.09	B
Bicycle LOS Score / LOS	1.51	B	0.84	A	1.64	B	1.92	B

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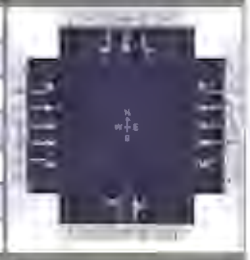
HCS Signalized Intersection Results Summary

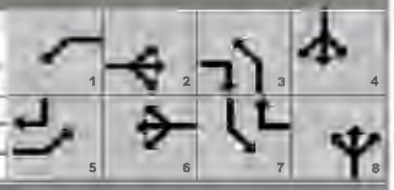
General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.91
Urban Street	CALLE DEL CIELO	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BAM Calle del Cielo-Cerrillos.xus		
Project Description	2028 Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	93	1505	22	32	922	119	34	30	41	135	17	84

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

	EB			WB			NB			SB		
Green	4.1	1.7		83.6	4.3	2.7	7.6					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.8	89.3	8.1	87.6	8.3	11.6	11.0	14.3
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	3.9		2.6		4.3	7.5	9.0	8.5
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.0	0.1	0.0	0.1
Phase Call Probability	0.97		0.69		0.71	1.00	0.99	1.00
Max Out Probability	0.03		0.00		1.00	1.00	1.00	0.36

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	102	1654	24	35	1013	131	37	78		148	19	92
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1685	1572	1767	1685	1572	1767	1681		1767	1856	1572
Queue Service Time (g_s), s	1.9	16.9	0.5	0.6	9.1	2.7	2.3	5.5		7.0	1.1	6.5
Cycle Queue Clearance Time (g_c), s	1.9	16.9	0.5	0.6	9.1	2.7	2.3	5.5		7.0	1.1	6.5
Green Ratio (*g/C*)	0.75	0.71	0.75	0.75	0.70	0.76	0.10	0.06		0.13	0.09	0.13
Capacity (*c*), veh/h	488	3593	1174	292	3523	1188	206	106		186	159	211
Volume-to-Capacity Ratio (*X*)	0.209	0.460	0.021	0.121	0.288	0.110	0.182	0.737		0.798	0.117	0.438
Back of Queue (*Q*), ft/ln (95 th percentile)	26	232	6	9	135	34	47	116		94	24	117
Back of Queue (*Q*), veh/ln (95 th percentile)	1.0	9.1	0.2	0.3	5.3	1.3	1.8	4.5		3.7	0.9	4.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.17	0.00	0.00	0.04	0.00	0.00	0.30	0.00		1.34	0.00	0.00
Uniform Delay (d_1), s/veh	4.6	7.5	3.9	5.3	6.9	3.9	49.8	55.2		51.7	50.7	47.8
Incremental Delay (d_2), s/veh	0.1	0.4	0.0	0.1	0.2	0.2	0.2	8.2		19.8	0.1	0.5
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	4.6	7.9	4.0	5.4	7.1	4.1	50.0	63.5		71.4	50.8	48.3
Level of Service (LOS)	A	A	A	A	A	A	D	E		E	D	D
Approach Delay, s/veh / LOS	7.6	A		6.7	A		59.1	E		61.7	E	
Intersection Delay, s/veh / LOS	13.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	2.06	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.47	A	1.14	A	0.68	A	0.92	A

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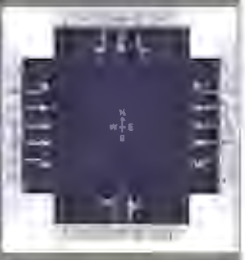
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.96
Urban Street	CALLE DEL CIELO	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BPM Calle del Cielo-Cerrillos.xus		
Project Description	2028 Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	99	1566	18	57	1991	143	45	34	39	185	43	135

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.2	0.6		76.8	4.7	4.9	7.7					
Yellow	4.0	0.0		4.0	4.0	4.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.8	81.5	9.2	80.8	8.7	11.7	17.7	20.6
Change Period, (*Y+R c*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (*g s*), s	4.3		3.3		4.9	7.2	13.6	11.4
Green Extension Time (*g e*), s	0.2	0.0	0.1	0.0	0.0	0.5	0.1	0.5
Phase Call Probability	0.97		0.86		0.79	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	103	1631	19	59	2074	149	47	76		193	45	141
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598	1795	1720		1795	1885	1598
Queue Service Time (*g s*), s	2.3	19.8	0.4	1.3	29.2	3.0	2.9	5.2		11.6	2.5	9.4
Cycle Queue Clearance Time (*g c*), s	2.3	19.8	0.4	1.3	29.2	3.0	2.9	5.2		11.6	2.5	9.4
Green Ratio (*g/C*)	0.69	0.65	0.69	0.69	0.64	0.75	0.10	0.06		0.19	0.14	0.19
Capacity (*c*), veh/h	227	3316	1095	287	3288	1205	219	110		292	261	298
Volume-to-Capacity Ratio (*X*)	0.454	0.492	0.017	0.207	0.631	0.124	0.214	0.692		0.659	0.172	0.471
Back of Queue (*Q*), ft/ln (95 th percentile)	47	283	6	20	392	39	58	105		229	53	168
Back of Queue (*Q*), veh/ln (95 th percentile)	1.9	11.2	0.3	0.8	15.6	1.5	2.3	4.2		9.1	2.1	6.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.32	0.00	0.00	0.10	0.00	0.00	0.36	0.00		3.27	0.00	0.00
Uniform Delay (*d 1*), s/veh	13.5	11.0	6.0	8.0	13.0	4.0	49.5	55.0		43.9	45.6	43.5
Incremental Delay (*d 2*), s/veh	0.5	0.5	0.0	0.1	0.9	0.2	0.2	2.9		2.9	0.1	0.4
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	14.0	11.6	6.0	8.2	13.9	4.2	49.7	57.9		46.7	45.7	43.9
Level of Service (LOS)	B	B	A	A	B	A	D	E		D	D	D
Approach Delay, s/veh / LOS	11.6	B		13.2	B		54.8	D		45.6	D	
Intersection Delay, s/veh / LOS	16.4						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.88	B	2.07	B	2.74	C	2.73	C
Bicycle LOS Score / LOS	1.45	A	1.74	B	0.69	A	1.11	A

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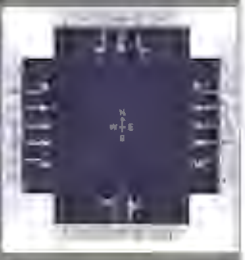
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.91
Urban Street	CALLE DEL CIELO	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BAM Calle del Cielo-Cerrillos_Mitigation.xus		
Project Description	2028 Build AM Mitigation				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	93	1505	22	32	922	119	34	30	41	135	17	84

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.1	1.7	77.3	4.3	2.6	10.0						
Yellow	4.0	0.0	4.0	4.0	4.0	4.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.8	82.9	8.1	81.3	8.3	14.0	14.9	20.6
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	4.3		2.7		4.3	7.4	10.9	8.1
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.0	0.2	0.1	0.3
Phase Call Probability	0.97		0.69		0.71	1.00	0.99	1.00
Max Out Probability	0.00		0.00		0.00	0.01	0.09	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	102	1654	24	35	1013	131	37	78		148	19	92
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1685	1572	1767	1685	1572	1767	1681		1767	1856	1572
Queue Service Time (g_s), s	2.3	20.0	0.6	0.7	10.7	2.9	2.3	5.4		8.9	1.1	6.1
Cycle Queue Clearance Time (g_c), s	2.3	20.0	0.6	0.7	10.7	2.9	2.3	5.4		8.9	1.1	6.1
Green Ratio (*g/C*)	0.69	0.66	0.69	0.69	0.64	0.74	0.12	0.08		0.19	0.14	0.19
Capacity (*c*), veh/h	452	3325	1090	268	3255	1156	238	140		271	257	294
Volume-to-Capacity Ratio (*X*)	0.226	0.497	0.022	0.131	0.311	0.113	0.157	0.557		0.546	0.073	0.314
Back of Queue (*Q*), ft/ln (95 th percentile)	35	282	8	12	170	39	46	105		178	22	108
Back of Queue (*Q*), veh/ln (95 th percentile)	1.4	11.0	0.3	0.5	6.6	1.5	1.8	4.1		7.0	0.9	4.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.23	0.00	0.00	0.06	0.00	0.00	0.29	0.00		2.55	0.00	0.00
Uniform Delay (d_1), s/veh	6.6	10.4	5.7	7.7	9.5	4.6	47.6	52.9		43.1	45.0	42.1
Incremental Delay (d_2), s/veh	0.1	0.5	0.0	0.1	0.2	0.2	0.1	1.3		0.6	0.0	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	6.7	11.0	5.8	7.8	9.8	4.8	47.7	54.2		43.8	45.0	42.4
Level of Service (LOS)	A	B	A	A	A	A	D	D		D	D	D
Approach Delay, s/veh / LOS	10.7	B		9.1	A		52.1	D		43.4	D	
Intersection Delay, s/veh / LOS	14.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.88	B	2.07	B	2.74	C	2.73	C
Bicycle LOS Score / LOS	1.47	A	1.14	A	0.68	A	0.92	A

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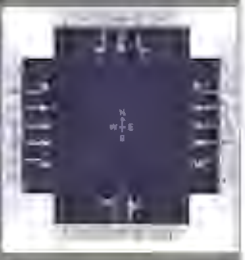
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.96
Urban Street	CALLE DEL CIELO	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BPM Calle del Cielo-Cerrillos_Mitigation.xus		
Project Description	2028 Build PM Mitigation				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	99	1566	18	57	1991	143	45	34	39	185	43	135

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.2	0.6	65.2	4.7	14.2	10.0	
Yellow	4.0	0.0	4.0	4.0	4.0	4.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.8	69.9	9.2	69.2	8.7	14.0	27.0	32.2
Change Period, (*Y+R c*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (*g s*), s	5.0		3.7		4.8	7.1	12.2	10.3
Green Extension Time (*g e*), s	0.2	0.0	0.1	0.0	0.0	0.5	0.2	0.5
Phase Call Probability	0.97		0.86		0.79	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	103	1631	19	59	2074	149	47	76		193	45	141
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598	1795	1720		1795	1885	1598
Queue Service Time (*g s*), s	3.0	25.2	0.6	1.7	37.1	3.3	2.8	5.1		10.2	2.2	8.3
Cycle Queue Clearance Time (*g c*), s	3.0	25.2	0.6	1.7	37.1	3.3	2.8	5.1		10.2	2.2	8.3
Green Ratio (*g/C*)	0.59	0.55	0.59	0.59	0.54	0.73	0.12	0.08		0.29	0.24	0.28
Capacity (*c*), veh/h	194	2819	940	243	2791	1174	245	143		458	443	453
Volume-to-Capacity Ratio (*X*)	0.531	0.579	0.020	0.245	0.743	0.127	0.191	0.531		0.421	0.101	0.310
Back of Queue (*Q*), ft/ln (95 th percentile)	69	369	9	29	514	44	57	100		198	46	144
Back of Queue (*Q*), veh/ln (95 th percentile)	2.7	14.6	0.4	1.2	20.4	1.8	2.3	4.0		7.8	1.8	5.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.46	0.00	0.00	0.15	0.00	0.00	0.36	0.00		2.82	0.00	0.00
Uniform Delay (*d 1*), s/veh	21.9	17.9	10.3	13.6	21.0	4.6	47.4	52.7		34.0	36.0	33.8
Incremental Delay (*d 2*), s/veh	0.8	0.9	0.0	0.2	1.8	0.2	0.1	1.1		0.2	0.0	0.1
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	22.7	18.8	10.3	13.8	22.8	4.9	47.5	53.9		34.2	36.0	33.9
Level of Service (LOS)	C	B	B	B	C	A	D	D		C	D	C
Approach Delay, s/veh / LOS	18.9	B		21.4	C		51.5	D		34.3	C	
Intersection Delay, s/veh / LOS	22.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	2.09	B	2.74	C	2.73	C
Bicycle LOS Score / LOS	1.45	A	1.74	B	0.69	A	1.11	A

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HCS Two-Way Stop-Control Report

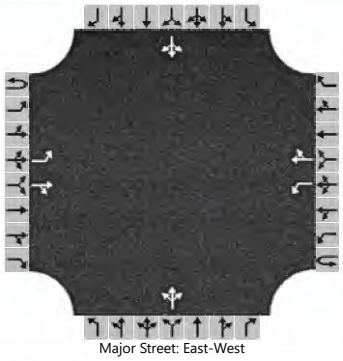
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2028 Build AM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.89
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		16	549	63		16	214	18		22	12	15		11	8	6
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		18				18					55				28	
Capacity, c (veh/h)		1298				902					326				314	
v/c Ratio		0.01				0.02					0.17				0.09	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.6				0.3	
95% Queue Length, Q_{95} (ft)		0.0				2.6					15.4				7.7	
Control Delay (s/veh)		7.8				9.1					18.3				17.6	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.6				18.3				17.6			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

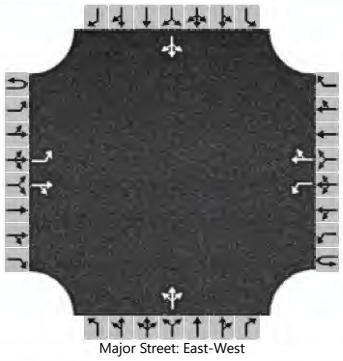
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2028 Build PM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		11	372	69		16	438	24		58	25	30		33	21	43
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		12				17					119				102	
Capacity, c (veh/h)		1077				1097					332				363	
v/c Ratio		0.01				0.02					0.36				0.28	
95% Queue Length, Q_{95} (veh)		0.0				0.0					1.6				1.1	
95% Queue Length, Q_{95} (ft)		0.0				0.0					40.6				27.9	
Control Delay (s/veh)		8.4				8.3					21.8				18.7	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.3				21.8				18.7			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

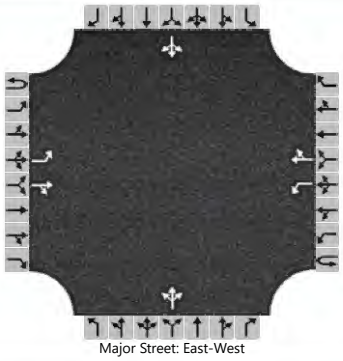
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2028 Build AM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	541	42		83	210	0		30	0	77		1	0	1
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				97					124				2	
Capacity, c (veh/h)		1322				914					405				325	
v/c Ratio		0.00				0.11					0.31				0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.4					1.3				0.0	
95% Queue Length, Q_{95} (ft)		0.0				10.2					33.0				0.0	
Control Delay (s/veh)		7.7				9.4					17.8				16.2	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.0				2.7				17.8				16.2			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

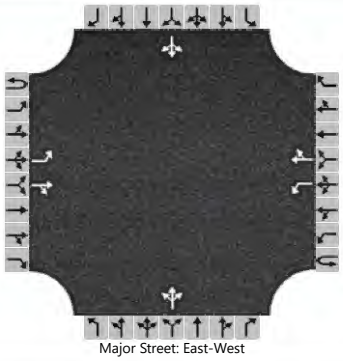
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2028 Build PM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	372	55		97	490	1		42	0	100		0	0	0
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				107					156				0	
Capacity, c (veh/h)		1034				1098					447				0	
v/c Ratio		0.00				0.10					0.35					
95% Queue Length, Q_{95} (veh)		0.0				0.3					1.5					
95% Queue Length, Q_{95} (ft)		0.0				7.6					37.8					
Control Delay (s/veh)		8.5				8.6					17.3					
Level of Service (LOS)		A				A					C					
Approach Delay (s/veh)	0.0				1.4				17.3							
Approach LOS	A				A				C							

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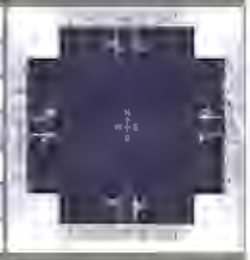
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.94
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_BAM Rufina-Richards.xus		
Project Description	2028 Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	101	501	128	69	143	16	52	130	118	37	173	80

Signal Information					EB			WB			NB			SB		
Cycle, s	59.1	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	4.2	0.8		23.3	2.9	0.7	11.3					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.0	28.0	8.2	27.3	7.6	16.0	6.9	15.3
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	4.0	22.5	3.4	5.6	3.4	10.5	3.0	10.5
Green Extension Time (g_e), s	0.0	1.5	0.0	0.1	0.0	0.7	0.0	0.8
Phase Call Probability	0.83	1.00	0.70	1.00	0.60	1.00	0.48	1.00
Max Out Probability	1.00	0.00	1.00	1.00	1.00	0.16	1.00	0.10

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	107	669		73	169		55	264		39	269	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1819		1795	1852		1795	1736		1795	1784	
Queue Service Time (g_s), s	2.0	20.5		1.4	3.6		1.4	8.5		1.0	8.5	
Cycle Queue Clearance Time (g_c), s	2.0	20.5		1.4	3.6		1.4	8.5		1.0	8.5	
Green Ratio (*g/C*)	0.48	0.41		0.47	0.39		0.25	0.20		0.24	0.19	
Capacity (*c*), veh/h	682	739		271	729		284	354		239	341	
Volume-to-Capacity Ratio (*X*)	0.158	0.905		0.271	0.232		0.195	0.746		0.164	0.788	
Back of Queue (*Q*), ft/ln (95 th percentile)	30	307		21	60		25	153		18	156	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.2	12.2		0.8	2.4		1.0	6.1		0.7	6.2	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	8.7	16.5		13.2	12.0		17.7	22.1		18.3	22.8	
Incremental Delay (d_2), s/veh	0.0	1.8		0.2	0.1		0.1	2.0		0.1	1.5	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	8.8	18.3		13.4	12.1		17.9	24.1		18.4	24.4	
Level of Service (LOS)	A	B		B	B		B	C		B	C	
Approach Delay, s/veh / LOS	17.0	B		12.5	B		23.0	C		23.6	C	
Intersection Delay, s/veh / LOS	18.7						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.89	B	1.89	B	1.92	B	1.92	B
Bicycle LOS Score / LOS	1.77	B	0.89	A	1.01	A	1.00	A

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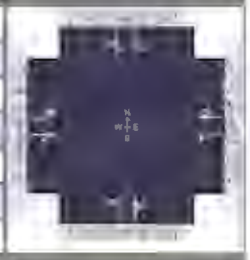
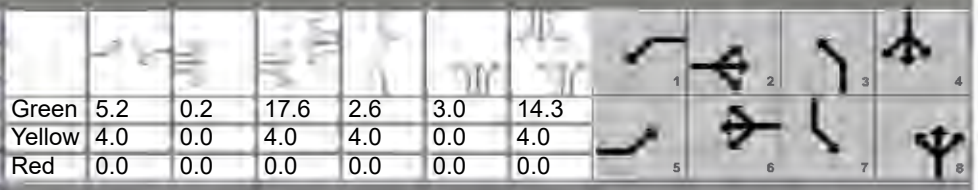
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.97
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_BPM Rufina-Richards.xus		
Project Description	2028 Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	129	337	87	116	426	29	159	190	81	33	211	142

Signal Information			
Cycle, s	58.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB		
Green	5.2	0.2	17.6	2.6	3.0	14.3		
Yellow	4.0	0.0	4.0	4.0	0.0	4.0		
Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.3	21.8	9.2	21.6	9.6	21.3	6.6	18.3
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.1	3.2	3.1	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	4.9	15.0	4.6	15.9	5.8	9.7	2.8	13.6
Green Extension Time (g_e), s	0.0	1.7	0.0	1.7	0.0	0.0	0.0	0.7
Phase Call Probability	0.89	1.00	0.86	1.00	0.93	1.00	0.43	1.00
Max Out Probability	1.00	0.03	1.00	0.03	1.00	1.00	0.99	0.02

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	133	437		120	469		164	279		34	364	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1818		1795	1864		1795	1789		1795	1758	
Queue Service Time (g_s), s	2.9	13.0		2.6	13.9		3.8	7.7		0.8	11.6	
Cycle Queue Clearance Time (g_c), s	2.9	13.0		2.6	13.9		3.8	7.7		0.8	11.6	
Green Ratio (*g/C*)	0.39	0.30		0.39	0.30		0.36	0.29		0.29	0.24	
Capacity (*c*), veh/h	344	549		325	558		340	527		345	428	
Volume-to-Capacity Ratio (*X*)	0.386	0.796		0.368	0.841		0.482	0.530		0.099	0.851	
Back of Queue (*Q*), ft/ln (95 th percentile)	47	221		42	240		64	133		14	204	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.9	8.8		1.7	9.5		2.5	5.3		0.6	8.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	13.7	18.9		14.0	19.3		15.1	17.3		15.6	21.2	
Incremental Delay (d_2), s/veh	0.3	1.1		0.3	1.7		0.4	0.5		0.0	1.9	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	14.0	20.0		14.2	21.0		15.5	17.9		15.7	23.1	
Level of Service (LOS)	B	B		B	C		B	B		B	C	
Approach Delay, s/veh / LOS	18.6	B		19.6	B		17.0	B		22.5	C	
Intersection Delay, s/veh / LOS	19.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	1.43	A	1.46	A	1.22	A	1.14	A

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HCS Two-Way Stop-Control Report

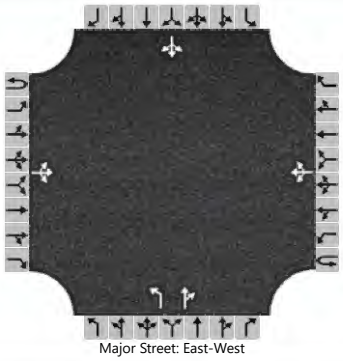
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2028 Build AM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.79
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		6	7	84		144	18	3		61	2	175		0	2	1
Percent Heavy Vehicles (%)		4				4				4	4	4		4	4	4
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.14				4.14				7.14	6.54	6.24		7.14	6.54	6.24
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.24				3.54	4.04	3.34		3.54	4.04	3.34

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		8				182				77		224			4	
Capacity, c (veh/h)		1574				1461				433		982			501	
v/c Ratio		0.00				0.12				0.18		0.23			0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.4				0.6		0.9			0.0	
95% Queue Length, Q_{95} (ft)		0.0				10.0				15.5		23.2			0.0	
Control Delay (s/veh)		7.3	0.0	0.0		7.8	1.0	1.0		15.1		9.7			12.2	
Level of Service (LOS)		A	A	A		A	A	A		C		A			B	
Approach Delay (s/veh)	0.5				6.9				11.1				12.2			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

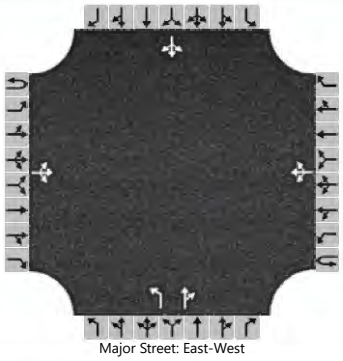
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2028 Build PM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		0	21	161		180	28	1		131	3	155		7	14	6
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				198				144		174			30	
Capacity, c (veh/h)		1587				1378				365		919			376	
v/c Ratio		0.00				0.14				0.39		0.19			0.08	
95% Queue Length, Q_{95} (veh)		0.0				0.5				1.8		0.7			0.3	
95% Queue Length, Q_{95} (ft)		0.0				12.5				45.4		17.6			7.6	
Control Delay (s/veh)		7.3	0.0	0.0		8.0	1.2	1.2		21.1		9.8			15.4	
Level of Service (LOS)		A	A	A		A	A	A		C		A			C	
Approach Delay (s/veh)	0.0				7.1				15.0				15.4			
Approach LOS	A				A				B				C			

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HCS Two-Way Stop-Control Report

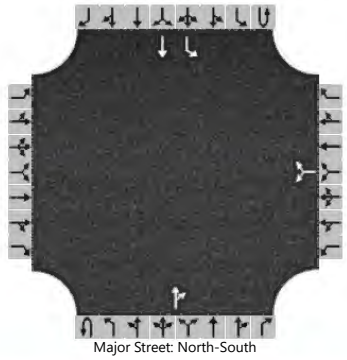
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/18/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	2028 Build AM

Site Information

Intersection	Rufina Circle & Access 1
Jurisdiction	Santa Fe
East/West Street	Access 1
North/South Street	Rufina Circle
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	1	0
Configuration							LR					TR		L	T	
Volume (veh/h)						19		66			41	20		70	55	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							92							76		
Capacity, c (veh/h)							914							1535		
v/c Ratio							0.10							0.05		
95% Queue Length, Q_{95} (veh)							0.3							0.2		
95% Queue Length, Q_{95} (ft)							7.6							5.1		
Control Delay (s/veh)							9.4							7.5		
Level of Service (LOS)							A							A		
Approach Delay (s/veh)						9.4								4.2		
Approach LOS						A								A		

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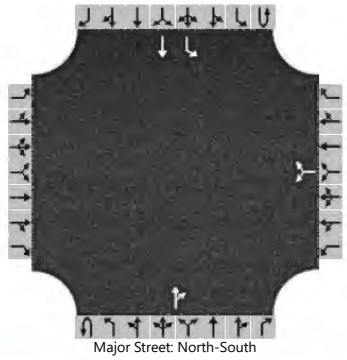
HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	MG	Intersection	Rufina Circle & Access 1
Agency/Co.	BHI	Jurisdiction	Santa Fe
Date Performed	7/18/2025	East/West Street	Access 1
Analysis Year	2028	North/South Street	Rufina Circle
Time Analyzed	PM	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	2028 Build PM		

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	1	0
Configuration							LR					TR		L	T	
Volume (veh/h)						20		70			71	19		66	86	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							98							72		
Capacity, c (veh/h)							870							1495		
v/c Ratio							0.11							0.05		
95% Queue Length, Q_{95} (veh)							0.4							0.2		
95% Queue Length, Q_{95} (ft)							10.2							5.1		
Control Delay (s/veh)							9.7							7.5		
Level of Service (LOS)							A							A		
Approach Delay (s/veh)						9.7								3.3		
Approach LOS						A								A		

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HCS Two-Way Stop-Control Report

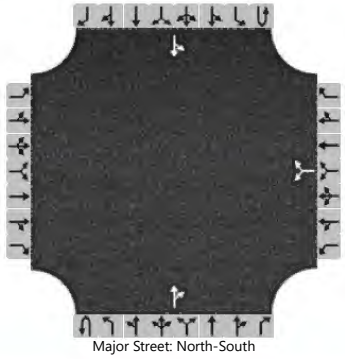
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/18/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	2028 Build AM

Site Information

Intersection	Rufina Circle & Access 2
Jurisdiction	Santa Fe
East/West Street	Access 2
North/South Street	Rufina Circle
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						94		9			52	100		10	63	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							112							11		
Capacity, c (veh/h)							793							1413		
v/c Ratio							0.14							0.01		
95% Queue Length, Q_{95} (veh)							0.5							0.0		
95% Queue Length, Q_{95} (ft)							12.7							0.0		
Control Delay (s/veh)							10.3							7.6	0.1	
Level of Service (LOS)							B							A	A	
Approach Delay (s/veh)						10.3								1.1		
Approach LOS						B								A		

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HCS Two-Way Stop-Control Report

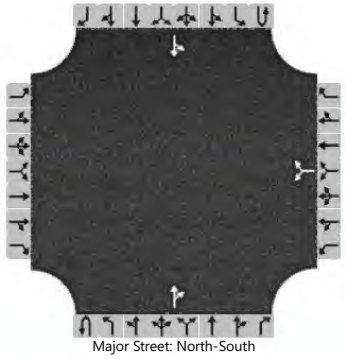
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/18/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	2028 Build PM

Site Information

Intersection	Rufina Circle & Access 2
Jurisdiction	Santa Fe
East/West Street	Access 2
North/South Street	Rufina Circle
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						100		10			80	94		9	96	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							120							10		
Capacity, c (veh/h)							735							1385		
v/c Ratio							0.16							0.01		
95% Queue Length, Q_{95} (veh)							0.6							0.0		
95% Queue Length, Q_{95} (ft)							15.2							0.0		
Control Delay (s/veh)							10.8							7.6	0.1	
Level of Service (LOS)							B							A	A	
Approach Delay (s/veh)						10.8								0.7		
Approach LOS						B								A		

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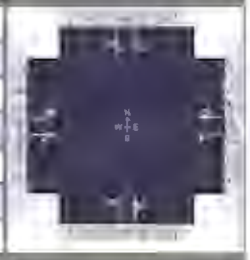
APPENDIX G:
2038 NO BUILD INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.95
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_NBAM Siler-Rufina.xus		
Project Description	2038 No Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	273	73	161	55	25	28	112	501	34	35	572	164

Signal Information			
Cycle, s	76.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.3	5.1	6.0	3.3	2.2	36.0						
Yellow	4.0	4.0	4.0	4.0	0.0	4.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	17.4	19.1	8.3	10.0	9.5	42.2	7.3	40.0
Change Period, (*Y+R c*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.1	3.2	3.1
Queue Clearance Time (*g s*), s	12.9	13.0	4.3	4.4	4.5	19.4	2.8	33.9
Green Extension Time (*g e*), s	0.5	0.6	0.0	0.2	0.0	0.0	0.0	2.0
Phase Call Probability	1.00	1.00	0.71	1.00	0.92	1.00	0.55	1.00
Max Out Probability	0.00	0.00	1.00	1.00	1.00	1.00	0.99	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	287	246		58	56		118	563		37	775	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1638		1753	1681		1753	1820		1753	1770	
Queue Service Time (*g s*), s	10.9	11.0		2.3	2.4		2.5	17.4		0.8	31.9	
Cycle Queue Clearance Time (*g c*), s	10.9	11.0		2.3	2.4		2.5	17.4		0.8	31.9	
Green Ratio (*g/C*)	0.28	0.20		0.13	0.08		0.54	0.50		0.51	0.47	
Capacity (*c*), veh/h	460	323		223	131		257	905		374	829	
Volume-to-Capacity Ratio (*X*)	0.624	0.764		0.260	0.427		0.459	0.622		0.099	0.935	
Back of Queue (*Q*), ft/ln (95 th percentile)	201	198		44	47		42	282		13	465	
Back of Queue (*Q*), veh/ln (95 th percentile)	7.8	7.7		1.7	1.8		1.6	10.9		0.5	18.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.15	0.00		0.26	0.00		0.21	0.00		0.13	0.00	
Uniform Delay (*d 1*), s/veh	24.2	29.3		30.0	33.9		16.5	14.1		11.4	19.4	
Incremental Delay (*d 2*), s/veh	0.5	1.4		0.2	0.8		0.5	1.0		0.0	2.3	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	24.7	30.7		30.3	34.7		17.0	15.1		11.4	21.7	
Level of Service (LOS)	C	C		C	C		B	B		B	C	
Approach Delay, s/veh / LOS	27.5	C		32.5	C		15.4	B		21.2	C	
Intersection Delay, s/veh / LOS	21.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.94	B	1.89	B	1.89	B
Bicycle LOS Score / LOS	1.37	A	0.68	A	1.61	B	1.83	B

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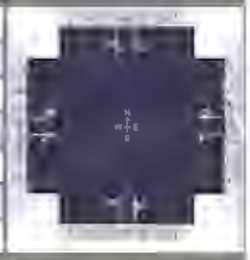
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_NBPM Siler-Rufina.xus		
Project Description	2038 No Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	252	38	330	86	91	59	213	509	28	29	552	330

Signal Information					EB			WB			NB			SB		
Cycle, s	187.0	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	6.0	2.0		45.0	4.8	9.2	100.0					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	4.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.0	51.0	10.0	49.0	22.0	117.2	8.8	104.0
Change Period, (*Y+R c*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (*g s*), s	10.0	49.0	8.0	16.9	20.0	36.8	3.5	102.0
Green Extension Time (*g e*), s	0.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0
Phase Call Probability	1.00	1.00	0.99	1.00	1.00	1.00	0.81	1.00
Max Out Probability	1.00	1.00	1.00	1.00	1.00	0.83	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	274	400		93	163		232	584		32	959	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1585		1753	1719		1753	1824		1753	1725	
Queue Service Time (*g s*), s	8.0	47.0		6.0	14.9		18.0	34.8		1.5	100.0	
Cycle Queue Clearance Time (*g c*), s	8.0	47.0		6.0	14.9		18.0	34.8		1.5	100.0	
Green Ratio (*g/C*)	0.28	0.25		0.27	0.24		0.64	0.61		0.56	0.53	
Capacity (*c*), veh/h	307	398		95	414		207	1104		418	922	
Volume-to-Capacity Ratio (*X*)	0.892	1.004		0.987	0.394		1.117	0.529		0.075	1.040	
Back of Queue (*Q*), ft/ln (95 th percentile)	442	836		184	280		590	557		30	1718	
Back of Queue (*Q*), veh/ln (95 th percentile)	17.1	32.4		7.2	10.8		22.9	21.6		1.2	66.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	2.52	0.00		1.09	0.00		2.95	0.00		0.30	0.00	
Uniform Delay (*d 1*), s/veh	69.4	70.0		64.6	59.6		70.4	21.4		19.9	43.5	
Incremental Delay (*d 2*), s/veh	25.4	46.1		87.7	0.2		97.5	0.2		0.0	40.4	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	94.8	116.1		152.3	59.8		167.9	21.7		20.0	83.9	
Level of Service (LOS)	F	F		F	E		F	C		B	F	
Approach Delay, s/veh / LOS	107.5	F		93.5	F		63.2	E		81.9	F	
Intersection Delay, s/veh / LOS	83.7						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.96	B	1.96	B	1.90	B	1.92	B
Bicycle LOS Score / LOS	1.60	B	0.91	A	1.83	B	2.12	B

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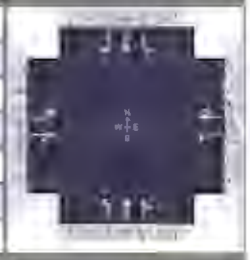
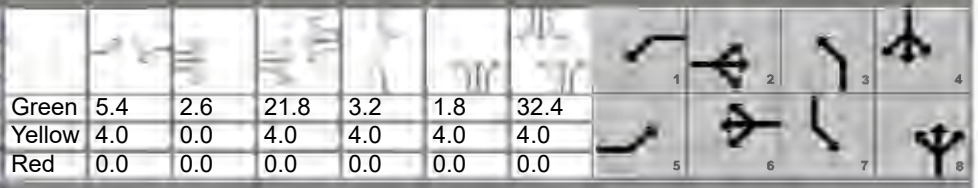
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_NBPM Siler-Rufina.xus		
Project Description	2038 No Build PM - Add SBR				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	252	38	330	86	91	59	213	509	28	29	552	330

Signal Information			
Cycle, s	87.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB		NB		SB	
Green	5.4	2.6	21.8	3.2	1.8	32.4		
Yellow	4.0	0.0	4.0	4.0	4.0	4.0		
Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	3.0
Phase Duration, s	12.0	28.4	9.4	25.8	13.0	42.2	7.2	36.4
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	10.0	23.3	5.4	8.9	8.7	11.4	2.9	28.6
Green Extension Time (g_e), s	0.0	0.9	0.0	0.0	0.3	3.6	0.0	3.6
Phase Call Probability	1.00	1.00	0.90	1.00	1.00	1.00	0.54	1.00
Max Out Probability	1.00	0.00	1.00	1.00	0.00	0.01	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	274	400		93	163		232	294	290	32	600	359
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1585		1753	1719		1753	1841	1807	1753	1841	1610
Queue Service Time (g_s), s	8.0	21.3		3.4	6.9		6.7	9.4	9.4	0.9	26.6	15.8
Cycle Queue Clearance Time (g_c), s	8.0	21.3		3.4	6.9		6.7	9.4	9.4	0.9	26.6	15.8
Green Ratio (*g/C*)	0.35	0.28		0.31	0.25		0.50	0.44	0.44	0.41	0.37	0.37
Capacity (*c*), veh/h	452	444		204	431		318	807	792	402	685	599
Volume-to-Capacity Ratio (*X*)	0.605	0.900		0.458	0.378		0.727	0.364	0.366	0.078	0.876	0.599
Back of Queue (*Q*), ft/ln (95 th percentile)	59	332		65	130		120	176	169	17	435	243
Back of Queue (*Q*), veh/ln (95 th percentile)	2.3	12.9		2.5	5.0		4.6	6.8	6.7	0.7	16.8	9.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.34	0.00		0.38	0.00		0.60	0.00	0.00	0.17	0.00	0.00
Uniform Delay (d_1), s/veh	24.1	30.4		24.6	27.2		18.9	16.5	16.5	15.8	25.7	22.2
Incremental Delay (d_2), s/veh	1.7	2.8		0.6	0.2		1.2	0.1	0.1	0.0	1.4	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	25.7	33.2		25.2	27.4		20.0	16.6	16.6	15.8	27.1	22.6
Level of Service (LOS)	C	C		C	C		C	B	B	B	C	C
Approach Delay, s/veh / LOS	30.1	C		26.6	C		17.6	B		25.1	C	
Intersection Delay, s/veh / LOS	24.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.11	B	2.29	B	1.90	B	1.91	B
Bicycle LOS Score / LOS	1.60	B	0.91	A	1.16	A	2.12	B

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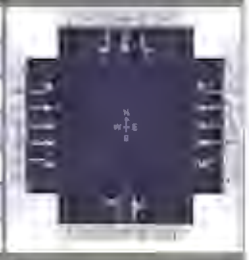
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.91
Urban Street	CALLE DEL CIELO	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_NBAM Calle del Cielo-Cerrillos.xus		
Project Description	2038 No Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	58	1789	26	38	1096	52	40	35	49	76	20	50

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.5	0.8	83.4	4.6	2.1	8.5						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.3	88.2	8.5	87.4	8.6	12.5	10.7	14.7
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	3.2		2.8		4.7	8.5	7.2	5.8
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.2
Phase Call Probability	0.88		0.75		0.77	1.00	0.94	1.00
Max Out Probability	0.02		0.00		1.00	1.00	1.00	0.03

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	64	1966	29	42	1204	57	44	92		84	22	55
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1685	1572	1767	1685	1572	1767	1679		1767	1856	1572
Queue Service Time (g_s), s	1.2	22.8	0.6	0.8	11.4	1.1	2.7	6.5		5.2	1.3	3.8
Cycle Queue Clearance Time (g_c), s	1.2	22.8	0.6	0.8	11.4	1.1	2.7	6.5		5.2	1.3	3.8
Green Ratio (*g/C*)	0.74	0.70	0.74	0.74	0.70	0.75	0.11	0.07		0.13	0.09	0.13
Capacity (*c*), veh/h	414	3547	1164	239	3515	1182	212	119		181	165	209
Volume-to-Capacity Ratio (*X*)	0.154	0.554	0.025	0.174	0.343	0.048	0.207	0.773		0.460	0.133	0.263
Back of Queue (*Q*), ft/ln (95 th percentile)	17	300	8	11	169	15	55	148		105	28	68
Back of Queue (*Q*), veh/ln (95 th percentile)	0.6	11.7	0.3	0.4	6.6	0.6	2.2	5.8		4.1	1.1	2.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.11	0.00	0.00	0.05	0.00	0.00	0.34	0.00		1.50	0.00	0.00
Uniform Delay (d_1), s/veh	4.9	8.7	4.1	6.9	7.3	3.8	48.8	54.8		48.0	50.4	46.7
Incremental Delay (d_2), s/veh	0.1	0.6	0.0	0.1	0.3	0.1	0.2	15.4		0.7	0.1	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	4.9	9.4	4.2	7.0	7.6	3.9	49.0	70.1		48.7	50.5	47.0
Level of Service (LOS)	A	A	A	A	A	A	D	E		D	D	D
Approach Delay, s/veh / LOS	9.2	A		7.4	A		63.3	E		48.4	D	
Intersection Delay, s/veh / LOS	12.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	2.06	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.62	B	1.20	A	0.71	A	0.75	A

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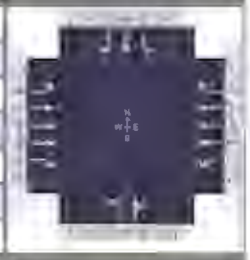
HCS Signalized Intersection Results Summary

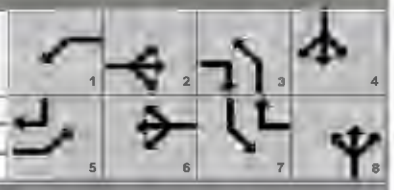
General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.96
Urban Street	CALLE DEL CIELO	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_NBPM Calle del Cielo-Cerrillos.xus		
Project Description	2038 No Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	68	1861	21	68	2366	84	53	40	47	130	52	108

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.4	83.1	5.0	2.0	8.4	0.0						
Yellow	4.0	4.0	4.0	0.0	4.0	0.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.4	87.1	9.4	87.1	9.0	12.4	11.0	14.4
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	3.3		3.3		5.4	8.2	9.0	9.9
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.0	0.2	0.0	0.2
Phase Call Probability	0.91		0.91		0.84	1.00	0.99	1.00
Max Out Probability	0.00		0.00		0.00	0.25	1.00	0.19

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	71	1939	22	71	2465	88	55	91		135	54	113
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598	1795	1718		1795	1885	1598
Queue Service Time (g_s), s	1.3	22.4	0.4	1.3	34.0	1.7	3.4	6.2		7.0	3.2	7.9
Cycle Queue Clearance Time (g_c), s	1.3	22.4	0.4	1.3	34.0	1.7	3.4	6.2		7.0	3.2	7.9
Green Ratio (*g/C*)	0.74	0.69	0.73	0.74	0.69	0.75	0.11	0.07		0.13	0.09	0.13
Capacity (*c*), veh/h	197	3557	1174	258	3557	1200	194	121		189	163	211
Volume-to-Capacity Ratio (*X*)	0.359	0.545	0.019	0.275	0.693	0.073	0.285	0.750		0.716	0.332	0.534
Back of Queue (*Q*), ft/ln (95 th percentile)	42	298	6	18	422	22	68	125		50	70	142
Back of Queue (*Q*), veh/ln (95 th percentile)	1.7	11.8	0.2	0.7	16.8	0.9	2.7	5.0		2.0	2.8	5.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.28	0.00	0.00	0.09	0.00	0.00	0.43	0.00		0.71	0.00	0.00
Uniform Delay (d_1), s/veh	14.3	9.1	4.3	7.3	10.9	3.9	48.8	54.7		50.6	51.5	48.6
Incremental Delay (d_2), s/veh	0.4	0.6	0.0	0.2	1.1	0.1	0.3	3.5		10.6	0.4	0.8
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	14.7	9.7	4.3	7.5	12.0	4.1	49.1	58.2		61.2	52.0	49.4
Level of Service (LOS)	B	A	A	A	B	A	D	E		E	D	D
Approach Delay, s/veh / LOS	9.8	A		11.6	B		54.8	D		55.1	E	
Intersection Delay, s/veh / LOS	14.7						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.87	B	2.06	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.60	B	1.93	B	0.73	A	0.99	A

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HCS Two-Way Stop-Control Report

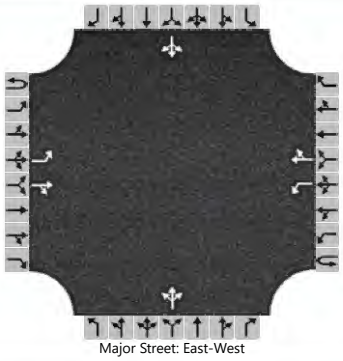
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2038 No Build AM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.89
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		19	617	74		19	221	21		26	14	18		13	10	7
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		21				21					65				34	
Capacity, c (veh/h)		1286				835					287				268	
v/c Ratio		0.02				0.03					0.23				0.13	
95% Queue Length, Q_{95} (veh)		0.1				0.1					0.9				0.4	
95% Queue Length, Q_{95} (ft)		2.6				2.6					23.0				10.2	
Control Delay (s/veh)		7.8				9.4					21.2				20.3	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.7				21.2				20.3			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

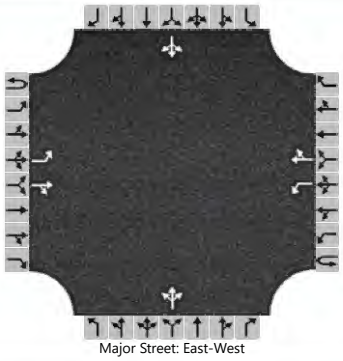
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2038 No Build PM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		13	408	82		19	485	29		69	30	35		39	25	52
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14				20					141				122	
Capacity, c (veh/h)		1028				1050					286				319	
v/c Ratio		0.01				0.02					0.49				0.38	
95% Queue Length, Q_{95} (veh)		0.0				0.1					2.6				1.7	
95% Queue Length, Q_{95} (ft)		0.0				2.5					66.0				43.2	
Control Delay (s/veh)		8.6				8.5					29.2				23.1	
Level of Service (LOS)		A				A					D				C	
Approach Delay (s/veh)	0.2				0.3				29.2				23.1			
Approach LOS	A				A				D				C			

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HCS Two-Way Stop-Control Report

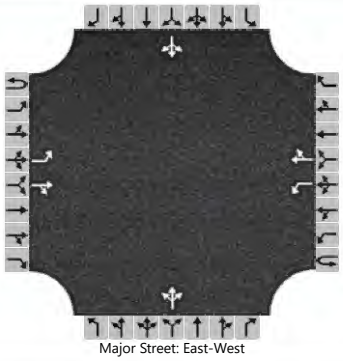
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2038 No Build AM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	643	14		39	249	0		2	0	35		1	0	1
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				45					43				2	
Capacity, c (veh/h)		1272				849					400				366	
v/c Ratio		0.00				0.05					0.11				0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.2					0.4				0.0	
95% Queue Length, Q_{95} (ft)		0.0				5.1					10.2				0.0	
Control Delay (s/veh)		7.8				9.5					15.1				14.9	
Level of Service (LOS)		A				A					C				B	
Approach Delay (s/veh)	0.0				1.3				15.1				14.9			
Approach LOS	A				A				C				B			

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HCS Two-Way Stop-Control Report

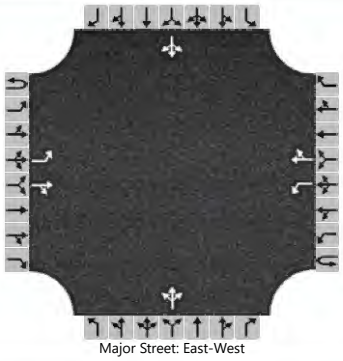
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2038 No Build PM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	442	32		59	582	1		14	0	59		0	0	0
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				65					80				0	
Capacity, c (veh/h)		948				1051					465				0	
v/c Ratio		0.00				0.06					0.17					
95% Queue Length, Q_{95} (veh)		0.0				0.2					0.6					
95% Queue Length, Q_{95} (ft)		0.0				5.0					15.1					
Control Delay (s/veh)		8.8				8.7					14.4					
Level of Service (LOS)		A				A					B					
Approach Delay (s/veh)	0.0				0.8				14.4							
Approach LOS	A				A				B							

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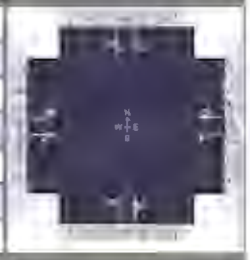
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.94
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_NBAM Rufina-Richards.xus		
Project Description	2038 No Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	120	572	152	71	147	19	62	155	129	44	205	95

Signal Information			
Cycle, s	77.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.8	0.8	34.3	3.8	0.7	16.6						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.6	39.1	8.8	38.3	8.6	21.3	7.8	20.6
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	4.9	33.0	3.7	6.5	4.1	14.6	3.5	15.2
Green Extension Time (g_e), s	0.0	1.9	0.0	0.0	0.0	1.3	0.0	1.3
Phase Call Probability	0.94	1.00	0.80	1.00	0.76	1.00	0.63	1.00
Max Out Probability	1.00	0.00	1.00	1.00	1.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	128	770		76	177		66	302		47	319	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1817		1795	1847		1795	1743		1795	1784	
Queue Service Time (g_s), s	2.9	31.0		1.7	4.5		2.1	12.6		1.5	13.2	
Cycle Queue Clearance Time (g_c), s	2.9	31.0		1.7	4.5		2.1	12.6		1.5	13.2	
Green Ratio (*g/C*)	0.52	0.46		0.51	0.44		0.28	0.22		0.27	0.22	
Capacity (*c*), veh/h	699	828		226	823		247	393		222	385	
Volume-to-Capacity Ratio (*X*)	0.183	0.931		0.334	0.215		0.267	0.770		0.211	0.829	
Back of Queue (*Q*), ft/ln (95 th percentile)	47	455		28	81		40	224		29	240	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.9	18.1		1.1	3.2		1.6	8.9		1.1	9.5	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	9.8	19.9		17.1	13.2		22.3	28.1		22.7	29.0	
Incremental Delay (d_2), s/veh	0.0	2.2		0.3	0.0		0.2	1.2		0.2	1.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	9.8	22.1		17.5	13.2		22.5	29.3		22.9	30.8	
Level of Service (LOS)	A	C		B	B		C	C		C	C	
Approach Delay, s/veh / LOS	20.3	C		14.5	B		28.1	C		29.8	C	
Intersection Delay, s/veh / LOS	22.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.92	B	1.92	B
Bicycle LOS Score / LOS	1.97	B	0.90	A	1.09	A	1.09	A

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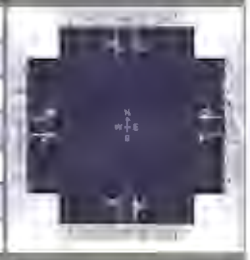
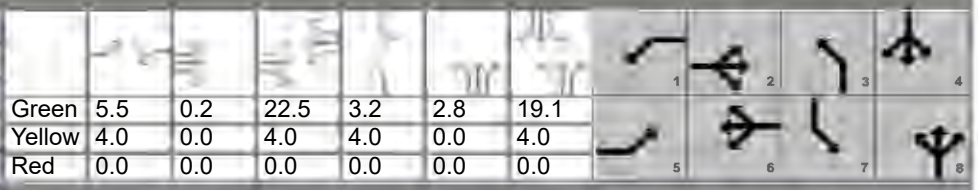
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.97
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_NBPM Rufina-Richards.xus		
Project Description	2038 No Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	154	378	103	126	483	34	189	226	86	39	251	169

Signal Information			
Cycle, s	69.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB		NB			
Green	5.5	0.2	22.5	3.2	2.8	19.1		
Yellow	4.0	0.0	4.0	4.0	0.0	4.0		
Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.7	26.7	9.5	26.5	10.0	25.8	7.2	23.1
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.1	3.2	3.1	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	6.0	19.5	5.2	20.7	7.3	12.3	3.1	18.4
Green Extension Time (g_e), s	0.0	1.7	0.0	1.7	0.0	0.0	0.0	0.6
Phase Call Probability	0.95	1.00	0.92	1.00	0.98	1.00	0.54	1.00
Max Out Probability	1.00	0.18	1.00	0.20	1.00	1.00	1.00	0.24

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	159	496		130	533		195	322		40	433	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1815		1795	1863		1795	1796		1795	1758	
Queue Service Time (g_s), s	4.0	17.5		3.2	18.7		5.3	10.3		1.1	16.4	
Cycle Queue Clearance Time (g_c), s	4.0	17.5		3.2	18.7		5.3	10.3		1.1	16.4	
Green Ratio (*g/C*)	0.41	0.33		0.40	0.32		0.37	0.32		0.32	0.28	
Capacity (*c*), veh/h	300	595		289	605		297	566		334	484	
Volume-to-Capacity Ratio (*X*)	0.530	0.834		0.450	0.881		0.657	0.568		0.120	0.895	
Back of Queue (*Q*), ft/ln (95 th percentile)	70	312		56	347		106	189		19	312	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.8	12.4		2.2	13.8		4.2	7.5		0.8	12.4	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	16.4	21.5		16.4	22.1		17.9	19.8		17.0	24.1	
Incremental Delay (d_2), s/veh	0.8	5.7		0.4	8.0		4.2	0.9		0.1	10.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	17.2	27.2		16.8	30.2		22.0	20.6		17.0	34.9	
Level of Service (LOS)	B	C		B	C		C	C		B	C	
Approach Delay, s/veh / LOS	24.8	C		27.5	C		21.2	C		33.3	C	
Intersection Delay, s/veh / LOS	26.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.91	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	1.57	B	1.58	B	1.34	A	1.27	A

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HCS Two-Way Stop-Control Report

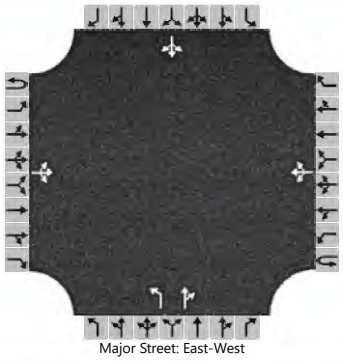
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2038 No Build AM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.79
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		7	8	100		37	21	4		73	2	66		0	2	1
Percent Heavy Vehicles (%)		4				4				4	4	4		4	4	4
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.14				4.14				7.14	6.54	6.24		7.14	6.54	6.24
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.24				3.54	4.04	3.34		3.54	4.04	3.34

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		9				47				92		86			4	
Capacity, c (veh/h)		1568				1435				704		968			701	
v/c Ratio		0.01				0.03				0.13		0.09			0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.1				0.5		0.3			0.0	
95% Queue Length, Q_{95} (ft)		0.0				2.5				12.9		7.7			0.0	
Control Delay (s/veh)		7.3	0.0	0.0		7.6	0.3	0.3		10.9		9.1			10.2	
Level of Service (LOS)		A	A	A		A	A	A		B		A			B	
Approach Delay (s/veh)	0.5				4.6				10.0				10.2			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

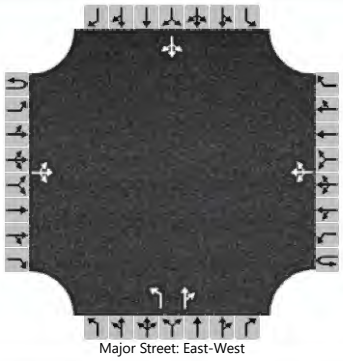
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2038 No Build PM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		0	25	192		72	33	1		156	4	50		8	16	7
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				79				171		59			34	
Capacity, c (veh/h)		1580				1334				554		877			565	
v/c Ratio		0.00				0.06				0.31		0.07			0.06	
95% Queue Length, Q_{95} (veh)		0.0				0.2				1.3		0.2			0.2	
95% Queue Length, Q_{95} (ft)		0.0				5.0				32.8		5.0			5.0	
Control Delay (s/veh)		7.3	0.0	0.0		7.9	0.5	0.5		14.4		9.4			11.8	
Level of Service (LOS)		A	A	A		A	A	A		B		A			B	
Approach Delay (s/veh)	0.0				5.5				13.1				11.8			
Approach LOS	A				A				B				B			

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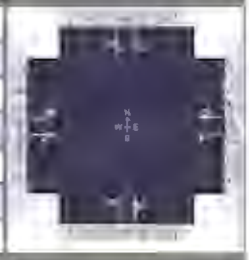
APPENDIX H:
2038 BUILD INTERSECTION CAPACITY ANALYSIS

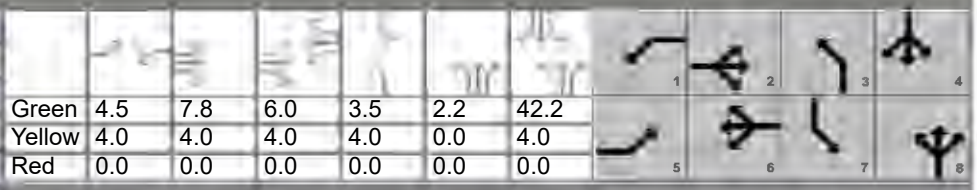
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.95
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BAM Siler-Rufina.xus		
Project Description	2038 Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	307	73	174	55	25	28	126	501	34	35	572	200

Signal Information			
Cycle, s	86.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB		NB		SB	
Green	4.5	7.8	6.0	3.5	2.2	42.2		
Yellow	4.0	4.0	4.0	4.0	0.0	4.0		
Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	20.3	21.8	8.5	10.0	9.8	48.4	7.5	46.2
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	16.0	15.0	4.6	4.8	5.1	20.8	2.9	39.9
Green Extension Time (g_e), s	0.2	0.7	0.0	0.1	0.1	0.0	0.0	2.1
Phase Call Probability	1.00	1.00	0.75	1.00	0.96	1.00	0.59	1.00
Max Out Probability	1.00	0.00	1.00	1.00	0.04	1.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	323	260		58	56		133	563		37	813	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1634		1753	1681		1753	1820		1753	1759	
Queue Service Time (g_s), s	14.0	13.0		2.6	2.8		3.1	18.8		0.9	37.9	
Cycle Queue Clearance Time (g_c), s	14.0	13.0		2.6	2.8		3.1	18.8		0.9	37.9	
Green Ratio (*g/C*)	0.28	0.21		0.12	0.07		0.56	0.51		0.53	0.49	
Capacity (*c*), veh/h	465	337		212	117		234	937		385	861	
Volume-to-Capacity Ratio (*X*)	0.695	0.771		0.274	0.478		0.567	0.601		0.096	0.944	
Back of Queue (*Q*), ft/ln (95 th percentile)	259	228		51	54		58	304		15	544	
Back of Queue (*Q*), veh/ln (95 th percentile)	10.0	8.9		2.0	2.1		2.2	11.8		0.6	21.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.48	0.00		0.30	0.00		0.29	0.00		0.15	0.00	
Uniform Delay (d_1), s/veh	27.5	32.4		34.6	38.8		19.0	14.7		11.8	21.0	
Incremental Delay (d_2), s/veh	2.7	1.4		0.3	1.1		0.8	0.8		0.0	2.6	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	30.2	33.8		34.8	39.9		19.8	15.5		11.8	23.5	
Level of Service (LOS)	C	C		C	D		B	B		B	C	
Approach Delay, s/veh / LOS	31.8	C		37.3	D		16.3	B		23.0	C	
Intersection Delay, s/veh / LOS	23.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.94	B	1.89	B	1.89	B
Bicycle LOS Score / LOS	1.45	A	0.68	A	1.64	B	1.89	B

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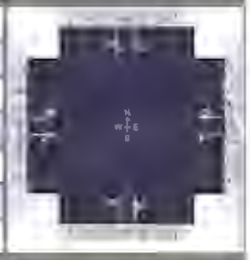
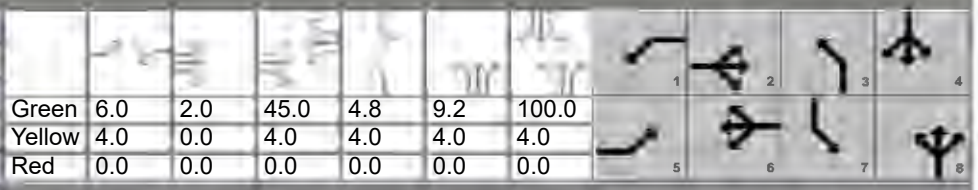
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BPM Siler-Rufina.xus		
Project Description	2038 Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	288	38	344	86	91	59	226	509	28	29	552	364

Signal Information			
Cycle, s	187.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB		NB		SB	
Green	6.0	2.0	45.0	4.8	9.2	100.0		
Yellow	4.0	0.0	4.0	4.0	4.0	4.0		
Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.0	51.0	10.0	49.0	22.0	117.2	8.8	104.0
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	10.0	49.0	8.0	16.9	20.0	36.8	3.5	102.0
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0
Phase Call Probability	1.00	1.00	0.99	1.00	1.00	1.00	0.81	1.00
Max Out Probability	1.00	1.00	1.00	1.00	1.00	0.84	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	313	415		93	163		246	584		32	996	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1584		1753	1719		1753	1824		1753	1718	
Queue Service Time (g_s), s	8.0	47.0		6.0	14.9		18.0	34.8		1.5	100.0	
Cycle Queue Clearance Time (g_c), s	8.0	47.0		6.0	14.9		18.0	34.8		1.5	100.0	
Green Ratio (*g/C*)	0.28	0.25		0.27	0.24		0.64	0.61		0.56	0.53	
Capacity (*c*), veh/h	307	398		95	414		207	1104		418	919	
Volume-to-Capacity Ratio (*X*)	1.019	1.043		0.987	0.394		1.185	0.529		0.075	1.084	
Back of Queue (*Q*), ft/ln (95 th percentile)	585	892		184	280		649	557		30	1886	
Back of Queue (*Q*), veh/ln (95 th percentile)	22.7	34.6		7.2	10.8		25.2	21.6		1.2	73.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	3.34	0.00		1.09	0.00		3.25	0.00		0.30	0.00	
Uniform Delay (d_1), s/veh	72.0	70.0		64.6	59.6		70.4	21.4		19.9	43.5	
Incremental Delay (d_2), s/veh	56.3	56.7		87.7	0.2		121.5	0.2		0.0	55.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	128.3	126.7		152.3	59.8		191.9	21.7		20.0	98.6	
Level of Service (LOS)	F	F		F	E		F	C		B	F	
Approach Delay, s/veh / LOS	127.4	F		93.5	F		72.1	E		96.2	F	
Intersection Delay, s/veh / LOS	96.9						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.96	B	1.96	B	1.90	B	1.92	B
Bicycle LOS Score / LOS	1.69	B	0.91	A	1.86	B	2.18	B

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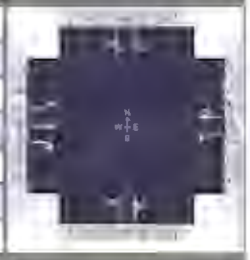
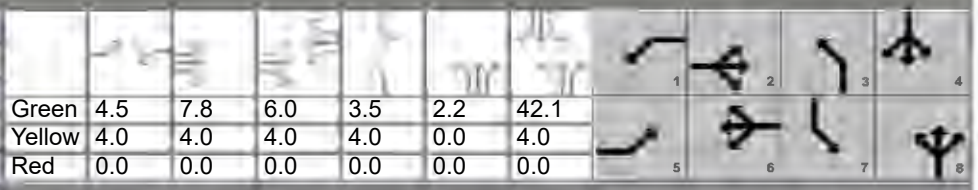
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.95
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BAM Siler-Rufina_Mitigation.xus		
Project Description	2038 Build AM Mitigated				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	307	73	174	55	25	28	126	501	34	35	572	200

Signal Information			
Cycle, s	86.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	4.5	7.8		6.0	3.5	2.2	42.1					
Yellow	4.0	4.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	20.3	21.8	8.5	10.0	9.8	48.3	7.5	46.1
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	16.0	10.8	4.6	4.8	5.1	20.8	2.9	39.9
Green Extension Time (g_e), s	0.2	0.7	0.0	0.1	0.1	0.0	0.0	2.1
Phase Call Probability	1.00	1.00	0.75	1.00	0.96	1.00	0.59	1.00
Max Out Probability	1.00	0.00	1.00	1.00	0.04	1.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	323	77	183	58	56		133	563		37	813	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1841	1610	1753	1681		1753	1820		1753	1759	
Queue Service Time (g_s), s	14.0	3.0	8.8	2.6	2.8		3.1	18.8		0.9	37.9	
Cycle Queue Clearance Time (g_c), s	14.0	3.0	8.8	2.6	2.8		3.1	18.8		0.9	37.9	
Green Ratio (*g/C*)	0.28	0.21	0.21	0.12	0.07		0.56	0.51		0.53	0.49	
Capacity (*c*), veh/h	465	380	332	266	117		234	937		384	860	
Volume-to-Capacity Ratio (*X*)	0.696	0.202	0.551	0.218	0.478		0.567	0.601		0.096	0.944	
Back of Queue (*Q*), ft/ln (95 th percentile)	258	61	152	51	54		57	304		15	544	
Back of Queue (*Q*), veh/ln (95 th percentile)	10.0	2.4	6.1	2.0	2.1		2.2	11.8		0.6	21.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.48	0.00	0.00	0.30	0.00		0.29	0.00		0.15	0.00	
Uniform Delay (d_1), s/veh	27.5	28.4	30.7	34.4	38.7		19.0	14.7		11.8	20.9	
Incremental Delay (d_2), s/veh	2.7	0.1	0.5	0.2	1.1		0.8	0.8		0.0	2.6	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	30.1	28.5	31.2	34.6	39.8		19.8	15.5		11.8	23.5	
Level of Service (LOS)	C	C	C	C	D		B	B		B	C	
Approach Delay, s/veh / LOS	30.3	C		37.1	D		16.3	B		23.0	C	
Intersection Delay, s/veh / LOS	23.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.94	B	1.89	B	2.09	B
Bicycle LOS Score / LOS	1.45	A	0.68	A	1.64	B	1.89	B

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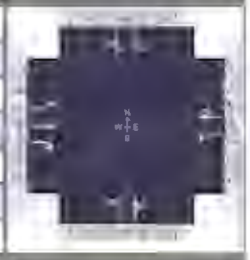
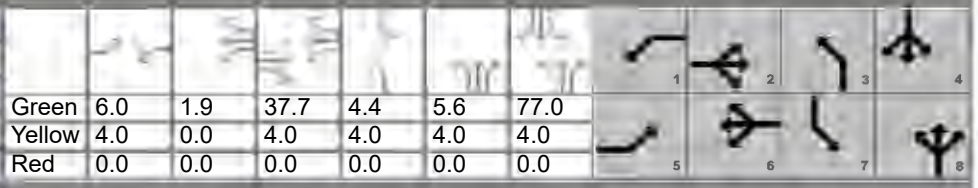
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BPM Siler-Rufina_Mitigation.xus		
Project Description	2038 Build PM Mitigated				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	288	38	344	86	91	59	226	509	28	29	552	364

Signal Information			
Cycle, s	152.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.0	1.9		37.7	4.4	5.6	77.0					
Yellow	4.0	0.0		4.0	4.0	4.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.0	41.7	11.9	43.6	18.0	90.6	8.4	81.0
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	8.0	36.8	8.0	13.8	16.0	33.1	3.3	79.0
Green Extension Time (g_e), s	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	0.98	1.00	1.00	1.00	0.74	1.00
Max Out Probability	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	313	41	374	93	163		246	584		32	996	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1841	1610	1753	1719		1753	1824		1753	1718	
Queue Service Time (g_s), s	6.0	2.6	34.8	6.0	11.8		14.0	31.1		1.3	77.0	
Cycle Queue Clearance Time (g_c), s	6.0	2.6	34.8	6.0	11.8		14.0	31.1		1.3	77.0	
Green Ratio (*g/C*)	0.29	0.25	0.25	0.30	0.26		0.61	0.57		0.53	0.50	
Capacity (*c*), veh/h	319	455	398	447	446		208	1034		384	867	
Volume-to-Capacity Ratio (*X*)	0.980	0.091	0.939	0.209	0.365		1.181	0.564		0.082	1.149	
Back of Queue (*Q*), ft/ln (95 th percentile)	501	57	524	123	229		447	501		25	1802	
Back of Queue (*Q*), veh/ln (95 th percentile)	19.4	2.2	20.9	4.8	8.9		17.3	19.4		1.0	69.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	2.86	0.00	0.00	0.73	0.00		2.24	0.00		0.25	0.00	
Uniform Delay (d_1), s/veh	59.0	44.2	56.3	39.6	46.2		54.2	21.0		18.8	37.8	
Incremental Delay (d_2), s/veh	44.8	0.0	4.8	0.1	0.2		119.9	0.4		0.0	80.4	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	103.7	44.3	61.1	39.7	46.4		174.1	21.5		18.9	118.2	
Level of Service (LOS)	F	D	E	D	D		F	C		B	F	
Approach Delay, s/veh / LOS	78.5	E		44.0	D		66.7	E		115.1	F	
Intersection Delay, s/veh / LOS	85.2						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.95	B	1.95	B	1.90	B	2.11	B
Bicycle LOS Score / LOS	1.69	B	0.91	A	1.86	B	2.18	B

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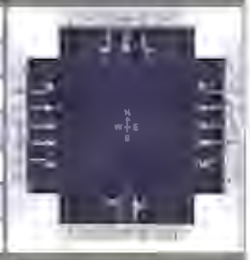
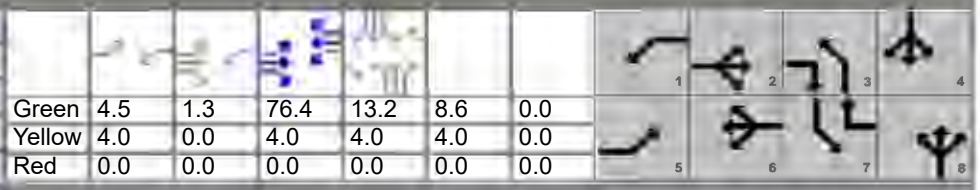
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.91
Urban Street	CALLE DEL CIELO	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BAM Calle del Cielo-Cerrillos.xus		
Project Description	2038 Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	102	1789	26	38	1096	128	40	35	49	147	20	92

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB			SB		
Green	4.5	1.3	76.4	13.2	8.6	0.0					
Yellow	4.0	0.0	4.0	4.0	4.0	0.0					
Red	0.0	0.0	0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	3.0	1.1	3.0		10.0		9.0
Phase Duration, s	9.9	81.8	8.5	80.4		12.6		17.2
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0		4.0		4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.1		3.1
Queue Clearance Time (g_s), s	4.6		2.9			8.5		12.7
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0		0.2		0.4
Phase Call Probability	0.98		0.75			0.99		1.00
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	112	1966	29	42	1204	141	44	92		162	22	101
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1685	1572	1767	1685	1572	1767	1679		1767	1856	1572
Queue Service Time (g_s), s	2.6	26.9	0.6	0.9	13.6	3.0	2.8	6.5		10.7	1.3	7.3
Cycle Queue Clearance Time (g_c), s	2.6	26.9	0.6	0.9	13.6	3.0	2.8	6.5		10.7	1.3	7.3
Green Ratio (*g/C*)	0.69	0.65	0.72	0.69	0.64	0.75	0.07	0.07		0.11	0.11	0.11
Capacity (*c*), veh/h	387	3276	1131	220	3219	1174	126	120		194	203	172
Volume-to-Capacity Ratio (*X*)	0.289	0.600	0.025	0.190	0.374	0.120	0.349	0.771		0.834	0.108	0.586
Back of Queue (*Q*), ft/ln (95 th percentile)	40	365	9	14	212	40	58	130		218	27	134
Back of Queue (*Q*), veh/ln (95 th percentile)	1.6	14.2	0.3	0.6	8.3	1.5	2.3	5.1		8.5	1.1	5.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.27	0.00	0.00	0.07	0.00	0.00	0.36	0.00		3.11	0.00	0.00
Uniform Delay (d_1), s/veh	7.4	12.2	4.8	9.8	10.4	4.2	53.1	54.8		52.3	48.1	50.8
Incremental Delay (d_2), s/veh	0.2	0.8	0.0	0.2	0.3	0.2	0.6	3.9		3.6	0.1	1.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	7.5	13.0	4.9	9.9	10.7	4.4	53.7	58.7		55.9	48.2	52.0
Level of Service (LOS)	A	B	A	A	B	A	D	E		E	D	D
Approach Delay, s/veh / LOS	12.6	B		10.1	B		57.1	E		53.9	D	
Intersection Delay, s/veh / LOS	16.2						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.88	B	2.07	B	2.75	C	2.74	C
Bicycle LOS Score / LOS	1.65	B	1.25	A	0.71	A	0.96	A

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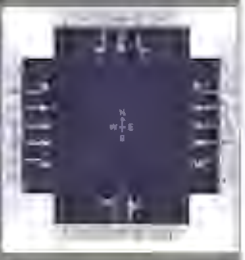
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.96
Urban Street	CALLE DEL CIELO	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BPM Calle del Cielo-Cerrillos.xus		
Project Description	2038 Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	109	1861	21	68	2366	156	53	40	47	206	52	152

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.4	0.4	79.9	5.0	2.0	11.3						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.9	84.3	9.4	83.9	9.0	15.3	11.0	17.2
Change Period, (*Y+R c*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (*g s*), s	4.3		3.4		5.3	8.1	9.0	13.1
Green Extension Time (*g e*), s	0.1	0.0	0.1	0.0	0.0	0.3	0.0	0.1
Phase Call Probability	0.98		0.91		0.84	1.00	1.00	1.00
Max Out Probability	0.01		0.00		0.00	0.25	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	114	1939	22	71	2465	163	55	91		215	54	158
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598	1795	1718		1795	1885	1598
Queue Service Time (*g s*), s	2.3	24.1	0.5	1.4	37.0	3.8	3.3	6.1		7.0	3.2	11.1
Cycle Queue Clearance Time (*g c*), s	2.3	24.1	0.5	1.4	37.0	3.8	3.3	6.1		7.0	3.2	11.1
Green Ratio (*g/C*)	0.71	0.67	0.71	0.71	0.67	0.72	0.14	0.09		0.15	0.11	0.16
Capacity (*c*), veh/h	197	3436	1136	249	3417	1156	227	161		222	208	254
Volume-to-Capacity Ratio (*X*)	0.577	0.564	0.019	0.284	0.721	0.141	0.243	0.561		0.967	0.261	0.623
Back of Queue (*Q*), ft/ln (95 th percentile)	100	326	7	21	470	52	66	119		254	67	201
Back of Queue (*Q*), veh/ln (95 th percentile)	3.9	12.9	0.3	0.8	18.6	2.0	2.6	4.7		10.1	2.7	8.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.66	0.00	0.00	0.11	0.00	0.00	0.41	0.00		3.64	0.00	0.00
Uniform Delay (*d 1*), s/veh	22.6	10.6	5.1	8.6	12.9	5.1	46.2	52.0		52.1	48.9	47.1
Incremental Delay (*d 2*), s/veh	1.0	0.7	0.0	0.2	1.3	0.3	0.2	1.1		50.5	0.2	2.4
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	23.6	11.2	5.1	8.8	14.3	5.3	46.5	53.1		102.6	49.1	49.5
Level of Service (LOS)	C	B	A	A	B	A	D	D		F	D	D
Approach Delay, s/veh / LOS	11.8	B		13.6	B		50.6	D		76.2	E	
Intersection Delay, s/veh / LOS	18.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.87	B	2.06	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.63	B	1.97	B	0.73	A	1.19	A

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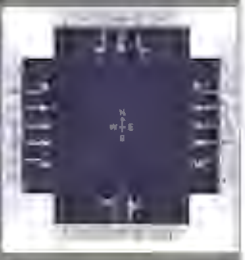
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.91
Urban Street	CALLE DEL CIELO	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BAM Calle del Cielo-Cerrillos_Mitigation.xus		
Project Description	2038 Build AM Mitigations				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	102	1789	26	38	1096	128	40	35	49	147	20	92

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.5	1.3	68.2	4.6	6.3	15.0	
Yellow	4.0	0.0	4.0	4.0	4.0	4.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.9	73.6	8.5	72.2	8.6	19.0	18.9	29.3
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	5.1		3.1		4.6	8.1	10.9	8.5
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.0	0.3	0.2	0.4
Phase Call Probability	0.98		0.75		0.77	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	112	1966	29	42	1204	141	44	92		162	22	101
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1685	1572	1767	1685	1572	1767	1679		1767	1856	1572
Queue Service Time (g_s), s	3.1	32.1	0.8	1.1	16.2	3.6	2.6	6.1		8.9	1.1	6.5
Cycle Queue Clearance Time (g_c), s	3.1	32.1	0.8	1.1	16.2	3.6	2.6	6.1		8.9	1.1	6.5
Green Ratio (*g/C*)	0.62	0.58	0.62	0.62	0.57	0.69	0.16	0.12		0.27	0.21	0.21
Capacity (*c*), veh/h	346	2930	972	195	2873	1090	300	210		376	391	332
Volume-to-Capacity Ratio (*X*)	0.324	0.671	0.029	0.214	0.419	0.129	0.146	0.440		0.430	0.056	0.305
Back of Queue (*Q*), ft/ln (95 th percentile)	52	446	13	19	254	52	51	118		174	24	115
Back of Queue (*Q*), veh/ln (95 th percentile)	2.1	17.4	0.5	0.7	9.9	2.0	2.0	4.6		6.8	0.9	4.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.35	0.00	0.00	0.09	0.00	0.00	0.32	0.00		2.49	0.00	0.00
Uniform Delay (d_1), s/veh	10.8	17.3	8.9	14.3	14.7	6.2	43.1	48.6		35.9	37.8	39.9
Incremental Delay (d_2), s/veh	0.2	1.2	0.1	0.2	0.5	0.2	0.1	0.5		0.3	0.0	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	11.0	18.6	9.0	14.5	15.1	6.5	43.1	49.2		36.2	37.8	40.1
Level of Service (LOS)	B	B	A	B	B	A	D	D		D	D	D
Approach Delay, s/veh / LOS	18.1	B		14.2	B		47.2	D		37.7	D	
Intersection Delay, s/veh / LOS	19.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.89	B	2.09	B	2.74	C	2.73	C
Bicycle LOS Score / LOS	1.65	B	1.25	A	0.71	A	0.96	A

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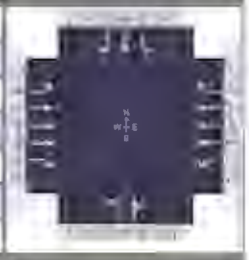
HCS Signalized Intersection Results Summary

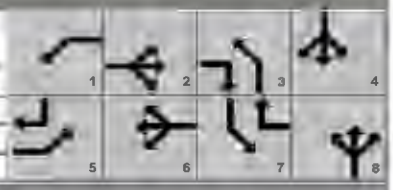
General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.96
Urban Street	CALLE DEL CIELO	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BPM Calle del Cielo-Cerrillos_Mitigation.xus		
Project Description	2038 Build PM Mitigation				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	109	1861	21	68	2366	156	53	40	47	206	52	152

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.4	0.4	68.2	5.0	10.9	10.0	
Yellow	4.0	0.0	4.0	4.0	4.0	4.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.9	72.6	9.4	72.2	9.0	14.0	24.0	28.9
Change Period, (*Y+R c*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (*g s*), s	5.1		3.9		5.3	8.1	13.9	11.8
Green Extension Time (*g e*), s	0.2	0.0	0.1	0.0	0.1	0.5	0.2	0.6
Phase Call Probability	0.98		0.91		0.84	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.02	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	114	1939	22	71	2465	163	55	91		215	54	158
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598	1795	1718		1795	1885	1598
Queue Service Time (*g s*), s	3.1	31.2	0.6	1.9	47.8	3.6	3.3	6.1		11.9	2.8	9.8
Cycle Queue Clearance Time (*g c*), s	3.1	31.2	0.6	1.9	47.8	3.6	3.3	6.1		11.9	2.8	9.8
Green Ratio (*g/C*)	0.62	0.57	0.61	0.62	0.57	0.73	0.13	0.08		0.27	0.21	0.26
Capacity (*c*), veh/h	171	2935	980	213	2916	1173	249	143		402	392	410
Volume-to-Capacity Ratio (*X*)	0.664	0.661	0.022	0.332	0.845	0.138	0.222	0.633		0.534	0.138	0.386
Back of Queue (*Q*), ft/ln (95 th percentile)	84	436	10	32	639	49	67	121		225	59	172
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3	17.3	0.4	1.3	25.4	1.9	2.7	4.8		8.9	2.3	6.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.56	0.00	0.00	0.16	0.00	0.00	0.42	0.00		3.22	0.00	0.00
Uniform Delay (*d 1*), s/veh	26.7	17.7	9.1	15.0	21.5	4.7	47.4	53.2		37.0	38.8	36.8
Incremental Delay (*d 2*), s/veh	1.7	1.2	0.0	0.3	3.2	0.2	0.2	1.7		0.6	0.1	0.2
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	28.3	18.9	9.1	15.4	24.8	5.0	47.5	54.9		37.5	38.8	37.0
Level of Service (LOS)	C	B	A	B	C	A	D	D		D	D	D
Approach Delay, s/veh / LOS	19.3	B		23.3	C		52.1	D		37.5	D	
Intersection Delay, s/veh / LOS	23.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.89	B	2.09	B	2.74	C	2.73	C
Bicycle LOS Score / LOS	1.63	B	1.97	B	0.73	A	1.19	A

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HCS Two-Way Stop-Control Report

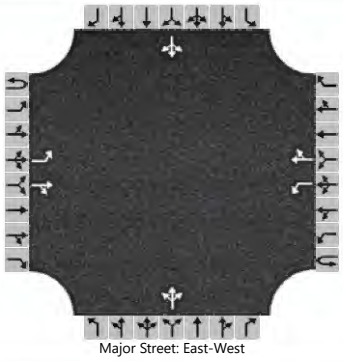
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2038 Build AM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.89
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		19	647	74		19	249	21		26	14	18		13	10	7
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		21				21					65				34	
Capacity, c (veh/h)		1252				811					268				249	
v/c Ratio		0.02				0.03					0.24				0.14	
95% Queue Length, Q_{95} (veh)		0.1				0.1					0.9				0.5	
95% Queue Length, Q_{95} (ft)		2.6				2.6					23.0				12.8	
Control Delay (s/veh)		7.9				9.6					22.7				21.7	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.6				22.7				21.7			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

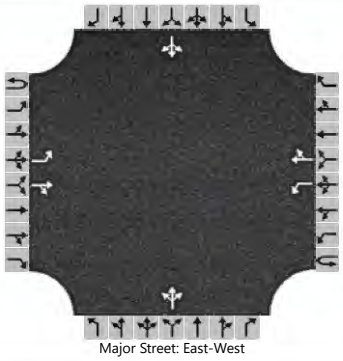
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2038 Build PM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		13	436	82		19	515	29		69	30	35		39	25	52
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14				20					141				122	
Capacity, c (veh/h)		1000				1024					267				299	
v/c Ratio		0.01				0.02					0.53				0.41	
95% Queue Length, Q_{95} (veh)		0.0				0.1					2.8				1.9	
95% Queue Length, Q_{95} (ft)		0.0				2.5					71.1				48.3	
Control Delay (s/veh)		8.6				8.6					32.6				25.1	
Level of Service (LOS)		A				A					D				D	
Approach Delay (s/veh)	0.2				0.3				32.6				25.1			
Approach LOS	A				A				D				D			

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HCS Two-Way Stop-Control Report

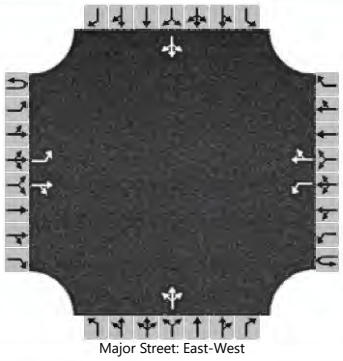
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2038 Build AM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	643	44		89	249	0		31	0	82		1	0	1
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				103					131				2	
Capacity, c (veh/h)		1272				824					345				246	
v/c Ratio		0.00				0.13					0.38				0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.4					1.7				0.0	
95% Queue Length, Q_{95} (ft)		0.0				10.2					43.2				0.0	
Control Delay (s/veh)		7.8				10.0					21.7				19.8	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.0				2.6				21.7				19.8			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

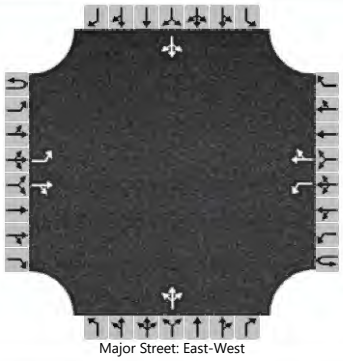
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2038 Build PM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	442	60		106	582	1		44	0	109		0	0	0
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				116					168				0	
Capacity, c (veh/h)		948				1023					389				0	
v/c Ratio		0.00				0.11					0.43					
95% Queue Length, Q_{95} (veh)		0.0				0.4					2.1					
95% Queue Length, Q_{95} (ft)		0.0				10.1					52.9					
Control Delay (s/veh)		8.8				9.0					21.1					
Level of Service (LOS)		A				A					C					
Approach Delay (s/veh)		0.0				1.4				21.1						
Approach LOS		A				A				C						

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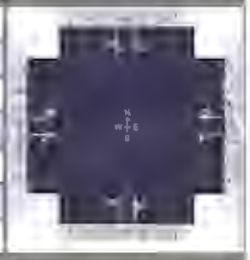
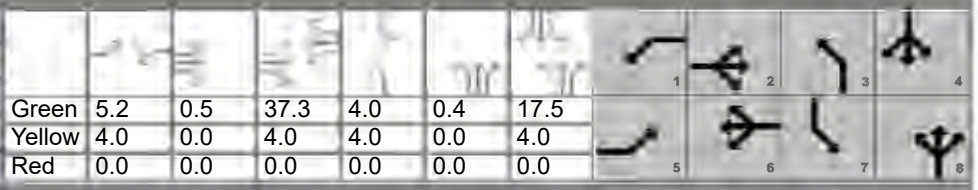
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.94
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_BAM Rufina-Richards.xus		
Project Description	2038 Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	120	592	152	80	166	19	53	155	139	44	205	95

Signal Information			
Cycle, s	80.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	5.2	0.5		37.3	4.0	0.4	17.5					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.7	41.8	9.2	41.3	8.4	21.9	8.0	21.5
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	4.9	35.4	3.9	7.2	3.9	15.9	3.6	15.9
Green Extension Time (g_e), s	0.0	2.0	0.0	0.0	0.0	1.3	0.0	1.3
Phase Call Probability	0.94	1.00	0.85	1.00	0.72	1.00	0.65	1.00
Max Out Probability	1.00	0.00	1.00	1.00	1.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	128	791		85	197		56	313		47	319	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1818		1795	1851		1795	1737		1795	1784	
Queue Service Time (g_s), s	2.9	33.4		1.9	5.2		1.9	13.9		1.6	13.9	
Cycle Queue Clearance Time (g_c), s	2.9	33.4		1.9	5.2		1.9	13.9		1.6	13.9	
Green Ratio (*g/C*)	0.54	0.47		0.53	0.46		0.27	0.22		0.27	0.22	
Capacity (*c*), veh/h	702	853		227	856		235	386		205	387	
Volume-to-Capacity Ratio (*X*)	0.182	0.928		0.375	0.230		0.239	0.811		0.228	0.824	
Back of Queue (*Q*), ft/ln (95 th percentile)	48	487		33	93		36	245		30	251	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.9	19.3		1.3	3.7		1.4	9.7		1.2	10.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	9.7	20.4		17.9	13.2		23.6	30.1		24.1	30.4	
Incremental Delay (d_2), s/veh	0.0	2.1		0.4	0.1		0.2	1.6		0.2	1.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	9.8	22.4		18.3	13.2		23.8	31.7		24.3	32.1	
Level of Service (LOS)	A	C		B	B		C	C		C	C	
Approach Delay, s/veh / LOS	20.7	C		14.8	B		30.5	C		31.1	C	
Intersection Delay, s/veh / LOS	23.6						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.93	B	1.93	B
Bicycle LOS Score / LOS	2.00	B	0.95	A	1.10	A	1.09	A

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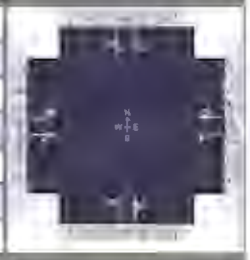
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.97
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_BPM Rufina-Richards.xus		
Project Description	2038 Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	154	397	103	136	503	34	189	226	95	39	251	169

Signal Information					EB			WB			NB			SB		
Cycle, s	70.8	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	5.6	0.1		23.6	3.3	2.7	19.4					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.8	27.8	9.6	27.6	10.0	26.1	7.3	23.4
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.1	3.2	3.1	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	6.0	20.6	5.5	21.9	7.4	13.0	3.1	18.8
Green Extension Time (g_e), s	0.0	1.7	0.0	1.7	0.0	0.0	0.0	0.6
Phase Call Probability	0.96	1.00	0.94	1.00	0.98	1.00	0.55	1.00
Max Out Probability	1.00	0.28	1.00	0.30	1.00	1.00	1.00	0.29

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	159	515		140	554		195	331		40	433	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1818		1795	1864		1795	1790		1795	1758	
Queue Service Time (g_s), s	4.0	18.6		3.5	19.9		5.4	11.0		1.1	16.8	
Cycle Queue Clearance Time (g_c), s	4.0	18.6		3.5	19.9		5.4	11.0		1.1	16.8	
Green Ratio (*g/C*)	0.42	0.34		0.41	0.33		0.37	0.31		0.32	0.27	
Capacity (*c*), veh/h	293	610		284	622		290	560		321	482	
Volume-to-Capacity Ratio (*X*)	0.543	0.845		0.494	0.890		0.673	0.591		0.125	0.897	
Back of Queue (*Q*), ft/ln (95 th percentile)	71	335		61	374		112	201		20	321	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.8	13.3		2.4	14.9		4.4	8.0		0.8	12.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	16.7	21.8		16.7	22.4		18.4	20.5		17.5	24.7	
Incremental Delay (d_2), s/veh	1.0	7.0		0.5	9.7		4.9	1.1		0.1	11.6	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	17.7	28.8		17.2	32.1		23.3	21.7		17.6	36.3	
Level of Service (LOS)	B	C		B	C		C	C		B	D	
Approach Delay, s/veh / LOS	26.2	C		29.1	C		22.3	C		34.7	C	
Intersection Delay, s/veh / LOS	27.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.91	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	1.60	B	1.63	B	1.36	A	1.27	A

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HCS Two-Way Stop-Control Report

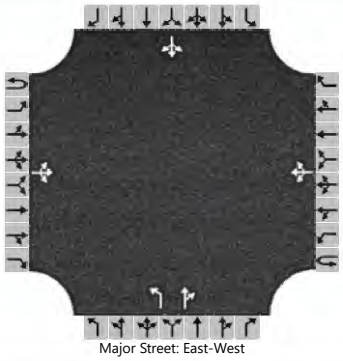
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2038 Build AM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.79
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		7	8	100		149	21	4		73	2	186		0	2	1
Percent Heavy Vehicles (%)		4				4				4	4	4		4	4	4
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.14				4.14				7.14	6.54	6.24		7.14	6.54	6.24
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.24				3.54	4.04	3.34		3.54	4.04	3.34

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		9				189				92		238			4	
Capacity, c (veh/h)		1568				1435				409		968			475	
v/c Ratio		0.01				0.13				0.23		0.25			0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.5				0.9		1.0			0.0	
95% Queue Length, Q_{95} (ft)		0.0				12.5				23.2		25.8			0.0	
Control Delay (s/veh)		7.3	0.0	0.0		7.9	1.1	1.1		16.4		9.9			12.6	
Level of Service (LOS)		A	A	A		A	A	A		C		A			B	
Approach Delay (s/veh)	0.5				6.9				11.7				12.6			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

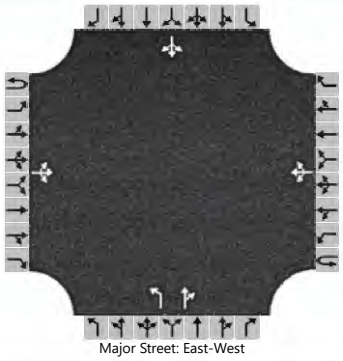
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2038 Build PM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		0	25	192		192	33	1		156	4	163		8	16	7
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				211				171		184			34	
Capacity, c (veh/h)		1580				1334				326		885			338	
v/c Ratio		0.00				0.16				0.53		0.21			0.10	
95% Queue Length, Q_{95} (veh)		0.0				0.6				2.9		0.8			0.3	
95% Queue Length, Q_{95} (ft)		0.0				15.0				73.1		20.2			7.6	
Control Delay (s/veh)		7.3	0.0	0.0		8.2	1.3	1.3		27.7		10.1			16.8	
Level of Service (LOS)		A	A	A		A	A	A		D		B			C	
Approach Delay (s/veh)	0.0				7.2				18.6				16.8			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

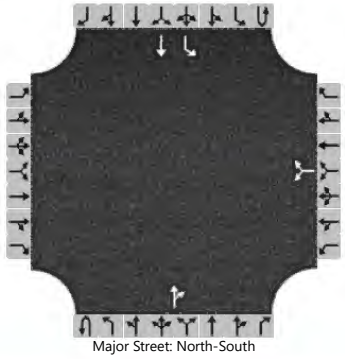
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/18/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	2038 Build AM

Site Information

Intersection	Rufina Circle & Access 1
Jurisdiction	Santa Fe
East/West Street	Access 1
North/South Street	Rufina Circle
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	1	0
Configuration							LR					TR		L	T	
Volume (veh/h)						19		66			52	20		70	70	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized																
Median Type | Storage							Undivided									

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							92							76		
Capacity, c (veh/h)							895							1520		
v/c Ratio							0.10							0.05		
95% Queue Length, Q_{95} (veh)							0.3							0.2		
95% Queue Length, Q_{95} (ft)							7.6							5.1		
Control Delay (s/veh)							9.5							7.5		
Level of Service (LOS)							A							A		
Approach Delay (s/veh)						9.5								3.7		
Approach LOS						A								A		

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HCS Two-Way Stop-Control Report

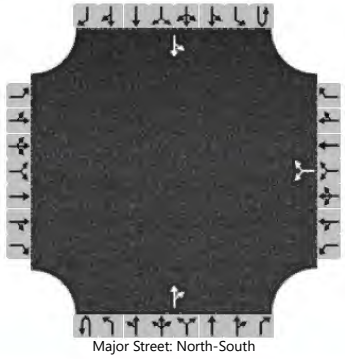
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/18/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	2038 Build PM

Site Information

Intersection	Rufina Circle & Access 2
Jurisdiction	Santa Fe
East/West Street	Access 2
North/South Street	Rufina Circle
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						100		10			101	94		9	122	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							120							10		
Capacity, c (veh/h)							689							1358		
v/c Ratio							0.17							0.01		
95% Queue Length, Q_{95} (veh)							0.6							0.0		
95% Queue Length, Q_{95} (ft)							15.2							0.0		
Control Delay (s/veh)							11.3							7.7	0.1	
Level of Service (LOS)							B							A	A	
Approach Delay (s/veh)						11.3								0.6		
Approach LOS						B								A		

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HCS Two-Way Stop-Control Report

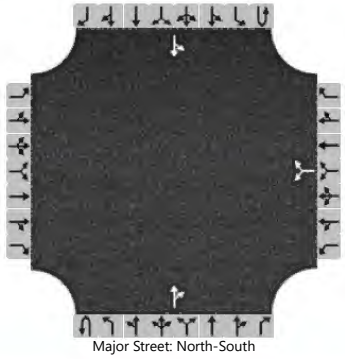
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/18/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	2038 Build AM

Site Information

Intersection	Rufina Circle & Access 2
Jurisdiction	Santa Fe
East/West Street	Access 2
North/South Street	Rufina Circle
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						94		9			63	100		10	78	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							112							11		
Capacity, c (veh/h)							765							1399		
v/c Ratio							0.15							0.01		
95% Queue Length, Q_{95} (veh)							0.5							0.0		
95% Queue Length, Q_{95} (ft)							12.7							0.0		
Control Delay (s/veh)							10.5							7.6	0.1	
Level of Service (LOS)							B							A	A	
Approach Delay (s/veh)						10.5								0.9		
Approach LOS						B								A		

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HCS Two-Way Stop-Control Report

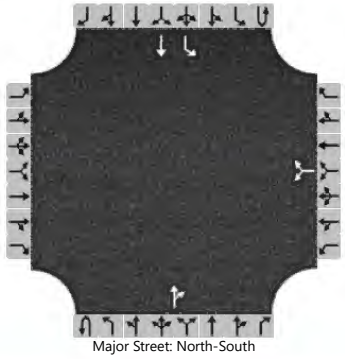
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/18/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	2038 Build PM

Site Information

Intersection	Rufina Circle & Access 1
Jurisdiction	Santa Fe
East/West Street	Access 1
North/South Street	Rufina Circle
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	1	0
Configuration							LR					TR		L	T	
Volume (veh/h)						20		70			92	19		66	112	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							98							72		
Capacity, c (veh/h)							835							1467		
v/c Ratio							0.12							0.05		
95% Queue Length, Q_{95} (veh)							0.4							0.2		
95% Queue Length, Q_{95} (ft)							10.2							5.1		
Control Delay (s/veh)							9.9							7.6		
Level of Service (LOS)							A							A		
Approach Delay (s/veh)						9.9								2.8		
Approach LOS						A								A		

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APPENDIX I:
SANTA FE TURN LANE REQUIREMENTS

throu h tr . The rel t ve r sh r te s speed d erent l n re ses s n exponent l **t** un t on nd those r tes re presented n **Table 1**.

Table 1. Rela ive Crash Ra es for A -Grade Ar erials[1]

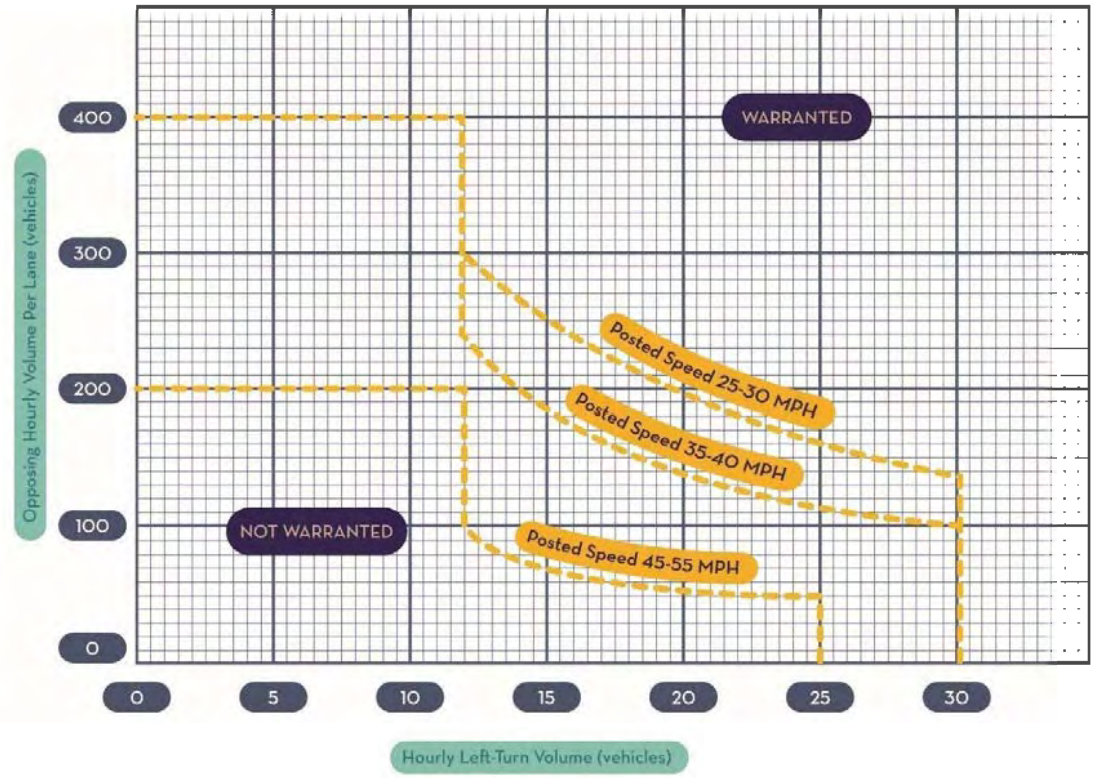
Speed Differen ial (mph)	Rela ive Crash Ra e
0	1
10**t**	2
20 **t**	6.5
30	45
35	180

[1]D t rom ITE, Tr En neer n H ndbook, 5th Ed t on (1999)

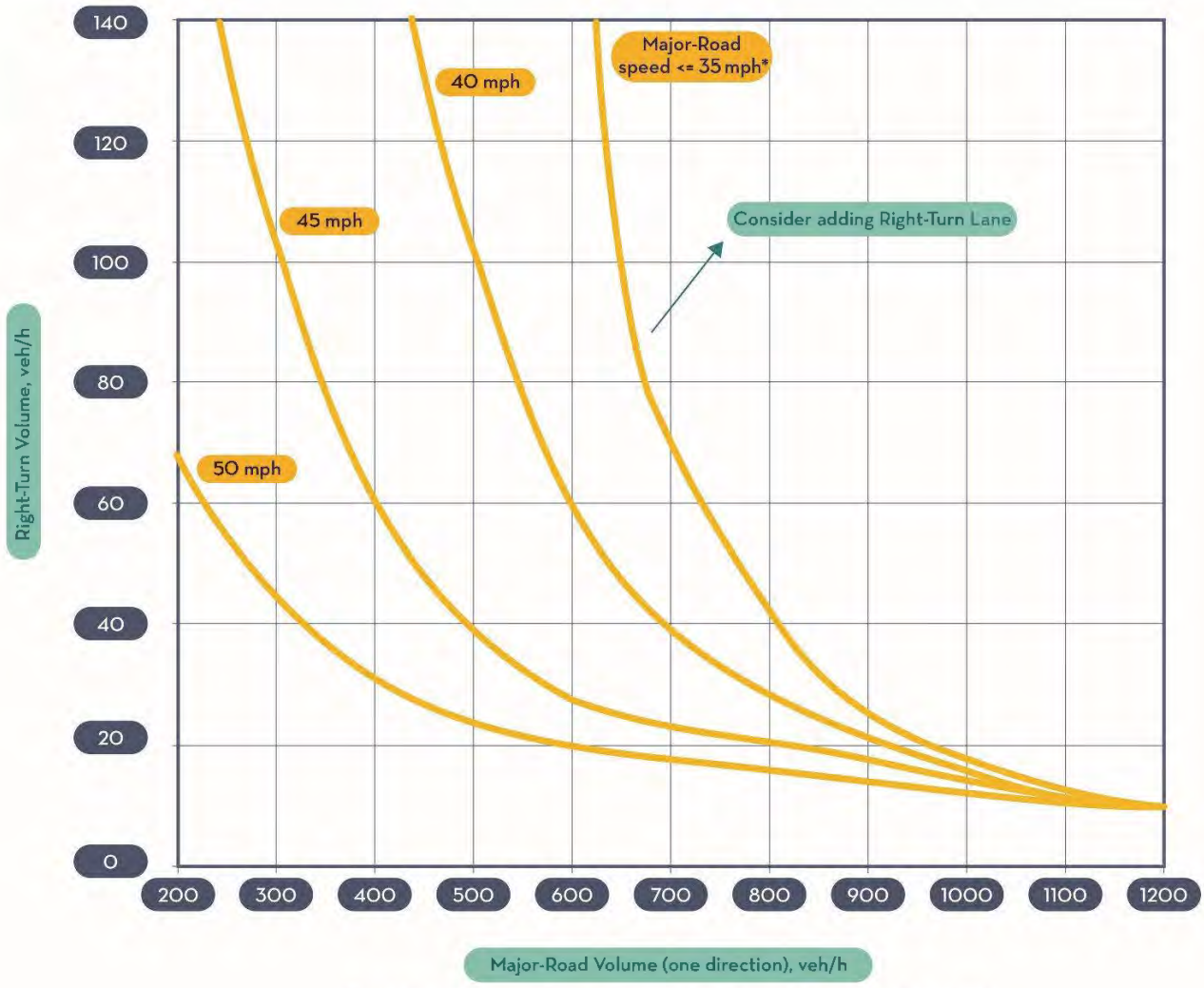
Turn Lane Requiremen s

Figure 1 prov des C ty o S nt Fe Tr nsport t on Dep rtment le t turn l ne w rr nt r ter , b sed upon nd n s o the N at on l Cooper t ve H hw y Rese r h Pro r m (NCHRP) 348. **Figure 2** nd **Figure 3** prov de r ht turn l ne w rr nt r ter , b sed upon **t** th s R ht Turn L ne Gu d n e. Altern t ves to these r ter sh ll be supported by tr n lys s. R ht turns re not typ lly prov ded or speeds o 25 mph due to the m in m al speed de erent l re ted by turn n veh les, however they m ay be ons dered t these lower speeds t the d s ret on o the C ty Tr En neer, or des nee.

FIGUR L F URN AN EWARRAN TCRI RIA



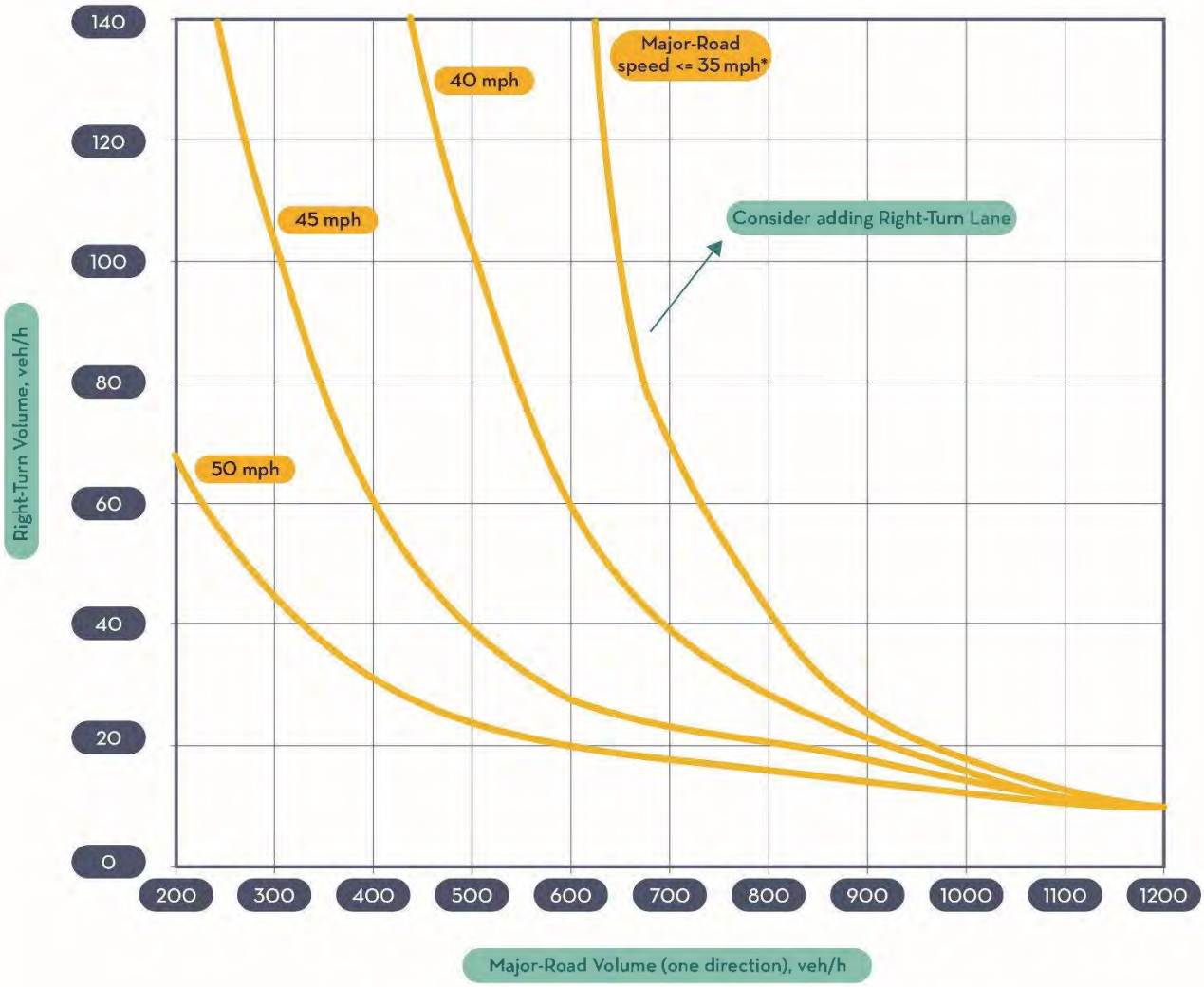
FIGUR RIG URN LAN ECRI RIA FOR WO-LAN EROADWAY



Right-turn lanes are not typically considered for roadways posted at 25 mph, but certain circumstances may warrant their consideration:

- *Right-turning volume of 50 vph or greater*
- *At the City Traffic Engineer, or designee's discretion*

FIGUR RIG URN LAN ECRI RIA FOR FOUR+ LAN EROADWAY



**Right-turn lanes are not typically considered for roadways posted at 25 mph, but certain circumstances may warrant their consideration:*
• Right-turning volume of 50 vph or greater
• At the City Traffic Engineer, or designee's discretion

City of Santa Fe, New Mexico

Attachment C
Applicant Submittals

6. Master Plan

MASTER PLAN
GIRLS INC. OF SANTA FE

2904 RUFINA STREET, SANTA FE, NEW MEXICO 87507

BUILDING CODE & ZONING INFORMATION

2021 International Building Code (IBC) amended by NMAC Title 14 Chapter 7 Part 2

2021 International Energy Conservation Code (IECC) amended by NMAC Title 14 Chapter 7 Part 9

2021 Uniform Plumbing Code (UPC) amended by NMAC Title 14 Chapter 8 Part 2

2021 Uniform Mechanical Code (UMC) amended by NMAC Title 14 Chapter 9 Part 2

2020 National Electrical Code (NEC) amended by NMAC Title 14 Chapter 10 Part 4

2012 National Electrical Safety Code (NEC) amended by NMAC Title 14 Chapter 10 Part 5

EITHER NMCBC (2021 IBC CH. 11 & 2017 ICC A117.1) OR DOJ 2010 STANDARDS FOR ACCESSIBLE

TRACT 2A, LOT 2-2);

girls inc. of Santa Fe

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JENKINSGAVIN LAND USE | PROJECT MANAGEMENT

DESIGN ENGINUITY

VICINITY MAP



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222 EAST MARCY STREET, SUITE 19
SANTA FE, NEW MEXICO 87507
(505) 216-7555
WWW.AUTOTROPHDESIGN.COM

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DRAWINGS INDEX

C-0	COVER SHEET
C-1	EXISTING CONDITIONS SITE PLAN
C-2	PROPOSED SITE MASTER PLAN
C-3	PROPOSED PRELIMINARY LANDSCAPE PLAN
C-4	CONCEPTUAL TERRAIN MANAGEMENT
C-5	CONCEPTUAL UTILITY PLAN

DRAWINGS INFO

MASTER PLAN DRAWINGS DATE: SEPTEMBER 25, 2025

ARCHITECT'S PROJECT NUMBER: 2502

CITY OF SANTA FE APPROVALS

GOVERNING BODY APPROVAL, CASE NO. 2025-_____
APPROVED BY THE GOVERNING BODY AT THEIR MEETING ON _____.

MAYOR _____ DATE _____

ATTEST: _____ DATE _____
CITY CLERK

CITY OF SANTA FE LAND USE APPROVAL:

CITY PLANNER _____ DATE _____

CITY ENGINEERING FOR LAND USE _____ _____

MASTER PLAN
2904 RUFINA STREET

NOT FOR CONSTRUCTION

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No.	DESCRIPTION	DATE

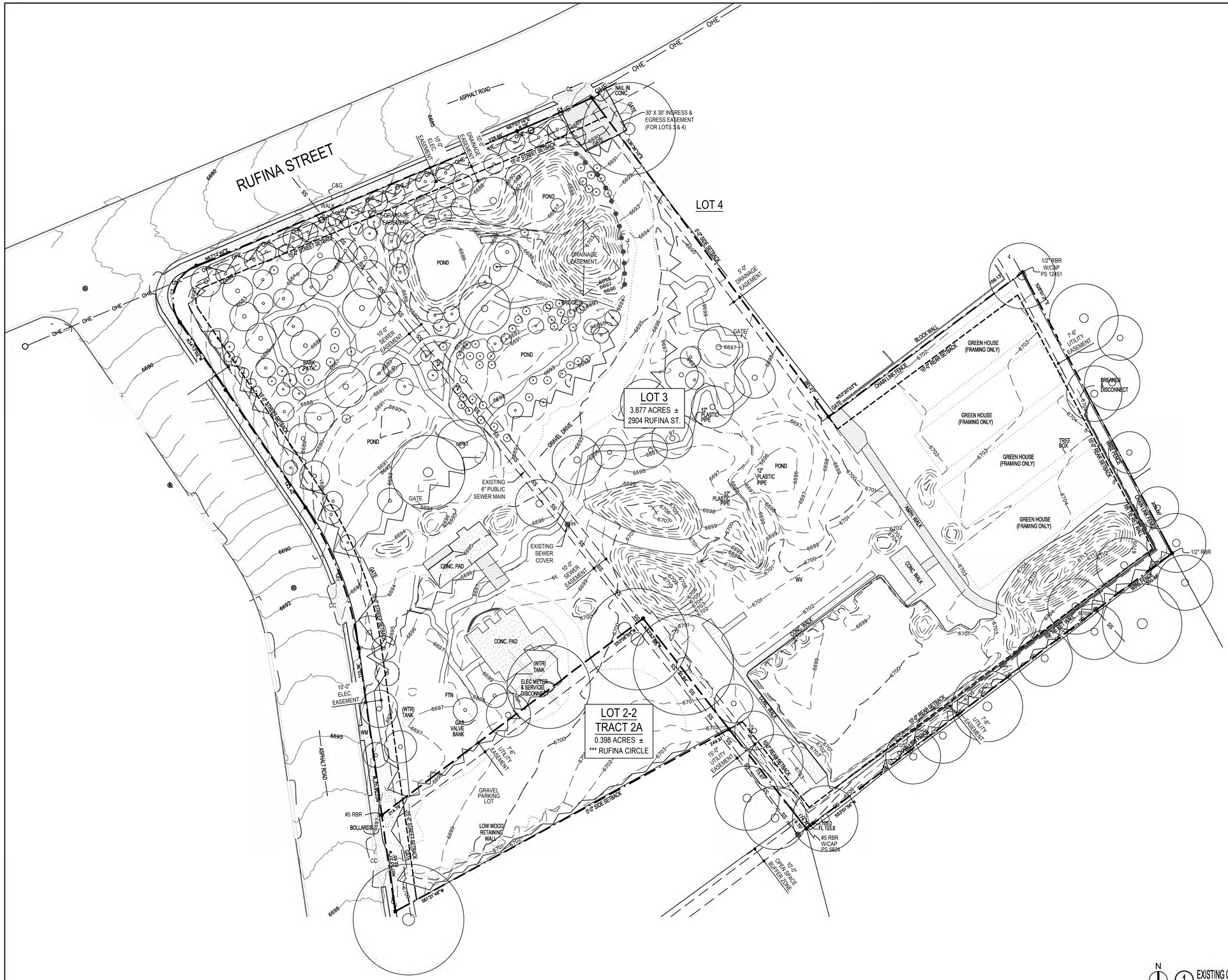
GIRLS INC OF SANTA FE
MASTER PLAN
2904 RUFINA STREET, SANTA FE , NEW MEXICO 87507

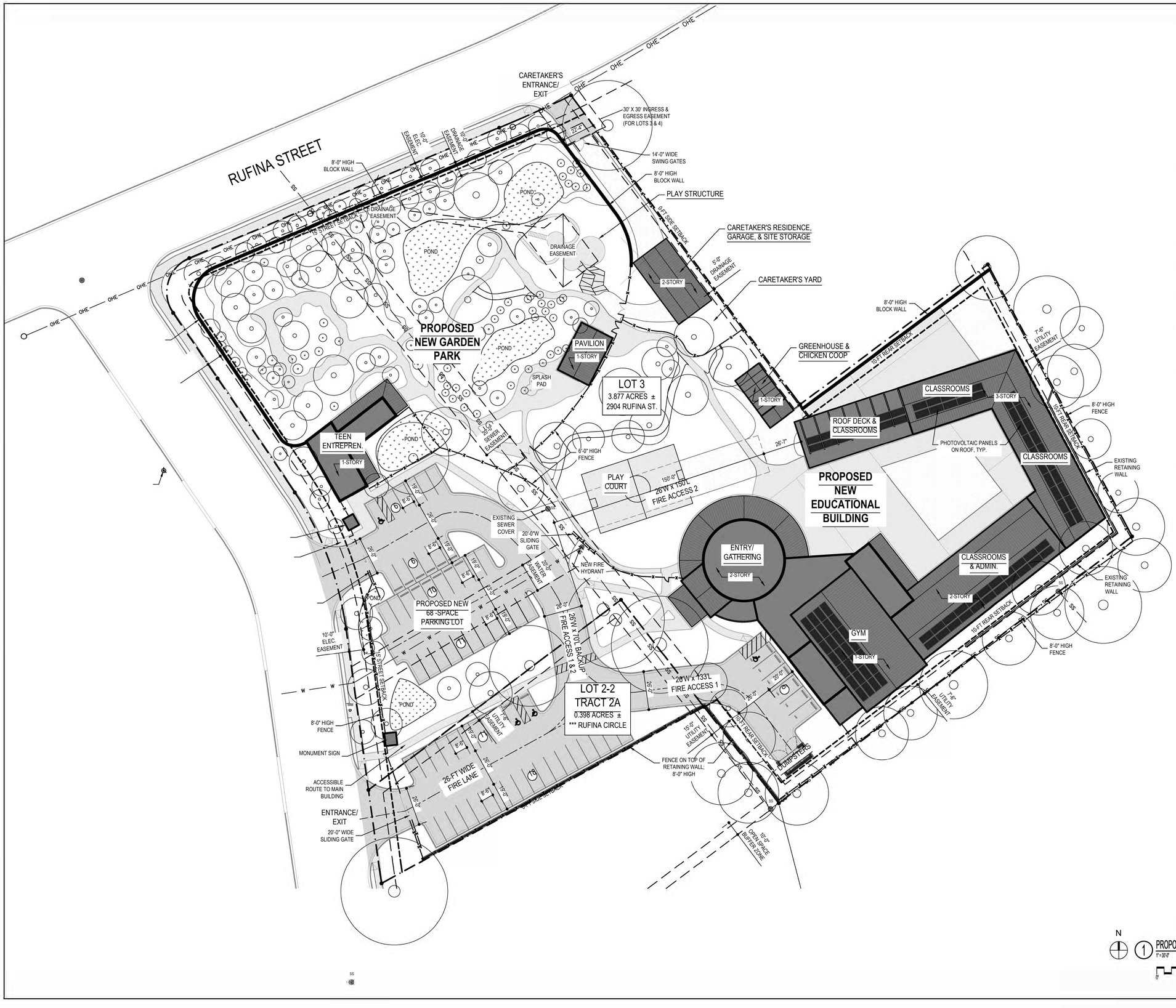
CASE # 2025-11030

COVER SHEET

ARCHITECT'S PROJECT NUMBER: 2502
FIRST SUBMISSION DATE: SEPTEMBER 25, 2025

C-0


RUFINA STREET
ASPHALT ROAD
LOT 4
LOT 3
3.877 ACRES ±
2904 RUFINA ST.
LOT 2-2
TRACT 2A
0.398 ACRES ±
*** RUFINA CIRCLE
POND
GRAVEL DRIVE
EXISTING 6" PUBLIC SEWER MAIN
EXISTING SEWER COVER
CONC. PAD
GAS VALVE BANK
(WTR) TANK
ELEC METER & SERVICE DISCONNECT
GRAVEL PARKING LOT
LOW WOOD RETAINING WALL
BOLLARDS
GREEN HOUSE (FRAMING ONLY)
BREAKER & DISCONNECT
TREE BOX
CONC. WALK
CHAIN LINK FENCE
WIRE FENCE
BLOCK WALL
OPEN SPACE BUFFER ZONE
1/2" RBR W/CAP PS 12451
#5 RBR W/CAP PS 5824
#5 RBR
1/2" RBR
NAIL IN CONC
30' X 30' INGRESS & EGRESS EASEMENT (FOR LOTS 3 & 4)
10'-0" ELEC. EASEMENT
10'-0" DRAINAGE EASEMENT
10'-0" SEWER EASEMENT
15'-0" UTILITY EASEMENT
7'-6" UTILITY EASEMENT
5'-0" DRAINAGE EASEMENT
10'-0" STREET SETBACK
10'-0" REAR SETBACK
6'-0" SIDE SETBACK
N 89°12'40" E 228.66'
S 89°39'10" E 358.79'
S 89°27'40" W 358.79'
S 53°20'33" E 59.13'
S 53°00'30" E 214.79'
S 53°00'30" E 214.97'
S 53°00'30" E 214.97'
S 53°00'30" E 214.97



PERMISSIBLE USES

PUBLIC, INSTITUTIONAL, AND CIVIC:

- COMMUNITY CENTERS AND INSTITUTIONS
- RECREATION, PARKS, AND ENTERTAINMENT

COMMERCIAL:

- ARTS ACTIVITIES
- FOOD AND BEVERAGE
- SINGLE FAMILY DWELLINGS
- RECREATION AND ENTERTAINMENT
- RETAIL AND SERVICES
- AGRICULTURAL USES
- ACCESSORY USES

SITE DATA

PROPOSED ZONING:

TRACT 2A, LOT 2-2: C-2, GENERAL COMMERCIAL

LOT SIZE:

4.275 ACRES (186,219 SQ. FT.)

FOOTPRINT:

33,378 SF

GROSS FLOOR AREA (GFA):

PROPOSED MAX.: 55,478 SF

LOT COVERAGE:

MAXIMUM: 60%

PROVIDED: 24%

OPEN SPACE:

REQUIRED: 25% NON-RESIDENTIAL & MIXED-USE = 46,554.75

PROVIDED: 63.7% = 118,563 SF

BUILDING HEIGHT:

C-2 ZONING MAXIMUM ALLOWABLE HEIGHT: 45'-0"

MAXIMUM PROPOSED BUILDING HEIGHT: 45'-0"

PARKING

CUSTOM PARKING REQUIREMENTS - YOUTH CENTER

STAFF:	1/STAFF = 1x42 =	42
GUESTS / OVERFLOW:		21
FACILITY VANS:	1/ VAN = 1x5 =	5
TOTAL PARKING REQUIRED:		68
TOTAL PARKING PROVIDED (INCL. 4 ADA):		68

LEGEND

- PROPERTY LINES
- EASEMENT LINES
- SETBACK LINES
- OHE — EXISTING OVERHEAD UTILITY LINES
- SS — EXISTING SANITARY SEWER LINES
- W — PROPOSED WATER LINE
- FENCE
- YARDWALL
- EXISTING LARGE OR MEDIUM TREE
- SIDEWALKS
- PARKING LOT
- STRUCTURE ROOF
- COMPACTED CRUSHER FINES (WITH REINFORCED SUBSTRATE AT FIRE ACCESS LANE)
- STORM WATER RETENTION POND

GENERAL NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OR REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. THE PROJECT SHALL COMPLY WITH THE CURRENTLY ADOPTED INTERNATIONAL FIRE CODE, INCLUDING SECTION 903 AUTOMATIC SPRINKLER SYSTEM & SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS.
4. PROPERTY WILL BE SUBJECT TO THE WATER ALLOCATION AND/ OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO 2002-29 AND RESOLUTION 2002-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST. COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
5. COMPLIANCE WITH PROVISIONS OF GUNNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
6. AMERICANS WITH DISABILITIES ACT (ADA) INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.
7. FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS, EXCEPT WHERE SHOWN AS NEEDED.
8. UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT BY CONTACTING THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION.
9. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENTS PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE.
10. ALL PROPOSED IMPROVEMENTS WILL COMPLY WITH THE CURRENT CoSF WATER CONSERVATION STAGE.
11. LANDSCAPE DESIGN SHALL COMPLY WITH APPLICABLE PROVISIONS OF SFCC SECTION 14-8.4.
12. PROPERTY DEVELOPMENT MAY BE SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F)(5) "PRESERVATION OF EXISTING TREES" PER THE LAND USE DIRECTOR.
13. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSF ORD. NO. 2008-02 (IMPACT FEES).
14. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
15. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES, PER IFC 1410.1.
16. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE, PER IFC 1412.1.
17. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED BY THE DEVELOPER PER APPROVED PLAN.
18. THIS DEVELOPMENT LIES OUTSIDE OF A CITY OF SANTA FE HISTORIC DISTRICT.
19. THE LAYOUT SHOWN HEREON IS CONCEPTUAL AND MAY BE MODIFIED AS PART OF THE DEVELOPMENT PLAN PROCESS WITHOUT THE NEED FOR A MASTER PLAN AMENDMENT.

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No.	DESCRIPTION	DATE

GIRLS INC OF SANTA FE MASTER PLAN

2904 RUFINA STREET, SANTA FE , NEW MEXICO 87507

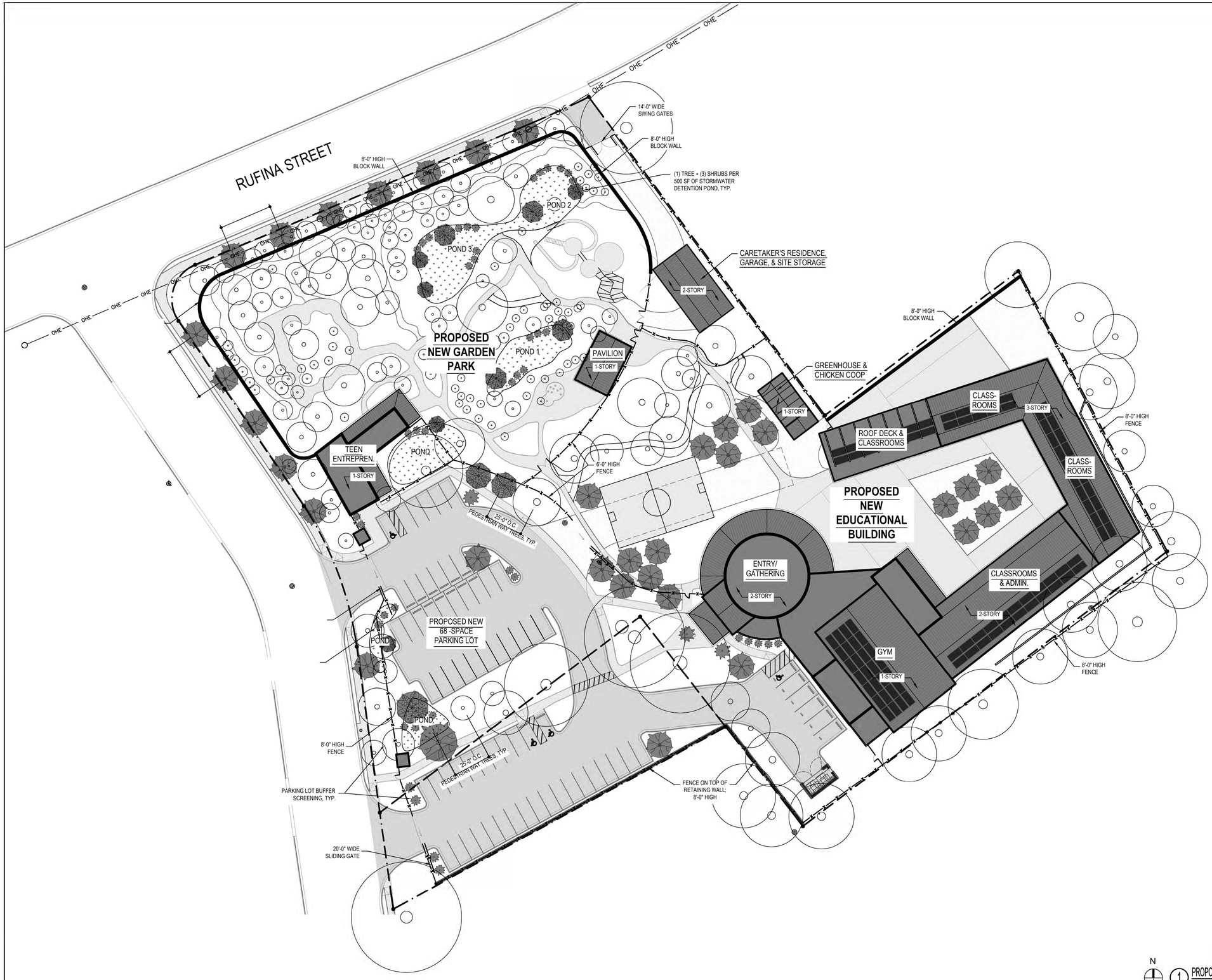
CASE # 2025-11030

PROPOSED SITE MASTER PLAN

ARCHITECT'S PROJECT NUMBER: 2502

FIRST SUBMISSION DATE: SEPTEMBER 25, 2025

C-2



GENERAL NOTES

1. LANDSCAPE DESIGN SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF SFCC SECTION 14-8.4.
2. ALL DECIDUOUS TREES TO BE 2-INCH MINIMUM CALIPER.
3. ALL EVERGREEN TREES TO BE 6-FEET MINIMUM IN HEIGHT.
4. NEW PLANTS TO BE WATER-WISE CITY APPROVED PLANTS.
5. ALL PLANT MATERIAL SHALL BE COLD-HARDY TO USDA CLASSIFICATION ZONE 5.
6. NEW PLANT MATERIAL TO BE MULCHED TO A 2-INCH MINIMUM DEPTH.
7. A MINIMUM OF ONE TREE AND THREE SHRUBS SHALL BE PLANTED PER 500 SF OF REQUIRED PONDING AREA.
8. STREET TREES AND PEDESTRIAN WAY TREES SHALL BE PLANTED WITHIN THE ACCEPTABLE SPACING RANGE DESCRIBED IN SFCC SECTION 14-8.4.
9. THE LAYOUT SHOWN HEREON IS CONCEPTUAL AND MAY BE MODIFIED AS PART OF THE DEVELOPMENT PLAN PROCESS WITHOUT THE NEED FOR MASTER PLAN AMENDMENT.

PLANT LEGEND

- PROPOSED NEW TREE - DECIDUOUS
- PROPOSED NEW TREE - CONIFEROUS
- PROPOSED NEW SHRUB
- EXISTING TREE

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No.	DESCRIPTION	DATE

GIRLS INC OF SANTA FE
MASTER PLAN
2904 RUFINA STREET, SANTA FE , NEW MEXICO 87507

CASE # 2025-11030

PROPOSED PRELIMINARY LANDSCAPE PLAN

ARCHITECT'S PROJECT NUMBER:	2502
FIRST SUBMISSION DATE:	SEPTEMBER 25, 2025

C-3

City of Santa Fe, New Mexico

Attachment D

General Plan 1999 Chapter 1

Introduction and General Plan Themes

1

INTRODUCTION AND GENERAL PLAN THEMES

1 INTRODUCTION AND GENERAL PLAN THEMES

The City of Santa Fe and its surrounding region face many pressing planning challenges—from protecting a rich cultural heritage and magnificent physical setting to meeting the demand for affordable housing and reducing traffic congestion. This document attempts to embrace all segments of the city's population and guide the city toward its four-hundredth anniversary. This document replaces the *1983 General Plan* as amended and serves as the city's statement of direction for physical development and conservation.

1.1 SCOPE AND PURPOSE

Because this is a comprehensive, long-term plan for the physical development and conservation of Santa Fe, it lies at the heart of community decisionmaking. It provides guidance for development proposals, capital improvements, annexation, and extension of services.

This General Plan:

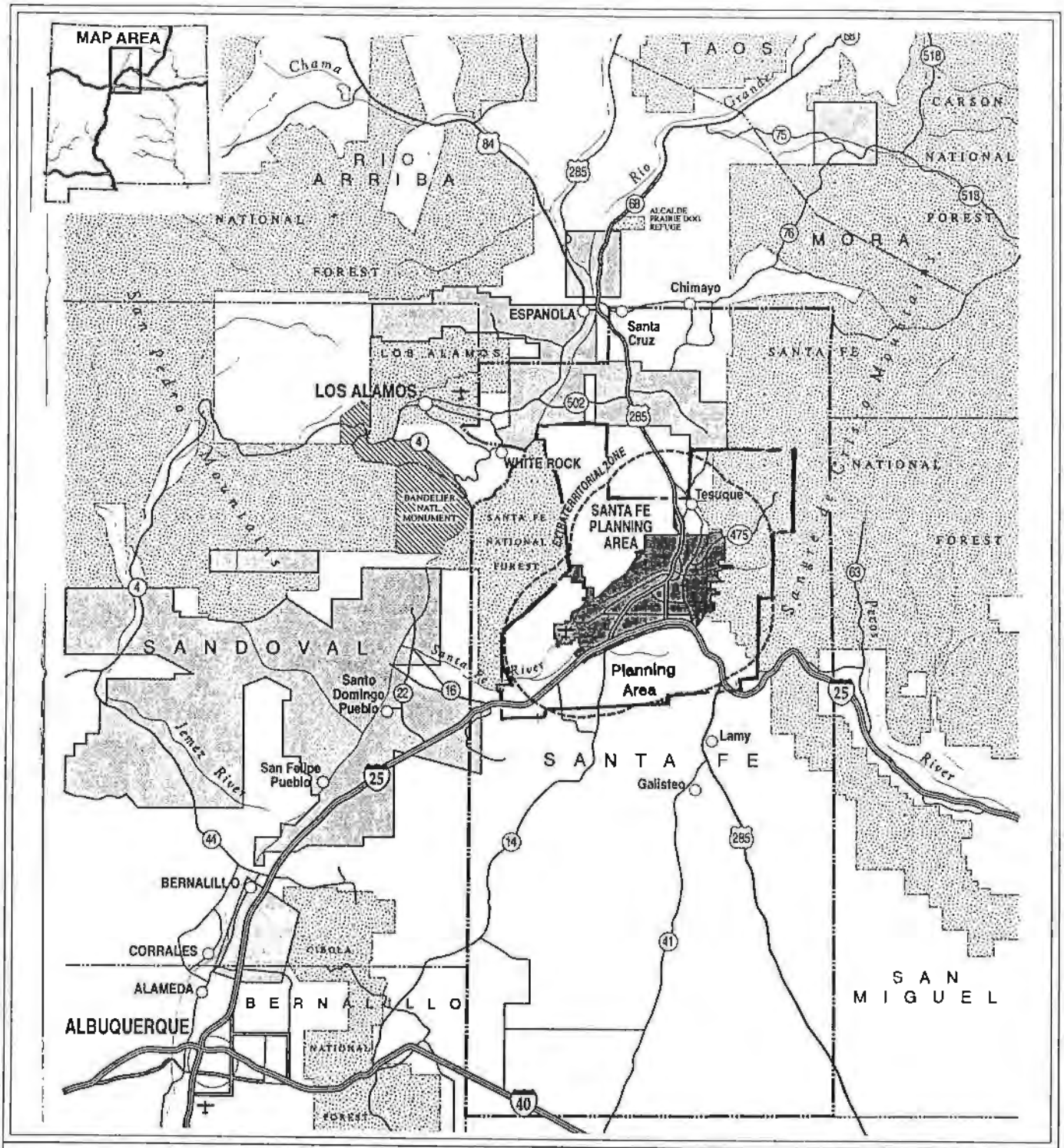
- Outlines a vision through the Plan themes that reflects the aspirations of the community;
- Establishes a basis for judging whether development proposals and public projects are consistent with the Plan themes;
- Provides for projects that will enhance the character of the community, preserve critical environmental resources, and minimize hazards;
- Provides the basis for establishing and setting priorities for implementing programs and regulations; and
- Provides the basis for nurturing a vital community and reaching out to all segments of the population.

To ensure that a variety of city actions are consistent with the General Plan, regular on-going use of the Plan is essential. Because the Plan is both general and long-range, there will be circumstances and instances when detailed studies are necessary to implement it.

This document represents the goals and desires of the Santa Fe community as a whole and should be recognized as the city's foremost public statement about Santa Fe's future.

1.2 PLANNING AREA BOUNDARIES

- Figure 1-1 depicts the regional location of the planning area, and Figure 1-2 depicts the urban planning area and urban growth boundary which includes:
- All land within the current city limits;
- Land to the north adjacent to Highway 285;
- Land to the east between the city limits and Santa Fe National Forest;
- Land to the south between the city limits and along Interstate-25; and



Regional Location

Indian Reservation
National Forest
National Monument

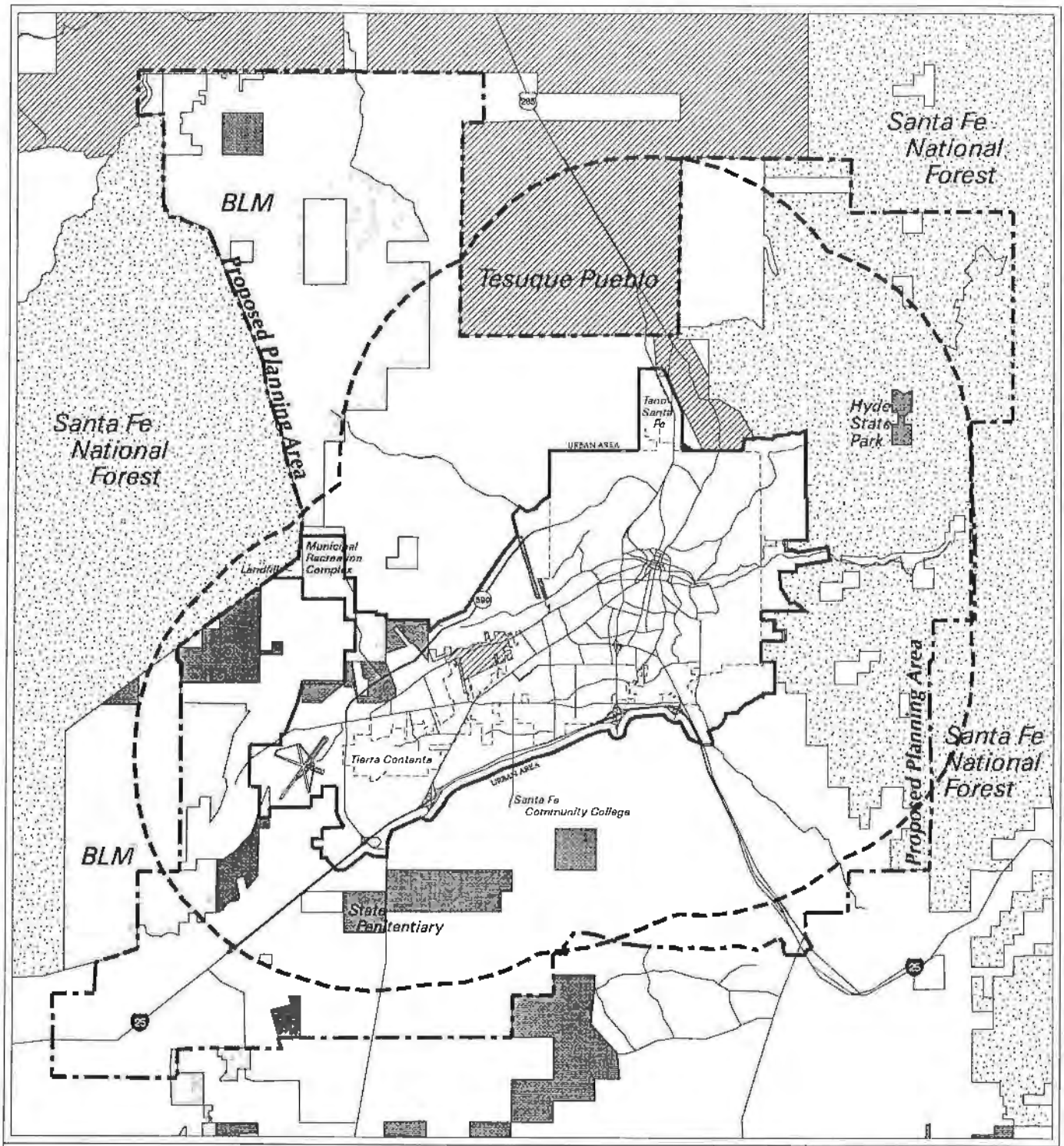
Major Roads

0 5 10 20

Scale in Miles

City of Santa Fe
GENERAL PLAN

April 1999 *Figure 1-1*



Boundaries

- *Proposed Urban Area Boundary*
- *National Forest*
- *Bureau of Land Management*
- *State Lands*
- *Native American Lands and Traditional Communities*
- *Extraterritorial Zone (5 Mile)*
- *Proposed Planning Area Boundary*
- *City Limits*

0 1.75 3.5 7

Scale in Miles

City of Santa Fe
GENERAL PLAN

April 1999 *Figure 1-2*

- Land to the west including the Municipal Airport, Regional Landfill, Municipal Recreation Complex, and along the Santa Fe Relief Route, Agua Fria Area, excluding the Agua Fria Traditional Historic Community.

1.3 PLAN ORGANIZATION

- **Themes.** The policies within this document reflect 14 overall themes that closely track public comments. The themes are representative of citywide concerns and lay the foundations for the guiding and implementing policies.
- **Guiding Policies** are at the beginning of each chapter and state the city's goals and philosophy. The guiding policies describe ways or methods that the themes listed in each chapter can be achieved.
- **Implementing Policies** are at the end of each chapter and represent commitments to specific actions. They may refer to existing programs or call for establishment of new ones.
- **Standards** are set out in certain chapters and represent policies that can be mapped or measured.

  Together, themes, guiding and implementing policies, and standards articulate the vision for the City of Santa Fe.
- **Policy Numbering System.** Policies in this document are organized using a numbering system tied to sections, with a letter designation to distinguish guiding policies from implementing policies. For example, the first guiding policy in Section 3.4 is numbered 3-4-G-1 and the first implementing policy is 3-4-I-1. Thus, each policy in the General Plan has a discrete number. Where the same topic is addressed in more than one chapter, sections and policies are cross-referenced.
- **Explanatory Material or Commentary**, set in *italic*, accompanies some policies. This explanatory material provides background information or guides General Plan implementation.

1.4 PLANNING PROCESS

The city's planning process includes monitoring and updating the General Plan and preparing more detailed plans, such as resource management plans, neighborhood plans, and other special plans. An Annual General Plan Report will provide an overview of the status of the General Plan and its implementation programs.

Amendments to the General Plan

This document is the heart of the planning process. It is intended to be a living document and, as such, will be subject to more site-specific and comprehensive amendments over time. Amendments also may be needed from time to time to conform to state or federal law passed since adoption and to eliminate or modify policies that may have become obsolete or unrealistic because of changed conditions (such as completion of a task or project, development on a site, or adoption of an ordinance or plan). This document may also incorporate by reference other detailed studies and plans that may be prepared.

While the General Plan should be flexible enough to respond to changed conditions and amended over time to keep it current, it should not be amended so frequently as to diminish its authority. Amendments to the Plan should be limited to twice a year, although each amendment may include more than one change.

Neighborhood and Community Planning

To provide specific direction for development in certain geographic areas, this document calls for preparation of detailed community plans and neighborhood plan districts.

Community plans and neighborhood plan districts will provide specific design guidelines and standards for the conservation and enhancement of neighborhoods and other areas possessing distinctive features, opportunities, or characters. Community plans and neighborhood plan districts would be tailored to individual areas and needs. All community plans will have authority only upon adoption by the City Council and will still be required to be consistent with the General Plan. A neighborhood plan district requires considerable community consensus and planning effort with regulatory power.

Resource Management Plans

To protect sensitive environmental resources, this document requires preparation of resource management plans before any subdivision or development may be approved that would affect certain sensitive biological resources. The locations of these resources are mapped in Chapter 8, Natural Resource Management and Conservation. If these plans are prepared as part of specific plans, the City Council may establish fees to recoup plan preparation costs.

Annual General Plan Report

An annual progress report focusing on implementation of the Plan will be prepared by the Planning and Land Use Department and submitted to the Planning Commission, the Joint Planning Policy Commission, and City Council. The Annual Report should include a summary of all General Plan amendments adopted during the preceding year, an outline of upcoming projects, and General Plan issues to be addressed in the coming year, along with a work program and budget.

Public review and comment on the Annual Report can be heard by the Planning Commission and City Council at regularly scheduled public hearings.

Five-year Review

The city will undertake a comprehensive review of the General Plan every five years after adoption. The five-year review will include:

- Comprehensive evaluation of General Plan policies;
- Analysis of the effectiveness of implementation programs and strategies initiated to carry out the Plan;
- Review of five-year growth trends and reassessment of future urban land needs in light of the Urban Area's carrying capacity and available land inventory; and

- Systematic assessment of the resource based threshold, environmental standards, and resource management plans.

The focus of this Five-year Review will be to determine how well the General Plan has performed—whether policies related to development and environmental conservation have been effective. A report summarizing city staff findings and recommendations will be circulated for public comment and then presented to the Planning Commission. The Planning Commission will review the Five-year Review report and make a recommendation to the City Council. Public review and comment on the Five-year Review can be heard by the Planning Commission and City Council at regularly scheduled public hearings.

1.5 BACKGROUND STUDIES

A comprehensive analysis of existing conditions and major planning options for the City of Santa Fe Urban Area, and the Extraterritorial Zone was performed prior to the preparation of this document (1994 - 1995). Major documents produced as a result of the process leading to the General Plan include:

- *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area*, August 1994;
- *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Extraterritorial Area*, December 1994;
- *Working Paper: Existing Conditions and Planning Issues – Urban Area and Extraterritorial Zone,* June 1995. This 600-page illustrated report provides an evaluation of existing conditions and planning issues in the Urban Area and the Extraterritorial Zone. Analysis and conclusions in the *Working Paper* are based on technical work, including original data collection and fieldwork, and an extensive process of public outreach. Results of the public outreach process are also summarized. A summary version of the *Working Paper* is also available from the city.
- *Sketch Plans,* October 1995. This document includes three sketch plans showing how alternative scenarios or sets of development policies would be reflected in a future land use pattern. It also includes an analysis of the transportation impacts of the alternatives and estimates of infrastructure costs. The *Sketch Plans* were presented to the public in a series of five meetings, some of which were also televised on local cable channel 6.

While these background studies and working papers have guided General Plan preparation, **they do not represent adopted city policy.**

1.6 PUBLIC PARTICIPATION

Throughout the preparation of the General Plan, the city has been committed to active public outreach and participation. Plan policies have been shaped by comments made in public surveys and meetings. Public participation has included:

- **Community Meetings.** At the outset of the General Plan process, in the summer and fall of 1994, 20 public meetings were held (some televised) to receive residents' priorities for the General Plan. Five meetings were held in the fall of 1995 to present the alternative

Sketch Plans to the public. These meetings were attended by over 2,000 people. Comments made at these meetings were recorded and published, and forwarded to the City Council, Planning Commission, and appropriate city departments.

- **Newsletters and Survey.** Newsletters were prepared periodically and distributed to all households and other groups and interested parties. A postage-paid survey questionnaire was sent to each household in the Urban Area and the Extraterritorial Zone as part of the first newsletter, to which over 3,800 households (representing over 9,000 people) responded. The results of the survey were summarized, and all responses collected and made available at libraries and City Hall.
- **Open Houses.** These provided information about the Plan update and were held throughout the process. All public meetings were preceded by open houses, which were also held at high visibility locations such as Villa Linda and De Vargas malls.
- **Cable TV and Video.** Many public meetings were broadcast on local cable channel 6. Tapes of meetings were also made available at libraries and City Hall.
- **Meetings and Hearings.** The public participation process for the General Plan has been extensive. Public meetings were held to receive comments on the draft document; in addition, a public hearing regarding the Plan was held by the Planning Commission and City Council.

1.6.1 RESIDENTS' PRIORITIES FOR THE GENERAL PLAN

Policies have been shaped by active public participation and have resulted from the concerns and ideas presented at numerous public forums. Responses to the survey sent to all addresses in the city and the five-mile Extraterritorial Zone expressed the concerns of the residents. The following tables summarize residents' likes and dislikes about Santa Fe (Tables 1.1 and 1.2), trends that concern them (Table 1.3), and priorities for the General Plan (Table 1.4).

TABLE 1.1
WHAT DO YOU LIKE MOST ABOUT LIVING AND/OR WORKING IN SANTA FE?

URBAN AREA		EXTRATERRITORIAL ZONE	
Trait	**Percent of Responses**	**Trait**	**Percent of Responses**
1. Cultures/Tradition/People	25.5	1. Environment and Landscape	28.3
2. City Character	20.5	2. Cultures/Tradition/People	22.4
3. Climate and Weather	16.4	3. Community/Character/ Quality of Life	21.1
4. Environment and Landscape	12.8	4. Climate and Weather	16.4
5. Economic/Employment Opportunities	7.1	5. Recreational Opportunities	4.9

Sources: *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area*, August 1994; and *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for Extraterritorial Area*, December 1994

TABLE 1.2
WHAT DO YOU LIKE LEAST ABOUT SANTA FE?

URBAN AREA		EXTRATERRITORIAL ZONE	
Trait	**Percent of Responses**	**Trait**	**Percent of Responses**
1. Social Divisiveness	15.2	1. Traffic Congestion and Parking	18.4
2. Traffic Congestion and Parking	14.6	2. Unplanned Growth and Development	17.4
3. High Cost of Living	13.4	3. Social Divisiveness and Loss of Culture	15.8
4. Uncontrolled Growth and Development	11.2	4. Crime	12.2
5. Crime and Vandalism	9.7	5. Lack of Affordable Housing/ High Cost of Living	9.9

Sources: *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area*, August 1994; and *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for Extraterritorial Area*, December 1994

TABLE 1.3
TRENDS THAT CONCERN RESIDENTS

URBAN AREA		EXTRATERRITORIAL ZONE	
Concern	**Percent of Responses**	**Concern**	**Percent of Responses**
1. Uncontrolled Growth and Development	20.7	1. Uncontrolled Growth and Development	27.6
2. Loss of Tradition/Culture	16.5	2. Water and Quality	13.2
3. Environmental and Open Space Degradation	15.6	3. Loss of Culture/Community	13.1
4. Traffic Congestion and Parking	14.4	4. Traffic Congestion and Parking	9.1
5. Quality of Education	14.2	5. Lack of Law Enforcement	8.7

Sources: *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area*, August 1994; and *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for Extraterritorial Area*, December 1994

TABLE 1.4
RESIDENTS' TOP PRIORITIES FOR THE GENERAL PLAN

URBAN AREA		EXTRATERRITORIAL ZONE	
Priority	**Percent of Responses**	**Priority**	**Percent of Responses**
1. Affordable Housing/Cost of Living	18.0	1. Managed Growth and Development	28.3
2. Schools/Opportunities for Youth	15.2	2. Traffic and Congestion	16.8
3. Traffic and Congestion	12.8	3. Water and Conservation	15.2
4. Economic Development	12.8	4. Environmental Protection and Conservation	5.9
5. Managed Growth and Development	11.8	5. Preservation of Character	5.4

Sources: *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area*, August 1994; and *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for Extraterritorial Area*, December 1994

1.6.2 ROUNDTABLE REPORT, VISION SANTA FE, AND URBAN DESIGN GUIDELINES

The issues of concern to Santa Feans today are quite similar to those raised eight years ago when an update to the 1983 Comprehensive Plan was being considered. A brief review of these issues, and questions raised by Vision Santa Fe, a set of goals and policies for the Comprehensive Plan adopted in 1990, provided a useful perspective. These issues along with the Visual Preference Study for the Urban Design Guidelines are used through this document. The Vision Santa Fe states that:

> We must assure that the community's resources and opportunities are distributed more equitably; and that adequate employment opportunities, decent shelter, excellent education, ample recreational opportunities, and other basic human services are provided to nurture all of us. We believe that the beauty and visual resources of our natural environment need to be preserved, protected, enhanced, and made more accessible to all. The tolerance with which we have lived together must be nurtured as part of our great social legacy. We believe it to be essential that growth in and around our city should be complemented by the preservation of neighborhoods and traditional social and cultural patterns.
>
> In conjunction with Santa Fe County and our regional neighbors, diversification of economic resources must be pursued; fulfilling jobs must be created. We want to involve more people in community decision-making, planning, and leadership. We ask to give our children the strength of our traditions as well as broad options for future personal opportunity. Implicit in these concerns is a vision for Santa Fe of what we cherish and wish to preserve.

1.7 GENERAL PLAN THEMES

The policies of this document reflect 14 overall themes that track the results of the public survey. These themes are followed by discussion in *italics*. For purposes of this section the themes are equally weighted. However, the Planning Commission and the governing body have the right to prioritize these themes, either within specific cases or as a matter of general policy.

1.7.1 AFFORDABLE HOUSING

Actively participate in the creation of affordable housing.

Opportunities are provided for housing for all income segments of the population in all areas of the city, while restricting the supply of large lot housing, which belongs in rural areas outside the city and not inside it. Housing affordability will also be aided by not artificially limiting the supply of land or the rate of growth. Active efforts to increase the supply of affordable housing are outlined. Affordable housing is provided close to jobs to promote transit use.

1.7.2 QUALITY OF LIFE

Enhance the quality of life of the community and ensure the availability of community services for residents.

The General Plan seeks to promote interests of the community-at-large over private ones. Tools are provided for the public to be meaningfully involved in ongoing planning and decision making.

1.7.3 TRANSPORTATION ALTERNATIVES

Reduce automobile dependence and dominance.

The General Plan outlines a comprehensive strategy, including structuring of land uses to reduce automobile dependence and policies for neighborhood design which promote transit and alternative modes. The Plan delineates Transit Intensive Corridors that will have high frequency bus service, and locates sites for two intermodal (rail and bus) stations. The Plan also calls for preparation of a Transportation Demand Management Program and parking policies that make Downtown more accessible to local residents.

1.7.4 ECONOMIC DIVERSITY

Develop and implement a comprehensive strategy to increase job opportunities, diversify the economy, and promote arts and small businesses.

The General Plan includes policies to promote economic development and the arts; a strategy is outlined in the Community Economic Development Plan, a separate document maintained by the city. Themes of the strategy include regionalism, sustainability, quality of life, equity of education, economic opportunities, and diversification. The General Plan locates sites for arts and new businesses in a variety of settings.

1.7.5 SUSTAINABLE GROWTH

Ensure that development is sustainable and that growth, conservation, redevelopment, and natural resource protection are balanced.

There is clear consensus that growth should not diminish the quality and diversity of natural resources. Sensitive resources that require protection are mapped in the Plan, and resource-based development standards and project review procedures are established. The General Plan seeks to permit development only upon known and certain availability of water, and requires new growth to pay the costs of securing additional water rights. The Plan calls for adoption of an adequate public facilities ordinance.

1.7.6 REGIONAL PERSPECTIVE

Maintain a regional growth management perspective and work with other private and governmental entities towards that goal.

The destinies of the city and the surrounding areas are intertwined. The General Plan encourages city and other local, state, and federal agencies to work together on policies that are mutually supportive and to maintain consistent standards in the area surrounding the city. The Plan outlines a structure for long-range planning to be anticipatory and for the phasing of growth to minimize infrastructure costs. The Plan calls for preparation and implementation of a Growth Monitoring Program with both short-term and long-term elements.

1.7.7 WATER

Undertake comprehensive efforts to conserve water and ensure adequate supplies with growth.

Growth is likely to increase reliance on imported surface water and require active steps to increase the available water supply. The Plan provides a comprehensive strategy to promote conservation, recycling, and recharge. In addition, the Plan requires the adoption of a Comprehensive Impact Fees Program to pay the costs of capital facilities including water supply. Alternative methods of allocating the costs of securing and providing additional water to new water system customers will be examined in terms of those alternatives' projected impact on existing and new residents and businesses, impacts on affordability and other growth management objectives expressed in this plan, requirements for additional customers, and ways cost impacts could be mitigated.

1.7.8 CHARACTER

Maintain and respect Santa Fe's unique personality, sense of place, and character.

Increasing travel and communication have diminished the remoteness that Santa Fe's high desert location once afforded. One of the country's oldest cities, the city today faces the prospect of being overwhelmed by run-of-the-mill late twentieth century development. Residents have unequivocally stated that new growth should not erode the qualities that contribute to Santa Fe's unique character and ambiance. The General Plan delineates an Urban Growth Boundary and calls for stronger urban/rural edges. Land use and urban design standards, and guidelines for new and infill development are also included.

1.7.9 URBAN FORM

Promote a compact urban form and encourage sensitive/compatible infill development.

Promotion of a compact urban form has been a major criteria in selecting new growth areas. Growth and reintensification areas have been selected to minimize distances between different parts of the city, and between job centers and residential areas. Incentives are provided to promote infill development.

1.7.10 COMMUNITY-ORIENTED DOWNTOWN

Put community activities back into Downtown.

The loss of the Plaza area as a center of community activity and services is a major concern of many residents. While establishments such as drug, grocery, and small-scale service stores serve residents and office workers, they are unable to survive given the high rents that proliferation of tourism-oriented establishments have caused. The Plan outlines economic development components and steps to ensure that these vital activities can return to and survive in Downtown and are easily accessible to residents. Creation of a Public Market in Downtown is also identified.

1.7.11 COMMUNITY-ORIENTED DEVELOPMENT

Orient new development to the community; foster public life, vitality, and community spirit.

Plan policies call for new development to be oriented to established neighborhoods, to urban context, to pedestrians, and to promote active street and outdoor life. Urban design standards are offered that seek to prevent neighborhoods from being isolated from each other but to maintain a continuum of urban fabric, particularly regarding public access and vehicular/pedestrian circulation. Parks, open space, and neighborhood services are located within neighborhoods.

1.7.12 MIXED USE

Provide a mix of land uses in all areas of the city.

The General Plan provides a mix of compatible uses that fulfill everyday retail and service needs in existing and new neighborhoods. This urban structure affirms Santa Fe's traditional development pattern.

1.7.13 REVIEW PROCESS

Streamline the planning and development review processes.

Greater certainty in the planning process will benefit residents and project proponents, and facilitate long-range capital improvements planning. The General Plan proposes establishing thresholds and procedures for detailed environmental and neighborhood impact analysis. The approval process for small and routine projects that do not exceed the minimum thresholds will be "streamlined" by requiring only administrative review tracks rather than public hearings.

Neighborhood participation in the planning process is assured through public review and approval of projects by the Planning Commission, Summary Committee, Board of Adjustment, and the Governing Body.

1.7.14 IMPLEMENTATION

Ensure consistency between the General Plan, implementing ordinances (including zoning and impact fees), and the Capital Improvements Program (CIP).

With this General Plan, the city is committing itself to consistency between the General Plan and the implementing programs and regulations, including zoning and subdivision regulations and the CIP. Criteria and procedures to ensure consistency between the General Plan and Zoning Ordinance are also established, including an orderly process for General Plan amendments.

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2025-11028
2904 Rufina St General Plan Amendment
Owner's/Applicant's Name – Girls, Inc of Santa Fe
Agent's Name – JenkinsGavin, LLC

THIS MATTER came before the Planning Commission ("Commission") for public hearing on November 6th, 2025 ("Hearing") upon the application ("Application") of JenkinsGavin, LLC ("Agent") for Girls, Inc of Santa Fe ("Applicant").

The Applicant requests a General Plan Amendment for Lot 3 at 2904 Rufina St, approximately 3.87-acres, changing the Future Land Use designation from Industrial and Business Park to Community Commercial.

In related Case #2025-11029, the Applicant requests a rezoning for Lot 3 at 2904 Rufina St, comprising approximately 3.87-acres, from Light Industrial (I-1) and General Industrial (I-2) to General Commercial (C-2).

Additionally, in related Case #2025-11030, the Applicant requests approval of a Master Plan to construct a youth center on Lots 3 and 2A, 2-2 at 2904 Rufina St, totaling approximately 4.27-acres.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1) SFCC 1987 Section 14-3.2(E) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the General Plan Amendment request.
2) The Planning Commission heard Case #2025-11028 concurrently with Cases #2025-11029 and #2025-11030.
3) SFCC 1987 Section 14-3.2(D) sets out procedures for amendments to the general plan and requires the Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
4) SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 §14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)(1)].
5) The Applicant attended a pre-application conference on December 12, 2024.
6) The Applicant conducted an ENN meeting on July 23, 2025, virtually via Zoom. The Agent, Applicant, City staff, and a local news reporter attended the ENN meeting. No members of the public attended the ENN meeting.

7) At the Hearing, the Commission received reports from staff, as well as testimony and evidence from the Applicant and their Agent prior to making a decision. The Commission opened the hearing to public comment; members of the public testified in support of the project without concern.
8) Once the Chair closed the Public Hearing, the Commission discussed a motion and voted to recommend the Governing Body approve a General Plan Amendment.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1) Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given. The Applicant gave notice of the ENN meeting by posting signs on two (2) locations on the property and mailing notice to all tenants and property owners within 300 feet of the property. No neighborhood associations were located within 300 feet of the property, and none were mailed notice.
2) The ENN meeting was properly conducted, pursuant to SFCC 1987 Section 14-3.1(F).
3) The Applicant has the right under the SFCC to propose an amendment to the general plan, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 ("Submittal Requirements").
4) Pursuant to SFCC 1987 Section 14-3.2(B)(2)(b), the general plan must first be amended before approval of a change in zoning district designation that is inconsistent with the land use classification shown on the general plan's future land use map.
5) The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
6) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the proposal is consistent with growth projections for Santa Fe, and that the project accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development with improvements by the Applicant.
7) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several themes and policies, including but not limited to, quality of life, economic diversity, community-oriented development, and infill development.
8) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(c), the Commission finds that:
   a) The amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation creates uniformity with nearby parcels.
   b) The amendment affects an area greater than two acres. The subject parcel is 3.87-acres.
   c) The amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change allows for a rezoning of the parcel to C-2 (Case #2025-11029) and a Master Plan for a youth center (Case #2025-11030); encouraging redevelopment of the infill site which is anticipated to bring

broader economic benefits such as employment and expanded services to serve the general public.

9) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(d), the Commission finds the amendment to align with the requirements of 14-3.2(E)(1)(c) while also promoting general welfare.
10) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
11) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the Commission finds that the proposed amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
12) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(g), the Commission finds that the proposed amendment does not conflict with existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's themes and policies.
13) Pursuant to SFCC 1987 Section 14-3.2(E)(2)-(3), the Commission finds that the additional criteria specific to amendments to the Land Use Policies sections of the General Plan and Neighborhood Plans are not applicable to this case because the proposal does not amend the land use policies section of the General Plan nor adopt a Neighborhood Plan.
14) Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
15) The Applicant met the applicable Submittal Requirements.
16) The Commission recommends approval of the requested General Plan Amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 4TH DAY OF DECEMBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the general plan amendment as requested in the Application for Case #2025-11028.

Janet Clow
Chairperson

12/29/2025
Date

FILED:

City Clerk

Jan 6, 2026
Date

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

12/23/2025
Date

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2025-11029
2904 Rufina St Rezoning from I-1 and I-2 to C-2
Owner's/Applicant's Name – Girls, Inc of Santa Fe
Agent's Name – JenkinsGavin, LLC

THIS MATTER came before the Planning Commission ("Commission") for public hearing on November 6th, 2025 ("Hearing") upon the application ("Application") of JenkinsGavin, LLC ("Agent") for Girls, Inc of Santa Fe ("Applicant").

The Applicant requests rezoning from I-1 (Light Industrial) and I-2 (General Industrial) to C-2 (General Commercial) on Lot 3 at 2904 Rufina St, approximately 3.87-acres ("Project").

In related Case #2025-11028, the Applicant requests a General Plan Amendment for Lot 3 at 2904 Rufina St, approximately 3.87-acres, to change the Future Land Use designation from Industrial and Business Park to Community Commercial.

Additionally, in related Case #2025-11030, the Applicant requests approval of a Master Plan to construct a youth center on Lots 3 and 2A, 2-2 at 2904 Rufina St, totaling approximately 4.27-acres.

After conducting a public hearing and having heard from staff and all interested persons, the Planning Commission ("Commission") hereby FINDS, as follows:

FINDINGS OF FACT

1) SFCC 1987 Section 14-3.5(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2) The Planning Commission heard Case #2025-11029 concurrently with Cases #2025-11028 and #2024-11030.
3) SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
4) The property is approximately 3.9-acres, located at 2904 Rufina St.
5) SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 §14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)(1)].
6) The Applicant attended a pre-application conference on December 12, 2024.
7) The Applicant conducted an ENN meeting on July 23, 2025, virtually via Zoom. The Agent, Applicant, City staff, and a local news reporter attended the ENN meeting. No members of the public attended the ENN meeting.

8) At the Hearing, the Commission received reports from staff, as well as testimony and evidence from the Applicant and their Agent prior to making a decision. The Commission opened the hearing to public comment; members of the public testified in support of the project without concern.
9) Once the Chair closed the Public Hearing, the Commission discussed a motion and voted to recommend the Governing Body approve an Ordinance for a Rezoning from I-1 and I-2 to C-2.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1) Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given. The Applicant gave notice of the ENN meeting by posting signs on two (2) locations on the property and mailing notice to all tenants and property owners within 300 feet of the property. No neighborhood associations were located within 300 feet of the property, and none were mailed notice.
2) The ENN meeting was properly conducted, pursuant to SFCC 1987 Section 14-3.1(F).
3) The Applicant has the right under the SFCC to propose the rezoning of the Property. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 ("Submittal Requirements").
4) Pursuant to SFCC 1987 Table 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Commission has the authority to review and recommend the Governing Body approve or deny the rezoning request.
5) SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and transmit the application, including any plans, to the Governing Body, together with a recommendation as to findings and conclusions, desirable changes and recommendations for approval or disapproval.
6) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Commission finds:
   a) There is no mistake in the original zoning.
   b) The Siler-Rufina area has seen increasing rezonings from industrial to commercial that have changed the character of the area.
   c) A rezoning from I-1 and I-2 to C-2 zoning would align with the intent of the General Plan and the Future Land Use of the parcel as "Community Commercial," as proposed in the General Plan Amendment for this site (Case #2025-11028).
7) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Commission finds that the Applicant submittal is a complete application as required by Chapter SFCC 1987, 14-3.5(C) "Approval Criteria," and the rezoning request does meet all rezoning approval criteria required by Chapter 14 SFCC 1987, Subsection 14-3.5(C).
8) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Commission finds that the applicant addressed compliance to General Plan Themes and Policies to allow for a change from I-1 and I-2 to C-2. The Rezoning request satisfies all rezoning approval criteria.

9) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Commission finds the Rezoning request provides sufficient information to address 14-3.5(C)(1)(d): the Project meets city policies regarding the provision of urban land sufficient to meet the amount, rate, and geographic location of growth of the city. The Project is located within an infill area and proposed to meet the needs of the community while being served by sufficient infrastructure.
10) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the Commission finds that the existing and proposed infrastructure in the associated Master Plan (Case #2025-11030), such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the proposed youth center use with improvements by the Applicant.
11) Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Commission finds:
    a) The prevailing use and character of the Rufina St area is a mix of industrial, commercial, and multi-family developments. The rezoning from industrial to commercial creates consistency with adjacent parcels to the south while aligning with general plan themes and policies.
    b) The subject property is 3.87-acres, greater than the 2-acres required.
    c) C-2 zoning creates consistency with parcels to the south, indicating that the rezoning does not disproportionately benefit a select few at the expense of the wider community. Further, redevelopment of this site for a future youth center (Case #2025-11030), as proposed, is anticipated to bring broader economic benefits such as employment and expanded services to serve the general public interest.
12) Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
13) The Commission has the power and authority to review and recommend the Governing Body approve Case #2025-11029 2904 Rufina St Rezoning from I-1 and I-2 to C-2.
14) The Applicant met the applicable Submittal Requirements.
15) The Commission recommended the Governing Body approve the requested rezoning because the application met all applicable code criteria for approval.

WHEREFORE, IT IS ORDERED ON THE 4TH DAY OF DECEMBER 2025, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the rezoning as requested from I-1 and I-2 to C-2, as requested in the Application for Case #2025-11029.

Janet Clow
Chairperson

12/29/2025
Date

FILED:

City Clerk

Jan 8, 2026
Date

APPROVED AS TO FORM:

Rebecca A Mnuk-Herrmann
Assistant City Attorney

12/23/2025
Date

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2025-11030
2904 Rufina St Master Plan
Owner's/Applicant's Name – Girls, Inc of Santa Fe
Agent's Name – JenkinsGavin, LLC

THIS MATTER came before the Planning Commission ("Commission") for public hearing on November 6th, 2025 ("Hearing") upon the application ("Application") of JenkinsGavin, LLC ("Agent") for Girls, Inc of Santa Fe ("Applicant").

The Applicant requests a Master Plan to develop an approximate 55,478 square foot youth center on Lots 3 and 2A, 2-2 at 2904 Rufina St, totaling approximately 4.27-acres ("Project").

In related Case #2025-11028, the Applicant requests a General Plan Amendment for Lot 3 at 2904 Rufina St, approximately 3.87-acres, to change the Future Land Use designation from Industrial and Business Park to Community Commercial.

Additionally, in related Case #2025-11029, the Applicant requests a rezoning for Lot 3 at 2904 Rufina St, comprising approximately 3.87-acres, from Light Industrial (I-1) and General Industrial (I-2) to General Commercial (C-2).

After conducting a public hearing and having heard from staff and all interested persons, the Planning Commission ("Commission") hereby FINDS, as follows:

FINDINGS OF FACT

1) SFCC 1987 Section 14-3.9(D) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the Master Plan.
2) The Planning Commission heard Case #2025-11030 concurrently with Cases #2025-11028 and #2024-11029.
3) SFCC 1987 Section 14-3.9(B) sets out applicability standards, that a Master Plan is required in conjunction with rezoning applications in certain districts as provided in Article 14-4 (Zoning Districts). Case #2025-11029 is the associated rezoning application, which requested to rezone an approximate 3.87-acre parcel at 2904 Rufina St from Light Industrial (I-1) and General Industrial (I-2) to General Commercial (C-2).
4) SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 §14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)(1)].
5) The Applicant attended a pre-application conference on December 12, 2024.

6) The Applicant conducted an ENN meeting on July 23, 2025, virtually via Zoom. The Agent, Applicant, City staff, and a local news reporter attended the ENN meeting. No members of the public attended the ENN meeting.
7) At the Hearing, the Commission received reports from staff, as well as testimony and evidence from the Applicant and their Agent prior to making a decision. The Commission opened the hearing to public comment; members of the public testified in support of the project without concern.
8) Once the Chair closed the Public Hearing, the Commission discussed a motion and voted to recommend the Governing Body approve a Master Plan.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1) Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given. The Applicant gave notice of the ENN meeting by posting signs on two (2) locations on the property and mailing notice to all tenants and property owners within 300 feet of the property. No neighborhood associations were located within 300 feet of the property, and none were mailed notice.
2) The ENN meeting was properly conducted, pursuant to SFCC 1987 Section 14-3.1(F).
3) The Applicant has the right under the SFCC to propose the Master Plan of the Property. Pursuant to SFCC 1987 Section 14-3.9(B)(1), A master plan is required in conjunction with rezoning applications in certain districts as provided in Article 14-4 (Zoning Districts).
4) Pursuant to SFCC 1987 Table 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.9(B)(3), All use and development of land within a master-planned area must comply with the provisions of the adopted master plan. Final actions by the governing body, land use boards and the land use director concerning rezonings, subdivisions, special use permits, development plans and construction permits shall include a specific finding or determination that the action complies with all applicable provisions of the master plan.
5) Pursuant to SFCC 1987 Section 14-3.9(D)(1)(a-d), the Commission finds:
   a) The master plan is consistent with the general plan;.
   b) development of the master plan area will contribute to the coordinated and efficient development of the community;
   c) development of the master plan area will contribute to the coordinated and efficient development of the community; and
   d) the existing and proposed infrastructure , such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.
6) Pursuant to SFCC 1987 Section 14-3.9(D)(1)(a-d), the Commission finds that the Applicant submittal is a complete application as required by Chapter SFCC 1987, 14-3.9(D)(1) “Approval Criteria,” and the Master Plan request does meet all approval criteria required by Chapter 14 SFCC 1987, Subsection 14-3.9(D)(1).
7) Pursuant to SFCC 1987 Section 14-3.9(D)(1)(d), the Commission finds that the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities,

such as fire stations and parks, will be able to accommodate the proposed youth center use with improvements to be completed by the Applicant.

8) Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
9) The Commission has the power and authority to review and recommend the Governing Body approve Case #2025-11030 2904 Rufina St Master Plan.
10) The Applicant met the applicable Submittal Requirements.
11) The Commission recommended the Governing Body approve the requested Master Plan because the application met all applicable code criteria for approval, subject to the conditions and technical corrections recommended by staff.

WHEREFORE, IT IS ORDERED ON THE 4TH DAY OF DECEMBER 2025, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the Master Plan as requested in the Application for Case #2025-11030, subject to the Conditions of Approval and Technical Corrections listed in Attachment A of Staff's Report, with the following additional condition: "Applicant shall include a phasing plan at the time of Development Plan submittal, should the applicant wish to phase this project."

Janet Clow
Chairperson

12/29/2025
Date

FILED:

City Clerk

Jan 8, 2026
Date

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

12/23/2025
Date

City of Santa Fe, New Mexico

Attachment A
Conditions of Approval and Technical Corrections

1. Table of Conditions of Approval
2. Table of Technical Corrections
3. Development Review Team Compiled Comments

Conditions of Approval & Technical Corrections

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
1	Archaeological review will be required if The applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc. 14-3.13(B)(3) Suburban Archaeological Review District In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects: All annexations, rezonings, subdivisions, planned unit developments , or other development requiring approval by the Planning Commission, having over ten (10) acres All city projects over two (2) acres in size. All city park projects over one (1) acre in size. (4) Utility Mains: An archaeological clearance permit is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.	Archaeology	Prior to building permit approval
2	Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)	Current Planning	Prior to public hearing (COMPLETED)
3	~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~ Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review **or** place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review.	Current Planning	~~Prior to public hearing~~ Prior to development plan approval
4	Add Case #2025-11030 to Master Plan sheets	Current Planning	Prior to public hearing (COMPLETED)
5	Shall comply with the most currently adopted International Fire Code	Fire	Prior to public hearing (COMPLETED)
6	Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021	Fire	Prior to public hearing (COMPLETED)

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
7	Shall verify compliance with section D105 Aerial Fire Apparatus Access Road as per IFC 2021	Fire	Prior to public hearing (COMPLETED)
8	Historic drainage calcs should include offsite flows onto property (if applicable)	Rivers and Watershed	Prior to Development Plan approval (In drainage report)
9	Provide a full drainage report	Engineering	Prior to Development Plan approval
10	Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.	Engineering	Prior to Development Plan approval
11	Include pond sections and show how ponds will overflow.	Engineering	Prior to Development Plan approval
12	Include lighting plan with photometrics	Engineering	Prior to Development Plan approval
13	A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.	Engineering	Prior to Development Plan approval
14	The 6-inch sewer service line(s) will be required to connect to a sewer manhole	Wastewater	Prior to recordation
15	All 4-inch sewer lines shall connect directly to the public sewer lines	Wastewater	Prior to recordation
16	The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field	Wastewater	Prior to recordation
17	An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Water	Prior to building permit approval
18	An approved Water Plan will be required for all new public water infrastructure and fire services.	Water	Prior to development plan approval
19	A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	Water	At time of development

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
20	Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	Water	At time of development
21	Each lot shall be served by a separate City water service.	Water	At time of development
22	See attached comments response letter dated 9/25/25 from Wilson & Company regarding Bohannon Huston, initial draft Traffic Impact Study dated 8/725	Traffic	Prior to public hearing (COMPLETED)
23	See attached comments response letter dated 10/17/25 from Wilson & Company regarding Bohannon Huston, revised draft Traffic Impact Study dated 10/6/25	Traffic	Prior to Development Plan Approval
24	Elevations submitted for the development plan shall include a detailed Points analysis that is intergraded with the Elevations for review.	Current Planning	At time of Development Plan

Technical Corrections			
#	**Technical Correction**	**Dept. or Division**	**To be completed:**
1	Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
2	Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
3	Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
4	Include attached notes on development plan.	Engineering	Prior to recordation of Development Plan
5	The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe	Wastewater	-
6	Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property	Water	Prior to water plan approval

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

Date: September 8, 2025

Cases: #2025-11028, 2025-11029, 2025-11030

To: Angelica Wolff, JenkinsGavin, Inc

Via: Heather Lamboy, Planning and Land Use Director
Maggie Moore, Assistant Planning and Land Use Director
Daniel Esquibel, Planner Manager

From: Alexa Hempel, Senior Planner

Cases #2025-11028, 2025-11029, and 2025-110330. 2904 Rufina St General Plan Amendment, Rezoning, and Master Plan. JenkinsGavin, Inc, Agent, for Girls Inc of Santa Fe, Applicant, requests a General Plan Amendment, Rezoning, and Master Plan for the property at 2904 Rufina St. This property is comprised of 2 parcels totaling approximately 4.85 acres, currently zoned I-1 (Light Industrial), I-2 (General Industrial), and C-2 (General Commercial).

This application was received on August 11, 2025 and has been reviewed by Planning Division staff (Staff) and the City's Development Review Team (DRT). Attached are the initial DRT review comments including conditions of approval and technical corrections. I would like to highlight and summarize the following key items:

A. Initial Planning Division Review Summary

Your General Plan Amendment, Rezoning, and Master Plan applications have been reviewed by Planning Division staff and the following necessary revisions have been identified:

1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)
2. ~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~
3. Add Case #2025-11030 to Master Plan sheets
4. Submit a parking analysis at time of Development Plan
5. All utilities shall be underground

Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review or place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review

B. Initial DRT Review Summary

Your General Plan Amendment, Rezoning, and Master Plan applications have been reviewed by the DRT and the following necessary revisions have been identified:

1. Shall comply with the most currently adopted International Fire Code
2. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021
3. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021
4. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services
5. An approved Water Plan will be required for all new public water infrastructure and fire services.
6. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service
7. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.
8. Each lot shall be served by a separate City water service.
9. Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.
10. Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.
11. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.
12. Archaeological review will be required if the applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc.
    a. 14-3.13(B)(3) Suburban Archaeological Review District
        i. In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects:
        ii. All annexations, rezonings, subdivisions, planned unit developments , or other development requiring approval by the Planning Commission, having over ten (10) acres
        iii. All city projects over two (2) acres in size.
        iv. All city park projects over one (1) acre in size.
    b. Utility Mains:
        i. An archaeological clearance permit is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.
13. Provide full drainage report.

14. Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.
15. Include pond sections and show how ponds will overflow
16. Include lighting plan with photometrics
17. A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.
18. Include attached notes.
19. Historic drainage calcs should include offsite flows onto property (if applicable)
20. The 6-inch sewer service line(s) will be required to connect to a sewer manhole
21. All 4-inch sewer lines shall connect directly to the public sewer lines
22. The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field
23. The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe

The following DRT members did not have comments at this time:

- Parks and Open Space
- Water resources
- Metropolitan Planning organization
- Traffic

The following DRT comments are pending at this time:

- ADA
- Santa Fe Public Schools

C. Prior to Planning Commission, the following DRT comments must be satisfied:

1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)
2. ~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~
3. Add Case #2025-11030 to Master Plan sheets
4. Shall comply with the most currently adopted International Fire Code
5. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021
6. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021
7. An approved Water Plan will be required for all new public water infrastructure and fire services.
8. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.

The full DRT memos are attached for your review. Once revised submittals to the application are accepted, a public hearing date may be scheduled. Please let me know if you have any questions or concerns.

Thank you,

Alexa Hempel
Senior Planner, Planning and Land Use Department

Attachments:

1. Fire DRT Memo
2. Water Utility DRT Memo
3. Landscape/Irrigation/Lighting DRT Memo
4. Archaeology DRT Memo
5. Technical Review Engineering DRT Memo
6. River and Watershed DRT Memo
7. Wastewater DRT memo

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: August 19, 2025

DRT Member: Fire Marshal Geronimo Griego

Dept/Div: Fire Marshal's Office

Case No.: 2025-11028,11029, & 11030

Case Planner: Alexa Hempel, Senior Planner

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

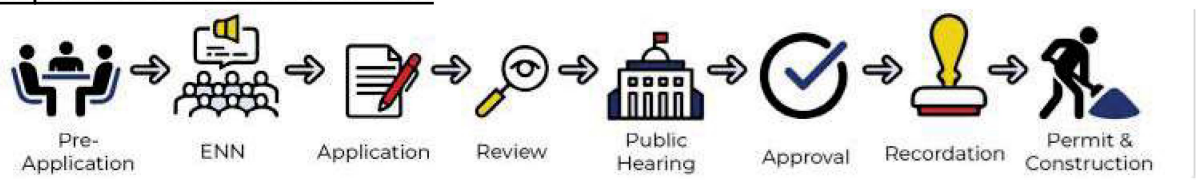


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall comply with the most currently adopted International Fire Code.	*Prior to Public Hearing*	
2. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021.		
3. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1.

Explanation of Conditions or Corrections (if needed):

1. Verify that the right city adopted code is reference in documents for submission. International Fire Code (IFC) 2021.
2. Shall verify that building is provided with automatic fire sprinklers for proposed layout.
3. Shall verify two points of access to ladder building for proposed site layout conditions.

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

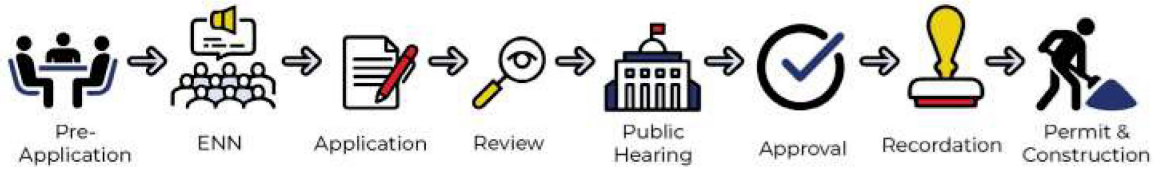


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/18/2025

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case # 2025-11028/11029/11030

Conditions of Approval:	Must be completed by:	Applicant response**:
1. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Prior to Building Permit Approval	
2. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to Public Hearing	
3. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	
4. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
5. Each lot shall be served by a separate City water service.	At the time of development	

Technical Corrections:	Must be completed by:	Applicant response**:
1. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.	Prior to Water Plan Approval	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Form Updated: April 2024

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

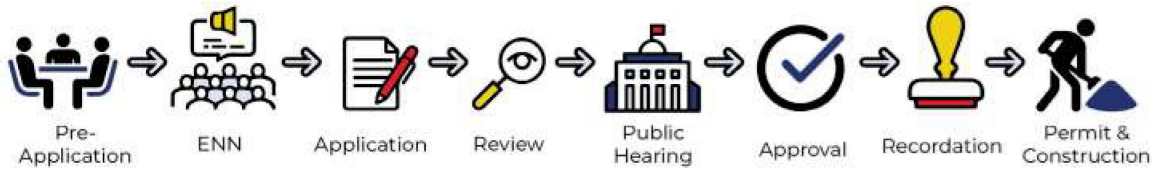


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: August 28, 2025

DRT Member: Lawrence Rivera

Dept/Div: Land Use Engineering / Landscape, Irrigation, and Outdoor Lighting Review

Case No.: Girls Club 2025-11030. Master Plan

Case Planner: Alexa Hempel, Senior Planner, anhempel@santafenm.gov, 505-946-7072 (cell)

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.	Prior to Recordation	
2. Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.	Prior to Recordation	
3. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.	Prior to Recordation	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

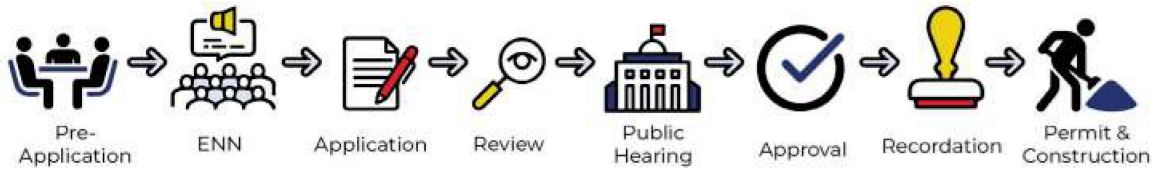


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 09/03/2025

DRT Member: Paul A. Duran

Dept/Div: Land Use/ HPD

Case No.: Case #2025-11028. General Plan Amendment, Case #2025-11029. Rezoning, Case #2025-11030. Master Plan

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Archaeological review will be required if The applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc. 14-3.13(B)(3) Suburban Archaeological Review District In this district, an archaeological clearance *permit* shall be required prior to approval of the final *development* plan or *plat* for the following projects: All annexations, rezonings, subdivisions, planned unit *developments* , or other *development* requiring approval by the Planning Commission, having over ten (10) acres All *city* projects over two (2) acres in size. All *city* park projects over one (1) acre in size. (4) Utility Mains: An archaeological clearance *permit* is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.	Building permitting	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1.		

Form Updated: April 2024

2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

Date: 9/3/2025

DRT Member: Dee Beingessner

Dept/Div: Land Use Engineering

Case No.: Case #2025-11030 Girls Inc

Case Planner: Alexa Hempel, Senior Planner

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. Provide full drainage report.	Prior to Development Plan approval	
2. Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.		
3. Include pond sections and show how ponds will overflow.		
4. Include lighting plan with photometrics		
5. A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. Include attached notes.		
2.		
3.		

***The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

See following pages for notes required on plat or plans

Form Updated: March 2024

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).

B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.

D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISION'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

DUST CONTROL NOTE

All on-site soil disturbing construction activities shall be addressed and provide measures to mitigate or control dust from being transported offsite and polluting neighboring properties.

Any person, owner, contractor or operator who conducts earthmoving and/or dust generating activities is responsible for implementing Best Management Practices (BMPs) in order to mitigate off-property transport of fugitive dust emissions.

A plan, or storm water prevention plan (SWPPP) when applicable, listing the Best Management Practices (BMPs), shall be provided to the City Engineer, or their designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site.

The initial BMP shall address how the Contractor will minimize the amount of disturbed soil, and how the Contractor will stabilize the disturbed surface area exposed to wind or vehicle traffic during construction.

Some BMPs shall include:

- The reduction of vehicle speeds: establish a maximum speed limit or install traffic calming devices to reduce speeds to a rate to mitigate off-property transport of dust entrained by vehicles.
- The minimization of drop height: Drivers and operators shall unload truck beds and loader or excavator buckets slowly, and minimize drop height of materials to the lowest height possible, including screening operations.
- High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
- Restrict access: restrict access to the work area to only authorized vehicles and personnel.

In the event the above practices are ineffective to prevent off property transport, the owner or operator shall use at one or more of the following Best Management Practices (BMPs):

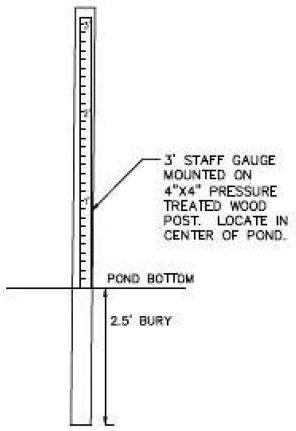
- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc. during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, the undersigned professional engineer in the State of New Mexico, do hereby certify that the record information shown hereon is based on actual field measurements and visual inspections performed by myself or under my direct supervision. I further certify that the record condition as of _____ is in substantial compliance with the approved grading and drainage plan prepared by _____, dated _____.

Signature NMPE #_____ Date

Example for pond measurement post



POST & STAFF GAUGE
NTS

Form Updated: March 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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Timing of Conditions of Approval + Technical Corrections

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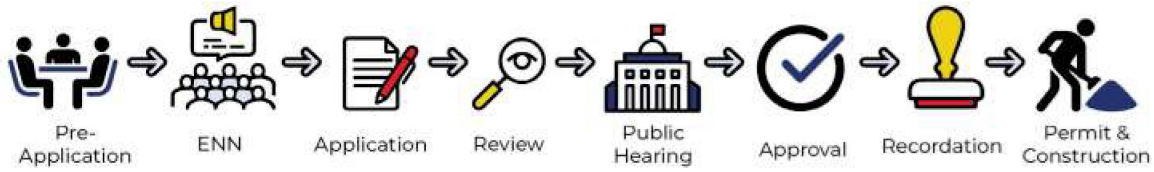
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 09/04/2025

DRT Member: Zoë Isaacson, River and Watershed Manager

Dept/Div: Public Works/Parks and Open Space

Case No.: 2025-11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Historic drainage calcs should include offsite flows onto property (if applicable)	Include in drainage report with development plan	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1.		
2.		
3.		
4.		

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The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Existing vs Proposed Drainage Areas: looks like some ponding and drainages will be filled due to proposed building sites and new amenities; how is the developer planning to accommodate the excess water created by both the increase in imperviousness and the filling of these ponds? How do they plan to get the water to the new ponds, will it be piped? Will buildings have gutters and cisterns? Will landscaped areas be swaled to hold water? Etc…

Historical drainage: are they making sure to account for the entire basin in their drainage calcs, including offsite flows entering the property, esp. off the parking lot behind the school to the south if there is any?

Form Updated: April 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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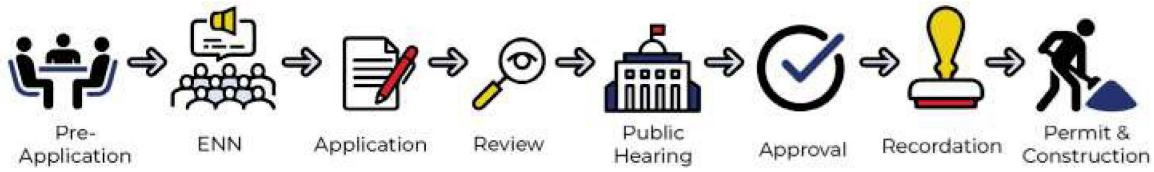

*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 9/4/2025

DRT Member: Stan Holland

Dept/Div: Utilities/Wastewater Division

Case No.: 2025/11030

Case Planner: Alexa N. Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. The 6-inch sewer service line(s) will be required to connect to a sewer manhole	Prior to Recordation	
2. All 4-inch sewer lines shall connect directly to the public sewer lines	Prior to Recordation	
3. The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field	Prior to Recordation	
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe		
2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT) Comment Form

Date: October 17, 2025

DRT Member: Leroy Pacheco, PE and Phil Gallegos, PE (Wilson&Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Girl's Inc. - Case #2025-11028, 11029, and 11030. General Plan Amendment, Rezoning, and Master Plan

Case Planner: Land Use Department - Alexa Hempel, Senior Planner

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Conditions of Approval and Technical Corrections Tables
Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response:**

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
See attached comments response letter dated 10/17/25 from Wilson & Company regarding Bohannon Huston, revised draft Traffic Impact Study dated 10/6/25.	Prior to Development Plan Approval	

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Any and all future proposed improvements of this site that affect public infrastructure will be subject to **City Code Chapter 23** and additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. may be required at that time.

   City Code Chapter 23-3.18 City construction and assessment.
   Nothing in subsections 23-3.12 and 23-3.15 SFCC 1987 prevents the city from ordering construction of curbs, gutters and sidewalks and assessing the cost thereof against the property benefited in any manner provided by the laws of the state. (Code 1953, § 24-28; Code 1973, § 30-29; SFCC 1981, § 4-13-18; Ord. #38-1987, § 8).

Memorandum

WILSON &COMPANY
HIGHER RELATIONSHIPS

To: Leroy Pacheco, PE COSF

From: Philip A. Gallegos, PE, Senior Transportation Engineer

CC: Robert Luna, PE, PTOE, Traffic Engineering Practice Lead, SW Region

Date: 10/17/2025

Re: Girl's Inc. TIA Review

Wilson and Company has reviewed the Revised DRAFT TIA dated October 6, 2025 for the Girl's Inc. Development prepared by Bohannan Huston and have the following comments. Please let me know if you have any questions or require further information.

REPORT COMMENTS

- All original Comments have been addressed
- On page 48 the report states that the common crash type was rear-end collisions for Richards and Rufina however on table 24 the highest crash type is Another Vehicle at an Angle. This should be corrected in the narrative.
- There is a large percentage of crashes that were not classified by Crash Type. The Crash Summary Tables shall also include the percentage of crash types with the "not available or not classified" crash types removed from the total number of crashes. Therefore, showing percentages of total known crash types.
- All developer mitigations shall be shown on the developments site plan.
- For the intersection of Calle del Cielo and Cerrillos Road the report recommends evaluation of a cost share with the COSF due to the spillover occurring in existing condition. Since this LOS is made worse by the added traffic by the developer this mitigation shall be implemented by the developer.

Sincerely,

Philip A Gallegos, PE
Senior Transportation Engineer

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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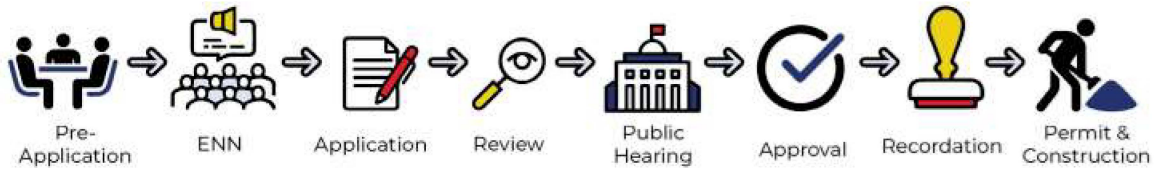
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/20/25

DRT Member: Alexa Hempel

Dept/Div: Current Planning

Case No.: #2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)	Planning Commission. Complete	
~~2. Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~ Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review **or** place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review	Planning Commission Development Plan. Applicant submitted affidavit acknowledging condition.	
3. Add Case #2025-11030 to Master Plan sheets	Planning Commission. Complete	
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Submit a parking analysis at time of Development Plan	Development Plan	
2. All utilities shall be underground	Development Plan	
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: October 07, 2025

DRT Member: Fire Marshal Geronimo Griego

Dept/Div: Fire Marshal's Office

Case No.: 2025-11028,11029, & 11030

Case Planner: Alexa Hempel, Senior Planner

DRT Review Schedule – 9-12+ weeks*

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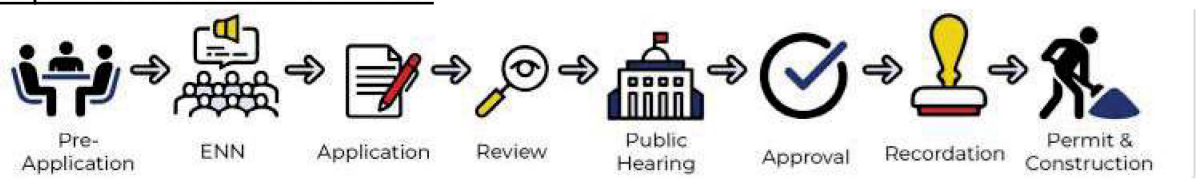
d. *At the time of development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall comply with the most currently adopted International Fire Code.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**

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The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Notes on revised plans sheet C2 verify compliance with IFC 2021, Section 903, and Aerial Apparatus access road from 2 points of access to building.

Explanation of Conditions or Corrections (if needed):

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

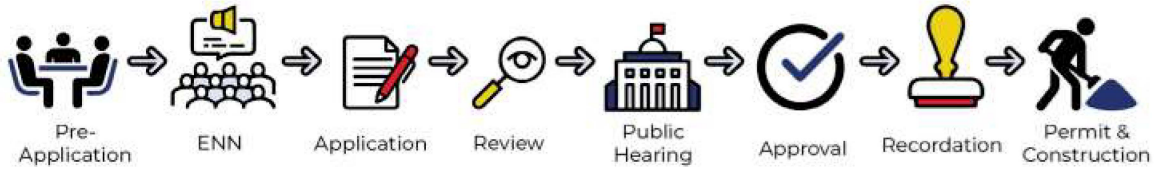


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/18/2025

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case # 2025-11028/11029/11030

Conditions of Approval:	Must be completed by:	Applicant response**:
1. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Prior to Building Permit Approval	
2. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to approval of Development Plan	
3. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	
4. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
5. Each lot shall be served by a separate City water service.	At the time of development	

Technical Corrections:	Must be completed by:	Applicant response**:
1. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.	Prior to Water Plan Approval	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Form Updated: April 2024

(see following pages for notes required)

City of Santa Fe

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION
November 6, 2025, AT 6:00 PM

A. ROLL CALL

Commissioners Present:
Chair Janet Clow
Commissioner Scott Barber
Commissioner Matt Embry
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando
Commissioner Thomas (TJ) Rieland

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Barber.

C. APPROVAL OF AGENDA

MOTION: Commissioner Mirando moved, seconded by Commissioner McGhee, to approve the agenda with postponement of the minutes from October 2, 2025, to November 20, 2025.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes
Commissioner TJ Rieland: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner Sasha McGhee: Yes

Against: None

Abstain: None

D. APPROVAL OF MINUTES

1. July 17, 2025

MOTION: Commissioner Embry moved, seconded by Commissioner Rieland, to approve the minutes from the Planning Commission meeting on July 17, 2025.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

2. September 4, 2025

MOTION: Commissioner McGhee moved, seconded by Commissioner Mirando, to approve the minutes from Study Session of the Planning Commission on September 4, 2025.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

3. September 4, 2025

MOTION: Commissioner McGhee moved, seconded by Commissioner Mirando, to approve the minutes from the Planning Commission meeting on September 4, 2025.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Scott Barber: Yes
Commissioner Matt Embry: Yes
Commissioner TJ Rieland: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner Sasha McGhee: Yes

Against: None

Abstain: None

4. September 18, 2025

MOTION: Commissioner Mirando moved, seconded by Commissioner Barber, to approve the minutes from the Planning Commission meeting on September 18, 2025.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes

Commissioner Scott Barber: Yes

Against: None

Abstain: Commissioner Sasha McGhee: Yes

5. October 2, 2025 (Postponed)

MOTION: No motion or vote.

VOTE: None

6. October 16, 2025

MOTION: Commissioner Mirando moved, seconded by Commissioner Rieland, to approve the minutes from the Planning Commission meeting on October 16, 2025.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: Commissioner Sasha McGhee: Yes

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. **Case #2024-9320. 7205 Plaza Central Development Plan:** Pax Consulting, Agent, for Zydeco LLC, owner and applicant ("Applicant"), requests approval of a Development Plan for up to 165 units, a clubhouse, swimming pool and neighborhood coffee shop at property address located at 7205 Plaza Central and is zoned C-1 (office and related commercial). It consists of a 7.9-acre lot as the result of a lot line adjustment, zoned C-1 (Alexa Hempel, Case Manager, anhemple@santafenm.gov).

MOTION: Commissioner Mirando moved, seconded by Commissioner Barber, to approve Findings for Case #2024-9320 without changes or corrections.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: Commissioner Sasha McGhee: Yes

F. NEW BUSINESS

1. **Case #2025-11028. 2904 Rufina General Plan Amendment:** JenkinsGavin, Agent, for Girls, Inc of Santa Fe, "Applicant," asks the Planning Commission to recommend that the Governing Body approve a General Plan amendment changing the Future Land Use Map designation for Lot 3, comprising approximately 3.87-acres, located at 2904 Rufina Street, from a duel mapped area of "Industrial" and "Business Park" to "Community Commercial." (Alexa Hempel, Case Manager, anhempel@santafenm.gov).

MOTION: Commissioner McGhee moved, seconded by Commissioner Embry, to approve Case #2025-11028, 2904 Rufina General Plan Amendment, as is.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

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2. **Case #2025-11029. 2904 Rufina Rezoning:** JenkinsGavin, Agent, for Girls, Inc of Santa Fe, "Applicant," asks the Planning Commission to recommend that the Governing Body approve a rezoning, changing the Official Zoning Land Use Map designation for Lot 3 at 2904 Rufina Street, comprising approximately 3.87-acres, from a duel mapped area of "Light Industrial" (I-1) and "General Industrial" (I-2) to "General Commercial" (C-2). (Alexa Hempel, Case Manager, anhempel@santafenm.gov).

MOTION: Commissioner McGhee moved, seconded by Commissioner Embry, to approve Case #2025-11029, 2904 Rufina Rezoning, as is.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

3. **Case #2025-11030. 2904 Rufina Master Plan:** JenkinsGavin, Agent, for Girls, Inc., of Santa Fe, "Applicant," asks the Planning Commission to recommend that the Governing Body approve a Master Plan of a proposed youth center at 2904 Rufina Street on Lots 3 and 2A, 2-2, totaling approximately 4.27-acres. Lot 3 is approximately 3.87-acres, and Lot 2A, 2-2 is approximately 0.399-acres and is located adjacent to the southwest side of Lot 3. (Alexa Hempel, Case Manager, anhempel@santafenm.gov).

PUBLIC COMMENTS: Seven (7) members of the public were sworn in and gave comments in favor of the 2904 Rufina Street Master Plan.

MOTION: Commissioner McGhee moved, seconded by Commissioner Embry, to approve Case #2025-11030, 2904 Rufina Master Plan, as is.

VOTE: The motion was approved on the following Roll Call vote:

For: Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

4. **Case #2025-10685. Tierra Contenta Preliminary Subdivision Plat:** JenkinsGavin, Inc., Agent, for Homewise, Inc., owner and applicant ("Applicant"), requests review and approval of a Preliminary Subdivision Plat for 16 development tracts and six open space tracts for a total of 22 tracts and Innovative Street Design. The subject lots are 216.5 acres and are located at 6120, 6130, 6150, and 6135 Paseo del Sol. The lots are zoned Planned Residential Community District (PRC) and lie within the Suburban Archaeological Review District. (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

MOTION: Commissioner Mirando moved, seconded by Commissioner McGhee, to approve Case #2025-10685, Tierra Contenta Preliminary Subdivision Plat, subject to conditions of approval and technical corrections, and on the condition that the neighborhood park design and drainage ponding fencing shall be postponed in order to allow the Applicant and staff to discuss and resolve prior to final subdivision plat.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Scott Barber: Yes
Commissioner Matt Embry: Yes
Commissioner TJ Rieland: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner Sasha McGhee: Yes

Against: None

Abstain: None

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5. **Case #2025-10688. Tierra Contenta Preliminary Subdivision Plat Variance (Slopes):** JenkinsGavin, Inc., Agent, for Homewise, Inc., owner and applicant ("Applicant"), requests a variance from SFCC 14-8.2(D)(2)(b) Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%) for an approximate area of 27,179 square feet. The subject lots are approximately 216.5 acres and located at 6120, 6130, 6150, and 6135 Paseo del Sol, zoned Planned Residential Community District (PRC). (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

PUBLIC COMMENTS: One (1) member of the public was sworn in and gave comment not in favor of the Tierra Contenta Preliminary Subdivision Plat Variance.

MOTION: Commissioner Mirando moved, seconded by Commissioner McGhee, to approve Case #2025-10688, Tierra Contenta Preliminary Subdivision Plat Variance (Slopes), subject to conditions of approval and technical corrections.

VOTE: The motion was approved on the following Roll Call vote:

For: Commissioner Scott Barber: Yes
Commissioner Matt Embry: Yes
Commissioner TJ Rieland: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner Sasha McGhee: Yes

Against: None

Abstain: None

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6. **Case #2025-10690. Tierra Contenta Preliminary Subdivision Plat Variance (Significant Trees):** The request for a variance from SFCC 14-8.4(F)(5) for the removal and preservation of significant trees was withdrawn by JenkinsGavin, Inc., Agent, for Homewise, Inc., owner and applicant ("Applicant").

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7. **Case #2025-11006. Vistas de la Sierra Phase 3:** Liaison Planning Services, Inc., Agent, for Forestar (USA) Real Estate Group, Inc., owner and applicant ("Applicant"), requests review and approval of a Preliminary Subdivision Plat, per § 14-3.7(B)(3) of the Land Development Code, for a 128-lot residential subdivision. The subject property is a 24.423-acre parcel located at 3800 Governor Miles Road and west of Richards Avenue. The proposed subdivision is Phase 3 and consists of 2 separate lots. Tract #A3 is 16.653 acres and Tract 3A4 is 7.77 acres. The subject property is zoned R-5 (residential 5 units per acre). (Claudia Kath, Case Manager, cmkath@santafenm.gov).

PUBLIC COMMENTS: Seven (7) members of the public were sworn in and gave comments not in favor of Vistas de la Sierra Phase 3.

MOTION: Commissioner McGhee moved, seconded by Commissioner Rieland, to approve Case #2025-11006, Vistas de la Sierra Phase 3, subject to conditions of approval and technical corrections, as well as the additional four conditions outlined by staff in discussion with the Applicant, and on the condition that the Applicant agree to limit the seven houses abutting Nava Ade Homeowners Association to single-story homes.

VOTE: The motion was approved on the following Roll Call vote:

For: Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes

Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

G. STAFF COMMUNICATIONS

A webinar on a new software platform to help regulate and manage short-term rentals will be held on November 13, 2025, at 12:00 P.M. An open house regarding the same will be held on November 13, 2025, at 5:00 P.M. Details are available on the Planning Commission website.

H. MATTERS FROM THE COMMISSION

It was confirmed that a Study Session of the Planning Commission will be held on November 7, 2025, at 10:00 A.M. in Council chambers.

I. ADJOURNMENT

10:34 P.M.

Geraldine Gurule
Liaison

Chair

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2026-

A RESOLUTION

AMENDING THE GENERAL PLAN'S FUTURE LAND USE MAP DESIGNATION FROM INDUSTRIAL AND BUSINESS PARK TO COMMUNITY COMMERCIAL FOR AN APPROXIMATELY 3.87 ACRE PROPERTY OWNED BY GIRLS, INC., OF SANTA FE, AT 2904 RUFINA STREET (CASE NO. 2025-11028).

WHEREAS, the agent for the owner of Lot 3 at 2904 Rufina Street (the "Subject Property"), as shown in Attachment A, submitted an application to the City of Santa Fe ("City") to amend the General Plan Future Land Use Map from "Industrial" and "Business Park" to "Community Commercial"; and

WHEREAS, pursuant to SFCC 1987, Section 14-3.2(B)(2)(b)[1], the Governing Body must amend the General Plan before approving a change to a zoning district designation that is inconsistent with the land use classification shown on the General Plan's Future Land Use Map; and

WHEREAS, pursuant to NMSA 1978, Section 3-19-9(A), and SFCC 1987, Section 14-3.2(E)(1)(f)[2], the City may amend its General Plan with the general purpose of guiding and

[1] The provisions now appear at SFCC 1987, Section 14-2.1C.2(II), effective January 1, 2026, following recodification.
[2] The provisions now appear at SFCC 1987, Section 14-2.1C.5(I)(f), effective January 1, 2026, following recodification.

accomplishing a coordinated, adjusted, and harmonious development of the City which will, in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare as well as efficiency and economy in the process of development; and

WHEREAS, SFCC 1987, Table 14-2.1-1[3] requires the Planning Commission to review and recommend proposed revisions and amendments to the General Plan to the Governing Body; and

WHEREAS, the Planning Commission at its November 6, 2025, meeting voted to recommend to the Governing Body a change in the General Plan Future Land Use Map from Industrial and Business Park to Community Commercial; and

WHEREAS, on February 25, 2026, the Governing Body held a public hearing on the proposed amendment; reviewed the staff report, the recommendation of the Planning Commission, the evidence presented at the public hearing; and the public testimonies in support of Girls, Inc., of Santa Fe and its impact on the community; and determined that the proposed amendment to the General Plan, as recommended by the Planning Commission, meets the approval criteria set forth in SFCC 1987, Section 14-3.2(E)[4]; and

WHEREAS, reclassification of the Subject Property would allow for uses that are consistent with the General Plan, as amended by Resolution No. 2001-82, and the prevailing uses and character of the area; and

WHEREAS, the Subject Property has suitable access to and availability of necessary infrastructure; and

WHEREAS, reclassification of the Subject Property will enable future development of uses that will serve the surrounding neighborhood.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE that the General Plan Future Land Use Map designation for the Subject Property

[3] The provisions now appear at SFCC 1987, Section 14-2.1A, effective January 1, 2026, following recodification.
[4] The provisions now appear at SFCC 1987, Section 14-2.1C.5, effective January 1, 2026, following recodification.

described is amended to change the designation from Industrial and Business Park to Community Commercial, as shown in Exhibit A, attached hereto.

PASSED, APPROVED, and ADOPTED this ___ day of_____, 2026.

_____

MICHAEL GARCIA, MAYOR

ATTEST:

_____

GERALYN F. CARDENAS, INTERIM CITY CLERK

APPROVED AS TO FORM:

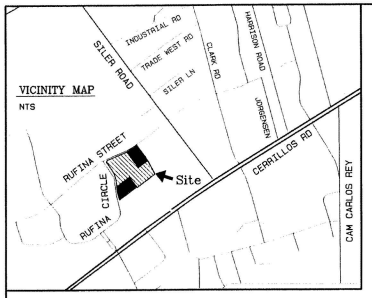
Marcos Martinez

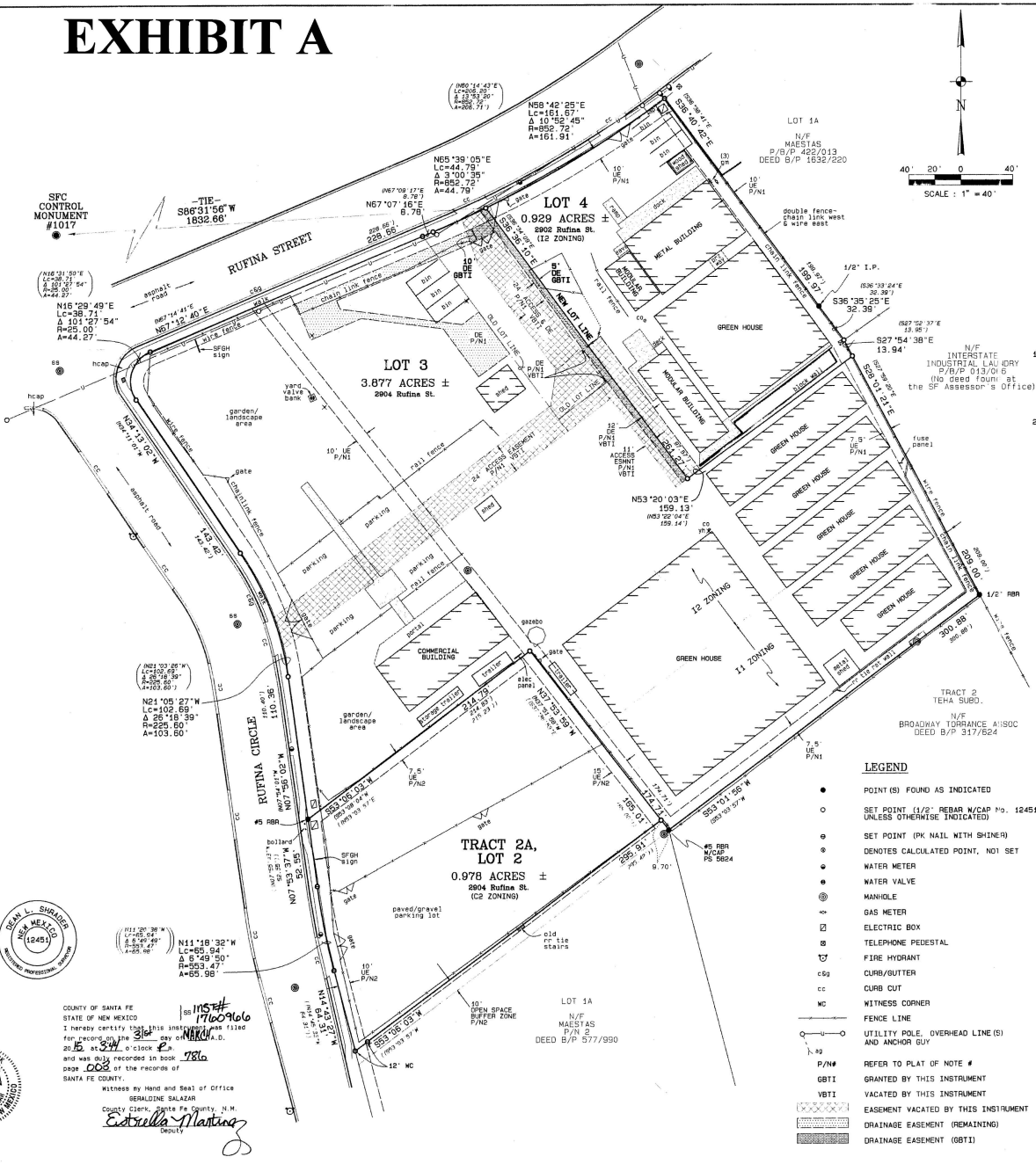
Marcos Martinez (Feb 12, 2026 11:23:34 MST)

MARCOS MARTINEZ, INTERIM CITY ATTORNEY

Legislation/Land Use Legislation/ 2026/2904 Rufina Amending General Plan – Girls Inc.

EXHIBIT A





CITY OF SANTA FE NOTES & CONDITIONS

RECORDING OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL BY THE CITY OF SANTA FE OF ANY ENCROACHMENTS INTO PRIVATE PROPERTIES SHOWN, IF ANY.

EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE.

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

LOT 4 IS ZONED I2.
TRACT 2A, LOT 2 IS ZONED C2
A PORTION OF LOT 3 LIES WITHIN ZONE I2, THE REMAINING OF LOT 3 LIES WITHIN ZONE I1, AS SHOWN.

City of Santa Fe Review *Case #2014-114*

Risana Zaxus — 03/25/15
CITY ENGINEER FOR LAND USE — DATE

3/25/15
CITY PLANNER — DATE

Santa Fe County Treasurer's Office

3/31/15
DATE

Surveyors Certificate

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES SHOWN HEREON WERE PREPARED BY ME OR UNDER MY PERSONAL DIRECTION AND ARE A TRUE AND ACCURATE REPRESENTATION OF A FIELD SURVEY WHICH WAS COMPLETED ON 3/17/2015. TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO."

DEAN L. SHRADER NEW MEXICO PROFESSIONAL SURVEYOR No. 12451

DEAN L. SHRADER NEW MEXICO 12451 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE
STATE OF NEW MEXICO) SS
I hereby certify that this instrument was filed for record on the 31st day of MARCH A.D. 20 15 at 2:37 o'clock P.M. and was duly recorded in book 786 page 008 of the records of SANTA FE COUNTY.
Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, N.M.
Estrella Martinez
Deputy

1115#1760966

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

LEGEND

- POINT(S) FOUND AS INDICATED
- SET POINT (1/2" REBAR W/CAP No. 12451 UNLESS OTHERWISE INDICATED)
- SET POINT (PK NAIL WITH SHINER)
- DENOTES CALCULATED POINT, NOT SET
- WATER METER
- WATER VALVE
- MANHOLE
- GAS METER
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- CURB/GUTTER
- CURB CUT
- WITNESS CORNER
- FENCE LINE
- UTILITY POLE, OVERHEAD LINE(S) AND ANCHOR GUY
- P/N# REFER TO PLAT OF NOTE #
- GBTI GRANTED BY THIS INSTRUMENT
- VBTI VACATED BY THIS INSTRUMENT
- EASEMENT VACATED BY THIS INSTRUMENT
- DRAINAGE EASEMENT (REMAINING)
- DRAINAGE EASEMENT (GBTI)

Lot Line Adjustment
of

LOT 3 & LOT 4

(formerly Tract 2A, Lot 1 & Tract A-1)

and
Boundary Survey
of

TRACT 2A, LOT 2

LYING & BEING SITUATE WITHIN
SECTION 33, T 17 N, R 9 E, NMPM
2902 & 2904 Rufina Street
CITY AND COUNTY OF SANTA FE, NEW MEXICO

LOT 3 CONTAINING 3.877 ACRES ±
LOT 4 CONTAINING 0.929 ACRES ±
TRACT 2A, LOT 2 CONTAINING 0.978 ACRES

786003

NOTES

1) REFER TO A "PLAT OF BOUNDARY SURVEY SHOWING LOT LINE ADJUSTMENT . . PREPARED BY ALLAN S. CURTIS, PS 13605, IN NOVEMBER OF 2000. RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER DOCUMENT No. 1140,797 IN PLAT BOOK 463, PAGE 047 ON 1/2/2001. DATA SHOWN IN SINGLE ( ) PARENTHESIS FROM SAID DOCUMENT.

BASIS OF BEARINGS TAKEN FROM GPS OBSERVATION; WGS 84.

2) REFER TO A "REPLAT OF TRACT 1 OF KIVA CENTER EAST AND EAST PORTION OF TRACT 2A, LOT 2 KIVA CENTER EAST . . . " PREPARED BY ROBERT BENAVI . . S, PS 5824, ON 12-15-2005. RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER DOCUMENT #1371005 ON MARCH 15, 2005 IN PLAT BOOK 583, PAGE 008 DATA SHOWN IN DOUBLE (( )) PARENTHESIS FROM SAID DOCUMENT.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
REFER TO FEMA FIRM MAP PANEL #35049C 0411E DATED 12/04/2012.

Owners Consent/Easement Vacation

THE UNDERSIGNED OWNERS & PROPRIETORS DO HEREBY CONSENT TO THE PLATTING OF LANDS AS SHOWN HEREON. THIS LOT LINE ADJUSTMENT IS BEING MADE WITH THE FREE CONSENT OF AND IS IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED. THE 24' ACCESS EASEMENT; THE 24' ACCESS & DRAINAGE EASEMENT; THE 11' ACCESS EASEMENT AND THE 12' DRAINAGE EASEMENT ARE HEREBY VACATED AND EXTINGUISHED, AS SHOWN. A 5' DRAINAGE EASEMENT AND A 10' DRAINAGE EASEMENT ARE HEREBY GRANTED, AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

David Salman 3/23/15
SALMAN ENTERPRISES, a New Mexico Limited Partnership — DATE
DAVID SALMAN, GENERAL PARTNER

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

OFFICIAL SEAL Mildred Hillstrom NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 11/18/17

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF March 2015.
MY COMMISSION EXPIRES 11/18/2017

Mildred Hillstrom
NOTARY PUBLIC

UPC #s:
1-051-097-187-094, LOT 3
1-051-097-203-136, LOT 4
1-051-097-210-110, TR 2-A LOT 2

INDEXING INFORMATION FOR COUNTY CLERK				CASE No.: 2014-
OWNER	SECTION	TWNSHP.	RANGE	LOCATION
SALMAN ENTERPRISES, a NM Limited Partnership	PROJ. S 33	T 17 N	R 9 E	2902 & 2904 R ina St

HIGH DESERT SURVEYING, INC
PROFESSIONAL SURVEYING
1925 ASPEN DRIVE, SUITE 401
SANTA FE, NM. 87505
PHONE: (505) 438-8094
FAX: (505) 424-1709

DWG. NAME: Lot Line Adjust Lots 3 & 4 and Bndry Tr 2A, Lot 2 — 12000

FILE: MAY 26, 2015
C:\PROJECT\2015-1\12003\12003-3.prc

City of Santa Fe, New Mexico

memo

DATE: January 16, 2026

TO: Governing Body

VIA: Heather L. Lamboy, Planning and Land Use Director
Maggie Moore, Assistant Land Use Director MRM
Dan Esquibel, Planning Manager

FROM: Alexa Hempel, Planner Senior, Current Planning Division AH

1. CONSIDERATION OF A RESOLUTION
General Plan Amendment. Case #2025-11028. JenkinsGavin, LLC, Agent for Applicant Girls, Inc., of Santa Fe, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use Map designation for +/- 3.87 acres, located at 2904 Rufina St (Lot 3) from Industrial and Business Park to Community Commercial.

2. CONSIDERATION OF BILL NO. 2025-27
Rezoning. Case #2025-11029. JenkinsGavin, LLC, Agent for Applicant Girls, Inc., of Santa Fe, asks the Governing Body to adopt Bill No. 2025-27 to rezone +/- 3.87 acres located at 2904 Rufina St (Lot 3) from I-1 (Light Industrial) and I-2 (General Industrial) to C-2 (General Commercial).

3. CONSIDERATION OF A RESOLUTION
Master Plan. Case #2025-11030. JenkinsGavin, LLC, Agent for Applicant Girls, Inc., of Santa Fe, asks the Governing Body to adopt a Resolution creating a Master Plan for a +/- 55,478 sq ft youth center on +/- 4.27 acres located at 2904 Rufina St (Lots 3 and 2A, 2-2).

I. Planning Commission Recommendations:

On November 6, 2025, the Planning Commission recommended the Governing Body take the following actions:

1. **APPROVE** Case #2025-11028. 2904 Rufina St Lot 3 General Plan Amendment from Industrial and Business Park to Community Commercial.
2. **APPROVE** Case #2025-11029. 2904 Rufina St Lot 3 Rezoning from I-1 and I-2 to C-2.
3. **APPROVE** Case #2025-11030. 2904 Rufina St Lots 3 and 2A, 2-2 Master Plan, subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of Staff's report.

II. Sample Motions:

Three (3) motions will be required, in the following order:

1. **Move to approve or deny** Case #2025-11028, adopting a resolution (the "Future Land Use Map Amendment Resolution") to amend the General Plan Future Land Use Map designation from Industrial and Business Park to Community Commercial for +/- 3.87 acres (Lot 3) located at 2904 Rufina St.

2. **Move to approve or deny** Case #2025-11029, adopting Bill No. 2025-27, changing the official Zoning Map designation from I-1 (Light Industrial) and I-2 (General Industrial) to C-2 (General Commercial) for +/- 3.87 acres (Lot 3) located at 2904 Rufina St.

3. **Move to approve or deny** Case #2025-11030, adopting a resolution (the "Master Plan Resolution") for a Master Plan of a +/- 55,478 sq ft youth center on +/- 4.27 acres (Lots 3 and 2A, 2-2) at 2904 Rufina St., subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of Staff's report.

III. Executive Summary

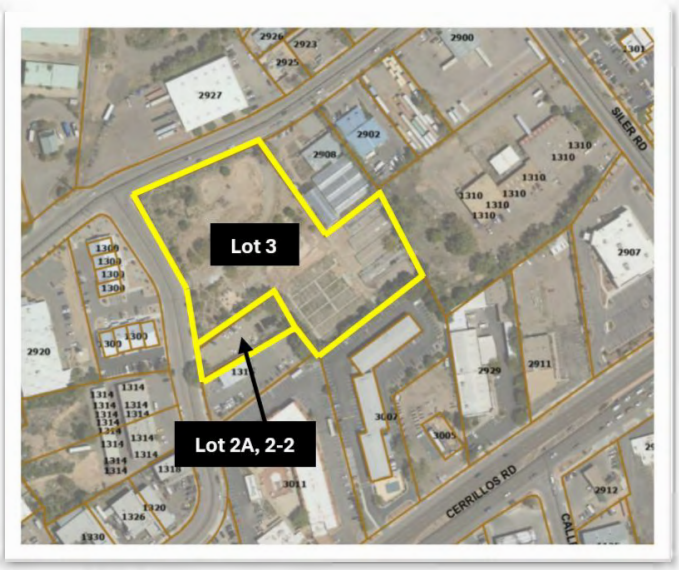


Figure 1 - Site Location

Girls, Inc., of Santa Fe (the "Applicant" or "GISF"), is a non-profit educational institution requesting a general plan amendment, rezoning, and master plan to construct a new educational facility at 2904 Rufina St. Through its agent, JenkinsGavin, LLC, the Applicant requests the general plan amendment (the "Future Lan Use Map Amendment") to change the General Plan Future Land Use Map (the "FLUM") designation on a 3.87-acre parcel (Lot 3 -see Figure 1 – Site Location) from Industrial and Business Park to Community Commercial. The rezoning request is to change the zoning of Lot 3 from I-1 (Light Industrial) and I-2 (General Industrial) to C-2 (General Commercial) (the "Rezoning").

Approval of the General Plan Amendment and Rezoning will allow for consideration of a master plan of Lots 3 and 2A, 2-2, totaling +/- 4.27 acres (the "Master Plan"). The Master Plan proposes a +/- 55,478 sq ft youth center including classrooms, a gymnasium, a gathering space, a teen entrepreneurship center, administrative offices, a caretaker's residence, play areas, a greenhouse, a chicken coop, gardens, and forested pathways on the former Santa Fe Greenhouses nursery site.

The Applicant conducted a pre-application conference on December 12, 2024, and an Early Neighborhood Notification ("ENN") meeting on July 23, 2025. No members of the public were

present at the ENN meeting. On November 6, 2025, the Planning Commission held a public hearing to review Cases #2025-11028, 2025-11029, and 2025-11030, during which the Planning Commission heard reports from City Planning and Land Use Department staff (the "Staff"), testimony and evidence from the Applicant, and public comments by interested members of the public. All comments from members of the public were in support of the application and generally expressed gratitude for the impact of Girls, Inc., on uplifting and supporting the Santa Fe community, as well as excitement for the opportunity for Girls, Inc., to expand their services. The Planning Commission found that the Future Land Use Map Amendment, Rezoning, and Master Plan were consistent with the General Plan and City of Santa Fe Code (SFCC), and that all approval criteria had been met.

The Planning Commission recommended that the Governing Body approve Case #2025-11028, the Future Land Use Map Amendment, Case #2025-11029, the Rezoning, and Case #2025-11030, the Master Plan (see Attachment A, "Planning Commission Packet"). On December 4, 2025, the Planning Commission adopted Findings of Fact and Conclusions of Law (Attachments B, C, and D), and Planning Commission Minutes (Attachment E, "Planning Commission Minutes November 6, 2025").

IV. General Plan Amendment Approval Criteria

The City Code requires the Governing Body to review all amendment proposals on the basis of the criteria addressed below and make complete findings of fact "sufficient to show that these criteria have been met" before it recommends approval of any amendment to the general plan. See SFCC 1987, Sec. 14-3.2(E)(1).

Table 1 General Plan Amendment Approval Criteria Analysis

14-3.2(E)(1)(a): **Consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *Economic development goals are upheld by the provision of quality childcare programs that support working parents. The 2004 report, Cultivating Santa Fe's Future Economy, by Angelou Economics, recognizes the important role of quality of life in economic development. In Strategy Four: Economic Development, the report states, "The most successful economic development regions in the U.S. also contain very high quality-of-life amenities. Quality of life encompasses many attributes, including healthcare, safety, parks and recreation, arts and culture, and environmental cleanliness. A quality environment plays a large part in the choice of young, skilled professionals in deciding where to locate. It also plays a significant role in retaining good citizens." The GISF program is a quality-of-life amenity serving the Santa Fe community and young families, enhancing the attractiveness of Santa Fe for existing residents and newcomers, alike. In addition, GISF will employ approximately 45 staff persons. The new facility will serve the growing southwest part of town, home to a majority of Santa Fe's families. Lastly, the site has existing access via two public rights-of-way and is currently served by public utility infrastructure.*	
Staff Response: Staff concurs that the proposed amendment is consistent with Santa Fe's growth management and economic development goals as outlined in the General Plan, Angelou Report, and the 2008 Economic Development Strategy. The amendment supports the City's efforts to direct growth toward areas with existing infrastructure and services and encourages balanced economic development. Overall, the proposal aligns with the General Plan's vision for sustainable coordinated urban growth and is consistent with Criterion 1.	

14-3.2(E)(1)(b): **Consistency with other parts of the general plan;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *This General Plan Amendment conforms to the following General Plan Themes and Policies:* ***Themes***	

1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.
Staff Response: Staff finds that reclassifying Lot 3 as 'Community Commercial' is consistent with the General Plan Themes and Policies listed by the Applicant. The reclassification will allow for a youth center that promotes quality of life for Santa Fe residents and economic diversity for the Siler-Rufina area. Additionally, this project will provide infill development consistent with General Plan Themes and Policies.

14-3.2(E)(1)(c): **The amendment does not:**	**Criterion Met:** (Yes/No)
(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;**	**YES**
Applicant Response: *(i) The proposed youth center is consistent with the character of the diverse Siler-Rufina neighborhood, which is home to several non-profit community organizations, including The Food Depot, Kitchen Angels, and Homewise.* *(ii) The subject parcel comprises 3.87 acres. Nevertheless, the property is adjacent to the Community Commercial designation along its south boundary.* *(iii) Contrary to harming surrounding landowners or the general public, this General Plan Amendment, and the new GISF youth center it will enable, provides numerous benefits. The redevelopment of the vacant site with a new, modern facility, inclusive of 2.7 acres of open space, will revitalize the property and beautify the neighborhood. Furthermore, GISF is an important community service organization that mentors school-age girls with dynamic after school and summer programs.*	
Staff Response: (i) The Siler-Rufina neighborhood is home to a mix of industrial, commercial, and non-profit organizations. Reclassifying Lot 3 will allow for continued infill development consistent with the character of this area. This reclassification will also create consistency with lots south of this property that are currently classified 'Community Commercial.' (ii) Staff finds that the subject parcel is 3.87-acres, exceeding the required 2-acres. (iii) The General Plan Amendment to reclassify the lot to "Community Commercial" will create the ability to rezone the lot to "General Commercial," which allows for a variety of uses that have potential to serve the community at large, including the proposed youth center in the Master	

Plan. Reclassifying this lot can also encourage the redevelopment of the infill site, stated as a priority in the General Plan under policy 3-G-3.

14-3.2(E)(1)(d): **An amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *This General Plan Amendment promotes the general welfare, because it will enable the construction of a new GISF youth center, offering after school and summer programs for school-age girls and much-needed support for working parents.*	
Staff Response: The proposed amendment conforms to the requirements of 14-3.2(E)(1)(c), while also promoting general welfare by allowing for the proposed Master Plan use of a youth center, offering quality care to school aged children and accelerating infill development of this site.	

14-3.2(E)(1)(e): **Compliance with extraterritorial zoning ordinances and extraterritorial plans;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *N/A*	
Staff Response: N/A	

14-3.2(E)(1)(f): **Contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *Redevelopment of this infill site provides for efficient and economic development, leveraging existing infrastructure, and supporting the harmonious development of Santa Fe. This request not only supports the general welfare of the community by providing Santa Fe families with a safe and reliable place to send their children but is the sole motivation for this effort.*	
Staff Response: Staff agrees with the applicant and finds that reclassifying Lot 3 to 'Community Commercial' supports harmonious infill development that is efficient and consistent with properties in the vicinity which have been rezoned from industrial to commercial and subsequently redeveloped (Ord. #2016-44, #2022-4).	

14-3.2(E)(1)(g): **Consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The City of Santa Fe Land Use and Urban Design Plan recognizes the Siler Neighborhood as a Mixed-Use Corridor, stating, "Development and redevelopment along these corridors should be encouraged to provide greater density of commercial uses…". Furthermore, the Plan encourages the re–use of blighted or failing buildings and businesses. The redevelopment of a former, dilapidated nursery on an infill site in the Siler Neighborhood thoroughly aligns with these objectives. Furthermore, the City of Santa Fe Economic Development Department branded the subject neighborhood as the Siler-Rufina Nexus in a recent report issued to spur investment in the City's Opportunity Zones. In keeping with this effort, the proposed GISF facility is a significant investment in the neighborhood, increasing job opportunities and redeveloping a deteriorated site.*	
Staff Response: Staff agrees with the Applicant's response while additionally acknowledging the previous references to the City's General Plan policies. The proposed change does not conflict with existing city ordinances or regulations and the applicant's Master Plan and future development plan of the site will conform with the City of Santa Fe's Land Use Code and Policies.	

V. Rezoning Approval Criteria

The City Code requires the Governing Body to review all rezoning proposals on the basis of the criteria addressed below, and make complete findings of fact "sufficient to show that these criteria have been met" before it approves a rezoning. See SFCC 1987, Sec. 14-3.5(C).

Table 2 Rezoning Approval Criteria Analysis

14-3.5(C)(1)(a):	**Criterion Met:**
The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning: **(a) one or more of the following conditions exist:** **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	(Yes/No) **YES**

Applicant Response:

(i) *N/A*

(ii) *This area has evolved over the years into a diverse, mixed-use neighborhood of recreational uses, non-profit institutions, a mix of housing types, and various commercial enterprises. The rezone will support the construction of the proposed GISF facility, which aligns well with this current pattern of development.*

(iii) *Rezoning the property to C-2 is more advantageous to the community. A vacant site falling into disrepair creates no community benefit. Redevelopment of this infill site vitalizes the neighborhood and supports the provision of critical community services. Furthermore, the rezone request aligns with the Themes and Policies of the General Plan, as summarized below:*

Themes

1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

Staff Response:

(i) Staff did not find a mistake in the original zoning.

(ii) In recent years, the Siler-Rufina area has seen increasing multifamily residential developments and rezonings from industrial to commercial that have changed the character of

the area (Ord. #2016-44, #2022-4). Commercial establishments and non-profit institutions have also come to occupy many industrial spaces surrounding the property. Staff recognizes a change in the character of the area.
(iii) Staff finds the rezoning of this parcel to "General Commercial" to be more advantageous than the currently vacant industrial site. This change encourages redevelopment of the infill site, and the associated Master Plan proposes a quality-of-life amenity to the community, supported by the General Plan.

14-3.5(C)(1)(b): **All the rezoning requirements of Chapter 14 have been met.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *All the rezoning requirements of Chapter 14 have been met. A Pre-Application Conference was conducted with the Development Review Team on December 12, 2024, and the Early Neighborhood Notification Meeting was held on July 23, 2025*.	
Staff Response: Staff finds that the rezoning requirements of Chapter 14 have been met, including SFCC 14-3.1 "*Applicable General Provisions*," and SFCC 14-3.5 "*Rezonings*." This rezoning application has also been reviewed by the Development review Team (DRT) for compliance with Chapter 14.	

14-3.5(C)(1)(c): **The rezoning is consistent with the applicable policies of the general plan, including the future land use map.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *A Request to amend the General Plan Future Land Use Map to Community Commercial accompanies this rezone application, which aligns with the requested C-2 zoning. Furthermore, the project conforms to the General Plan as outlined below:* ***Themes*** *1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.* *1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.* *1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.* *1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban*	

sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

Staff Response:

The rezoning alone does not align with the Future Land Use designation of this parcel which currently includes "Industrial" and "Business Park." However, the applicant is requesting a General Plan Amendment to designate the Future Land Use of this parcel "Community Commercial," which would align with the rezoning and proposed Master Plan use of a youth center. The project aligns with other themes and policies of the General Plan including but not limited to quality of life, sustainable growth, urban form, and community-oriented development.

14-3.5(C)(1)(d):	**Criterion Met:**
The amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of	(Yes/No) **YES**

urban land sufficient to meet the amount, rate and geographic location of the growth of the city.	
Applicant Response: *General Plan Figure 4-4, Urban Sub-Areas, designates the 3.87-acre subject property and surrounding area as an "Infill Area." The Growth Management Chapter of the General Plan specifically calls for prioritization of infill development in Santa Fe in order to maximize the efficient use of public infrastructure, while meeting the demand for urban land for development and directing new growth towards the historic core of the city rather than on the undeveloped fringes. The proposed infill project is in alignment with these strategic directives and is responsive to community needs for public services and community engagement in this area of the City. General Plan Section 4.1 states, "In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows" to help "create efficient use of already existing roads and utilities, help ensure cost-efficient public transit, and provide the type of housing that will be in demand...".*	
Staff Response: SFCC Section 14-3.5(C)(2)(b) prohibits a rezoning if the rezoning will "affect an area of less than two acres." This Parcel is 3.87-acres and therefore exceeds the required 2-acres. The Project meets city policies regarding the provision of urban land sufficient to meet the amount, rate, and geographic location of growth of the city. The Project is located within an infill area and proposes to meet the needs of the community while being served by sufficient infrastructure.	

14-3.5(C)(1)(e): **The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The subject property is served by existing roadways and public water and sewer infrastructure. Since the program includes the development of over 2.7 acres of outdoor recreational space, the GISF facility will not affect the capacity of area parks.*	
Staff Response: Staff from the relevant City departments, including water, wastewater, and traffic engineering have reviewed the zoning criteria as it relates to the Master Plan and determined that the property is sufficiently served by infrastructure so long as the Applicant meets the Conditions of Approval and Technical Corrections identified in Attachment A of this report.	

14-3.5(C)(2)(a): **Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:**	**Criterion Met:** (Yes/No) **YES**

Allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;	
Applicant Response: *The proposed youth center is consistent with the character of the diverse Siler-Rufina neighborhood, which is home to several non-profit community organizations, including The Food Depot, Kitchen Angels, and Homewise.*	
Staff Response: The Applicant stated in response to (1)(a)(iii) the General Plan Themes and Policies that this project aligns with. Staff finds that this use fits the surrounding Siler neighborhood which is currently a mix of industrial, commercial, and multi-family dwellings.	

14-3.5(C)(2)(b): **Affect an area of less than two acres, unless adjusting boundaries between districts; or**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The subject parcel is 3.87 acres.*	
Staff Response: The subject parcel is 3.87-acres, therefore exceeding the required 2-acres for a rezoning.	

14-3.5(C)(2)(c): **Benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *Contrary to harming surrounding landowners or the general public, this rezone, and the new GISF youth center it will enable, provides numerous benefits. The redevelopment of the vacant site with a new, modern facility, inclusive of 2.7 acres of open space, will revitalize the property and beautify the neighborhood. Furthermore, GISF is an important community service organization that mentors school-age girls with dynamic after school and summer programs.*	
Staff Response: The C-2 Zoning for Lot 3 is consistent with the existing land use patterns in adjacent areas south of the parcel. This alignment indicates that the rezoning does not disproportionately benefit a select few at the expense of the wider community. Furthermore, the Master Plan of a youth center for this site is anticipated to bring broader economic benefits, such as increased employment and expanded services, which would serve the general public interest.	

SFCC 14-3.5(D): Additional Applicant Requirements

14-3.5(D)(1): **If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;**	**Criterion Met:** (Yes/No) **YES**

Applicant Response: *The property is currently served by existing public roadway and utility infrastructure. The Applicant is prepared to construct any necessary infrastructure upgrades at the time of property development, and these improvements will be documented in the approved development plans.*
Staff Response: The Traffic Impact Analysis (TIA) submitted by the Applicant identified the need for various streets improvements to the area surrounding the proposed development due to the increased traffic volume a youth center will cause. The Applicant understands these infrastructure improvements and acknowledges that the City may require the developer to construct necessary infrastructure improvements.

14-3.5(D)(2): **If the proposed rezoning creates a need for additional streets , sidewalks or curbs necessitated by and attributable to the new development , the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The Traffic Impact Analysis identifies the need for a southbound left-turn lane on Rufina Circle serving the north access drive. No other off-site improvements are warranted. The developer is aware that required upgrades by the City of Santa Fe will be at the expense of the developer.*	
Staff Response: Additional streets, sidewalks, and curb improvements shall be determined when the Applicant submits a Development Plan for this site. The Applicant acknowledges this criterion.	

VI. MASTER PLAN APPROVAL CRITERIA

The City Code requires that approval of a master plan be based on the following findings, and that actions taken by Planning Commission and Governing Body must be at a public hearing. See SFCC 1987, Sec. 14-3.9.

Table 3 Master Plan Approval Criteria Analysis

14-3.9(D)(1)(a): **The master plan is consistent with the general plan**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:
The proposed Master Plan aligns with various Themes and Polices in the General Plan, as summarized below.

Themes

1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler- Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls, Inc., youth center directly fulfills these objectives.

Staff Response:
The Master Plan is consistent with the General Plan themes and policies listed by the applicant, including quality of life, economic diversity, sustainable growth, urban Form, community oriented development, and mixed use. The proposed use is currently not supported on the Future Land Use Map, but would be if the General Plan Amendment to change Lot 3 to "Community Commercial" is approved.

14-3.9(D)(1)(b): **The master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:
The C-2 zoning district is a robust mixed-use zoning category that supports both commercial uses and residential development at higher densities. The proposed GISF youth center is a permissible use in the C-2 district and an appropriate commercial development in the Siler-Rufina neighborhood. Furthermore, the Master Plan demonstrates compliance with C-2 development standards with respect to height, lot coverage, open space, terrain management, and landscaping.

Staff Response:
The Master Plan is consistent with the purpose and intent of the proposed C-2 zoning district and has been conditioned to meet specific design criteria that shall apply when a Development Plan application is submitted. The Master Plan conforms with dimensional standards for C-2 zoning including height, lot coverage, setbacks, and lot size.

14-3.9(D)(1)(c): **Development of the master plan area will contribute to the coordinated and efficient development of the community; and**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The Master Plan includes provisions for pedestrian and vehicular connectivity to the surrounding area, as called for in the General Plan. In addition, the subject property makes efficient use of existing infrastructure as an infill site – a value repeatedly emphasized in the General Plan*.	
Staff Response: The Master Plan proposes efficient use of an infill parcel within the diverse Siler-Rufina area, utilizing existing infrastructure and improving connectivity. This use is an asset to the general welfare of the community as it will allow a quality-of-life amenity to be in a more accessible location for the growing Santa Fe community.	

14-3.9(D)(1)(d): **The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The existing roadway and utility infrastructure are adequate to serve the project. The Traffic Impact Analysis (TIA) demonstrates that the roadway network has the capacity for the proposed development, with the inclusion of a new left-turn lane serving the north access drive on Rufina Circle*.	
Staff Response: The proposed infrastructure has been reviewed based on the regulations established in Chapter 14 by Land Use Staff and the Development Review Team (DRT) encompassing fire, water, wastewater, public works, terrain management, traffic, and landscaping. Existing and proposed infrastructure can accommodate the development of this site as proposed, with street modifications as described in the Applicant's Traffic Impact Analysis. Individual DRT comments can be found in Attachment A of this report.	

VII. CONCLUSION

Upon review of the Applicant's request, submittal, and written findings, Staff has determined the Applicant has met the approval criteria for the Amendment, Rezoning, and Master Plan established in SFCC 1987, Sections 14-3.2(E), 14-3.5(C) and (D), and 14-3.9(D). Staff also finds that the Applicant has satisfied the requirements of 14-3.1(E), "Pre-Application Conferences," 14-3.1(F) "Early Neighborhood Notification Procedures," and 14-3.1(H) "Notice Requirements."

VIII. ATTACHMENTS

A. Planning Commission Packet
B. Planning Commission Approved Findings of Fact and Conclusions of Law (General Plan Amendment)
C. Planning Commission Approved Findings of Fact and Conclusions of Law (Rezoning)
D. Planning Commission Approved Findings of Fact and Conclusions of Law (Master Plan)
E. Planning Commission Minutes November 6, 2025

Resolution – General Plan Amendment changing the Future Land Use of Lot 3 at 2904 Rufina St from Industrial and Business Park to Community Commercial

Bill No. 2024-27 – Rezone Lot 3 at 2904 Rufina St from Light Industrial and General Industrial to General Commercial

Resolution - Master Plan for a youth center on Lots 3 and 2A, 2-2 at 2904 Rufina St

APPROVED AS TO FORM BY:

Title	Name	Initials
Department Director	Heather Lamboy	#LL
Assistant Department Director	Maggie Moore	*MRM*
Planner Manager	Daniel A Esquibel	*DAE*
Planner Senior	Alexa Hempel	*ANH*

Signature: 

Email: hllamboy@santafenm.gov

Signature: 

Email: daesquibel@santafenm.gov

Signature: Alexa Hempel
Alexa Hempel (Feb 18, 2026 13:35:42 MST)

Email: anhempel@santafenm.gov

CITY OF SANTA FE
PLANNING & LAND USE

Planning and Land Use Department
Planning Commission Staff Report

Case Numbers	#2025-11028 #2025-11029 #2025-11030
Hearing Date	November 6, 2025
Agent	JenkinsGavin, Inc
Applicant	Girls, Inc of Santa Fe
Request	General Plan Amendment, Rezoning, Master Plan
Location	2904 Rufina St, Santa Fe, NM 87507
Case Manager	Alexa Hempel
Current Zoning	Light Industrial (I-1), General Industrial (I-2), General Commercial (C-2)
Overlay	Suburban Archeological Review District
Pre-App Meeting	December 12, 2024
ENN Meeting	July 23, 2025
Proposal	Applicant requests approval of a General Plan Amendment to change the Future Land Use of a parcel, a Rezoning of a parcel from I-1 and I-2 to C-2, and a Master Plan for a youth center.



Site Map

Case #2025-11028: 2904 Rufina General Plan Amendment. JenkinsGavin, "Agent," for Girls, Inc of Santa Fe, "Applicant," asks the Planning Commission recommend the Governing Body approve a General Plan amendment changing the Future Land Use Map designation for Lot 3, comprising approximately 3.87-acres, located at 2904 Rufina St., from a dual mapped area of "Industrial" and "Business Park" to "Community Commercial." (Alexa Hempel, Case Manager, anhempel@santafenm.gov)

Case #2025-11029: 2904 Rufina Rezoning. JenkinsGavin, "Agent," for Girls, Inc of Santa Fe, "Applicant," asks the Planning Commission to recommend that the Governing Body approve a rezoning, changing the Official Zoning Land Use Map designation for Lot 3 at 2904 Rufina St., comprising approximately 3.87-acres, from a duel mapped area of "Light Industrial" (I-1) and "General Industrial" (I-2) to "General Commercial" (C-2). (Alexa Hempel, Case Manager, anhempel@santafenm.gov)

Case #2025-11030: 2904 Rufina Master Plan. JenkinsGavin, "Agent," for Girls, Inc of Santa Fe, "Applicant," asks the Planning Commission to recommend the Governing Body approve a Master Plan of a proposed youth center at 2904 Rufina St on Lots 3 and 2A, 2-2, totaling approximately 4.27-acres. Lot 3 is approximately 3.87-acres, and Lot 2A, 2-2 is approximately 0.399-acres and is located adjacent to the southwest side of Lot 3. (Alexa Hempel, Case Manager, anhempel@santafenm.gov)

I. RECOMMENDATION

Staff recommends that the **Planning Commission recommend the Governing Body APPROVE** the following cases, subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of this report.

1. **Case #2025-11028:** 2904 Rufina Lot 3 General Plan Amendment
2. **Case #2025-11029:** 2904 Rufina Lot 3 Rezoning
3. **Case #2025-11030:** 2904 Rufina Lot 2A, 2-2 and Lot 3 Master Plan

Three motions will be required for this case:

1. **Recommend the Governing Body APPROVE** or **DENY** Case #2025-11028, "*2904 Rufina Lot 3 General Plan Amendment.*"
2. **Recommend the Governing Body APPROVE** or **DENY** Case #2025-11029, "*2904 Rufina Lot 3 Rezoning.*"
3. **Recommend the Governing Body APPROVE** or **DENY** Case #2025-11030, "*2904 Rufina Lot 2A, 2-2 and Lot 3 Master Plan,*" subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of Staff's report.

II. EXECUTIVE SUMMARY

The subject property is located at 2904 Rufina St, at the intersection of Rufina St and Rufina Circle, north of Cerrillos Rd and west of Siler Rd (the "Property"). The Property is the site of a former retail plant nursery and greenhouse and is comprised of two (2) lots, totaling approximately 4.27-acres. The first lot, described as "Lot 3" is 3.877-acres, dually zoned I-1, "Light Industrial," and I-2, "General Industrial." The second lot, described as "Lot 2A, 2-2" is 0.398-acres, zoned C-2, "General Commercial."

Lot 3 has two (2) General Plan Future Land Use Map (FLUM) designations, "Industrial" and "Business Park." The applicant requests a general plan amendment to designate the entirety of Lot 3 to "Community Commercial" on the FLUM ("General Plan Amendment"). This General Plan Amendment supports the Applicant's concurrent application to rezone Lot 3 from I-1 and I-2 to C-2, "General Commercial" ("Rezoning"). This Rezoning would create zoning uniformity between Lots 3 and 2A, 2-2.

Collectively on the two (2) lots, Girls, Inc of Santa Fe (GISF), acting through its agent, JenkinsGavin (the "Applicant") proposes a master plan for a youth center. GISF is a non-profit corporation based at 310 Hillside Ave that provides educational, recreational, and mentorship activities to school-age children in Santa Fe. The proposed master plan ("Master Plan") of Lots 3 and 2A, 2-2 includes a 55,478 sq ft youth center including classrooms, a gymnasium, a gathering space, an entrepreneurship training center, a caretakers residence, and administrative offices. The Master Plan also designates 2.7-acres of the lot for open space, including areas for recreational activities, gardens, shade and fruit trees, a greenhouse, chicken coop, pavilion, and pathways. If the Master Plan is approved, the Applicant would be required to submit a Development Plan that provides further details for the youth center development, which would be reviewed and approved/denied by the Planning Commission.

The Applicant has complied with Subsections SFCC 14-3.1(E) "*Pre-Application Conferences*", SFCC 14-3.1(F) "*Early Neighborhood Notification Procedures,*" and SFCC 14-3.1(H) "*Notice Requirements*."

Staff's analysis finds that the Applicant has addressed the necessary "*Approval Criteria*" per Subsections SFCC 14-3.2(E), SFCC 14-3.5(C), and SFCC 14-3.9(D) and **recommends that the Planning Commission recommend approval of all three (3) cases to the Governing Body,** with the Master Plan being subject to the "*Conditions of Approval" & "Technical Corrections*" identified in in Attachment A.

III. PROJECT ANALYSIS: GENERAL PLAN AMENDMENT & REZONING

Project Overview

The 1999 General Plan is a comprehensive, long-term plan for physical development and conservation in Santa Fe. It was intended to be a living document subject to amendments over time. The General Plan established the Future Land Use for parcels in the City in alignment with the themes of the plan. The two (2) parcels owned by GISF are designated "Industrial" and "Business Park" on the Future Land Use Map (FLUM).

Lot 3 is currently zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2A, 2-2 is currently zoned General Commercial (C-2). See future land use and current zoning maps in Figures 1 and 2.



Figure 1: Future Land Use. *Gray is Industrial, Purple is Business Park, Red is Community Commercial.*



Figure 2: Current Zoning. *Gray is I-2, Light Purple is I-1, Red is C-2.*

The Applicant requests to rezone Lot 3, 3.877-acres, from I-1 and I-2 to C-2 to create zoning uniformity with Lot 2A, 2-2 which is currently zoned C-2. This uniformity is needed for their project because the use proposed in the Master Plan, a youth center, is permitted in C-2 zoning, but not in I-1 or I-2 zoning (See table 1).

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7 - I	RC-5, - RC-8	R-10 - R-29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2
Community Centers and Institutions																
Neighborhood and community centers, including youth and senior centers	S	S	S		S	S		S		P	P	P	P	P		

Table 1: SFCC Table 14-6.1-1*, Table of Permitted Uses. "S" indicates Special Use Permit, "P" indicates Permitted, and a blank cell indicates Prohibited.*

Due to the rezoning of Lot 3 going from Industrial to Commercial, the General Plan Amendment is first required because the Code requires that any rezoning be consistent with the General Plan, per SFCC 14-3.2(B)(2)(b):

"*The general plan must first be amended before: approval of a change in zoning district designation that is inconsistent with the land use classification shown on the general plan's future land use map.*"

In compliance with this requirement, the applicant requests that the Future Land Use of Lot 3 be changed to "Community Commercial" to match the C-2 Rezoning request. A general plan amendment is not required for Lot 2A, 2-2 because a rezoning is not proposed for that parcel. See the General Plan Future Land Use definitions for Industrial, Business Park, and Community Commercial in Table 2.

Future Land Use Classification	General Plan Definition
Industrial	This classification provides and protects industrial lands for the full range of manufacturing, agricultural and industrial processing, general service, and distribution uses. Unrelated retail and commercial uses that could be more appropriately located elsewhere in the city would not be permitted. Performance standards in the Zoning Ordinance will minimize potential environmental impacts.
Business Park	Business Parks shall provide areas appropriate for moderate- to low-intensity industrial and business park uses capable of being located next to commercial and residential areas with minimum buffering. Allowable uses include research and development related uses, light manufacturing, wholesaling, distribution and storage, retailing and small-scale restaurants as a related use only, and offices in a master planned landscaped setting. No raw materials processing or bulk handling would be allowed. The Business Park designation on the Future Land Use Map of the General Plan is intended to encompass the 11, Light Industrial District, and the IP, Industrial Park District, existing zoning categories. It is recommended that both districts be re-examined for allowable uses and appropriate standards. It is further recommended that the IP zoning district be restructured with a stronger emphasis on research and development, offices, and related uses, to be developed in a master planned landscaped setting, and that the district name be modified to Business and Industrial Park in order to reflect these changes. For new development and for rezonings within the Business Park designation, the appropriateness of 1 versus BIP (IP) is determined by the nature of adjacent land uses. Where an area designated Business Park on the Future Land Use map is adjacent to non-residential zoning, an existing non-residential use, or non-residential Future Land Use, then that area may be considered for 11 zoning. Where an area designated Business Park on the Future Land Use map is adjacent to residential zoning, an existing residential use, or residential Future Land Use, then that area may be considered for IP (BIP) zoning.
Community Commercial	This classification provides sites for retail shopping areas, focus on a plaza, containing a wide variety of businesses, including retail stores; eating and drinking establishments; commercial recreation; service stations; automobile sales and repair services; financial, business, and personal services; and educational and social services.

Table 2: *General Plan Future Land Use Classification Definitions*

Figures 3 and 4 below demonstrate what the future land use and zoning of the property would look like if the Rezoning and General Plan Amendment are approved for Lot 3.



Figure 3: Future Land Use after General Plan Amendment. *Gray is Industrial, Purple is Business Park, Red is Community Commercial.*

Figure 4: Zoning after Rezoning. *Red is C-2, Gray is I-2.*

Review and Recommendation

Staff reviews General Plan Amendment and Rezoning applications for compliance with associated approval criteria (see SFCC 14-3.2(E)) and14-3.5(C)) and make recommendations to Planning Commission based on this compliance. Following a hearing, the Planning Commission makes a recommendation to Governing Body, who shall take final action to approve or deny cases. Conditions of Approval and Technical Corrections shall not be imposed on general plan amendments or rezonings.

IV. PROJECT ANALYSIS: MASTER PLAN

Project Description

The Applicant's plan for the Property includes constructing a 55,478 square foot GISF youth center building including classrooms, gathering spaces, a gymnasium, and administrative offices (the "Project"). The Project also includes a separate teen enterprise space and caretaker's residence. Outside, the space will house gardens, forested areas, a play field, greenhouse, chicken coop, pavilion, and connected pathways on 2.7-acres of the site. The main building is situated on the southeast corner of the property and parking is proposed off two (2) entrances along Rufina Circle.

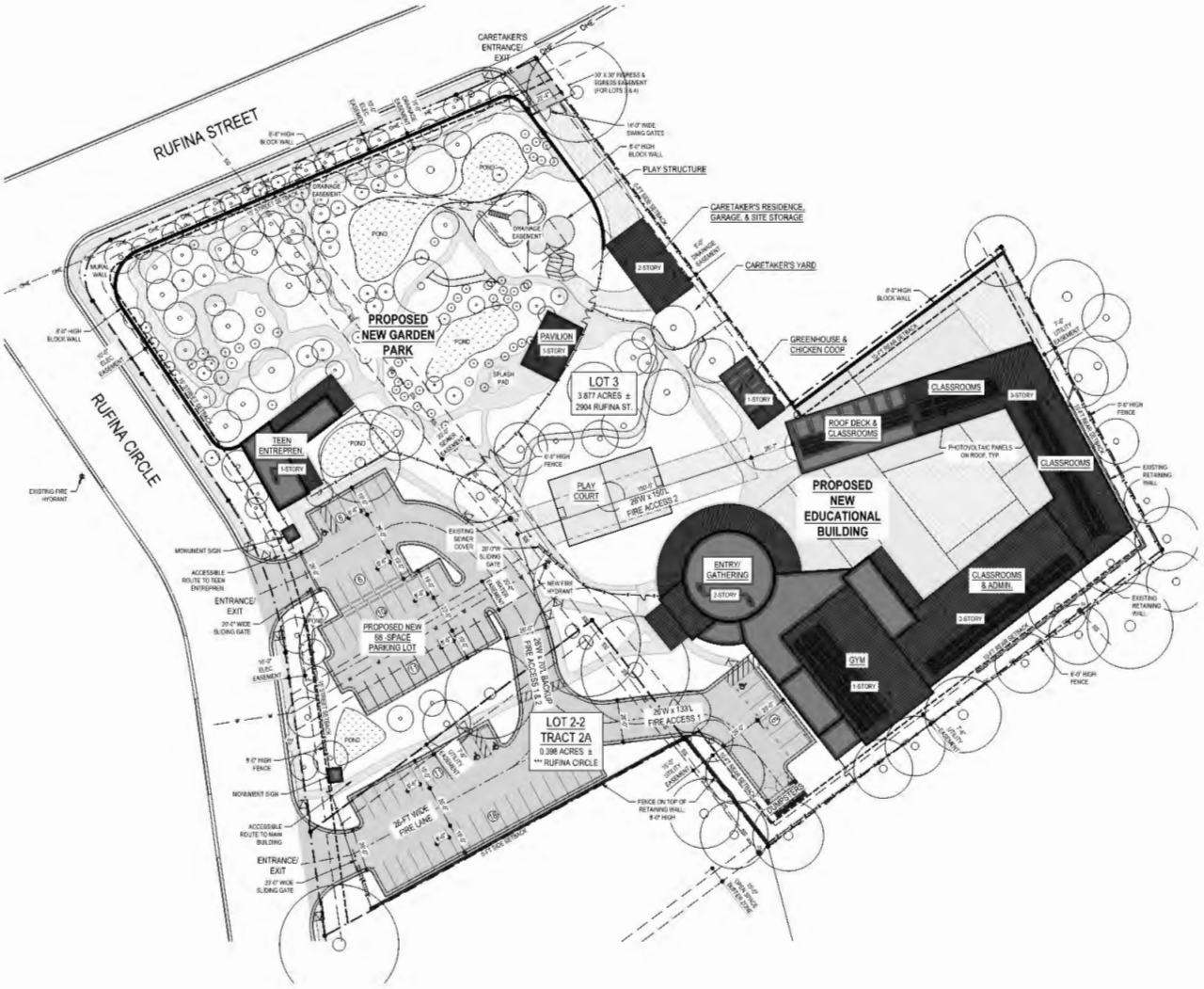


Figure 5: Proposed Site Master Plan. *See full site plans in Attachment C-6.*

Project Zoning

The Property is split between two (2) parcels. Lot 2A, 2-2 is currently zoned General Commercial (C-2) while Lot 3 is currently zoned Light Industrial (I-1) and General Industrial (I-2). This Project includes a rezoning request to change Lot 3 to C-2 to create uniformity between both parcels. This change will allow for the proposed youth center use. The Applicant has a Condition of Approval to either consolidate the two lots or ensure appropriate easements are in place in perpetuity at the time of Development Plan for this project.

For more information on the Rezoning request and General Plan Amendment, reference Section III of this Staff Report, *supra*.

In accordance with the rezoning request, the Project will meet all dimensional standards for C-2 zoning shown in Table 3.

Requirement	C-2	Proposed
Height	45 feet maximum	45 feet
Lot Coverage	60% maximum	24%
Open Space	25% non-residential and mixed use 0.25 x 186,291 sq ft = 46,555 sq ft	118,563 sq ft (63.7%)
Setbacks	Street: 15 feet Rear: 10 feet Side: 0 feet	Street: 15 feet + Rear: 10 feet + Side: 0 feet +

Table 3: *C-2 Dimensional Standards*

Surrounding Zoning and Land Use

The GISF site is outlined in yellow in Figure 6. Surrounding zoning includes primarily General Industrial (I-2) (Gray), with some areas of Light Industrial (I-1) (Purple) and General Commercial (C-2) (Red). The uses adjacent to the east of the Property include a variety of appliance, repair, and welding shops. South of the property are hotels along Cerrillos Rd and an auto repair shop along Rufina Circle. West of the property are mixed office buildings, and north is a bottling warehouse.

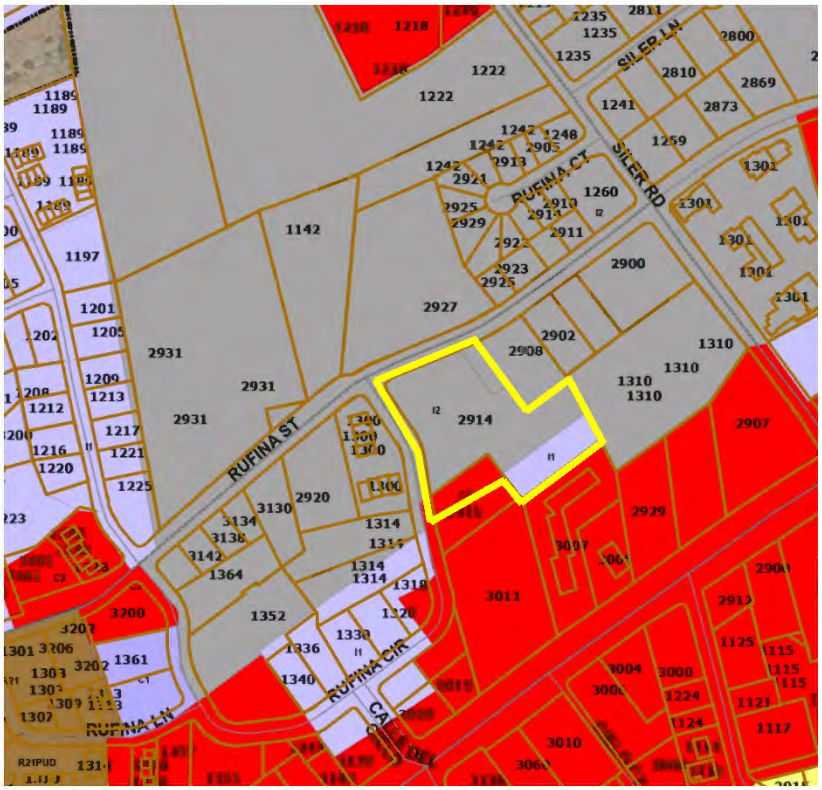


Figure 6: *Surrounding zoning. 2904 Rufina outlined in yellow.*

Existing Conditions and Terrain Management



The Property was previously used as a plant nursery but is currently vacant except for a few remaining greenhouses in the southeast of the Property (see Figure 7). The site slopes from southeast to northwest, with an overall grade change of approximately thirty-two (32) feet. There are no floodplains on the site and the Project includes passive storm water harvesting systems.

Figure 7: *Oblique view of existing conditions. Yellow border approximates property boundaries.*

In the past this area of town served as the industrial center for the community. Over time, many of the heavy industrial uses have moved from this area as it has urbanized in response to demand for more flex office, warehousing, and other commercial uses due to the site's proximity to Cerrillos Road and adjacency to properties in the General Commercial (C-2) zone district.

The applicant included a preliminary landscaping plan (Attachment C-6) that identifies the preservation of as many existing trees as feasible. The Applicant plans to incorporate landscaping into stormwater harvesting systems and included the planting of new trees on site and along adjacent streets.

Conditions of Approval and Technical Corrections for terrain management and landscaping can be found in Attachment A.

Traffic, Access, and Parking

The Project proposes the main entrances to the site be via two (2) driveways along Rufina Circle. A third access will exist along Rufina St to serve the caretakers residence.

A Traffic Impact Analysis (TIA) was completed by Bohannan Huston, Inc for this Project. In the 2038 Build scenario, the Rufina Street and Rufina Circle (east) intersection and two (2) new access driveways onto the property will operate acceptably. To mitigate the overall traffic impacts of this development, the TIA made the following recommendations:

- *Installation of a southbound left turn lane into the property off Rufina Circle,*
- *Installation of an eastbound right turn lane at the intersection of Rufina St and Siler Rd,*
- *Installation of a westbound left turn lane at Rufina Circle and Calle de Cielo,*

- *Median modifications to the Cerrillos Rd and Calle de Cielo intersection,*
- *Restriping at the intersections of Rufina St and Rufina Cir E and Rufina St and Rufina Cir W,*
- *All designs for street improvements shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) and City of Santa Fe requirements.*

The applicant has conditions of approval from the Traffic Division to address at the time of Development Plan for this site (Attachment A). To view the TIA, see Attachment C-5.

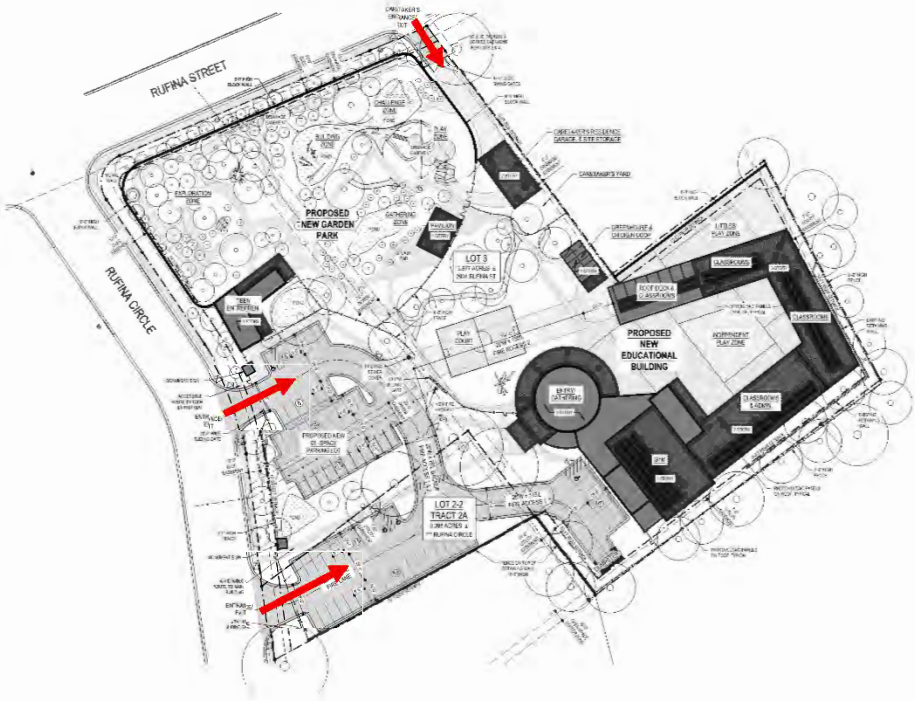


Figure 8: *Red arrows showing site access. For more details view the TIA and Master Plan in Attachments C-5 and C-6.*

The Master Plan proposes dedicated pickup and drop-off areas for students along the eastern edge of the parking area. To limit access and enhance safety of students, a mix of 8-foot-tall block walls, fences, and retaining walls with fences on top are proposed along the exterior of the property. Within the property, areas of 6-foot-tall fences are proposed to separate various spaces.

SFCC Table 14-8.6-1 does not define parking requirements for a youth center use. The applicant approximated a parking demand of 68 spaces, broken down in Table 4. To confirm the parking requirements for this development, a parking analysis will be required at time of Development Plan.

Parking Demand	Estimated Required Spaces
Peak Daily Staff Demand	42 spaces
Facility Vehicles	5 spaces
Guests/Overflow	21 spaces
Total Estimated Required Spaces	68 spaces
Total Parking Provided (Inc. 4 ADA)	**68 spaces**

Table 4: *Estimated Parking Needs*

Utilities

Water: There are existing 6-inch water mains along Rufina St and Rufina Circle. This property is serviced via a 2-inch water service line off Rufina Cir. The existing 5/8-inch water meter on the property is to be replaced by a double 1-inch meter. Additionally, a 6-inch public fire line will be connected off Rufina Cir into a new fire hydrant on the Property. The applicant has submitted a preliminary water budget and water plan with the City, subject to the Conditions of Approval from the City's Water Division in Attachment A.

Existing Girls Inc. Hillside Facilty - Average Annual Water Consumption	**101,570**	**GPY**
Exisitng Facility: Hillside Drive (GFA)	**4,886**	**SF**
Exisitng Facility Annual Usage:	**20.8**	**Gal/SF**
Proposed Facility: Rufina Street (GFA) =	**55,478**	**Square Feet**
Projected Annual Water Usage (20.8 Gal/SF) =	**1,153,275**	**GPY**
	3.54	**AFY**
Landscape Irrigation =	**TBD**	**GPY**
	TBD	**AFY**
Water Budget Subtotal =	**3.54**	**AFY**
Existing Rufina Water Usage Credit =	**5.27**	**AFY**
Per SFCC §14-8.13(B)(3)		
DEVELOPMENT WATER BUDGET =	**(1.73)**	**AFY**
9.8% Contingency per SFCC §14-8.13(E)(1)=	**(0.17)**	**AFY**
TOTAL WATER DEMAND OFFSET =	**(1.90)**	**AFY**

Figure 9: *Preliminary Water Budget*

Sewer: The Property is served by an existing 8-inch public sewer line that cuts north-south through the property via a 10-foot utility easement. The Applicant proposes installing a service connection to the main building and a 4-inch service line for the other structures. The City's Wastewater Division has Conditions of Approval the applicant must satisfy Prior to Recordation of a future Development Plan for this Property (Attachment A).

Fire Prevention and Emergency Access

Fire and emergency access requirements will be satisfied by the project's compliance with the International Fire Code 2021. All structures within the proposed development plan include fire alarm systems and sprinklers. The site access road is capable of supporting the load of a 75,000 lb fire apparatus and provides two remote exits. Two (2) fire hydrants (1 existing, 1 new) will serve the site.

Archaeology
The Project is within the Suburban Archaeological Review District, and will require archaeological clearance if the installation of subsurface utility lines will exceed 550-linear feet including water, gas, electric, power, sewer, etc (this may change to 200 linear feet with the adoption of the Land Development Code update).

Architecture, Lighting, and Signage
The Project does not include descriptions of the proposed architecture or elevations. Should the Master Plan be approved, the Applicant will be required to submit architectural drawings and descriptions detailing compliance with SFCC 14-8.7 at the time of Development Plan.

An outdoor lighting plan was not included with the Master Plan either, but the Applicant has a Condition of Approval to do so in compliance with SFCC 14-8.9(C), "*Outdoor Lighting*," Prior to Recordation of a Development Plan for this site (Attachment A).

Signage was not included in the Master Plan but is reviewed during the Building Permitting process – after the Master Plan and future Development Plan.

Review and Recommendation
Staff reviews Master Plan applications for compliance with associated approval criteria (see SFCC 14-3.9(D)) and completeness of submission requirements (see SFCC 14-3.9(C)). Based on this, Staff makes a recommendation to Planning Commission who then makes a recommendation to Governing Body. Governing Body takes final action to approve or deny Master Plan cases subject to Conditions of Approval and Technical Corrections.

V. GENERAL PLAN AMENDMENT APPROVAL CRITERIA SECTION SFCC 14-3.2(E)(1)

SFCC Section 14-3.2 governs the authority, procedures, and restrictions for amendments to the general plan. Prior to recommending approval of an amendment to the general plan, the Planning Commission must make certain findings based off the approval criteria. The Criteria for approval of General Plan Amendment are detailed below:

14-3.2(E)(1)(a): **Consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *Economic development goals are upheld by the provision of quality childcare programs that support working parents. The 2004 report, Cultivating Santa Fe's Future Economy, by Angelou Economics, recognizes the important role of quality of life in economic development. In Strategy Four: Economic Development, the report states, "The most successful economic development regions in the U.S. also contain very high quality-of-life amenities. Quality of life encompasses many attributes, including healthcare, safety, parks and recreation, arts and culture, and environmental cleanliness. A quality environment plays a large part in the choice of young, skilled professionals in deciding where to locate. It also plays a significant role in retaining good citizens." The GISF program is a quality-of-life amenity serving the Santa Fe community and young families, enhancing the attractiveness of Santa Fe for existing residents and newcomers, alike. In addition, GISF will employ approximately 45 staff persons. The new facility will serve the growing southwest part of town, home to a majority of Santa Fe's families. Lastly, the site has existing access via two public rights-of-way and is currently served by public utility infrastructure.*	
Staff Response: Staff concurs that the proposed amendment is consistent with Santa Fe's growth management and economic development goals as outlined in the General Plan, Angelou Report, and the 2008 Economic Development Strategy. The amendment supports the City's efforts to direct growth toward areas with existing infrastructure and services and encourages balanced economic development. Overall, the proposal aligns with the General Plan's vision for sustainable coordinated urban growth and is consistent with Criterion 1.	

14-3.2(E)(1)(b): **Consistency with other parts of the general plan;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *This General Plan Amendment conforms to the following General Plan Themes and Policies:* ***Themes*** *1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer*	

programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

Staff Response:
Staff finds that reclassifying Lot 3 as 'Community Commercial' is consistent with the General Plan Themes and Policies listed by the Applicant. The reclassification will allow for a youth center that promotes quality of life for Santa Fe residents and economic diversity for the Siler-Rufina area. Additionally, this project will provide infill development consistent with General Plan Themes and Policies.

14-3.2(E)(1)(c): **The amendment does not:** **(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:
(i) The proposed youth center is consistent with the character of the diverse Siler-Rufina neighborhood, which is home to several non-profit community organizations, including The Food Depot, Kitchen Angels, and Homewise.

(ii) The subject parcel comprises 3.87 acres. Nevertheless, the property is adjacent to the Community Commercial designation along its south boundary.

(iii) Contrary to harming surrounding landowners or the general public, this General Plan Amendment, and the new GISF youth center it will enable, provides numerous benefits. The redevelopment of the vacant site with a new, modern facility, inclusive of 2.7 acres of open space, will revitalize the property and beautify the neighborhood. Furthermore, GISF is an important community service organization that mentors school-age girls with dynamic after school and summer programs.

Staff Response:
(i) The Siler-Rufina neighborhood is home to a mix of industrial, commercial, and non-profit organizations. Reclassifying Lot 3 will allow for continued infill development consistent with the character of this area. This reclassification will also create consistency with lots south of this property that are currently classified 'Community Commercial.'

(ii) Staff finds that the subject parcel is 3.87-acres, exceeding the required 2-acres.

(iii) The General Plan Amendment to reclassify the lot to "Community Commercial" will create the ability to rezone the lot to "General Commercial," which allows for a variety of uses that have potential to serve the community at large, including the proposed youth center in the Master Plan. Reclassifying this lot can also encourage the redevelopment of the infill site, stated as a priority in the General Plan under policy 3-G-3.

14-3.2(E)(1)(d): **An amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *This General Plan Amendment promotes the general welfare, because it will enable the construction of a new GISF youth center, offering after school and summer programs for school-age girls and much-needed support for working parents.*	
Staff Response: The proposed amendment conforms to the requirements of 14-3.2(E)(1)(c), while also promoting general welfare by allowing for the proposed Master Plan use of a youth center, offering quality care to school aged children and accelerating infill development of this site.	

14-3.2(E)(1)(e): **Compliance with extraterritorial zoning ordinances and extraterritorial plans;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *N/A*	
Staff Response: N/A	

14-3.2(E)(1)(f): **Contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *Redevelopment of this infill site provides for efficient and economic development, leveraging existing infrastructure, and supporting the harmonious development of Santa Fe. This request not only supports the general welfare of the community by providing Santa Fe families with a safe and reliable place to send their children but is the sole motivation for this effort.*	
Staff Response: Staff agrees with the applicant and finds that reclassifying Lot 3 to 'Community Commercial' supports harmonious infill development that is efficient and consistent with properties in the vicinity which have been rezoned from industrial to commercial and subsequently redeveloped (Ord. #2016-44, #2022-4).	

14-3.2(E)(1)(g): **Consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The City of Santa Fe Land Use and Urban Design Plan recognizes the Siler Neighborhood as a Mixed-Use Corridor, stating, "Development and redevelopment along these corridors should be encouraged to*	

provide greater density of commercial uses…". Furthermore, the Plan encourages the re–use of blighted or failing buildings and businesses. The redevelopment of a former, dilapidated nursery on an infill site in the Siler Neighborhood thoroughly aligns with these objectives. Furthermore, the City of Santa Fe Economic Development Department branded the subject neighborhood as the Siler-Rufina Nexus in a recent report issued to spur investment in the City's Opportunity Zones. In keeping with this effort, the proposed GISF facility is a significant investment in the neighborhood, increasing job opportunities and redeveloping a deteriorated site.
Staff Response: Staff agrees with the Applicant's response while additionally acknowledging the previous references to the City's General Plan policies. The proposed change does not conflict with existing city ordinances or regulations and the applicant's Master Plan and future development plan of the site will conform with the City of Santa Fe's Land Use Code and Policies.

VI. REZONING APPROVAL CRITERIA SECTION SFCC 14-3.5(C)

SFCC Section 14-3.5 governs the authority, procedures, and restrictions for Rezonings. Prior to recommending approval of a Rezoning, the Planning Commission must make certain findings based off the approval criteria. The Criteria for approval of Rezoning's are detailed below:

14-3.5(C)(1)(a): **The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:** **(a) one or more of the following conditions exist:** **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *(i) N/A* *(ii) This area has evolved over the years into a diverse, mixed-use neighborhood of recreational uses, non-profit institutions, a mix of housing types, and various commercial enterprises. The rezone will support the construction of the proposed GISF facility, which aligns well with this current pattern of development.* *(iii) Rezoning the property to C-2 is more advantageous to the community. A vacant site falling into disrepair creates no community benefit. Redevelopment of this infill site vitalizes the neighborhood and supports the provision of critical community services. Furthermore, the rezone request aligns with the Themes and Policies of the General Plan, as summarized below:* ***Themes*** *1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.* *1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.* *1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.*	

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

Staff Response:

(i) Staff did not find a mistake in the original zoning.

(ii) In recent years, the Siler-Rufina area has seen increasing multifamily residential developments and rezonings from industrial to commercial that have changed the character of the area (Ord. #2016-44, #2022-4). Commercial establishments and non-profit institutions have also come to occupy many industrial spaces surrounding the property. Staff recognizes a change in the character of the area.

(iii) Staff finds the rezoning of this parcel to "General Commercial" to be more advantageous than the currently vacant industrial site. This change encourages redevelopment of the infill site, and the

associated Master Plan proposes a quality-of-life amenity to the community, supported by the General Plan.

14-3.5(C)(1)(b): **All the rezoning requirements of Chapter 14 have been met.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *All the rezoning requirements of Chapter 14 have been met. A Pre-Application Conference was conducted with the Development Review Team on December 12, 2024, and the Early Neighborhood Notification Meeting was held on July 23, 2025*.	
Staff Response: Staff finds that the rezoning requirements of Chapter 14 have been met, including SFCC 14-3.1 "*Applicable General Provisions*," and SFCC 14-3.5 "*Rezonings*." This rezoning application has also been reviewed by the Development review Team (DRT) for compliance with Chapter 14.	

14-3.5(C)(1)(c): **The rezoning is consistent with the applicable policies of the general plan, including the future land use map.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *A Request to amend the General Plan Future Land Use Map to Community Commercial accompanies this rezone application, which aligns with the requested C-2 zoning. Furthermore, the project conforms to the General Plan as outlined below:* ***Themes*** *1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.* *1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.* *1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.* *1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.* *1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the*	

community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

Staff Response:

The rezoning alone does not align with the Future Land Use designation of this parcel which currently includes "Industrial" and "Business Park." However, the applicant is requesting a General Plan Amendment to designate the Future Land Use of this parcel "Community Commercial," which would align with the rezoning and proposed Master Plan use of a youth center. The project aligns with other themes and policies of the General Plan including but not limited to quality of life, sustainable growth, urban form, and community-oriented development.

14-3.5(C)(1)(d): **The amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city.**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:

General Plan Figure 4-4, Urban Sub-Areas, designates the 3.87-acre subject property and surrounding area as an "Infill Area." The Growth Management Chapter of the General Plan specifically calls for prioritization of infill development in Santa Fe in order to maximize the efficient use of public infrastructure, while meeting the demand for urban land for development and directing new growth towards the historic core of the city rather than on the undeveloped fringes. The proposed infill project is in alignment with

these strategic directives and is responsive to community needs for public services and community engagement in this area of the City. General Plan Section 4.1 states, "In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows" to help "create efficient use of already existing roads and utilities, help ensure cost-efficient public transit, and provide the type of housing that will be in demand…".
Staff Response: SFCC Section 14-3.5(C)(2)(b) prohibits a rezoning if the rezoning will "affect an area of less than two acres." This Parcel is 3.87-acres and therefore exceeds the required 2-acres. The Project meets city policies regarding the provision of urban land sufficient to meet the amount, rate, and geographic location of growth of the city. The Project is located within an infill area and proposes to meet the needs of the community while being served by sufficient infrastructure.

14-3.5(C)(1)(e): **The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The subject property is served by existing roadways and public water and sewer infrastructure. Since the program includes the development of over 2.7 acres of outdoor recreational space, the GISF facility will not affect the capacity of area parks.*	
Staff Response: Staff from the relevant City departments, including water, wastewater, and traffic engineering have reviewed the zoning criteria as it relates to the Master Plan and determined that the property is sufficiently served by infrastructure so long as the Applicant meets the Conditions of Approval and Technical Corrections identified in Attachment A of this report.	

14-3.5(C)(2)(a): **Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:** **Allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The proposed youth center is consistent with the character of the diverse Siler-Rufina neighborhood, which is home to several non-profit community organizations, including The Food Depot, Kitchen Angels, and Homewise.*	
Staff Response: The Applicant stated in response to (1)(a)(iii) the General Plan Themes and Policies that this project aligns with. Staff finds that this use fits the surrounding Siler neighborhood which is currently a mix of industrial, commercial, and multi-family dwellings.	

14-3.5(C)(2)(b): **Affect an area of less than two acres, unless adjusting boundaries between districts; or**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The subject parcel is 3.87 acres.*	
Staff Response: The subject parcel is 3.87-acres, therefore exceeding the required 2-acres for a rezoning.	

14-3.5(C)(2)(c): **Benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *Contrary to harming surrounding landowners or the general public, this rezone, and the new GISF youth center it will enable, provides numerous benefits. The redevelopment of the vacant site with a new, modern facility, inclusive of 2.7 acres of open space, will revitalize the property and beautify the neighborhood. Furthermore, GISF is an important community service organization that mentors school-age girls with dynamic after school and summer programs.*	
Staff Response: The C-2 Zoning for Lot 3 is consistent with the existing land use patterns in adjacent areas south of the parcel. This alignment indicates that the rezoning does not disproportionately benefit a select few at the expense of the wider community. Furthermore, the Master Plan of a youth center for this site is anticipated to bring broader economic benefits, such as increased employment and expanded services, which would serve the general public interest.	

SFCC 14-3.5(D): Additional Applicant Requirements

14-3.5(D)(1): **If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The property is currently served by existing public roadway and utility infrastructure. The Applicant is prepared to construct any necessary infrastructure upgrades at the time of property development, and these improvements will be documented in the approved development plans.*	
Staff Response: The Traffic Impact Analysis (TIA) submitted by the Applicant identified the need for various streets improvements to the area surrounding the proposed development due to the increased traffic volume a youth center will cause. The Applicant understands these infrastructure improvements and acknowledges that the City may require the developer to construct necessary infrastructure improvements.	

14-3.5(D)(2): **If the proposed rezoning creates a need for additional streets , sidewalks or curbs necessitated by and attributable to the new development , the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The Traffic Impact Analysis identifies the need for a southbound left-turn lane on Rufina Circle serving the north access drive. No other off-site improvements are warranted. The developer is aware that required upgrades by the City of Santa Fe will be at the expense of the developer.*	
Staff Response: Additional streets, sidewalks, and curb improvements shall be determined when the Applicant submits a Development Plan for this site. The Applicant acknowledges this criterion.	

VII. MASTER PLAN APPROVAL CRITERIA SECTION SFCC 14-3.9(D)(1)

SFCC Section 14-3.9 governs the authority, procedures, and restrictions for Master Plans. Prior to recommending approval of a Master Plan, the Planning Commission must make certain findings based off the approval criteria. Per SFCC 14-3.9(D)(2), approval of the Master Plan may specify conditions of approval that are necessary to ensure compliance with the provisions of Chapter 14 and implement the policies of the general plan, including:

(a) requirements for construction and funding of private or public infrastructure, including utilities, municipal buildings, roads, parks and trails;
(b) provisions for the use and protection of areas of special hazards or environmental sensitivity;
(c) modifications to the proposed plan, including changes to the boundaries of land use tracts, patterns of land uses, infrastructure plans, phasing plans and special development standards and guidelines.

The Criteria for approval of Master Plans are detailed below:

14-3.9(D)(1)(a): **The master plan is consistent with the general plan**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:
The proposed Master Plan aligns with various Themes and Polices in the General Plan, as summarized below.

Themes
1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the

community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

Staff Response:

The Master Plan is consistent with the General Plan themes and policies listed by the applicant, including quality of life, economic diversity, sustainable growth, urban Form, community oriented development, and mixed use. The proposed use is currently not supported on the Future Land Use Map, but would be if the General Plan Amendment to change Lot 3 to "Community Commercial" is approved.

14-3.9(D)(1)(b): **The master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:

The C-2 zoning district is a robust mixed-use zoning category that supports both commercial uses and residential development at higher densities. The proposed GISF youth center is a permissible use in the C-2 district and an appropriate commercial development in the Siler-Rufina neighborhood. Furthermore, the Master Plan demonstrates compliance with C-2 development standards with respect to height, lot coverage, open space, terrain management, and landscaping.

Staff Response:

The Master Plan is consistent with the purpose and intent of the proposed C-2 zoning district and has been conditioned to meet specific design criteria that shall apply when a Development Plan application is

submitted. The Master Plan conforms with dimensional standards for C-2 zoning including height, lot coverage, setbacks, and lot size.

14-3.9(D)(1)(c): **Development of the master plan area will contribute to the coordinated and efficient development of the community; and**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The Master Plan includes provisions for pedestrian and vehicular connectivity to the surrounding area, as called for in the General Plan. In addition, the subject property makes efficient use of existing infrastructure as an infill site – a value repeatedly emphasized in the General Plan.*	
Staff Response: The Master Plan proposes efficient use of an infill parcel within the diverse Siler-Rufina area, utilizing existing infrastructure and improving connectivity. This use is an asset to the general welfare of the community as it will allow a quality-of-life amenity to be in a more accessible location for the growing Santa Fe community.	

14-3.9(D)(1)(d): **The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The existing roadway and utility infrastructure are adequate to serve the project. The Traffic Impact Analysis (TIA) demonstrates that the roadway network has the capacity for the proposed development, with the inclusion of a new left-turn lane serving the north access drive on Rufina Circle.*	
Staff Response: The proposed infrastructure has been reviewed based on the regulations established in Chapter 14 by Land Use Staff and the Development Review Team (DRT) encompassing fire, water, wastewater, public works, terrain management, traffic, and landscaping. Existing and proposed infrastructure can accommodate the development of this site as proposed, with street modifications as described in the Applicant's Traffic Impact Analysis. Individual DRT comments can be found in Attachment A of this report.	

VIII. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted an Early Neighborhood Notification (ENN) meeting on July 23, 2025. Members of the Applicant's team, City Staff, and a local news reporter were in attendance. The Applicant team presented an overview of the Project and did not receive any questions or comments. Meeting notes from the Early Neighborhood Notification meeting can be found in Attachment C-4.

IX. EXPIRATION

SFCC Section 14-3.19 sets expiration, extension, and amendment criteria for certain development approvals. Both General Plan Amendments and Rezonings are not included in this section and are therefore not associated with any expirations. Master Plans, however, are subject to SFCC 14-3.19(B)(1) which states:

"*Approval of a master plan shall expire five years after all applicable appeal periods, and any appeals of the final action approving it unless:*

(a) approval is granted for a development plan or subdivision plat within the master plan boundaries; or

(b) *actual development of the site or off-site improvements is begun and is continued pursuant to Subsection 14-3.19(B)(6).*"

X. ATTACHMENTS

ATTACHMENT A: Conditions of Approval & Technical Corrections

1. Table of Conditions of Approval
2. Table of Technical Corrections
3. Development Review Team Compiled Comments

ATTACHMENT B: Maps & Photos

1. Aerial View
2. Existing Condition photos
3. Current Zoning Map
4. Future Land Use Zoning Map

ATTACHMENT C: Applicant Submittals

C-1: Applications, Authorization Letter, Letter of Application, and Statements Addressing Approval Criteria, Lot Consolidation Letter
C-2: Legal Lots of Record
C-3: Utility Service Application & Preliminary Water Budget
C-4: Early Neighborhood Notification Meeting Notes and Posting
C-5: Traffic Impact Analysis
C-6: Master Plan

ATTACHMENT D: General Plan 1999 Chapter 1: Introduction and General Plan Themes

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	Name	Initials
Department Director	Heather Lamboy	HLL
Assistant Department Director	Maggie Moore	*MRM*
Planner Manager	Daniel A Esquibel	*DAE*
Planner Senior	Alexa Hempel	*ANH*

City of Santa Fe, New Mexico

Attachment A
Conditions of Approval and Technical Corrections

1. Table of Conditions of Approval
2. Table of Technical Corrections
3. Development Review Team Compiled Comments

Conditions of Approval & Technical Corrections

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
1	Archaeological review will be required if The applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc. 14-3.13(B)(3) Suburban Archaeological Review District In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects: All annexations, rezonings, subdivisions, planned unit developments , or other development requiring approval by the Planning Commission, having over ten (10) acres All city projects over two (2) acres in size. All city park projects over one (1) acre in size. (4) Utility Mains: An archaeological clearance permit is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.	Archaeology	Prior to building permit approval
2	Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)	Current Planning	Prior to public hearing (COMPLETED)
3	~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~ Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review **or** place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review.	Current Planning	~~Prior to public hearing~~ Prior to development plan approval
4	Add Case #2025-11030 to Master Plan sheets	Current Planning	Prior to public hearing (COMPLETED)
5	Shall comply with the most currently adopted International Fire Code	Fire	Prior to public hearing (COMPLETED)
6	Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021	Fire	Prior to public hearing (COMPLETED)

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
7	Shall verify compliance with section D105 Aerial Fire Apparatus Access Road as per IFC 2021	Fire	Prior to public hearing (COMPLETED)
8	Historic drainage calcs should include offsite flows onto property (if applicable)	Rivers and Watershed	Prior to Development Plan approval (In drainage report)
9	Provide a full drainage report	Engineering	Prior to Development Plan approval
10	Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.	Engineering	Prior to Development Plan approval
11	Include pond sections and show how ponds will overflow.	Engineering	Prior to Development Plan approval
12	Include lighting plan with photometrics	Engineering	Prior to Development Plan approval
13	A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.	Engineering	Prior to Development Plan approval
14	The 6-inch sewer service line(s) will be required to connect to a sewer manhole	Wastewater	Prior to recordation
15	All 4-inch sewer lines shall connect directly to the public sewer lines	Wastewater	Prior to recordation
16	The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field	Wastewater	Prior to recordation
17	An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Water	Prior to building permit approval
18	An approved Water Plan will be required for all new public water infrastructure and fire services.	Water	Prior to development plan approval
19	A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	Water	At time of development

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
20	Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	Water	At time of development
21	Each lot shall be served by a separate City water service.	Water	At time of development
22	See attached comments response letter dated 9/25/25 from Wilson & Company regarding Bohannon Huston, initial draft Traffic Impact Study dated 8/725	Traffic	Prior to public hearing (COMPLETED)
23	See attached comments response letter dated 10/17/25 from Wilson & Company regarding Bohannon Huston, revised draft Traffic Impact Study dated 10/6/25	Traffic	Prior to Development Plan Approval
24	Elevations submitted for the development plan shall include a detailed Points analysis that is intergraded with the Elevations for review.	Current Planning	At time of Development Plan

Technical Corrections			
#	**Technical Correction**	**Dept. or Division**	**To be completed:**
1	Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
2	Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
3	Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
4	Include attached notes on development plan.	Engineering	Prior to recordation of Development Plan
5	The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe	Wastewater	-
6	Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property	Water	Prior to water plan approval

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

Date: September 8, 2025

Cases: #2025-11028, 2025-11029, 2025-11030

To: Angelica Wolff, JenkinsGavin, Inc

Via: Heather Lamboy, Planning and Land Use Director
Maggie Moore, Assistant Planning and Land Use Director
Daniel Esquibel, Planner Manager

From: Alexa Hempel, Senior Planner

Cases #2025-11028, 2025-11029, and 2025-110330. 2904 Rufina St General Plan Amendment, Rezoning, and Master Plan. JenkinsGavin, Inc, Agent, for Girls Inc of Santa Fe, Applicant, requests a General Plan Amendment, Rezoning, and Master Plan for the property at 2904 Rufina St. This property is comprised of 2 parcels totaling approximately 4.85 acres, currently zoned I-1 (Light Industrial), I-2 (General Industrial), and C-2 (General Commercial).

This application was received on August 11, 2025 and has been reviewed by Planning Division staff (Staff) and the City's Development Review Team (DRT). Attached are the initial DRT review comments including conditions of approval and technical corrections. I would like to highlight and summarize the following key items:

A. Initial Planning Division Review Summary

Your General Plan Amendment, Rezoning, and Master Plan applications have been reviewed by Planning Division staff and the following necessary revisions have been identified:

1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)
2. ~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~
3. Add Case #2025-11030 to Master Plan sheets
4. Submit a parking analysis at time of Development Plan
5. All utilities shall be underground

Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review or place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review

B. Initial DRT Review Summary

Your General Plan Amendment, Rezoning, and Master Plan applications have been reviewed by the DRT and the following necessary revisions have been identified:

1. Shall comply with the most currently adopted International Fire Code
2. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021
3. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021
4. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services
5. An approved Water Plan will be required for all new public water infrastructure and fire services.
6. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service
7. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.
8. Each lot shall be served by a separate City water service.
9. Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.
10. Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.
11. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.
12. Archaeological review will be required if the applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc.
    a. 14-3.13(B)(3) Suburban Archaeological Review District
        i. In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects:
        ii. All annexations, rezonings, subdivisions, planned unit developments , or other development requiring approval by the Planning Commission, having over ten (10) acres
        iii. All city projects over two (2) acres in size.
        iv. All city park projects over one (1) acre in size.
    b. Utility Mains:
        i. An archaeological clearance permit is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.
13. Provide full drainage report.

14. Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.
15. Include pond sections and show how ponds will overflow
16. Include lighting plan with photometrics
17. A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.
18. Include attached notes.
19. Historic drainage calcs should include offsite flows onto property (if applicable)
20. The 6-inch sewer service line(s) will be required to connect to a sewer manhole
21. All 4-inch sewer lines shall connect directly to the public sewer lines
22. The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field
23. The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe

The following DRT members did not have comments at this time:

- Parks and Open Space
- Water resources
- Metropolitan Planning organization
- Traffic

The following DRT comments are pending at this time:

- ADA
- Santa Fe Public Schools

C. Prior to Planning Commission, the following DRT comments must be satisfied:

1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)
2. ~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~
3. Add Case #2025-11030 to Master Plan sheets
4. Shall comply with the most currently adopted International Fire Code
5. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021
6. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021
7. An approved Water Plan will be required for all new public water infrastructure and fire services.
8. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.

The full DRT memos are attached for your review. Once revised submittals to the application are accepted, a public hearing date may be scheduled. Please let me know if you have any questions or concerns.

Thank you,

Alexa Hempel
Senior Planner, Planning and Land Use Department

Attachments:

1. Fire DRT Memo
2. Water Utility DRT Memo
3. Landscape/Irrigation/Lighting DRT Memo
4. Archaeology DRT Memo
5. Technical Review Engineering DRT Memo
6. River and Watershed DRT Memo
7. Wastewater DRT memo

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: August 19, 2025

DRT Member: Fire Marshal Geronimo Griego

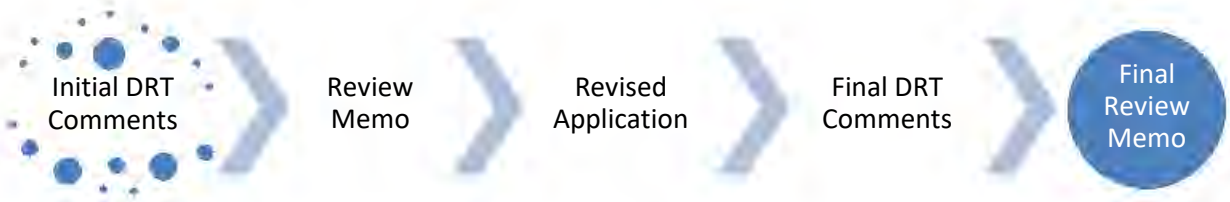
Dept/Div: Fire Marshal's Office

Case No.: 2025-11028,11029, & 11030

Case Planner: Alexa Hempel, Senior Planner

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

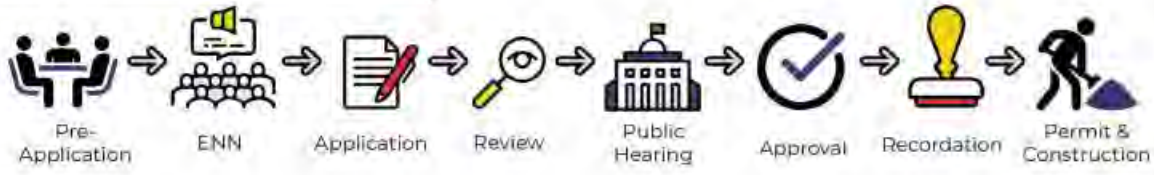


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall comply with the most currently adopted International Fire Code.	*Prior to Public Hearing*	
2. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021.		
3. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1.

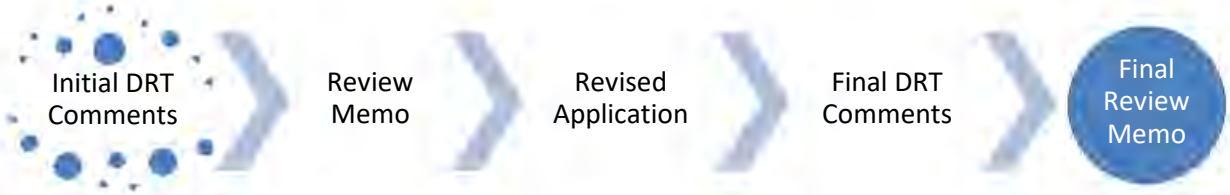
Explanation of Conditions or Corrections (if needed):

1. Verify that the right city adopted code is reference in documents for submission. International Fire Code (IFC) 2021.
2. Shall verify that building is provided with automatic fire sprinklers for proposed layout.
3. Shall verify two points of access to ladder building for proposed site layout conditions.

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

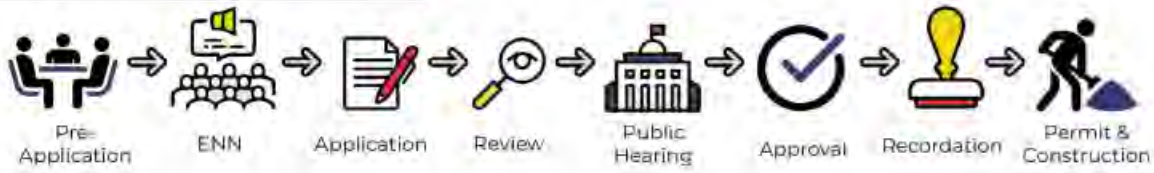


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/18/2025

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case # 2025-11028/11029/11030

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Prior to Building Permit Approval	
2. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to Public Hearing	
3. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	
4. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
5. Each lot shall be served by a separate City water service.	At the time of development	

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.	Prior to Water Plan Approval	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

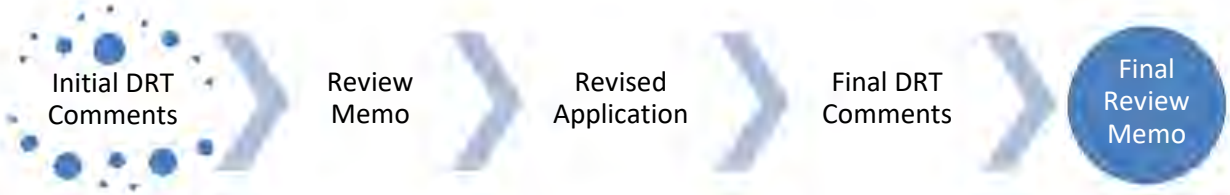
Form Updated: April 2024

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

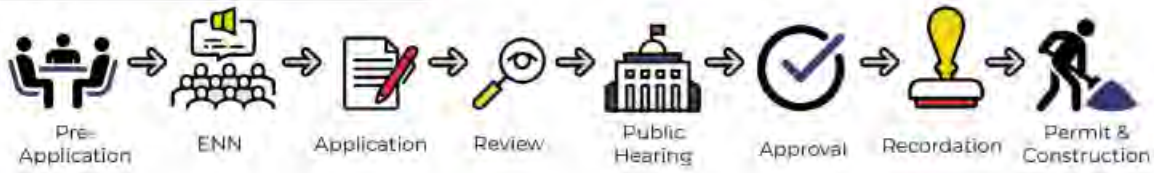


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: August 28, 2025

DRT Member: Lawrence Rivera

Dept/Div: Land Use Engineering / Landscape, Irrigation, and Outdoor Lighting Review

Case No.: Girls Club 2025-11030. Master Plan

Case Planner: Alexa Hempel, Senior Planner, anhempel@santafenm.gov, 505-946-7072 (cell)

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.	Prior to Recordation	
2. Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.	Prior to Recordation	
3. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.	Prior to Recordation	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

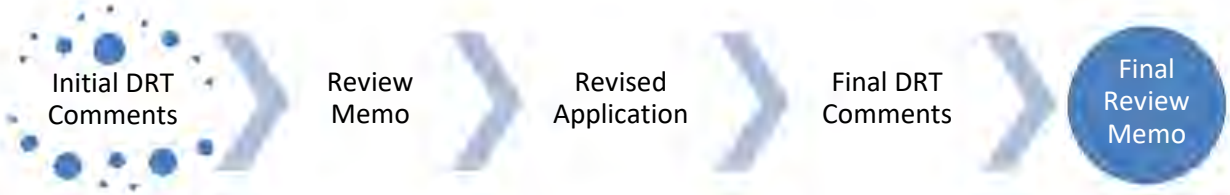
(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

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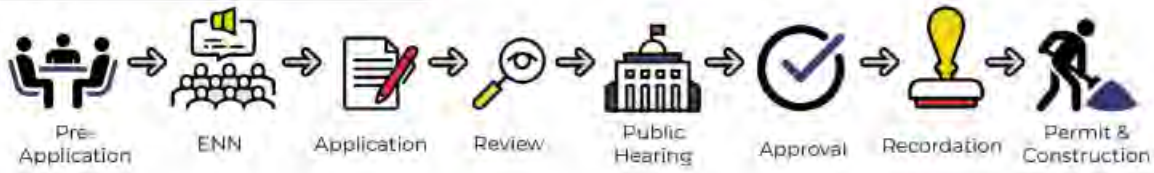
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 09/03/2025

DRT Member: Paul A. Duran

Dept/Div: Land Use/ HPD

Case No.: Case #2025-11028. General Plan Amendment, Case #2025-11029. Rezoning, Case #2025-11030. Master Plan

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Archaeological review will be required if The applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc. 14-3.13(B)(3) Suburban Archaeological Review District In this district, an archaeological clearance *permit* shall be required prior to approval of the final *development* plan or *plat* for the following projects: All annexations, rezonings, subdivisions, planned unit *developments* , or other *development* requiring approval by the Planning Commission, having over ten (10) acres All *city* projects over two (2) acres in size. All *city* park projects over one (1) acre in size. (4) Utility Mains: An archaeological clearance *permit* is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.	Building permitting	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1.		

Form Updated: April 2024

2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

Date: 9/3/2025

DRT Member: Dee Beingessner

Dept/Div: Land Use Engineering

Case No.: Case #2025-11030 Girls Inc

Case Planner: Alexa Hempel, Senior Planner

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. Provide full drainage report.	Prior to Development Plan approval	
2. Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.		
3. Include pond sections and show how ponds will overflow.		
4. Include lighting plan with photometrics		
5. A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. Include attached notes.		
2.		
3.		

***The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

See following pages for notes required on plat or plans

Form Updated: March 2024

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).

B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.

D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISION'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

DUST CONTROL NOTE

All on-site soil disturbing construction activities shall be addressed and provide measures to mitigate or control dust from being transported offsite and polluting neighboring properties.

Any person, owner, contractor or operator who conducts earthmoving and/or dust generating activities is responsible for implementing Best Management Practices (BMPs) in order to mitigate off-property transport of fugitive dust emissions.

A plan, or storm water prevention plan (SWPPP) when applicable, listing the Best Management Practices (BMPs), shall be provided to the City Engineer, or their designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site.

The initial BMP shall address how the Contractor will minimize the amount of disturbed soil, and how the Contractor will stabilize the disturbed surface area exposed to wind or vehicle traffic during construction.

Some BMPs shall include:

- The reduction of vehicle speeds: establish a maximum speed limit or install traffic calming devices to reduce speeds to a rate to mitigate off-property transport of dust entrained by vehicles.
- The minimization of drop height: Drivers and operators shall unload truck beds and loader or excavator buckets slowly, and minimize drop height of materials to the lowest height possible, including screening operations.
- High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
- Restrict access: restrict access to the work area to only authorized vehicles and personnel.

In the event the above practices are ineffective to prevent off property transport, the owner or operator shall use at one or more of the following Best Management Practices (BMPs):

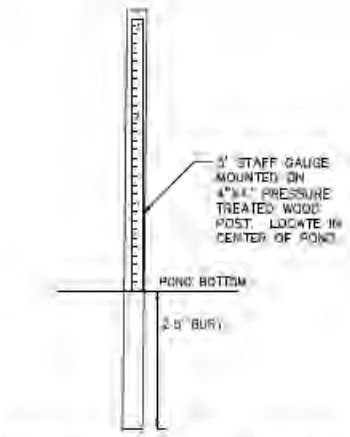
- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc. during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, the undersigned professional engineer in the State of New Mexico, do hereby certify that the record information shown hereon is based on actual field measurements and visual inspections performed by myself or under my direct supervision. I further certify that the record condition as of _____ is in substantial compliance with the approved grading and drainage plan prepared by _____, dated _____.

Signature NMPE #_____ Date

Example for pond measurement post



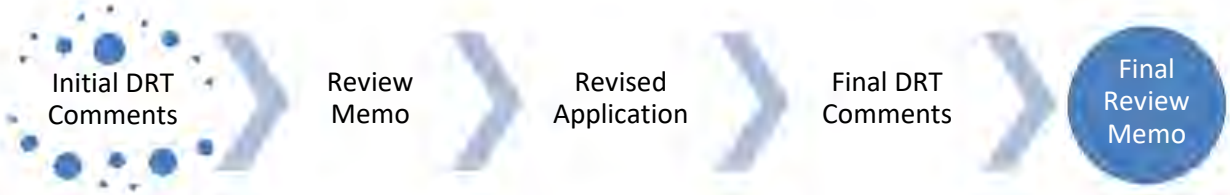
POST & STAFF GAUGE
NTS

Form Updated: March 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

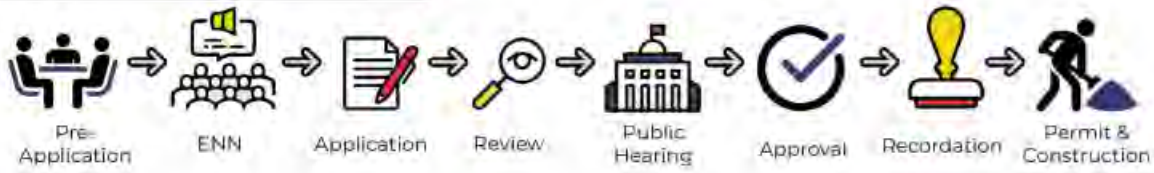


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 09/04/2025

DRT Member: Zoë Isaacson, River and Watershed Manager

Dept/Div: Public Works/Parks and Open Space

Case No.: 2025-11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Historic drainage calcs should include offsite flows onto property (if applicable)	Include in drainage report with development plan	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1.		
2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Existing vs Proposed Drainage Areas: looks like some ponding and drainages will be filled due to proposed building sites and new amenities; how is the developer planning to accommodate the excess water created by both the increase in imperviousness and the filling of these ponds? How do they plan to get the water to the new ponds, will it be piped? Will buildings have gutters and cisterns? Will landscaped areas be swaled to hold water? Etc…

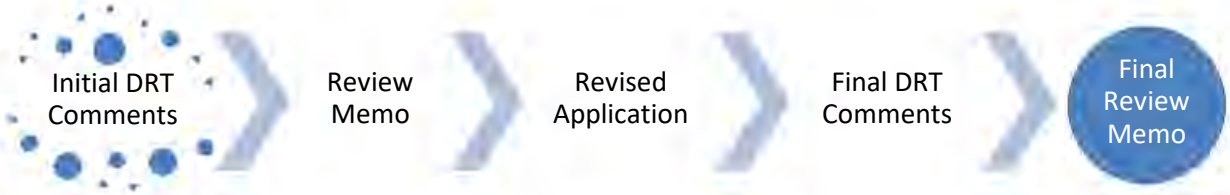
Historical drainage: are they making sure to account for the entire basin in their drainage calcs, including offsite flows entering the property, esp. off the parking lot behind the school to the south if there is any?

Form Updated: April 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

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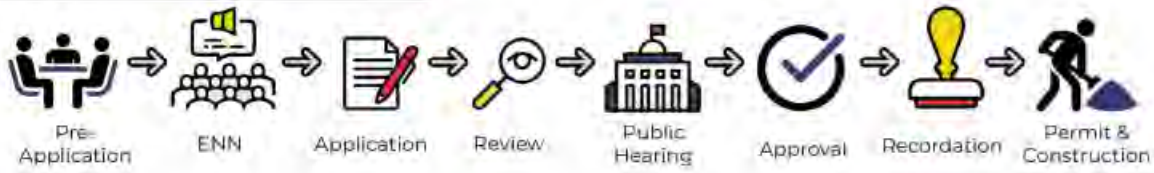
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 9/4/2025

DRT Member: Stan Holland

Dept/Div: Utilities/Wastewater Division

Case No.: 2025/11030

Case Planner: Alexa N. Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. The 6-inch sewer service line(s) will be required to connect to a sewer manhole	Prior to Recordation	
2. All 4-inch sewer lines shall connect directly to the public sewer lines	Prior to Recordation	
3. The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field	Prior to Recordation	
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe		
2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT) Comment Form

Date: October 17, 2025

DRT Member: Leroy Pacheco, PE and Phil Gallegos, PE (Wilson&Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Girl's Inc. - Case #2025-11028, 11029, and 11030. General Plan Amendment, Rezoning, and Master Plan

Case Planner: Land Use Department - Alexa Hempel, Senior Planner

Conditions of Approval and Technical Corrections Tables
Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response:**

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
See attached comments response letter dated 10/17/25 from Wilson & Company regarding Bohannon Huston, revised draft Traffic Impact Study dated 10/6/25.	Prior to Development Plan Approval	

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Any and all future proposed improvements of this site that affect public infrastructure will be subject to **City Code Chapter 23** and additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. may be required at that time.

   City Code Chapter 23-3.18 City construction and assessment.
   Nothing in subsections 23-3.12 and 23-3.15 SFCC 1987 prevents the city from ordering construction of curbs, gutters and sidewalks and assessing the cost thereof against the property benefited in any manner provided by the laws of the state. (Code 1953, § 24-28; Code 1973, § 30-29; SFCC 1981, § 4-13-18; Ord. #38-1987, § 8).

Memorandum

To: Leroy Pacheco, PE COSF

From: Philip A. Gallegos, PE, Senior Transportation Engineer

CC: Robert Luna, PE, PTOE, Traffic Engineering Practice Lead, SW Region

Date: 10/17/2025

Re: Girl's Inc. TIA Review

Wilson and Company has reviewed the Revised DRAFT TIA dated October 6, 2025 for the Girl's Inc. Development prepared by Bohannan Huston and have the following comments. Please let me know if you have any questions or require further information.

REPORT COMMENTS

- All original Comments have been addressed
- On page 48 the report states that the common crash type was rear-end collisions for Richards and Rufina however on table 24 the highest crash type is Another Vehicle at an Angle. This should be corrected in the narrative.
- There is a large percentage of crashes that were not classified by Crash Type. The Crash Summary Tables shall also include the percentage of crash types with the "not available or not classified" crash types removed from the total number of crashes. Therefore, showing percentages of total known crash types.
- All developer mitigations shall be shown on the developments site plan.
- For the intersection of Calle del Cielo and Cerrillos Road the report recommends evaluation of a cost share with the COSF due to the spillover occurring in existing condition. Since this LOS is made worse by the added traffic by the developer this mitigation shall be implemented by the developer.

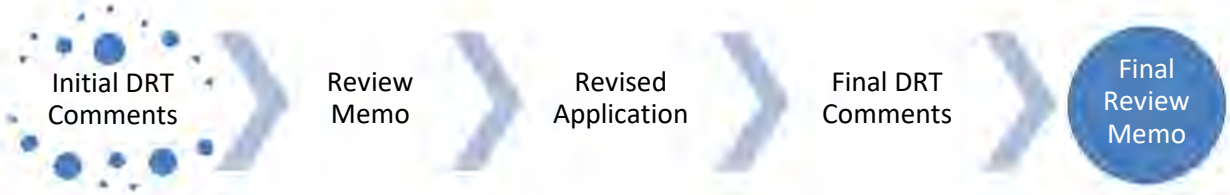
Sincerely,

Philip A Gallegos, PE
Senior Transportation Engineer

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

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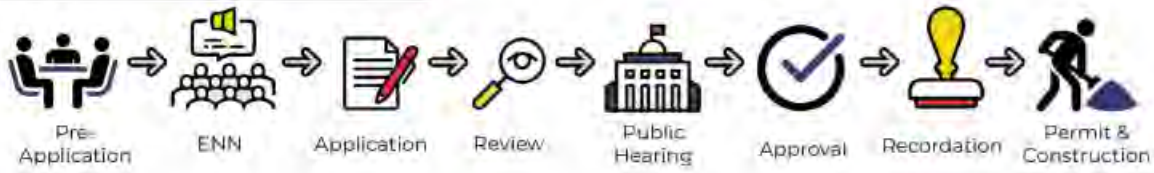
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/20/25

DRT Member: Alexa Hempel

Dept/Div: Current Planning

Case No.: #2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)	Planning Commission. Complete	
~~2. Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~ Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review **or** place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review	Planning Commission Development Plan. Applicant submitted affidavit acknowledging condition.	
3. Add Case #2025-11030 to Master Plan sheets	Planning Commission. Complete	
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Submit a parking analysis at time of Development Plan	Development Plan	
2. All utilities shall be underground	Development Plan	
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: October 07, 2025

DRT Member: Fire Marshal Geronimo Griego

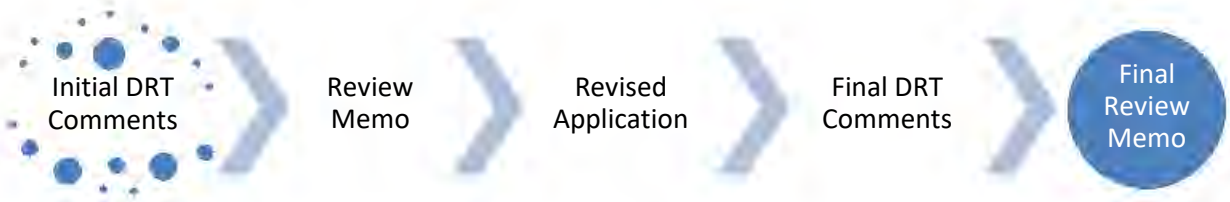
Dept/Div: Fire Marshal's Office

Case No.: 2025-11028,11029, & 11030

Case Planner: Alexa Hempel, Senior Planner

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



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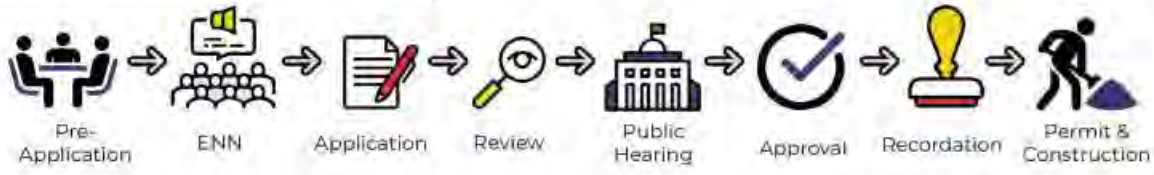
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall comply with the most currently adopted International Fire Code.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

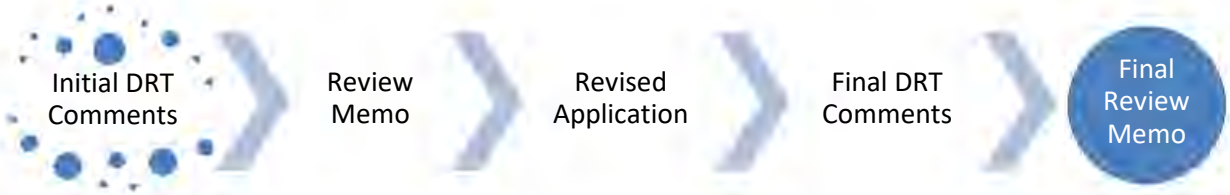
1. Notes on revised plans sheet C2 verify compliance with IFC 2021, Section 903, and Aerial Apparatus access road from 2 points of access to building.

Explanation of Conditions or Corrections (if needed):

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

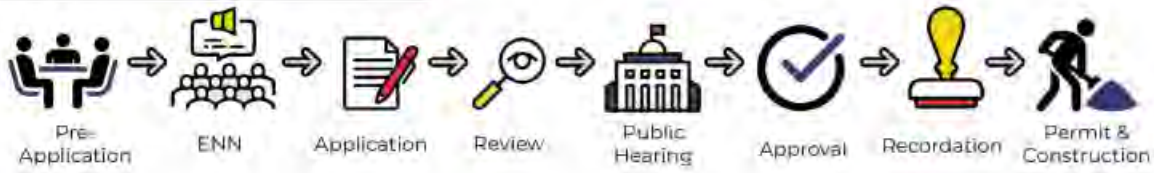


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/18/2025

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case # 2025-11028/11029/11030

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Prior to Building Permit Approval	
2. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to approval of Development Plan	
3. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	
4. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
5. Each lot shall be served by a separate City water service.	At the time of development	

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.	Prior to Water Plan Approval	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Form Updated: April 2024

(see following pages for notes required)

City of Santa Fe, New Mexico

Attachment B
Maps and Photos

1. Aerial View
2. Existing Conditions Photos
3. Current Zoning Map
4. Future Land Use Map

Aerial View

The property is at the intersection of Rufina St and Rufina Cir E, nearby the Cerrillos Rd and Siler Rd intersection. It is the site of a former greenhouse and nursery, totaling approximately 4.27-acres.



Existing Conditions



Photo standing on the property looking east at the existing greenhouses where the main facility is proposed.



Photo in same spot as previous, but facing west toward the current and proposed parking area.



Looking north into forested parts of lot.



Looking towards north side of property at manmade 30% or greater slopes.



Existing walkways on site.



Forested area on north side of property.



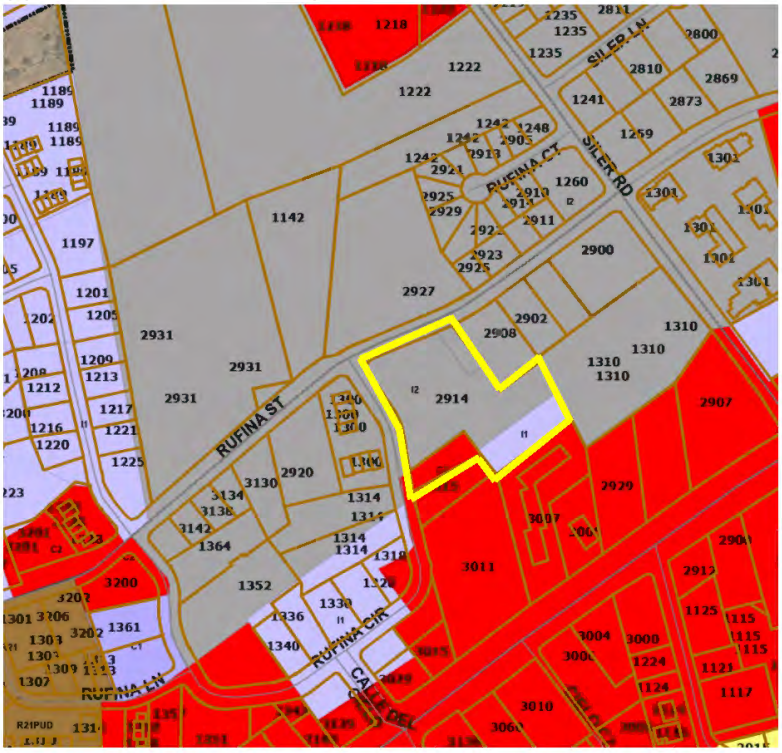
Current site access off Rufina St that is planned to be used for the caretakers residence.



Area planned to be used for parking.

Current Zoning Map

2904 Rufina is currently zoned I-1 (Light Industrial), I-2 (general Industrial), and C-2 (General Commercial. The application includes a request to rezone Lot 3 to C-2.



Future Land Use Map

The Future Land Use Map (FLUM) designates the parcels as “Industrial” (Gray) and “Business Park” (Purple). The applicant requests to change Lot 3’s designation to “Community Commercial” (Red) in order to support the rezone and master plan proposed.



City of Santa Fe, New Mexico

Attachment C
Applicant Submittals

1. Applications, Authorization Letter, Letter of Application, and Statements Addressing Approval Criteria, Lot Consolidation Letter

(date stamp)

GENERAL PLAN AMENDMENT APPLICATION

Parcel Information

Project Name: Girls Inc of Santa Fe (Lot 3 + Lot 2A)

Address: 2904 Rufina Street

Property Size: 4.27 acres

Current Use of Land: Nursery

Proposed Use of Land: Commercial: Youth Center Facility

Does an annexation application accompany this application? YES ☐ NO ☑

Does a rezoning application accompany this application? YES ☑ NO ☐

Early Neighborhood Notice (ENN) meeting date: 7/23/2025

Preapplication Conference Date: 12/12/2024

Property Owner Information

Name: Girls Inc of Santa Fe
First *Last*

Address: 301 Hillside Avenue
Street Address *Suite/Unit #*

Santa Fe NM 87501
City *State* *ZIP Code*

Phone: 505-982-2042 E-mail Address: kbrown@girlsincofsantafe.org

Applicant/Agent Information (if different from owner)

Company Name: JenkinsGavin, Inc.

Name: Jennifer Jenkins
First *Last*

Address: 130 Grant Avenue 101
Street Address *Suite/Unit #*

Santa Fe NM 87501
City *State* *ZIP Code*

Phone: ( ) 820-7444 E-mail Address: jennifer@jenkinsgavin.com

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize See attached letter. to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

Submittal Checklist (Requirements found in Section 14-3.2 SFCC 1987)

☐ *Six (6) 24"x36" plan sets and one (1) CD are required. Please include the following:*

☒	Letter of Application (intent, location, acreage)	☒	Statement addressing approval criteria	☒	Legal Lot of Record, Legal Description	☒	Development Plan (as defined by Section 14-3.8 SFCC 1987, if applicable)	☐	Proof of Compliance with Conditions of Annexation Approval (if applicable)
☐	Letter of Water and Sewer Availability	☐		☐		☐		☐	

General Plan Amendment Approval Criteria (Section 14-3.2(E) SFCC 1987)

(1) Criteria for All Amendments to the General Plan

The planning commission and the governing body shall review all general plan amendment proposals on the basis of the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan:

(a) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;
(b) consistency with other parts of the general plan;
(c) the amendment does not:
  (i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or
  (ii) affect an area of less than two acres, except when adjusting boundaries between districts; or
  (iii) benefit one or few landowners at the expense of the surrounding landowners or the general public;
(d) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;
(e) compliance with the extraterritorial zoning ordinances and extraterritorial plans;
(f) contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and
(g) consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.

(2) Additional Criteria for Amendments to Land Use Policies

In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:

(a) the growth and economic projections contained within the general plan are erroneous or have changed;
(b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or
(c) conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and annexation requirements.

Signature: Jennifer Jenkins Date: _____

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After you application has been reviewed by City staff, you will be contacted by us regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Thank you, and feel free to contact the Land Use Department staff at (505) 955-6585 with any questions.

(date stamp)

REZONING APPLICATION 14-3.5

Parcel Information

Project Name: ~~Girls Inc of Santa Fe (Lot 3)~~ Homewise - South Meadows Property Size: ~~3.877 acres~~ 19.54 acres

Address: ~~2904 Rufina Street~~ 3600 and 3740 South Meadows Road - TRACT 4 (per proposed Lot Line Adjustment Plat)

Current Zoning: ~~Light Industrial (L1) + General Industrial (L2)~~ R-1 Proposed Zoning: ~~(C-2) General Commercial~~ R-6 (Tract 4, 19.54 acres)

Does a Development Plan application accompany this application? YES ☐ NO ☑

Preapplication Conference Date: ~~8/12/2021~~ Sept. 2, 2021 UPC Code Number: ~~1051097210110000000~~ 1-048-096-450-107 &

Early Neighborhood Notice (ENN) meeting date: ~~7/23/2021~~ Sept. 22 and Oct. 14, 2021 1-048-096-475-035

Property Owner Information

Name: ~~Girls Inc of Santa Fe~~ Homewise, Inc.
First *Last*

Address: ~~3011 Siringo Drive~~ 1301 Siler Road, Bldg D
Street Address *Suite/Unit #*

~~Santa Fe~~ Santa Fe ~~NM~~ NM ~~87501~~ 87507
City *State* *ZIP Code*

Phone: 505-982-2042 E-mail Address: kbrown@girlsincofsantafe.org

Applicant/Agent Information (if different from owner)

Company Name: JenkinsGavin Inc

Name: Angelica Wolff
First *Last*

Address: 130 Grant Ave Suite 101
Street Address *Suite/Unit #*

Santa Fe NM 87501
City *State* *ZIP Code*

Phone: 505-820-7444 E-mail Address: angelica@jenkinsgavin.com / jennifer@jenkinsgavin.com

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize See attached authorization letter to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, we will contact you regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Please contact the Land Use Department staff at (505) 955-6585 with any questions.

Submittal Checklist (Requirements found in Section 14-3.5 SFCC 1987)

Six (6) 24"x36" or 11"x17" scalable plan sets and 1 CD with a PDF copy are required. Submittal requirements may vary based on the individual application and the requested zoning district. The City reserves the right to request additional information at any time during the review process. See Section 14-4 and 14-5 SFCC 1987 for rezoning regulations related to specific zones. Please include the following and check box to indicate submittal:

☑	Letter of Application (intent, location, acreage)	☑	Narrative addressing approval criteria (see below)	☑	Legal Lot of Record, Legal Description	☐	Development Plan (see Section 14-3.8 SFCC 1987)	☐	Landscape, Parking and Lighting Plan, Signage Specifications
☐	Terrain Management Plans (as required by Section 14-8.2 SFCC 1987)	☑	Traffic Impact Analysis (if required)	☐	Archaeological Clearance (if applicable)	☐	Sewer and Water Plan (including profiles and details), letter of availability (if applicable)	☐	Phasing Plan (if applicable)

Rezoning Approval Criteria, Sections 14-3.5(C) and (D) SFCC 1987

(C) Approval Criteria

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) one or more of the following conditions exist:
  (i) there was a mistake in the original zoning;
  (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or
  (iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

(b) all the rezoning requirements of Chapter 14 have been met;

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

(e) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

(D) Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

(2) If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning requirements.

Signature: Angelica Wolff Date: 8/11/2025 November 22, 2021

(date stamp)

MASTER PLAN APPLICATION

Parcel Information

Project Name: Girls Inc of Santa Fe (Lot 3 + Lot 2A)

Address: 2904 Rufina Street

Property Size: 4.27 acres

Current Use of Land: Nursery

Proposed Use of Land: Commercial: Youth Center Facility

Does a Rezoning application accompany this application? YES ☑ NO ☐

Are any variances required? YES ☐ NO ☑

Preapplication Conference Date: 12/12/2024

Early Neighborhood Notice (ENN) meeting date: 7/23/2025

Zoning: Current: Light Industrial / General Industrial
Proposed: C-2 General Commercial

Property Owner Information

Name: Girls Inc of Santa Fe
First *Last*

Address: 301 Hillside Avenue
Street Address *Suite/Unit #*

Santa Fe NM 87501
City *State* *ZIP Code*

Phone: 505-982-2042 E-mail Address: kbrown@girlsincofsantafe.org

Applicant/Agent Information (if different from owner)

Company Name: JenkinsGavin, Inc.

Name: Angelica Wolff
First *Last*

Address: 130 Grant Avenue Suite 101
Street Address *Suite/Unit #*

Santa Fe NM 87501
City *State* *ZIP Code*

Phone: (505) 820-7444 E-mail Address: angelica@jenkinsgavin.com / jennifer@jenkinsgavin.com

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize *<<See attached notarized owner authorization.>>* to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

Submittal Checklist (Requirements found in Section 14-3.8 SFCC 1987)

☐ *Six (6) 24"x36" plan sets and one (1) CD are required. Please include the following:*

☒	Letter of Application (intent, location, acreage)	☒	Statement addressing approval criteria	☒	Legal Lot of Record, Legal Description	☒	Los Prados Master Plan Set	☐	
☒	Archaeological Clearance (if applicable)	☒	Traffic Impact Analysis (if required)	☒	Proof of Compliance with Conditions of Annexation Approval (if applicable)	☒	Sewer and Water Plan (including profiles and details)	☐	
☐									

Master Plan Submittal Requirements, as defined by Section 14-3.9(C) SFCC 1987:

Applicants for developments that require master plans under this section shall submit plans and other documentation as required by the land use director that show compliance with the applicable provisions of the Santa Fe City Code as provided in Section 14-3.1(C) (Form of Application), including plans that show:

(a) existing conditions on the site and within the vicinity;
(b) proposed modifications to the site, including the locations of existing and new structures, grading, landscaping, lighting, pedestrian and vehicular circulation, parking and loading facilities;
(c) proposed changes to the zoning of land within the master plan area and the types, extent and intensity of land uses that are proposed;
(d) the proposed boundaries of tracts comprising the various land use areas and development phases;
(e) proposed modifications to the infrastructure serving the site, including locations of utilities and public and private streets and driveways and traffic control measures;
(f) the phases of development, if applicable;
(g) if public or private infrastructure is proposed to be constructed in phases, a plan for the timing, financing and responsibility for infrastructure construction;
(h) a development water budget as required by Section 14-8.13;
(i) for master plans involving five or more acres of land, the land use director may require an analysis of the fiscal impact to the city of providing utility and other municipal services to the area.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: Angelica Wolff Date: 8/11/2025

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, you will be contacted by us regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Thank you, and feel free to contact the [Type text] Department staff at (505) 955-6585 with any questions.

Revised 12-11-12

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

RE: 2914 Rufina St. & Tract 2A, Lot 2-2

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Girls Inc. Santa Fe

By: Kim Brown
Kim Brown, CEO

5 Dec 2024
Date

ACKNOWLEDGMENT

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 5 day of December, 2024

Olivia M. Garcia
Notary Public

May 12, 2028
My Commission Expires

STATE OF NEW MEXICO
NOTARY PUBLIC
OLIVIA M GARCIA
Commission # 1064011
My Comm. Exp. May 12, 2028

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

August 11, 2025

Alexa Hempel, Senior Planner
Current Planning Division
City of Santa Fe Land Use Department
200 Lincoln Ave.
Santa Fe, NM 87501

RE: Letter of Application
Girls Inc. of Santa Fe
General Plan Amendments, Rezone & Master Plan

Dear Alexa:

This letter is respectfully submitted on behalf of Girls Inc. of Santa Fe (the "Applicant") in application for a General Plan Amendment, Rezone and Master Plan of the property located at 2904 Rufina Street, comprising two parcels – Lot 3, Parcel #18206951,00000000 and Tract 2A, Lot 2 ("Lot 2"), Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial). This submittal includes the following requests:

1. General Plan Amendment to change the designations of Lot 3 from Industrial and Business Park to Community Commercial
2. Rezone of Lot 3 from I-1(Light Industrial) and I-2 (General Industrial) to C-2 (General Commercial)
3. Master Plan of Lots 2 and 3 for a 55,478-square foot Girls Inc. Youth Center

These applications will establish zoning conformity between the two subject parcels, allowing them to be consolidated as part of the overall development of the property.

Girls Inc. of Santa Fe

For more than 70 years, Girls Inc. of Santa Fe (GISF), a non-profit corporation, has been a beacon of empowerment for young people in the community. While inspiring all girls to be Strong, Smart, and Bold through programs that promote healthy living, academic enrichment, and life skills development, GISF equips girls with the tools and support they need to succeed in life.

GISF provides quality out-of-school time programs in a safe, nurturing environment that meets the needs of working parents. Additionally, GISF engages in advocacy efforts to address issues like bullying, sexual harassment, mental health support, and reproductive justice - all of which are essential to empowering girls and creating a more equitable future. GISF works closely with

the Santa Fe Public Schools, Santa Fe Indian School, and other community partners to provide this comprehensive support.

GISF's current home - the historic Hurley House on Hillside Ave., is bursting at the seams, with limited space and functionality to support the broad range of educational, recreational, and mentorship activities provided. The facility can no longer meet the growing demand for services, the building is not ADA-accessible, and its aging infrastructure requires constant maintenance. Additionally, the facility's location in north Santa Fe poses difficulties for families on the southside with limited transportation options. These challenges limit inclusivity and prevent GISF from reaching all community members. GISF is poised to address the urgent and growing needs of girls in our community and an additional facility is essential to meet the increasing demand for services and expand their impact within the City of Santa Fe.

Project Description

The 4.27-acre property, located at the corner of Rufina Street and Rufina Circle, is the site of a former nursery. This segment of Rufina Street is at the heart of the Siler-Rufina Nexus, a diverse, mixed-use neighborhood that is home to Meow Wolf, several non-profit institutions, a variety of housing, light manufacturing/maker spaces, and offices. This central location is proximate to the families and schools that GISF serves, creating convenience for parents and a more inclusive program for the community. The proposed Master Plan addresses the potential future development of a new 55,478-square foot Girls Inc. youth center, including outdoor recreational areas and a small retail/food service space to provide entrepreneurial training for teenage girls. The program includes a two and three-story building housing classrooms, a gymnasium, gathering space, and administrative offices. Over 2.7 acres of open space will be established, densely vegetated due to the previous nursery use, providing outdoor recreational and educational opportunities. The open space will consist of lush gardens, shade and fruit trees, a play field, greenhouse, chicken coop, pavilion, and connected pathways throughout the site.

General Plan Amendment

Lot 3 has two Future Land Use designations – Industrial and Business Park. An amendment to the Future Land Use Map is requested to designate the entire parcel Community Commercial, in support of the request to rezone the property to C-2. Responses to the approval criteria in SFCC §14-3.2(E)(1) are below.

(a) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure ;

Applicant Response: Economic development goals are upheld by the provision of quality childcare programs that support working parents. The 2004 report, *Cultivating Santa Fe's Future Economy*, by Angelou Economics, recognizes the important role of quality of life in economic development. In Strategy Four: Economic Development, the report states, *"The most successful economic development regions in the U.S. also contain very high quality-of-life amenities. Quality of life encompasses many attributes, including healthcare, safety, parks and recreation,*

arts and culture, and environmental cleanliness. A quality environment plays a large part in the choice of young, skilled professionals in deciding where to locate. It also plays a significant role in retaining good citizens." The GISF program is a quality-of-life amenity serving the Santa Fe community and young families, enhancing the attractiveness of Santa Fe for existing residents and newcomers, alike. In addition, GISF will employ approximately 45 staff persons. The new facility will serve the growing southwest part of town, home to a majority of Santa Fe's families. Lastly, the site has existing access via two public rights-of-way and is currently served by public utility infrastructure.

(b) consistency with other parts of the general plan ;

Applicant Response: This General Plan Amendment conforms to the following General Plan Themes and Policies:

Themes

1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

(c) the amendment does not:

(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or

Applicant Response: The proposed youth center is consistent with the character of the diverse Siler-Rufina neighborhood, which is home to several non-profit community organizations, including The Food Depot, Kitchen Angels, and Homewise.

(ii) affect an area of less than two acres, except when adjusting boundaries between districts;

Applicant Response: The subject parcel comprises 3.87 acres. Nevertheless, the property is adjacent to the Community Commercial designation along its south boundary.

(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;

Applicant Response: Contrary to harming surrounding landowners or the general public, this General Plan Amendment, and the new GISF youth center it will enable, provides numerous benefits. The redevelopment of the vacant site with a new, modern facility, inclusive of 2.7 acres of open space, will revitalize the property and beautify the neighborhood. Furthermore, GISF is an important community service

organization that mentors school-age girls with dynamic after school and summer programs.

(d) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;

Applicant Response: This General Plan Amendment promotes the general welfare, because it will enable the construction of a new GISF youth center, offering after school and summer programs for school-age girls and much-needed support for working parents.

(e) compliance with extraterritorial zoning ordinances and extraterritorial plans;

Applicant Response: N/A

(f) contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development ;

Applicant Response: Redevelopment of this infill site provides for efficient and economic development, leveraging existing infrastructure, and supporting the harmonious development of Santa Fe. This request not only supports the general welfare of the community, but is the sole motivation for this effort.

(g) consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.

Applicant Response: The *City of Santa Fe Land Use and Urban Design Plan* recognizes the Siler Neighborhood as a Mixed-Use Corridor, stating, "Development and redevelopment along these corridors should be encouraged to provide greater density of commercial uses…". Furthermore, the Plan encourages the re–use of blighted or failing buildings and businesses. The redevelopment of a former, dilapidated nursery on an infill site in the Siler Neighborhood thoroughly aligns with these objectives. Furthermore, the City of Santa Fe Economic Development Department branded the subject neighborhood as the *Siler-Rufina Nexus* in a recent report issued to spur investment in the City's Opportunity Zones. In keeping with this effort, the proposed GISF facility is a significant investment in the neighborhood, increasing job opportunities and redeveloping a deteriorated site.

Rezone Request

Lot 3 is zoned I-1 (Light Industrial) and I-2 (General Industrial), and we are requesting to rezone the parcel to C-2 (General Commercial) to create uniformity with Lot 2, which is currently zoned C-2. Responses to the rezoning approval criteria in SFCC §14-3.5(C) and (D) are detailed below.

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete

findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) *One or more of the following conditions exist:*

(i) there was a mistake in the original zoning. N/A

(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning.

Applicant Response: This area has evolved over the years into a diverse, mixed-use neighborhood of recreational uses, non-profit institutions, a mix of housing types, and various commercial enterprises. The rezone will support the construction of the proposed GISF facility, which aligns well with this current pattern of development.

(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans.

Applicant Response: Rezoning the property to C-2 is more advantageous to the community. A vacant site falling into disrepair creates no community benefit. Redevelopment of this infill site vitalizes the neighborhood and supports the provision of critical community services. Furthermore, the rezone request aligns with the Themes and Policies of the General Plan, as summarized below:

Themes

1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

(b) *all the rezoning requirements of Chapter 14 have been met.*

Applicant Response: All the rezoning requirements of Chapter 14 have been met. A Pre-Application Conference was conducted with the Development Review Team on December 12, 2024, and the Early Neighborhood Notification Meeting was held on July 23, 2025.

(c) *the rezoning is consistent with the applicable policies of the general plan, including the future land use map.*

Applicant Response: A Request to amend the General Plan Future Land Use Map to Community Commercial accompanies this rezone application, which aligns with the requested C-2 zoning. Furthermore, the project conforms to the General Plan as outlined below:

Themes

1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality

of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

(d) *the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city.*

Applicant Response: General Plan Figure 4-4, Urban Sub-Areas, designates the subject property and surrounding area as an "Infill Area." The Growth Management Chapter of the General Plan specifically calls for prioritization of infill development in Santa Fe in order to maximize the efficient use of public infrastructure, while meeting the demand for urban land for development and directing new growth towards the historic core of the city rather than on the undeveloped fringes. The proposed infill project is in alignment with these strategic directives and is responsive to community needs for public services and community engagement in this area of the City. General Plan Section 4.1 states, *"In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows" to help "create efficient use of already existing roads and utilities, help ensure cost-efficient public transit, and provide the type of housing that will be in demand…"*.

(e) *the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.*

Applicant Response: The subject property is served by existing roadways and public water and sewer infrastructure. Since the program includes the development of over 2.7 acres of outdoor recreational space, the GISF facility will not affect the capacity of area parks.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

Applicant Response: The proposed youth center is consistent with the character of the diverse Siler-Rufina neighborhood, which is home to several non-profit community organizations, including The Food Depot, Kitchen Angels, and Homewise.

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

Applicant Response. The subject parcel is 3.87 acres.

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

Applicant Response: Contrary to harming surrounding landowners or the general public, this rezone, and the new GISF youth center it will enable, provides numerous benefits. The redevelopment of the vacant site with a new, modern facility, inclusive of 2.7 acres of open space, will revitalize the property and beautify the neighborhood. Furthermore, GISF is an important community service organization that mentors school-age girls with dynamic after school and summer programs.

SFCC §14-3.5 (D): Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

Applicant Response: The property is currently served by existing public roadway and utility infrastructure. The Applicant is prepared to construct any necessary infrastructure upgrades at the time of property development, and these improvements will be documented in the approved development plans.

(2) If the proposed rezoning creates a need for additional streets , sidewalks or curbs necessitated by and attributable to the new development , the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

Applicant Response: The Traffic Impact Analysis identifies the need for a southbound left-turn lane on Rufina Circle serving the north access drive. No other off-site improvements are warranted.

Master Plan

A Master Plan is submitted with this application addressing the conceptual development program for a proposed youth facility for Girls Inc. of Santa Fe. The 55,478-square foot facility will be surrounded by lush gardens, trees, walking trails, and kid-friendly activities. A single main building is proposed with a combination of two and three stories. Additional structures include an outdoor pavilion, a small commercial teen enterprise space, a sport court, and a caretaker's residence. In keeping with the previous nursery use and working to preserve as many significant trees as possible, the building is sited in the back southeast corner, with the garden/open space occupying areas to the north/northwest, providing a buffer from the adjacent roadways.

Access and Traffic. The project has two proposed points of access via Rufina Circle, with a third access on Rufina St. to serve the caretaker's residence. Per the attached Traffic Impact Analysis, a southbound left-turn land serving the north access drive is warranted. There is adequate existing right-of-way to accommodate the proposed turn lane.

Parking. SFCC Table 14-8.6-1, Parking and Loading Requirements, does not include "youth center" as a land use category. Therefore, parking is provided in accordance with the needs of the proposed facility as outlined below:

Peak Daily Staff Demand	45 spaces
Facility Vehicles	5 spaces
Guests/Overflow	18 spaces
Total Required Parking	*68 spaces*
Total Provided Parking	**68 spaces**

Utilities

Water. The property is served by an existing 2-inch service line connected to the 6-inch main in Rufina Circle. The existing 5/8-inch water meter will be replaced with a new double 1-inch meter. In addition, a new 6-inch public fire line will be extended into the property from the same existing main, terminating in a new fire hydrant adjacent to the building.

Sewer. An existing 8-inch public sewer line within a 10-foot utility easement extends across the property from Rufina St. to the south boundary. A new 6-inch service connection will be installed to serve the main building and 4-inch service lines will serve the outdoor pavilion and the teen enterprise/commercial structure.

Terrain Management. The site slopes gently from the southeast to northwest. A series of decentralized stormwater detention ponds are proposed, with the most significant storage occurring at the north end of the site. The ponding will be incorporated into the landscaping to maximize passive stormwater harvesting/irrigation. Please refer to the attached Conceptual Terrain Management Plan for more information.

Landscaping. The Preliminary Landscaping Plan includes preservation of as many existing trees as is feasible, while enhancing the space with a palette of new deciduous trees, evergreens, and shrubs. Additional improvements include street trees along Rufina St. and Rufina Circle and walking paths throughout the open space. Please refer to the Preliminary Landscaping Plan for further details.

Master Plan Approval Criteria

The Master Plan approval criteria in §14-3.9(D) are addressed below:

(a) The master plan is consistent with the general plan;

Applicant Response: The proposed Master Plan aligns with various Themes and Polices in the General Plan, as summarized below.

1.7.2 Quality of Life. GISF provides an important community service, offering after-school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Sile-Rufina neighborhood.

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

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through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

(b) *The master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;*

Applicant Response: The C-2 zoning district is a robust mixed-use zoning category that supports both commercial uses and residential development at higher densities. The proposed GISF youth center is a permissible use in the C-2 district and an appropriate commercial development in the Siler-Rufina neighborhood. Furthermore, the Master Plan demonstrates compliance with C-2 development standards with respect to height, lot coverage, open space, terrain management, and landscaping.

(c) *Development of the master plan area will contribute to the coordinated and efficient development of the community; and*

Applicant Response: The Master Plan includes provisions for pedestrian and vehicular connectivity to the surrounding area, as called for in the General Plan. In addition, the subject property makes efficient use of existing infrastructure as an infill site – a value repeatedly emphasized in the General Plan.

(d) *The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.*

Applicant Response: The existing roadway and utility infrastructure are adequate to serve the project. The Traffic Impact Analysis (TIA) demonstrates that the roadway network has the capacity for the proposed development, with the inclusion of a new left-turn lane serving the north access drive on Rufina Circle.

Archaeology

The subject parcel is located in the Suburban Archaeological Review District. As the property is less than 10 acres, an archaeological survey is not required.

Water Budget

A Preliminary Water Budget is submitted herewith for reference. The water usage for the proposed facility is based upon the usage at the existing GISF Hillside location. The gallons per square foot of current usage is then extrapolated based on the proposed square footage of the new

facility. In addition, since the project is the redevelopment of a former nursery, historic water usage is credited per the provisions of SFCC §14-8.13(E)(1).

Early Neighborhood Notification

The Early Neighborhood Notification Meetings were held on January 23, 2025. City staff, Applicant, consultants, and a member of the press were in attendance. Please refer to the attached meeting notes for details.

In support of this request, the following documentation is submitted herewith for your reference:

1. Master Plan Application
2. Rezone Application
3. General Plan Amendment Application
4. Agent Authorization Letter
5. Warranty Deed
6. Legal Lot of Record
7. Utility Service Application
8. Preliminary Water Budget
9. ENN Meeting Notes
10. Traffic Impact Analysis
11. Master Plan Submittal Set

The Development Review Fees are calculated as follows:

General Plan Amendment	$1,000.00
Rezone	$1,000.00
Master Plan:	$ 500.00
TOTAL	**- $2,500.00**

Please contact me should you have any questions or require additional information.

Thank you for your consideration.

Sincerely,



Jennifer Jenkins, Principal

girls inc.

of Santa Fe

Inspiring all girls to be strong, smart, and bold.

Girls Inc. of Santa Fe
301 Hillside Avenue
Santa Fe, NM 87501
(505) 982-2042
Girlsincofsantafe.org

Board of Directors
Connie Burke, *Board Chair*
Mary Kushnir, *Vice Chair*
Alina Catanach, *Treasurer*
Diane Ramsey, *Secretary*
Markeeta McNatt Brown
Linda DeWolf
Glynis Dohn
Haley Jenkins
Suzanne Kern
Ellen Marshall
Sylvie Obledo
Jenna Gruhala Oltersdorf
Erica Ortiz-Berke
Doris Page
Linda Pak
Barbara Seeley
Sherry Snyder
Renee Stevens
Phyllis Subin
Katie Thompson
David Valdo

Staff
Kim Brown,
Chief Executive Officer

Carolyn Chambers,
Chief Finance & HR Officer

Madonna Hernandez,
Chief Program Officer

Adrienne Murray,
Chief Storyteller

Araseli Varela,
Chief Connector

Virginia Williams,
Chief Philanthropy Officer

September 26, 2025

Alexa Hempel, Senior Planner
Current Planning Division
City of Santa Fe
200 Lincoln Ave.
Santa Fe NM 87501

RE: Girls Inc of Santa Fe
Lot Consolidation of Lot 3 and Lot 2A-2

Dear Alexa:

This letter is respectfully submitted on behalf of Girls Inc. of Santa Fe (the "Applicant") as part of the application for a General Plan Amendment, Rezone and Master Plan of the property located at 2904 Rufina Street, comprising two parcels – Lot 3, Parcel #18206951,00000000 and Tract 2A, Lot 2 ("Lot 2"), Parcel #99309296.

While Lot 3 and Lot 2-2 are currently separate parcels with different zoning, following approval of the General Plan Amendment, Rezone and Master Plan applications, we plan to consolidate these parcels and will submit a Lot Consolidation Plat with the Development Plan application.

In lieu of the current Condition of Approval stating, "Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity, we request an amended Condition of Approval stating, "Applicant shall consolidate Lots 3 and 2-2 concurrent with Development Plan review **or** place appropriate easements between Lots 3 and 2-2 in perpetuity concurrent with Development Plan review.

Respectfully,

Kim Brown

Kim Brown, Executive Director
Girls Inc. of Santa Fe

ACKNOWLEDGMENT

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 26 day of September, 2025 by Kim Brown.

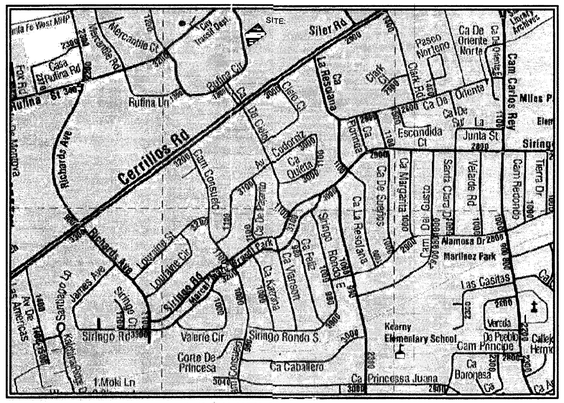
Olivia M. Garcia My commission expires 5/12/2028
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
OLIVIA M GARCIA
Commission # 1084011
My Comm. Exp. May 12, 2028

City of Santa Fe, New Mexico

Attachment C
Applicant Submittals

2. Legal Lots of Record


SITE
Cerrillos Rd
Rufina Ln
Rufina Cir
Siler Rd
Ca La Resolana
Ca De Oriente
Ca De Oriente Norte
Paseo Norteno
Cam Carlos Rey
Miles P
Siringo
Escondida Ct
Junta St
Ca De Suenos
Ca Quieto
Ca Cadorniz
Ca Alamosa
Ca Verano
Ca Felix
Ca Marquesa
Santa Clara Dr
Verde Rd
Cam Reconido
Tierra Dr
Alamosa Dr
Martinez Park
Las Casitas
Verde
Ca Pueblo
Calle Henry
Ca Baronesa
Ca Princesa
Ca Princesa Juana
Cam Princesa
Kearny Elementary School
Siringo Ronda S
Siringo Rd
Valerie Cir
Corte De Princesa
Ca Caballero
Ca Moki
Moki Ln
Ricardo Ave
Lorraine Ave
Lorraine Cir
Rufina Rd
Santiago Ln
Santa Fe West Mnr
Mercantile Ct
Casa Rufina Rd
Rufina Pl
Calle Las Brisas
Ca De Las Brisas
Ca Del Sur
Ca Del Oeste
Ca Del Norte
Ca Del Este
Ca Del Sol
Ca Del Cielo
Ca Del Rio
Ca Del Valle
Ca Del Monte
Ca Del Mesa
Ca Del Bosque
Ca Del Arroyo
Ca Del Prado
Ca Del Campo
Ca Del Rancho
Ca Del Pueblo
Ca Del Norte
Ca Del Oeste
Ca Del Este
Ca Del Sur

Lot Line Adjustment of LOT 3 & LOT 4

(formerly Tract 2A, Lot 1 & Tract A-1)

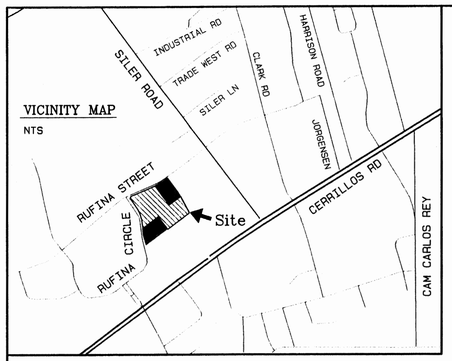
and Boundary Survey of

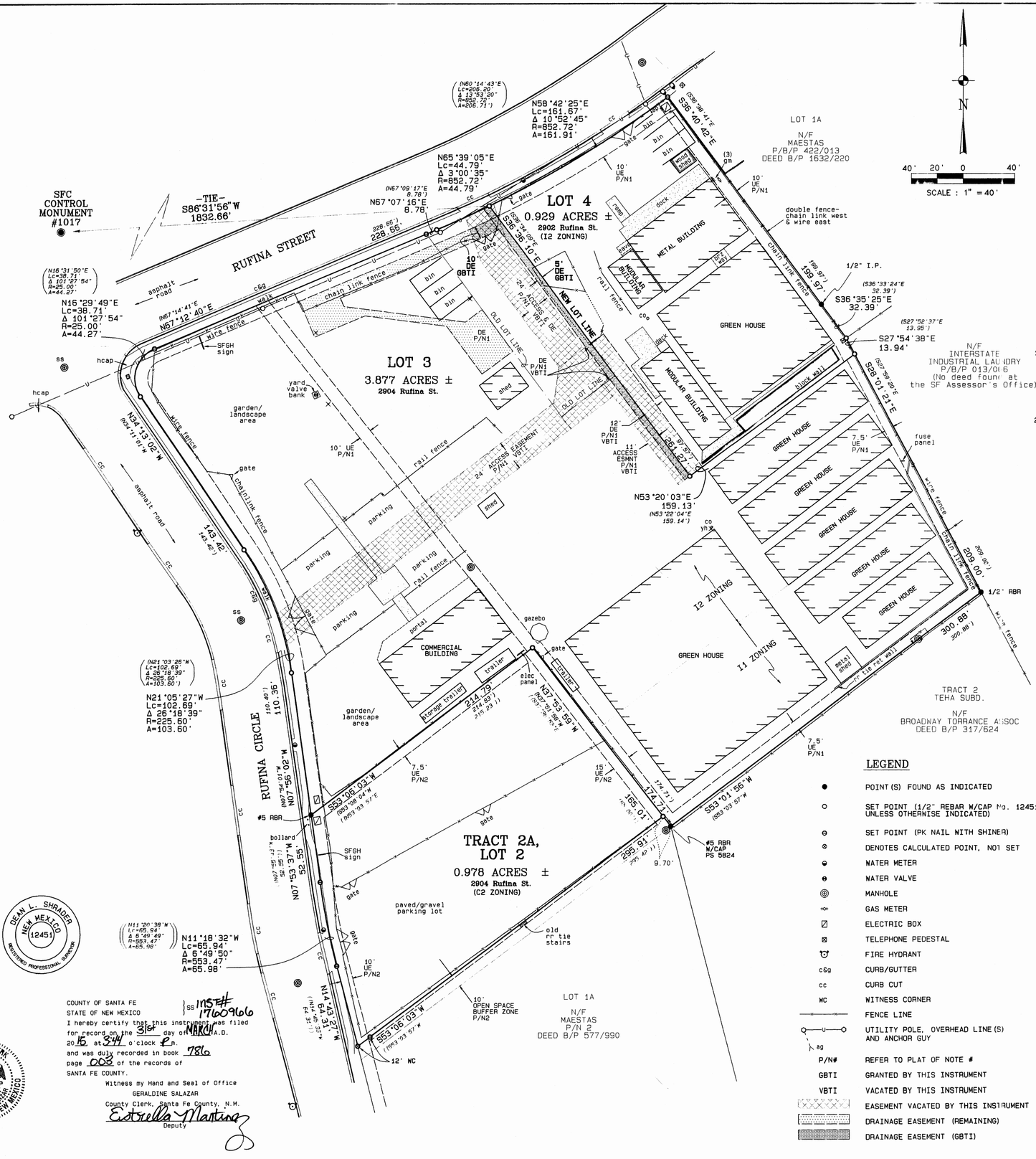
TRACT 2A, LOT 2

LYING & BEING SITUATE WITHIN
SECTION 33, T 17 N, R 9 E, NMPM
2902 & 2904 Rufina Street
CITY AND COUNTY OF SANTA FE, NEW MEXICO

LOT 3 CONTAINING 3.877 ACRES ±
LOT 4 CONTAINING 0.929 ACRES ±
TRACT 2A, LOT 2 CONTAINING 0.978 ACRES

786003





NOTES

1) REFER TO A "PLAT OF BOUNDARY SURVEY SHOWING LOT LINE ADJUSTMENT . . PREPARED BY ALLAN S. CURTIS, PS 13605, IN NOVEMBER OF 2000. RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER DOCUMENT No. 1140,797 IN PLAT BOOK 463, PAGE 047 ON 1/2/2001. DATA SHOWN IN SINGLE ( ) PARENTHESIS FROM SAID DOCUMENT.

   BASIS OF BEARINGS TAKEN FROM GPS OBSERVATION; NGS 84.

2) REFER TO A "REPLAT OF TRACT 1 OF KIVA CENTER EAST AND EAST PORTION OF TRACT 2A, LOT 2 KIVA CENTER EAST . . ." PREPARED BY ROBERT BENAVIDES, PS 5824, ON 12-15-2005, RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER DOCUMENT #1371005 ON MARCH 16, 2005 IN PLAT BOOK 583, PAGE 006. DATA SHOWN IN DOUBLE (( )) PARENTHESIS FROM SAID DOCUMENT.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
REFER TO FEMA FIRM MAP PANEL #35049C 0411E DATED 12/04/2012.

Owners Consent/Easement Vacation

THE UNDERSIGNED OWNERS & PROPRIETORS DO HEREBY CONSENT TO THE PLATTING OF LANDS AS SHOWN HEREON. THIS LOT LINE ADJUSTMENT IS BEING MADE WITH THE FREE CONSENT OF AND IS IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED. THE 24' ACCESS EASEMENT; THE 24' ACCESS & DRAINAGE EASEMENT; THE 11' ACCESS EASEMENT AND THE 12' DRAINAGE EASEMENT ARE HEREBY VACATED AND EXTINGUISHED, AS SHOWN. A 5' DRAINAGE EASEMENT AND A 10' DRAINAGE EASEMENT ARE HEREBY GRANTED, AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

Daniel Salman 3/23/15
SALMAN ENTERPRISES, a New Mexico Limited Partnership DATE
DAVID SALMAN, GENERAL PARTNER

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

OFFICIAL SEAL
Mildred Hillstrom
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 11/13/17

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF MARCH 2015.

MY COMMISSION EXPIRES 11/13/2017

Mildred Hillstrom
NOTARY PUBLIC

City of Santa Fe Review *Case #2014-114*

Risana Zaxus 03/25/15
CITY ENGINEER FOR LAND USE DATE

3/25/15
CITY PLANNER DATE

Santa Fe County Treasurer's Office

3/31/15
X DATE

Surveyors Certificate

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES SHOWN HEREON WERE PREPARED BY ME OR UNDER MY PERSONAL DIRECTION AND ARE A TRUE AND ACCURATE REPRESENTATION OF A FIELD SURVEY WHICH WAS COMPLETED ON 3/17/2015. TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO."

DEAN L. SHRADER NEW MEXICO PROFESSIONAL SURVEYOR No. 12451

DEAN L. SHRADER NEW MEXICO 12451 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I hereby certify that this instrument was filed for record on the 31st day of MARCH A.D. 2015 at 3:44 o'clock p.m. and was duly recorded in book 786 page 008 of the records of SANTA FE COUNTY.
INST# 1760966
Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, N.M.
Estrella Martinez
Deputy

COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY NEW MEXICO

LEGEND

- POINT(S) FOUND AS INDICATED
- SET POINT (1/2" REBAR W/CAP No. 12451 UNLESS OTHERWISE INDICATED)
- SET POINT (PK NAIL WITH SHINER)
- DENOTES CALCULATED POINT, NOT SET
- WATER METER
- WATER VALVE
- MANHOLE
- GAS METER
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- c&g CURB/GUTTER
- cc CURB CUT
- WC WITNESS CORNER
- FENCE LINE
- UTILITY POLE, OVERHEAD LINE(S) AND ANCHOR GUY
- P/N# REFER TO PLAT OF NOTE #
- GBTI GRANTED BY THIS INSTRUMENT
- VBTI VACATED BY THIS INSTRUMENT
- EASEMENT VACATED BY THIS INSTRUMENT
- DRAINAGE EASEMENT (REMAINING)
- DRAINAGE EASEMENT (GBTI)

UPC #s:
1-051-097-187-094, LOT 3
1-051-097-203-136, LOT 4
1-051-097-210-110, TR 2-A LOT 2

INDEXING INFORMATION FOR COUNTY CLERK				CASE No.: 2014-
OWNER	SECTION	TWNSHP.	RANGE	LOCATION
SALMAN ENTERPRISES, a NM Limited Partnership	PROJ. S 33	T 17 N	R 9 E	2902 & 2904 Rufina St.

HIGH DESERT SURVEYING, INC
PROFESSIONAL SURVEYING
1925 ASPEN DRIVE, SUITE 401
SANTA FE, NM. 87505
PHONE: (505) 438-8094
FAX: (505) 424-1709

DWG. NAME: Lot Line Adjust Lots 3 & 4 and Bndry Tr 2A, Lot 2 12003

Plotted: Mar 20, 2015
C:\PROJECTS\2015\12003\12003-3.pro

ST&E: #SF24-4389

e-Recorded 2053680 02/28/25 SFC

SPECIAL WARRANTY DEED

STANLEY HANCOCK, LLC , a New Mexico limited liability company, for consideration paid, grants to **GIRLS INCORPORATED OF SANTA FE, INC.**, a New Mexico nonprofit corporation, whose address is **301 Hillside Ave, Santa Fe, NM 87501**, the following real property in Santa Fe County, New Mexico:

Lot 3, as shown and delineated on plat of survey titled "Boundary Survey of Lot 3 & Lot 2-2, Tract 2A, for Girls Incorporated of Santa Fe, Inc.", filed in the office of the County Clerk, Santa Fe County, New Mexico on February 21, 2025 in Plat Book 921 page 37 as Instrument No. 2053251; and

Lot 2-2 of Tract 2A, as shown and delineated on plat of survey titled "Boundary Survey of Lot 3 & Lot 2-2, Tract 2A, for Girls Incorporated of Santa Fe, Inc.", filed in the office of the County Clerk, Santa Fe County, New Mexico on February 21, 2025 in Plat Book 921 page 37 as Instrument No. 2053251;

Subject to taxes for the year 2025 and subsequent years, not yet due and payable and to those matters shown on Exhibit A attached hereto;

With **special warranty covenants.**

Witness my hand and seal this 27th day of February, 2025.

Stanley Hancock, LLC, a New Mexico Limited Liability Company

By:_____

Colin T. Cameron, Authorized Signatory

COUNTY OF SANTA FE } SPECIAL WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 3

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 28TH Day Of February, A.D., 2025 at 08:50:20 AM
And Was Duly Recorded as Instrument # 2053680
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - CFIELDS County Clerk, Santa Fe, NM

COUNTY CLERK KATHARINE E. CLARK SANTA FE COUNTY NEW MEXICO

City of Santa Fe, New Mexico

Attachment C
Applicant Submittals

3. Utility Service Application & Water Budget

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

***Fill in all highlighted fields on this application. Applicant must sign and date application.**

Check one only:

- [x] Sewer Service Technical Evaluation Request
- [x] Water Service Technical Evaluation Request
- [ ] Agreement for Metered Service (AMS)
- [ ] Agreement to Construct and Dedicate Public Improvements (ACD)
- [ ] Annexation Application Water Budget
- [ ] Water Offset Program/Water Rights Compliance Evaluation Request

WORK ORDER # _____

Applicant Name: Girls Inc. of Santa Fe

Project Address: 2914 Rufina St.

***Required - Attach a Plat of the Property (legal lot of record and proposed development)**

Plat Filing Information: Year 2015 Book 786 Page 003 Township, Range, Section: SEC 33 T17N, R9E

Location: (check one only) Inside Corporate City Limits [x] Outside Corporate City Limits [ ]

Property Uniform Property Code: _____ Existing Well: Yes _____ No [x]

Legal Description including lot size: Tract 2A, Lot 2-2 and Lot 3 consisting of approximately 4.275 acres NMPM 2902 & 2904 Rufina St. City and County of Santa Fe, New Mexico.

Short Description of Project: Proposed Girls Inc of Santa Fe facility totaling around 40,000 sf.

Construction Start Date: Q1 2027

*RESIDENTIAL PROJECT - Complete the following

1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments) _____
2. Total number of lots approved on final plat/development plan: _____
3. Total number of homes existing or under construction: _____
4. Size of service requested: (5/8", 3/4", 1" or 2") _____

***Please fill in all categories below that apply for which water service is requested:**

--- COMPLETED BY APPLICANT --- Number of Lots or Units		*--- COMPLETED BY STAFF ---* Water Use Factors	Annual Water Demand
_____	Single Family Dwelling Unit, lot size less than 6,000 sq. ft.	.15 afy per d.u.	_____
_____	Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft	.17 afy per d.u.	_____
_____	Single Family Dwelling Unit, lot size greater than 10,890 sq. ft.	.25 afy per d.u.	_____
_____	Mobile Home (in Mobile home park)	.17 afy per d.u.	_____
_____	Accessory Dwelling Unit	.09 afy per d.u.	_____
_____	Apartment/Condominium	.16 afy per d.u.	_____
_____	Senior Complex	.12 afy per d.u.	_____
_____	**Total**		

Total Residential Water Demand _____ **AFY**

* Please see Preliminary Water Budget

*COMMERCIAL PROJECT - Complete the following

Type of Project: (i.e. Office, Retail, Mixed, etc.) Youth Facility (Girls Inc of Santa Fe)
Total gross floor area of building: 40,000 square feet
Total area of lot, tract or parcel: 3.877 acres
Automatic Fire Sprinkler System: _____ Yes _____ No
Building Construction Type: _____
Building Square Footage: _____
Site Plan Attached: _____Yes _____ No

*Please check all use categories below that are planned for the building and the gross floor areas of each use within the proposed building.

---- COMPLETED BY APPLICANT ----			---- COMPLETED BY STAFF ----	
Check Type of Use		Gross Floor Area	Water Use Factors	Annual Water Demand
Commercial				
☑	Office – Non-medical		(0.70 afy per 10,000 s.f.)	
☐	Medical Office		(0.72 afy per 10,000 s.f.)	
☐	Office – City/State		(0.58 afy per 10,000 s.f.)	
☐	Research and Development Lab		(1.18 afy per 10,000 s.f.)	
☐	Manufacturing – Goods		(0.21 afy per site)	
☐	Manufacturing – Consumables		(2.33 afy per site)	
☐	Laundromat, Commercial		(0.78 afy per machine)	
☐	Laundromat, Other		(0.22 afy per machine)	
☐	Drycleaner		(0.41 afy per site)	
☐	Plant Nursery		(0.56 afy per 10,000 s.f.)	
☐	Gyms with showers		(8.94 afy per site)	
☐	Gyms without showers		(0.77 afy per site)	
☐	Salons		(0.21 afy per site)	
☐	Pet Grooming		(0.52 afy per site)	
☐	Pet Daycare		(0.11 afy per site)	
☐	Retail, Large (Individual stores or shopping areas > 75,000 sq ft)		(0.45 afy per 10,000 s.f.)	
☐	Neighborhood Center/Medium Retail (Individual stores or shopping areas 75,000-25,000 sq ft)		(0.43 afy per 10,000 s.f.)	
☐	Retail, Small (Individual stores or shopping areas < 25,000 sq ft)		(0.06 afy per site)	
☐	Gallery		(0.60 afy per site)	
☐	Grocery Store		(1.27 afy per 10,000 s.f.)	
☐	Restaurant (full service)		(0.02 afy per seat)	
☐	Restaurant (limited service)		(1.63 afy per Site)	
☐	Gasoline Station w/ Car Wash		(6.56 afy per Site)	

☐ Gasoline Station _____ (0.88 afy per Site) _____

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

☐ Car Wash (full service) _____ (5.66 afy per Site) _____
___ Car Wash (limited service) _____ (0.94 afy per Wash Bay) _____
___ Auto Repair _____ (0.12 afy per site) _____
☐ Car Rental _____ (0.12 afy per site) _____

☐ Car Sales _____ (0.07 afy per 10,000 s.f.) _____

☐ Self Storage _____ (0.13 afy per site) _____

☐ Wholesale, Warehousing _____ (0.4 afy per 10,000 s.f.) _____
___ Industrial, Manufacturing _____ (applicant estimate of water use) _____

☐ Church w/ day care or school) _____ (1.3 afy per Site) _____
___ Church w/o day care or school) _____ (0.6 afy per Site) _____

☐ Hotel No. of rooms _____ (.13 afy per room) _____
___ Motel No. of rooms _____ (.09 afy per room) _____

Public Services

☐ School, Elementary (0.53 afy per 100 students) _____
School, Middle or Junior High (1.68 afy per 100 students) _____
☐ School, Senior High (2.64 afy per 100 students) _____
___ Schools, Daycare (0.85 afy per 100 kids) _____

☐ Places of Worship (0.15 afy per site) _____
With Daycare and school (0.95 afy per site) _____

☐ Parks (1.48 afy per acre) _____

☐ **Other** (not listed above) Please attach (with attachment) _____

water demand calculations and assumptions used

Total Floor Area 0 _____

Total Commercial Water Demand 0 **AFY**

Total Residential Water Demand _____ **AFY**

TOTAL PROJECT WATER DEMAND 3.71 **AFY**

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

OWNER: Homewise Inc.	***Only If Applicable**
Mailing Address: 1301 Siler Road Building D	AGENT: JenkinsGavin, Inc.
Santa Fe, NM 87505	Title: Angelica Reed, Project Assistant
	Mailing Address: 130 Grant Avenue, Ste 100
	Santa Fe, NM 87501
Phone Number:	Phone Number: 505-820-7444
Mobile Number:	Mobile Number: 505-386-6343

Information Provided By: Check one: Owner _____ Agent ✓

Signature: [signature] Date: December 3, 2024

Technical Evaluation to be Sent to: Check one: Owner _____ Agent ✓

COMMENTS: Service connections to be made with existing City Utility lines via Rufina Street and Camino Vista Aurora.

APPLICANTS, PLEASE NOTE:

- Ordinance 2008-53, prohibits new connections outside the presumptive city limits including the Agua Fria traditional historic community (AFTHC) unless specific conditions are met. Applications for service outside the presumptive city limits and AFTHC must include documentation showing these conditions are met or the application will be rejected. The documents required are shown below.
- A map of the proposed project in relation to the existing city limits and the presumptive city limits
- A detailed description of the proposed develop0ment including the type and size of proposed land uses
- The health, safety and welfare or other legal reason for the connection
- A site water budget
- Documentation from the County of Santa Fe that county water service is not available
- Documentation from the wastewater division regarding sewer availability
- A certified Santa Fe Homes Proposal as set forth in Section 14-8.11 SFCC 1987 if applicable

Girls Inc. of Santa Fe

2904 Rufina St.

Preliminary Water Budget

Existing Girls Inc. Hillside Facilty - Average Annual Water Consumption	**101,570**	**GPY**
Exisitng Facility: Hillside Drive (GFA)	**4,886**	**SF**
Exisitng Facility Annual Usage:	**20.8**	**Gal/SF**
Proposed Facility: Rufina Street (GFA) =	**55,478**	**Square Feet**
Projected Annual Water Usage (20.8 Gal/SF) =	**1,153,275**	**GPY**
	3.54	**AFY**
Landscape Irrigation =	**TBD**	**GPY**
	TBD	**AFY**
Water Budget Subtotal =	**3.54**	**AFY**
Existing Rufina Water Usage Credit =	**5.27**	**AFY**
Per SFCC §14-8.13(B)(3)		
DEVELOPMENT WATER BUDGET =	**(1.73)**	**AFY**
9.8% Contingency per SFCC §14-8.13(E)(1)=	**(0.17)**	**AFY**
TOTAL WATER DEMAND OFFSET =	**(1.90)**	**AFY**

City of Santa Fe, New Mexico

Attachment C
Applicant Submittals

4. Early Neighborhood Notification Meeting Notes and Posting

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

NOTICE OF EARLY NEIGHBORHOOD NOTIFICATION MEETING

July 8, 2025

Dear Neighbor:

This letter is being sent as notice of a neighborhood meeting to discuss pending development review applications to be submitted to the City of Santa Fe. The 4.28-acre subject property at 2904 Rufina St. comprises two parcels – Lot 3 totaling 3.877 acres and Lot 2-2 totaling 0.399 acres. Lot 3 is zoned I-1 & I-2 (Industrial), and Lot 2-2 is zoned C-2 (General Commercial). The applications will include a request to rezone Lot 3 to C-2 (General Commercial), along with amendments to the General Plan Future Land Use Map to change the Lot 3 land use designations from Industrial and Business Park to Community Commercial. In addition, a Master Plan will be submitted addressing the redevelopment of the property as a youth center for Girl's Inc. of Santa Fe. The facility will include approximately 49,000 sf of buildings and significant open space/outdoor recreation areas. Please refer to the attached Vicinity Map, Site Plan, and ENN Guidelines for more information.

In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification regulations, this is to inform you that a virtual meeting is scheduled for **July 23, 2025 at 5:30 pm.**

The meeting link is below and can be accessed on the City's website at
https://santafenm.portal.civicclerk.com/

Join Zoom Meeting
https://us02web.zoom.us/j/87370280781?pwd=mbc3ddQPerH2OnXcoIsltRgFBia68a.1

Meeting ID: 873 7028 0781; Passcode: 529568
Call-in number: (669) 444 9171

Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors before plans become too firm to respond meaningfully to community input. If you have any questions or comments, please contact Jennifer Jenkins at 505-820-7444 or jennifer@jenkinsgavin.com. Persons with disabilities in need of special accommodations, or the hearing impaired needing an interpreter, please contact the Land Use Department at 505-955-6820 or gagurule@santafenm.gov 5 days prior to the meeting date.

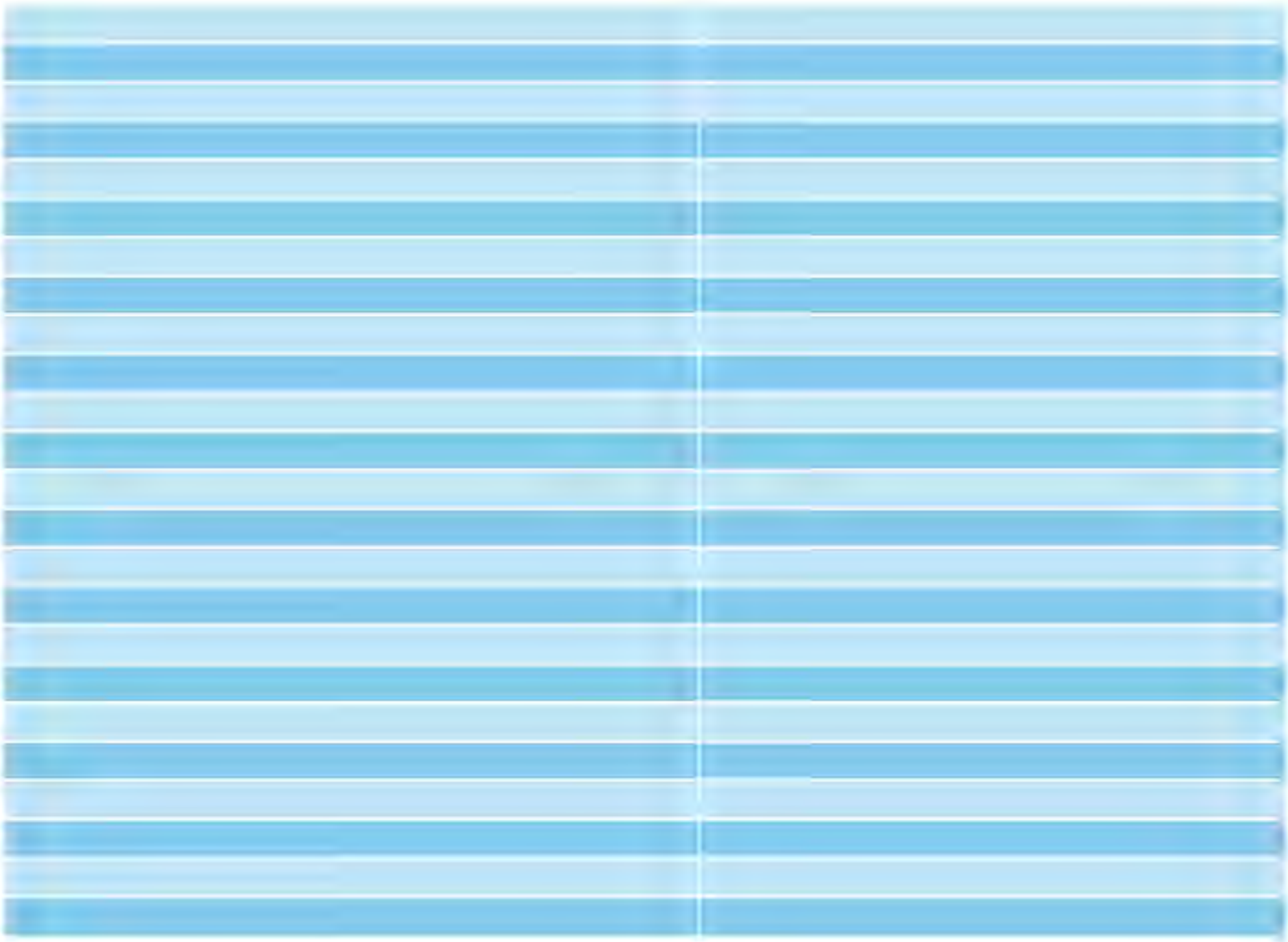
Sincerely,

Jennifer Jenkins

Attachments: Vicinity Map, Site Plan & ENN Guidelines

NAME	ADDRESS
TOOBIN, BERNARD I & CAROL S REVOC TRST	10 CLOVE CT
PEPSI COLA BOTTLING CO	10 INVERNESS DR E
CRIST WELDING, LLC	1009 FLORIDA ST SE
RED BOX LLC	1100 N MARKET ST
MILLIKEN, DAVID	1100 N MARKET ST
THE STUDIOS AT 1300 CONDOMINIUM ASSOCIATION	130 LINCOLN AVE K
1300 RUFINA CIRCLE, UNIT A-3, LLC	1300 RUFINA CIR A1
1300 RUFINA CIRCLE, UNIT A-3, LLC	1300 RUFINA CIR A2
1300 RUFINA CIRCLE, UNIT A-3, LLC	1300 RUIFNA BLDG A
1300 RUFINA CIRCLE, UNIT A-3, LLC	1300 RUFINA CIR STE A3
1300 RUFINA CIRCLE, UNIT A-3, LLC	1300 RUFINA CIR A4
THE UP HOLDING COMPANY LLC	1300 RUFINA CIR BLDG B
THE UP HOLDING COMPANY LLC	1300 RUFINA CIR B1
THE UP HOLDING COMPANY LLC	1300 RUFINA CIR B3
THE UP HOLDING COMPANY LLC	1300 RUFINA CIR B2
QUEST JEWELERY INC	1310 SILER RD 2
QUEST JEWELERY INC	1310 SILER RD
QUEST JEWELERY INC	1310 SILER RD 1
QUEST JEWELERY INC	1310 SILER RD 3
QUEST JEWELERY INC	1310 SILER RD 4
QUEST JEWELERY INC	1310 SILER RD 5
TED G HOUSTON LLC	1314 RUFINA CIR 1
TED G HOUSTON LLC	1314 RUFINA CIR 2
TED G HOUSTON LLC	1314 RUFINA CIR 3
TED G HOUSTON LLC	1314 RUFINA CIR 4
TED G HOUSTON LLC	1314 RUFINA CIR 5
TED G HOUSTON LLC	1314 RUFINA CIR 6
TED G HOUSTON LLC	1314 RUFINA CIR 7
TED G HOUSTON LLC	1314 RUFINA CIR 8
TED G HOUSTON LLC	1314 RUFINA CIR 9
TED G HOUSTON LLC	1314 RUFINA CIR 10
TED G HOUSTON LLC	1314 RUFINA CIR 11
TED G HOUSTON LLC	1314 RUFINA CIR 12
TED G HOUSTON LLC	1314 RUFINA CIR 13
TED G HOUSTON LLC	1314 RUFINA CIR 14
TED G HOUSTON LLC	1314 RUFINA CIR 15
TED G HOUSTON LLC	1314 RUFINA CIR 16
TED G HOUSTON LLC	1314 RUFINA CIR 17
TED G HOUSTON LLC	1314 RUFINA CIR 18
TED G HOUSTON LLC	1314 RUFINA CIR 19
TED G HOUSTON LLC	1314 RUFINA CIR A1
TED G HOUSTON LLC	1314 RUFINA CIR A2
TED G HOUSTON LLC	1314 RUFINA CIR A3

TED G HOUSTON LLC	1314 RUFINA CIR A4
TED G HOUSTON LLC	1314 RUFINA CIR A5
TED G HOUSTON LLC	1314 RUFINA CIR A6
TED G HOUSTON LLC	1314 RUFINA CIR A7
TED G HOUSTON LLC	1315 RUFINA CIR A8
SAYRE & BEYER ENTERPRISES, LLC	1315 RUFINA CIR A9
STEWART FAMILY PROPERTIES, LLC	1318 RUFINA CIR
RAINBOWE #4 LLC	1432 DON GASPAR AVE
DSH, LLC	1545 S SAINT FRANCIS DR
3005 CERRILLOS ROAD LLC	1545 S SAINT FRANCIS DR
MERRIMAK CAPITAL CO LLC	1611 N INTERSTATE 35E STE 428
YEUNG, JAN K & KA CHUEN	2133 FARRINGTON ST
THE FIRM LLC	2509 CAMINO ALFREDO
LANKER PROPERTIES LLC	2699 VIA CABALLERO DEL NORTE
KEEPING HOLDINGS LLC	2908 RUFINA ST
FLOORMART	2911 CERRILLOS RD
SHIHAN FINE KNIVES	2923 RUFINA ST
ROYBAL, MICHAEL A	2925 RUFINA ST
CORONADO REAL ESTATE LLC	2929 CERRILLOS RD
GOMEZ-ESTRADA, ALAN R & KAREN O	2929 RUFINA CT
DSH, LLC	3005 CERRILLOS RD
MVP HOSPITALITY LLC	3007 CERRILLOS RD
MOTEL 6 OPERATING LP	3007 CERRILLOS RD
GIRLS INCORPORATED OF SANTA FE INC	301 HILLSIDE AVE
GIRLS INCORPORATED OF SANTA FE INC	301 HILLSIDE AVE
TED G HOUSTON LLC	3101 OLD PECOS TRL UNIT 692
TED G HOUSTON LLC	3101 OLD PECOS TRL UNIT 692
TANREN LLC	3204 CALLE MARIE STE A
GREEVES, EDWARD J & DANA A	4 N BRISA FRESCA DR
MC OSLO SFQ LLC	461 E 200 S STE 102
CLEAN ENERGY	4675 MACARTHUR CT STE 800
INTERSTATE INDUSTRIAL LAUNDRY	68 JONSPIN RD
LOMONT INC	6812 ACADEMY PARKWAY EAST NE
UNITECH SERVICES GROUP	C/O TAX DEPT.
QUALITY INN DE SANTA FE (DBA)	ENTERPRISE INC (NICK PATEL)
CITY OF SANTA FE	P O BOX 909
CITY OF SANTA FE	P O BOX 909
WILSON, G ELTON & MARIE J	PO BOX 15489
1327 RUFINA CIRCLE, LLC	PO BOX 26
MAESTAS, RICK & ROSEMARY	PO BOX 483
KATIEBEAR 13 HOLDINGS LLC	PO BOX 5000
CITY OF SANTA FE	PO BOX 909
STEWART FAMILY PROPERTIES, LLC	PO BOX 92225
STEWART FAMILY PROPERTIES, LLC	PO BOX 92225



CITY	STATE	ZIP
SANTA FE	NM	87507
ENGLEWOOD	CO	80216
ALBUQUERQUE	NM	87108
WILMINGTON	DE	19801
WILMINGTON	DE	19890
SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507

SANTA FE	NM	87507
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SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507
CARROLLTON	TX	75006
DALLAS	TX	75207
SANTA FE	NM	87507
SANTA FE	NM	87507
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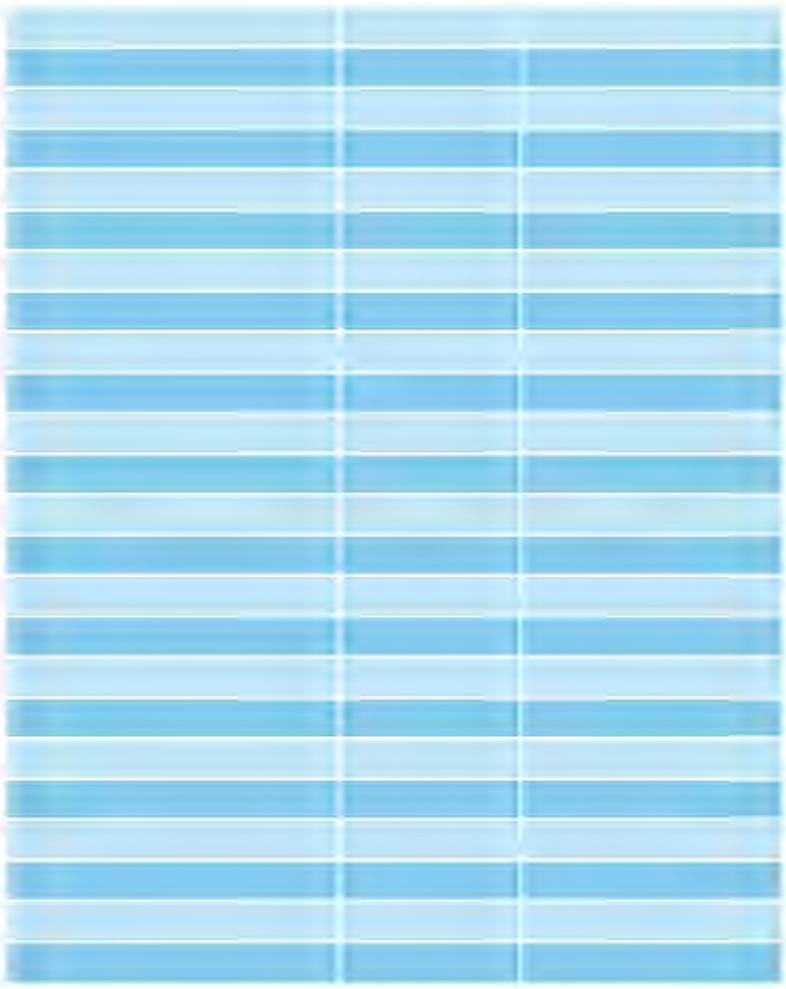
SANTA FE	NM	87507
SANTA FE	NM	87507
SALT LAKE CITY	UT	84111
NEWPORT BEACH	CA	92660
WILMINGTON	MA	01887
ALBUQUERQUE	NM	87109
WILMINGTON	DE	01106
SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507
TRUCHAS	NM	87578
SANTA FE	NM	87507
SANTA FE	NM	87507
ALBUQUERQUE	NM	87199
ALBUQUERQUE	NM	87199



100' Mailing Notice



6/16/2025, 11:03:00 AM

Santa Fe County Parcels
Roads
Address Points
Major Roads
Parcels
City Limits

1:4,514

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

300' Mailing Notice



6/16/2025, 10:50:32 AM

Santa Fe County Parcels
Roads
Address Points
Major Roads
Parcels
City Limits

1:4,514

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |



7/8/2025, 3:57:07 PM

- Santa Fe County Parcels
- Major Roads
- Roads
- Parcels
- Address Points

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

City of Santa Fe, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

PRIVATE PROPERTY

City of Santa Fe, New Mexico

PUBLIC MEETING NOTICE

2104 Holiday Street

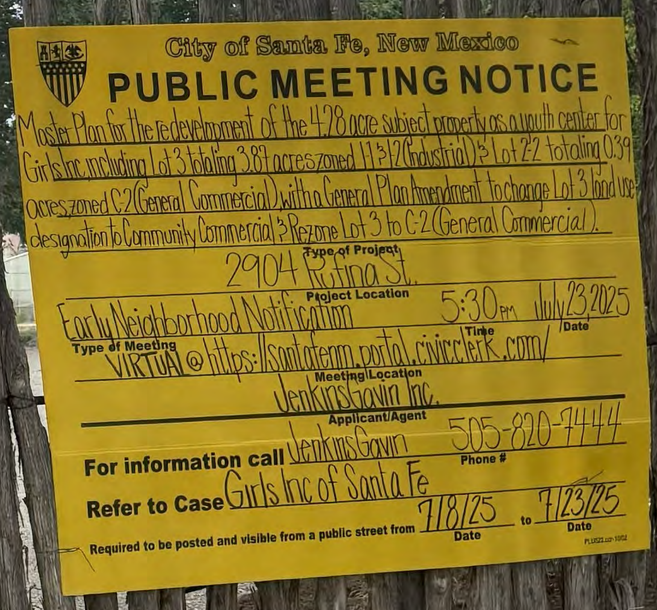
Early Neighborhood Notification

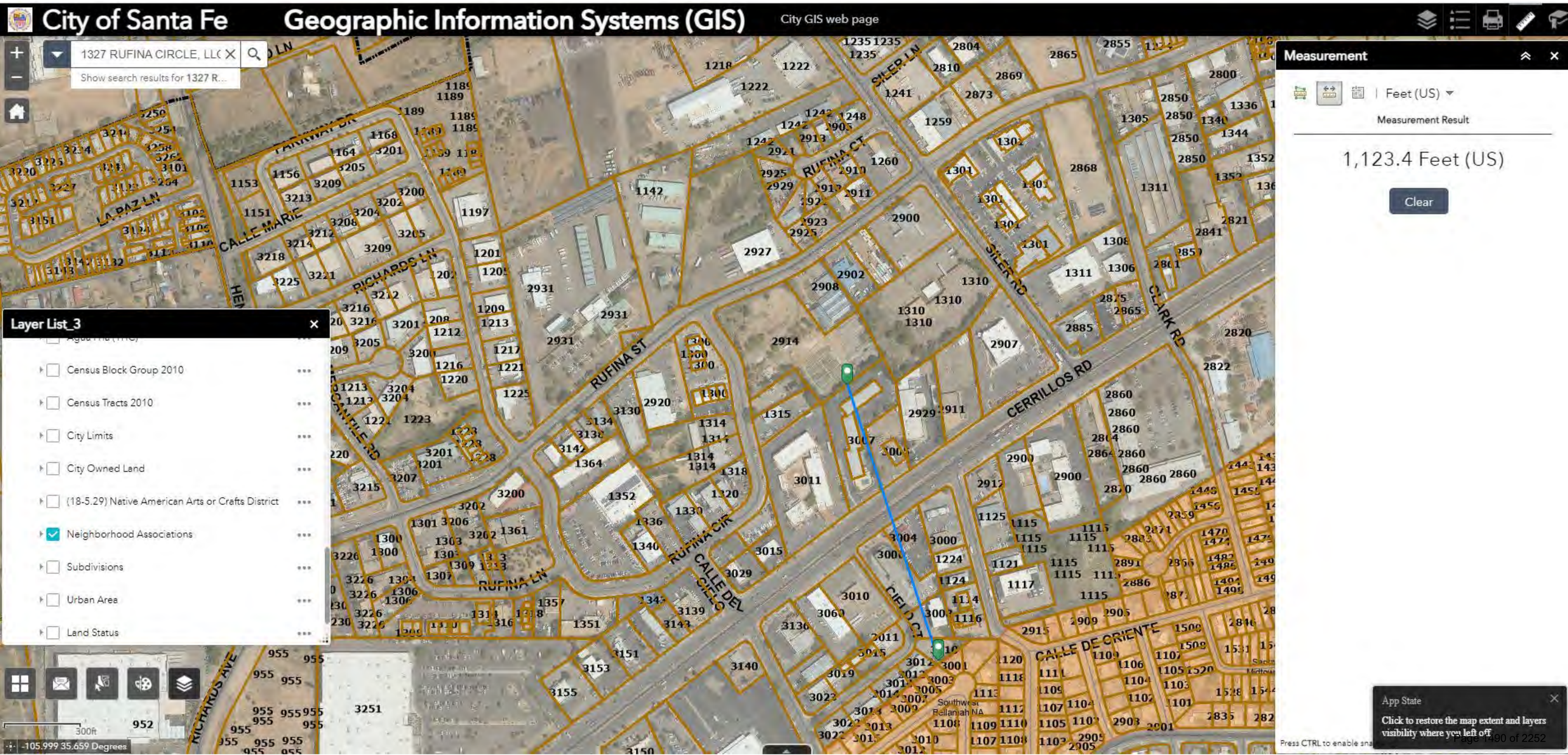
Visit EC at https://applications.santafenm.gov/EarlyNotification

For information call Webmaster 505-310-7444

Refer to Case City of Santa Fe

10/6/25 - 10/20/25


City of Santa Fe, New Mexico
PUBLIC MEETING NOTICE
Master Plan for the redevelopment of the 4.28 acre subject property as a youth center for Girls Inc. including Lot 3 totaling 3.87 acres zoned I-1 (Industrial) & Lot 22 totaling 0.39 acres zoned C-2 (General Commercial) with a General Plan Amendment to change Lot 3 land use designation to Community Commercial & Rezone Lot 3 to C-2 (General Commercial).
2904 Rufina St.
Project Location
Early Neighborhood Notification
Type of Meeting
5:30 PM
Time
July 23, 2025
Date
VIRTUAL @ https://santafenm.portal.civicclerk.com/
Meeting Location
Jenkins Gavin Inc.
Applicant/Agent
For information call Jenkins Gavin 505-820-7444
Phone #
Refer to Case Girls Inc of Santa Fe
Required to be posted and visible from a public street from 7/8/25 Date to 7/23/25 Date


City of Santa Fe
Geographic Information Systems (GIS)
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Jennifer Jenkins

From: Zoom <no-reply@zoom.us>
Sent: Wednesday, July 23, 2025 6:07 PM
To: Jennifer Jenkins
Subject: Meeting assets for Girls Inc. ENN Meeting are ready!

Meeting assets for Girls Inc. ENN Meeting are ready!

Hi Jennifer Jenkins

The following assets for the meeting - Girls Inc. ENN Meeting are now available.

Meeting summary

Quick recap

The meeting served as an early neighborhood notification session for a proposed rezoning and master plan for Girls Inc.'s new facility in Santa Fe, with introductions made between the project team and Alexa Hempel, a senior city planner. The team presented plans for developing a new 3.8-acre campus with various facilities including a gathering space, gymnasium, and classrooms, while Jennifer explained the proposed zoning changes and traffic impact analysis. The conversation ended with an invitation for public questions and comments, with next steps including submitting applications to the city and moving through various review processes if approved.

Next steps

- Jennifer to submit applications to the city next month for the Girls Inc. project.
- Alexa to review the submitted application once received on August 11th.
- Tyler to complete the traffic study for the project.
- Kim to follow up with Lily to schedule a time to talk tomorrow.
- Alexi to continue refining the conceptual design of the Girls Inc. facility.
- Jennifer to prepare for the Planning Commission hearing, likely in early November.
- Girls Inc. team to proceed with detailed project design after obtaining approvals for rezoning and master plan.
- Jennifer to prepare for a future early neighborhood notification meeting for the development plan.

Summary

New Senior Planner Team Introduction

The meeting began with introductions, where Alexa, a new senior planner from the city, met the project team consisting of Kim, Jennifer, Alexander, Oralynn, and Tyler. Alexa shared her background working for the National Park Service in Santa Fe. The team discussed the possibility of having a low attendance for the meeting, with Jennifer noting that the protocol is to wait for 15 minutes before calling the meeting if there are no external attendees.

Girls Inc. Rezoning Community Meeting

The meeting served as an early neighborhood notification session for a proposed rezoning and master plan for Girls Inc.'s new facility in Santa Fe. Alexa Hempel, a senior planner with the city, explained the purpose of the meeting, emphasizing the importance of community input before the project advances. Jennifer Jenkins and Angelica Wolf, representing Jenkins Gavin, introduced the project and highlighted Girls Inc.'s mission to empower girls through educational and life skills programs. Kim Brown, the executive director of Girls Inc., expressed excitement about expanding their services to a new, more central location to address their extensive waitlist and meet community needs. The team also introduced Alexa Dzurek, the architect, Orlin Gurutis, the civil engineer, and Tyler Smith, who provided traffic engineering services. The conversation ended with an invitation for public questions and comments, which attendees could submit via chat or the raise-hand feature.

Girls Inc. Campus Zoning Proposal

Jennifer presented a proposal for Girls Inc. to develop a new campus on a 3.8-acre property located at the southeast corner of Rufina and Rufina Circle. She explained the current zoning and land use designations of the property and outlined the requested changes, including a rezone from I-1 and I-2 to C-2 zoning and an amendment to the general plan to change the designation to community commercial. The proposed changes aim to align with neighboring zoning and support the development of the new youth center facility.

Girls Inc. Campus Site Plan

Jennifer presented a site plan for the former nursery property, which will be redeveloped as the new Girls Inc. campus. She explained the proposed layout, including preserved areas for an outdoor classroom and recreational space, as well as areas suitable for development. Jennifer outlined the master plan, which will be submitted alongside a general plan amendment and rezone request, detailing the conceptual development intent. The plan includes two access points off Rufina Circle, parking areas for buses and staff, and a drop-off/pickup zone for parents.

Girls Inc. Facility Expansion Plan

Jennifer presented a plan for expanding Girls Inc.'s facility, which would include a gathering space, gymnasium, classrooms, and potential entrepreneurial training space. The project would cover 4.2 acres, with 3 acres of preserved open space, and would require rezoning of Lot 3 to C2 General Commercial. The facility would serve more families in the community by expanding program offerings and centralizing operations, making it more financially sustainable.

Traffic Study and Approval Process

Jennifer presented a traffic study for a proposed development, explaining how intersections are analyzed using a level of service grading system. She reported that most intersections showed good levels of service, with the exception of Rufina and Sila during the afternoon rush hour. Jennifer outlined the next steps in the approval process, including submitting applications to the city, going through reviews, and holding public hearings at the planning commission and city council levels. If approved, the project would move to the development plan phase, involving further design work and additional public meetings.

Project Submission and Follow-Up Discussion

Jennifer opened the meeting by inviting questions and offering to address any concerns, both during and after the meeting. She clarified that Alexa, who handles city processes, would be unable to answer detailed questions about the project until a submission is made, which is planned for August 11th. Alexa confirmed she had no immediate questions and expressed

anticipation for the submission. Kim concluded by arranging a follow-up conversation with Lily and mentioned she would be in touch via text or email. The conversation ended with expressions of gratitude and goodbyes.

AI can make mistakes. Review for accuracy.

Please rate the accuracy of this summary.

Edit summary Share



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City of Santa Fe, New Mexico

Attachment C
Applicant Submittals

5. Traffic Impact Analysis

GIRL'S INC DEVELOPMENT

TRAFFIC IMPACT STUDY

INITIAL DRAFT SUBMITTAL | OCTOBER 6, 2025

Bohannan Huston

GIRL'S INC DEVELOPMENT
TRAFFIC IMPACT ANALYSIS

INITIAL SUBMITTAL

Date:

October 6, 2025

Prepared by:

Bohannan Huston, Inc.
7500 Jefferson St NE
Courtyard Two
Albuquerque, NM 87109

Prepared for:

Kim Brown, Executive Director
Girl's Inc.
301 Hillside Ave.
Santa Fe, NM 87501

Carl D. Vermillion, PE, PTOE, RSP1 **Date**

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APPENDICES

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Appendix B: Existing Data

Appendix C: 2025 Existing Intersection Capacity Analysis

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Appendix H: 2038 Build Intersection Capacity Analysis

Appendix I: Santa Fe Turn Lane Requirements

I. INTRODUCTION AND SUMMARY

Girl's Inc. proposes developing a youth center, situated southeast of the Rufina Street and Rufina Circle (east) intersection. The proposed development will include a 5,000 square-foot facility with the ability to enroll 250 children.

A. STUDY PURPOSE

The purpose of the traffic study is to determine the impacts of the proposed development on the surrounding roadway network, evaluate the operation of the proposed site accesses, and to recommend any mitigation measures that may be necessary to support additional traffic generated by the new development.

B. EXECUTIVE SUMMARY

1. SITE LOCATION AND STUDY AREA

The site is located at 2904 Rufina Street on the southeast corner of the Rufina Street and Rufina Circle intersection in Santa Fe, New Mexico. A vicinity map is shown in Figure 1.

The study area consists of the following intersections:

- Siler Road and Rufina Street (existing 4-way signalized intersection)
- Calle del Cielo and Cerrillos Road (existing 4-way signalized intersection)
- Rufina Street and Parkway Drive/Rufina Circle (west) (existing 4-way unsignalized intersection)
- Rufina Street and Rufina Circle (east) (existing 4-way unsignalized intersection)
- Rufina Street & Richards Avenue (existing 4-way signalized intersection)
- Rufina Circle and Calle del Cielo (existing 4-way unsignalized intersection)
- Rufina Circle and Access 1 (future 3-way unsignalized intersection)
- Rufina Circle and Access 2 (future 3-way unsignalized intersection)

The intersection evaluations include analysis for the AM and PM peak hours for the following traffic conditions:

- Existing traffic (2025)
- 2028 Completion Year without the proposed site development (2028 No Build)
- 2028 Completion Year with the proposed site development (2028 Build)

- 2038 Horizon Year without the proposed site development (2038 No Build)
- 2038 Horizon Year with the proposed side development (2038 Build)

2. PRINCIPAL FINDINGS

The traffic analysis found that all intersections operate acceptably overall in the 2028 Build scenario. The eastbound left, eastbound thru/right, and the northbound left turning movements at the signalized intersection of Rufina Street and Siler Road operate at LOS E in the PM peak hour. To improve the eastbound movement, this approach should be restriped to remove on street parking near the intersection and including one 10' wide westbound lane leaving the intersection, a 10' wide dedicated eastbound left turn lane, one 10' eastbound through lane, and one 10' dedicated eastbound right turning lane. The dedicated right turn lane should include 200 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

The northbound thru/right turn movement at the Calle del Cielo and Cerrillos Road intersection continues to operate at LOS E during both peak hours, while the southbound left turn movement degrades to LOS E in the AM peak hour due to the development traffic. With this decline and increase in queue distance needed, it is recommended to complete median modifications on the north side of this intersection along Calle del Cielo to adequately store the queue that will develop. The median should be a maximum of 5' with a 10' left turn lane, a 10' southbound through lane, and a 10' dedicated right turn lane. Additionally, traffic signal timing adjustments should be completed at the intersection to help address this issue. As this storage length was not adequate prior to the development, a cost share of this improvement should be evaluated between the City of Santa Fe and the developer to determine appropriate shares.

In the 2038 Build scenario, the Rufina Street and Rufina Circle (east) intersection and the two new access driveways on Rufina Circle will operate overall acceptably. The northbound left turn lane at both the East and West intersections of Rufina Street and Rufina Circle is recommended to be installed to address City of Santa Fe turn lane warrants.

At the Rufina Circle and Calle del Cielo the westbound left turn lane is warranted and should be installed. This lane should be a minimum of 50' and include a taper length as determined by the MUTCD and prescribed in the City of Sanat Fe standards.

Lastly, Rufina Circle and Access 1 meets warrants for a left turn lane at the entrance to the development. This left turn lane should be 50 feet in length for storage with a taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards. All other turning movement volumes do not meet turn lane thresholds at either access.

3. RECOMMENDATIONS

- Install a southbound left turn lane at Rufina Circle and Access 1 with striping modifications. This will include removal of on-street parking and installation of the left turn lane by shifting the northbound lane, southbound lane, and bike lanes to incorporate an 11 foot left turning lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as prescribed in the City of Santa Fe standards.
- Install an Eastbound dedicated right turn lane at the intersection of Rufina Street and Siler Road. This lane should be accomplished by striping by removing on street parking near the intersection and including one 10' wide westbound lane leaving the intersection, a 10' wide dedicated eastbound left turn lane, one 10' eastbound through lane, and one 10' dedicated eastbound right turning lane. The dedicated right turn lane should include 225 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.
- Median modifications should be completed at the Cerrillos and Calle de Cielo intersection. The median should be a maximum of 5 feet and the southbound lanes should include a 10' right turn lane, a 10' through lane, and a 10' left turn lane. These lanes should extend the full length of Calle de Cielo from Cerrillos to Rufina Circle.
- The northbound approach at the intersection of Rufina Street and Rufina Circle (West) should be restriped to remove on street parking near the intersection. New striping should include a 5' bike lane, a 10' dedicated left turning lane and a 10' shared through/right turn lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.
- At the intersection of Rufina Street and Rufina Circle (East), the northbound approach should be restriped to remove on street parking near the intersection. New striping should include a 5' bike lane, a 10' dedicated left turning lane and a 10' shared through/right turn lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.
- Rufina Circle and Calle del Cielo warrants a westbound left turn lane. This lane should be included at this intersection through restriping. On street parking would be removed approximately 100 feet prior to the intersection. The roadway is recommended to be restriped to include a

5' bike lane, a 10' westbound through lane, and a 10' westbound left turn lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

- All designs shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) and City of Santa Fe requirements.



Bohannan Huston
www.bhinc.com 800.877.5332

TIA FOR GIRLS INC.
SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 1
VICINITY MAP

C:\Users\CVERMILLION\appdata\local\temp\AcPublish_8836\20260085_Figures.dwg Oct 06, 2025 - 4:47pm

II. PROPOSED DEVELOPMENT

A. LAND USE AND INTENSITY

The proposed development is a 5,000 square-foot facility.

The development is located southeast of the Rufina Street and Rufina Circle (east) intersection. The study area is partially developed.

B. DEVELOPMENT PHASING AND TIMING

The project is expected to be developed by 2028.

III. STUDY AREA CONDITIONS

A. STUDY AREA

The study area consists of the following intersections:

- Siler Road and Rufina Street (existing 4-way signalized intersection)
- Calle del Cielo and Cerrillos Road (existing 4-way signalized intersection)
- Rufina Street and Parkway Drive/Rufina Circle (west) (existing 4-way unsignalized intersection)
- Rufina Street and Rufina Circle (east) (existing 4-way unsignalized intersection)
- Rufina Street & Richards Avenue (existing 4-way signalized intersection)
- Rufina Circle and Calle del Cielo (existing 4-way unsignalized intersection)
- Rufina Circle and Access 1 (future 3-way unsignalized intersection)
- Rufina Circle and Access 2 (future 3-way unsignalized intersection)

B. SITE ACCESSIBILITY

The development will include two accesses on Rufina Circle, approximately 300 feet and 550 feet south of the Rufina Street and Rufina Circle (east) intersection. The site access locations being proposed on Rufina Circle are existing driveways and the development plan to utilize these as their future access points.

The primary routes to the site are anticipated to be either Cerrillos Road, Siler Road or Rufina Road.

C. DATA SOURCES

The data used in this report consists of the traffic volumes described below, aerial photography and mapping from Google Earth®, as well as information provided by IDAX Traffic Counts.

IV. EXISTING CONDITIONS ANALYSIS

A. BACKGROUND

Roadway federal classification is updated approximately every four years. The classification process involves local governments, the Santa Fe Metropolitan Planning Organization (SFMPO), New Mexico Department of Transportation (NMDOT), and the Federal Highway Administration (FHWA). The SFMPO Roadway Functional Classification Map classifies roadways based on their function. Roadways are subject to design guidance based on their functional classification, design speed, or based on Comprehensive Plan corridor designations.

1. ADJACENT ROADWAYS

The following are adjacent roadways:

- Cerrillos Road is a principal arterial with three lanes in each direction and dedicated left and right turn lanes. Cerrillos Road has a posted speed limit of 40 miles per hour (MPH). Cerrillos Road provides regional connectivity within the greater Santa Fe area, serving as a link between major/minor roadways which travel in north-south directions, including Highway 285 and I-25. Sidewalks and bicycle lanes exist along Cerrillos Road in this area.
- Siler Road is a minor arterial, with one lane in each direction and a two-way left turn lane. Siler Road has a posted speed limit of 30 MPH. Siler Road provides regional connectivity within Santa Fe, serving as a crossing of the Santa Fe river to the north. Sidewalks exist along Siler Road in this area as well as designated bike lanes/shoulders.
- Richards Avenue is a major collector roadway with one lane in each direction. Richards Avenue has a posted speed limit of 35 MPH. Richards Avenue has sidewalks and bicycle lanes in this area.
- Calle del Cielo is classified as a local roadway by the SFMPO. Calle del Cielo doesn't have a posted speed limit within the section of roadway of the study although the City of Santa Fe statute states if unposted, the speed limit is 25 MPH. To the south of Cerrillos this roadway is classified as a major collector that is posted at 25 MPH, although this portion of the roadway was not included in this study limits. Calle del Cielo has sidewalks, curb, and gutter. Calle del Cielo intersects Cerrillos Road approximately 200-ft south of the Rufina Circle intersection.
- Rufina Street is a minor arterial roadway with one lane in each direction and a posted speed limit of 30 MPH. Sidewalks and bicycle lanes exist along Rufina Street in this area.

- Rufina Circle is a local roadway with speed humps and one lane in each direction. Rufina Circle does not have a posted speed limit; however, the City of Santa Fe statutes state if unposted, the speed limit is 25 MPH. Additional advisory signs designating speed humps ahead specify a 20 MPH advisory speed. Sidewalks and bicycle lanes exist along Rufina Circle in this area.

The City of Santa Fe Roadway Classification map is included in Appendix A.

Additionally, bike lanes, pedestrian facilities, and bus stop locations were assessed based on existing conditions.

2. MULTI-MODAL CONDITIONS

The Santa Fe Bikeways and Trails map includes designated bicycle lanes on many of the roadways as noted in the roadways section. This map also notes Richards Road, and Clark include either a bike lane or designated as a shared-lower traffic/speed corridor.

The Santa Fe trails bus system also runs through the area of the development. Route 2 runs along Cerrillos Road with the nearest stop near the intersection of Calle del Cielo and Cerrillos Road. This route will take a rider to the Santa Fe Place transit Center as well as the Downtown Transit Center, with stops at several rail runner locations.

B. EXISTING TRAFFIC CONDITIONS

Traffic counts for the intersections analyzed in the study area were collected on July 9, 2025. Existing traffic counts are included in Appendix B. The counts included 6-hour turning movement counts. Build traffic for the proposed facility was estimated by taking the maximum enrollment for the new facility, developing trip generation, and distributing those trips onto the Build roadway network.

C. LEVEL OF SERVICE DEFINITIONS

The *Highway Capacity Manual Seventh Edition* (HCM) defines Level of Service (LOS) for signalized and unsignalized intersections in Table 1 as follows:

Table 1 | LOS Definitions			
Level of Service	**Definition**	**Signalized (sec/veh)**	**Unsignalized (sec/veh)**
A	Most vehicles do not stop	<10	<10
B	Some vehicles stop	>10 and <20	>10 and <15
C	Significant numbers of vehicles stop	>20 and <35	>15 and <25
D	Many vehicles stop	>35 and <55	>25 and <35
E	Limit of acceptable delay	>55 and <80	>35 and <50
F	Unacceptable delay	>80	>50

The City of Santa Fe has established LOS D as the generally acceptable level of service in urban areas. When intersections operate below this level, improvements are considered where feasible. Other critical movements are also desired to have LOS D or better if possible.

D. EXISTING INTERSECTION CAPACITY ANALYSIS

The traffic volume for all existing intersections were analyzed using Highway Capacity Software version 8.4 (HCS 2025), which uses the intersection methodology from the Seventh Edition of the Highway Capacity Manual (HCM). Existing traffic volumes are shown in Figure 2. Individual intersection output for the existing conditions analysis is included in Appendix C. The results for the signalized intersections are summarized in Table 2.

All signalized intersections operate at an overall acceptable level of service in the AM and PM peak hours. The northbound through/right turn movement at the Calle del Cielo and Cerrillos Road intersection operates at a LOS E in both the AM and PM peak hours.

At the intersection of Calle del Cielo and Cerrillos in the southbound left turn lane, the 95th percentile queue resulting from the analysis using the HCS software is 85 feet during the AM peak hour and 140 feet during the PM peak hour. The 95th percentile queue lengths are included in the results in Appendix C. The available queue storage for this movement is approximately 75 feet which results in queue spillover for this movement during both peak hours. The City of Santa Fe should review this movement and make adjustments to lengthen this queue storage space since this occurs in existing conditions.

Table 2 | Existing Signalized Intersection Results						
Intersection	2025 AM Peak			2025 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Rufina St & Siler Rd	18.6		B	25.7		C
Eastbound Left	17.4	0.470	B	26.5	0.545	C
Eastbound Thru/Right	22.0	0.616	C	37.0	0.887	D
Westbound Left	21.2	0.166	C	29.4	0.394	C
Westbound Thru	24.1	0.253	C	33.1	0.412	C
Northbound Left	12.0	0.291	B	27.7	0.760	C
Northbound Thru	12.5	0.566	B	14.7	0.497	B
Southbound Left	10.4	0.075	B	12.5	0.058	B
Southbound Thru	23.2	0.885	C	25.7	0.943	C
Calle del Cielo & Cerrillos Rd	10.1		B	12.1		B
Eastbound Left	3.8	0.098	A	6.7	0.220	A
Eastbound Thru	6.8	0.424	A	7.7	0.424	A
Eastbound Right	3.5	0.019	A	4.0	0.015	A
Westbound Left	4.5	0.104	A	5.1	0.169	A
Westbound Thru	6.0	0.263	A	8.9	0.539	A
Westbound Right	3.4	0.037	A	3.6	0.057	A
Northbound Left	50.4	0.191	D	50.3	0.236	D
Northbound Thru/Right	59.2	0.729	E	58.7	0.705	E
Southbound Left	50.6	0.404	D	51.9	0.567	D
Southbound Thru	52.4	0.133	D	52.4	0.286	D
Southbound Right	48.9	0.250	D	49.7	0.461	D
Rufina St & Richards Ave	17.0		B	18.1		B
Eastbound Left	8.6	0.148	A	13.1	0.345	B
Eastbound Thru/Right	16.7	0.887	B	18.9	0.767	B
Westbound Left	12.1	0.213	B	13.4	0.306	B
Westbound Thru/Right	11.7	0.213	B	19.9	0.822	B
Northbound Left	15.8	0.171	B	14.0	0.426	B
Northbound Thru/Right	20.6	0.695	C	16.1	0.486	B
Southbound Left	16.4	0.143	B	14.7	0.088	B
Southbound Thru/Right	22.5	0.769	C	21.6	0.836	C

Table 3 | Existing Signalized Intersection Queue Summary			
Intersection	Provided Queue	2025 AM Peak Queue* (ft)	2025 PM Peak Queue* (ft)
Rufina St & Siler Rd			
Eastbound Left	200	125	175
Westbound Left	200	25	75
Northbound Left	220	50	125
Southbound Left	100	25	25
Calle del Cielo & Cerrillos Rd			
Eastbound Left	160	25	25
Eastbound Right	270	25	25
Westbound Left	200	25	25
Westbound Right	150	25	25
Northbound Left	200	50	75
Southbound Left	70	100	150
Southbound Thru	210	25	75
Southbound Right	210	75	125
Rufina St & Richards Ave			
Eastbound Left	100	25	50
Westbound Left	175	25	50
Northbound Left	75	25	75
Southbound Left	90	25	25
* - HCM 95th percentile queue rounded to next 25-foot increment			

The unsignalized intersections also operate at acceptable levels of service in the AM and PM peak hours with all intersections at LOS C or better. The results for the unsignalized intersections are shown in Table 4.

Table 4 | Existing Unsignalized Intersection Results									
Intersection	Provided Queue	2025 AM Peak				2025 PM Peak			
		Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Rufina St & Rufina Circle (West)									
Eastbound Approach	TWLT	7.7	0.01	0	A	8.2	0.01	0	A
Westbound Approach	TWLT	8.8	0.02	25	A	8.2	0.01	0	A
Northbound Approach	N/A	16.3	0.14	25	C	18.6	0.30	50	C
Southbound Approach	N/A	15.7	0.07	25	C	16.4	0.24	25	C
Rufina St & Rufina Circle (East)									
Eastbound Approach	TWLT	7.7	0.00	0	A	8.4	0.00	0	A
Westbound Approach	TWLT	8.8	0.04	25	A	8.3	0.04	25	A
Northbound Approach	N/A	12.9	0.07	25	B	12.4	0.12	25	B
Southbound Approach	N/A	12.8	0.00	0	B	0.0	0.00	0	A
Rufina Circle & Calle del Cielo									
Eastbound Approach	N/A	7.3	0.00	0	A	7.3	0.00	0	A
Westbound Approach	N/A	7.5	0.02	25	A	7.7	0.05	25	A
Northbound Left	210	10.3	0.10	25	B	12.2	0.22	25	B
Northbound Thru/Right	210	8.9	0.07	25	A	9.1	0.05	25	A
Southbound Approach	N/A	9.8	0.01	0	A	10.9	0.04	25	B
* - HCM 95th percentile queue rounded to next 25-foot increment									

The existing access points that will be utilized by the proposed development are in place although no traffic was documented leaving or entering this lot during traffic counting. Therefore access 1 and access 2 are not documented in the operational tables due to no turning movements into the existing site.



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FIGURE 2
SITE MAP

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V. PROJECTED TRAFFIC

A. SITE TRAFFIC FORECASTING

1. TRIP GENERATION

Generated trips are broken down into three types; 1) primary, 2) pass-by trips, and 3) diverted link. The Trip Generation report defines these trips as follows:

- **Primary Trips** – These trips are made for the specific purpose of visiting the generator. The stop at that generator is the primary reason for the trip. For example, a home to shopping to home combination of trips is a primary trip set.
- **Pass-by Trips** – These trips are made as intermediate stops on the way from an origin to a primary trip generation. Pass-by trips are attracted from the traffic passing the site on an adjacent street that contains direct access to the generator site. These trips do not require a diversion from another roadway. For example, stopping at the store on the way home from work is an example of a pass-by trip. No pass-by trips we used in this analysis.
- **Diverted Linked Trips –** These trips are attracted from the traffic volume on the roadway within the vicinity of the generator, but which require a diversion from that roadway to another roadway to gain access to the site. The roadways could include streets or freeways adjacent to the generator, but without access to the generator. For this study, the diverted link trips have been included in with the primary trips.

This study evaluates primary trips only.

The trip generation is generally based on the 11th Edition of the Institute of Transportation engineer's (ITE) Trip Generation Manual which estimates trips by land use characteristics. Trip generation for this study was determined by counting the existing trips to the existing location of Girl's Inc. in Santa Fe. The existing Girl's Inc has an enrollment of 85 students, whereas the proposed Girl's Inc will have a maximum enrollment of 250 students. Therefore, the existing trips at the existing Girl's Inc were multiplied by a factor of 2.94 (250/85). Based on this it is anticipated that there will be 388 AM peak hour trips (200 entering and 188 exiting) and 388 PM peak hour trips (188 entering and 200 exiting). The site-specific trip generation is shown in Table 5.

Table 5 | Trip Generation						
Land Use	AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
Existing Girl's Inc	68	64	132	64	68	132
Proposed Girl's Inc	**200**	**188**	**388**	**188**	**200**	**388**

2. TRIP DISTRIBUTION AND ASSIGNMENT

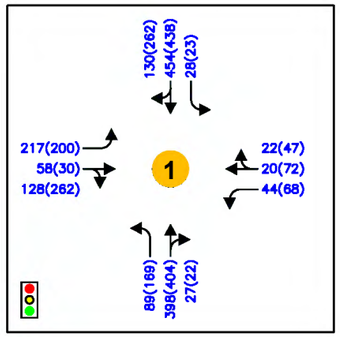
The trip distribution was determined within the existing roadway network to and from the development based on the proportions of existing turning movement counts.

Spreadsheets showing the development of the trip distribution are included in Appendix D. Trip assignment percentages are shown in Figure 3 with the trip assignment volumes shown in Figure 4.

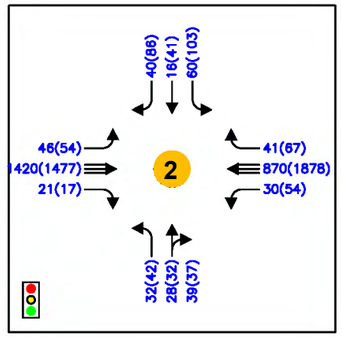
3. TRAFFIC PROJECTIONS

A background growth rate of 2% was applied to provide an estimate of potential future growth of traffic at all intersections evaluated. The growth rate determination and data are summarized in the spreadsheets included in Appendix D.

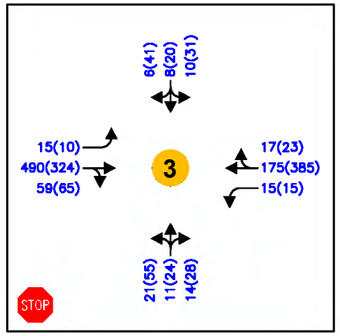




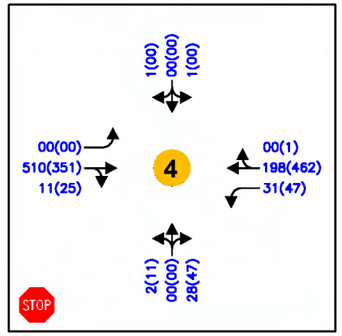
Rufina St / Siler Rd



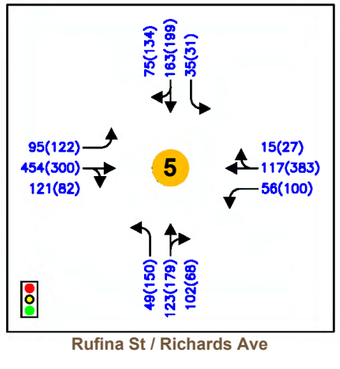
Calle Del Cielo / Cerrillos Rd



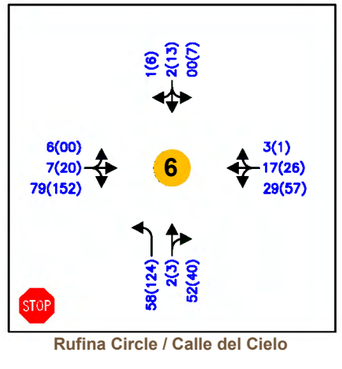
Rufina St / Rufina Circle (west)/Parkway Dr



Rufina St / Rufina Circle (east)



Rufina St / Richards Ave



Rufina Circle / Calle del Cielo

LEGEND

Thru Lanes
(# as indicated)

Turning Lanes
(# as indicated)

1234(1234) AM(PM) Traffic Counts

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FIGURE 2
2025 AM(PM) EXISTING
PEAK HOUR TRAFFIC VOLUMES

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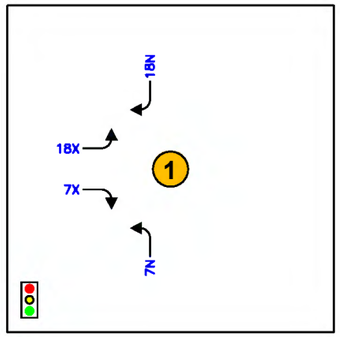
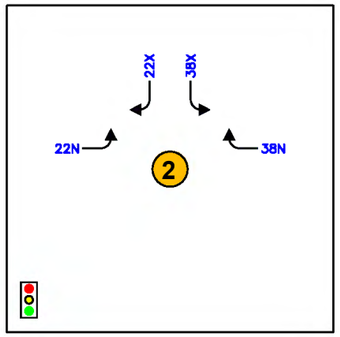
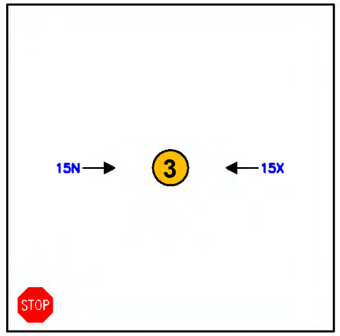


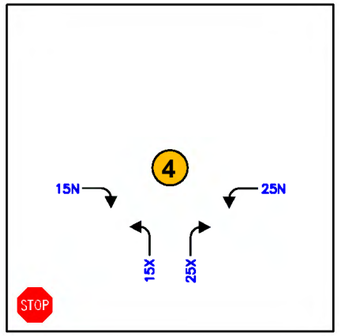
Rufina St / Siler Rd



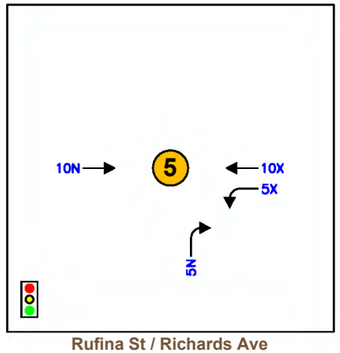
Calle Del Cielo / Cerrillos Rd



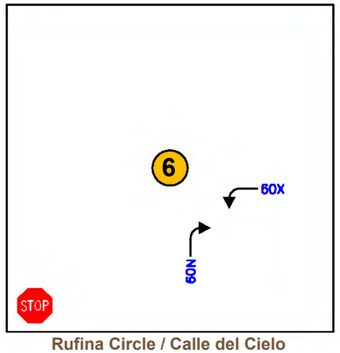
Rufina St / Rufina Circle (west)/Parkway Dr



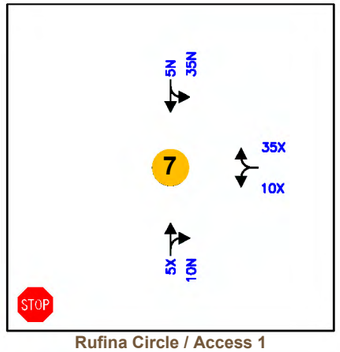
Rufina St / Rufina Circle (east)



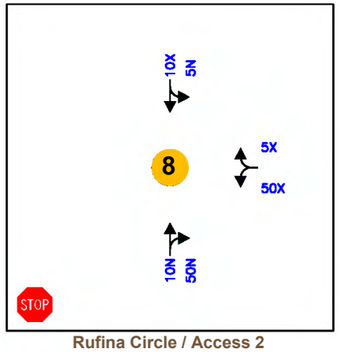
Rufina St / Richards Ave



Rufina Circle / Calle del Cielo



Rufina Circle / Access 1



Rufina Circle / Access 2

LEGEND

- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) Trip Assignment Percentages
- N Entering
- X Exiting

Bohannan Huston
www.bhinc.com 800.877.5332

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FIGURE 3
TRIP ASSIGNMENT PERCENTAGES

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VI. TRAFFIC AND IMPROVEMENT ANALYSIS

A. LEVEL OF SERVICE ANALYSIS

The following section discusses the results of the future year traffic analysis. The intersection capacity analysis was completed using HCS 2025 which implements the Highway Capacity Manual procedures.

1. 2028 NO BUILD INTERSECTION CAPACITY ANALYSIS

The 2028 No Build analysis assumes that the proposed development is not completed in the 2028 time period. Figure 5 shows the 2028 No Build Peak Hour Traffic Volumes. The HCS outputs are included in Appendix E.

For the 2028 No Build scenario all signalized intersections operate at an acceptable level of service in the AM and PM peak hours. The northbound thru/right turn movement at the Calle del Cielo and Cerrillos Road intersection continues to operate at a level of service E in both the AM and PM peak hours. Table 6 summarizes the 2028 No Build Signalized Results.

During this scenario, the intersection of Calle del Cielo and Cerrillos in the southbound left turn lane, the 95th percentile queue continues to lengthen to 100 feet during the AM peak hour and 150 feet during the PM peak hour. Again, the available queue storage for this movement is approximately 75 feet which results in queue spillover for this movement during both peak hours. As this continues to occur during no build scenarios, the City of Santa Fe should review this movement and make adjustments to lengthen this queue storage space since this is first shown in existing conditions. If the development does move forward mitigation measures are shown in the build scenario.

Table 6 | 2028 No Build Signalized Intersection Results						
Intersection	2028 AM Peak			2028 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Rufina St & Siler Rd	16.9		B	30.0		C
Eastbound Left	19.5	0.547	B	36.4	0.614	D
Eastbound Thru/Right	24.5	0.753	C	43.7	0.902	D
Westbound Left	21.3	0.207	C	34.2	0.475	C
Westbound Thru	24.1	0.265	C	37.0	0.375	D
Northbound Left	11.7	0.303	B	29.3	0.855	C
Northbound Thru	12.2	0.572	B	16.1	0.501	B
Southbound Left	9.7	0.078	A	13.7	0.060	B
Southbound Thru	17.1	0.887	B	29.9	0.951	C
Calle del Cielo & Cerrillos Rd	10.5		B	12.6		B
Eastbound Left	4.1	0.110	A	7.6	0.249	A
Eastbound Thru	7.4	0.454	A	8.1	0.452	A
Eastbound Right	3.6	0.020	A	4.0	0.016	A
Westbound Left	5.0	0.119	A	5.5	0.190	A
Westbound Thru	6.3	0.281	A	9.5	0.574	B
Westbound Right	3.6	0.039	A	3.7	0.061	A
Northbound Left	50.0	0.195	D	50.0	0.249	D
Northbound Thru/Right	59.0	0.739	E	58.6	0.716	E
Southbound Left	50.1	0.419	D	53.3	0.600	D
Southbound Thru	52.0	0.133	D	52.4	0.295	D
Southbound Right	48.4	0.250	D	49.7	0.480	D
Rufina St & Richards Ave	18.0		B	18.8		B
Eastbound Left	8.8	0.157	A	13.8	0.379	B
Eastbound Thru/Right	17.8	0.899	B	19.5	0.780	B
Westbound Left	13.0	0.234	B	14.0	0.333	B
Westbound Thru/Right	12.0	0.214	B	20.4	0.832	C
Northbound Left	17.0	0.189	B	15.0	0.473	B
Northbound Thru/Right	21.9	0.706	C	17.1	0.506	B
Southbound Left	17.5	0.154	B	15.3	0.095	B
Southbound Thru/Right	23.3	0.781	C	22.6	0.848	C

Table 7 | 2028 No Build Signalized Intersection Queue Summary			
Intersection	Provided Queue	2025 AM Peak Queue* (ft)	2025 PM Peak Queue* (ft)
Rufina St & Siler Rd			
Eastbound Left	200	125	100
Westbound Left	200	25	100
Northbound Left	220	25	125
Southbound Left	100	25	25
Calle del Cielo & Cerrillos Rd			
Eastbound Left	160	25	25
Eastbound Right	270	25	25
Westbound Left	200	25	25
Westbound Right	150	25	25
Northbound Left	200	50	75
Southbound Left	70	100	150
Southbound Thru	210	25	75
Southbound Right	210	75	125
Rufina St & Richards Ave			
Eastbound Left	100	50	50
Westbound Left	175	25	50
Northbound Left	75	25	75
Southbound Left	90	25	25
* - HCM 95th percentile queue rounded to next 25-foot increment			

The study found that all unsignalized intersections operate at acceptable levels of service in the 2028 No Build condition with all movements at LOS C or better for both AM and PM peak hours.

For the 2028 No Build condition, the Rufina Street and Rufina Circle (west) intersection has eastbound and westbound approaches that are expected to operate at LOS A in the AM and PM peak hours. The northbound and southbound approaches are expected to operate at a LOS C in the AM and PM peak hours.

The Rufina Street and Rufina Circle (east) intersection has eastbound and westbound approaches that are expected to operate at LOS A in the AM and PM peak hours while the northbound approach operates at LOS B in the AM and PM peak hours. The southbound approach operates at a LOS B in the AM peak hour and LOS A in the PM peak hour.

The Rufina Circle and Calle del Cielo intersection is expected to operate at a LOS A for the eastbound approach, westbound approach, and northbound thru/right movement in both the AM and PM peak hours. The northbound left turning movement operates at LOS B in the AM and PM peak hours. The southbound approach operates at LOS A in the AM peak hour and LOS B in the PM peak hour. Table 8 shows the 2028 No Build Unsignalized Results.

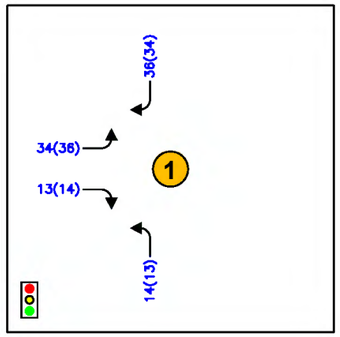
Table 8 | 2028 No Build Unsignalized Intersection Results									
Intersection	Provided Queue	2028 AM Peak				2028 PM Peak			
		Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Rufina St & Rufina Circle (West)									
Eastbound Approach	TWLT	7.7	0.01	0	A	8.3	0.01	0	A
Westbound Approach	TWLT	9.0	0.02	25	A	8.2	0.01	0	A
Northbound Approach	N/A	17.3	0.16	25	C	20.2	0.34	50	C
Southbound Approach	N/A	16.6	0.08	25	C	17.6	0.26	50	C
Rufina St & Rufina Circle (East)									
Eastbound Approach	TWLT	7.7	0.00	0	A	8.5	0.00	0	A
Westbound Approach	TWLT	9.0	0.04	25	A	8.4	0.05	25	A
Northbound Approach	N/A	13.4	0.08	25	B	12.8	0.13	25	B
Southbound Approach	N/A	13.2	0.01	0	B	0.0	0.00	0	A
Rufina Circle & Calle del Cielo									
Eastbound Approach	N/A	7.3	0.00	0	A	7.3	0.00	0	A
Westbound Approach	N/A	7.5	0.03	25	A	7.7	0.05	25	A
Northbound Left	210	10.4	0.10	25	B	12.6	0.23	25	B
Northbound Thru/Right	210	9.0	0.07	25	A	9.2	0.05	25	A
Southbound Approach	N/A	9.9	0.01	0	A	11.1	0.05	25	B
* - HCM 95th percentile queue rounded to next 25-foot increment									

Again, the existing access points that will be utilized by the proposed development are in place in existing conditions although no traffic was documented leaving or entering this lot during traffic counting. Therefore access 1 and access 2 are not documented in the operational table above due to no turning movements into the existing site.

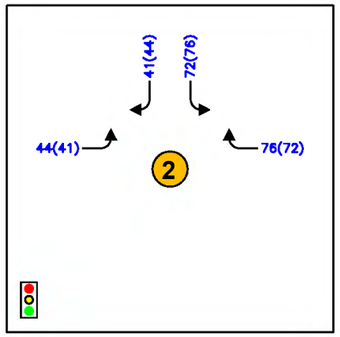


LEGEND

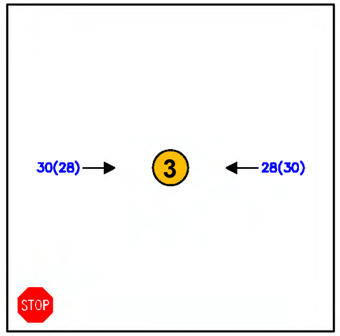
- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts



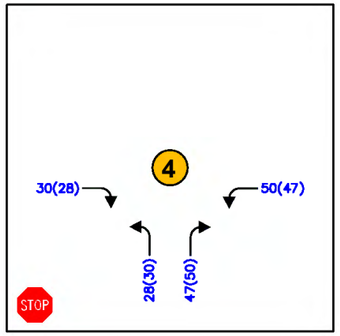
Rufina St / Siler Rd



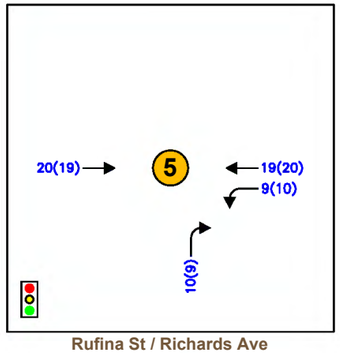
Calle Del Cielo / Cerrillos Rd



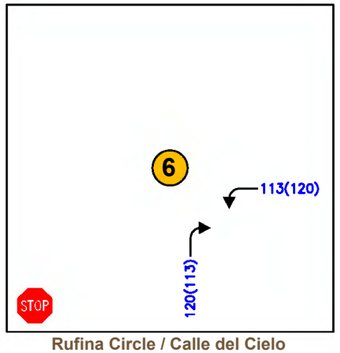
Rufina St / Rufina Circle (west)/Parkway Dr



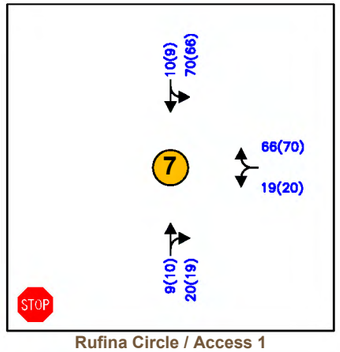
Rufina St / Rufina Circle (east)



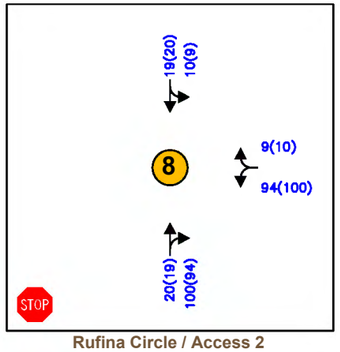
Rufina St / Richards Ave



Rufina Circle / Calle del Cielo



Rufina Circle / Access 1



Rufina Circle / Access 2

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FIGURE 4
TRIP ASSIGNMENT VOLUMES

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2. 2028 BUILD INTERSECTION CAPACITY ANALYSIS

The trips generated by the site (Table 5) were assigned to the intersections using the trip assignment volumes shown in Figure 4. These trips were added to the 2028 No Build traffic projections to calculate the 2028 Build volumes. The 2028 Build Traffic Volumes are illustrated in Figure 6.

The study found that all signalized intersections operate at an overall acceptable level of service in the AM and PM peak hours. While the intersections operate at overall acceptable conditions, some individual movements see LOS E in the 2028 Build condition.

The Rufina Street and Siler Road intersection continues to operate with acceptable level of service with overall LOS B in the AM peak hour and LOS D during the PM peak hour. This intersection will see the eastbound left, eastbound through/right and northbound left turn movements decline in operation to LOS E during the PM peak hour. The northbound left turning movement 95th percentile queues extend past the developed left turn lane although a two way left turn lane exists for another 200 feet which can hold this queue.

Mitigation efforts were completed for the Rufina Street and Siler Road intersection by adding a dedicated eastbound right turn lane at the intersection. A summary of the mitigation operations is included in Table 10. This improved the overall operations to LOS C in the PM peak hour. The addition of this eastbound right turn lane is recommended for the future of this intersection. Additionally, signal timing adjustment should be considered to further improve the intersections operations.

The intersection of Calle del Cielo and Cerrillos Road also is expected to have turning movements that operate at LOS E and LOS F. The northbound thru/right turn movement continues to operate at LOS E in both the AM and PM peak hours and the southbound left movement declines to LOS E in the AM peak hour and LOS F during the PM peak hour for the 2028 Build condition. All other movements operate at LOS D or better. Even though the southbound left turning movement declined to LOS E, the 95th percentile queueing length was 94 feet in the AM peak hour and 229 feet during the PM peak hour. This is still comparable to the existing 95th percentile queue lengths associated with this movement. Because queue spillover occurred during the existing conditions, the development is not fully responsible although a portion is added to this movement through the intersection. It is recommended to redesign the median on Calle del Cielo to lengthen the southbound left turn movement storage. If the median is adjusted to be four to five feet for the entire length of the roadway, the southbound left turn lane could be lengthened to approximately 200 feet in length which would accommodate and AM peak 95th percentile queue but leave some of the PM peak queue beyond this storage lane.

Additional signal timing adjustments were completed on the PM peak hour of this intersection which is shown in Table 10. This signal adjustment helped to improve the southbound left turning 95th percentile queue length to a length of 200 feet. It is recommended to update the median on Calle del Cielo and complete signal timing adjustments at this intersection prior to the 2028 build scenario.

The Rufina Street and Richards Avenue intersection operates at an overall LOS B in the AM and PM peak hours for the 2028 Build condition. All movements at this intersection will operate at LOS C or better for both the AM and PM peak hours.

The 2028 Build capacity analysis for the signalized intersections is shown in Table 9 with the full intersection output included in Appendix F.

Table 9 | 2028 Build Signalized Intersection Results

Intersection	2028 AM Peak			2028 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Rufina St & Siler Rd	18.6		B	44.9		D
Eastbound Left	23.6	0.642	C	57.1	0.770	E
Eastbound Thru/Right	27.3	0.806	C	66.2	0.927	E
Westbound Left	22.4	0.223	C	45.9	0.576	D
Westbound Thru	25.1	0.252	C	45.2	0.354	D
Northbound Left	12.8	0.366	B	59.8	0.891	E
Northbound Thru	11.9	0.552	B	17.3	0.469	B
Southbound Left	9.7	0.075	A	15.8	0.057	B
Southbound Thru	19.1	0.914	B	45.2	0.964	D
Calle del Cielo & Cerrillos Rd	13.3		B	15.9		B
Eastbound Left	4.6	0.209	A	11.0	0.430	B
Eastbound Thru	7.9	0.460	A	9.2	0.465	A
Eastbound Right	4.0	0.021	A	4.7	0.016	A
Westbound Left	5.4	0.121	A	6.4	0.195	A
Westbound Thru	7.1	0.288	A	11.2	0.595	B
Westbound Right	4.1	0.110	A	4.8	0.127	A
Northbound Left	50.0	0.182	D	47.8	0.217	D
Northbound Thru/Right	63.5	0.737	E	54.2	0.542	D
Southbound Left	71.4	0.798	E	84.2	0.889	F
Southbound Thru	50.8	0.117	D	50.0	0.237	D
Southbound Right	48.3	0.438	D	48.6	0.592	D
Rufina St & Richards Ave	18.7		B	19.3		B
Eastbound Left	8.8	0.158	A	14.0	0.386	B
Eastbound Thru/Right	18.3	0.905	B	20.0	0.796	B
Westbound Left	13.4	0.271	B	14.2	0.368	B
Westbound Thru/Right	12.1	0.232	B	21.0	0.841	C
Northbound Left	17.9	0.195	B	15.5	0.482	B
Northbound Thru/Right	24.1	0.746	C	17.9	0.530	B
Southbound Left	18.4	0.164	B	15.7	0.099	B
Southbound Thru/Right	24.4	0.788	C	23.1	0.851	C

Table 10 | 2028 Build Signalized Intersection Results - Mitigated						
Intersection	2028 AM Peak			2028 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Rufina St & Siler Rd – **Mitigated**	17.8		B	33.5		C
Eastbound Left	23.7	0.625	C	48.1	0.761	D
Eastbound Thru	21.9	0.216	C	37.7	0.087	D
Eastbound Right	24.1	0.604	C	50.2	0.905	D
Westbound Left	21.9	0.142	C	38.8	0.209	D
Westbound Thru	25.2	0.274	C	45.9	0.474	D
Northbound Left	12.5	0.361	B	35.7	0.877	D
Northbound Thru	11.6	0.554	B	15.3	0.471	B
Southbound Left	9.5	0.084	A	13.5	0.056	B
Southbound Thru	18.4	0.914	B	30.4	0.950	C
Calle del Cielo & Cerrillos Rd - **Mitigated**	14.1		B	22.3		C
Eastbound Left	6.4	0.226	A	22.7	0.531	C
Eastbound Thru	11.0	0.497	B	18.8	0.579	B
Eastbound Right	5.8	0.022	A	10.3	0.020	B
Westbound Left	7.8	0.131	A	13.8	0.245	B
Westbound Thru	9.8	0.311	A	22.8	0.743	C
Westbound Right	4.8	0.113	A	4.9	0.127	A
Northbound Left	47.7	0.157	D	47.5	0.191	D
Northbound Thru/Right	54.2	0.557	D	53.9	0.531	D
Southbound Left	43.8	0.546	D	34.2	0.421	C
Southbound Thru	45.0	0.073	D	36.0	0.101	D
Southbound Right	42.5	0.314	D	33.9	0.310	C

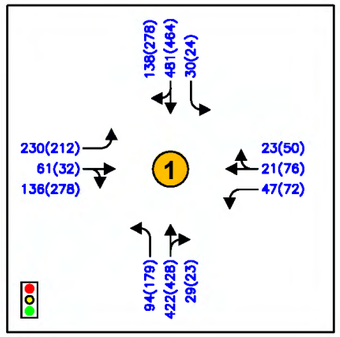
Table 11 | 2028 Build Signalized Intersection Queue Summary				
Intersection	Provided Queue	2025 AM Peak Queue* (ft)	2025 PM Peak Queue* (ft)	2025 PM Peak Mitigation Queue* (ft)
Rufina St & Siler Rd				
Eastbound Left	200	175	275	150
Eastbound Right	N/A	N/A	N/A	375
Westbound Left	200	50	125	100
Northbound Left	220	50	350	275
Southbound Left	100	25	25	25
Calle del Cielo & Cerrillos Rd				
Eastbound Left	160	25	50	75
Eastbound Right	270	25	25	25
Westbound Left	200	25	25	50
Westbound Right	150	50	50	50
Northbound Left	200	50	75	75
Southbound Left	70	100	250	200
Southbound Thru	210	25	75	50
Southbound Right	210	125	175	150
Rufina St & Richards Ave				
Eastbound Left	100	50	50	
Westbound Left	175	25	50	
Northbound Left	75	25	75	
Southbound Left	90	25	25	
* - HCM 95th percentile queue rounded to next 25-foot increment				

The traffic analysis for the 2028 Build scenario found that all unsignalized intersections operate acceptably overall, with LOS C or better for all movements.

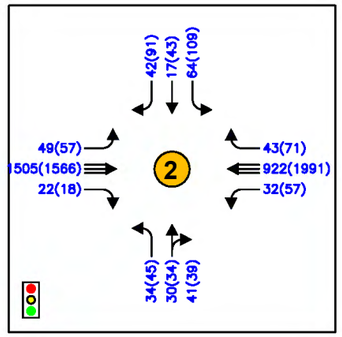
Table 12 summarizes the results for the unsignalized intersections for the 2028 Build scenario with the individual intersection output included in Appendix F.

Table 12 | 2028 Build Unsignalized Intersection Results									
Intersection	Provided Queue	2028 AM Peak				2028 PM Peak			
		Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Rufina St & Rufina Circle (West)									
Eastbound Approach	TWLT	7.8	0.01	0	A	8.4	0.01	0	A
Westbound Approach	TWLT	9.1	0.02	25	A	8.3	0.02	0	A
Northbound Approach	N/A	18.3	0.17	25	C	21.8	0.36	50	C
Southbound Approach	N/A	17.6	0.09	25	C	18.7	0.28	50	C
Rufina St & Rufina Circle (East)									
Eastbound Approach	TWLT	7.7	0.00	0	A	8.5	0.00	0	A
Westbound Approach	TWLT	9.4	0.11	25	A	8.6	0.10	25	A
Northbound Approach	N/A	17.8	0.31	50	C	17.3	0.35	50	C
Southbound Approach	N/A	16.2	0.01	0	C	0.0	0.00	0	A
Rufina Circle & Calle del Cielo									
Eastbound Approach	N/A	7.3	0.00	0	A	7.3	0.00	0	A
Westbound Approach	N/A	7.8	0.12	25	A	8.0	0.14	25	A
Northbound Left	210	15.1	0.18	25	C	21.1	0.39	50	C
Northbound Thru/Right	210	9.7	0.23	25	A	9.8	0.19	25	A
Southbound Approach	N/A	12.2	0.01	0	B	15.4	0.08	25	C
Rufina Circle & Access 1									
Westbound Approach		9.4	0.10	25	A	9.7	0.11	25	A
Southbound Left		7.5	0.05	25	A	7.5	0.05	25	A
Rufina Circle & Access 2									
Westbound Approach		10.3	0.14	25	B	10.8	0.16	25	B
Southbound Left		7.6	0.01	0	A	7.6	0.01	0	A
* - HCM 95th percentile queue rounded to next 25-foot increment									

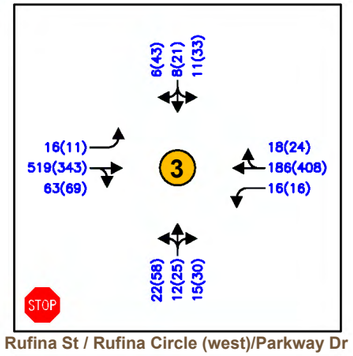




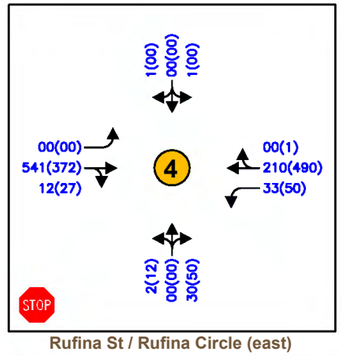
Rufina St / Siler Rd



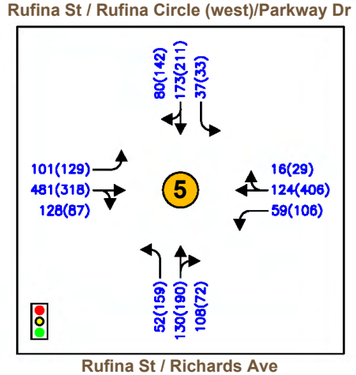
Calle Del Cielo / Cerrillos Rd



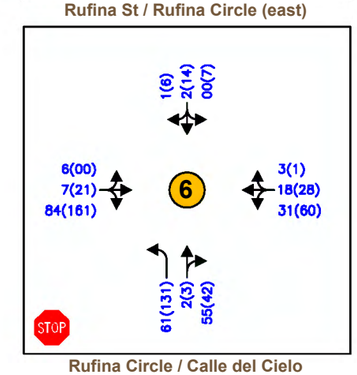
Rufina St / Rufina Circle (west)/Parkway Dr



Rufina St / Rufina Circle (east)



Rufina St / Richards Ave



Rufina Circle / Calle del Cielo

LEGEND

Thru Lanes (# as indicated)

Turning Lanes (# as indicated)

1234(1234) AM(PM) Traffic Counts

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FIGURE 5
2028 AM(PM) NO BUILD
PEAK HOUR TRAFFIC VOLUMES

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3. 2038 NO BUILD INTERSECTION CAPACITY ANALYSIS

The 2038 Horizon Year No Build analysis assumes the proposed development is not completed. Figure 7 shows the 2038 Horizon Year No Build peak hour volumes.

The traffic analysis found that all signalized intersections, except for the Rufina and Siler intersection, are expected to operate at an acceptable level of service in both the AM and PM peak hours. While these intersections operate overall acceptably, some individual movements are expected to operate at LOS E in the 2038 No Build conditions due to background traffic growth.

The Rufina and Siler intersection is expected to operate at an overall LOS C in the AM peak hour and LOS F in the PM peak hour. During the AM peak hour all movements will operate at LOS D or better. The PM peak hour contains the eastbound left, eastbound through/right, westbound left, northbound left, and southbound through that will operate at LOS F. The westbound through/right will also operate at LOS E during the PM peak hour. Due to these deficiencies occurring in the no build scenario, the decline in operation is not due to the development traffic. The main issue driving this decline is the significant volume of northbound and southbound traffic at the intersection. In the no build a dedicated southbound right turn lane is warranted.

With this southbound right turn lane included in the no build scenario, all movements return to acceptable level which shows that if this was done prior to this development, no additional mitigations would need to be considered. In this area, Siler Road is fully developed on either side of the roadway and right-of-way appears to be exhausted by the roadway and sidewalks. If the City of Santa Fe desires to improve the operations of this intersection, additional right-of-way will be required. Because this all occurs prior to the development, this is the responsibility of the City. If the City requires the development to participate, it should be evaluated by all participants to determine the amount each party should contribute. This report shows that in 2028 build conditions, existing traffic makes up approximately 79% of this and development traffic adds 21%.

The intersection of Calle del Cielo and Cerrillos Road will continue to see the northbound through/right movement operate at LOS E during both peak hours. Recall that this movement in existing conditions was operating at LOS E.

At the Rufina and Richards intersection, all movements during both peak hours will operate at LOS D or better.

During the 2038 No build scenario, the intersection of Calle del Cielo and Cerrillos in the southbound left turn lane, the 95th percentile queue continues to lengthen to 117 feet during the AM peak hour and 181 feet during the PM peak hour. Again, the available queue storage for this movement is approximately 75 feet which results in queue spillover for this movement during both peak hours. If the development moves

forward mitigation strategies will improve this issue. If the development does not move forward, the City of Santa Fe should review this movement and make adjustments to lengthen this queue storage space since this is present in existing conditions and no build scenarios. If the development does move forward mitigations are shown in the build scenario of this report.

Table 13 summarizes the results for the 2038 No Build Signalized Intersection Results. The HCS outputs are included in Appendix G.

Table 13 | 2038 No Build Signalized Intersection Results						
Intersection	2038 AM Peak			2038 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Rufina St & Siler Rd	21.5		C	83.7		F
Eastbound Left	24.7	0.624	C	74.8	0.892	F
Eastbound Thru/Right	30.7	0.764	C	116.1	1.004	F
Westbound Left	30.3	0.260	C	152.3	0.987	F
Westbound Thru	34.7	0.427	C	59.8	0.394	E
Northbound Left	17.0	0.458	B	167.9	1.117	F
Northbound Thru	15.1	0.622	B	21.7	0.529	C
Southbound Left	11.4	0.099	B	20.0	0.075	B
Southbound Thru	21.7	0.935	C	83.9	1.040	F
Rufina St & Siler – Add Southbound Right				24.2		C
Eastbound Left				25.7	0.605	C
Eastbound Thru/Right				33.2	0.900	C
Westbound Left				25.2	0.458	C
Westbound Thru				27.4	0.378	C
Northbound Left				20.0	0.727	C
Northbound Thru				16.6	0.366	B
Southbound Left				15.8	0.078	B
Southbound Thru				27.1	0.876	C
Southbound Right				22.6	0.599	C
Calle del Cielo & Cerrillos Rd	12.3		B	14.7		B
Eastbound Left	4.9	0.154	A	14.7	0.359	B
Eastbound Thru	9.4	0.554	A	9.7	0.545	A
Eastbound Right	4.2	0.025	A	4.3	0.019	A
Westbound Left	7.0	0.174	A	7.5	0.275	A
Westbound Thru	7.6	0.343	A	12.0	0.693	B
Westbound Right	3.9	0.048	A	4.1	0.073	A
Northbound Left	49.0	0.207	D	49.1	0.285	D
Northbound Thru/Right	70.1	0.773	E	58.2	0.750	E
Southbound Left	48.7	0.460	D	61.2	0.716	E
Southbound Thru	50.5	0.133	D	52.0	0.332	D
Southbound Right	47.0	0.263	D	49.4	0.534	D
Rufina St & Richards Ave	22.9		C	26.5		C
Eastbound Left	9.8	0.183	A	17.2	0.530	B
Eastbound Thru/Right	22.1	0.931	C	27.2	0.834	C
Westbound Left	17.5	0.334	B	16.8	0.450	B
Westbound Thru/Right	13.2	0.215	B	30.2	0.881	C
Northbound Left	22.5	0.267	C	22.0	0.657	C
Northbound Thru/Right	29.3	0.770	C	20.6	0.568	C
Southbound Left	22.9	0.211	C	17.0	0.120	B
Southbound Thru/Right	30.8	0.829	C	34.9	0.895	C

Table 14 | 2038 No Build Signalized Intersection Queue Summary			
Intersection	Provided Queue	2038 AM Peak Queue* (ft)	2038 PM Peak Queue* (ft)
Rufina St & Siler Rd			
Eastbound Left	200	225	442
Westbound Left	200	50	184
Northbound Left	220	50	600
Southbound Left	100	25	50
Calle del Cielo & Cerrillos Rd			
Eastbound Left	160	25	50
Eastbound Right	270	25	25
Westbound Left	200	25	25
Westbound Right	150	25	25
Northbound Left	200	75	75
Southbound Left	70	125	175
Southbound Thru	210	50	75
Southbound Right	210	75	150
Rufina St & Richards Ave			
Eastbound Left	100	50	75
Westbound Left	175	50	75
Northbound Left	75	50	125
Southbound Left	90	50	25
* - HCM 95th percentile queue rounded to next 25-foot increment			

The traffic analysis found in the 2038 No Build condition all unsignalized intersections operate at acceptable Levels of Service in both the AM and PM peak hours. While all unsignalized intersections are expected to operate overall acceptably in the horizon no build, the northbound approach for the Rufina Street and Rufina Circle (West) intersection is expected to operate at LOS E in the PM peak hour. Due to this deficiency occurring in the no build scenario, the decline in operation is not due to the development traffic.

All other movements for unsignalized intersection will operate at LOS C or better.

Table 15 summarizes the results for the 2038 No Build Unsignalized Intersection Results. The HCS outputs are included in Appendix G.

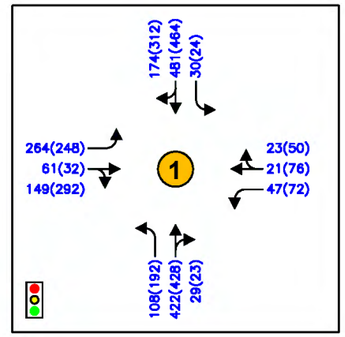
Again, the existing access points that will be utilized by the proposed development are in place in existing conditions although no traffic was documented leaving or entering this lot during traffic counting. Therefore access 1 and access 2 are not documented in the operational table above due to no turning movements into the existing site.

Table 15 | 2038 No Build Unsignalized Intersection Results									
Intersection	Provided Queue	2038 AM Peak				2038 PM Peak			
		Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Rufina St & Rufina Circle (West)									
Eastbound Approach	TWLT	7.9	0.02	25	A	8.8	0.02	0	A
Westbound Approach	TWLT	9.8	0.03	25	A	8.7	0.02	25	A
Northbound Approach	N/A	26.1	0.30	50	D	45.5	0.67	125	E
Southbound Approach	N/A	23.9	0.17	25	C	31.2	0.51	75	D
Rufina St & Rufina Circle (East)									
Eastbound Approach	TWLT	7.9	0.00	0	A	9.1	0.00	0	A
Westbound Approach	TWLT	9.9	0.07	25	A	8.9	0.07	25	A
Northbound Approach	N/A	17.0	0.14	25	C	16.0	0.22	25	C
Southbound Approach	N/A	16.7	0.01	0	C	0.0	0.00	0	A
Rufina Circle & Calle del Cielo									
Eastbound Approach	N/A	7.3	0.01	0	A	7.3	0.00	0	A
Westbound Approach	N/A	7.6	0.04	25	A	8.0	0.07	25	A
Northbound Left	210	11.4	0.16	25	B	16.3	0.38	50	C
Northbound Thru/Right	210	9.2	0.10	25	A	9.5	0.08	25	A
Southbound Approach	N/A	10.6	0.01	0	B	12.3	0.08	25	B
* - HCM 95th percentile queue rounded to next 25-foot increment									

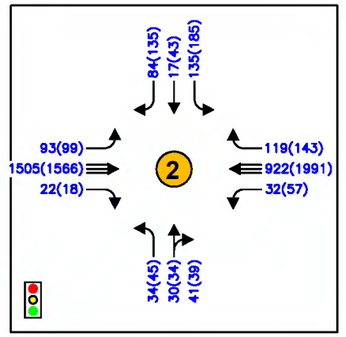


LEGEND

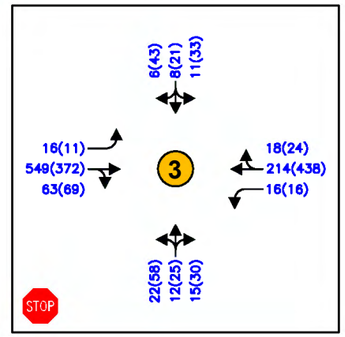
- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts



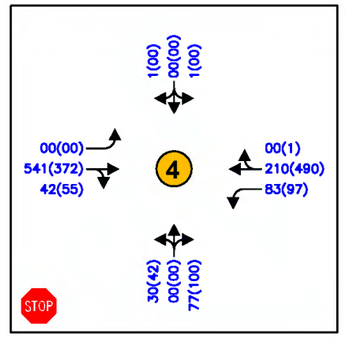
Rufina St / Siler Rd



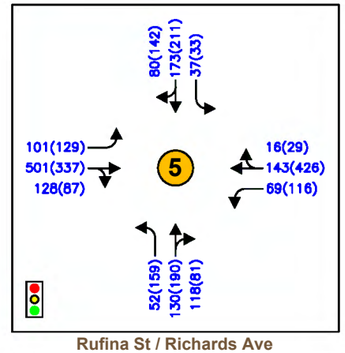
Calle Del Cielo / Cerrillos Rd



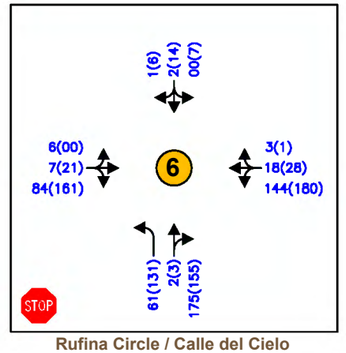
Rufina St / Rufina Circle (west)/Parkway Dr



Rufina St / Rufina Circle (east)



Rufina St / Richards Ave



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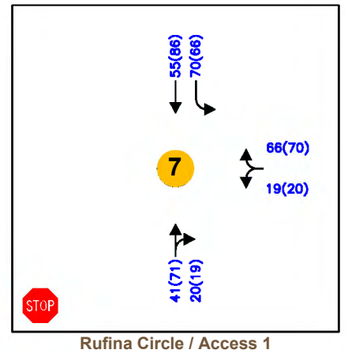

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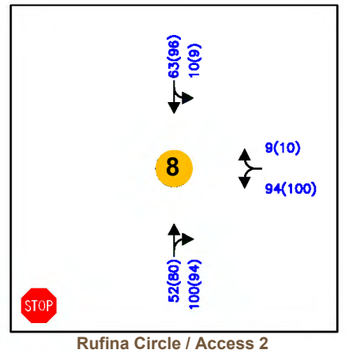

Rufina Circle / Access 2

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FIGURE 6
2028 AM(PM) BUILD
PEAK HOUR TRAFFIC VOLUMES

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4. 2038 BUILD INTERSECTION CAPACITY ANALYSIS

The trips generated by the site (Table 5) were assigned to the intersections using the trip assignment volumes, shown in Figure 4. These trips were added to the 2038 Horizon Year No Build traffic projections to calculate the 2038 Build volumes. Figure 8 shows the 2038 Build Traffic Volumes.

The traffic analysis found that all signalized intersections, except for the Rufina and Siler intersection, are expected to operate at an overall acceptable level of service in both the AM and PM peak hours. While these intersections operate overall acceptably, some individual movements continue to operate at LOS E in the 2038 Build conditions, some due to background traffic growth that was introduced for the horizon year.

The Rufina and Siler intersection continues to operate at an overall LOS C in the AM peak hour and LOS F in the PM peak hour. During the AM peak hour all movements operate at LOS D or better. The PM peak hour contains the eastbound left, eastbound through/right, westbound left, northbound left, and southbound through that will operate at LOS F. The westbound through/right will operate at LOS E during the PM peak hour. Due to these deficiencies presenting themselves in the no build scenario, the decline in operation is from the background traffic and not due to the development traffic. Mitigation was presented in the 2028 build scenario that added a dedicated eastbound right turn lane. This mitigation will be analyzed here as well.

The intersection of Calle del Cielo and Cerrillos Road will continue to see the northbound through/right movement operate at LOS E during both peak hours. The southbound left will decline to LOS E as well during the AM peak hour.

At the Rufina and Richards intersection all movements will operate at LOS D or better during both AM and PM peak hours.

During the 2038 build scenario, the intersection of Calle del Cielo and Cerrillos in the southbound left turn lane, the 95th percentile queue continues to lengthen to 229 feet during the AM peak hour and 269 feet during the PM peak hour. Mitigation was completed which improved the PM peak hour 95th percentile queue to 225 which is an improvement although additional improvements would require analysis of the Cerrillos Road signal system. Since the horizon year includes estimates of growth, these mitigation measures should be verified as this time gets closer. To improve the southbound left turn queue, additional queue storage should be constructed by adjustments to the existing median along Calle Del Cielo. As this storage length was not adequate prior to the development a cost share of this improvement should be evaluated between the City of Santa Fe and the developer to determine appropriate shares. This report shows that in 2028 build conditions, existing traffic makes up approximately 47% of this and development traffic adds 53%.

The 2038 Build capacity analysis summary for the signalized intersections is shown in Table 16 with the individual intersection output included in Appendix H.

Table 16 | 2038 Build Signalized Intersection Results

Intersection	2038 AM Peak			2038 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Rufina St & Siler Rd	23.9		C	96.9		F
Eastbound Left	30.2	0.695	C	128.3	1.019	F
Eastbound Thru/Right	33.8	0.771	C	126.7	1.043	F
Westbound Left	34.8	0.274	C	152.3	0.987	F
Westbound Thru	39.9	0.478	D	59.8	0.394	E
Northbound Left	19.8	0.567	B	191.9	1.185	F
Northbound Thru	15.5	0.601	B	21.7	0.529	C
Southbound Left	11.8	0.096	B	20.0	0.075	B
Southbound Thru	23.5	0.944	C	98.6	1.084	F
Calle del Cielo & Cerrillos Rd	16.2		B	18.9		B
Eastbound Left	7.5	0.289	A	23.6	0.577	C
Eastbound Thru	13.0	0.600	B	11.2	0.564	B
Eastbound Right	4.9	0.025	A	5.1	0.019	A
Westbound Left	9.9	0.190	A	8.8	0.284	A
Westbound Thru	10.7	0.374	B	14.3	0.721	B
Westbound Right	4.4	0.120	A	5.3	0.141	A
Northbound Left	53.7	0.349	D	46.5	0.243	D
Northbound Thru/Right	58.7	0.771	E	53.1	0.561	D
Southbound Left	55.9	0.834	E	102.6	0.967	F
Southbound Thru	48.2	0.108	D	49.1	0.261	D
Southbound Right	52.0	0.586	D	49.5	0.623	D
Rufina St & Richards Ave	23.6		C	27.9		C
Eastbound Left	9.8	0.182	A	17.7	0.543	B
Eastbound Thru/Right	22.4	0.928	C	28.8	0.845	C
Westbound Left	18.3	0.375	B	17.2	0.494	B
Westbound Thru/Right	13.2	0.230	B	32.1	0.890	C
Northbound Left	23.8	0.239	C	23.3	0.673	C
Northbound Thru/Right	31.7	0.811	C	21.7	0.591	C
Southbound Left	24.3	0.228	C	17.6	0.125	B
Southbound Thru/Right	32.1	0.824	C	36.3	0.897	D

Table 17 | 2038 Build Signalized Intersection Results - Mitigated						
Intersection	2038 AM Peak			2038 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Rufina St & Siler Rd – **Mitigated**	23.5		C	85.2		F
Eastbound Left	30.1	0.696	C	103.7	0.980	F
Eastbound Thru	28.5	0.202	C	44.3	0.091	D
Eastbound Right	31.2	0.551	C	61.1	0.939	E
Westbound Left	34.6	0.218	C	39.7	0.209	D
Westbound Thru	39.8	0.478	D	46.4	0.365	D
Northbound Left	19.8	0.567	B	174.1	1.181	F
Northbound Thru	15.5	0.601	B	21.5	0.564	C
Southbound Left	11.8	0.096	B	18.9	0.082	B
Southbound Thru	23.5	0.944	C	118.2	1.149	F
Calle del Cielo & Cerrillos Rd - **Mitigated**	19.1		B	23.7		C
Eastbound Left	11.0	0.324	B	28.3	0.664	C
Eastbound Thru	18.6	0.671	B	18.9	0.661	B
Eastbound Right	9.0	0.029	A	9.1	0.022	A
Westbound Left	14.5	0.214	B	15.4	0.332	B
Westbound Thru	15.1	0.419	B	24.8	0.845	C
Westbound Right	6.5	0.129	A	5.0	0.138	A
Northbound Left	43.1	0.146	D	47.5	0.222	D
Northbound Thru/Right	49.2	0.440	D	54.9	0.633	D
Southbound Left	36.2	0.430	D	37.5	0.534	D
Southbound Thru	37.8	0.056	D	38.8	0.138	D
Southbound Right	40.1	0.305	D	37.0	0.386	C

Table 18 | 2038 Build Signalized Intersection Queue Summary				
Intersection	Provided Queue	2038 AM Peak Queue* (ft)	2038 PM Peak Queue* (ft)	2038 PM Peak Mitigation Queue* (ft)
Rufina St & Siler Rd				
Eastbound Left	200	275	600	
Westbound Left	200	75	200	
Northbound Left	220	75	650	
Southbound Left	100	25	50	
Calle del Cielo & Cerrillos Rd				
Eastbound Left	160	50	100	100
Eastbound Right	270	25	25	25
Westbound Left	200	25	50	50
Westbound Right	150	50	50	50
Northbound Left	200	75	75	75
Southbound Left	70	225	275	225
Southbound Thru	210	50	75	75
Southbound Right	210	150	200	175
Rufina St & Richards Ave				
Eastbound Left	100	50	75	
Westbound Left	175	50	75	
Northbound Left	75	50	125	
Southbound Left	90	50	25	
* - HCM 95th percentile queue rounded to next 25-foot increment				

For the 2038 Build condition, the study found that the Rufina and Rufina Circle (West) intersection saw a LOS F in the northbound approach and the Rufina and Calle del Cielo unsignalized intersection saw: LOS E on the northbound left movement. All other intersections operate overall acceptably in the AM and PM peak hours.

For the Rufina and Rufina Circle (West) intersection, the northbound approach will operate at LOS F during the PM peak hour. All other movements during both peak hours will operate at LOS D or better. This deficiency is also noted in the 2038 No Build condition and therefore is not caused by the development traffic.

The Rufina and Rufina Circle (East) intersection is expected to operate with all movements at LOS D or better in the AM and PM peak hour.

The northbound left turn movement at the Rufina Circle and Calle del Cielo intersection is expected to operate at LOS C in the AM peak hour and LOS E in the PM peak hour. Since this event only occurs for one hour out of the entire day in the future 2038 Build condition, the City should monitor this movement to determine the need for improvements.

The movements at both access driveways on Rufina Circle are expected to operate at LOS B or better in the AM and PM peak hour for the 2038 Build scenario.

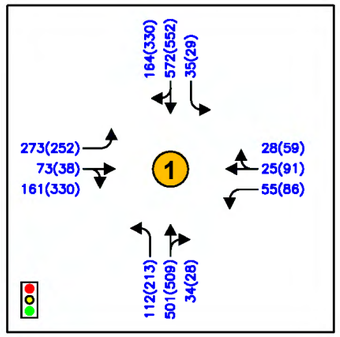
Table 19 summarizes the 2038 Build Unsignalized Intersection Results with the HCS outputs included in Appendix H.

Table 19 | 2038 Build Unsignalized Intersection Results

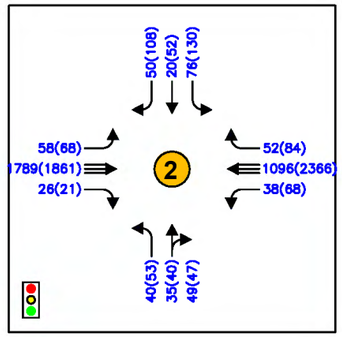
Intersection		2038 AM Peak				2038 PM Peak			
		Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Rufina St & Rufina Circle (West)									
Eastbound Approach	TWLT	8.0	0.02	25	A	8.9	0.02	0	A
Westbound Approach	TWLT	10.0	0.03	25	A	8.8	0.02	25	A
Northbound Approach	N/A	28.3	0.33	50	D	53.5	0.72	125	F
Southbound Approach	N/A	25.7	0.18	25	D	35.0	0.54	100	D
Rufina St & Rufina Circle (East)									
Eastbound Approach	TWLT	7.9	0.00	0	A	9.1	0.00	0	A
Westbound Approach	TWLT	10.5	0.14	25	B	9.3	0.13	25	A
Northbound Approach	N/A	26.1	0.45	75	D	25.8	0.51	75	D
Southbound Approach	N/A	25.0	0.01	0	C	0.0	0.00	0	A
Rufina Circle & Calle del Cielo									
Eastbound Approach	N/A	7.3	0.01	0	A	7.3	0.00	0	A
Westbound Approach	N/A	8.0	0.14	25	A	8.3	0.17	25	A
Northbound Left	210	17.8	0.27	50	C	37.3	0.65	125	E
Northbound Thru/Right	210	10.1	0.26	50	B	10.3	0.22	25	B
Southbound Approach	N/A	13.7	0.01	0	B	18.2	0.13	25	C
Rufina Circle & Access 1									
Westbound Approach	N/A	9.5	0.10	25	A	9.9	0.12	25	A
Southbound Left	N/A	7.5	0.05	25	A	7.6	0.05	25	A
Rufina Circle & Access 2									
Westbound Approach	N/A	10.5	0.15	25	B	11.3	0.17	25	B
Southbound Left	N/A	7.6	0.01	0	A	7.7	0.01	0	A

* - HCM 95th percentile queue rounded to next 25-foot increment

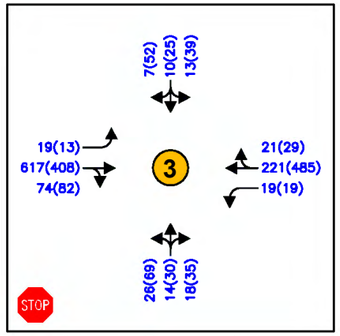




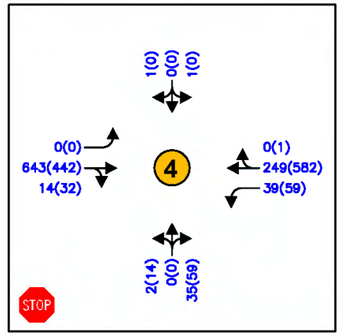
Rufina St / Siler Rd



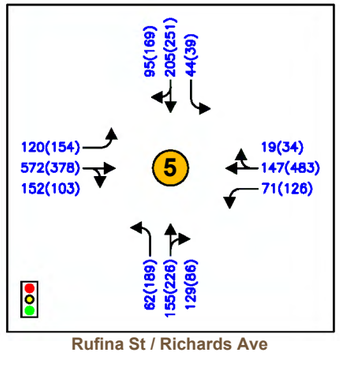
Calle Del Cielo / Cerrillos Rd



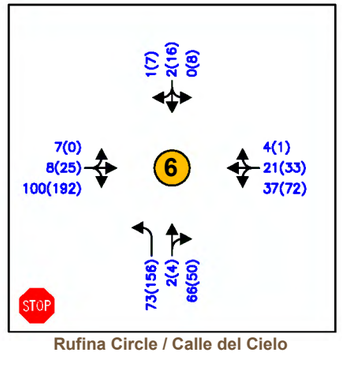
Rufina St / Rufina Circle (west)/Parkway Dr



Rufina St / Rufina Circle (east)



Rufina St / Richards Ave



Rufina Circle / Calle del Cielo

LEGEND

Thru Lanes
(# as indicated)

Turning Lanes
(# as indicated)

1234(1234) AM(PM) Traffic Counts

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SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 7
2038 AM(PM) NO BUILD
PEAK HOUR TRAFFIC VOLUMES

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B. AUXILIARY LANE EVALUATION

Analyses of the Transportation Impact Analysis (TIA) Guidelines by the City of Santa Fe, were completed to determine the need to install new right turn or left turn lanes at any intersection as part of this study. Information to check these warrants is provided in Table 20 and Table 21.

The intersection of Rufina and Siler includes dedicated left turn lanes in all directions. Based on the volumes seen at the intersection during the peak hours, all left turn lanes are warranted and should remain. As discussed in the level of service analysis, the eastbound through movement falls to LOS E which indicates that mitigation may be required for this movement. As the volume of eastbound right turning traffic is high at this location, adding a dedicated eastbound right turning lane will improve the operations of this movement. Even though the right turn criteria is not met, it is recommended to install a dedicated right turning lane. This should be completed by removing on street parking near the intersection and including one 10' wide westbound lane leaving the intersection, a 10' wide dedicated eastbound left turn lane, one 10' eastbound through lane, and one 10' dedicated eastbound right turning lane. The dedicated right turn lane should include 200 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

The Calle del Cielo and Cerrillos intersection currently includes all dedicated left turning lanes as shown in existing conditions. Additionally, all right turn lanes are warranted based on the volume of the major roadway (Cerrillos) in this area. Because the through movements northbound and southbound at this intersection are very minimal during both peak hours it is not necessary to add dedicated right turn lanes northbound or southbound. They are not warranted based on the operations of the signalized intersection.

At the intersection of Rufina and Richards, no additional turning lanes are warranted based on the warrant evaluation. The left turn lanes should remain in place at the intersection.

Rufina Street and Rufina Circle (West) includes an eastbound/westbound two way left turn lane on Rufina Street. This lane satisfies the warrant for the eastbound and westbound turn lanes at this intersection. The northbound and southbound left turn lanes are warranted but only the northbound is considered in this report due to the development having no additional trips associated with this movement. The northbound approach to this intersection should be restriped to include a dedicated left turning lane and a shared through/right turn lane to address the left turn lane warrant criteria. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

Rufina Street and Rufina Circle (East) also includes the eastbound/westbound two way left turn lane on Rufina Street. This lane satisfies the warrant for the westbound turn lane at this intersection. The northbound left turn lane is warranted and should be restriped to include a dedicated left turning lane and a shared through/right turn lane to address the left turn lane warrant criteria. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

Rufina Circle does not have a posted speed limit; however, the assumed speed limit is 25 MPH. The entire circle does not include any turn lanes at any of the driveways or intersections along it. Rufina Street includes a two-way left turn lane that operates as a dedicated left at both the intersections with Rufina Circle.

Rufina Circle and Calle del Cielo warrants a northbound left turn lane and a westbound left turn lane in the build scenario. The intersection has two lanes entering northbound which effectively makes one a dedicated left turn lane and the other a dedicated right turn lane based on the existing volumes at the intersection. A westbound left turn lane should be included at this intersection by restriping this area. On street parking would be effected as this area would end approximately 100 feet prior to the intersection. The roadway is recommended to be restriped to include a 5' bike lane, a 10' westbound through lane, and a 10' westbound left turn lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

The development will see a maximum of 70 southbound vehicles turning left into Access 1 and a maximum of 20 vehicles turning northbound right. For Access 2, a maximum of 100 vehicles are expected to turn right into the site and a maximum of 10 vehicles are anticipated to turn left into the site. Based on the Santa Fe TIA Guidelines a right turn lane is not typically provided for speeds of 25 mph, which is the posted speed limit on Rufina Street. Additionally, because Rufina Circle includes bike lanes and on street parking it would impact these features to include right turn lanes. Right turn lanes are not recommended at these accesses. Based on The Santa Fe TIA Guidelines, a southbound left turn lane is warranted at Access 1 due to the southbound left turning volumes being greater than 30 vehicles during both peak hours. Therefore, it is recommended that a southbound left turn lane be striped and designated at Access 1 with project construction.

The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards. All other turning movement volumes do not meet turn lane thresholds at either access.

The applicable tables from Santa Fe TIA Guidelines criteria are included in Appendix I for reference.

Table 20 | Left Turn Lane Warrants						
	Build AM Peak			Build PM Peak		
Intersection/Movement	Turning Volume	Opposing Volume Per Lane	Warrant	Max Turning Volume	Opposing Volume Per Lane	Warrant
Rufina St & Siler Rd						
Eastbound Left	307	25	Yes	288	91	Yes
Westbound Left	55	73	Yes	86	38	Yes
Northbound Left	125	572	Yes	226	552	Yes
Southbound Left	35	501	Yes	29	509	Yes
Calle del Cielo & Cerrillos Rd						
Eastbound Left	102	365	Yes	109	789	Yes
Westbound Left	38	596	Yes	68	620	Yes
Northbound Left	40	20	Yes	53	52	Yes
Southbound Left	147	35	Yes	206	40	Yes
Rufina St & Richards Ave						
Eastbound Left	120	166	Yes	154	503	Yes
Westbound Left	80	592	Yes	136	397	Yes
Northbound Left	62	205	Yes	189	251	Yes
Southbound Left	44	155	Yes	39	226	Yes
Rufina St & Rufina Circle (West)						
Eastbound Left	19	249	Yes	13	515	Yes
Westbound Left	19	647	Yes	19	436	Yes
Northbound Left	26	10	No	69	25	Yes
Southbound Left	13	14	No	39	30	Yes
Rufina St & Rufina Circle (East)						
Westbound Left	89	643	Yes	106	442	Yes
Northbound Left	31	0	Yes	44	0	Yes
Rufina Circle & Calle del Cielo						
Eastbound Left	7	21	No	0	33	No
Westbound Left	149	8	Yes	192	25	Yes
Northbound Left	73	2	Yes	156	16	Yes
Rufina Circle & Access 1						
Southbound Left	70	52	Yes	66	92	Yes
Rufina Circle & Access 2						
Southbound Left	10	63	No	9	101	No

Table 21 | Right Turn Lane Warrants						
	Build AM Peak			Build PM Peak		
Intersection/Movement	Turning Volume	Major-Road Volume (one direction)	Warrant	Max Turning Volume	Major-Road Volume (one direction)	Warrant
Rufina St & Siler Rd						
Eastbound Right	174	572	No	344	552	No
Westbound Right	28	501	No	59	509	No
Northbound Right	34	501	No	28	509	No
Southbound Right	200	572	No	364	552	No
Calle del Cielo & Cerrillos Rd						
Eastbound Right	26	1,789	Yes	21	1,861	Yes
Westbound Right	128	1,096	Yes	156	2,366	Yes
Northbound Right	49	1,789	Yes	47	1,861	Yes
Southbound Right	92	1,096	Yes	152	2,366	Yes
Rufina St & Richards Ave						
Eastbound Right	152	592	No	103	397	No
Westbound Right	19	166	No	34	503	No
Northbound Right	139	592	No	95	397	No
Southbound Right	95	166	No	169	503	No
Rufina St & Rufina Circle (West)						
Eastbound Right	74	647	No	82	436	No
Westbound Right	21	249	No	29	515	No
Northbound Right	18	647	No	35	436	No
Southbound Right	7	249	No	52	515	No
Rufina St & Rufina Circle (East)						
Eastbound Right	44	643	No	60	442	No
Northbound Right	82	643	No	109	442	No
Rufina Circle & Calle del Cielo						
Eastbound Right	100	2	No	192	16	No
Westbound Right	4	2	No	1	4	No
Northbound Right	186	2	No	163	4	No
Rufina Circle & Access 1						
Westbound Right	66	52	No	70	92	No
Northbound Right	20	52	No	19	92	No
Rufina Circle & Access 2						
Westbound Right	9	63	No	10	101	No
Northbound Right	100	63	No	94	101	No

VII. CRASH ANALYSIS

Crash data was collected for the years 2019 to 2023 for all intersections included in the scope of this study.

A. CERRILLOS AND CALLE DEL CIELO

The intersection of Cerrillos and Calle Del Cielo shows a total of 88 crashes occurring in the 5-year span. Crash trends were relatively consistent across the years, with the highest number occurring in 2019. Rear-end collisions were the most common crash type accounting for 31% of all crashes although a large portion of crash types were listed as not available. Crash severity was predominantly property damage only crashes with 39 crashes involving injury. No reports documented fatalities at this intersection during these years. The majority of the crashes occurred during daylight hours, while night time crashes were relatively infrequent.

Contributing factors suggest that following too closely and failure to yield right-of-way were the leading causes. Overall, the crash history indicates that congestion related behaviors, particularly rear-end collisions and right-of-way conflicts are the most significant safety concerns at this intersection.

A summary of these crash statistics for this intersection are included in Table 22.

Table 22 | Cerrillos and Calle Del Cielo Crash Summary		
Category	**Description**	**No. Crashes**
	Total Crashes	88
Year	2019	22
	2020	17
	2021	21
	2022	12
	2023	16
Crash Type	Front-to-Rear	27
	Front-to-Side	14
	Sideswipe Collision	4
	Not Available	39
	Collision with Pedestrian(s)	3
	Collision with Fixed Object	1
	% Collisions with Another Vehicle at an Angle	20%
	% Collisions with Pedestrian / Fixed Object	5%
	% Rear-End Collisions	31%
Crash Severity	Property Damage Only	49
	Injury	39
	Fatality	0
Lighting Conditions	Daylight	73
	Night-Time - Lighted	13
	Night-Time – Not Lighted	2
Contributing Factors*	Cell Phone	3
	Failed to Yield Right of Way	22
	Improper Lane Change / Overtaking	7
	Disregarded Traffic Signal	4
	Excessive Speed	3
	Alcohol Involved	1
	Avoid Contact	3
	Driver Inattention	14
	Pedestrian Error	1
	Following too Closely	35

B. RUFINA AND SILER

The Rufina and Siler intersection saw a total of 33 crashes during the 5-year span. The majority of the crashes were rear-end collisions while sideswipes and front-to-side crashes were relatively infrequent although a notable number did not specify the crash type. Most crashes resulted in property damage only while 8 crashes involved injuries with no fatalities reported at the intersection. The majority of crashes occurred

during the daylight. Contributing factor data indicates that following too closely and driver inattention were the most frequent causes.

Overall, the crash data suggests that congestion related driver behaviors, particularly tailgating and inattention, are the primary safety issues at this intersection.

A summary of these crash statistics for this intersection are included in Table 23

Table 23 | Rufina and Siler Crash Summary

Category	Description	No. Crashes
	Total Crashes	32
Year	2019	8
	2020	5
	2021	8
	2022	5
	2023	6
Crash Type	Front-to-Rear	15
	Front-to-Side	1
	Sideswipe Collision	2
	Not Available	13
	Collision with Fixed Object	1
	% Collisions with Another Vehicle at an Angle	9%
	% Collisions with Pedestrian / Fixed Object	3%
	% Rear-End Collisions	17%
Crash Severity	Property Damage Only	24
	Injury	8
	Fatality	0
Lighting Conditions	Daylight	28
	Night-Time - Lighted	3
	Dusk	1
Contributing Factors*	Following too Closely	14
	Failed to Yield Right of Way	5
	Improper Brakes / Overtaking	2
	Disregarded Traffic Signal	2
	Excessive Speed	1
	Other Improper Driving	2
	Other , No Driver Error	21
	Driver Inattention	13

C. RUFINA AND RICHARDS

Between 2019 and 2023, a total of 42 crashes occurred at the intersection of Rufina and Richards. The highest year was 2021 which included 12 crashes. The most common crash types were rear-end collisions. There were also two pedestrian crashes and one crash with a fixed object, while 18 crashes were reported with unspecified

crash types. Overall, 29% of crashes involved angle collisions, 7% involved a pedestrian or fixed object, and 10% were rear-end collisions. In terms of severity, most crashes were property damage only, while 15 crashes resulted in injuries, and no fatalities were recorded. Lighting conditions indicate that the majority of crashes occurred in daylight, with fewer crashes reported at night, dawn, or in unlit conditions. Contributing factors highlight following too closely, driver inattention, and failure to yield right-of-way as the primary causes, with smaller contributions from improper driving, excessive speed, and traffic signal violations.

Overall, the crash history suggests that driver behavior-related issues, particularly tailgating, inattention, and right-of-way conflicts, are the main safety concerns at this location.

A summary of these crash statistics for this intersection are included in Table 24.

Table 24 | Rufina and Richards Crash Summary

Category	Description	No. Crashes
	Total Crashes	42
Year	2019	8
	2020	8
	2021	12
	2022	8
	2023	6
Crash Type	Front-to-Rear	9
	Front-to-Side	7
	Sideswipe Collision	4
	Rear-to-Side	1
	Not Available	18
	Collision with Pedestrian	2
	Collision with Fixed Object	1
	% Collisions with Another Vehicle at an Angle	29%
	% Collisions with Pedestrian / Fixed Object	7%
	% Rear-End Collisions	10%
Crash Severity	Property Damage Only	27
	Injury	15
	Fatality	0
Lighting Conditions	Daylight	28
	Dawn	2
	Night-Time - Lighted	10
	Night-Time - Not Lighted	2
Contributing Factors*	Following too Closely	12
	Failed to Yield Right of Way	10
	Improper Driving	6
	Disregarded Traffic Signal	1
	Excessive Speed	2
	Pedestrian Error	1
	Driver Inattention	11
	Other , No Driver Error	30

D. RUFINA STREET AND RUFINA CIRCLE (EAST)

The intersection of Rufina Street and Rufina Circle had 3 crashes that occurred in the 5-year time frame. The only documented crash type was one crash with a fixed object. Two crashes occurred with property damage only and one occurred with injury. All crashes occurred during daylight.

A summary of these crash statistics for this intersection are included in Table 25.

Table 25 | Rufina Street and Rufina Circle (East) Crash Summary

Category	Description	No. Crashes
	Total Crashes	3
Year	2019	1
	2020	1
	2021	0
	2022	1
	2023	0
Crash Type	Not Available	2
	Collision with Fixed Object	1
	% Collisions with Another Vehicle at an Angle	0%
	% Collisions with Pedestrian / Fixed Object	33%
	% Rear-End Collisions	0%
Crash Severity	Property Damage Only	2
	Injury	1
	Fatality	0
Lighting Conditions	Daylight	3
Contributing Factors*	Other Improper Driving	1
	Not Available	2

E. RUFINA STREET AND RUFINA CIRCLE (WEST)

From 2019 to 2023, a total of 16 crashes were reported at the intersection of Rufina Street and Rufina Circle (West). The most common crash type was front-to-side collisions, followed by sideswipe collisions and one rear-end collision, while 6 crashes were reported with no crash type available. There was also one pedestrian crash, representing 6% of all crashes. Overall, half of all crashes (50%) involved angle collisions, while rear-end crashes were relatively rare (6%). Most crashes resulted in property damage only while 4 crashes involved injuries, and no fatalities were recorded. The majority occurred during daylight with a smaller number happening at

night under both lighted and unlighted conditions. Contributing factors show that failure to yield right-of-way and improper overtaking/driving were the leading causes, with additional contributions from driver inattention, following too closely, speeding, and stop sign violations.

Overall, the crash history suggests that angle-related conflicts and right-of-way issues are the primary safety concerns at this intersection, with driver errors and aggressive maneuvers contributing to crash risk.

A summary of these crash statistics for this intersection are included in Table 26.

Table 26 | Rufina Street and Rufina Circle (West) Crash Summary

Category	Description	No. Crashes
	Total Crashes	16
Year	2019	3
	2020	2
	2021	2
	2022	3
	2023	6
Crash Type	Front-to-Rear	1
	Front-to-Side	5
	Sideswipe Collision	3
	Not Available	6
	Collision with Pedestrian	1
	% Collisions with Another Vehicle at an Angle	50%
	% Collisions with Pedestrian / Fixed Object	6%
	% Rear-End Collisions	6%
Crash Severity	Property Damage Only	12
	Injury	4
	Fatality	0
Lighting Conditions	Daylight	11
	Night-Time - Lighted	3
	Night-Time - Not Lighted	2
Contributing Factors*	Following too Closely	2
	Failed to Yield Right of Way	6
	Improper Overtaking / Driving	5
	Disregarded Stop Sign	1
	Excessive Speed	2
	Drove Left of Center	1
	Driver Inattention	2
	Other , No Driver Error	13

F. RUFINA CIRCLE AND CALLE DEL CIELO

The intersection of Rufina Circle and Calle Del Cielo had no reported traffic collisions from 2019 to 2023.

VIII. CONCLUSIONS AND RECOMMENDATIONS

A. CONCLUSIONS

The traffic analysis found that all intersections operate acceptably overall in the 2028 Build scenario. The eastbound left, eastbound thru/right, and the northbound left turning movements at the signalized intersection of Rufina Street and Siler Road operate at LOS E in the PM peak hour. To improve the eastbound movement, this approach should be restriped to remove on street parking near the intersection and including one 10' wide westbound lane leaving the intersection, a 10' wide dedicated eastbound left turn lane, one 10' eastbound through lane, and one 10' dedicated eastbound right turning lane. The dedicated right turn lane should include 200 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

The northbound thru/right turn movement at the Calle del Cielo and Cerrillos Road intersection continues to operate at LOS E during both peak hours, while the southbound left turn movement degrades to LOS E in the AM peak hour due to the development traffic. With this decline and increase in queue distance needed, it is recommended to complete median modifications on the north side of this intersection along Calle del Cielo to adequately store the queue that will develop. The median should be a maximum of 5' with a 10' left turn lane, a 10' southbound through lane, and a 10' dedicated right turn lane. Additionally, traffic signal timing adjustments should be completed at the intersection to help address this issue. As this storage length was not adequate prior to the development, a cost share of this improvement should be evaluated between the City of Santa Fe and the developer to determine appropriate shares.

In the 2038 Build scenario, the Rufina Street and Rufina Circle (east) intersection and the two new access driveways on Rufina Circle will operate overall acceptably. The northbound left turn lane at both the East and West intersections of Rufina Street and Rufina Circle is recommended to be installed to address City of Santa Fe turn lane warrants.

At the Rufina Circle and Calle del Cielo the westbound left turn lane is warranted and should be installed. This lane should be a minimum of 50' and include a taper length as determined by the MUTCD and prescribed in the City of Sanat Fe standards.

Lastly, Rufina Circle and Access 1 meets warrants for a left turn lane at the entrance to the development. This left turn lane should be 50 feet in length for storage with a

taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards. All other turning movement volumes do not meet turn lane thresholds at either access.

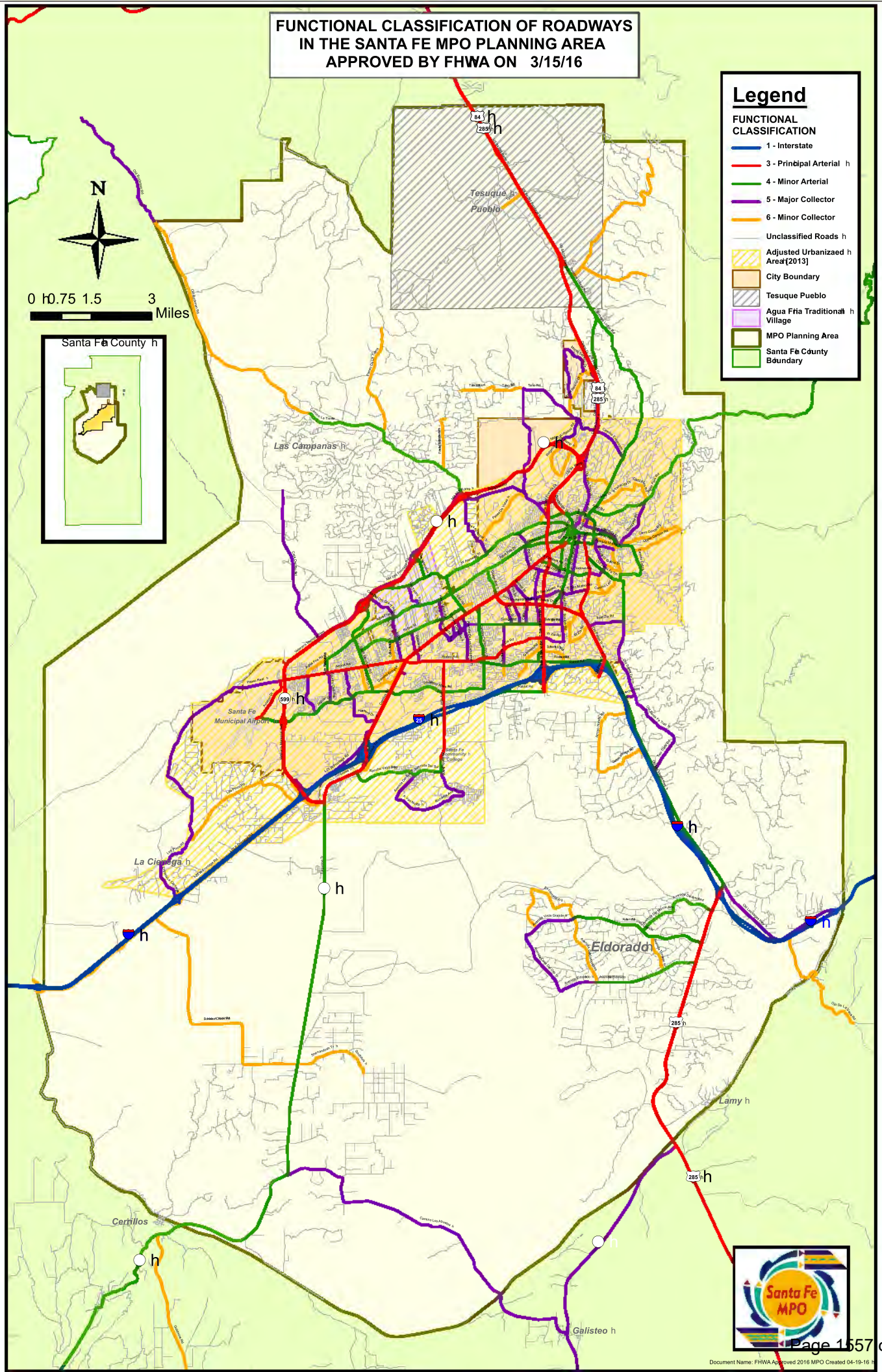
B. RECOMMENDATIONS

- Install a southbound left turn lane at Rufina Circle and Access 1 with striping modifications. This will include removal of on-street parking and installation of the left turn lane by shifting the northbound lane, southbound lane, and bike lanes to incorporate an 11 foot left turning lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as prescribed in the City of Santa Fe standards.
- Install an Eastbound dedicated right turn lane at the intersection of Rufina Street and Siler Road. This lane should be accomplished by striping by removing on street parking near the intersection and including one 10' wide westbound lane leaving the intersection, a 10' wide dedicated eastbound left turn lane, one 10' eastbound through lane, and one 10' dedicated eastbound right turning lane. The dedicated right turn lane should include 225 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards
- Median modifications should be completed at the Cerrillos and Calle de Cielo intersection. The median should be a maximum of 5 feet and the southbound lanes should include a 10' right turn lane, a 10' through lane, and a 10' left turn lane. These lanes should extend the full length of Calle de Cielo from Cerrillos to Rufina Circle.
- The northbound approach at the intersection of Rufina Street and Rufina Circle (West) should be restriped to remove on street parking near the intersection. New striping should include a 5' bike lane, a 10' dedicated left turning lane and a 10' shared through/right turn lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.
- At the intersection of Rufina Street and Rufina Circle (East), the northbound approach should be restriped to remove on street parking near the intersection. New striping should include a 5' bike lane, a 10' dedicated left turning lane and a 10' shared through/right turn lane. The dedicated left turn lane should include 50 feet for storage along with the

taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

- Rufina Circle and Calle del Cielo warrants a westbound left turn lane. This lane should be included at this intersection through restriping. On street parking would be removed approximately 100 feet prior to the intersection. The roadway is recommended to be restriped to include a 5' bike lane, a 10' westbound through lane, and a 10' westbound left turn lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.
- All designs shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) and City of Santa Fe requirements.

APPENDIX A:
SANTA FE ROADWAY FUNCTIONAL CLASSIFICATIONS

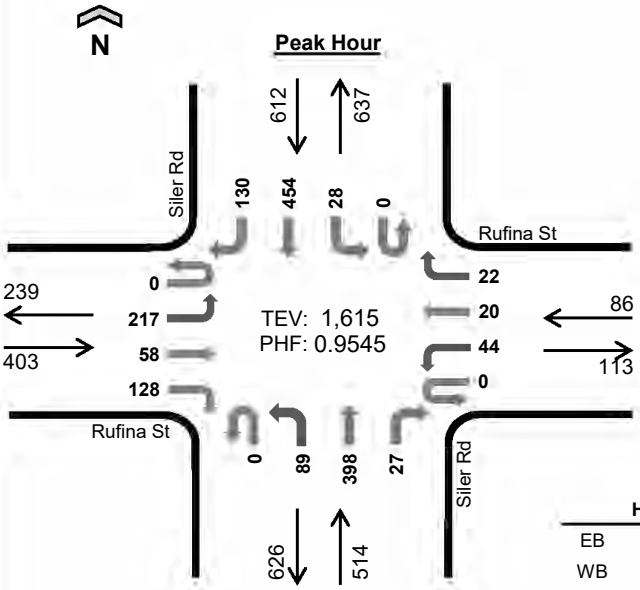


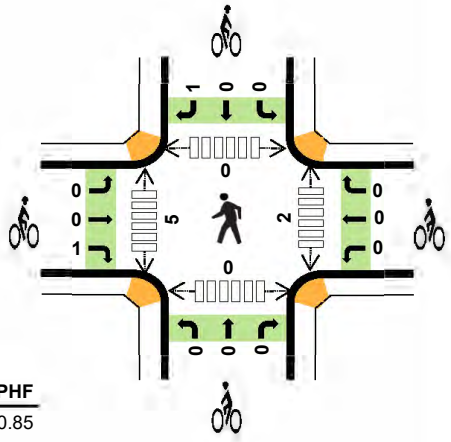
Document Name: FHWA Approved 2016 MPO Created 04-19-16

APPENDIX B:
EXISTING DATA

Siler Rd
Rufina St

Date: 7/9/2025
Count Period: 6:00 AM to 9:00 AM
Peak Hour: 7:45 AM to 8:45 AM





	HV%	PHF
EB	3%	0.85
WB	8%	0.65
NB	4%	0.87
SB	5%	0.94
TOTAL	4%	0.95

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Siler Rd Northbound				Siler Rd Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:45 AM		0	56	9	34	0	9	4	2	0	31	111	6	0	4	114	36	416	0
8:00 AM		0	66	19	33	0	7	4	7	0	20	102	3	0	11	118	33	423	0
8:15 AM		0	54	18	31	0	8	7	5	0	18	91	10	0	7	96	31	376	0
8:30 AM		0	41	12	30	0	20	5	8	0	20	94	8	0	6	126	30	400	1,615
Pk Hr	All	0	217	58	128	0	44	20	22	0	89	398	27	0	28	454	130	1,615	
	HV	0	10	0	4	0	4	0	3	0	0	18	1	0	1	21	6	68	
	HV%	-	5%	0%	3%	-	9%	0%	14%	-	0%	5%	4%	-	4%	5%	5%	4%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:45 AM	0	2	4	9	*15*	0	0	0	0	*0*	1	1	0	0	*2*
8:00 AM	2	1	4	4	*11*	0	0	0	0	*0*	0	2	0	0	*2*
8:15 AM	6	1	7	8	*22*	0	0	0	0	*0*	0	1	0	0	*1*
8:30 AM	6	3	4	7	*20*	1	0	0	1	*2*	1	1	0	0	*2*
Peak Hour	14	7	19	28	*68*	1	0	0	1	*2*	2	5	0	0	*7*

TJ Wethington
(720) 646-1008
tj.wethington@idaxdata.com

Count Summaries - All Vehicles

Interval Start	Rufina St Eastbound				Rufina St Westbound				Siler Rd Northbound				Siler Rd Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	8	0	10	0	4	2	0	0	2	21	1	0	0	22	10	80	0
6:15 AM	0	15	1	4	0	0	0	0	0	11	18	1	0	1	30	4	85	0
6:30 AM	0	23	1	6	0	1	2	0	0	9	35	2	0	2	26	6	113	0
6:45 AM	0	16	11	17	0	5	2	1	0	19	52	3	0	2	48	16	192	470
7:00 AM	0	30	5	18	0	7	0	6	0	13	53	1	0	4	56	18	211	601
7:15 AM	0	48	11	13	0	3	1	1	0	15	67	5	0	4	61	13	242	758
7:30 AM	0	63	8	25	0	4	4	2	0	12	76	4	0	8	92	25	323	968
7:45 AM	**0**	**56**	**9**	**34**	**0**	**9**	**4**	**2**	**0**	**31**	**111**	**6**	**0**	**4**	**114**	**36**	**416**	**1,192**
8:00 AM	**0**	**66**	**19**	**33**	**0**	**7**	**4**	**7**	**0**	**20**	**102**	**3**	**0**	**11**	**118**	**33**	**423**	**1,404**
8:15 AM	**0**	**54**	**18**	**31**	**0**	**8**	**7**	**5**	**0**	**18**	**91**	**10**	**0**	**7**	**96**	**31**	**376**	**1,538**
8:30 AM	**0**	**41**	**12**	**30**	**0**	**20**	**5**	**8**	**0**	**20**	**94**	**8**	**0**	**6**	**126**	**30**	**400**	**1,615**
8:45 AM	0	44	12	35	0	13	3	3	0	27	100	6	0	3	123	35	404	1,603
Count Total	0	464	107	256	0	81	34	35	0	197	820	50	0	52	912	257	3,265	
Pk Hr All	**0**	**217**	**58**	**128**	**0**	**44**	**20**	**22**	**0**	**89**	**398**	**27**	**0**	**28**	**454**	**130**	**1,615**	
Pk Hr HV	**0**	**10**	**0**	**4**	**0**	**4**	**0**	**3**	**0**	**0**	**18**	**1**	**0**	**1**	**21**	**6**	**68**	
Pk Hr HV%	**-**	**5%**	**0%**	**3%**	**-**	**9%**	**0%**	**14%**	**-**	**0%**	**5%**	**4%**	**-**	**4%**	**5%**	**5%**	**4%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
6:00 AM	1	0	0	2	*3*	0	0	0	0	*0*	0	0	0	0	*0*
6:15 AM	2	0	1	2	*5*	0	0	0	0	*0*	0	0	0	1	*1*
6:30 AM	1	1	2	4	*8*	0	0	0	0	*0*	1	0	0	0	*1*
6:45 AM	1	0	2	7	*10*	0	0	0	0	*0*	0	0	1	0	*1*
7:00 AM	1	2	7	4	*14*	0	0	0	0	*0*	0	2	1	0	*3*
7:15 AM	0	0	2	4	*6*	6	1	0	5	*12*	1	1	0	0	*2*
7:30 AM	3	1	5	7	*16*	0	0	1	0	*1*	1	0	0	0	*1*
7:45 AM	**0**	**2**	**4**	**9**	**15**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**2**
8:00 AM	**2**	**1**	**4**	**4**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**2**
8:15 AM	**6**	**1**	**7**	**8**	**22**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**
8:30 AM	**6**	**3**	**4**	**7**	**20**	**1**	**0**	**0**	**1**	**2**	**1**	**1**	**0**	**0**	**2**
8:45 AM	5	1	6	12	*24*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	28	12	44	70	*154*	7	1	1	6	*15*	5	8	2	1	*16*
Peak Hour	**14**	**7**	**19**	**28**	***68***	**1**	**0**	**0**	**1**	***2***	**2**	**5**	**0**	**0**	**7**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Siler Rd				Siler Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	1	3	0
6:15 AM	0	2	0	0	0	0	0	0	0	0	1	0	0	0	2	0	5	0
6:30 AM	0	0	0	1	0	0	1	0	0	0	2	0	0	0	3	1	8	0
6:45 AM	0	0	0	1	0	0	0	0	0	0	2	0	0	1	5	1	10	26
7:00 AM	0	1	0	0	0	1	0	1	0	0	7	0	0	0	4	0	14	37
7:15 AM	0	0	0	0	0	0	0	0	0	2	0	0	0	0	4	0	6	38
7:30 AM	0	0	1	2	0	1	0	0	0	0	5	0	0	1	4	2	16	46
7:45 AM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**4**	**0**	**0**	**0**	**7**	**2**	**15**	**51**
8:00 AM	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**4**	**0**	**0**	**1**	**3**	**0**	**11**	**48**
8:15 AM	**0**	**3**	**0**	**3**	**0**	**1**	**0**	**0**	**0**	**0**	**7**	**0**	**0**	**0**	**5**	**3**	**22**	**64**
8:30 AM	**0**	**5**	**0**	**1**	**0**	**2**	**0**	**1**	**0**	**0**	**3**	**1**	**0**	**0**	**6**	**1**	**20**	**68**
8:45 AM	0	2	0	3	0	1	0	0	0	2	4	0	0	0	9	3	24	77
Count Total	0	15	1	12	0	7	1	4	0	4	39	1	0	3	53	14	154	
Pk Hr Heavy	**0**	**10**	**0**	**4**	**0**	**4**	**0**	**3**	**0**	**0**	**18**	**1**	**0**	**1**	**21**	**6**	**68**	

Count Summaries - Bikes

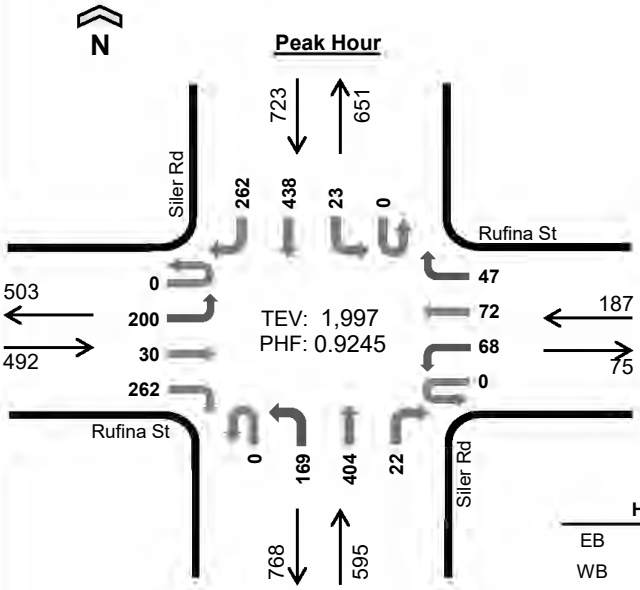
Interval Start	Rufina St				Rufina St				Siler Rd				Siler Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	6	0	0	0	1	0	0	0	0	0	0	0	5	12	12
7:30 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	13
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**13**
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**13**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:30 AM	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**2**
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Count Total	0	0	0	7	0	0	0	1	0	0	1	0	0	0	0	6	15	
Pk Hr Bike	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	

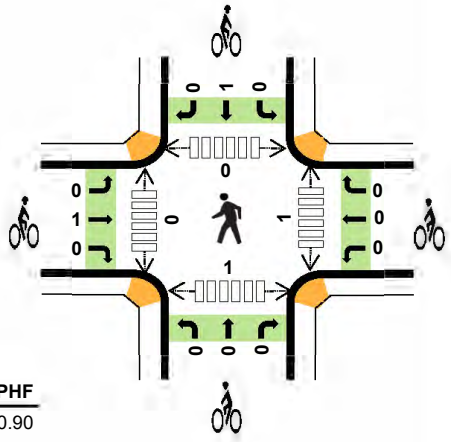
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Siler Rd
Rufina St

Date: 7/9/2025
Count Period: 3:00 PM to 6:00 PM
Peak Hour: 4:30 PM to 5:30 PM





	HV%	PHF
EB	1%	0.90
WB	2%	0.75
NB	2%	0.85
SB	1%	0.92
TOTAL	1%	0.92

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Siler Rd Northbound				Siler Rd Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:30 PM		0	57	6	59	0	13	17	13	0	46	88	6	0	3	119	59	486	0
4:45 PM		0	53	10	59	0	19	12	19	0	39	93	4	0	8	104	59	479	0
5:00 PM		0	37	7	67	0	24	26	12	0	32	106	6	0	6	102	67	492	0
5:15 PM		0	53	7	77	0	12	17	3	0	52	117	6	0	6	113	77	540	1,997
	All	0	200	30	262	0	68	72	47	0	169	404	22	0	23	438	262	1,997	
Pk Hr	HV	0	3	1	1	0	0	1	2	0	2	10	0	0	2	6	1	29	
	HV%	-	2%	3%	0%	-	0%	1%	4%	-	1%	2%	0%	-	9%	1%	0%	1%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:30 PM	2	1	1	3	*7*	0	0	0	1	*1*	1	0	0	1	*2*
4:45 PM	2	1	1	4	*8*	0	0	0	0	*0*	0	0	0	0	*0*
5:00 PM	0	1	3	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
5:15 PM	1	0	7	2	*10*	1	0	0	0	*1*	0	0	0	0	*0*
Peak Hour	5	3	12	9	*29*	1	0	0	1	*2*	1	0	0	1	*2*

TJ Wethington
(720) 646-1008
tj.wethington@idaxdata.com

Count Summaries - All Vehicles

Interval Start	Rufina St Eastbound				Rufina St Westbound				Siler Rd Northbound				Siler Rd Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	43	16	54	0	17	11	5	0	35	101	5	0	7	96	54	444	0
3:15 PM	0	51	6	40	0	20	9	6	0	48	99	7	0	3	115	40	444	0
3:30 PM	0	48	10	41	0	9	11	5	0	36	84	3	0	5	95	41	388	0
3:45 PM	0	35	12	70	0	15	11	7	0	37	92	6	0	7	117	70	479	1,755
4:00 PM	0	46	8	50	0	19	20	11	0	47	102	5	0	3	93	50	454	1,765
4:15 PM	0	51	10	58	0	23	15	5	0	47	103	5	0	5	116	58	496	1,817
4:30 PM	**0**	**57**	**6**	**59**	**0**	**13**	**17**	**13**	**0**	**46**	**88**	**6**	**0**	**3**	**119**	**59**	**486**	**1,915**
4:45 PM	**0**	**53**	**10**	**59**	**0**	**19**	**12**	**19**	**0**	**39**	**93**	**4**	**0**	**8**	**104**	**59**	**479**	**1,915**
5:00 PM	**0**	**37**	**7**	**67**	**0**	**24**	**26**	**12**	**0**	**32**	**106**	**6**	**0**	**6**	**102**	**67**	**492**	**1,953**
5:15 PM	**0**	**53**	**7**	**77**	**0**	**12**	**17**	**3**	**0**	**52**	**117**	**6**	**0**	**6**	**113**	**77**	**540**	**1,997**
5:30 PM	0	41	6	60	0	18	19	6	0	59	77	5	0	1	98	60	450	1,961
5:45 PM	0	37	5	34	0	13	12	5	0	41	69	5	0	3	91	35	350	1,832
Count Total	0	552	103	669	0	202	180	97	0	519	1,131	63	0	57	1,259	670	5,502	
Pk Hr All	**0**	**200**	**30**	**262**	**0**	**68**	**72**	**47**	**0**	**169**	**404**	**22**	**0**	**23**	**438**	**262**	**1,997**	
Pk Hr HV	**0**	**3**	**1**	**1**	**0**	**0**	**1**	**2**	**0**	**2**	**10**	**0**	**0**	**2**	**6**	**1**	**29**	
Pk Hr HV%	**-**	**2%**	**3%**	**0%**	**-**	**0%**	**1%**	**4%**	**-**	**1%**	**2%**	**0%**	**-**	**9%**	**1%**	**0%**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
3:00 PM	0	2	8	6	*16*	0	0	1	0	*1*	1	0	0	0	*1*
3:15 PM	5	2	2	5	*14*	0	0	0	0	*0*	0	1	0	0	*1*
3:30 PM	4	0	4	5	*13*	0	0	0	0	*0*	0	0	0	1	*1*
3:45 PM	7	1	5	6	*19*	0	0	0	0	*0*	0	0	0	0	*0*
4:00 PM	2	0	3	2	*7*	0	0	0	0	*0*	1	1	0	0	*2*
4:15 PM	3	2	5	3	*13*	0	0	0	0	*0*	0	1	0	0	*1*
4:30 PM	**2**	**1**	**1**	**3**	**7**	**0**	**0**	**0**	**1**	**1**	**1**	**0**	**0**	**1**	**2**
4:45 PM	**2**	**1**	**1**	**4**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	**0**	**1**	**3**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:15 PM	**1**	**0**	**7**	**2**	**10**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
5:30 PM	3	2	1	4	*10*	0	0	0	0	*0*	0	1	0	0	*1*
5:45 PM	1	2	1	2	*6*	0	0	0	0	*0*	0	1	0	0	*1*
Count Total	30	14	41	42	*127*	1	0	1	1	*3*	3	5	0	2	*10*
Peak Hour	**5**	**3**	**12**	**9**	***29***	**1**	**0**	**0**	**1**	**2**	**1**	**0**	**0**	**1**	**2**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Siler Rd				Siler Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	1	1	0	0	7	1	0	0	6	0	16	0
3:15 PM	0	3	0	2	0	2	0	0	0	0	2	0	0	0	3	2	14	0
3:30 PM	0	1	0	3	0	0	0	0	0	1	3	0	0	0	2	3	13	0
3:45 PM	0	2	1	4	0	1	0	0	0	1	4	0	0	0	2	4	19	62
4:00 PM	0	1	0	1	0	0	0	0	0	2	1	0	0	0	1	1	7	53
4:15 PM	0	0	2	1	0	2	0	0	0	1	4	0	0	0	2	1	13	52
4:30 PM	**0**	**2**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**3**	**0**	**7**	**46**
4:45 PM	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**1**	**2**	**1**	**8**	**35**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**4**	**32**
5:15 PM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**0**	**0**	**1**	**1**	**0**	**10**	**29**
5:30 PM	0	1	0	2	0	0	1	1	0	1	0	0	0	0	1	3	10	32
5:45 PM	0	0	0	1	0	1	1	0	0	1	0	0	0	0	1	1	6	30
Count Total	0	11	4	15	0	6	4	4	0	9	31	1	0	2	24	16	127	
Pk Hr Heavy	**0**	**3**	**1**	**1**	**0**	**0**	**1**	**2**	**0**	**2**	**10**	**0**	**0**	**2**	**6**	**1**	**29**	

Count Summaries - Bikes

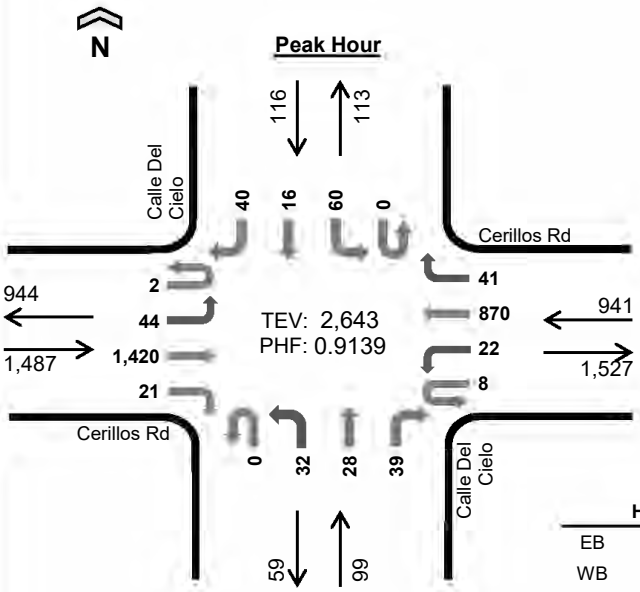
Interval Start	Rufina St				Rufina St				Siler Rd				Siler Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**1**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
5:15 PM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Count Total	0	0	1	0	0	0	0	0	0	0	1	0	0	0	1	0	3	
Pk Hr Bike	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**2**	

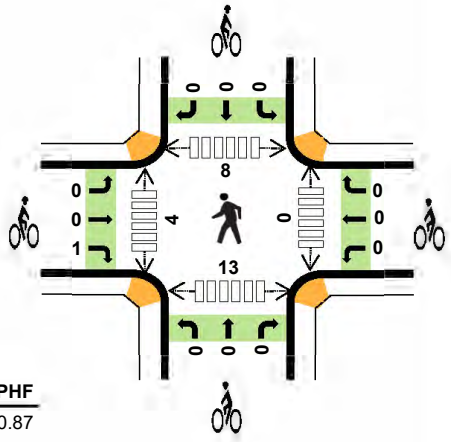
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Calle Del Cielo
Cerillos Rd

Date: 7/9/2025
Count Period: 6:00 AM to 9:00 AM
Peak Hour: 8:00 AM to 9:00 AM





	HV%	PHF
EB	3%	0.87
WB	4%	0.82
NB	4%	0.85
SB	3%	0.94
TOTAL	3%	0.91

Peak Hour Count Summaries

Peak Hour Interval Start		Cerillos Rd Eastbound				Cerillos Rd Westbound				Calle Del Cielo Northbound				Calle Del Cielo Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
8:00 AM		1	20	404	4	1	3	180	12	0	6	11	12	0	14	6	11	685	0
8:15 AM		1	1	312	7	2	3	197	5	0	3	7	10	0	12	3	11	574	0
8:30 AM		0	12	342	6	3	9	230	9	0	11	4	6	0	17	3	9	661	0
8:45 AM		0	11	362	4	2	7	263	15	0	12	6	11	0	17	4	9	723	2,643
	All	2	44	1,420	21	8	22	870	41	0	32	28	39	0	60	16	40	2,643	
Pk Hr	HV	0	3	40	0	0	0	35	0	0	1	1	2	0	3	0	1	86	
	HV%	0%	7%	3%	0%	0%	0%	4%	0%	-	3%	4%	5%	-	5%	0%	3%	3%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
8:00 AM	13	12	0	2	*27*	1	0	0	0	*1*	0	2	1	4	*7*
8:15 AM	7	8	2	0	*17*	0	0	0	0	*0*	0	0	0	3	*3*
8:30 AM	10	6	0	1	*17*	0	0	0	0	*0*	0	1	2	2	*5*
8:45 AM	13	9	2	1	*25*	0	0	0	0	*0*	0	1	5	4	*10*
Peak Hour	43	35	4	4	*86*	1	0	0	0	*1*	0	4	8	13	*25*

TJ Wethington
(720) 646-1008

Count Summaries - All Vehicles

Interval Start	Cerillos Rd Eastbound				Cerillos Rd Westbound				Calle Del Cielo Northbound				Calle Del Cielo Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	3	92	0	0	1	57	4	0	1	1	1	0	4	1	1	166	0
6:15 AM	1	3	146	1	0	1	56	1	0	1	2	2	0	2	0	3	219	0
6:30 AM	0	5	165	2	1	0	78	0	0	4	1	1	0	3	1	4	265	0
6:45 AM	0	3	220	0	0	2	118	5	0	2	1	3	0	4	0	0	358	1,008
7:00 AM	1	11	224	0	0	4	106	4	0	0	5	2	0	7	1	3	368	1,210
7:15 AM	0	11	321	1	2	1	137	7	0	5	6	8	0	2	2	2	505	1,496
7:30 AM	0	11	369	2	1	2	165	9	0	4	7	9	0	9	2	6	596	1,827
7:45 AM	0	4	456	7	2	2	203	4	0	5	10	7	0	16	1	3	720	2,189
8:00 AM	**1**	**20**	**404**	**4**	**1**	**3**	**180**	**12**	**0**	**6**	**11**	**12**	**0**	**14**	**6**	**11**	**685**	**2,506**
8:15 AM	**1**	**1**	**312**	**7**	**2**	**3**	**197**	**5**	**0**	**3**	**7**	**10**	**0**	**12**	**3**	**11**	**574**	**2,575**
8:30 AM	**0**	**12**	**342**	**6**	**3**	**9**	**230**	**9**	**0**	**11**	**4**	**6**	**0**	**17**	**3**	**9**	**661**	**2,640**
8:45 AM	**0**	**11**	**362**	**4**	**2**	**7**	**263**	**15**	**0**	**12**	**6**	**11**	**0**	**17**	**4**	**9**	**723**	**2,643**
Count Total	4	95	3,413	34	14	35	1,790	75	0	54	61	72	0	107	24	62	5,840	
Pk Hr All	**2**	**44**	**1,420**	**21**	**8**	**22**	**870**	**41**	**0**	**32**	**28**	**39**	**0**	**60**	**16**	**40**	**2,643**	
Pk Hr HV	**0**	**3**	**40**	**0**	**0**	**0**	**35**	**0**	**0**	**1**	**1**	**2**	**0**	**3**	**0**	**1**	**86**	
Pk Hr HV%	**0%**	**7%**	**3%**	**0%**	**0%**	**0%**	**4%**	**0%**	**-**	**3%**	**4%**	**5%**	**-**	**5%**	**0%**	**3%**	**3%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
6:00 AM	3	1	0	0	*4*	0	0	0	0	*0*	0	0	2	2	*4*
6:15 AM	5	3	0	0	*8*	0	0	0	0	*0*	0	0	0	2	*2*
6:30 AM	5	1	0	1	*7*	0	1	0	0	*1*	0	0	2	2	*4*
6:45 AM	3	2	0	0	*5*	0	0	0	0	*0*	0	0	2	0	*2*
7:00 AM	9	5	0	1	*15*	0	0	0	0	*0*	2	2	1	3	*8*
7:15 AM	7	4	0	0	*11*	0	0	0	0	*0*	0	0	1	4	*5*
7:30 AM	9	8	1	1	*19*	0	0	0	0	*0*	0	0	1	1	*2*
7:45 AM	10	10	1	0	*21*	0	0	0	0	*0*	0	0	6	1	*7*
8:00 AM	**13**	**12**	**0**	**2**	**27**	**1**	**0**	**0**	**0**	**1**	**0**	**2**	**1**	**4**	**7**
8:15 AM	**7**	**8**	**2**	**0**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**3**
8:30 AM	**10**	**6**	**0**	**1**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**2**	**5**
8:45 AM	**13**	**9**	**2**	**1**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**5**	**4**	**10**
Count Total	94	69	6	7	*176*	1	1	0	0	*2*	2	6	23	28	*59*
Peak Hour	**43**	**35**	**4**	**4**	***86***	**1**	**0**	**0**	**0**	***1***	**0**	**4**	**8**	**13**	**25**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Cerillos Rd				Cerillos Rd				Calle Del Cielo				Calle Del Cielo				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	1	2	0	0	0	1	0	0	0	0	0	0	0	0	0	4	0
6:15 AM	0	0	5	0	0	0	3	0	0	0	0	0	0	0	0	0	8	0
6:30 AM	0	0	5	0	0	0	1	0	0	0	0	0	0	0	0	1	7	0
6:45 AM	0	0	3	0	0	0	2	0	0	0	0	0	0	0	0	0	5	24
7:00 AM	0	0	9	0	0	0	5	0	0	0	0	0	0	0	0	1	15	35
7:15 AM	0	0	6	1	0	0	4	0	0	0	0	0	0	0	0	0	11	38
7:30 AM	0	0	9	0	0	0	8	0	0	0	0	1	0	0	1	0	19	50
7:45 AM	0	0	9	1	0	0	10	0	0	0	0	1	0	0	0	0	21	66
8:00 AM	**0**	**1**	**12**	**0**	**0**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**27**	**78**
8:15 AM	**0**	**0**	**7**	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**17**	**84**
8:30 AM	**0**	**0**	**10**	**0**	**0**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**17**	**82**
8:45 AM	**0**	**2**	**11**	**0**	**0**	**0**	**9**	**0**	**0**	**1**	**1**	**0**	**0**	**1**	**0**	**0**	**25**	**86**
Count Total	0	4	88	2	0	0	69	0	0	1	1	4	0	3	1	3	176	
Pk Hr Heavy	**0**	**3**	**40**	**0**	**0**	**0**	**35**	**0**	**0**	**1**	**1**	**2**	**0**	**3**	**0**	**1**	**86**	

Count Summaries - Bikes

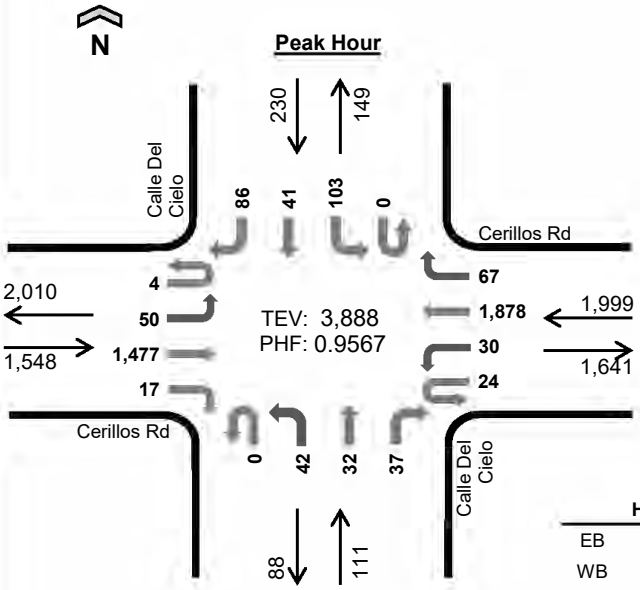
Interval Start	Cerillos Rd				Cerillos Rd				Calle Del Cielo				Calle Del Cielo				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
Count Total	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2	
Pk Hr Bike	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	

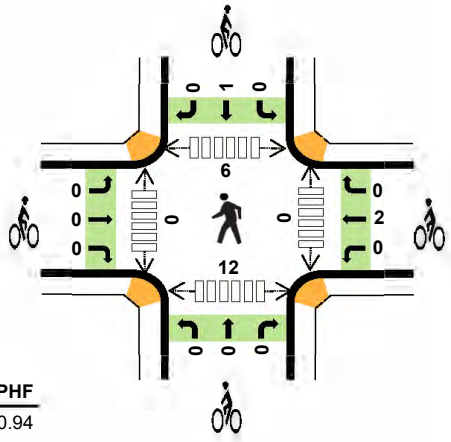
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Calle Del Cielo
Cerillos Rd

Date: 7/9/2025
Count Period: 3:00 PM to 6:00 PM
Peak Hour: 4:30 PM to 5:30 PM





	HV%	PHF
EB	1%	0.94
WB	1%	0.97
NB	0%	0.90
SB	1%	0.96
TOTAL	1%	0.96

Peak Hour Count Summaries

Peak Hour Interval Start		Cerillos Rd Eastbound				Cerillos Rd Westbound				Calle Del Cielo Northbound				Calle Del Cielo Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:30 PM		3	11	336	9	7	9	478	18	0	17	4	10	0	27	15	17	961	0
4:45 PM		1	14	380	1	6	6	440	17	0	6	10	11	0	23	6	28	949	0
5:00 PM		0	15	396	2	6	6	483	19	0	9	12	8	0	29	11	20	1,016	0
5:15 PM		0	10	365	5	5	9	477	13	0	10	6	8	0	24	9	21	962	3,888
Pk Hr	All	4	50	1,477	17	24	30	1,878	67	0	42	32	37	0	103	41	86	3,888	
	HV	0	0	10	0	0	1	16	0	0	0	0	0	0	0	0	2	29	
	HV%	0%	0%	1%	0%	0%	3%	1%	0%	-	0%	0%	0%	-	0%	0%	2%	1%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:30 PM	1	6	0	0	*7*	0	0	0	1	*1*	0	0	1	7	*8*
4:45 PM	2	5	0	2	*9*	0	0	0	0	*0*	0	0	3	3	*6*
5:00 PM	4	2	0	0	*6*	0	2	0	0	*2*	0	0	1	0	*1*
5:15 PM	3	4	0	0	*7*	0	0	0	0	*0*	0	0	1	2	*3*
Peak Hour	10	17	0	2	*29*	0	2	0	1	*3*	0	0	6	12	*18*

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - All Vehicles

Interval Start	Cerillos Rd Eastbound				Cerillos Rd Westbound				Calle Del Cielo Northbound				Calle Del Cielo Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	2	7	335	6	2	6	422	19	0	13	6	11	0	17	4	12	862	0
3:15 PM	0	15	390	6	8	8	394	16	0	13	10	12	0	17	6	21	916	0
3:30 PM	1	7	365	10	5	11	430	15	0	6	13	11	0	23	8	12	917	0
3:45 PM	0	11	398	6	5	6	439	13	0	18	13	6	0	15	2	11	943	3,638
4:00 PM	0	12	389	5	2	3	401	20	0	14	7	12	0	19	10	19	913	3,689
4:15 PM	2	9	349	5	12	13	457	25	0	12	16	4	0	19	5	20	948	3,721
4:30 PM	**3**	**11**	**336**	**9**	**7**	**9**	**478**	**18**	**0**	**17**	**4**	**10**	**0**	**27**	**15**	**17**	**961**	**3,765**
4:45 PM	**1**	**14**	**380**	**1**	**6**	**6**	**440**	**17**	**0**	**6**	**10**	**11**	**0**	**23**	**6**	**28**	**949**	**3,771**
5:00 PM	**0**	**15**	**396**	**2**	**6**	**6**	**483**	**19**	**0**	**9**	**12**	**8**	**0**	**29**	**11**	**20**	**1,016**	**3,874**
5:15 PM	**0**	**10**	**365**	**5**	**5**	**9**	**477**	**13**	**0**	**10**	**6**	**8**	**0**	**24**	**9**	**21**	**962**	**3,888**
5:30 PM	1	9	336	5	4	7	422	15	0	11	9	7	0	11	7	8	852	3,779
5:45 PM	1	18	359	4	2	7	456	20	0	9	6	3	0	11	3	16	915	3,745
Count Total	11	138	4,398	64	64	91	5,299	210	0	138	112	103	0	235	86	205	11,154	
Pk Hr All	**4**	**50**	**1,477**	**17**	**24**	**30**	**1,878**	**67**	**0**	**42**	**32**	**37**	**0**	**103**	**41**	**86**	**3,888**	
Pk Hr HV	**0**	**0**	**10**	**0**	**0**	**1**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**29**	
Pk Hr HV%	**0%**	**0%**	**1%**	**0%**	**0%**	**3%**	**1%**	**0%**	**-**	**0%**	**0%**	**0%**	**-**	**0%**	**0%**	**2%**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
3:00 PM	6	6	0	0	*12*	0	0	0	0	*0*	0	0	0	0	*0*
3:15 PM	7	8	0	0	*15*	0	0	0	0	*0*	0	1	1	2	*4*
3:30 PM	5	5	1	0	*11*	0	0	0	0	*0*	0	0	1	2	*3*
3:45 PM	7	4	0	0	*11*	0	0	0	0	*0*	0	0	0	4	*4*
4:00 PM	7	5	1	1	*14*	0	0	0	0	*0*	0	0	1	3	*4*
4:15 PM	3	5	0	1	*9*	0	0	0	0	*0*	0	0	0	1	*1*
4:30 PM	**1**	**6**	**0**	**0**	**7**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**1**	**7**	**8**
4:45 PM	**2**	**5**	**0**	**2**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**3**	**6**
5:00 PM	**4**	**2**	**0**	**0**	**6**	**0**	**2**	**0**	**0**	**2**	**0**	**0**	**1**	**0**	**1**
5:15 PM	**3**	**4**	**0**	**0**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**3**
5:30 PM	5	5	0	0	*10*	0	0	0	0	*0*	0	0	0	2	*2*
5:45 PM	3	6	0	0	*9*	0	0	0	0	*0*	0	0	4	1	*5*
Count Total	53	61	2	4	*120*	0	2	0	1	*3*	0	1	13	27	*41*
Peak Hour	**10**	**17**	**0**	**2**	***29***	**0**	**2**	**0**	**1**	***3***	**0**	**0**	**6**	**12**	**18**

TJ Wethington
(720) 646-1008
tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Cerillos Rd				Cerillos Rd				Calle Del Cielo				Calle Del Cielo				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	6	0	0	0	6	0	0	0	0	0	0	0	0	0	12	0
3:15 PM	0	0	7	0	0	0	7	1	0	0	0	0	0	0	0	0	15	0
3:30 PM	0	0	4	1	0	0	4	1	0	0	1	0	0	0	0	0	11	0
3:45 PM	0	0	7	0	0	0	4	0	0	0	0	0	0	0	0	0	11	49
4:00 PM	0	1	6	0	0	0	4	1	0	0	1	0	0	1	0	0	14	51
4:15 PM	0	0	3	0	0	0	5	0	0	0	0	0	0	0	1	0	9	45
4:30 PM	**0**	**0**	**1**	**0**	**0**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**41**
4:45 PM	**0**	**0**	**2**	**0**	**0**	**1**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**9**	**39**
5:00 PM	**0**	**0**	**4**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**31**
5:15 PM	**0**	**0**	**3**	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**29**
5:30 PM	0	0	5	0	0	0	5	0	0	0	0	0	0	0	0	0	10	32
5:45 PM	0	0	3	0	0	0	6	0	0	0	0	0	0	0	0	0	9	32
Count Total	0	1	51	1	0	1	57	3	0	0	2	0	0	1	1	2	120	
Pk Hr Heavy	**0**	**0**	**10**	**0**	**0**	**1**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**29**	

Count Summaries - Bikes

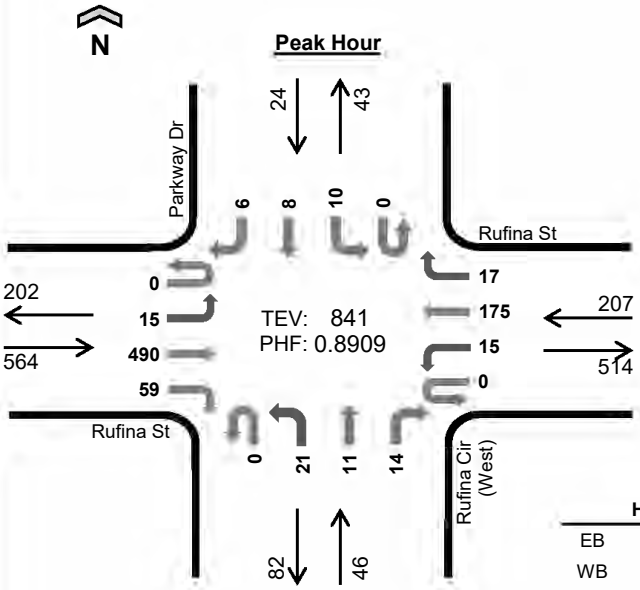
Interval Start	Cerillos Rd				Cerillos Rd				Calle Del Cielo				Calle Del Cielo				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**1**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**3**
5:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Count Total	0	0	0	0	0	0	2	0	0	0	0	0	0	0	1	0	3	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**3**	

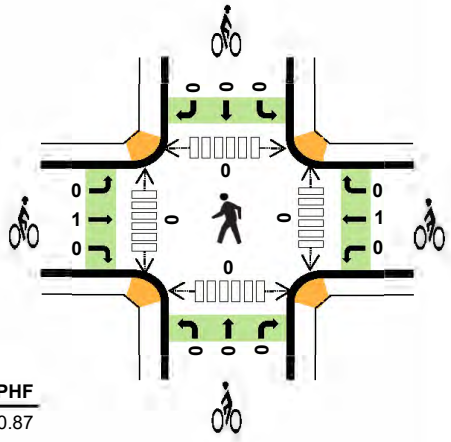
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Parkway Dr
Rufina St

Date: 7/9/2025
Count Period: 6:00 AM to 9:00 AM
Peak Hour: 7:45 AM to 8:45 AM





	HV%	PHF
EB	2%	0.87
WB	3%	0.89
NB	9%	0.88
SB	13%	0.46
TOTAL	3%	0.89

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Rufina Cir (West) Northbound				Parkway Dr Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:45 AM		0	4	141	11	0	9	46	3	0	7	1	2	0	4	0	0	228	0
8:00 AM		0	3	137	22	0	3	52	2	0	7	3	3	0	1	3	0	236	0
8:15 AM		0	6	105	11	0	2	36	7	0	4	5	4	0	1	1	1	183	0
8:30 AM		0	2	107	15	0	1	41	5	0	3	2	5	0	4	4	5	194	841
Pk Hr	All	0	15	490	59	0	15	175	17	0	21	11	14	0	10	8	6	841	
	HV	0	0	9	1	0	0	6	0	0	2	0	2	0	2	1	0	23	
	HV%	-	0%	2%	2%	-	0%	3%	0%	-	10%	0%	14%	-	20%	13%	0%	3%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals EB	WB	NB	SB	Total	Bicycles EB	WB	NB	SB	Total	Pedestrians (Crossing Leg) E	W	N	S	Total
7:45 AM	1	1	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	4	0	2	1	*7*	1	0	0	0	*1*	0	0	0	0	*0*
8:15 AM	3	3	1	0	*7*	0	0	0	0	*0*	0	0	0	0	*0*
8:30 AM	2	2	1	2	*7*	0	1	0	0	*1*	0	0	0	0	*0*
Peak Hour	10	6	4	3	*23*	1	1	0	0	*2*	0	0	0	0	*0*

TJ Wethington
(720) 646-1008

Count Summaries - All Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (West)				Parkway Dr				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	25	6	0	1	9	1	0	2	0	2	0	1	0	1	48	0
6:15 AM	0	0	33	1	0	0	9	1	0	1	0	0	0	0	0	0	45	0
6:30 AM	0	0	50	2	0	1	10	2	0	0	0	1	0	1	1	0	68	0
6:45 AM	0	1	70	9	0	2	31	5	0	1	3	2	0	1	0	1	126	287
7:00 AM	0	2	48	8	0	0	24	3	0	2	3	0	0	1	2	0	93	332
7:15 AM	0	7	116	9	0	1	18	0	0	1	3	1	0	2	1	0	159	446
7:30 AM	0	6	128	10	0	2	25	6	0	4	3	2	0	1	2	0	189	567
7:45 AM	**0**	**4**	**141**	**11**	**0**	**9**	**46**	**3**	**0**	**7**	**1**	**2**	**0**	**4**	**0**	**0**	**228**	**669**
8:00 AM	**0**	**3**	**137**	**22**	**0**	**3**	**52**	**2**	**0**	**7**	**3**	**3**	**0**	**1**	**3**	**0**	**236**	**812**
8:15 AM	**0**	**6**	**105**	**11**	**0**	**2**	**36**	**7**	**0**	**4**	**5**	**4**	**0**	**1**	**1**	**1**	**183**	**836**
8:30 AM	**0**	**2**	**107**	**15**	**0**	**1**	**41**	**5**	**0**	**3**	**2**	**5**	**0**	**4**	**4**	**5**	**194**	**841**
8:45 AM	0	5	97	14	0	0	50	4	0	1	6	6	0	1	3	2	189	802
Count Total	0	36	1,057	118	0	22	351	39	0	33	29	28	0	18	17	10	1,758	
Pk Hr All	**0**	**15**	**490**	**59**	**0**	**15**	**175**	**17**	**0**	**21**	**11**	**14**	**0**	**10**	**8**	**6**	**841**	
Pk Hr HV	**0**	**0**	**9**	**1**	**0**	**0**	**6**	**0**	**0**	**2**	**0**	**2**	**0**	**2**	**1**	**0**	**23**	
Pk Hr HV%	**-**	**0%**	**2%**	**2%**	**-**	**0%**	**3%**	**0%**	**-**	**10%**	**0%**	**14%**	**-**	**20%**	**13%**	**0%**	**3%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
6:00 AM	0	3	0	0	*3*	0	0	0	0	*0*	0	0	0	0	*0*
6:15 AM	0	0	0	0	*0*	0	1	0	0	*1*	0	0	0	0	*0*
6:30 AM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
6:45 AM	2	3	0	0	*5*	0	0	0	0	*0*	0	0	0	0	*0*
7:00 AM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	0	0	0	0	*0*	0	6	0	0	*6*	0	0	0	0	*0*
7:30 AM	1	3	0	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	**1**	**1**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**4**	**0**	**2**	**1**	**7**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
8:15 AM	**3**	**3**	**1**	**0**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	**2**	**2**	**1**	**2**	**7**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
8:45 AM	3	4	1	0	*8*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	16	21	5	3	*45*	1	8	0	0	*9*	0	0	0	0	*0*
Peak Hour	**10**	**6**	**4**	**3**	***23***	**1**	**1**	**0**	**0**	***2***	**0**	**0**	**0**	**0**	**0**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (West)				Parkway Dr				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0	3	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0
6:45 AM	0	0	2	0	0	1	2	0	0	0	0	0	0	0	0	0	5	9
7:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	7
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
7:30 AM	0	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	4	10
7:45 AM	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**7**
8:00 AM	**0**	**0**	**3**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**1**	**0**	**0**	**7**	**13**
8:15 AM	**0**	**0**	**3**	**0**	**0**	**0**	**3**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**20**
8:30 AM	**0**	**0**	**2**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**1**	**0**	**7**	**23**
8:45 AM	0	0	2	1	0	0	4	0	0	0	0	1	0	0	0	0	8	29
Count Total	0	0	14	2	0	3	18	0	0	2	0	3	0	2	1	0	45	
Pk Hr Heavy	**0**	**0**	**9**	**1**	**0**	**0**	**6**	**0**	**0**	**2**	**0**	**2**	**0**	**2**	**1**	**0**	**23**	

Count Summaries - Bikes

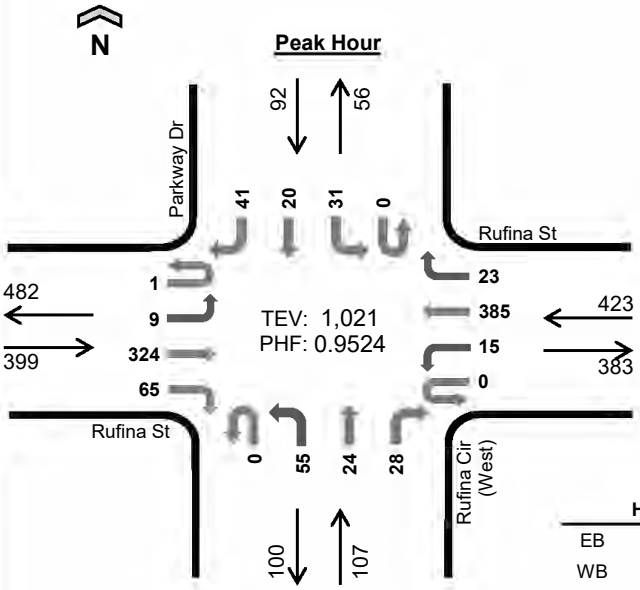
Interval Start	Rufina St				Rufina St				Rufina Cir (West)				Parkway Dr				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	6	6
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**
8:00 AM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**7**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Count Total	0	0	1	0	0	0	8	0	0	0	0	0	0	0	0	0	9	
Pk Hr Bike	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	

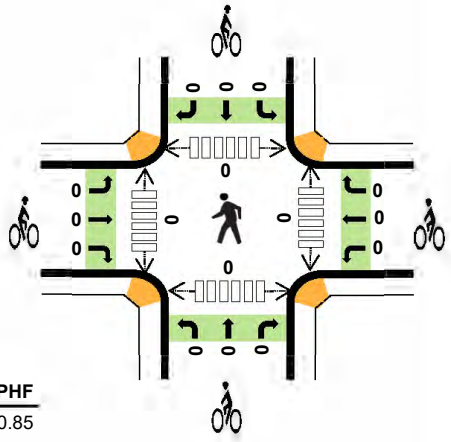
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Parkway Dr
Rufina St

Date: 7/9/2025
Count Period: 3:00 PM to 6:00 PM
Peak Hour: 3:45 PM to 4:45 PM





	HV%	PHF
EB	3%	0.85
WB	0%	0.96
NB	5%	0.84
SB	4%	0.64
TOTAL	2%	0.95

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Rufina Cir (West) Northbound				Parkway Dr Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:45 PM		**0**	**5**	**93**	**18**	**0**	**4**	**91**	**5**	**0**	**13**	**4**	**8**	**0**	**12**	**6**	**9**	**268**	**0**
4:00 PM		**0**	**1**	**67**	**12**	**0**	**6**	**98**	**6**	**0**	**14**	**8**	**5**	**0**	**8**	**8**	**20**	**253**	**0**
4:15 PM		**1**	**2**	**71**	**12**	**0**	**3**	**98**	**5**	**0**	**18**	**8**	**6**	**0**	**4**	**2**	**4**	**234**	**0**
4:30 PM		**0**	**1**	**93**	**23**	**0**	**2**	**98**	**7**	**0**	**10**	**4**	**9**	**0**	**7**	**4**	**8**	**266**	**1,021**
	All	**1**	**9**	**324**	**65**	**0**	**15**	**385**	**23**	**0**	**55**	**24**	**28**	**0**	**31**	**20**	**41**	**1,021**	
Pk Hr	**HV**	**0**	**0**	**12**	**1**	**0**	**0**	**2**	**0**	**0**	**1**	**1**	**3**	**0**	**4**	**0**	**0**	**24**	
	HV%	**0%**	**0%**	**4%**	**2%**	**-**	**0%**	**1%**	**0%**	**-**	**2%**	**4%**	**11%**	**-**	**13%**	**0%**	**0%**	**2%**	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
3:45 PM	**4**	**1**	**3**	**3**	***11***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
4:00 PM	**3**	**0**	**1**	**0**	***4***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
4:15 PM	**4**	**1**	**0**	**0**	***5***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
4:30 PM	**2**	**0**	**1**	**1**	***4***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
Peak Hour	**13**	**2**	**5**	**4**	***24***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***

TJ Wethington
(720) 646-1008

Count Summaries - All Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (West)				Parkway Dr				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	5	65	14	0	6	81	1	0	11	1	8	0	2	0	1	195	0
3:15 PM	0	4	74	11	0	5	83	6	0	15	4	5	0	3	2	4	216	0
3:30 PM	0	2	72	16	0	1	71	6	0	18	5	6	0	3	3	5	208	0
3:45 PM	**0**	**5**	**93**	**18**	**0**	**4**	**91**	**5**	**0**	**13**	**4**	**8**	**0**	**12**	**6**	**9**	**268**	**887**
4:00 PM	**0**	**1**	**67**	**12**	**0**	**6**	**98**	**6**	**0**	**14**	**8**	**5**	**0**	**8**	**8**	**20**	**253**	**945**
4:15 PM	**1**	**2**	**71**	**12**	**0**	**3**	**98**	**5**	**0**	**18**	**8**	**6**	**0**	**4**	**2**	**4**	**234**	**963**
4:30 PM	**0**	**1**	**93**	**23**	**0**	**2**	**98**	**7**	**0**	**10**	**4**	**9**	**0**	**7**	**4**	**8**	**266**	**1,021**
4:45 PM	0	1	70	12	0	6	92	3	0	7	4	8	0	3	3	7	216	969
5:00 PM	0	1	64	23	0	7	119	3	0	23	5	6	0	2	4	8	265	981
5:15 PM	0	4	90	13	0	8	122	6	0	13	3	6	0	2	4	1	272	1,019
5:30 PM	0	1	61	9	0	1	125	9	0	8	2	4	0	0	3	2	225	978
5:45 PM	0	6	67	13	0	3	70	9	0	16	2	4	0	4	0	3	197	959
Count Total	1	33	887	176	0	52	1,148	66	0	166	50	75	0	50	39	72	2,815	
Pk Hr All	**1**	**9**	**324**	**65**	**0**	**15**	**385**	**23**	**0**	**55**	**24**	**28**	**0**	**31**	**20**	**41**	**1,021**	
Pk Hr HV	**0**	**0**	**12**	**1**	**0**	**0**	**2**	**0**	**0**	**1**	**1**	**3**	**0**	**4**	**0**	**0**	**24**	
Pk Hr HV%	**0%**	**0%**	**4%**	**2%**	**-**	**0%**	**1%**	**0%**	**-**	**2%**	**4%**	**11%**	**-**	**13%**	**0%**	**0%**	**2%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
3:00 PM	3	1	0	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
3:15 PM	4	4	1	1	*10*	0	0	0	0	*0*	0	0	0	0	*0*
3:30 PM	2	1	1	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
3:45 PM	**4**	**1**	**3**	**3**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:00 PM	**3**	**0**	**1**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:15 PM	**4**	**1**	**0**	**0**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**2**	**0**	**1**	**1**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	0	1	0	0	*1*	0	0	0	0	*0*	2	0	1	0	*3*
5:00 PM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
5:15 PM	3	0	1	0	*4*	1	0	0	0	*1*	0	0	0	0	*0*
5:30 PM	1	3	0	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	2	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	26	15	8	5	*54*	1	0	0	0	*1*	2	0	1	0	*3*
Peak Hour	**13**	**2**	**5**	**4**	***24***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	**0**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (West)				Parkway Dr				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	1	2	0	0	0	1	0	0	0	0	0	0	0	0	0	4	0
3:15 PM	0	2	2	0	0	0	3	1	0	0	0	1	0	1	0	0	10	0
3:30 PM	0	0	1	1	0	0	1	0	0	0	1	0	0	0	0	0	4	0
3:45 PM	**0**	**0**	**4**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**2**	**0**	**3**	**0**	**0**	**11**	**29**
4:00 PM	**0**	**0**	**2**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**4**	**29**
4:15 PM	**0**	**0**	**4**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**5**	**24**
4:30 PM	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**4**	**24**
4:45 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	14
5:00 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	11
5:15 PM	0	0	2	1	0	0	0	0	0	1	0	0	0	0	0	0	4	10
5:30 PM	0	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	4	10
5:45 PM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	11
Count Total	0	3	20	3	0	0	14	1	0	2	2	4	0	5	0	0	54	
Pk Hr Heavy	**0**	**0**	**12**	**1**	**0**	**0**	**2**	**0**	**0**	**1**	**1**	**3**	**0**	**4**	**0**	**0**	**24**	

Count Summaries - Bikes

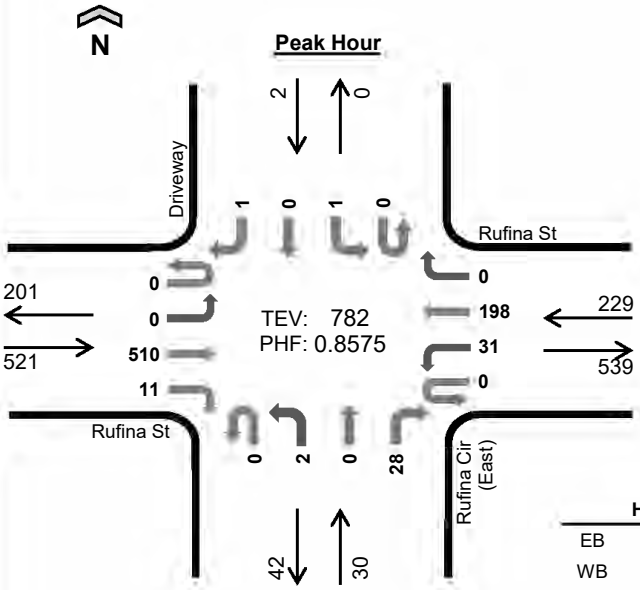
Interval Start	Rufina St				Rufina St				Rufina Cir (West)				Parkway Dr				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Count Total	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

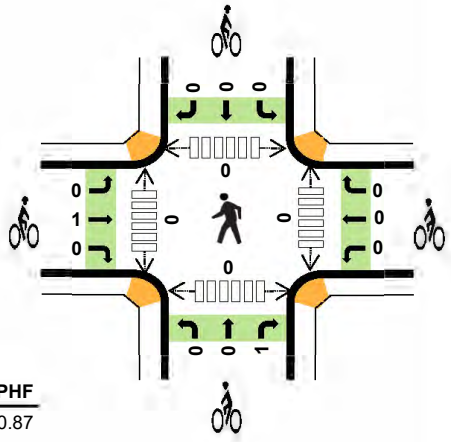
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Rufina Cir (East)
Rufina St

Date: 7/9/2025
Count Period: 6:00 AM to 9:00 AM
Peak Hour: 7:30 AM to 8:30 AM





	HV%	PHF
EB	2%	0.87
WB	3%	0.77
NB	0%	0.54
SB	50%	0.50
TOTAL	2%	0.86

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Rufina Cir (East) Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:30 AM		0	0	127	2	0	5	32	0	0	0	0	8	0	0	0	0	174	0
7:45 AM		0	0	146	3	0	10	64	0	0	1	0	4	0	0	0	0	228	0
8:00 AM		0	0	133	2	0	7	55	0	0	1	0	13	0	1	0	0	212	0
8:15 AM		0	0	104	4	0	9	47	0	0	0	0	3	0	0	0	1	168	782
Pk Hr	All	0	0	510	11	0	31	198	0	0	2	0	28	0	1	0	1	782	
	HV	0	0	10	0	0	1	6	0	0	0	0	0	0	0	0	1	18	
	HV%	-	-	2%	0%	-	3%	3%	-	-	0%	-	0%	-	0%	-	100%	2%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:30 AM	2	2	0	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	1	1	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	3	0	0	0	*3*	1	0	1	0	*2*	0	0	0	0	*0*
8:15 AM	4	4	0	1	*9*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	10	7	0	1	*18*	1	0	1	0	*2*	0	0	0	0	*0*

TJ Wethington
(720) 646-1008

Count Summaries - All Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (East)				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	1	16	0	0	1	7	0	0	1	0	0	0	0	0	0	26	0
6:15 AM	0	0	30	0	0	1	12	0	0	0	0	1	0	0	0	0	44	0
6:30 AM	0	0	54	0	0	2	14	0	0	0	0	3	0	0	0	0	73	0
6:45 AM	0	0	70	0	0	1	40	0	0	0	0	3	0	0	1	0	115	258
7:00 AM	0	1	51	0	0	4	24	0	0	0	0	11	0	0	0	0	91	323
7:15 AM	0	0	117	3	0	1	23	0	0	0	0	8	0	0	0	0	152	431
7:30 AM	**0**	**0**	**127**	**2**	**0**	**5**	**32**	**0**	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**174**	**532**
7:45 AM	**0**	**0**	**146**	**3**	**0**	**10**	**64**	**0**	**0**	**1**	**0**	**4**	**0**	**0**	**0**	**0**	**228**	**645**
8:00 AM	**0**	**0**	**133**	**2**	**0**	**7**	**55**	**0**	**0**	**1**	**0**	**13**	**0**	**1**	**0**	**0**	**212**	**766**
8:15 AM	**0**	**0**	**104**	**4**	**0**	**9**	**47**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**1**	**168**	**782**
8:30 AM	0	0	107	3	0	8	48	0	0	0	0	8	0	0	0	0	174	782
8:45 AM	0	1	88	6	0	10	55	0	0	1	0	12	0	0	0	0	173	727
Count Total	0	3	1,043	23	0	59	421	0	0	4	0	74	0	1	1	1	1,630	
Pk Hr All	**0**	**0**	**510**	**11**	**0**	**31**	**198**	**0**	**0**	**2**	**0**	**28**	**0**	**1**	**0**	**1**	**782**	
Pk Hr HV	**0**	**0**	**10**	**0**	**0**	**1**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**18**	
Pk Hr HV%	**-**	**-**	**2%**	**0%**	**-**	**3%**	**3%**	**-**	**-**	**0%**	**-**	**0%**	**-**	**0%**	**-**	**100%**	**2%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
6:00 AM	1	0	1	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
6:15 AM	2	0	0	0	*2*	0	1	0	0	*1*	0	0	0	1	*1*
6:30 AM	2	2	0	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
6:45 AM	2	1	0	1	*4*	0	0	0	0	*0*	0	0	0	0	*0*
7:00 AM	3	0	0	0	*3*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	0	2	0	0	*2*	0	6	0	0	*6*	0	0	0	0	*0*
7:30 AM	**2**	**2**	**0**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**1**	**1**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**3**	**0**	**0**	**0**	**3**	**1**	**0**	**1**	**0**	**2**	**0**	**0**	**0**	**0**	**0**
8:15 AM	**4**	**4**	**0**	**1**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	5	1	0	0	*6*	0	1	0	0	*1*	0	0	0	0	*0*
8:45 AM	3	4	0	0	*7*	0	0	0	0	*0*	1	0	0	0	*1*
Count Total	28	17	1	2	*48*	1	8	1	0	*10*	1	0	0	1	*2*
Peak Hour	**10**	**7**	**0**	**1**	***18***	**1**	**0**	**1**	**0**	***2***	**0**	**0**	**0**	**0**	**0**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (East)				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2	0
6:15 AM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
6:30 AM	0	0	2	0	0	1	1	0	0	0	0	0	0	0	0	0	4	0
6:45 AM	0	0	2	0	0	0	1	0	0	0	0	0	0	0	1	0	4	12
7:00 AM	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	3	13
7:15 AM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	13
7:30 AM	**0**	**0**	**2**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**13**
7:45 AM	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**11**
8:00 AM	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**11**
8:15 AM	**0**	**0**	**4**	**0**	**0**	**1**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**9**	**18**
8:30 AM	0	0	4	1	0	0	1	0	0	0	0	0	0	0	0	0	6	20
8:45 AM	0	0	3	0	0	1	3	0	0	0	0	0	0	0	0	0	7	25
Count Total	0	2	25	1	0	3	14	0	0	1	0	0	0	0	1	1	48	
Pk Hr Heavy	**0**	**0**	**10**	**0**	**0**	**1**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**18**	

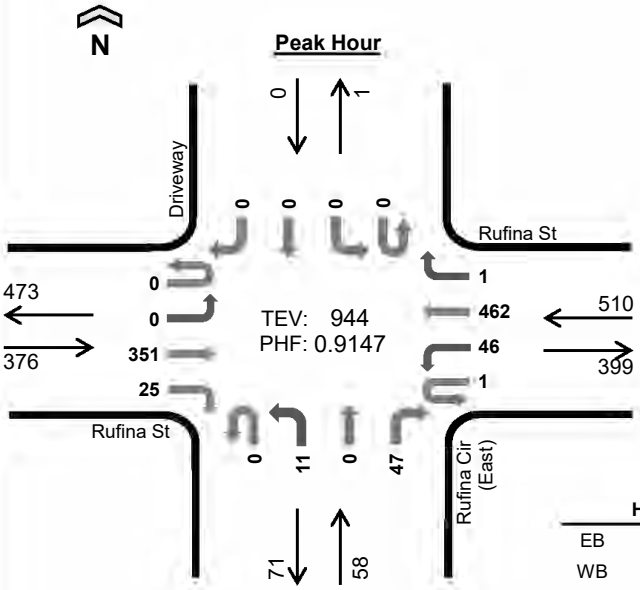
Count Summaries - Bikes

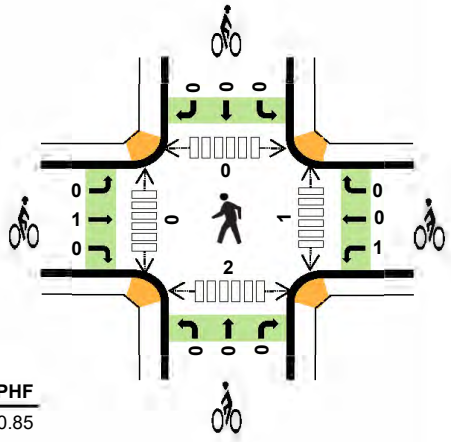
Interval Start	Rufina St				Rufina St				Rufina Cir (East)				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	6	6
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**
8:00 AM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**2**	**8**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**
8:30 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	3
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Count Total	0	0	1	0	0	0	8	0	0	0	0	1	0	0	0	0	10	
Pk Hr Bike	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**2**	

TJ Wethington
(720) 646-1008
tj.wethington@idaxdata.com

Rufina Cir (East)
Rufina St

Date: 7/9/2025
Count Period: 3:00 PM to 6:00 PM
Peak Hour: 4:30 PM to 5:30 PM





	HV%	PHF
EB	1%	0.85
WB	1%	0.87
NB	2%	0.81
SB	--	--
TOTAL	1%	0.91

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Rufina Cir (East) Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:30 PM		0	0	103	7	0	11	111	0	0	2	0	13	0	0	0	0	247	0
4:45 PM		0	0	77	10	0	10	99	1	0	4	0	14	0	0	0	0	215	0
5:00 PM		0	0	74	6	1	12	119	0	0	4	0	8	0	0	0	0	224	0
5:15 PM		0	0	97	2	0	13	133	0	0	1	0	12	0	0	0	0	258	944
	All	0	0	351	25	1	46	462	1	0	11	0	47	0	0	0	0	944	
Pk Hr	HV	0	0	3	2	0	0	5	1	0	0	0	1	0	0	0	0	12	
	HV%	-	-	1%	8%	0%	0%	1%	100%	-	0%	-	2%	-	-	-	-	1%	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:30 PM	1	1	0	0	*2*	0	1	0	0	*1*	1	0	0	0	*1*
4:45 PM	2	3	1	0	*6*	0	0	0	0	*0*	0	0	0	2	*2*
5:00 PM	0	2	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
5:15 PM	2	0	0	0	*2*	1	0	0	0	*1*	0	0	0	0	*0*
Peak Hour	5	6	1	0	*12*	1	1	0	0	*2*	1	0	0	2	*3*

TJ Wethington
(720) 646-1008
tj.wethington@idaxdata.com

Count Summaries - All Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (East)				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	73	2	0	13	87	0	0	2	0	13	0	0	0	1	191	0
3:15 PM	0	1	80	3	0	8	87	0	0	5	0	14	0	0	0	0	198	0
3:30 PM	0	0	82	2	0	12	77	0	0	2	0	10	0	0	0	0	185	0
3:45 PM	0	1	100	7	0	10	105	0	0	4	0	9	0	0	0	0	236	810
4:00 PM	0	0	72	9	0	13	111	0	0	2	0	10	0	0	0	0	217	836
4:15 PM	0	0	76	5	0	14	108	0	0	3	0	16	0	0	0	0	222	860
4:30 PM	**0**	**0**	**103**	**7**	**0**	**11**	**111**	**0**	**0**	**2**	**0**	**13**	**0**	**0**	**0**	**0**	**247**	**922**
4:45 PM	**0**	**0**	**77**	**10**	**0**	**10**	**99**	**1**	**0**	**4**	**0**	**14**	**0**	**0**	**0**	**0**	**215**	**901**
5:00 PM	**0**	**0**	**74**	**6**	**1**	**12**	**119**	**0**	**0**	**4**	**0**	**8**	**0**	**0**	**0**	**0**	**224**	**908**
5:15 PM	**0**	**0**	**97**	**2**	**0**	**13**	**133**	**0**	**0**	**1**	**0**	**12**	**0**	**0**	**0**	**0**	**258**	**944**
5:30 PM	0	0	70	3	0	7	136	1	0	1	0	12	0	0	0	0	230	927
5:45 PM	0	0	72	3	0	2	84	0	0	0	0	3	0	0	0	0	164	876
Count Total	0	2	976	59	1	125	1,257	2	0	30	0	134	0	0	0	1	2,587	
Pk Hr All	**0**	**0**	**351**	**25**	**1**	**46**	**462**	**1**	**0**	**11**	**0**	**47**	**0**	**0**	**0**	**0**	**944**	
Pk Hr HV	**0**	**0**	**3**	**2**	**0**	**0**	**5**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**12**	
Pk Hr HV%	**-**	**-**	**1%**	**8%**	**0%**	**0%**	**1%**	**100%**	**-**	**0%**	**-**	**2%**	**-**	**-**	**-**	**-**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
3:00 PM	2	1	0	1	*4*	0	0	0	0	*0*	0	0	0	0	*0*
3:15 PM	4	2	0	0	*6*	0	0	0	0	*0*	0	0	0	0	*0*
3:30 PM	1	3	0	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
3:45 PM	7	5	0	0	*12*	0	0	0	0	*0*	0	0	0	0	*0*
4:00 PM	2	2	2	0	*6*	0	0	0	0	*0*	0	0	1	0	*1*
4:15 PM	2	2	0	0	*4*	0	1	0	0	*1*	0	0	0	0	*0*
4:30 PM	**1**	**1**	**0**	**0**	**2**	**0**	**1**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**1**
4:45 PM	**2**	**3**	**1**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**2**
5:00 PM	**0**	**2**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:15 PM	**2**	**0**	**0**	**0**	**2**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
5:30 PM	1	4	0	0	*5*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	3	0	0	*3*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	24	28	3	1	*56*	1	2	0	0	*3*	1	0	1	2	*4*
Peak Hour	**5**	**6**	**1**	**0**	***12***	**1**	**1**	**0**	**0**	**2**	**1**	**0**	**0**	**2**	**3**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (East)				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	2	0	0	1	0	0	0	0	0	0	0	0	0	1	4	0
3:15 PM	0	1	3	0	0	0	2	0	0	0	0	0	0	0	0	0	6	0
3:30 PM	0	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	4	0
3:45 PM	0	1	5	1	0	1	4	0	0	0	0	0	0	0	0	0	12	26
4:00 PM	0	0	1	1	0	0	2	0	0	0	0	2	0	0	0	0	6	28
4:15 PM	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	4	26
4:30 PM	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**24**
4:45 PM	**0**	**0**	**0**	**2**	**0**	**0**	**2**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**6**	**18**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**14**
5:15 PM	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**12**
5:30 PM	0	0	1	0	0	1	3	0	0	0	0	0	0	0	0	0	5	15
5:45 PM	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3	12
Count Total	0	2	18	4	0	3	24	1	0	0	0	3	0	0	0	1	56	
Pk Hr Heavy	**0**	**0**	**3**	**2**	**0**	**0**	**5**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**12**	

Count Summaries - Bikes

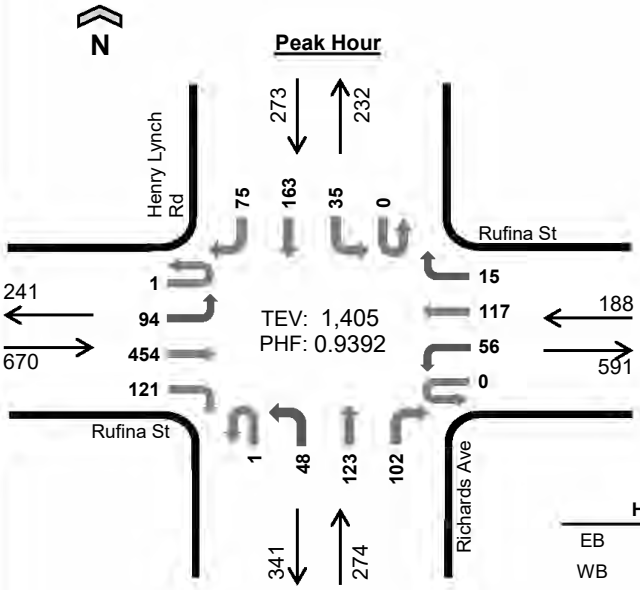
Interval Start	Rufina St				Rufina St				Rufina Cir (East)				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1
4:30 PM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**
5:15 PM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Count Total	0	0	1	0	1	1	0	0	0	0	0	0	0	0	0	0	3	
Pk Hr Bike	**0**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	

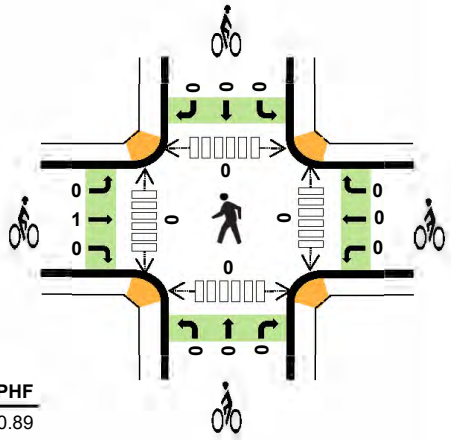
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Henry Lynch Rd
Rufina St

Date: 7/9/2025
Count Period: 6:00 AM to 9:00 AM
Peak Hour: 7:30 AM to 8:30 AM





	HV%	PHF
EB	1%	0.89
WB	3%	0.85
NB	1%	0.80
SB	2%	0.92
TOTAL	1%	0.94

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Richards Ave Northbound				Henry Lynch Rd Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:30 AM		0	31	120	30	0	9	20	4	1	11	35	15	0	8	30	22	336	0
7:45 AM		0	26	128	35	0	18	30	5	0	9	33	18	0	7	44	18	371	0
8:00 AM		0	15	116	32	0	20	33	2	0	19	29	38	0	15	44	11	374	0
8:15 AM		1	22	90	24	0	9	34	4	0	9	26	31	0	5	45	24	324	1,405
Pk Hr	All	1	94	454	121	0	56	117	15	1	48	123	102	0	35	163	75	1,405	
	HV	0	0	5	1	0	2	4	0	0	1	2	0	0	0	2	3	20	
	HV%	0%	0%	1%	1%	-	4%	3%	0%	0%	2%	2%	0%	-	0%	1%	4%	1%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:30 AM	3	3	1	2	*9*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	0	1	1	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	2	0	1	0	*3*	1	0	0	0	*1*	0	0	0	0	*0*
8:15 AM	1	2	0	3	*6*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	6	6	3	5	*20*	1	0	0	0	*1*	0	0	0	0	*0*

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - All Vehicles

Interval Start	Rufina St				Rufina St				Richards Ave				Henry Lynch Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	3	26	9	0	3	9	2	0	2	5	4	0	3	5	3	74	0
6:15 AM	0	5	26	9	0	1	7	1	0	4	8	7	0	2	20	2	92	0
6:30 AM	0	7	50	9	0	0	8	3	0	5	6	4	0	1	18	8	119	0
6:45 AM	0	7	66	10	0	13	17	3	0	2	15	14	0	4	18	10	179	464
7:00 AM	0	11	55	22	0	10	18	3	0	8	17	7	0	4	19	11	185	575
7:15 AM	0	18	110	20	0	2	17	0	0	7	21	22	0	6	33	10	266	749
7:30 AM	**0**	**31**	**120**	**30**	**0**	**9**	**20**	**4**	**1**	**11**	**35**	**15**	**0**	**8**	**30**	**22**	**336**	**966**
7:45 AM	**0**	**26**	**128**	**35**	**0**	**18**	**30**	**5**	**0**	**9**	**33**	**18**	**0**	**7**	**44**	**18**	**371**	**1,158**
8:00 AM	**0**	**15**	**116**	**32**	**0**	**20**	**33**	**2**	**0**	**19**	**29**	**38**	**0**	**15**	**44**	**11**	**374**	**1,347**
8:15 AM	**1**	**22**	**90**	**24**	**0**	**9**	**34**	**4**	**0**	**9**	**26**	**31**	**0**	**5**	**45**	**24**	**324**	**1,405**
8:30 AM	0	16	102	25	0	16	26	4	0	10	32	17	0	8	48	27	331	1,400
8:45 AM	0	21	95	24	0	16	31	5	1	18	41	21	0	4	48	22	347	1,376
Count Total	1	182	984	249	0	117	250	36	2	104	268	198	0	67	372	168	2,998	
Pk Hr All	**1**	**94**	**454**	**121**	**0**	**56**	**117**	**15**	**1**	**48**	**123**	**102**	**0**	**35**	**163**	**75**	**1,405**	
Pk Hr HV	**0**	**0**	**5**	**1**	**0**	**2**	**4**	**0**	**0**	**1**	**2**	**0**	**0**	**0**	**2**	**3**	**20**	
Pk Hr HV%	**0%**	**0%**	**1%**	**1%**	**-**	**4%**	**3%**	**0%**	**0%**	**2%**	**2%**	**0%**	**-**	**0%**	**1%**	**4%**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
6:00 AM	0	2	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
6:15 AM	1	0	1	1	*3*	0	0	0	0	*0*	0	0	0	0	*0*
6:30 AM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
6:45 AM	2	2	0	1	*5*	0	0	0	0	*0*	0	0	0	0	*0*
7:00 AM	1	2	2	2	*7*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	3	0	0	1	*4*	0	6	0	0	*6*	0	0	0	0	*0*
7:30 AM	**3**	**3**	**1**	**2**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**0**	**1**	**1**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**2**	**0**	**1**	**0**	**3**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
8:15 AM	**1**	**2**	**0**	**3**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	3	3	2	0	*8*	0	1	0	0	*1*	0	2	0	0	*2*
8:45 AM	0	3	2	0	*5*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	16	19	10	10	*55*	1	7	0	0	*8*	0	2	0	0	*2*
Peak Hour	**6**	**6**	**3**	**5**	***20***	**1**	**0**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	**0**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Richards Ave				Henry Lynch Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	0
6:15 AM	0	0	1	0	0	0	0	0	0	1	0	0	0	0	1	0	3	0
6:30 AM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0
6:45 AM	0	1	1	0	0	2	0	0	0	0	0	0	0	0	1	0	5	11
7:00 AM	0	0	0	1	0	1	0	1	0	1	1	0	0	0	0	2	7	16
7:15 AM	0	2	0	1	0	0	0	0	0	0	0	0	0	0	1	0	4	17
7:30 AM	**0**	**0**	**2**	**1**	**0**	**0**	**3**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**1**	**9**	**25**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**22**
8:00 AM	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**3**	**18**
8:15 AM	**0**	**0**	**1**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**6**	**20**
8:30 AM	0	0	1	2	0	2	0	1	0	0	2	0	0	0	0	0	8	19
8:45 AM	0	0	0	0	0	1	2	0	0	0	1	1	0	0	0	0	5	22
Count Total	0	3	8	5	0	8	8	3	0	3	6	1	0	0	5	5	55	
Pk Hr Heavy	**0**	**0**	**5**	**1**	**0**	**2**	**4**	**0**	**0**	**1**	**2**	**0**	**0**	**0**	**2**	**3**	**20**	

Count Summaries - Bikes

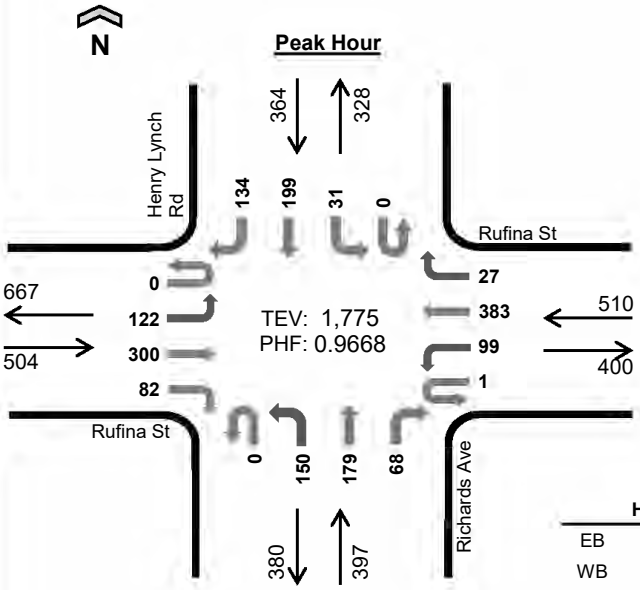
Interval Start	Rufina St				Rufina St				Richards Ave				Henry Lynch Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	6	6
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**
8:00 AM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**7**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:30 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	2
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Count Total	0	0	1	0	0	0	7	0	0	0	0	0	0	0	0	0	8	
Pk Hr Bike	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	

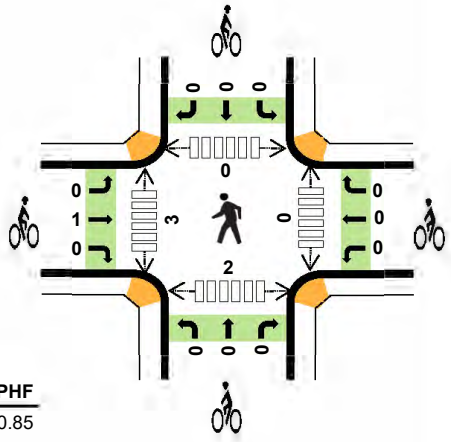
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Henry Lynch Rd
Rufina St

Date: 7/9/2025
Count Period: 3:00 PM to 6:00 PM
Peak Hour: 4:30 PM to 5:30 PM





	HV%	PHF
EB	1%	0.85
WB	1%	0.93
NB	1%	0.86
SB	0%	0.86
TOTAL	1%	0.97

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Richards Ave Northbound				Henry Lynch Rd Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:30 PM		0	33	93	22	0	29	83	10	0	36	36	19	0	8	48	28	445	0
4:45 PM		0	32	62	19	0	20	97	3	0	45	42	21	0	6	51	38	436	0
5:00 PM		0	24	61	15	1	30	99	7	0	45	62	9	0	13	54	39	459	0
5:15 PM		0	33	84	26	0	20	104	7	0	24	39	19	0	4	46	29	435	1,775
Pk Hr	All	0	122	300	82	1	99	383	27	0	150	179	68	0	31	199	134	1,775	
	HV	0	0	3	1	0	1	1	2	0	1	0	2	0	0	0	0	11	
	HV%	-	0%	1%	1%	0%	1%	0%	7%	-	1%	0%	3%	-	0%	0%	0%	1%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:30 PM	1	2	1	0	*4*	0	0	0	0	*0*	0	1	0	1	*2*
4:45 PM	0	0	1	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
5:00 PM	0	1	0	0	*1*	0	0	0	0	*0*	0	1	0	1	*2*
5:15 PM	3	1	1	0	*5*	1	0	0	0	*1*	0	1	0	0	*1*
Peak Hour	4	4	3	0	*11*	1	0	0	0	*1*	0	3	0	2	*5*

TJ Wethington
(720) 646-1008

Count Summaries - All Vehicles

Interval Start	Rufina St				Rufina St				Richards Ave				Henry Lynch Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	30	56	21	0	29	64	3	0	26	36	19	0	9	44	29	366	0
3:15 PM	0	44	64	30	0	27	77	7	0	26	43	17	0	9	47	36	427	0
3:30 PM	0	22	65	21	0	21	68	13	0	23	55	19	0	9	34	25	375	0
3:45 PM	0	27	78	24	0	24	83	5	0	34	44	26	0	14	45	32	436	1,604
4:00 PM	0	21	52	22	0	27	87	7	0	35	55	23	0	7	44	31	411	1,649
4:15 PM	0	35	59	18	0	24	88	15	0	28	44	16	0	6	47	32	412	1,634
4:30 PM	**0**	**33**	**93**	**22**	**0**	**29**	**83**	**10**	**0**	**36**	**36**	**19**	**0**	**8**	**48**	**28**	**445**	**1,704**
4:45 PM	**0**	**32**	**62**	**19**	**0**	**20**	**97**	**3**	**0**	**45**	**42**	**21**	**0**	**6**	**51**	**38**	**436**	**1,704**
5:00 PM	**0**	**24**	**61**	**15**	**1**	**30**	**99**	**7**	**0**	**45**	**62**	**9**	**0**	**13**	**54**	**39**	**459**	**1,752**
5:15 PM	**0**	**33**	**84**	**26**	**0**	**20**	**104**	**7**	**0**	**24**	**39**	**19**	**0**	**4**	**46**	**29**	**435**	**1,775**
5:30 PM	0	27	55	21	0	24	108	8	0	33	46	13	0	5	53	33	426	1,756
5:45 PM	0	28	68	17	0	19	65	5	0	43	54	16	0	7	38	14	374	1,694
Count Total	0	356	797	256	1	294	1,023	90	0	398	556	217	0	97	551	366	5,002	
Pk Hr All	**0**	**122**	**300**	**82**	**1**	**99**	**383**	**27**	**0**	**150**	**179**	**68**	**0**	**31**	**199**	**134**	**1,775**	
Pk Hr HV	**0**	**0**	**3**	**1**	**0**	**1**	**1**	**2**	**0**	**1**	**0**	**2**	**0**	**0**	**0**	**0**	**11**	
Pk Hr HV%	**-**	**0%**	**1%**	**1%**	**0%**	**1%**	**0%**	**7%**	**-**	**1%**	**0%**	**3%**	**-**	**0%**	**0%**	**0%**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
3:00 PM	2	1	0	0	*3*	0	0	0	0	*0*	0	2	0	0	*2*
3:15 PM	1	3	4	4	*12*	0	0	0	0	*0*	0	1	0	0	*1*
3:30 PM	0	0	2	1	*3*	0	0	0	0	*0*	0	0	0	1	*1*
3:45 PM	2	3	0	1	*6*	0	0	0	0	*0*	0	1	0	0	*1*
4:00 PM	3	0	2	2	*7*	0	0	0	0	*0*	0	0	0	0	*0*
4:15 PM	0	0	1	2	*3*	0	0	0	0	*0*	0	1	0	0	*1*
4:30 PM	**1**	**2**	**1**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**2**
4:45 PM	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**2**
5:15 PM	**3**	**1**	**1**	**0**	**5**	**1**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**1**
5:30 PM	0	3	2	1	*6*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	2	0	1	*3*	0	0	0	0	*0*	0	0	0	1	*1*
Count Total	12	16	14	12	*54*	1	0	0	0	*1*	0	8	0	4	*12*
Peak Hour	**4**	**4**	**3**	**0**	***11***	**1**	**0**	**0**	**0**	***1***	**0**	**3**	**0**	**2**	**5**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Richards Ave				Henry Lynch Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0	3	0
3:15 PM	0	0	1	0	0	1	2	0	0	0	1	3	0	0	2	2	12	0
3:30 PM	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0	0	3	0
3:45 PM	0	0	2	0	0	0	3	0	0	0	0	0	0	1	0	0	6	24
4:00 PM	0	0	2	1	0	0	0	0	0	0	1	1	0	0	2	0	7	28
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	3	19
4:30 PM	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**4**	**20**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**15**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**9**
5:15 PM	**0**	**0**	**2**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**5**	**11**
5:30 PM	0	0	0	0	0	1	2	0	0	0	1	1	0	0	1	0	6	13
5:45 PM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	1	0	3	15
Count Total	0	0	10	2	0	4	10	2	0	2	3	9	0	2	7	3	54	
Pk Hr Heavy	**0**	**0**	**3**	**1**	**0**	**1**	**1**	**2**	**0**	**1**	**0**	**2**	**0**	**0**	**0**	**0**	**11**	

Count Summaries - Bikes

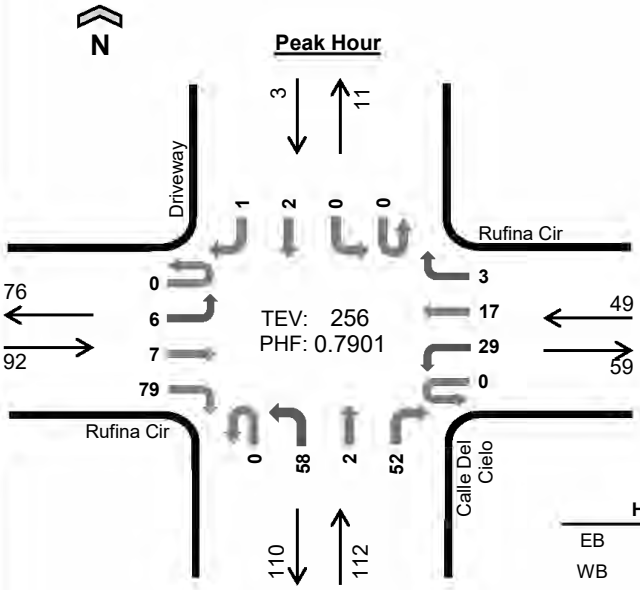
Interval Start	Rufina St				Rufina St				Richards Ave				Henry Lynch Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:15 PM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Count Total	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Pk Hr Bike	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	

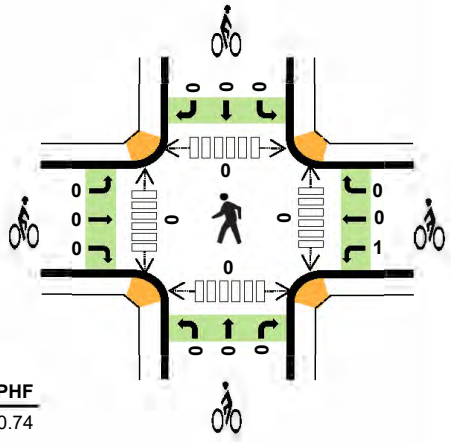
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Calle Del Cielo
Rufina Cir

Date: 7/9/2025
Count Period: 6:00 AM to 9:00 AM
Peak Hour: 8:00 AM to 9:00 AM





	HV%	PHF
EB	4%	0.74
WB	4%	0.77
NB	4%	0.68
SB	33%	0.38
TOTAL	4%	0.79

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina Cir Eastbound				Rufina Cir Westbound				Calle Del Cielo Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
8:00 AM		**0**	**4**	**1**	**26**	**0**	**7**	**0**	**1**	**0**	**24**	**2**	**15**	**0**	**0**	**0**	**1**	**81**	**0**
8:15 AM		**0**	**0**	**0**	**18**	**0**	**8**	**4**	**1**	**0**	**11**	**0**	**7**	**0**	**0**	**0**	**0**	**49**	**0**
8:30 AM		**0**	**1**	**2**	**17**	**0**	**9**	**2**	**1**	**0**	**9**	**0**	**16**	**0**	**0**	**2**	**0**	**59**	**0**
8:45 AM		**0**	**1**	**4**	**18**	**0**	**5**	**11**	**0**	**0**	**14**	**0**	**14**	**0**	**0**	**0**	**0**	**67**	**256**
Pk Hr	All	**0**	**6**	**7**	**79**	**0**	**29**	**17**	**3**	**0**	**58**	**2**	**52**	**0**	**0**	**2**	**1**	**256**	
	HV	**0**	**0**	**1**	**3**	**0**	**0**	**1**	**1**	**0**	**3**	**0**	**1**	**0**	**0**	**0**	**1**	**11**	
	HV%	-	**0%**	**14%**	**4%**	-	**0%**	**6%**	**33%**	-	**5%**	**0%**	**2%**	-	-	**0%**	**100%**	**4%**	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
8:00 AM	**2**	**0**	**0**	**1**	***3***	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***
8:15 AM	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
8:30 AM	**1**	**1**	**1**	**0**	***3***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
8:45 AM	**1**	**0**	**3**	**0**	***4***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
Peak Hour	**4**	**2**	**4**	**1**	***11***	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***

TJ Wethington
(720) 646-1008
tj.wethington@idaxdata.com

Count Summaries - All Vehicles

Interval Start	Rufina Cir Eastbound				Rufina Cir Westbound				Calle Del Cielo Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	2	6	0	0	0	0	0	5	0	3	0	0	0	0	16	0
6:15 AM	0	0	0	4	0	2	0	0	0	5	0	1	0	0	0	0	12	0
6:30 AM	0	0	0	6	0	1	1	0	0	2	0	4	0	0	0	0	14	0
6:45 AM	0	1	1	5	0	0	0	0	0	7	0	1	0	0	0	0	15	57
7:00 AM	0	0	1	9	0	2	0	0	0	11	0	8	0	0	0	0	31	72
7:15 AM	0	1	1	3	0	1	0	0	0	13	1	9	0	0	0	0	29	89
7:30 AM	0	2	2	17	0	1	1	2	0	18	2	7	0	0	0	0	52	127
7:45 AM	0	0	0	16	0	4	1	7	0	10	2	7	0	0	0	0	47	159
8:00 AM	**0**	**4**	**1**	**26**	**0**	**7**	**0**	**1**	**0**	**24**	**2**	**15**	**0**	**0**	**0**	**1**	**81**	**209**
8:15 AM	**0**	**0**	**0**	**18**	**0**	**8**	**4**	**1**	**0**	**11**	**0**	**7**	**0**	**0**	**0**	**0**	**49**	**229**
8:30 AM	**0**	**1**	**2**	**17**	**0**	**9**	**2**	**1**	**0**	**9**	**0**	**16**	**0**	**0**	**2**	**0**	**59**	**236**
8:45 AM	**0**	**1**	**4**	**18**	**0**	**5**	**11**	**0**	**0**	**14**	**0**	**14**	**0**	**0**	**0**	**0**	**67**	**256**
Count Total	0	10	14	145	0	40	20	12	0	129	7	92	0	0	2	1	472	
Pk Hr All	**0**	**6**	**7**	**79**	**0**	**29**	**17**	**3**	**0**	**58**	**2**	**52**	**0**	**0**	**2**	**1**	**256**	
Pk Hr HV	**0**	**0**	**1**	**3**	**0**	**0**	**1**	**1**	**0**	**3**	**0**	**1**	**0**	**0**	**0**	**1**	**11**	
Pk Hr HV%	**-**	**0%**	**14%**	**4%**	**-**	**0%**	**6%**	**33%**	**-**	**5%**	**0%**	**2%**	**-**	**-**	**0%**	**100%**	**4%**	

Interval Start	Heavy Vehicle Totals EB	WB	NB	SB	Total	Bicycles EB	WB	NB	SB	Total	Pedestrians (Crossing Leg) E	W	N	S	Total
6:00 AM	1	0	1	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
6:15 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	1	0	*1*
6:30 AM	1	1	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
6:45 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
7:00 AM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
7:30 AM	1	0	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	**2**	**0**	**0**	**1**	**3**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
8:15 AM	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	**1**	**1**	**1**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:45 AM	**1**	**0**	**3**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Count Total	7	4	5	1	*17*	0	1	0	0	*1*	0	0	1	0	*1*
Peak Hour	**4**	**2**	**4**	**1**	***11***	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	**0**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina Cir				Rufina Cir				Calle Del Cielo				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	2	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
7:00 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	3
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
7:30 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	2
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:00 AM	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**3**	**4**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**5**
8:30 AM	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**7**
8:45 AM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**1**	**0**	**0**	**0**	**0**	**4**	**11**
Count Total	0	0	2	5	0	1	2	1	0	3	0	2	0	0	0	1	17	
Pk Hr Heavy	**0**	**0**	**1**	**3**	**0**	**0**	**1**	**1**	**0**	**3**	**0**	**1**	**0**	**0**	**0**	**1**	**11**	

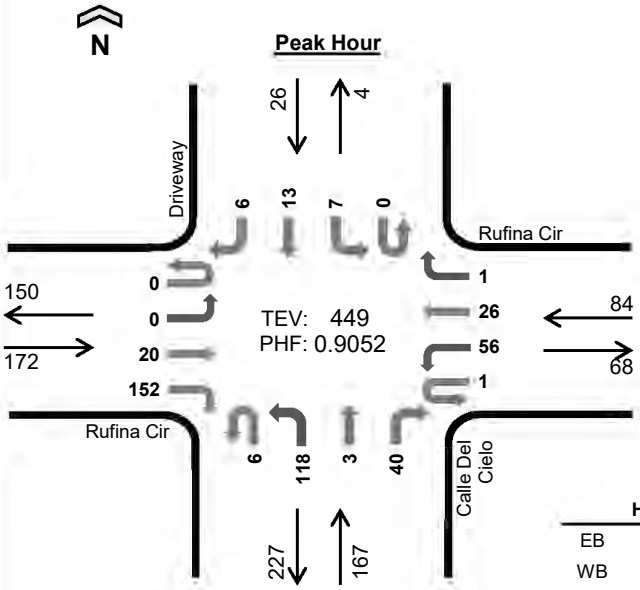
Count Summaries - Bikes

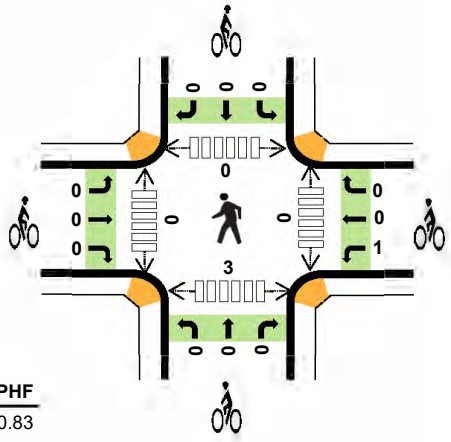
Interval Start	Rufina Cir				Rufina Cir				Calle Del Cielo				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
Count Total	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	

TJ Wethington
(720) 646-1008
tj.wethington@idaxdata.com

Calle Del Cielo
Rufina Cir

Date: 7/9/2025
Count Period: 3:00 PM to 6:00 PM
Peak Hour: 4:15 PM to 5:15 PM





	HV%	PHF
EB	1%	0.83
WB	4%	0.88
NB	0%	0.84
SB	0%	0.54
TOTAL	1%	0.91

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina Cir Eastbound				Rufina Cir Westbound				Calle Del Cielo Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:15 PM		0	0	3	31	0	13	11	0	2	35	1	12	0	6	4	2	120	0
4:30 PM		0	0	6	43	0	8	6	1	3	19	1	9	0	1	5	3	105	0
4:45 PM		0	0	7	30	1	19	3	0	0	27	0	11	0	0	1	1	100	0
5:00 PM		0	0	4	48	0	16	6	0	1	37	1	8	0	0	3	0	124	449
Pk Hr	All	0	0	20	152	1	56	26	1	6	118	3	40	0	7	13	6	449	
	HV	0	0	0	1	0	2	1	0	0	0	0	0	0	0	0	0	4	
	HV%	-	-	0%	1%	0%	4%	4%	0%	0%	0%	0%	0%	-	0%	0%	0%	1%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:15 PM	1	0	0	0	*1*	0	0	0	0	*0*	0	0	0	1	*1*
4:30 PM	0	1	0	0	*1*	0	1	0	0	*1*	0	0	0	0	*0*
4:45 PM	0	2	0	0	*2*	0	0	0	0	*0*	0	0	0	1	*1*
5:00 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	1	*1*
Peak Hour	1	3	0	0	*4*	0	1	0	0	*1*	0	0	0	3	*3*

TJ Wethington
(720) 646-1008

Count Summaries - All Vehicles

Interval Start	Rufina Cir Eastbound				Rufina Cir Westbound				Calle Del Cielo Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	4	13	0	17	5	2	0	17	0	12	0	0	0	0	70	0
3:15 PM	0	0	11	24	0	18	2	0	2	25	0	15	0	0	0	1	98	0
3:30 PM	0	0	6	24	0	16	8	0	1	24	0	11	0	0	0	0	90	0
3:45 PM	0	0	7	18	0	12	7	0	0	23	2	13	0	0	0	1	83	341
4:00 PM	0	1	10	27	0	16	5	0	2	22	2	12	0	0	2	0	99	370
4:15 PM	**0**	**0**	**3**	**31**	**0**	**13**	**11**	**0**	**2**	**35**	**1**	**12**	**0**	**6**	**4**	**2**	**120**	**392**
4:30 PM	**0**	**0**	**6**	**43**	**0**	**8**	**6**	**1**	**3**	**19**	**1**	**9**	**0**	**1**	**5**	**3**	**105**	**407**
4:45 PM	**0**	**0**	**7**	**30**	**1**	**19**	**3**	**0**	**0**	**27**	**0**	**11**	**0**	**0**	**1**	**1**	**100**	**424**
5:00 PM	**0**	**0**	**4**	**48**	**0**	**16**	**6**	**0**	**1**	**37**	**1**	**8**	**0**	**0**	**3**	**0**	**124**	**449**
5:15 PM	0	0	5	32	0	19	7	0	3	16	0	10	0	0	0	0	92	421
5:30 PM	0	0	5	13	0	11	2	0	2	21	0	11	0	0	0	0	65	381
5:45 PM	0	0	2	20	0	4	5	0	2	32	0	8	0	0	1	0	74	355
Count Total	0	1	70	323	1	169	67	3	18	298	7	132	0	7	16	8	1,120	
Pk Hr All	**0**	**0**	**20**	**152**	**1**	**56**	**26**	**1**	**6**	**118**	**3**	**40**	**0**	**7**	**13**	**6**	**449**	
Pk Hr HV	**0**	**0**	**0**	**1**	**0**	**2**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	
Pk Hr HV%	**-**	**-**	**0%**	**1%**	**0%**	**4%**	**4%**	**0%**	**0%**	**0%**	**0%**	**0%**	**-**	**0%**	**0%**	**0%**	**1%**	

Interval Start	Heavy Vehicle Totals EB	WB	NB	SB	Total	Bicycles EB	WB	NB	SB	Total	Pedestrians (Crossing Leg) E	W	N	S	Total
3:00 PM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	4	0	*4*
3:15 PM	0	0	1	0	*1*	0	0	1	0	*1*	0	0	0	0	*0*
3:30 PM	0	0	2	0	*2*	0	0	0	0	*0*	0	0	0	1	*1*
3:45 PM	1	2	0	0	*3*	0	0	0	0	*0*	0	0	0	0	*0*
4:00 PM	2	0	3	0	*5*	0	0	0	0	*0*	0	0	0	0	*0*
4:15 PM	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
4:30 PM	**0**	**1**	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**2**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
5:15 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
5:30 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	4	6	6	0	*16*	0	1	1	0	*2*	0	0	4	4	*8*
Peak Hour	**1**	**3**	**0**	**0**	***4***	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**3**	**3**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina Cir Eastbound				Rufina Cir Westbound				Calle Del Cielo Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0
3:15 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0
3:30 PM	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	2	0
3:45 PM	0	0	0	1	0	0	2	0	0	0	0	0	0	0	0	0	3	7
4:00 PM	0	0	1	1	0	0	0	0	0	3	0	0	0	0	0	0	5	11
4:15 PM	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**11**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**10**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**9**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	1	3	0	2	3	1	0	5	0	1	0	0	0	0	16	
Pk Hr Heavy	**0**	**0**	**0**	**1**	**0**	**2**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	

Count Summaries - Bikes

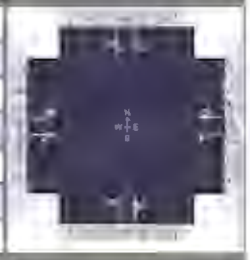
Interval Start	Rufina Cir Eastbound				Rufina Cir Westbound				Calle Del Cielo Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	2	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	

TJ Wethington
(720) 646-1008
tj.wethington@idaxdata.com

APPENDIX C:
2025 EXISTING INTERSECTION CAPACITY ANALYSIS

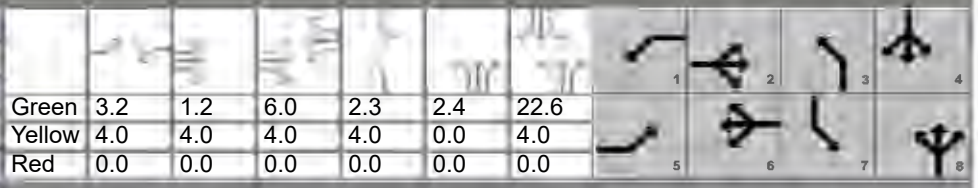
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.95
Urban Street	Rufina Street	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_EXAM Siler-Rufina.xus		
Project Description	2025 Existing AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	217	58	128	44	20	22	89	398	27	28	454	130

Signal Information			
Cycle, s	57.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB		NB			
Green	3.2	1.2	6.0	2.3	2.4	22.6		
Yellow	4.0	4.0	4.0	4.0	0.0	4.0		
Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.3	15.2	7.2	10.0	8.7	29.0	6.3	26.6
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.1	3.2	3.1
Queue Clearance Time (g_s), s	8.2	8.3	3.3	3.4	3.7	12.6	2.6	20.7
Green Extension Time (g_e), s	0.3	0.5	0.0	0.5	0.1	2.2	0.0	1.9
Phase Call Probability	0.97	1.00	0.52	1.00	0.78	1.00	0.38	1.00
Max Out Probability	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.15

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	228	196		46	44		94	447		29	615	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1638		1753	1682		1753	1820		1753	1770	
Queue Service Time (g_s), s	6.2	6.3		1.3	1.4		1.7	10.6		0.6	18.7	
Cycle Queue Clearance Time (g_c), s	6.2	6.3		1.3	1.4		1.7	10.6		0.6	18.7	
Green Ratio (*g/C*)	0.28	0.19		0.16	0.10		0.48	0.43		0.43	0.39	
Capacity (*c*), veh/h	486	318		280	175		322	790		395	695	
Volume-to-Capacity Ratio (*X*)	0.470	0.616		0.166	0.253		0.291	0.566		0.075	0.885	
Back of Queue (*Q*), ft/ln (95 th percentile)	106	106		24	25		26	173		9	319	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.1	4.1		0.9	1.0		1.0	6.7		0.3	12.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.61	0.00		0.14	0.00		0.13	0.00		0.09	0.00	
Uniform Delay (d_1), s/veh	17.1	21.3		21.1	23.8		11.8	12.2		10.4	16.3	
Incremental Delay (d_2), s/veh	0.3	0.7		0.1	0.3		0.2	0.2		0.0	6.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	17.4	22.0		21.2	24.1		12.0	12.5		10.4	23.2	
Level of Service (LOS)	B	C		C	C		B	B		B	C	
Approach Delay, s/veh / LOS	19.5	B		22.6	C		12.4	B		22.6	C	
Intersection Delay, s/veh / LOS	18.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.92	B	1.89	B	1.89	B
Bicycle LOS Score / LOS	1.19	A	0.64	A	1.38	A	1.55	B

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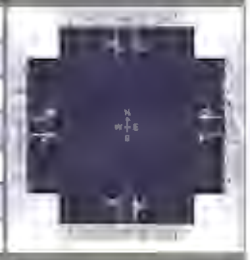
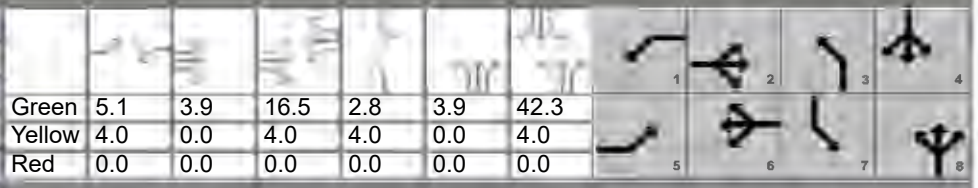
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_EXPM Siler-Rufina.xus		
Project Description	2025 Existing PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	200	30	262	68	72	47	169	404	22	23	438	262

Signal Information			
Cycle, s	90.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	5.1	3.9		16.5	2.8	3.9	42.3					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	13.0	24.4	9.1	20.5	10.7	50.2	6.8	46.3
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	11.0	19.6	5.0	8.0	6.6	17.1	2.7	40.1
Green Extension Time (g_e), s	0.0	0.7	0.0	0.0	0.1	0.0	0.0	1.9
Phase Call Probability	1.00	1.00	0.85	1.00	0.99	1.00	0.47	1.00
Max Out Probability	1.00	0.00	1.00	1.00	1.00	1.00	0.73	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	217	317		74	129		184	463		25	761	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1585		1753	1719		1753	1824		1753	1725	
Queue Service Time (g_s), s	9.0	17.6		3.0	6.0		4.6	15.1		0.7	38.1	
Cycle Queue Clearance Time (g_c), s	9.0	17.6		3.0	6.0		4.6	15.1		0.7	38.1	
Green Ratio (*g/C*)	0.30	0.23		0.24	0.18		0.56	0.51		0.50	0.47	
Capacity (*c*), veh/h	399	358		188	314		242	931		430	807	
Volume-to-Capacity Ratio (*X*)	0.545	0.887		0.394	0.412		0.760	0.497		0.058	0.943	
Back of Queue (*Q*), ft/ln (95 th percentile)	173	290		60	117		104	256		12	550	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.7	11.2		2.3	4.5		4.0	9.9		0.4	21.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.99	0.00		0.35	0.00		0.52	0.00		0.12	0.00	
Uniform Delay (d_1), s/veh	25.6	34.0		28.9	32.8		20.2	14.6		12.5	23.0	
Incremental Delay (d_2), s/veh	0.9	3.0		0.5	0.3		7.5	0.2		0.0	2.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	26.5	37.0		29.4	33.1		27.7	14.7		12.5	25.7	
Level of Service (LOS)	C	D		C	C		C	B		B	C	
Approach Delay, s/veh / LOS	32.7	C		31.8	C		18.4	B		25.3	C	
Intersection Delay, s/veh / LOS	25.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.93	B	1.89	B	1.90	B
Bicycle LOS Score / LOS	1.37	A	0.82	A	1.55	B	1.78	B

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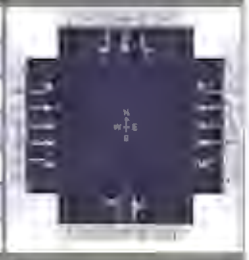
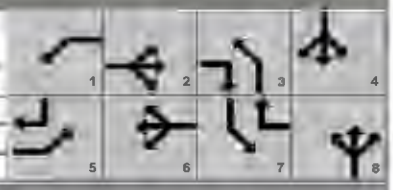
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.91
Urban Street	CALLE DEL CIELO	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_EXAM Calle del Cielo-Cerrillos.xus		
Project Description	2025 Existing AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	46	1420	21	30	870	41	32	28	39	60	16	40

Signal Information					EB			WB			NB			SB		
Cycle, s	120.0	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	4.0	0.9		86.4	4.1	1.3	7.2					
Uncoordinated	No	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	8.9	91.3	8.0	90.4	8.1	11.2	9.5	12.5
Change Period, (*Y+R c*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (*g s*), s	2.8		2.5		4.2	7.2	6.2	5.1
Green Extension Time (*g e*), s	0.1	0.0	0.1	0.0	0.0	0.1	0.0	0.1
Phase Call Probability	0.81		0.67		0.69	1.00	0.89	1.00
Max Out Probability	0.00		0.00		0.01	0.83	1.00	0.02

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	51	1560	23	33	956	45	35	74		66	18	44
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1685	1572	1767	1685	1572	1767	1680		1767	1856	1572
Queue Service Time (*g s*), s	0.8	14.6	0.4	0.5	7.8	0.8	2.2	5.2		4.2	1.1	3.1
Cycle Queue Clearance Time (*g c*), s	0.8	14.6	0.4	0.5	7.8	0.8	2.2	5.2		4.2	1.1	3.1
Green Ratio (*g/C*)	0.76	0.73	0.76	0.76	0.72	0.77	0.09	0.06		0.11	0.07	0.11
Capacity (*c*), veh/h	513	3677	1198	317	3640	1204	184	101		163	132	176
Volume-to-Capacity Ratio (*X*)	0.098	0.424	0.019	0.104	0.263	0.037	0.191	0.729		0.404	0.133	0.250
Back of Queue (*Q*), ft/ln (95 th percentile)	11	202	5	7	111	10	45	104		85	23	55
Back of Queue (*Q*), veh/ln (95 th percentile)	0.4	7.9	0.2	0.3	4.3	0.4	1.7	4.1		3.3	0.9	2.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.07	0.00	0.00	0.04	0.00	0.00	0.28	0.00		1.21	0.00	0.00
Uniform Delay (*d 1*), s/veh	3.8	6.4	3.4	4.5	5.8	3.4	50.2	55.4		50.0	52.3	48.7
Incremental Delay (*d 2*), s/veh	0.0	0.4	0.0	0.1	0.2	0.1	0.2	3.7		0.6	0.2	0.3
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	3.8	6.8	3.5	4.5	6.0	3.4	50.4	59.2		50.6	52.4	48.9
Level of Service (LOS)	A	A	A	A	A	A	D	E		D	D	D
Approach Delay, s/veh / LOS	6.7	A		5.8	A		56.3	E		50.3	D	
Intersection Delay, s/veh / LOS	10.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	2.05	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.39	A	1.06	A	0.67	A	0.70	A

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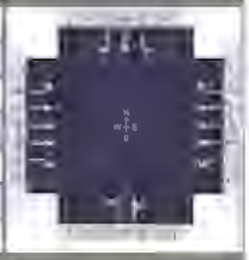
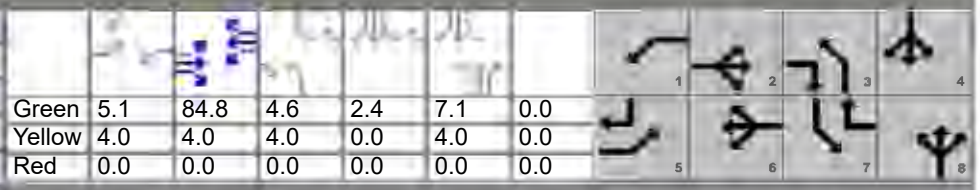
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.96
Urban Street	CALLE DEL CIELO	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_EXPM Calle del Cielo-Cerrillos.xus		
Project Description	2025 Existing PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	54	1477	17	54	1878	67	42	32	37	103	41	86

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	5.1	84.8	4.6	2.4	7.1	0.0						
Yellow	4.0	4.0	4.0	0.0	4.0	0.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.1	88.8	9.1	88.8	8.6	11.1	11.0	13.5
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	3.0		3.0		4.7	6.9	8.7	8.3
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.0	0.2	0.0	0.2
Phase Call Probability	0.85		0.85		0.77	1.00	0.97	1.00
Max Out Probability	0.00		0.00		0.00	0.06	1.00	0.02

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	56	1539	18	56	1956	70	44	72		107	43	90
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598	1795	1719		1795	1885	1598
Queue Service Time (g_s), s	1.0	15.1	0.3	1.0	21.7	1.3	2.7	4.9		6.7	2.6	6.3
Cycle Queue Clearance Time (g_c), s	1.0	15.1	0.3	1.0	21.7	1.3	2.7	4.9		6.7	2.6	6.3
Green Ratio (*g/C*)	0.75	0.71	0.75	0.75	0.71	0.77	0.10	0.06		0.12	0.08	0.12
Capacity (*c*), veh/h	255	3629	1190	333	3629	1222	186	102		189	149	194
Volume-to-Capacity Ratio (*X*)	0.220	0.424	0.015	0.169	0.539	0.057	0.236	0.705		0.567	0.286	0.461
Back of Queue (*Q*), ft/ln (95 th percentile)	14	212	4	14	284	16	55	100		140	55	113
Back of Queue (*Q*), veh/ln (95 th percentile)	0.5	8.4	0.2	0.5	11.3	0.6	2.2	4.0		5.6	2.2	4.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.09	0.00	0.00	0.07	0.00	0.00	0.34	0.00		2.00	0.00	0.00
Uniform Delay (d_1), s/veh	6.5	7.4	3.9	5.0	8.3	3.5	50.1	55.4		49.4	52.0	49.0
Incremental Delay (d_2), s/veh	0.2	0.4	0.0	0.1	0.6	0.1	0.2	3.3		2.5	0.4	0.6
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	6.7	7.7	4.0	5.1	8.9	3.6	50.3	58.7		51.9	52.4	49.7
Level of Service (LOS)	A	A	A	A	A	A	D	E		D	D	D
Approach Delay, s/veh / LOS	7.7	A		8.6	A		55.5	E		51.2	D	
Intersection Delay, s/veh / LOS	12.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	2.05	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.37	A	1.63	B	0.68	A	0.88	A

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HCS Two-Way Stop-Control Report

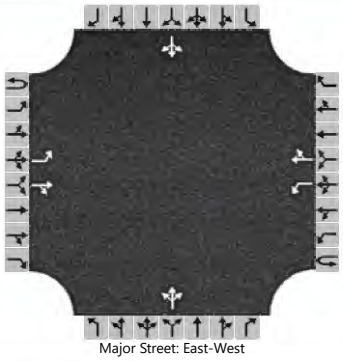
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2025
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2025 Existing AM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.89
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		15	490	59		15	175	17		21	11	14		10	8	6
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		17				17					52				27	
Capacity, c (veh/h)		1348				958					370				362	
v/c Ratio		0.01				0.02					0.14				0.07	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.5				0.2	
95% Queue Length, Q_{95} (ft)		0.0				2.6					12.8				5.1	
Control Delay (s/veh)		7.7				8.8					16.3				15.7	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.6				16.3				15.7			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

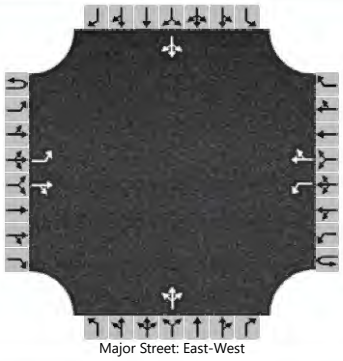
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2025
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2025 Existing PM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		10	324	65		15	385	23		55	24	28		31	20	41
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		11				16					113				97	
Capacity, c (veh/h)		1130				1149					376				411	
v/c Ratio		0.01				0.01					0.30				0.24	
95% Queue Length, Q_{95} (veh)		0.0				0.0					1.2				0.9	
95% Queue Length, Q_{95} (ft)		0.0				0.0					30.5				22.9	
Control Delay (s/veh)		8.2				8.2					18.6				16.4	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.3				18.6				16.4			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

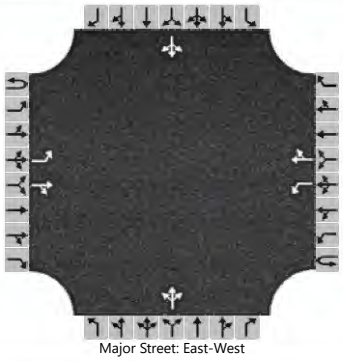
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2025
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2025 Existing AM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	510	11		31	198	0		2	0	28		1	0	1
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				36					35				2	
Capacity, c (veh/h)		1338				972					489				465	
v/c Ratio		0.00				0.04					0.07				0.00	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.2				0.0	
95% Queue Length, Q_{95} (ft)		0.0				2.5					5.1				0.0	
Control Delay (s/veh)		7.7				8.8					12.9				12.8	
Level of Service (LOS)		A				A					B				B	
Approach Delay (s/veh)	0.0				1.2				12.9				12.8			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

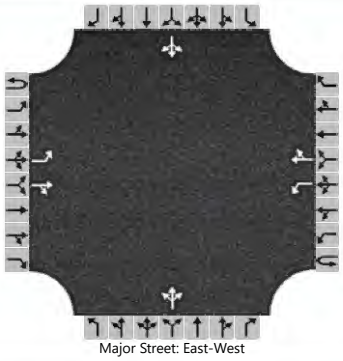
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2025
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2025 Existing PM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	351	25		47	462	1		11	0	47		0	0	0
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				52					64				0	
Capacity, c (veh/h)		1061				1151					553				0	
v/c Ratio		0.00				0.04					0.12					
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.4					
95% Queue Length, Q_{95} (ft)		0.0				2.5					10.1					
Control Delay (s/veh)		8.4				8.3					12.4					
Level of Service (LOS)		A				A					B					
Approach Delay (s/veh)	0.0				0.8				12.4							
Approach LOS	A				A				B							

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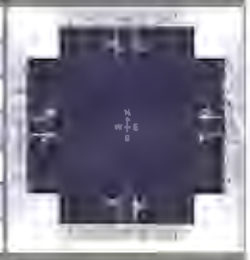
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.94
Urban Street	Rufina Street	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_EXAM Rufina-Richards.xus		
Project Description	2025 Existing AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	95	454	121	56	117	15	49	123	102	35	163	75

Signal Information			
Cycle, s	51.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.5	1.1	18.6	2.5	0.7	9.6						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	8.6	23.7	7.5	22.6	7.2	14.3	6.5	13.6
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	3.7	18.4	3.0	4.7	3.2	8.6	2.8	9.0
Green Extension Time (g_e), s	0.0	1.3	0.0	0.3	0.0	0.6	0.0	0.6
Phase Call Probability	0.77	1.00	0.58	1.00	0.53	1.00	0.42	1.00
Max Out Probability	1.00	0.00	1.00	1.00	1.00	0.29	1.00	0.36

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	101	612		60	140		52	239		37	253	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1816		1795	1847		1795	1743		1795	1784	
Queue Service Time (g_s), s	1.7	16.4		1.0	2.7		1.2	6.6		0.8	7.0	
Cycle Queue Clearance Time (g_c), s	1.7	16.4		1.0	2.7		1.2	6.6		0.8	7.0	
Green Ratio (*g/C*)	0.45	0.38		0.42	0.36		0.25	0.20		0.23	0.18	
Capacity (*c*), veh/h	683	690		280	661		305	344		261	329	
Volume-to-Capacity Ratio (*X*)	0.148	0.887		0.213	0.213		0.171	0.695		0.143	0.769	
Back of Queue (*Q*), ft/ln (95 th percentile)	25	250		16	45		20	114		14	129	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.0	9.9		0.6	1.8		0.8	4.5		0.6	5.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	8.5	15.1		12.0	11.6		15.7	19.4		16.3	20.1	
Incremental Delay (d_2), s/veh	0.0	1.6		0.1	0.1		0.1	1.2		0.1	2.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	8.6	16.7		12.1	11.7		15.8	20.6		16.4	22.5	
Level of Service (LOS)	A	B		B	B		B	C		B	C	
Approach Delay, s/veh / LOS	15.5	B		11.8	B		19.7	B		21.7	C	
Intersection Delay, s/veh / LOS	17.0						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.89	B	1.89	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	1.66	B	0.82	A	0.97	A	0.97	A

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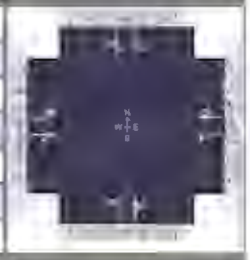
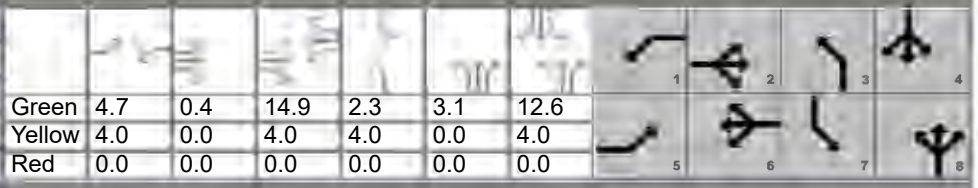
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.97
Urban Street	Rufina Street	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_EXPM Rufina-Richards.xus		
Project Description	2025 Existing PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	122	300	82	100	383	27	150	179	68	31	199	134

Signal Information			
Cycle, s	54.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	4.7	0.4		14.9	2.3	3.1	12.6					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.1	19.3	8.7	18.9	9.4	19.7	6.3	16.6
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.1	3.2	3.1	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	4.6	12.7	4.1	13.5	5.3	8.3	2.7	12.1
Green Extension Time (g_e), s	0.0	1.4	0.0	1.4	0.0	0.0	0.0	0.6
Phase Call Probability	0.85	1.00	0.79	1.00	0.90	1.00	0.38	1.00
Max Out Probability	1.00	0.06	1.00	0.05	1.00	1.00	0.82	0.05

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	126	394		103	423		155	255		32	343	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1815		1795	1863		1795	1796		1795	1758	
Queue Service Time (g_s), s	2.6	10.7		2.1	11.5		3.3	6.3		0.7	10.1	
Cycle Queue Clearance Time (g_c), s	2.6	10.7		2.1	11.5		3.3	6.3		0.7	10.1	
Green Ratio (*g/C*)	0.37	0.28		0.36	0.28		0.35	0.29		0.28	0.23	
Capacity (*c*), veh/h	364	513		337	514		363	523		365	411	
Volume-to-Capacity Ratio (*X*)	0.345	0.767		0.306	0.822		0.426	0.486		0.088	0.836	
Back of Queue (*Q*), ft/ln (95 th percentile)	41	187		34	204		53	106		12	177	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.6	7.4		1.3	8.1		2.1	4.2		0.5	7.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	12.9	17.8		13.2	18.3		13.7	15.8		14.7	19.7	
Incremental Delay (d_2), s/veh	0.2	1.1		0.2	1.6		0.3	0.3		0.0	1.9	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	13.1	18.9		13.4	19.9		14.0	16.1		14.7	21.6	
Level of Service (LOS)	B	B		B	B		B	B		B	C	
Approach Delay, s/veh / LOS	17.5	B		18.6	B		15.3	B		21.0	C	
Intersection Delay, s/veh / LOS	18.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.90	B	1.91	B
Bicycle LOS Score / LOS	1.34	A	1.36	A	1.16	A	1.11	A

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HCS Two-Way Stop-Control Report

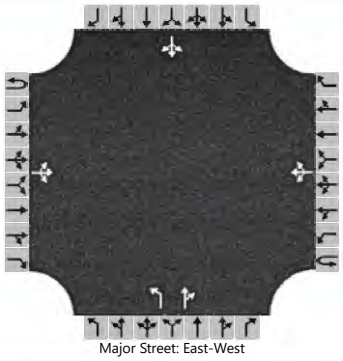
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2025
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2025 Existing AM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.79
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		6	7	79		29	17	3		58	2	52		0	2	1
Percent Heavy Vehicles (%)		4				4				4	4	4		4	4	4
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.14				4.14				7.14	6.54	6.24		7.14	6.54	6.24
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.24				3.54	4.04	3.34		3.54	4.04	3.34

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		8				37				73		68			4	
Capacity, c (veh/h)		1576				1469				758		985			747	
v/c Ratio		0.00				0.02				0.10		0.07			0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.1				0.3		0.2			0.0	
95% Queue Length, Q_{95} (ft)		0.0				2.5				7.7		5.2			0.0	
Control Delay (s/veh)		7.3	0.0	0.0		7.5	0.2	0.2		10.3		8.9			9.8	
Level of Service (LOS)		A	A	A		A	A	A		B		A			A	
Approach Delay (s/veh)	0.5				4.5				9.6				9.8			
Approach LOS	A				A				A				A			

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HCS Two-Way Stop-Control Report

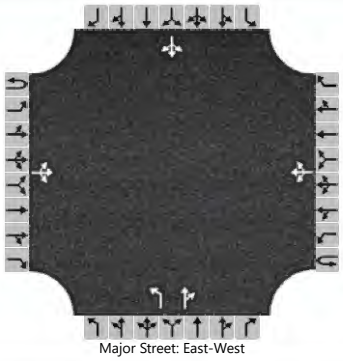
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2025
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2025 Existing PM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		0	20	152		57	26	1		124	3	40		7	13	6
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				63				136		47			29	
Capacity, c (veh/h)		1590				1391				633		917			639	
v/c Ratio		0.00				0.05				0.22		0.05			0.04	
95% Queue Length, Q_{95} (veh)		0.0				0.1				0.8		0.2			0.1	
95% Queue Length, Q_{95} (ft)		0.0				2.5				20.2		5.0			2.5	
Control Delay (s/veh)		7.3	0.0	0.0		7.7	0.4	0.4		12.2		9.1			10.9	
Level of Service (LOS)		A	A	A		A	A	A		B		A			B	
Approach Delay (s/veh)	0.0				5.3				11.4				10.9			
Approach LOS	A				A				B				B			

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APPENDIX D:
TURNING MOVEMENT DEVELOPMENT

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: SILER ROAD & RUFINA STREET

AM Peak Hour

	Eastbound RUFINA			Westbound RUFINA			Northbound SILER			Southbound SILER		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	217	58	128	44	20	22	89	398	27	28	454	130
Background Growth	13	3	8	3	1	1	5	24	2	2	27	8
2028 No Build	230	61	136	47	21	23	94	422	29	30	481	138
Entering							14					36
Exiting	34		13									
2028 Build	264	61	149	47	21	23	108	422	29	30	481	174
Horizon Year Background Growth	43	12	26	9	4	4	18	80	5	6	91	26
2038 Horizon Year No Build	273	73	161	55	25	28	112	501	34	35	572	164
Entering							14					36
Exiting	34		13									
2038 Horizon Year Build	307	73	174	55	25	28	126	501	34	35	572	200
PHF	*0.95*			*0.95*			*0.95*			*0.95*		
HV %		*4*			*4*			*4*			*4*	

PM Peak Hour

	Eastbound RUFINA			Westbound RUFINA			Northbound SILER			Southbound SILER		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	200	30	262	68	72	47	169	404	22	23	438	262
Background Growth	12	2	16	4	4	3	10	24	1	1	26	16
2028 No Build	212	32	278	72	76	50	179	428	23	24	464	278
Entering							13					34
Exiting	36		14									
2028 Build	248	32	292	72	76	50	192	428	23	24	464	312
Horizon Year Background Growth	40	6	52	14	14	9	34	81	4	5	88	52
2038 Horizon Year No Build	252	38	330	86	91	59	213	509	28	29	552	330
Entering							13					34
Exiting	36		14									
2038 Horizon Year Build	288	38	344	86	91	59	226	509	28	29	552	364
PHF	*0.92*			*0.92*			*0.92*			*0.92*		
HV %		*1*			*1*			*1*			*1*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter							7.00%					18.00%
Trip Distribution % Exit	18.00%		7.00%									

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: CALLE DEL CIELO & CERRILLOS ROAD

AM Peak Hour

	Eastbound CERRILLOS RD			Westbound CERRILLOS RD			Northbound CALLE DEL CIELO			Southbound CALLE DEL CIELO		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	46	1,420	21	30	870	41	32	28	39	60	16	40
Background Growth	3	85	1	2	52	2	2	2	2	4	1	2
2028 No Build	49	1,505	22	32	922	43	34	30	41	64	17	42
Entering	44					76						
Exiting										72		41
2028 Build	93	1,505	22	32	922	119	34	30	41	135	17	84
Horizon Year Background Growth	9	284	4	6	174	8	6	6	8	12	3	8
2038 Horizon Year No Build	58	1,789	26	38	1,096	52	40	35	49	76	20	50
Entering	44					76						
Exiting										72		41
2038 Horizon Year Build	102	1,789	26	38	1,096	128	40	35	49	147	20	92
PHF	*0.91*			*0.91*			*0.91*			*0.91*		
HV %		*3*			*3*			*3*			*3*	

PM Peak Hour

	Eastbound CERRILLOS RD			Westbound CERRILLOS RD			Northbound CALLE DEL CIELO			Southbound CALLE DEL CIELO		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	54	1,477	17	54	1,878	67	42	32	37	103	41	86
Background Growth	3	89	1	3	113	4	3	2	2	6	2	5
2028 No Build	57	1,566	18	57	1,991	71	45	34	39	109	43	91
Entering	41					72						
Exiting	0									76		44
2028 Build	99	1,566	18	57	1,991	143	45	34	39	185	43	135
Horizon Year Background Growth	11	295	3	11	376	13	8	6	7	21	8	17
2038 Horizon Year No Build	68	1,861	21	68	2,366	84	53	40	47	130	52	108
Entering	41					72						
Exiting										76		44
2038 Horizon Year Build	109	1,861	21	68	2,366	156	53	40	47	206	52	152
PHF	*0.96*			*0.96*			*0.96*			*0.96*		
HV %		*1*			*1*			*1*			*1*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter	22.00%					38.00%						
Trip Distribution % Exit										38.00%		22.00%

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: RUFINA STREET & RUFINA CIRCLE (WEST)

AM Peak Hour

	Eastbound RUFINA ST			Westbound RUFINA ST			Northbound RUFINA CIRCLE (WEST)			Southbound PARKWAY DRIVE		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	15	490	59	15	175	17	21	11	14	10	8	6
Background Growth	1	29	4	1	11	1	1	1	1	1		
2028 No Build	16	519	63	16	186	18	22	12	15	11	8	6
Entering		30										
Exiting					28							
2028 Build	16	549	63	16	214	18	22	12	15	11	8	6
Horizon Year Background Growth	3	98	12	3	35	3	4	2	3	2	2	1
2038 Horizon Year No Build	19	617	74	19	221	21	26	14	18	13	10	7
Entering		30										
Exiting					28							
2038 Horizon Year Build	19	647	74	19	249	21	26	14	18	13	10	7
PHF	*0.89*			*0.89*			*0.89*			*0.89*		
HV %		*3*			*3*			*3*			*3*	

PM Peak Hour

	Eastbound RUFINA ST			Westbound RUFINA ST			Northbound RUFINA CIRCLE (WEST)			Southbound PARKWAY DRIVE		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	10	324	65	15	385	23	55	24	28	31	20	41
Background Growth	1	19	4	1	23	1	3	1	2	2	1	2
2028 No Build	11	343	69	16	408	24	58	25	30	33	21	43
Entering		28										
Exiting					30							
2028 Build	11	372	69	16	438	24	58	25	30	33	21	43
Horizon Year Background Growth	2	65	13	3	77	5	11	5	6	6	4	8
2038 Horizon Year No Build	13	408	82	19	485	29	69	30	35	39	25	52
Entering		28										
Exiting					30							
2038 Horizon Year Build	13	436	82	19	515	29	69	30	35	39	25	52
PHF	*0.95*			*0.95*			*0.95*			*0.95*		
HV %		*2*			*2*			*2*			*2*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter		15.00%										
Trip Distribution % Exit					15.00%							

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: RUFINA STREET & RUFINA CIRCLE (EAST)

AM Peak Hour

	Eastbound RUFINA ST			Westbound RUFINA ST			Northbound RUFINA CIRCLE (EAST)			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)		510	11	31	198		2		28	1		1
Background Growth		31	1	2	12				2			
2028 No Build		541	12	33	210		2		30	1		1
Entering			30	50								
Exiting							28		47			
2028 Build		541	42	83	210		30		77	1		1
Horizon Year Background Growth	0	102	2	6	40	0	0	0	6	0	0	0
2038 Horizon Year No Build		643	14	39	249		2		35	1		1
Entering			30	50								
Exiting							28		47			
2038 Horizon Year Build		643	44	89	249		31		82	1		1
PHF	*0.86*			*0.86*			*0.86*			*0.86*		
HV %		*2*			*2*			*2*			*2*	

PM Peak Hour

	Eastbound RUFINA ST			Westbound RUFINA ST			Northbound RUFINA CIRCLE (EAST)			Southbound 0		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)		351	25	47	462	1	11		47			
Background Growth		21	2	3	28		1		3			
2028 No Build		372	27	50	490	1	12		50			
Entering			28	47								
Exiting							30		50			
2028 Build		372	55	97	490	1	42		100			
Horizon Year Background Growth	0	70	5	9	92	0	2	0	9	0	0	0
2038 Horizon Year No Build		442	32	59	582	1	14		59			
Entering			28	47								
Exiting							30		50			
2038 Horizon Year Build		442	60	106	582	1	44		109			
PHF	*0.91*			*0.91*			*0.91*			*0.91*		
HV %		*1*			*1*			*1*			*1*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter			15.00%	25.00%								
Trip Distribution % Exit							15.00%		25.00%			

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: RUFINA STREET & RICHARDS AVENUE

AM Peak Hour

	Eastbound RUFINA ST			Westbound RUFINA ST			Northbound RICHARDS AVE			Southbound HENRY LYNCH RD		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	95	454	121	56	117	15	49	123	102	35	163	75
Background Growth	6	27	7	3	7	1	3	7	6	2	10	5
2028 No Build	101	481	128	59	124	16	52	130	108	37	173	80
Entering		20							10			
Exiting				9	19							
2028 Build	101	501	128	69	143	16	52	130	118	37	173	80
Horizon Year Background Growth	19	91	24	11	23	3	10	25	20	7	33	15
2038 Horizon Year No Build	120	572	152	71	147	19	62	155	129	44	205	95
Entering		20							10			
Exiting				9	19							
2038 Horizon Year Build	120	592	152	80	166	19	62	155	139	44	205	95
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*1*			*1*			*1*			*1*	

PM Peak Hour

	Eastbound RUFINA ST			Westbound RUFINA ST			Northbound RICHARDS AVE			Southbound HENRY LYNCH RD		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	122	300	82	100	383	27	150	179	68	31	199	134
Background Growth	7	18	5	6	23	2	9	11	4	2	12	8
2028 No Build	129	318	87	106	406	29	159	190	72	33	211	142
Entering		19							9			
Exiting				10	20							
2028 Build	129	337	87	116	426	29	159	190	81	33	211	142
Horizon Year Background Growth	24	60	16	20	77	5	30	36	14	6	40	27
2038 Horizon Year No Build	154	378	103	126	483	34	189	226	86	39	251	169
Entering		19							9			
Exiting				10	20							
2038 Horizon Year Build	154	397	103	136	503	34	189	226	95	39	251	169
PHF	*0.97*			*0.97*			*0.97*			*0.97*		
HV %		*1*			*1*			*1*			*1*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter		10.00%							5.00%			
Trip Distribution % Exit				5.00%	10.00%							

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: RUFINA CIRCLE & CALLE DEL CIELO

AM Peak Hour

	Eastbound RUFINA CIRCLE			Westbound RUFINA CIRCLE			Northbound CALLE DEL CIELO			Southbound CALLE DEL CIELO		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	6	7	79	29	17	3	58	2	52		2	1
Background Growth			5	2	1		3		3			
2028 No Build	6	7	84	31	18	3	61	2	55		2	1
Entering									120			
Exiting				113								
2028 Build	6	7	84	144	18	3	61	2	175		2	1
Horizon Year Background Growth	1	1	16	6	3	1	12	0	10	0	0	0
2038 Horizon Year No Build	7	8	100	37	21	4	73	2	66		2	1
Entering									120			
Exiting				113								
2038 Horizon Year Build	7	8	100	149	21	4	73	2	186		2	1
PHF	*0.79*			*0.79*			*0.79*			*0.79*		
HV %		*4*			*4*			*4*			*4*	

PM Peak Hour

	Eastbound RUFINA CIRCLE			Westbound RUFINA CIRCLE			Northbound CALLE DEL CIELO			Southbound CALLE DEL CIELO		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)		20	152	57	26	1	124	3	40	7	13	6
Background Growth		1	9	3	2		7		2		1	
2028 No Build		21	161	60	28	1	131	3	42	7	14	6
Entering									113			
Exiting				120								
2028 Build		21	161	180	28	1	131	3	155	7	14	6
Horizon Year Background Growth	0	4	30	11	5	0	25	1	8	1	3	1
2038 Horizon Year No Build		25	192	72	33	1	156	4	50	8	16	7
Entering									113			
Exiting				120								
2038 Horizon Year Build		25	192	192	33	1	156	4	163	8	16	7
PHF	*0.91*			*0.91*			*0.91*			*0.91*		
HV %		*1*			*1*			*1*			*1*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter									60.00%			
Trip Distribution % Exit				60.00%								

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: RUFINA CIRCLE & ACCESS 1 (PROPOSED)

AM Peak Hour

	Eastbound			Westbound ACCESS 1			Northbound RUFINA CIRCLE (EAST)			Southbound RUFINA CIRCLE (EAST)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)								30			42	
Background Growth								2			3	
2028 No Build								32			45	
Entering								0	20	70	10	
Exiting				19		66		9				
2028 Build				19		66		41	20	70	55	
Horizon Year Background Growth								11			15	
2043 Horizon Year No Build								43			60	
Entering									20	70	10	
Exiting				19		66		9				
2043 Horizon Year Build				19		66		52	20	70	70	
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*2*			*2*			*2*			*2*	

PM Peak Hour

	Eastbound			Westbound ACCESS 1			Northbound RUFINA CIRCLE (EAST)			Southbound RUFINA CIRCLE (EAST)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)								58			72	
Background Growth								3			4	
2028 No Build								61			76	
Entering									19	66	9	
Exiting				20		70		10				
2028 Build				20		70		71	19	66	86	
Horizon Year Background Growth								21			26	
2043 Horizon Year No Build								82			102	
Entering									19	66	9	
Exiting				20		70		10				
2043 Horizon Year Build				20		70		92	19	66	112	
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*2*			*2*			*2*			*2*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter									10.00%	35.00%	5.00%	
Trip Distribution % Exit				10.00%		35.00%		5.00%				

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: RUFINA CIRCLE & ACCESS 2 (PROPOSED)

AM Peak Hour

	Eastbound			Westbound ACCESS 2			Northbound RUFINAL CIRCLE (EAST)			Southbound RUFINA CIRCLE (EAST)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)								30			42	
Background Growth								2			3	
2028 No Build								32			45	
Entering								20	100	10		
Exiting				94		9					19	
2028 Build				94		9		52	100	10	63	
Horizon Year Background Growth								11			15	
2043 Horizon Year No Build								43			60	
Entering								20	100	10		
Exiting				94		9					19	
2043 Horizon Year Build				94		9		63	100	10	78	
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*2*			*2*			*2*			*2*	

PM Peak Hour

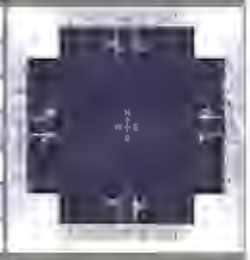
	Eastbound 0			Westbound ACCESS 2			Northbound RUFINAL CIRCLE (EAST)			Southbound RUFINA CIRCLE (EAST)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)								58			72	
Background Growth								3			4	
2028 No Build								61			76	
Entering								19	94	9		
Exiting				100		10					20	
2028 Build				100		10		80	94	9	96	
Horizon Year Background Growth								21			26	
2043 Horizon Year No Build								82			102	
Entering								19	94	9		
Exiting				100		10					20	
2043 Horizon Year Build				100		10		101	94	9	122	
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*2*			*2*			*2*			*2*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter								10.00%	50.00%	5.00%		
Trip Distribution % Exit				50.00%		5.00%					10.00%	

APPENDIX E:
2028 NO BUILD INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.95
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_NBAM Siler-Rufina.xus		
Project Description	2028 No Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	230	61	136	47	21	23	94	422	29	30	481	138

Signal Information					EB			WB			NB			SB		
Cycle, s	57.7	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	3.3	3.7		6.0	2.4	2.4	24.0					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.0	13.7	7.3	10.0	8.8	30.4	6.4	28.0
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.1	3.2	3.1
Queue Clearance Time (g_s), s	8.9	9.0	3.4	3.5	3.7	13.1	2.6	21.7
Green Extension Time (g_e), s	0.0	0.3	0.0	0.1	0.0	2.3	0.0	2.3
Phase Call Probability	0.98	1.00	0.55	1.00	0.80	1.00	0.40	1.00
Max Out Probability	1.00	0.05	1.00	1.00	1.00	0.06	0.64	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	242	207		49	46		99	475		32	652	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1637		1753	1682		1753	1820		1753	1770	
Queue Service Time (g_s), s	6.9	7.0		1.4	1.5		1.7	11.1		0.6	19.7	
Cycle Queue Clearance Time (g_c), s	6.9	7.0		1.4	1.5		1.7	11.1		0.6	19.7	
Green Ratio (*g/C*)	0.25	0.17		0.16	0.10		0.50	0.46		0.46	0.42	
Capacity (*c*), veh/h	442	275		239	175		327	831		405	735	
Volume-to-Capacity Ratio (*X*)	0.547	0.753		0.207	0.265		0.303	0.572		0.078	0.887	
Back of Queue (*Q*), ft/ln (95 th percentile)	122	121		25	26		25	180		9	293	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.7	4.7		1.0	1.0		1.0	7.0		0.3	11.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.70	0.00		0.15	0.00		0.13	0.00		0.09	0.00	
Uniform Delay (d_1), s/veh	18.7	22.9		21.2	23.8		11.5	11.5		9.7	15.6	
Incremental Delay (d_2), s/veh	0.8	1.6		0.2	0.3		0.2	0.6		0.0	1.5	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	19.5	24.5		21.3	24.1		11.7	12.2		9.7	17.1	
Level of Service (LOS)	B	C		C	C		B	B		A	B	
Approach Delay, s/veh / LOS	21.8	C		22.7	C		12.1	B		16.8	B	
Intersection Delay, s/veh / LOS	16.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.92	B	1.88	B	1.89	B
Bicycle LOS Score / LOS	1.23	A	0.65	A	1.43	A	1.61	B

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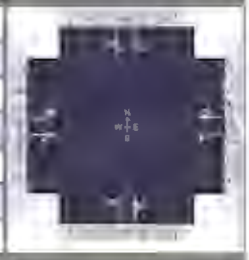
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_NBPM Siler-Rufina.xus		
Project Description	2028 No Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	212	32	278	72	76	50	179	428	23	24	464	278

Signal Information					EB			WB			NB			SB		
Cycle, s	108.3	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	5.5	2.5		22.9	3.3	0.9	53.2					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	4.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.0	29.5	9.5	26.9	12.2	62.1	7.3	57.2
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	10.0	24.5	5.8	9.4	7.9	20.6	2.8	50.6
Green Extension Time (g_e), s	0.0	0.8	0.0	0.0	0.3	3.2	0.0	2.1
Phase Call Probability	1.00	1.00	0.91	1.00	1.00	1.00	0.55	1.00
Max Out Probability	1.00	0.00	1.00	1.00	0.00	0.02	0.94	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	230	337		78	137		195	490		26	807	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1585		1753	1718		1753	1824		1753	1724	
Queue Service Time (g_s), s	8.0	22.5		3.8	7.4		5.9	18.6		0.8	48.6	
Cycle Queue Clearance Time (g_c), s	8.0	22.5		3.8	7.4		5.9	18.6		0.8	48.6	
Green Ratio (*g/C*)	0.29	0.24		0.26	0.21		0.59	0.54		0.53	0.49	
Capacity (*c*), veh/h	375	374		165	365		228	979		433	848	
Volume-to-Capacity Ratio (*X*)	0.614	0.902		0.475	0.375		0.855	0.501		0.060	0.951	
Back of Queue (*Q*), ft/ln (95 th percentile)	90	359		76	146		125	310		14	698	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.5	13.9		2.9	5.7		4.9	12.0		0.6	27.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.52	0.00		0.44	0.00		0.63	0.00		0.14	0.00	
Uniform Delay (d_1), s/veh	34.2	40.4		33.4	36.7		25.3	16.0		13.7	26.4	
Incremental Delay (d_2), s/veh	2.2	3.3		0.8	0.2		3.9	0.2		0.0	3.5	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	36.4	43.7		34.2	37.0		29.3	16.1		13.7	29.9	
Level of Service (LOS)	D	D		C	D		C	B		B	C	
Approach Delay, s/veh / LOS	40.8	D		35.9	D		19.9	B		29.4	C	
Intersection Delay, s/veh / LOS	30.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.94	B	1.94	B	1.90	B	1.90	B
Bicycle LOS Score / LOS	1.42	A	0.84	A	1.62	B	1.86	B

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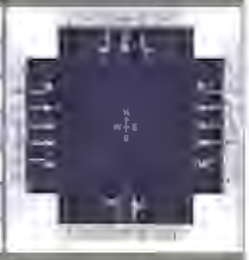
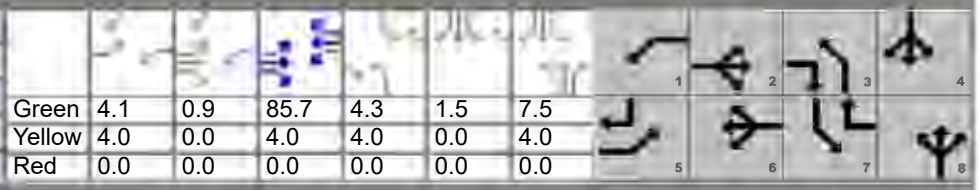
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.91
Urban Street	CALLE DEL CIELO	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_NBAM Calle del Cielo-Cerrillos.xus		
Project Description	2028 No Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	49	1505	22	32	922	43	34	30	41	64	17	42

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB		
Green	4.1	0.9	85.7	4.3	1.5	7.5		
Yellow	4.0	0.0	4.0	4.0	0.0	4.0		
Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.0	90.5	8.1	89.7	8.3	11.5	9.8	13.1
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	2.9		2.6		4.3	7.5	6.4	5.2
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.1
Phase Call Probability	0.83		0.69		0.71	1.00	0.90	1.00
Max Out Probability	0.00		0.00		1.00	0.55	1.00	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	54	1654	24	35	1013	47	37	78		70	19	46
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1685	1572	1767	1685	1572	1767	1681		1767	1856	1572
Queue Service Time (g_s), s	0.9	16.3	0.5	0.6	8.6	0.9	2.3	5.5		4.4	1.1	3.2
Cycle Queue Clearance Time (g_c), s	0.9	16.3	0.5	0.6	8.6	0.9	2.3	5.5		4.4	1.1	3.2
Green Ratio (*g/C*)	0.76	0.72	0.76	0.76	0.71	0.76	0.10	0.06		0.11	0.08	0.12
Capacity (*c*), veh/h	488	3644	1190	296	3608	1199	191	106		168	140	184
Volume-to-Capacity Ratio (*X*)	0.110	0.454	0.020	0.119	0.281	0.039	0.195	0.739		0.419	0.133	0.250
Back of Queue (*Q*), ft/ln (95 th percentile)	12	222	6	8	124	11	47	110		90	24	58
Back of Queue (*Q*), veh/ln (95 th percentile)	0.5	8.7	0.2	0.3	4.8	0.4	1.9	4.3		3.5	0.9	2.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.08	0.00	0.00	0.04	0.00	0.00	0.30	0.00		1.28	0.00	0.00
Uniform Delay (d_1), s/veh	4.0	6.9	3.6	4.9	6.1	3.5	49.8	55.3		49.5	51.8	48.2
Incremental Delay (d_2), s/veh	0.0	0.4	0.0	0.1	0.2	0.1	0.2	3.8		0.6	0.2	0.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	4.1	7.4	3.6	5.0	6.3	3.6	50.0	59.0		50.1	52.0	48.4
Level of Service (LOS)	A	A	A	A	A	A	D	E		D	D	D
Approach Delay, s/veh / LOS	7.2	A		6.2	A		56.1	E		49.8	D	
Intersection Delay, s/veh / LOS	10.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	2.05	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.44	A	1.09	A	0.68	A	0.71	A

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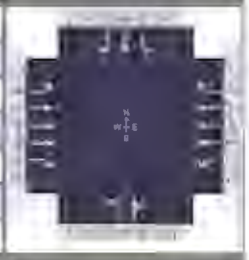
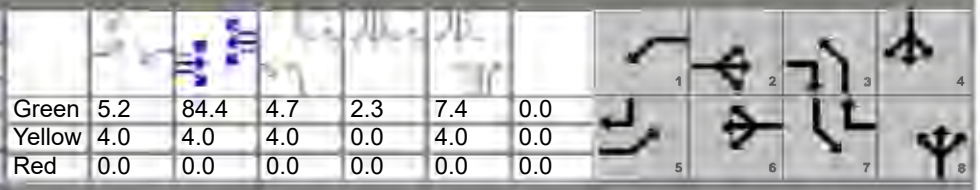
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.96
Urban Street	CALLE DEL CIELO	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_NBPM Calle del Cielo-Cerrillos.xus		
Project Description	2028 No Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	57	1566	18	57	1991	71	45	34	39	109	43	91

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	5.2	84.4		4.7	2.3	7.4	0.0					
Yellow	4.0	4.0		4.0	0.0	4.0	0.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.2	88.4	9.2	88.4	8.7	11.4	11.0	13.7
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	3.0		3.0		4.9	7.2	9.0	8.6
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.0	0.2	0.0	0.2
Phase Call Probability	0.86		0.86		0.79	1.00	0.98	1.00
Max Out Probability	0.00		0.00		0.00	0.08	1.00	0.04

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	59	1631	19	59	2074	74	47	76		114	45	95
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598	1795	1720		1795	1885	1598
Queue Service Time (g_s), s	1.0	16.6	0.4	1.0	24.1	1.4	2.9	5.2		7.0	2.7	6.6
Cycle Queue Clearance Time (g_c), s	1.0	16.6	0.4	1.0	24.1	1.4	2.9	5.2		7.0	2.7	6.6
Green Ratio (*g/C*)	0.75	0.70	0.74	0.75	0.70	0.76	0.10	0.06		0.12	0.08	0.12
Capacity (*c*), veh/h	239	3613	1187	313	3613	1217	188	106		189	152	198
Volume-to-Capacity Ratio (*X*)	0.249	0.452	0.016	0.190	0.574	0.061	0.249	0.716		0.600	0.295	0.480
Back of Queue (*Q*), ft/ln (95 th percentile)	15	230	5	15	312	18	59	105		151	58	120
Back of Queue (*Q*), veh/ln (95 th percentile)	0.6	9.1	0.2	0.6	12.4	0.7	2.3	4.2		6.0	2.3	4.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.10	0.00	0.00	0.07	0.00	0.00	0.37	0.00		2.16	0.00	0.00
Uniform Delay (d_1), s/veh	7.4	7.7	4.0	5.4	8.8	3.6	49.8	55.3		49.6	52.0	49.0
Incremental Delay (d_2), s/veh	0.2	0.4	0.0	0.1	0.7	0.1	0.3	3.3		3.7	0.4	0.7
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	7.6	8.1	4.0	5.5	9.5	3.7	50.0	58.6		53.3	52.4	49.7
Level of Service (LOS)	A	A	A	A	A	A	D	E		D	D	D
Approach Delay, s/veh / LOS	8.1	A		9.2	A		55.3	E		51.8	D	
Intersection Delay, s/veh / LOS	12.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	2.06	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.43	A	1.70	B	0.69	A	0.91	A

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HCS Two-Way Stop-Control Report

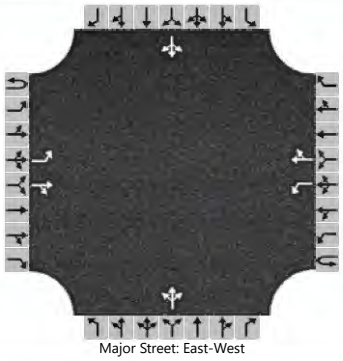
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2028 No Build AM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.89
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		16	519	63		16	186	18		22	12	15		11	8	6
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		18				18					55				28	
Capacity, c (veh/h)		1333				928					349				338	
v/c Ratio		0.01				0.02					0.16				0.08	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.6				0.3	
95% Queue Length, Q_{95} (ft)		0.0				2.6					15.4				7.7	
Control Delay (s/veh)		7.7				9.0					17.3				16.6	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.7				17.3				16.6			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

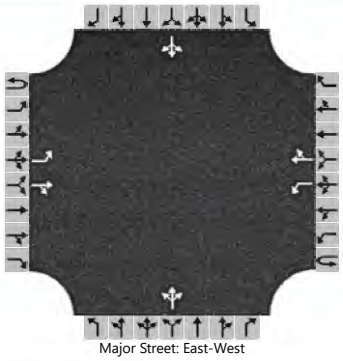
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2028 No Build PM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		11	343	69		16	408	24		58	25	30		33	21	43
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		12				17					119				102	
Capacity, c (veh/h)		1106				1126					355				388	
v/c Ratio		0.01				0.01					0.34				0.26	
95% Queue Length, Q_{95} (veh)		0.0				0.0					1.4				1.0	
95% Queue Length, Q_{95} (ft)		0.0				0.0					35.6				25.4	
Control Delay (s/veh)		8.3				8.2					20.2				17.6	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.3				20.2				17.6			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

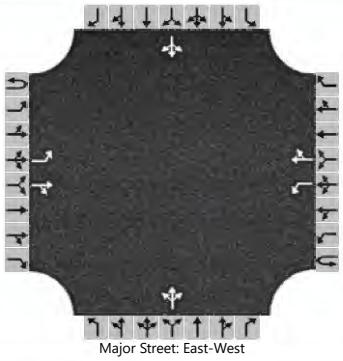
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2028 No Build AM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	541	12		33	210	0		2	0	30		1	0	1
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				38					37				2	
Capacity, c (veh/h)		1322				942					467				441	
v/c Ratio		0.00				0.04					0.08				0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.3				0.0	
95% Queue Length, Q_{95} (ft)		0.0				2.5					7.6				0.0	
Control Delay (s/veh)		7.7				9.0					13.4				13.2	
Level of Service (LOS)		A				A					B				B	
Approach Delay (s/veh)	0.0				1.2				13.4				13.2			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

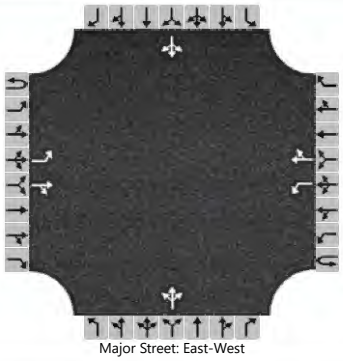
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2028 No Build PM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	372	27		50	490	1		12	0	50		0	0	0
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				55					68				0	
Capacity, c (veh/h)		1034				1127					529				0	
v/c Ratio		0.00				0.05					0.13					
95% Queue Length, Q_{95} (veh)		0.0				0.2					0.4					
95% Queue Length, Q_{95} (ft)		0.0				5.0					10.1					
Control Delay (s/veh)		8.5				8.4					12.8					
Level of Service (LOS)		A				A					B					
Approach Delay (s/veh)	0.0				0.8				12.8							
Approach LOS	A				A				B							

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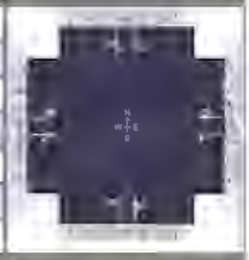
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.94
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_NBAM Rufina-Richards.xus		
Project Description	2028 No Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	101	481	128	59	124	16	52	130	108	37	173	80

Signal Information			
Cycle, s	56.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.8	1.1	21.4	2.8	0.7	10.9						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	8.9	26.5	7.8	25.4	7.5	15.7	6.8	14.9
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	3.9	21.0	3.1	5.1	3.3	9.7	3.0	10.1
Green Extension Time (g_e), s	0.0	1.5	0.0	0.3	0.0	0.8	0.0	0.8
Phase Call Probability	0.82	1.00	0.63	1.00	0.58	1.00	0.46	1.00
Max Out Probability	1.00	0.00	1.00	1.00	1.00	0.10	1.00	0.08

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	107	648		63	149		55	253		39	269	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1816		1795	1847		1795	1743		1795	1784	
Queue Service Time (g_s), s	1.9	19.0		1.1	3.1		1.3	7.7		1.0	8.1	
Cycle Queue Clearance Time (g_c), s	1.9	19.0		1.1	3.1		1.3	7.7		1.0	8.1	
Green Ratio (*g/C*)	0.46	0.40		0.44	0.38		0.26	0.21		0.24	0.19	
Capacity (*c*), veh/h	686	721		268	697		293	359		255	344	
Volume-to-Capacity Ratio (*X*)	0.157	0.899		0.234	0.214		0.189	0.706		0.154	0.781	
Back of Queue (*Q*), ft/ln (95 th percentile)	29	286		18	51		23	134		17	148	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.2	11.4		0.7	2.0		0.9	5.3		0.7	5.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	8.8	16.1		12.9	12.0		16.9	21.0		17.4	21.8	
Incremental Delay (d_2), s/veh	0.0	1.7		0.2	0.1		0.1	1.0		0.1	1.5	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	8.8	17.8		13.0	12.0		17.0	21.9		17.5	23.3	
Level of Service (LOS)	A	B		B	B		B	C		B	C	
Approach Delay, s/veh / LOS	16.5	B		12.3	B		21.0	C		22.5	C	
Intersection Delay, s/veh / LOS	18.0						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.89	B	1.89	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	1.73	B	0.84	A	1.00	A	1.00	A

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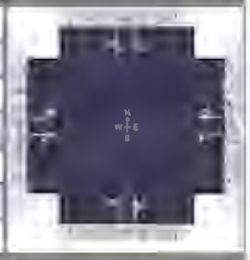
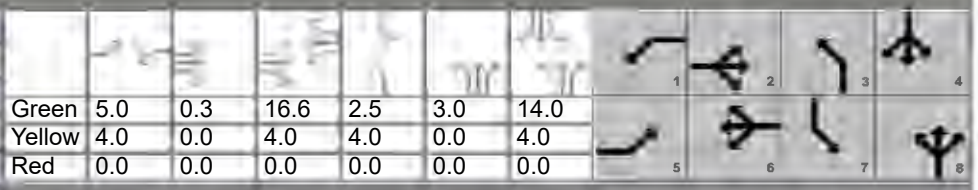
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.97
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_NBPM Rufina-Richards.xus		
Project Description	2028 No Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	129	318	87	106	406	29	159	190	72	33	211	142

Signal Information			
Cycle, s	57.5	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	5.0	0.3		16.6	2.5	3.0	14.0					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.3	21.0	9.0	20.6	9.6	21.1	6.5	18.0
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.1	3.2	3.1	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	4.8	14.1	4.3	15.0	5.7	9.2	2.8	13.4
Green Extension Time (g_e), s	0.0	1.7	0.0	1.7	0.0	0.0	0.0	0.7
Phase Call Probability	0.88	1.00	0.83	1.00	0.93	1.00	0.42	1.00
Max Out Probability	1.00	0.02	1.00	0.02	1.00	1.00	0.95	0.02

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	133	418		109	448		164	270		34	364	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1815		1795	1863		1795	1796		1795	1758	
Queue Service Time (g_s), s	2.8	12.1		2.3	13.0		3.7	7.2		0.8	11.4	
Cycle Queue Clearance Time (g_c), s	2.8	12.1		2.3	13.0		3.7	7.2		0.8	11.4	
Green Ratio (*g/C*)	0.38	0.29		0.38	0.29		0.36	0.30		0.29	0.24	
Capacity (*c*), veh/h	351	536		329	539		347	533		358	429	
Volume-to-Capacity Ratio (*X*)	0.379	0.780		0.333	0.832		0.473	0.506		0.095	0.848	
Back of Queue (*Q*), ft/ln (95 th percentile)	46	208		38	226		62	123		14	199	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.8	8.2		1.5	9.0		2.4	4.9		0.5	7.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	13.6	18.6		13.8	19.1		14.6	16.7		15.2	20.7	
Incremental Delay (d_2), s/veh	0.3	0.9		0.2	1.3		0.4	0.3		0.0	1.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	13.8	19.5		14.0	20.4		15.0	17.1		15.3	22.6	
Level of Service (LOS)	B	B		B	C		B	B		B	C	
Approach Delay, s/veh / LOS	18.2	B		19.2	B		16.3	B		21.9	C	
Intersection Delay, s/veh / LOS	18.8						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.90	B	1.91	B
Bicycle LOS Score / LOS	1.40	A	1.41	A	1.20	A	1.14	A

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HCS Two-Way Stop-Control Report

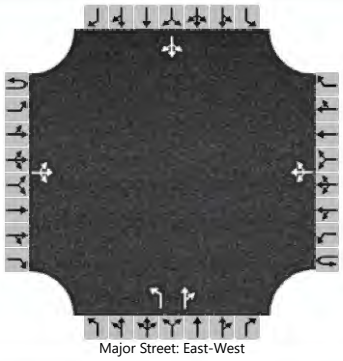
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2028 No Build AM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.79
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		6	7	84		31	18	3		61	2	55		0	2	1
Percent Heavy Vehicles (%)		4				4				4	4	4		4	4	4
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.14				4.14				7.14	6.54	6.24		7.14	6.54	6.24
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.24				3.54	4.04	3.34		3.54	4.04	3.34

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		8				39				77		72			4	
Capacity, c (veh/h)		1574				1461				746		982			737	
v/c Ratio		0.00				0.03				0.10		0.07			0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.1				0.3		0.2			0.0	
95% Queue Length, Q_{95} (ft)		0.0				2.5				7.7		5.2			0.0	
Control Delay (s/veh)		7.3	0.0	0.0		7.5	0.2	0.2		10.4		9.0			9.9	
Level of Service (LOS)		A	A	A		A	A	A		B		A			A	
Approach Delay (s/veh)	0.5				4.6				9.7				9.9			
Approach LOS	A				A				A				A			

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HCS Two-Way Stop-Control Report

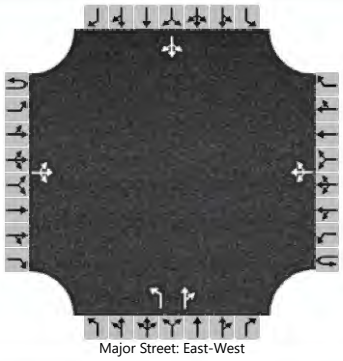
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2028 No Build PM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		0	21	161		60	28	1		131	3	42		7	14	6
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				66				144		49			30	
Capacity, c (veh/h)		1587				1378				615		910			619	
v/c Ratio		0.00				0.05				0.23		0.05			0.05	
95% Queue Length, Q_{95} (veh)		0.0				0.2				0.9		0.2			0.2	
95% Queue Length, Q_{95} (ft)		0.0				5.0				22.7		5.0			5.0	
Control Delay (s/veh)		7.3	0.0	0.0		7.7	0.4	0.4		12.6		9.2			11.1	
Level of Service (LOS)		A	A	A		A	A	A		B		A			B	
Approach Delay (s/veh)	0.0				5.3				11.8				11.1			
Approach LOS	A				A				B				B			

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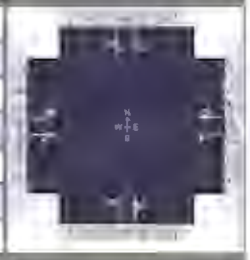
APPENDIX F:
2028 BUILD INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.95
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BAM Siler-Rufina.xus		
Project Description	2028 Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	264	61	149	47	21	23	108	422	29	30	481	174

Signal Information			
Cycle, s	60.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.4	3.6	6.6	2.5	2.6	26.1						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.0	14.2	7.4	10.6	9.1	32.8	6.5	30.1
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	9.0	9.9	3.5	3.5	4.0	13.3	2.6	24.5
Green Extension Time (g_e), s	0.0	0.3	0.0	0.2	0.0	2.4	0.0	1.6
Phase Call Probability	0.99	1.00	0.57	1.00	0.85	1.00	0.41	1.00
Max Out Probability	1.00	0.11	1.00	1.00	1.00	0.08	0.66	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	278	221		49	46		114	475		32	689	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1632		1753	1682		1753	1820		1753	1757	
Queue Service Time (g_s), s	7.0	7.9		1.5	1.5		2.0	11.3		0.6	22.5	
Cycle Queue Clearance Time (g_c), s	7.0	7.9		1.5	1.5		2.0	11.3		0.6	22.5	
Green Ratio (*g/C*)	0.25	0.17		0.17	0.11		0.52	0.47		0.47	0.43	
Capacity (*c*), veh/h	433	274		222	184		311	860		420	754	
Volume-to-Capacity Ratio (*X*)	0.642	0.806		0.223	0.252		0.366	0.552		0.075	0.914	
Back of Queue (*Q*), ft/ln (95 th percentile)	164	143		27	28		30	185		9	335	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.4	5.6		1.0	1.1		1.2	7.2		0.4	13.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.94	0.00		0.16	0.00		0.15	0.00		0.09	0.00	
Uniform Delay (d_1), s/veh	21.1	24.4		22.2	24.9		12.5	11.5		9.7	16.3	
Incremental Delay (d_2), s/veh	2.5	2.9		0.2	0.3		0.3	0.5		0.0	2.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	23.6	27.3		22.4	25.1		12.8	11.9		9.7	19.1	
Level of Service (LOS)	C	C		C	C		B	B		A	B	
Approach Delay, s/veh / LOS	25.2	C		23.7	C		12.1	B		18.7	B	
Intersection Delay, s/veh / LOS	18.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.93	B	1.88	B	1.89	B
Bicycle LOS Score / LOS	1.31	A	0.65	A	1.46	A	1.68	B

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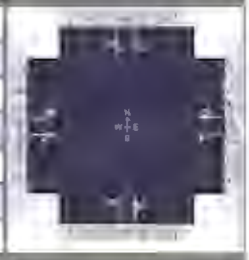
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BPM Siler-Rufina.xus		
Project Description	2028 Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	248	32	292	72	76	50	192	428	23	24	464	312

Signal Information					EB			WB			NB			SB		
Cycle, s	137.3	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	6.0	2.0		30.9	3.8	4.7	69.9					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	4.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.0	36.9	10.0	34.9	16.5	82.6	7.8	73.9
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	10.0	32.0	6.7	11.3	12.3	23.6	3.0	67.3
Green Extension Time (g_e), s	0.0	0.7	0.0	0.0	0.2	3.2	0.0	2.3
Phase Call Probability	1.00	1.00	0.95	1.00	1.00	1.00	0.63	1.00
Max Out Probability	1.00	0.00	1.00	1.00	0.09	0.05	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	270	352		78	137		209	490		26	843	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1584		1753	1718		1753	1824		1753	1716	
Queue Service Time (g_s), s	8.0	30.0		4.7	9.3		10.3	21.6		1.0	65.3	
Cycle Queue Clearance Time (g_c), s	8.0	30.0		4.7	9.3		10.3	21.6		1.0	65.3	
Green Ratio (*g/C*)	0.28	0.24		0.27	0.22		0.62	0.57		0.54	0.51	
Capacity (*c*), veh/h	350	380		136	387		234	1045		461	875	
Volume-to-Capacity Ratio (*X*)	0.770	0.927		0.576	0.354		0.891	0.469		0.057	0.964	
Back of Queue (*Q*), ft/ln (95 th percentile)	259	503		102	186		340	361		18	990	
Back of Queue (*Q*), veh/ln (95 th percentile)	10.0	19.5		4.0	7.2		13.2	14.0		0.7	38.4	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.48	0.00		0.60	0.00		1.70	0.00		0.18	0.00	
Uniform Delay (d_1), s/veh	47.9	51.2		42.0	45.0		40.6	17.2		15.8	32.6	
Incremental Delay (d_2), s/veh	9.1	15.0		3.9	0.2		19.2	0.1		0.0	12.6	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	57.1	66.2		45.9	45.2		59.8	17.3		15.8	45.2	
Level of Service (LOS)	E	E		D	D		E	B		B	D	
Approach Delay, s/veh / LOS	62.2	E		45.4	D		30.0	C		44.3	D	
Intersection Delay, s/veh / LOS	44.9						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.95	B	1.95	B	1.90	B	1.91	B
Bicycle LOS Score / LOS	1.51	B	0.84	A	1.64	B	1.92	B

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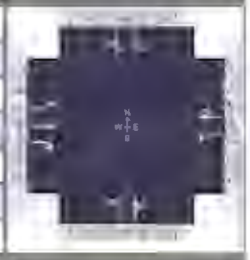
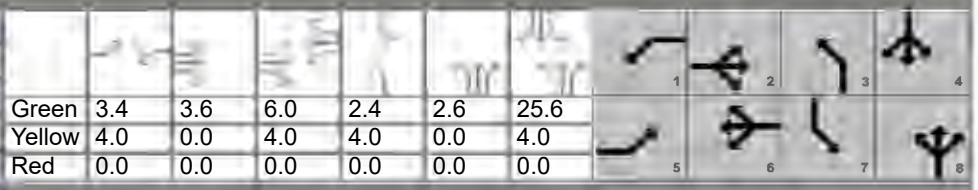
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.95
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BAM Siler-Rufina_Mitigation.xus		
Project Description	2028 Build AM Mitigation				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	264	61	149	47	21	23	108	422	29	30	481	174

Signal Information			
Cycle, s	59.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	3.4	3.6		6.0	2.4	2.6	25.6					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.0	13.6	7.4	10.0	9.1	32.3	6.4	29.6
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	9.0	7.4	3.5	3.5	4.0	13.1	2.6	24.0
Green Extension Time (g_e), s	0.0	0.4	0.0	0.2	0.0	2.4	0.0	1.6
Phase Call Probability	0.99	1.00	0.56	1.00	0.85	1.00	0.41	1.00
Max Out Probability	1.00	0.01	1.00	1.00	1.00	0.07	0.64	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	278	64	157	49	46		114	475		32	689	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1841	1610	1753	1682		1753	1820		1753	1757	
Queue Service Time (g_s), s	7.0	1.8	5.4	1.5	1.5		2.0	11.1		0.6	22.0	
Cycle Queue Clearance Time (g_c), s	7.0	1.8	5.4	1.5	1.5		2.0	11.1		0.6	22.0	
Green Ratio (*g/C*)	0.25	0.16	0.16	0.16	0.10		0.53	0.47		0.47	0.43	
Capacity (*c*), veh/h	426	297	260	347	169		315	862		423	754	
Volume-to-Capacity Ratio (*X*)	0.652	0.216	0.604	0.142	0.274		0.361	0.551		0.075	0.914	
Back of Queue (*Q*), ft/ln (95 th percentile)	163	35	89	26	27		29	180		9	325	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.3	1.3	3.5	1.0	1.1		1.1	7.0		0.3	12.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.93	0.00	0.00	0.16	0.00		0.15	0.00		0.09	0.00	
Uniform Delay (d_1), s/veh	20.9	21.8	23.3	21.9	24.9		12.3	11.2		9.5	16.0	
Incremental Delay (d_2), s/veh	2.8	0.1	0.8	0.1	0.3		0.3	0.4		0.0	2.4	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	23.7	21.9	24.1	21.9	25.2		12.5	11.6		9.5	18.4	
Level of Service (LOS)	C	C	C	C	C		B	B		A	B	
Approach Delay, s/veh / LOS	23.6	C		23.5	C		11.8	B		18.0	B	
Intersection Delay, s/veh / LOS	17.8						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.93	B	1.88	B	2.08	B
Bicycle LOS Score / LOS	1.31	A	0.65	A	1.46	A	1.68	B

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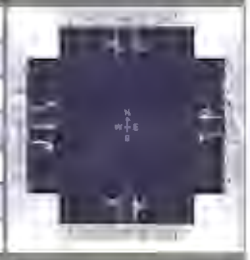
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BPM Siler-Rufina_Mitigation.xus		
Project Description	2028 Build PM Mitigation				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	248	32	292	72	76	50	192	428	23	24	464	312

Signal Information					EB			WB			NB			SB		
Cycle, s	120.4	Reference Phase	2		L	T	R	L	T	R	L	T	R	L	T	R
Offset, s	0	Reference Point	End	Green	6.0	2.0		20.1	3.5	2.5	62.2					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	4.0		4.0	4.0	4.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	16.0	30.2	10.0	24.1	14.0	72.7	7.5	66.2
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	14.0	25.2	6.4	10.7	9.7	21.1	2.8	58.4
Green Extension Time (g_e), s	0.0	0.8	0.0	0.5	0.3	3.5	0.0	3.5
Phase Call Probability	1.00	1.00	0.93	1.00	1.00	1.00	0.58	1.00
Max Out Probability	1.00	0.00	1.00	0.60	0.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	270	35	317	78	137		209	490		26	843	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1841	1610	1753	1718		1753	1824		1753	1716	
Queue Service Time (g_s), s	12.0	1.8	23.2	4.4	8.7		7.7	19.1		0.8	56.4	
Cycle Queue Clearance Time (g_c), s	12.0	1.8	23.2	4.4	8.7		7.7	19.1		0.8	56.4	
Green Ratio (*g/C*)	0.29	0.22	0.22	0.22	0.17		0.62	0.57		0.55	0.52	
Capacity (*c*), veh/h	354	401	351	374	289		238	1041		467	888	
Volume-to-Capacity Ratio (*X*)	0.761	0.087	0.905	0.209	0.474		0.877	0.471		0.056	0.950	
Back of Queue (*Q*), ft/ln (95 th percentile)	130	39	368	89	175		274	318		15	790	
Back of Queue (*Q*), veh/ln (95 th percentile)	5.0	1.5	14.7	3.5	6.8		10.6	12.3		0.6	30.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.74	0.00	0.00	0.53	0.00		1.37	0.00		0.15	0.00	
Uniform Delay (d_1), s/veh	39.7	37.7	46.1	38.7	45.5		31.7	15.2		13.5	27.7	
Incremental Delay (d_2), s/veh	8.4	0.0	4.1	0.1	0.5		4.0	0.1		0.0	2.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	48.1	37.7	50.2	38.8	45.9		35.7	15.3		13.5	30.4	
Level of Service (LOS)	D	D	D	D	D		D	B		B	C	
Approach Delay, s/veh / LOS	48.6	D		43.3	D		21.4	C		29.9	C	
Intersection Delay, s/veh / LOS	33.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.94	B	1.95	B	1.89	B	2.09	B
Bicycle LOS Score / LOS	1.51	B	0.84	A	1.64	B	1.92	B

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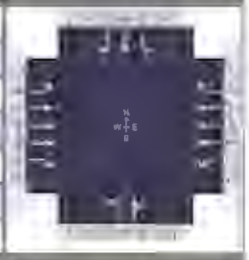
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.91
Urban Street	CALLE DEL CIELO	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BAM Calle del Cielo-Cerrillos.xus		
Project Description	2028 Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	93	1505	22	32	922	119	34	30	41	135	17	84

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	4.1	1.7		83.6	4.3	2.7	7.6					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.8	89.3	8.1	87.6	8.3	11.6	11.0	14.3
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	3.9		2.6		4.3	7.5	9.0	8.5
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.0	0.1	0.0	0.1
Phase Call Probability	0.97		0.69		0.71	1.00	0.99	1.00
Max Out Probability	0.03		0.00		1.00	1.00	1.00	0.36

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	102	1654	24	35	1013	131	37	78		148	19	92
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1685	1572	1767	1685	1572	1767	1681		1767	1856	1572
Queue Service Time (g_s), s	1.9	16.9	0.5	0.6	9.1	2.7	2.3	5.5		7.0	1.1	6.5
Cycle Queue Clearance Time (g_c), s	1.9	16.9	0.5	0.6	9.1	2.7	2.3	5.5		7.0	1.1	6.5
Green Ratio (*g/C*)	0.75	0.71	0.75	0.75	0.70	0.76	0.10	0.06		0.13	0.09	0.13
Capacity (*c*), veh/h	488	3593	1174	292	3523	1188	206	106		186	159	211
Volume-to-Capacity Ratio (*X*)	0.209	0.460	0.021	0.121	0.288	0.110	0.182	0.737		0.798	0.117	0.438
Back of Queue (*Q*), ft/ln (95 th percentile)	26	232	6	9	135	34	47	116		94	24	117
Back of Queue (*Q*), veh/ln (95 th percentile)	1.0	9.1	0.2	0.3	5.3	1.3	1.8	4.5		3.7	0.9	4.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.17	0.00	0.00	0.04	0.00	0.00	0.30	0.00		1.34	0.00	0.00
Uniform Delay (d_1), s/veh	4.6	7.5	3.9	5.3	6.9	3.9	49.8	55.2		51.7	50.7	47.8
Incremental Delay (d_2), s/veh	0.1	0.4	0.0	0.1	0.2	0.2	0.2	8.2		19.8	0.1	0.5
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	4.6	7.9	4.0	5.4	7.1	4.1	50.0	63.5		71.4	50.8	48.3
Level of Service (LOS)	A	A	A	A	A	A	D	E		E	D	D
Approach Delay, s/veh / LOS	7.6	A		6.7	A		59.1	E		61.7	E	
Intersection Delay, s/veh / LOS	13.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	2.06	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.47	A	1.14	A	0.68	A	0.92	A

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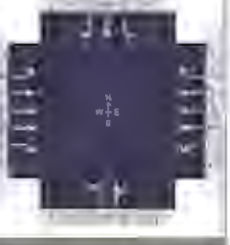
HCS Signalized Intersection Results Summary

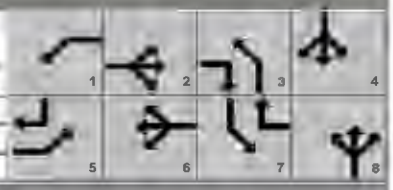
General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.96
Urban Street	CALLE DEL CIELO	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BPM Calle del Cielo-Cerrillos.xus		
Project Description	2028 Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	99	1566	18	57	1991	143	45	34	39	185	43	135

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.2	0.6		76.8	4.7	4.9	7.7					
Yellow	4.0	0.0		4.0	4.0	4.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.8	81.5	9.2	80.8	8.7	11.7	17.7	20.6
Change Period, (*Y+R c*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (*g s*), s	4.3		3.3		4.9	7.2	13.6	11.4
Green Extension Time (*g e*), s	0.2	0.0	0.1	0.0	0.0	0.5	0.1	0.5
Phase Call Probability	0.97		0.86		0.79	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	103	1631	19	59	2074	149	47	76		193	45	141
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598	1795	1720		1795	1885	1598
Queue Service Time (*g s*), s	2.3	19.8	0.4	1.3	29.2	3.0	2.9	5.2		11.6	2.5	9.4
Cycle Queue Clearance Time (*g c*), s	2.3	19.8	0.4	1.3	29.2	3.0	2.9	5.2		11.6	2.5	9.4
Green Ratio (*g/C*)	0.69	0.65	0.69	0.69	0.64	0.75	0.10	0.06		0.19	0.14	0.19
Capacity (*c*), veh/h	227	3316	1095	287	3288	1205	219	110		292	261	298
Volume-to-Capacity Ratio (*X*)	0.454	0.492	0.017	0.207	0.631	0.124	0.214	0.692		0.659	0.172	0.471
Back of Queue (*Q*), ft/ln (95 th percentile)	47	283	6	20	392	39	58	105		229	53	168
Back of Queue (*Q*), veh/ln (95 th percentile)	1.9	11.2	0.3	0.8	15.6	1.5	2.3	4.2		9.1	2.1	6.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.32	0.00	0.00	0.10	0.00	0.00	0.36	0.00		3.27	0.00	0.00
Uniform Delay (*d 1*), s/veh	13.5	11.0	6.0	8.0	13.0	4.0	49.5	55.0		43.9	45.6	43.5
Incremental Delay (*d 2*), s/veh	0.5	0.5	0.0	0.1	0.9	0.2	0.2	2.9		2.9	0.1	0.4
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	14.0	11.6	6.0	8.2	13.9	4.2	49.7	57.9		46.7	45.7	43.9
Level of Service (LOS)	B	B	A	A	B	A	D	E		D	D	D
Approach Delay, s/veh / LOS	11.6	B		13.2	B		54.8	D		45.6	D	
Intersection Delay, s/veh / LOS	16.4						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.88	B	2.07	B	2.74	C	2.73	C
Bicycle LOS Score / LOS	1.45	A	1.74	B	0.69	A	1.11	A

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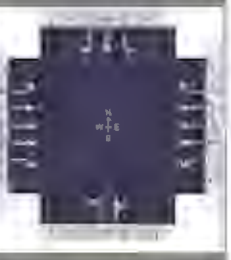
HCS Signalized Intersection Results Summary

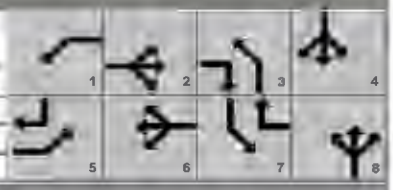
General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.91
Urban Street	CALLE DEL CIELO	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BAM Calle del Cielo-Cerrillos_Mitigation.xus		
Project Description	2028 Build AM Mitigation				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	93	1505	22	32	922	119	34	30	41	135	17	84

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.1	1.7		77.3	4.3	2.6	10.0					
Yellow	4.0	0.0		4.0	4.0	4.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.8	82.9	8.1	81.3	8.3	14.0	14.9	20.6
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	4.3		2.7		4.3	7.4	10.9	8.1
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.0	0.2	0.1	0.3
Phase Call Probability	0.97		0.69		0.71	1.00	0.99	1.00
Max Out Probability	0.00		0.00		0.00	0.01	0.09	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	102	1654	24	35	1013	131	37	78		148	19	92
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1685	1572	1767	1685	1572	1767	1681		1767	1856	1572
Queue Service Time (g_s), s	2.3	20.0	0.6	0.7	10.7	2.9	2.3	5.4		8.9	1.1	6.1
Cycle Queue Clearance Time (g_c), s	2.3	20.0	0.6	0.7	10.7	2.9	2.3	5.4		8.9	1.1	6.1
Green Ratio (*g/C*)	0.69	0.66	0.69	0.69	0.64	0.74	0.12	0.08		0.19	0.14	0.19
Capacity (*c*), veh/h	452	3325	1090	268	3255	1156	238	140		271	257	294
Volume-to-Capacity Ratio (*X*)	0.226	0.497	0.022	0.131	0.311	0.113	0.157	0.557		0.546	0.073	0.314
Back of Queue (*Q*), ft/ln (95 th percentile)	35	282	8	12	170	39	46	105		178	22	108
Back of Queue (*Q*), veh/ln (95 th percentile)	1.4	11.0	0.3	0.5	6.6	1.5	1.8	4.1		7.0	0.9	4.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.23	0.00	0.00	0.06	0.00	0.00	0.29	0.00		2.55	0.00	0.00
Uniform Delay (d_1), s/veh	6.6	10.4	5.7	7.7	9.5	4.6	47.6	52.9		43.1	45.0	42.1
Incremental Delay (d_2), s/veh	0.1	0.5	0.0	0.1	0.2	0.2	0.1	1.3		0.6	0.0	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	6.7	11.0	5.8	7.8	9.8	4.8	47.7	54.2		43.8	45.0	42.4
Level of Service (LOS)	A	B	A	A	A	A	D	D		D	D	D
Approach Delay, s/veh / LOS	10.7	B		9.1	A		52.1	D		43.4	D	
Intersection Delay, s/veh / LOS	14.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.88	B	2.07	B	2.74	C	2.73	C
Bicycle LOS Score / LOS	1.47	A	1.14	A	0.68	A	0.92	A

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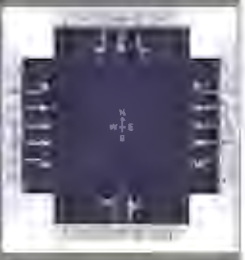
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.96
Urban Street	CALLE DEL CIELO	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BPM Calle del Cielo-Cerrillos_Mitigation.xus		
Project Description	2028 Build PM Mitigation				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	99	1566	18	57	1991	143	45	34	39	185	43	135

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.2	0.6	65.2	4.7	14.2	10.0	
Yellow	4.0	0.0	4.0	4.0	4.0	4.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.8	69.9	9.2	69.2	8.7	14.0	27.0	32.2
Change Period, (*Y+R c*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (*g s*), s	5.0		3.7		4.8	7.1	12.2	10.3
Green Extension Time (*g e*), s	0.2	0.0	0.1	0.0	0.0	0.5	0.2	0.5
Phase Call Probability	0.97		0.86		0.79	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	103	1631	19	59	2074	149	47	76		193	45	141
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598	1795	1720		1795	1885	1598
Queue Service Time (*g s*), s	3.0	25.2	0.6	1.7	37.1	3.3	2.8	5.1		10.2	2.2	8.3
Cycle Queue Clearance Time (*g c*), s	3.0	25.2	0.6	1.7	37.1	3.3	2.8	5.1		10.2	2.2	8.3
Green Ratio (*g/C*)	0.59	0.55	0.59	0.59	0.54	0.73	0.12	0.08		0.29	0.24	0.28
Capacity (*c*), veh/h	194	2819	940	243	2791	1174	245	143		458	443	453
Volume-to-Capacity Ratio (*X*)	0.531	0.579	0.020	0.245	0.743	0.127	0.191	0.531		0.421	0.101	0.310
Back of Queue (*Q*), ft/ln (95 th percentile)	69	369	9	29	514	44	57	100		198	46	144
Back of Queue (*Q*), veh/ln (95 th percentile)	2.7	14.6	0.4	1.2	20.4	1.8	2.3	4.0		7.8	1.8	5.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.46	0.00	0.00	0.15	0.00	0.00	0.36	0.00		2.82	0.00	0.00
Uniform Delay (*d 1*), s/veh	21.9	17.9	10.3	13.6	21.0	4.6	47.4	52.7		34.0	36.0	33.8
Incremental Delay (*d 2*), s/veh	0.8	0.9	0.0	0.2	1.8	0.2	0.1	1.1		0.2	0.0	0.1
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	22.7	18.8	10.3	13.8	22.8	4.9	47.5	53.9		34.2	36.0	33.9
Level of Service (LOS)	C	B	B	B	C	A	D	D		C	D	C
Approach Delay, s/veh / LOS	18.9	B		21.4	C		51.5	D		34.3	C	
Intersection Delay, s/veh / LOS	22.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	2.09	B	2.74	C	2.73	C
Bicycle LOS Score / LOS	1.45	A	1.74	B	0.69	A	1.11	A

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HCS Two-Way Stop-Control Report

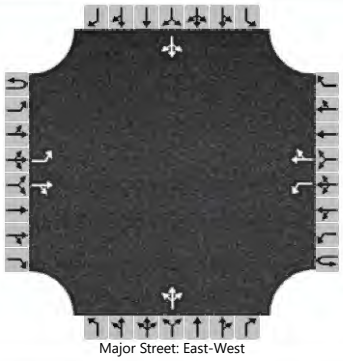
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2028 Build AM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.89
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		16	549	63		16	214	18		22	12	15		11	8	6
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		18				18					55				28	
Capacity, c (veh/h)		1298				902					326				314	
v/c Ratio		0.01				0.02					0.17				0.09	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.6				0.3	
95% Queue Length, Q_{95} (ft)		0.0				2.6					15.4				7.7	
Control Delay (s/veh)		7.8				9.1					18.3				17.6	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.6				18.3				17.6			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

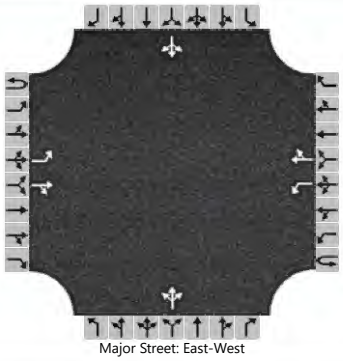
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2028 Build PM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		11	372	69		16	438	24		58	25	30		33	21	43
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		12				17					119				102	
Capacity, c (veh/h)		1077				1097					332				363	
v/c Ratio		0.01				0.02					0.36				0.28	
95% Queue Length, Q_{95} (veh)		0.0				0.0					1.6				1.1	
95% Queue Length, Q_{95} (ft)		0.0				0.0					40.6				27.9	
Control Delay (s/veh)		8.4				8.3					21.8				18.7	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.3				21.8				18.7			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

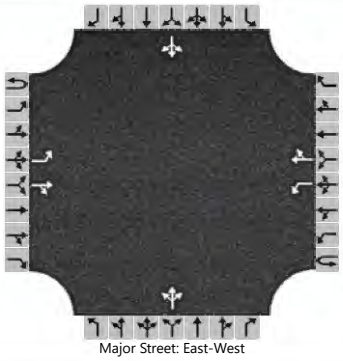
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2028 Build AM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	541	42		83	210	0		30	0	77		1	0	1
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				97					124				2	
Capacity, c (veh/h)		1322				914					405				325	
v/c Ratio		0.00				0.11					0.31				0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.4					1.3				0.0	
95% Queue Length, Q_{95} (ft)		0.0				10.2					33.0				0.0	
Control Delay (s/veh)		7.7				9.4					17.8				16.2	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.0				2.7				17.8				16.2			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

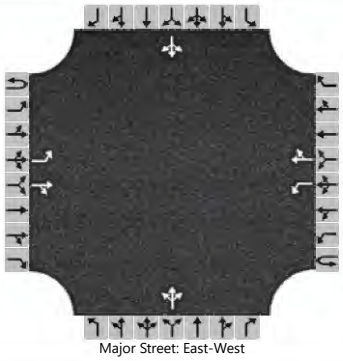
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2028 Build PM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	372	55		97	490	1		42	0	100		0	0	0
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				107					156				0	
Capacity, c (veh/h)		1034				1098					447				0	
v/c Ratio		0.00				0.10					0.35					
95% Queue Length, Q_{95} (veh)		0.0				0.3					1.5					
95% Queue Length, Q_{95} (ft)		0.0				7.6					37.8					
Control Delay (s/veh)		8.5				8.6					17.3					
Level of Service (LOS)		A				A					C					
Approach Delay (s/veh)	0.0				1.4				17.3							
Approach LOS	A				A				C							

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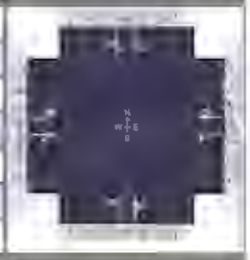
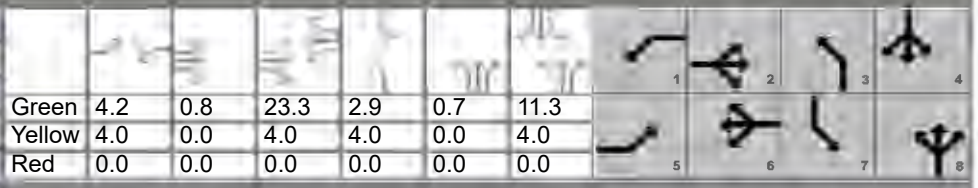
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.94
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_BAM Rufina-Richards.xus		
Project Description	2028 Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	101	501	128	69	143	16	52	130	118	37	173	80

Signal Information			
Cycle, s	59.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	4.2	0.8		23.3	2.9	0.7	11.3					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.0	28.0	8.2	27.3	7.6	16.0	6.9	15.3
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	4.0	22.5	3.4	5.6	3.4	10.5	3.0	10.5
Green Extension Time (g_e), s	0.0	1.5	0.0	0.1	0.0	0.7	0.0	0.8
Phase Call Probability	0.83	1.00	0.70	1.00	0.60	1.00	0.48	1.00
Max Out Probability	1.00	0.00	1.00	1.00	1.00	0.16	1.00	0.10

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	107	669		73	169		55	264		39	269	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1819		1795	1852		1795	1736		1795	1784	
Queue Service Time (g_s), s	2.0	20.5		1.4	3.6		1.4	8.5		1.0	8.5	
Cycle Queue Clearance Time (g_c), s	2.0	20.5		1.4	3.6		1.4	8.5		1.0	8.5	
Green Ratio (*g/C*)	0.48	0.41		0.47	0.39		0.25	0.20		0.24	0.19	
Capacity (*c*), veh/h	682	739		271	729		284	354		239	341	
Volume-to-Capacity Ratio (*X*)	0.158	0.905		0.271	0.232		0.195	0.746		0.164	0.788	
Back of Queue (*Q*), ft/ln (95 th percentile)	30	307		21	60		25	153		18	156	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.2	12.2		0.8	2.4		1.0	6.1		0.7	6.2	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	8.7	16.5		13.2	12.0		17.7	22.1		18.3	22.8	
Incremental Delay (d_2), s/veh	0.0	1.8		0.2	0.1		0.1	2.0		0.1	1.5	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	8.8	18.3		13.4	12.1		17.9	24.1		18.4	24.4	
Level of Service (LOS)	A	B		B	B		B	C		B	C	
Approach Delay, s/veh / LOS	17.0	B		12.5	B		23.0	C		23.6	C	
Intersection Delay, s/veh / LOS	18.7						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.89	B	1.89	B	1.92	B	1.92	B
Bicycle LOS Score / LOS	1.77	B	0.89	A	1.01	A	1.00	A

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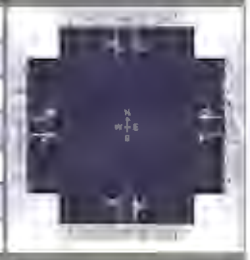
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.97
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_BPM Rufina-Richards.xus		
Project Description	2028 Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	129	337	87	116	426	29	159	190	81	33	211	142

Signal Information					EB			WB			NB			SB		
Cycle, s	58.8	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	5.2	0.2		17.6	2.6	3.0	14.3					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.3	21.8	9.2	21.6	9.6	21.3	6.6	18.3
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.1	3.2	3.1	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	4.9	15.0	4.6	15.9	5.8	9.7	2.8	13.6
Green Extension Time (g_e), s	0.0	1.7	0.0	1.7	0.0	0.0	0.0	0.7
Phase Call Probability	0.89	1.00	0.86	1.00	0.93	1.00	0.43	1.00
Max Out Probability	1.00	0.03	1.00	0.03	1.00	1.00	0.99	0.02

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	133	437		120	469		164	279		34	364	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1818		1795	1864		1795	1789		1795	1758	
Queue Service Time (g_s), s	2.9	13.0		2.6	13.9		3.8	7.7		0.8	11.6	
Cycle Queue Clearance Time (g_c), s	2.9	13.0		2.6	13.9		3.8	7.7		0.8	11.6	
Green Ratio (*g/C*)	0.39	0.30		0.39	0.30		0.36	0.29		0.29	0.24	
Capacity (*c*), veh/h	344	549		325	558		340	527		345	428	
Volume-to-Capacity Ratio (*X*)	0.386	0.796		0.368	0.841		0.482	0.530		0.099	0.851	
Back of Queue (*Q*), ft/ln (95 th percentile)	47	221		42	240		64	133		14	204	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.9	8.8		1.7	9.5		2.5	5.3		0.6	8.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	13.7	18.9		14.0	19.3		15.1	17.3		15.6	21.2	
Incremental Delay (d_2), s/veh	0.3	1.1		0.3	1.7		0.4	0.5		0.0	1.9	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	14.0	20.0		14.2	21.0		15.5	17.9		15.7	23.1	
Level of Service (LOS)	B	B		B	C		B	B		B	C	
Approach Delay, s/veh / LOS	18.6	B		19.6	B		17.0	B		22.5	C	
Intersection Delay, s/veh / LOS	19.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	1.43	A	1.46	A	1.22	A	1.14	A

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HCS Two-Way Stop-Control Report

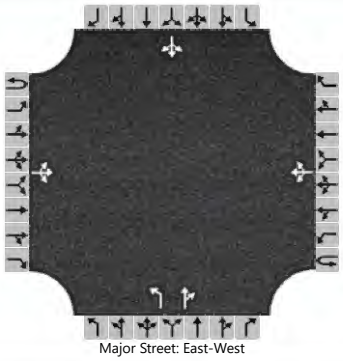
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2028 Build AM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.79
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		6	7	84		144	18	3		61	2	175		0	2	1
Percent Heavy Vehicles (%)		4				4				4	4	4		4	4	4
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.14				4.14				7.14	6.54	6.24		7.14	6.54	6.24
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.24				3.54	4.04	3.34		3.54	4.04	3.34

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		8				182				77		224			4	
Capacity, c (veh/h)		1574				1461				433		982			501	
v/c Ratio		0.00				0.12				0.18		0.23			0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.4				0.6		0.9			0.0	
95% Queue Length, Q_{95} (ft)		0.0				10.0				15.5		23.2			0.0	
Control Delay (s/veh)		7.3	0.0	0.0		7.8	1.0	1.0		15.1		9.7			12.2	
Level of Service (LOS)		A	A	A		A	A	A		C		A			B	
Approach Delay (s/veh)	0.5				6.9				11.1				12.2			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

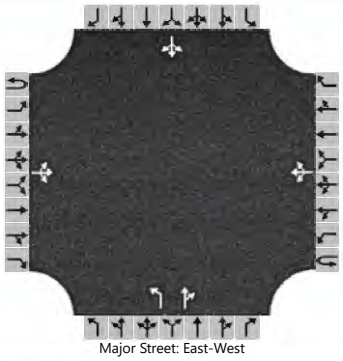
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2028 Build PM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		0	21	161		180	28	1		131	3	155		7	14	6
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				198				144		174			30	
Capacity, c (veh/h)		1587				1378				365		919			376	
v/c Ratio		0.00				0.14				0.39		0.19			0.08	
95% Queue Length, Q_{95} (veh)		0.0				0.5				1.8		0.7			0.3	
95% Queue Length, Q_{95} (ft)		0.0				12.5				45.4		17.6			7.6	
Control Delay (s/veh)		7.3	0.0	0.0		8.0	1.2	1.2		21.1		9.8			15.4	
Level of Service (LOS)		A	A	A		A	A	A		C		A			C	
Approach Delay (s/veh)	0.0				7.1				15.0				15.4			
Approach LOS	A				A				B				C			

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HCS Two-Way Stop-Control Report

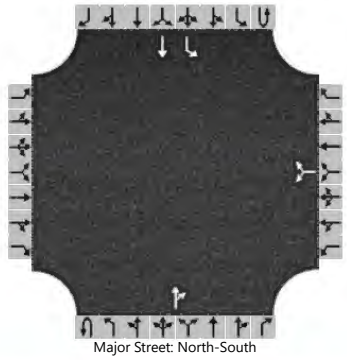
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/18/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	2028 Build AM

Site Information

Intersection	Rufina Circle & Access 1
Jurisdiction	Santa Fe
East/West Street	Access 1
North/South Street	Rufina Circle
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	1	0
Configuration							LR					TR		L	T	
Volume (veh/h)						19		66			41	20		70	55	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							92							76		
Capacity, c (veh/h)							914							1535		
v/c Ratio							0.10							0.05		
95% Queue Length, Q_{95} (veh)							0.3							0.2		
95% Queue Length, Q_{95} (ft)							7.6							5.1		
Control Delay (s/veh)							9.4							7.5		
Level of Service (LOS)							A							A		
Approach Delay (s/veh)						9.4								4.2		
Approach LOS						A								A		

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HCS Two-Way Stop-Control Report

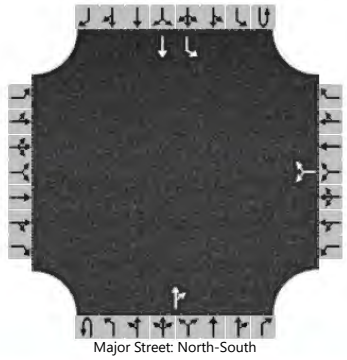
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/18/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	2028 Build PM

Site Information

Intersection	Rufina Circle & Access 1
Jurisdiction	Santa Fe
East/West Street	Access 1
North/South Street	Rufina Circle
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	1	0
Configuration							LR					TR		L	T	
Volume (veh/h)						20		70			71	19		66	86	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized																
Median Type | Storage							Undivided									

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							98							72		
Capacity, c (veh/h)							870							1495		
v/c Ratio							0.11							0.05		
95% Queue Length, Q_{95} (veh)							0.4							0.2		
95% Queue Length, Q_{95} (ft)							10.2							5.1		
Control Delay (s/veh)							9.7							7.5		
Level of Service (LOS)							A							A		
Approach Delay (s/veh)							9.7							3.3		
Approach LOS							A							A		

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HCS Two-Way Stop-Control Report

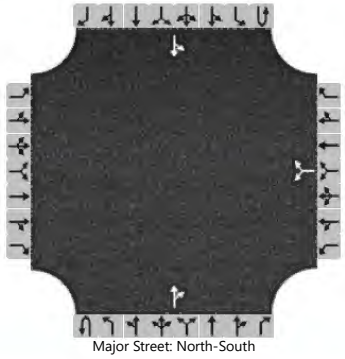
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/18/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	2028 Build AM

Site Information

Intersection	Rufina Circle & Access 2
Jurisdiction	Santa Fe
East/West Street	Access 2
North/South Street	Rufina Circle
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						94		9			52	100		10	63	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized																
Median Type | Storage							Undivided									

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							112							11		
Capacity, c (veh/h)							793							1413		
v/c Ratio							0.14							0.01		
95% Queue Length, Q_{95} (veh)							0.5							0.0		
95% Queue Length, Q_{95} (ft)							12.7							0.0		
Control Delay (s/veh)							10.3							7.6	0.1	
Level of Service (LOS)							B							A	A	
Approach Delay (s/veh)							10.3							1.1		
Approach LOS							B							A		

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HCS Two-Way Stop-Control Report

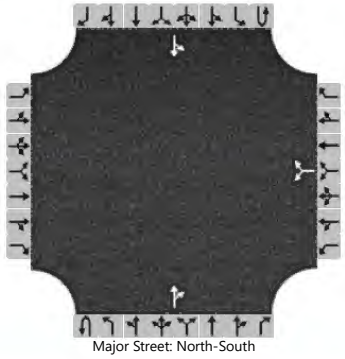
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/18/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	2028 Build PM

Site Information

Intersection	Rufina Circle & Access 2
Jurisdiction	Santa Fe
East/West Street	Access 2
North/South Street	Rufina Circle
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						100		10			80	94		9	96	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							120							10		
Capacity, c (veh/h)							735							1385		
v/c Ratio							0.16							0.01		
95% Queue Length, Q_{95} (veh)							0.6							0.0		
95% Queue Length, Q_{95} (ft)							15.2							0.0		
Control Delay (s/veh)							10.8							7.6	0.1	
Level of Service (LOS)							B							A	A	
Approach Delay (s/veh)						10.8								0.7		
Approach LOS						B								A		

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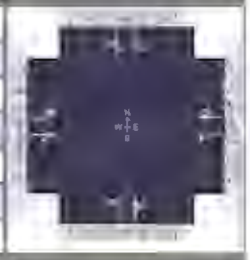
APPENDIX G:
2038 NO BUILD INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.95
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_NBAM Siler-Rufina.xus		
Project Description	2038 No Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	273	73	161	55	25	28	112	501	34	35	572	164

Signal Information					EB			WB			NB			SB		
Cycle, s	76.9	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	4.3	5.1		6.0	3.3	2.2	36.0					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	4.0		4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	17.4	19.1	8.3	10.0	9.5	42.2	7.3	40.0
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.1	3.2	3.1
Queue Clearance Time (g_s), s	12.9	13.0	4.3	4.4	4.5	19.4	2.8	33.9
Green Extension Time (g_e), s	0.5	0.6	0.0	0.2	0.0	0.0	0.0	2.0
Phase Call Probability	1.00	1.00	0.71	1.00	0.92	1.00	0.55	1.00
Max Out Probability	0.00	0.00	1.00	1.00	1.00	1.00	0.99	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	287	246		58	56		118	563		37	775	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1638		1753	1681		1753	1820		1753	1770	
Queue Service Time (g_s), s	10.9	11.0		2.3	2.4		2.5	17.4		0.8	31.9	
Cycle Queue Clearance Time (g_c), s	10.9	11.0		2.3	2.4		2.5	17.4		0.8	31.9	
Green Ratio (*g/C*)	0.28	0.20		0.13	0.08		0.54	0.50		0.51	0.47	
Capacity (*c*), veh/h	460	323		223	131		257	905		374	829	
Volume-to-Capacity Ratio (*X*)	0.624	0.764		0.260	0.427		0.459	0.622		0.099	0.935	
Back of Queue (*Q*), ft/ln (95 th percentile)	201	198		44	47		42	282		13	465	
Back of Queue (*Q*), veh/ln (95 th percentile)	7.8	7.7		1.7	1.8		1.6	10.9		0.5	18.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.15	0.00		0.26	0.00		0.21	0.00		0.13	0.00	
Uniform Delay (d_1), s/veh	24.2	29.3		30.0	33.9		16.5	14.1		11.4	19.4	
Incremental Delay (d_2), s/veh	0.5	1.4		0.2	0.8		0.5	1.0		0.0	2.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	24.7	30.7		30.3	34.7		17.0	15.1		11.4	21.7	
Level of Service (LOS)	C	C		C	C		B	B		B	C	
Approach Delay, s/veh / LOS	27.5	C		32.5	C		15.4	B		21.2	C	
Intersection Delay, s/veh / LOS	21.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.94	B	1.89	B	1.89	B
Bicycle LOS Score / LOS	1.37	A	0.68	A	1.61	B	1.83	B

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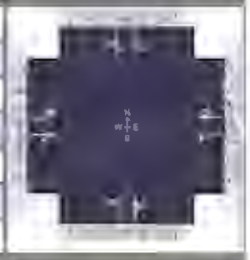
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_NBPM Siler-Rufina.xus		
Project Description	2038 No Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	252	38	330	86	91	59	213	509	28	29	552	330

Signal Information					EB			WB			NB			SB		
Cycle, s	187.0	Reference Phase	2		L	T	R	L	T	R	L	T	R	L	T	R
Offset, s	0	Reference Point	End	Green	6.0	2.0		45.0	4.8	9.2	100.0					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	4.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.0	51.0	10.0	49.0	22.0	117.2	8.8	104.0
Change Period, (*Y+R c*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (*g s*), s	10.0	49.0	8.0	16.9	20.0	36.8	3.5	102.0
Green Extension Time (*g e*), s	0.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0
Phase Call Probability	1.00	1.00	0.99	1.00	1.00	1.00	0.81	1.00
Max Out Probability	1.00	1.00	1.00	1.00	1.00	0.83	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	274	400		93	163		232	584		32	959	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1585		1753	1719		1753	1824		1753	1725	
Queue Service Time (*g s*), s	8.0	47.0		6.0	14.9		18.0	34.8		1.5	100.0	
Cycle Queue Clearance Time (*g c*), s	8.0	47.0		6.0	14.9		18.0	34.8		1.5	100.0	
Green Ratio (*g/C*)	0.28	0.25		0.27	0.24		0.64	0.61		0.56	0.53	
Capacity (*c*), veh/h	307	398		95	414		207	1104		418	922	
Volume-to-Capacity Ratio (*X*)	0.892	1.004		0.987	0.394		1.117	0.529		0.075	1.040	
Back of Queue (*Q*), ft/ln (95 th percentile)	442	836		184	280		590	557		30	1718	
Back of Queue (*Q*), veh/ln (95 th percentile)	17.1	32.4		7.2	10.8		22.9	21.6		1.2	66.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	2.52	0.00		1.09	0.00		2.95	0.00		0.30	0.00	
Uniform Delay (*d 1*), s/veh	69.4	70.0		64.6	59.6		70.4	21.4		19.9	43.5	
Incremental Delay (*d 2*), s/veh	25.4	46.1		87.7	0.2		97.5	0.2		0.0	40.4	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	94.8	116.1		152.3	59.8		167.9	21.7		20.0	83.9	
Level of Service (LOS)	F	F		F	E		F	C		B	F	
Approach Delay, s/veh / LOS	107.5	F		93.5	F		63.2	E		81.9	F	
Intersection Delay, s/veh / LOS	83.7						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.96	B	1.96	B	1.90	B	1.92	B
Bicycle LOS Score / LOS	1.60	B	0.91	A	1.83	B	2.12	B

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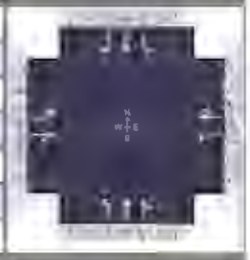
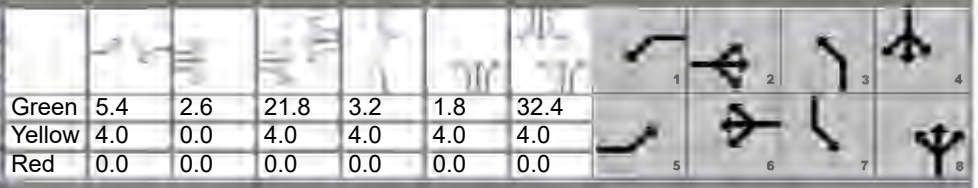
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_NBPM Siler-Rufina.xus		
Project Description	2038 No Build PM - Add SBR				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	252	38	330	86	91	59	213	509	28	29	552	330

Signal Information			
Cycle, s	87.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB		NB		SB	
Green	5.4	2.6	21.8	3.2	1.8	32.4		
Yellow	4.0	0.0	4.0	4.0	4.0	4.0		
Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	3.0
Phase Duration, s	12.0	28.4	9.4	25.8	13.0	42.2	7.2	36.4
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	10.0	23.3	5.4	8.9	8.7	11.4	2.9	28.6
Green Extension Time (g_e), s	0.0	0.9	0.0	0.0	0.3	3.6	0.0	3.6
Phase Call Probability	1.00	1.00	0.90	1.00	1.00	1.00	0.54	1.00
Max Out Probability	1.00	0.00	1.00	1.00	0.00	0.01	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	274	400		93	163		232	294	290	32	600	359
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1585		1753	1719		1753	1841	1807	1753	1841	1610
Queue Service Time (g_s), s	8.0	21.3		3.4	6.9		6.7	9.4	9.4	0.9	26.6	15.8
Cycle Queue Clearance Time (g_c), s	8.0	21.3		3.4	6.9		6.7	9.4	9.4	0.9	26.6	15.8
Green Ratio (*g/C*)	0.35	0.28		0.31	0.25		0.50	0.44	0.44	0.41	0.37	0.37
Capacity (*c*), veh/h	452	444		204	431		318	807	792	402	685	599
Volume-to-Capacity Ratio (*X*)	0.605	0.900		0.458	0.378		0.727	0.364	0.366	0.078	0.876	0.599
Back of Queue (*Q*), ft/ln (95 th percentile)	59	332		65	130		120	176	169	17	435	243
Back of Queue (*Q*), veh/ln (95 th percentile)	2.3	12.9		2.5	5.0		4.6	6.8	6.7	0.7	16.8	9.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.34	0.00		0.38	0.00		0.60	0.00	0.00	0.17	0.00	0.00
Uniform Delay (d_1), s/veh	24.1	30.4		24.6	27.2		18.9	16.5	16.5	15.8	25.7	22.2
Incremental Delay (d_2), s/veh	1.7	2.8		0.6	0.2		1.2	0.1	0.1	0.0	1.4	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	25.7	33.2		25.2	27.4		20.0	16.6	16.6	15.8	27.1	22.6
Level of Service (LOS)	C	C		C	C		C	B	B	B	C	C
Approach Delay, s/veh / LOS	30.1	C		26.6	C		17.6	B		25.1	C	
Intersection Delay, s/veh / LOS	24.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.11	B	2.29	B	1.90	B	1.91	B
Bicycle LOS Score / LOS	1.60	B	0.91	A	1.16	A	2.12	B

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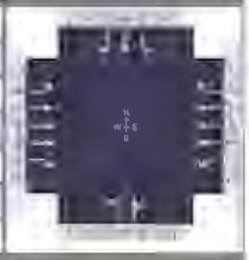
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.91
Urban Street	CALLE DEL CIELO	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_NBAM Calle del Cielo-Cerrillos.xus		
Project Description	2038 No Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	58	1789	26	38	1096	52	40	35	49	76	20	50

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.5	0.8	83.4	4.6	2.1	8.5						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.3	88.2	8.5	87.4	8.6	12.5	10.7	14.7
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	3.2		2.8		4.7	8.5	7.2	5.8
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.2
Phase Call Probability	0.88		0.75		0.77	1.00	0.94	1.00
Max Out Probability	0.02		0.00		1.00	1.00	1.00	0.03

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	64	1966	29	42	1204	57	44	92		84	22	55
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1685	1572	1767	1685	1572	1767	1679		1767	1856	1572
Queue Service Time (g_s), s	1.2	22.8	0.6	0.8	11.4	1.1	2.7	6.5		5.2	1.3	3.8
Cycle Queue Clearance Time (g_c), s	1.2	22.8	0.6	0.8	11.4	1.1	2.7	6.5		5.2	1.3	3.8
Green Ratio (*g/C*)	0.74	0.70	0.74	0.74	0.70	0.75	0.11	0.07		0.13	0.09	0.13
Capacity (*c*), veh/h	414	3547	1164	239	3515	1182	212	119		181	165	209
Volume-to-Capacity Ratio (*X*)	0.154	0.554	0.025	0.174	0.343	0.048	0.207	0.773		0.460	0.133	0.263
Back of Queue (*Q*), ft/ln (95 th percentile)	17	300	8	11	169	15	55	148		105	28	68
Back of Queue (*Q*), veh/ln (95 th percentile)	0.6	11.7	0.3	0.4	6.6	0.6	2.2	5.8		4.1	1.1	2.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.11	0.00	0.00	0.05	0.00	0.00	0.34	0.00		1.50	0.00	0.00
Uniform Delay (d_1), s/veh	4.9	8.7	4.1	6.9	7.3	3.8	48.8	54.8		48.0	50.4	46.7
Incremental Delay (d_2), s/veh	0.1	0.6	0.0	0.1	0.3	0.1	0.2	15.4		0.7	0.1	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	4.9	9.4	4.2	7.0	7.6	3.9	49.0	70.1		48.7	50.5	47.0
Level of Service (LOS)	A	A	A	A	A	A	D	E		D	D	D
Approach Delay, s/veh / LOS	9.2	A		7.4	A		63.3	E		48.4	D	
Intersection Delay, s/veh / LOS	12.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	2.06	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.62	B	1.20	A	0.71	A	0.75	A

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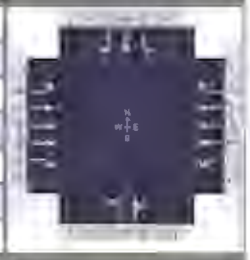
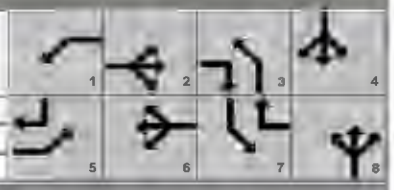
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.96
Urban Street	CALLE DEL CIELO	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_NBPM Calle del Cielo-Cerrillos.xus		
Project Description	2038 No Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	68	1861	21	68	2366	84	53	40	47	130	52	108

Signal Information					EB			WB			NB			SB		
Cycle, s	120.0	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	5.4	83.1		5.0	2.0	8.4	0.0					
Uncoordinated	No	Simult. Gap E/W	On	Yellow	4.0	4.0		4.0	0.0	4.0	0.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.4	87.1	9.4	87.1	9.0	12.4	11.0	14.4
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	3.3		3.3		5.4	8.2	9.0	9.9
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.0	0.2	0.0	0.2
Phase Call Probability	0.91		0.91		0.84	1.00	0.99	1.00
Max Out Probability	0.00		0.00		0.00	0.25	1.00	0.19

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	71	1939	22	71	2465	88	55	91		135	54	113
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598	1795	1718		1795	1885	1598
Queue Service Time (g_s), s	1.3	22.4	0.4	1.3	34.0	1.7	3.4	6.2		7.0	3.2	7.9
Cycle Queue Clearance Time (g_c), s	1.3	22.4	0.4	1.3	34.0	1.7	3.4	6.2		7.0	3.2	7.9
Green Ratio (*g/C*)	0.74	0.69	0.73	0.74	0.69	0.75	0.11	0.07		0.13	0.09	0.13
Capacity (*c*), veh/h	197	3557	1174	258	3557	1200	194	121		189	163	211
Volume-to-Capacity Ratio (*X*)	0.359	0.545	0.019	0.275	0.693	0.073	0.285	0.750		0.716	0.332	0.534
Back of Queue (*Q*), ft/ln (95 th percentile)	42	298	6	18	422	22	68	125		50	70	142
Back of Queue (*Q*), veh/ln (95 th percentile)	1.7	11.8	0.2	0.7	16.8	0.9	2.7	5.0		2.0	2.8	5.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.28	0.00	0.00	0.09	0.00	0.00	0.43	0.00		0.71	0.00	0.00
Uniform Delay (d_1), s/veh	14.3	9.1	4.3	7.3	10.9	3.9	48.8	54.7		50.6	51.5	48.6
Incremental Delay (d_2), s/veh	0.4	0.6	0.0	0.2	1.1	0.1	0.3	3.5		10.6	0.4	0.8
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	14.7	9.7	4.3	7.5	12.0	4.1	49.1	58.2		61.2	52.0	49.4
Level of Service (LOS)	B	A	A	A	B	A	D	E		E	D	D
Approach Delay, s/veh / LOS	9.8	A		11.6	B		54.8	D		55.1	E	
Intersection Delay, s/veh / LOS	14.7						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.87	B	2.06	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.60	B	1.93	B	0.73	A	0.99	A

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HCS Two-Way Stop-Control Report

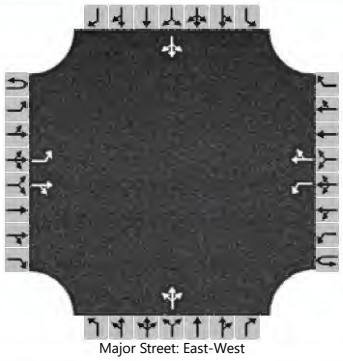
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2038 No Build AM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.89
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		19	617	74		19	221	21		26	14	18		13	10	7
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		21				21					65				34	
Capacity, c (veh/h)		1286				835					287				268	
v/c Ratio		0.02				0.03					0.23				0.13	
95% Queue Length, Q_{95} (veh)		0.1				0.1					0.9				0.4	
95% Queue Length, Q_{95} (ft)		2.6				2.6					23.0				10.2	
Control Delay (s/veh)		7.8				9.4					21.2				20.3	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.7				21.2				20.3			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

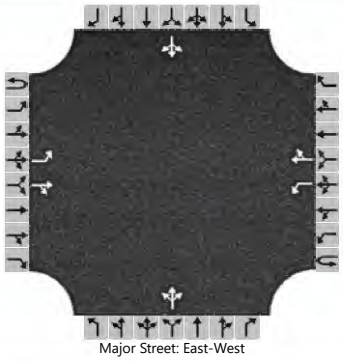
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2038 No Build PM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		13	408	82		19	485	29		69	30	35		39	25	52
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14				20					141				122	
Capacity, c (veh/h)		1028				1050					286				319	
v/c Ratio		0.01				0.02					0.49				0.38	
95% Queue Length, Q_{95} (veh)		0.0				0.1					2.6				1.7	
95% Queue Length, Q_{95} (ft)		0.0				2.5					66.0				43.2	
Control Delay (s/veh)		8.6				8.5					29.2				23.1	
Level of Service (LOS)		A				A					D				C	
Approach Delay (s/veh)	0.2				0.3				29.2				23.1			
Approach LOS	A				A				D				C			

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HCS Two-Way Stop-Control Report

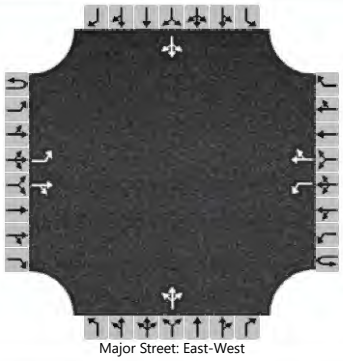
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2038 No Build AM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	643	14		39	249	0		2	0	35		1	0	1
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				45					43				2	
Capacity, c (veh/h)		1272				849					400				366	
v/c Ratio		0.00				0.05					0.11				0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.2					0.4				0.0	
95% Queue Length, Q_{95} (ft)		0.0				5.1					10.2				0.0	
Control Delay (s/veh)		7.8				9.5					15.1				14.9	
Level of Service (LOS)		A				A					C				B	
Approach Delay (s/veh)	0.0				1.3				15.1				14.9			
Approach LOS	A				A				C				B			

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HCS Two-Way Stop-Control Report

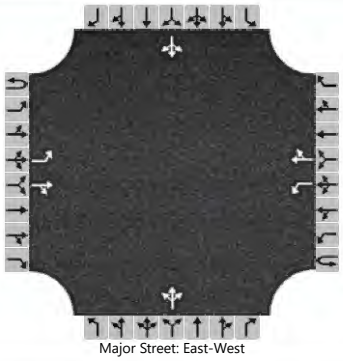
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2038 No Build PM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	442	32		59	582	1		14	0	59		0	0	0
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage			Left Only								1					

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				65					80				0	
Capacity, c (veh/h)		948				1051					465				0	
v/c Ratio		0.00				0.06					0.17					
95% Queue Length, Q_{95} (veh)		0.0				0.2					0.6					
95% Queue Length, Q_{95} (ft)		0.0				5.0					15.1					
Control Delay (s/veh)		8.8				8.7					14.4					
Level of Service (LOS)		A				A					B					
Approach Delay (s/veh)		0.0				0.8				14.4						
Approach LOS		A				A				B						

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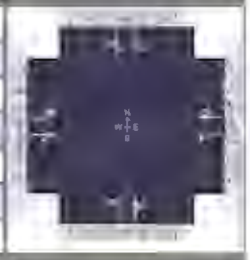
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.94
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_NBAM Rufina-Richards.xus		
Project Description	2038 No Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	120	572	152	71	147	19	62	155	129	44	205	95

Signal Information					EB			WB			NB			SB		
Cycle, s	77.1	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	4.8	0.8		34.3	3.8	0.7	16.6					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.6	39.1	8.8	38.3	8.6	21.3	7.8	20.6
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	4.9	33.0	3.7	6.5	4.1	14.6	3.5	15.2
Green Extension Time (g_e), s	0.0	1.9	0.0	0.0	0.0	1.3	0.0	1.3
Phase Call Probability	0.94	1.00	0.80	1.00	0.76	1.00	0.63	1.00
Max Out Probability	1.00	0.00	1.00	1.00	1.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	128	770		76	177		66	302		47	319	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1817		1795	1847		1795	1743		1795	1784	
Queue Service Time (g_s), s	2.9	31.0		1.7	4.5		2.1	12.6		1.5	13.2	
Cycle Queue Clearance Time (g_c), s	2.9	31.0		1.7	4.5		2.1	12.6		1.5	13.2	
Green Ratio (*g/C*)	0.52	0.46		0.51	0.44		0.28	0.22		0.27	0.22	
Capacity (*c*), veh/h	699	828		226	823		247	393		222	385	
Volume-to-Capacity Ratio (*X*)	0.183	0.931		0.334	0.215		0.267	0.770		0.211	0.829	
Back of Queue (*Q*), ft/ln (95 th percentile)	47	455		28	81		40	224		29	240	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.9	18.1		1.1	3.2		1.6	8.9		1.1	9.5	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	9.8	19.9		17.1	13.2		22.3	28.1		22.7	29.0	
Incremental Delay (d_2), s/veh	0.0	2.2		0.3	0.0		0.2	1.2		0.2	1.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	9.8	22.1		17.5	13.2		22.5	29.3		22.9	30.8	
Level of Service (LOS)	A	C		B	B		C	C		C	C	
Approach Delay, s/veh / LOS	20.3	C		14.5	B		28.1	C		29.8	C	
Intersection Delay, s/veh / LOS	22.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.92	B	1.92	B
Bicycle LOS Score / LOS	1.97	B	0.90	A	1.09	A	1.09	A

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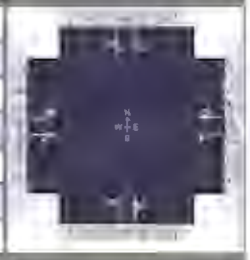
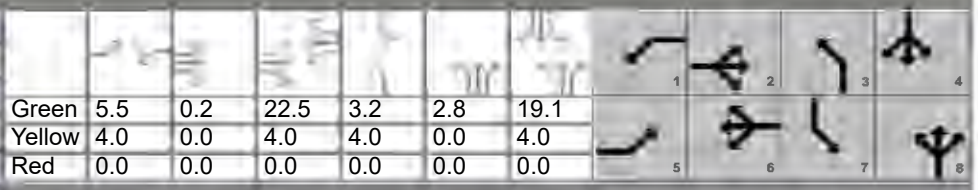
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.97
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_NBPM Rufina-Richards.xus		
Project Description	2038 No Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	154	378	103	126	483	34	189	226	86	39	251	169

Signal Information			
Cycle, s	69.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB		
Green	5.5	0.2	22.5	3.2	2.8	19.1		
Yellow	4.0	0.0	4.0	4.0	0.0	4.0		
Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.7	26.7	9.5	26.5	10.0	25.8	7.2	23.1
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.1	3.2	3.1	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	6.0	19.5	5.2	20.7	7.3	12.3	3.1	18.4
Green Extension Time (g_e), s	0.0	1.7	0.0	1.7	0.0	0.0	0.0	0.6
Phase Call Probability	0.95	1.00	0.92	1.00	0.98	1.00	0.54	1.00
Max Out Probability	1.00	0.18	1.00	0.20	1.00	1.00	1.00	0.24

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	159	496		130	533		195	322		40	433	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1815		1795	1863		1795	1796		1795	1758	
Queue Service Time (g_s), s	4.0	17.5		3.2	18.7		5.3	10.3		1.1	16.4	
Cycle Queue Clearance Time (g_c), s	4.0	17.5		3.2	18.7		5.3	10.3		1.1	16.4	
Green Ratio (*g/C*)	0.41	0.33		0.40	0.32		0.37	0.32		0.32	0.28	
Capacity (*c*), veh/h	300	595		289	605		297	566		334	484	
Volume-to-Capacity Ratio (*X*)	0.530	0.834		0.450	0.881		0.657	0.568		0.120	0.895	
Back of Queue (*Q*), ft/ln (95 th percentile)	70	312		56	347		106	189		19	312	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.8	12.4		2.2	13.8		4.2	7.5		0.8	12.4	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	16.4	21.5		16.4	22.1		17.9	19.8		17.0	24.1	
Incremental Delay (d_2), s/veh	0.8	5.7		0.4	8.0		4.2	0.9		0.1	10.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	17.2	27.2		16.8	30.2		22.0	20.6		17.0	34.9	
Level of Service (LOS)	B	C		B	C		C	C		B	C	
Approach Delay, s/veh / LOS	24.8	C		27.5	C		21.2	C		33.3	C	
Intersection Delay, s/veh / LOS	26.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.91	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	1.57	B	1.58	B	1.34	A	1.27	A

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HCS Two-Way Stop-Control Report

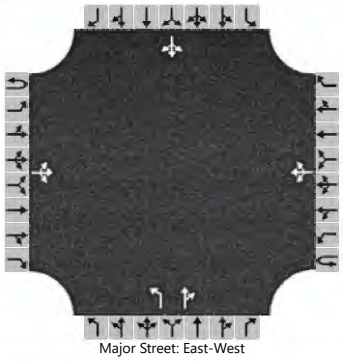
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2038 No Build AM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.79
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		7	8	100		37	21	4		73	2	66		0	2	1
Percent Heavy Vehicles (%)		4				4				4	4	4		4	4	4
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.14				4.14				7.14	6.54	6.24		7.14	6.54	6.24
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.24				3.54	4.04	3.34		3.54	4.04	3.34

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		9				47				92		86			4	
Capacity, c (veh/h)		1568				1435				704		968			701	
v/c Ratio		0.01				0.03				0.13		0.09			0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.1				0.5		0.3			0.0	
95% Queue Length, Q_{95} (ft)		0.0				2.5				12.9		7.7			0.0	
Control Delay (s/veh)		7.3	0.0	0.0		7.6	0.3	0.3		10.9		9.1			10.2	
Level of Service (LOS)		A	A	A		A	A	A		B		A			B	
Approach Delay (s/veh)	0.5				4.6				10.0				10.2			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

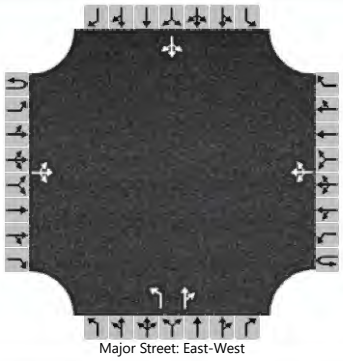
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2038 No Build PM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		0	25	192		72	33	1		156	4	50		8	16	7
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				79				171		59			34	
Capacity, c (veh/h)		1580				1334				554		877			565	
v/c Ratio		0.00				0.06				0.31		0.07			0.06	
95% Queue Length, Q_{95} (veh)		0.0				0.2				1.3		0.2			0.2	
95% Queue Length, Q_{95} (ft)		0.0				5.0				32.8		5.0			5.0	
Control Delay (s/veh)		7.3	0.0	0.0		7.9	0.5	0.5		14.4		9.4			11.8	
Level of Service (LOS)		A	A	A		A	A	A		B		A			B	
Approach Delay (s/veh)	0.0				5.5				13.1				11.8			
Approach LOS	A				A				B				B			

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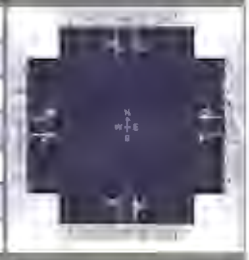
APPENDIX H:
2038 BUILD INTERSECTION CAPACITY ANALYSIS

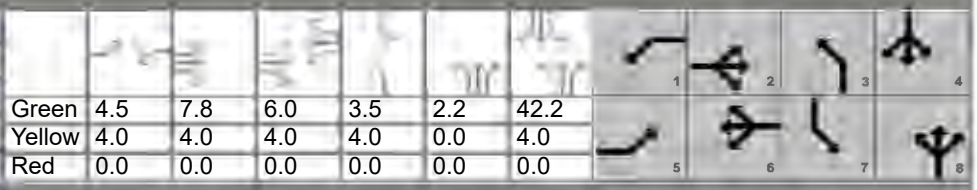
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.95
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BAM Siler-Rufina.xus		
Project Description	2038 Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	307	73	174	55	25	28	126	501	34	35	572	200

Signal Information			
Cycle, s	86.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB		NB		SB	
Green	4.5	7.8	6.0	3.5	2.2	42.2		
Yellow	4.0	4.0	4.0	4.0	0.0	4.0		
Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	20.3	21.8	8.5	10.0	9.8	48.4	7.5	46.2
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	16.0	15.0	4.6	4.8	5.1	20.8	2.9	39.9
Green Extension Time (g_e), s	0.2	0.7	0.0	0.1	0.1	0.0	0.0	2.1
Phase Call Probability	1.00	1.00	0.75	1.00	0.96	1.00	0.59	1.00
Max Out Probability	1.00	0.00	1.00	1.00	0.04	1.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	323	260		58	56		133	563		37	813	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1634		1753	1681		1753	1820		1753	1759	
Queue Service Time (g_s), s	14.0	13.0		2.6	2.8		3.1	18.8		0.9	37.9	
Cycle Queue Clearance Time (g_c), s	14.0	13.0		2.6	2.8		3.1	18.8		0.9	37.9	
Green Ratio (*g/C*)	0.28	0.21		0.12	0.07		0.56	0.51		0.53	0.49	
Capacity (*c*), veh/h	465	337		212	117		234	937		385	861	
Volume-to-Capacity Ratio (*X*)	0.695	0.771		0.274	0.478		0.567	0.601		0.096	0.944	
Back of Queue (*Q*), ft/ln (95 th percentile)	259	228		51	54		58	304		15	544	
Back of Queue (*Q*), veh/ln (95 th percentile)	10.0	8.9		2.0	2.1		2.2	11.8		0.6	21.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.48	0.00		0.30	0.00		0.29	0.00		0.15	0.00	
Uniform Delay (d_1), s/veh	27.5	32.4		34.6	38.8		19.0	14.7		11.8	21.0	
Incremental Delay (d_2), s/veh	2.7	1.4		0.3	1.1		0.8	0.8		0.0	2.6	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	30.2	33.8		34.8	39.9		19.8	15.5		11.8	23.5	
Level of Service (LOS)	C	C		C	D		B	B		B	C	
Approach Delay, s/veh / LOS	31.8	C		37.3	D		16.3	B		23.0	C	
Intersection Delay, s/veh / LOS	23.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.94	B	1.89	B	1.89	B
Bicycle LOS Score / LOS	1.45	A	0.68	A	1.64	B	1.89	B

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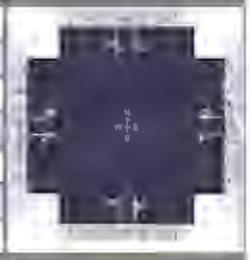
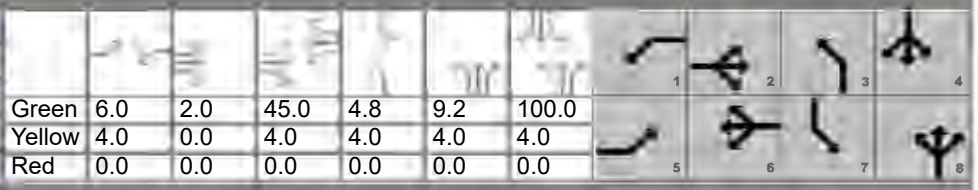
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BPM Siler-Rufina.xus		
Project Description	2038 Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	288	38	344	86	91	59	226	509	28	29	552	364

Signal Information			
Cycle, s	187.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	6.0	2.0		45.0	4.8	9.2	100.0					
Yellow	4.0	0.0		4.0	4.0	4.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.0	51.0	10.0	49.0	22.0	117.2	8.8	104.0
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	10.0	49.0	8.0	16.9	20.0	36.8	3.5	102.0
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0
Phase Call Probability	1.00	1.00	0.99	1.00	1.00	1.00	0.81	1.00
Max Out Probability	1.00	1.00	1.00	1.00	1.00	0.84	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	313	415		93	163		246	584		32	996	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1584		1753	1719		1753	1824		1753	1718	
Queue Service Time (g_s), s	8.0	47.0		6.0	14.9		18.0	34.8		1.5	100.0	
Cycle Queue Clearance Time (g_c), s	8.0	47.0		6.0	14.9		18.0	34.8		1.5	100.0	
Green Ratio (*g/C*)	0.28	0.25		0.27	0.24		0.64	0.61		0.56	0.53	
Capacity (*c*), veh/h	307	398		95	414		207	1104		418	919	
Volume-to-Capacity Ratio (*X*)	1.019	1.043		0.987	0.394		1.185	0.529		0.075	1.084	
Back of Queue (*Q*), ft/ln (95 th percentile)	585	892		184	280		649	557		30	1886	
Back of Queue (*Q*), veh/ln (95 th percentile)	22.7	34.6		7.2	10.8		25.2	21.6		1.2	73.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	3.34	0.00		1.09	0.00		3.25	0.00		0.30	0.00	
Uniform Delay (d_1), s/veh	72.0	70.0		64.6	59.6		70.4	21.4		19.9	43.5	
Incremental Delay (d_2), s/veh	56.3	56.7		87.7	0.2		121.5	0.2		0.0	55.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	128.3	126.7		152.3	59.8		191.9	21.7		20.0	98.6	
Level of Service (LOS)	F	F		F	E		F	C		B	F	
Approach Delay, s/veh / LOS	127.4	F		93.5	F		72.1	E		96.2	F	
Intersection Delay, s/veh / LOS	96.9						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.96	B	1.96	B	1.90	B	1.92	B
Bicycle LOS Score / LOS	1.69	B	0.91	A	1.86	B	2.18	B

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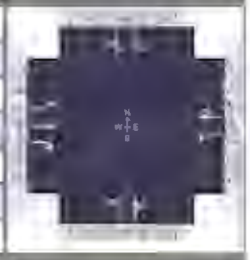
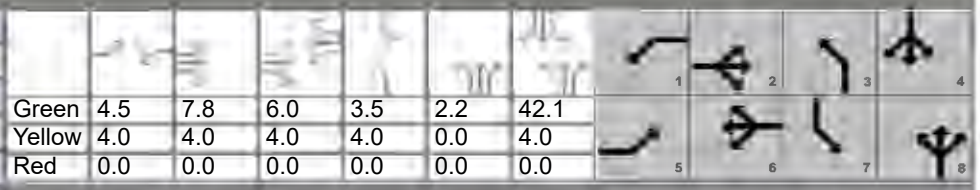
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.95
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BAM Siler-Rufina_Mitigation.xus		
Project Description	2038 Build AM Mitigated				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	307	73	174	55	25	28	126	501	34	35	572	200

Signal Information			
Cycle, s	86.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	4.5	7.8		6.0	3.5	2.2	42.1					
Yellow	4.0	4.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	20.3	21.8	8.5	10.0	9.8	48.3	7.5	46.1
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	16.0	10.8	4.6	4.8	5.1	20.8	2.9	39.9
Green Extension Time (g_e), s	0.2	0.7	0.0	0.1	0.1	0.0	0.0	2.1
Phase Call Probability	1.00	1.00	0.75	1.00	0.96	1.00	0.59	1.00
Max Out Probability	1.00	0.00	1.00	1.00	0.04	1.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	323	77	183	58	56		133	563		37	813	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1841	1610	1753	1681		1753	1820		1753	1759	
Queue Service Time (g_s), s	14.0	3.0	8.8	2.6	2.8		3.1	18.8		0.9	37.9	
Cycle Queue Clearance Time (g_c), s	14.0	3.0	8.8	2.6	2.8		3.1	18.8		0.9	37.9	
Green Ratio (*g/C*)	0.28	0.21	0.21	0.12	0.07		0.56	0.51		0.53	0.49	
Capacity (*c*), veh/h	465	380	332	266	117		234	937		384	860	
Volume-to-Capacity Ratio (*X*)	0.696	0.202	0.551	0.218	0.478		0.567	0.601		0.096	0.944	
Back of Queue (*Q*), ft/ln (95 th percentile)	258	61	152	51	54		57	304		15	544	
Back of Queue (*Q*), veh/ln (95 th percentile)	10.0	2.4	6.1	2.0	2.1		2.2	11.8		0.6	21.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.48	0.00	0.00	0.30	0.00		0.29	0.00		0.15	0.00	
Uniform Delay (d_1), s/veh	27.5	28.4	30.7	34.4	38.7		19.0	14.7		11.8	20.9	
Incremental Delay (d_2), s/veh	2.7	0.1	0.5	0.2	1.1		0.8	0.8		0.0	2.6	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	30.1	28.5	31.2	34.6	39.8		19.8	15.5		11.8	23.5	
Level of Service (LOS)	C	C	C	C	D		B	B		B	C	
Approach Delay, s/veh / LOS	30.3	C		37.1	D		16.3	B		23.0	C	
Intersection Delay, s/veh / LOS	23.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.94	B	1.89	B	2.09	B
Bicycle LOS Score / LOS	1.45	A	0.68	A	1.64	B	1.89	B

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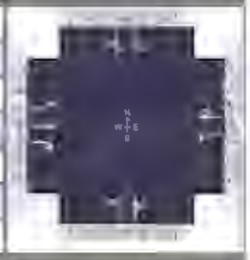
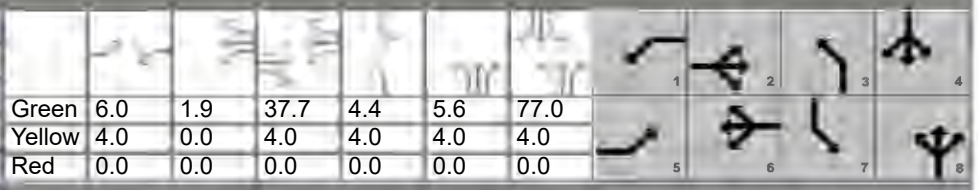
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BPM Siler-Rufina_Mitigation.xus		
Project Description	2038 Build PM Mitigated				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	288	38	344	86	91	59	226	509	28	29	552	364

Signal Information			
Cycle, s	152.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	6.0	1.9		37.7	4.4	5.6	77.0					
Yellow	4.0	0.0		4.0	4.0	4.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.0	41.7	11.9	43.6	18.0	90.6	8.4	81.0
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	8.0	36.8	8.0	13.8	16.0	33.1	3.3	79.0
Green Extension Time (g_e), s	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	0.98	1.00	1.00	1.00	0.74	1.00
Max Out Probability	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	313	41	374	93	163		246	584		32	996	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1841	1610	1753	1719		1753	1824		1753	1718	
Queue Service Time (g_s), s	6.0	2.6	34.8	6.0	11.8		14.0	31.1		1.3	77.0	
Cycle Queue Clearance Time (g_c), s	6.0	2.6	34.8	6.0	11.8		14.0	31.1		1.3	77.0	
Green Ratio (*g/C*)	0.29	0.25	0.25	0.30	0.26		0.61	0.57		0.53	0.50	
Capacity (*c*), veh/h	319	455	398	447	446		208	1034		384	867	
Volume-to-Capacity Ratio (*X*)	0.980	0.091	0.939	0.209	0.365		1.181	0.564		0.082	1.149	
Back of Queue (*Q*), ft/ln (95 th percentile)	501	57	524	123	229		447	501		25	1802	
Back of Queue (*Q*), veh/ln (95 th percentile)	19.4	2.2	20.9	4.8	8.9		17.3	19.4		1.0	69.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	2.86	0.00	0.00	0.73	0.00		2.24	0.00		0.25	0.00	
Uniform Delay (d_1), s/veh	59.0	44.2	56.3	39.6	46.2		54.2	21.0		18.8	37.8	
Incremental Delay (d_2), s/veh	44.8	0.0	4.8	0.1	0.2		119.9	0.4		0.0	80.4	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	103.7	44.3	61.1	39.7	46.4		174.1	21.5		18.9	118.2	
Level of Service (LOS)	F	D	E	D	D		F	C		B	F	
Approach Delay, s/veh / LOS	78.5	E		44.0	D		66.7	E		115.1	F	
Intersection Delay, s/veh / LOS	85.2						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.95	B	1.95	B	1.90	B	2.11	B
Bicycle LOS Score / LOS	1.69	B	0.91	A	1.86	B	2.18	B

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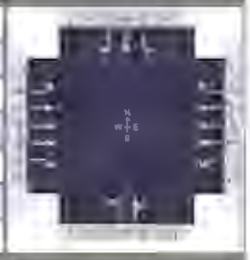
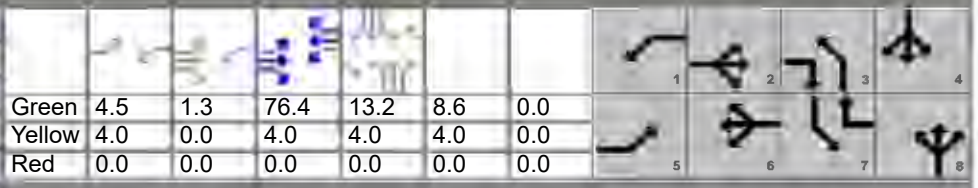
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.91
Urban Street	CALLE DEL CIELO	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BAM Calle del Cielo-Cerrillos.xus		
Project Description	2038 Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	102	1789	26	38	1096	128	40	35	49	147	20	92

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	4.5	1.3		76.4	13.2	8.6	0.0					
Yellow	4.0	0.0		4.0	4.0	4.0	0.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	3.0	1.1	3.0		10.0		9.0
Phase Duration, s	9.9	81.8	8.5	80.4		12.6		17.2
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0		4.0		4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.1		3.1
Queue Clearance Time (g_s), s	4.6		2.9			8.5		12.7
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0		0.2		0.4
Phase Call Probability	0.98		0.75			0.99		1.00
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	112	1966	29	42	1204	141	44	92		162	22	101
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1685	1572	1767	1685	1572	1767	1679		1767	1856	1572
Queue Service Time (g_s), s	2.6	26.9	0.6	0.9	13.6	3.0	2.8	6.5		10.7	1.3	7.3
Cycle Queue Clearance Time (g_c), s	2.6	26.9	0.6	0.9	13.6	3.0	2.8	6.5		10.7	1.3	7.3
Green Ratio (*g/C*)	0.69	0.65	0.72	0.69	0.64	0.75	0.07	0.07		0.11	0.11	0.11
Capacity (*c*), veh/h	387	3276	1131	220	3219	1174	126	120		194	203	172
Volume-to-Capacity Ratio (*X*)	0.289	0.600	0.025	0.190	0.374	0.120	0.349	0.771		0.834	0.108	0.586
Back of Queue (*Q*), ft/ln (95 th percentile)	40	365	9	14	212	40	58	130		218	27	134
Back of Queue (*Q*), veh/ln (95 th percentile)	1.6	14.2	0.3	0.6	8.3	1.5	2.3	5.1		8.5	1.1	5.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.27	0.00	0.00	0.07	0.00	0.00	0.36	0.00		3.11	0.00	0.00
Uniform Delay (d_1), s/veh	7.4	12.2	4.8	9.8	10.4	4.2	53.1	54.8		52.3	48.1	50.8
Incremental Delay (d_2), s/veh	0.2	0.8	0.0	0.2	0.3	0.2	0.6	3.9		3.6	0.1	1.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	7.5	13.0	4.9	9.9	10.7	4.4	53.7	58.7		55.9	48.2	52.0
Level of Service (LOS)	A	B	A	A	B	A	D	E		E	D	D
Approach Delay, s/veh / LOS	12.6	B		10.1	B		57.1	E		53.9	D	
Intersection Delay, s/veh / LOS	16.2						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.88	B	2.07	B	2.75	C	2.74	C
Bicycle LOS Score / LOS	1.65	B	1.25	A	0.71	A	0.96	A

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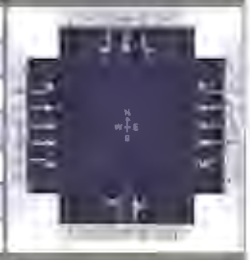
HCS Signalized Intersection Results Summary

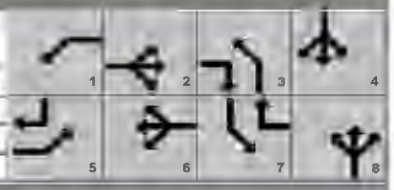
General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.96
Urban Street	CALLE DEL CIELO	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BPM Calle del Cielo-Cerrillos.xus		
Project Description	2038 Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	109	1861	21	68	2366	156	53	40	47	206	52	152

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.4	0.4	79.9	5.0	2.0	11.3						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.9	84.3	9.4	83.9	9.0	15.3	11.0	17.2
Change Period, (*Y+R c*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (*g s*), s	4.3		3.4		5.3	8.1	9.0	13.1
Green Extension Time (*g e*), s	0.1	0.0	0.1	0.0	0.0	0.3	0.0	0.1
Phase Call Probability	0.98		0.91		0.84	1.00	1.00	1.00
Max Out Probability	0.01		0.00		0.00	0.25	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	114	1939	22	71	2465	163	55	91		215	54	158
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598	1795	1718		1795	1885	1598
Queue Service Time (*g s*), s	2.3	24.1	0.5	1.4	37.0	3.8	3.3	6.1		7.0	3.2	11.1
Cycle Queue Clearance Time (*g c*), s	2.3	24.1	0.5	1.4	37.0	3.8	3.3	6.1		7.0	3.2	11.1
Green Ratio (*g/C*)	0.71	0.67	0.71	0.71	0.67	0.72	0.14	0.09		0.15	0.11	0.16
Capacity (*c*), veh/h	197	3436	1136	249	3417	1156	227	161		222	208	254
Volume-to-Capacity Ratio (*X*)	0.577	0.564	0.019	0.284	0.721	0.141	0.243	0.561		0.967	0.261	0.623
Back of Queue (*Q*), ft/ln (95 th percentile)	100	326	7	21	470	52	66	119		254	67	201
Back of Queue (*Q*), veh/ln (95 th percentile)	3.9	12.9	0.3	0.8	18.6	2.0	2.6	4.7		10.1	2.7	8.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.66	0.00	0.00	0.11	0.00	0.00	0.41	0.00		3.64	0.00	0.00
Uniform Delay (*d 1*), s/veh	22.6	10.6	5.1	8.6	12.9	5.1	46.2	52.0		52.1	48.9	47.1
Incremental Delay (*d 2*), s/veh	1.0	0.7	0.0	0.2	1.3	0.3	0.2	1.1		50.5	0.2	2.4
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	23.6	11.2	5.1	8.8	14.3	5.3	46.5	53.1		102.6	49.1	49.5
Level of Service (LOS)	C	B	A	A	B	A	D	D		F	D	D
Approach Delay, s/veh / LOS	11.8	B		13.6	B		50.6	D		76.2	E	
Intersection Delay, s/veh / LOS	18.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.87	B	2.06	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.63	B	1.97	B	0.73	A	1.19	A

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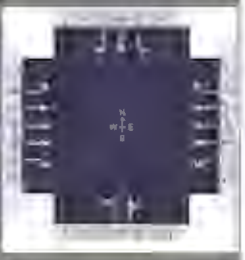
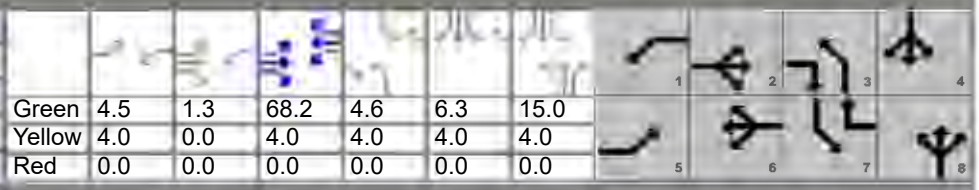
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.91
Urban Street	CALLE DEL CIELO	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BAM Calle del Cielo-Cerrillos_Mitigation.xus		
Project Description	2038 Build AM Mitigations				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	102	1789	26	38	1096	128	40	35	49	147	20	92

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB		NB		SB	
Green	4.5	1.3	68.2	4.6	6.3	15.0		
Yellow	4.0	0.0	4.0	4.0	4.0	4.0		
Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.9	73.6	8.5	72.2	8.6	19.0	18.9	29.3
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	5.1		3.1		4.6	8.1	10.9	8.5
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.0	0.3	0.2	0.4
Phase Call Probability	0.98		0.75		0.77	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	112	1966	29	42	1204	141	44	92		162	22	101
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1685	1572	1767	1685	1572	1767	1679		1767	1856	1572
Queue Service Time (g_s), s	3.1	32.1	0.8	1.1	16.2	3.6	2.6	6.1		8.9	1.1	6.5
Cycle Queue Clearance Time (g_c), s	3.1	32.1	0.8	1.1	16.2	3.6	2.6	6.1		8.9	1.1	6.5
Green Ratio (*g/C*)	0.62	0.58	0.62	0.62	0.57	0.69	0.16	0.12		0.27	0.21	0.21
Capacity (*c*), veh/h	346	2930	972	195	2873	1090	300	210		376	391	332
Volume-to-Capacity Ratio (*X*)	0.324	0.671	0.029	0.214	0.419	0.129	0.146	0.440		0.430	0.056	0.305
Back of Queue (*Q*), ft/ln (95 th percentile)	52	446	13	19	254	52	51	118		174	24	115
Back of Queue (*Q*), veh/ln (95 th percentile)	2.1	17.4	0.5	0.7	9.9	2.0	2.0	4.6		6.8	0.9	4.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.35	0.00	0.00	0.09	0.00	0.00	0.32	0.00		2.49	0.00	0.00
Uniform Delay (d_1), s/veh	10.8	17.3	8.9	14.3	14.7	6.2	43.1	48.6		35.9	37.8	39.9
Incremental Delay (d_2), s/veh	0.2	1.2	0.1	0.2	0.5	0.2	0.1	0.5		0.3	0.0	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	11.0	18.6	9.0	14.5	15.1	6.5	43.1	49.2		36.2	37.8	40.1
Level of Service (LOS)	B	B	A	B	B	A	D	D		D	D	D
Approach Delay, s/veh / LOS	18.1	B		14.2	B		47.2	D		37.7	D	
Intersection Delay, s/veh / LOS	19.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.89	B	2.09	B	2.74	C	2.73	C
Bicycle LOS Score / LOS	1.65	B	1.25	A	0.71	A	0.96	A

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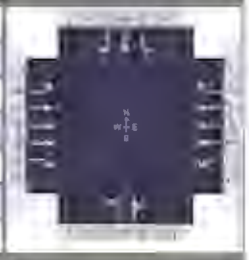
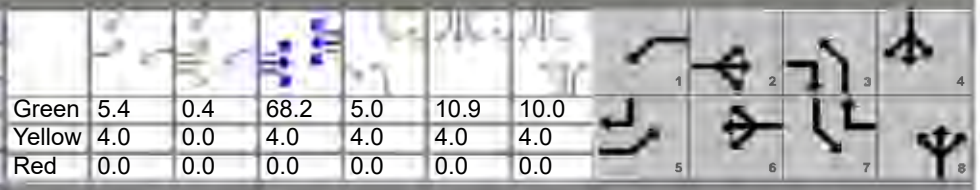
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.96
Urban Street	CALLE DEL CIELO	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BPM Calle del Cielo-Cerrillos_Mitigation.xus		
Project Description	2038 Build PM Mitigation				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	109	1861	21	68	2366	156	53	40	47	206	52	152

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	5.4	0.4		68.2	5.0		10.9	10.0				
Yellow	4.0	0.0		4.0	4.0		4.0	4.0				
Red	0.0	0.0		0.0	0.0		0.0	0.0				

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.9	72.6	9.4	72.2	9.0	14.0	24.0	28.9
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	5.1		3.9		5.3	8.1	13.9	11.8
Green Extension Time (g_e), s	0.2	0.0	0.1	0.0	0.1	0.5	0.2	0.6
Phase Call Probability	0.98		0.91		0.84	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.02	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	114	1939	22	71	2465	163	55	91		215	54	158
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598	1795	1718		1795	1885	1598
Queue Service Time (g_s), s	3.1	31.2	0.6	1.9	47.8	3.6	3.3	6.1		11.9	2.8	9.8
Cycle Queue Clearance Time (g_c), s	3.1	31.2	0.6	1.9	47.8	3.6	3.3	6.1		11.9	2.8	9.8
Green Ratio (*g/C*)	0.62	0.57	0.61	0.62	0.57	0.73	0.13	0.08		0.27	0.21	0.26
Capacity (*c*), veh/h	171	2935	980	213	2916	1173	249	143		402	392	410
Volume-to-Capacity Ratio (*X*)	0.664	0.661	0.022	0.332	0.845	0.138	0.222	0.633		0.534	0.138	0.386
Back of Queue (*Q*), ft/ln (95 th percentile)	84	436	10	32	639	49	67	121		225	59	172
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3	17.3	0.4	1.3	25.4	1.9	2.7	4.8		8.9	2.3	6.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.56	0.00	0.00	0.16	0.00	0.00	0.42	0.00		3.22	0.00	0.00
Uniform Delay (d_1), s/veh	26.7	17.7	9.1	15.0	21.5	4.7	47.4	53.2		37.0	38.8	36.8
Incremental Delay (d_2), s/veh	1.7	1.2	0.0	0.3	3.2	0.2	0.2	1.7		0.6	0.1	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	28.3	18.9	9.1	15.4	24.8	5.0	47.5	54.9		37.5	38.8	37.0
Level of Service (LOS)	C	B	A	B	C	A	D	D		D	D	D
Approach Delay, s/veh / LOS	19.3	B		23.3	C		52.1	D		37.5	D	
Intersection Delay, s/veh / LOS	23.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.89	B	2.09	B	2.74	C	2.73	C
Bicycle LOS Score / LOS	1.63	B	1.97	B	0.73	A	1.19	A

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HCS Two-Way Stop-Control Report

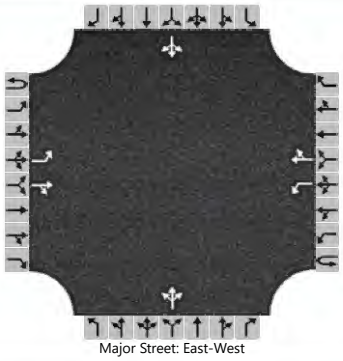
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2038 Build AM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.89
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		19	647	74		19	249	21		26	14	18		13	10	7
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		21				21					65				34	
Capacity, c (veh/h)		1252				811					268				249	
v/c Ratio		0.02				0.03					0.24				0.14	
95% Queue Length, Q_{95} (veh)		0.1				0.1					0.9				0.5	
95% Queue Length, Q_{95} (ft)		2.6				2.6					23.0				12.8	
Control Delay (s/veh)		7.9				9.6					22.7				21.7	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.6				22.7				21.7			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

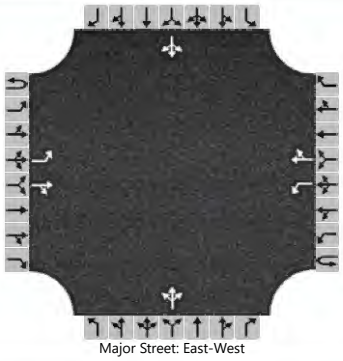
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2038 Build PM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		13	436	82		19	515	29		69	30	35		39	25	52
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14				20					141				122	
Capacity, c (veh/h)		1000				1024					267				299	
v/c Ratio		0.01				0.02					0.53				0.41	
95% Queue Length, Q_{95} (veh)		0.0				0.1					2.8				1.9	
95% Queue Length, Q_{95} (ft)		0.0				2.5					71.1				48.3	
Control Delay (s/veh)		8.6				8.6					32.6				25.1	
Level of Service (LOS)		A				A					D				D	
Approach Delay (s/veh)	0.2				0.3				32.6				25.1			
Approach LOS	A				A				D				D			

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HCS Two-Way Stop-Control Report

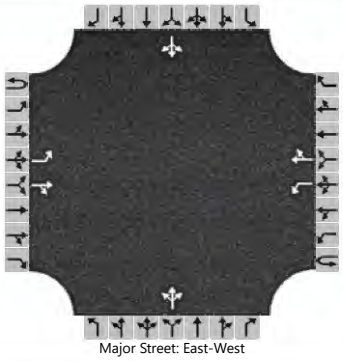
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2038 Build AM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	643	44		89	249	0		31	0	82		1	0	1
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				103					131				2	
Capacity, c (veh/h)		1272				824					345				246	
v/c Ratio		0.00				0.13					0.38				0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.4					1.7				0.0	
95% Queue Length, Q_{95} (ft)		0.0				10.2					43.2				0.0	
Control Delay (s/veh)		7.8				10.0					21.7				19.8	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.0				2.6				21.7				19.8			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

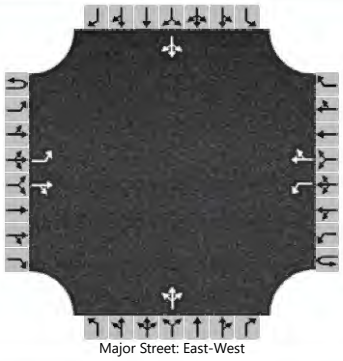
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2038 Build PM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	442	60		106	582	1		44	0	109		0	0	0
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				116					168				0	
Capacity, c (veh/h)		948				1023					389				0	
v/c Ratio		0.00				0.11					0.43					
95% Queue Length, Q_{95} (veh)		0.0				0.4					2.1					
95% Queue Length, Q_{95} (ft)		0.0				10.1					52.9					
Control Delay (s/veh)		8.8				9.0					21.1					
Level of Service (LOS)		A				A					C					
Approach Delay (s/veh)	0.0				1.4				21.1							
Approach LOS	A				A				C							

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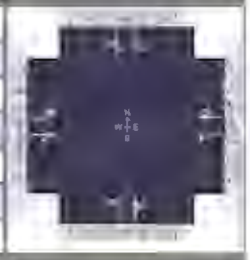
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.94
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_BAM Rufina-Richards.xus		
Project Description	2038 Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	120	592	152	80	166	19	53	155	139	44	205	95

Signal Information					EB			WB			NB			SB		
Cycle, s	80.8	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	5.2	0.5		37.3	4.0	0.4	17.5					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.7	41.8	9.2	41.3	8.4	21.9	8.0	21.5
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	4.9	35.4	3.9	7.2	3.9	15.9	3.6	15.9
Green Extension Time (g_e), s	0.0	2.0	0.0	0.0	0.0	1.3	0.0	1.3
Phase Call Probability	0.94	1.00	0.85	1.00	0.72	1.00	0.65	1.00
Max Out Probability	1.00	0.00	1.00	1.00	1.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	128	791		85	197		56	313		47	319	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1818		1795	1851		1795	1737		1795	1784	
Queue Service Time (g_s), s	2.9	33.4		1.9	5.2		1.9	13.9		1.6	13.9	
Cycle Queue Clearance Time (g_c), s	2.9	33.4		1.9	5.2		1.9	13.9		1.6	13.9	
Green Ratio (*g/C*)	0.54	0.47		0.53	0.46		0.27	0.22		0.27	0.22	
Capacity (*c*), veh/h	702	853		227	856		235	386		205	387	
Volume-to-Capacity Ratio (*X*)	0.182	0.928		0.375	0.230		0.239	0.811		0.228	0.824	
Back of Queue (*Q*), ft/ln (95 th percentile)	48	487		33	93		36	245		30	251	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.9	19.3		1.3	3.7		1.4	9.7		1.2	10.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	9.7	20.4		17.9	13.2		23.6	30.1		24.1	30.4	
Incremental Delay (d_2), s/veh	0.0	2.1		0.4	0.1		0.2	1.6		0.2	1.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	9.8	22.4		18.3	13.2		23.8	31.7		24.3	32.1	
Level of Service (LOS)	A	C		B	B		C	C		C	C	
Approach Delay, s/veh / LOS	20.7	C		14.8	B		30.5	C		31.1	C	
Intersection Delay, s/veh / LOS	23.6						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.93	B	1.93	B
Bicycle LOS Score / LOS	2.00	B	0.95	A	1.10	A	1.09	A

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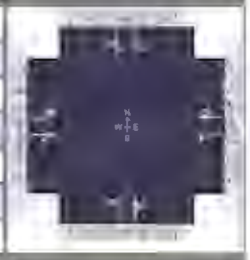
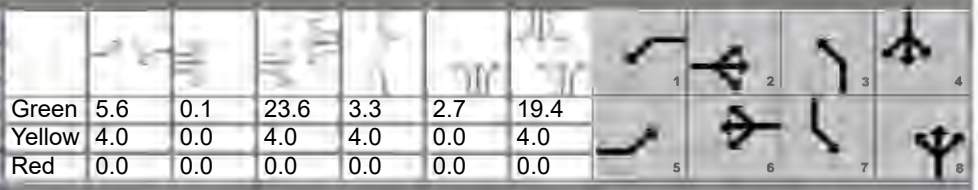
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.97
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_BPM Rufina-Richards.xus		
Project Description	2038 Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	154	397	103	136	503	34	189	226	95	39	251	169

Signal Information			
Cycle, s	70.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB		
Green	5.6	0.1	23.6	3.3	2.7	19.4		
Yellow	4.0	0.0	4.0	4.0	0.0	4.0		
Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.8	27.8	9.6	27.6	10.0	26.1	7.3	23.4
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.1	3.2	3.1	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	6.0	20.6	5.5	21.9	7.4	13.0	3.1	18.8
Green Extension Time (g_e), s	0.0	1.7	0.0	1.7	0.0	0.0	0.0	0.6
Phase Call Probability	0.96	1.00	0.94	1.00	0.98	1.00	0.55	1.00
Max Out Probability	1.00	0.28	1.00	0.30	1.00	1.00	1.00	0.29

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	159	515		140	554		195	331		40	433	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1818		1795	1864		1795	1790		1795	1758	
Queue Service Time (g_s), s	4.0	18.6		3.5	19.9		5.4	11.0		1.1	16.8	
Cycle Queue Clearance Time (g_c), s	4.0	18.6		3.5	19.9		5.4	11.0		1.1	16.8	
Green Ratio (*g/C*)	0.42	0.34		0.41	0.33		0.37	0.31		0.32	0.27	
Capacity (*c*), veh/h	293	610		284	622		290	560		321	482	
Volume-to-Capacity Ratio (*X*)	0.543	0.845		0.494	0.890		0.673	0.591		0.125	0.897	
Back of Queue (*Q*), ft/ln (95 th percentile)	71	335		61	374		112	201		20	321	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.8	13.3		2.4	14.9		4.4	8.0		0.8	12.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	16.7	21.8		16.7	22.4		18.4	20.5		17.5	24.7	
Incremental Delay (d_2), s/veh	1.0	7.0		0.5	9.7		4.9	1.1		0.1	11.6	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	17.7	28.8		17.2	32.1		23.3	21.7		17.6	36.3	
Level of Service (LOS)	B	C		B	C		C	C		B	D	
Approach Delay, s/veh / LOS	26.2	C		29.1	C		22.3	C		34.7	C	
Intersection Delay, s/veh / LOS	27.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.91	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	1.60	B	1.63	B	1.36	A	1.27	A

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HCS Two-Way Stop-Control Report

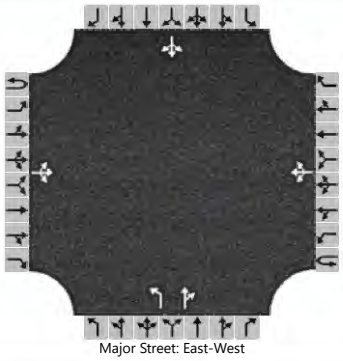
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2038 Build AM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.79
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		7	8	100		149	21	4		73	2	186		0	2	1
Percent Heavy Vehicles (%)		4				4				4	4	4		4	4	4
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.14				4.14				7.14	6.54	6.24		7.14	6.54	6.24
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.24				3.54	4.04	3.34		3.54	4.04	3.34

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		9				189				92		238			4	
Capacity, c (veh/h)		1568				1435				409		968			475	
v/c Ratio		0.01				0.13				0.23		0.25			0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.5				0.9		1.0			0.0	
95% Queue Length, Q_{95} (ft)		0.0				12.5				23.2		25.8			0.0	
Control Delay (s/veh)		7.3	0.0	0.0		7.9	1.1	1.1		16.4		9.9			12.6	
Level of Service (LOS)		A	A	A		A	A	A		C		A			B	
Approach Delay (s/veh)	0.5				6.9				11.7				12.6			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

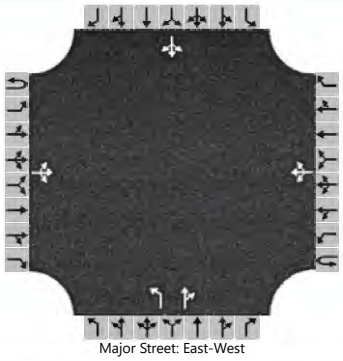
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2038 Build PM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		0	25	192		192	33	1		156	4	163		8	16	7
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				211				171		184			34	
Capacity, c (veh/h)		1580				1334				326		885			338	
v/c Ratio		0.00				0.16				0.53		0.21			0.10	
95% Queue Length, Q_{95} (veh)		0.0				0.6				2.9		0.8			0.3	
95% Queue Length, Q_{95} (ft)		0.0				15.0				73.1		20.2			7.6	
Control Delay (s/veh)		7.3	0.0	0.0		8.2	1.3	1.3		27.7		10.1			16.8	
Level of Service (LOS)		A	A	A		A	A	A		D		B			C	
Approach Delay (s/veh)	0.0				7.2				18.6				16.8			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

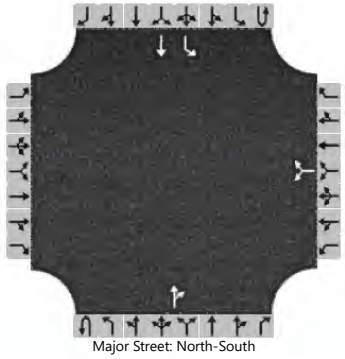
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/18/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	2038 Build AM

Site Information

Intersection	Rufina Circle & Access 1
Jurisdiction	Santa Fe
East/West Street	Access 1
North/South Street	Rufina Circle
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	1	0
Configuration							LR					TR		L	T	
Volume (veh/h)						19		66			52	20		70	70	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							92							76		
Capacity, c (veh/h)							895							1520		
v/c Ratio							0.10							0.05		
95% Queue Length, Q_{95} (veh)							0.3							0.2		
95% Queue Length, Q_{95} (ft)							7.6							5.1		
Control Delay (s/veh)							9.5							7.5		
Level of Service (LOS)							A							A		
Approach Delay (s/veh)						9.5								3.7		
Approach LOS						A								A		

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HCS Two-Way Stop-Control Report

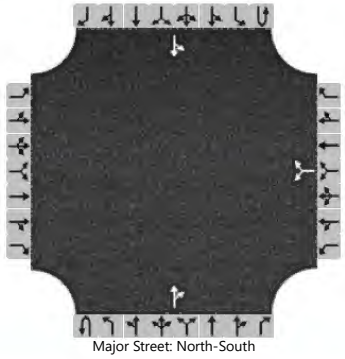
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/18/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	2038 Build PM

Site Information

Intersection	Rufina Circle & Access 2
Jurisdiction	Santa Fe
East/West Street	Access 2
North/South Street	Rufina Circle
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						100		10			101	94		9	122	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							120							10		
Capacity, c (veh/h)							689							1358		
v/c Ratio							0.17							0.01		
95% Queue Length, Q_{95} (veh)							0.6							0.0		
95% Queue Length, Q_{95} (ft)							15.2							0.0		
Control Delay (s/veh)							11.3							7.7	0.1	
Level of Service (LOS)							B							A	A	
Approach Delay (s/veh)						11.3								0.6		
Approach LOS						B								A		

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HCS Two-Way Stop-Control Report

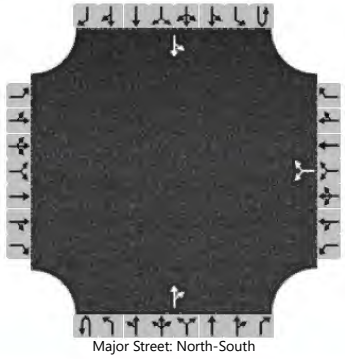
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/18/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	2038 Build AM

Site Information

Intersection	Rufina Circle & Access 2
Jurisdiction	Santa Fe
East/West Street	Access 2
North/South Street	Rufina Circle
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						94		9			63	100		10	78	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							112							11		
Capacity, c (veh/h)							765							1399		
v/c Ratio							0.15							0.01		
95% Queue Length, Q_{95} (veh)							0.5							0.0		
95% Queue Length, Q_{95} (ft)							12.7							0.0		
Control Delay (s/veh)							10.5							7.6	0.1	
Level of Service (LOS)							B							A	A	
Approach Delay (s/veh)						10.5								0.9		
Approach LOS						B								A		

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HCS Two-Way Stop-Control Report

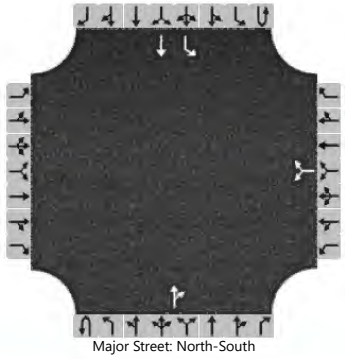
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/18/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	2038 Build PM

Site Information

Intersection	Rufina Circle & Access 1
Jurisdiction	Santa Fe
East/West Street	Access 1
North/South Street	Rufina Circle
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	1	0
Configuration							LR					TR		L	T	
Volume (veh/h)						20		70			92	19		66	112	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							98							72		
Capacity, c (veh/h)							835							1467		
v/c Ratio							0.12							0.05		
95% Queue Length, Q_{95} (veh)							0.4							0.2		
95% Queue Length, Q_{95} (ft)							10.2							5.1		
Control Delay (s/veh)							9.9							7.6		
Level of Service (LOS)							A							A		
Approach Delay (s/veh)						9.9								2.8		
Approach LOS						A								A		

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APPENDIX I:
SANTA FE TURN LANE REQUIREMENTS

throu h tr . The rel t ve r sh r te s speed d erent l n re ses s n exponent l **t** un t on nd those r tes re presented n **Table 1**.

Table 1. Rela ive Crash Ra es for A -Grade Ar erials[1]

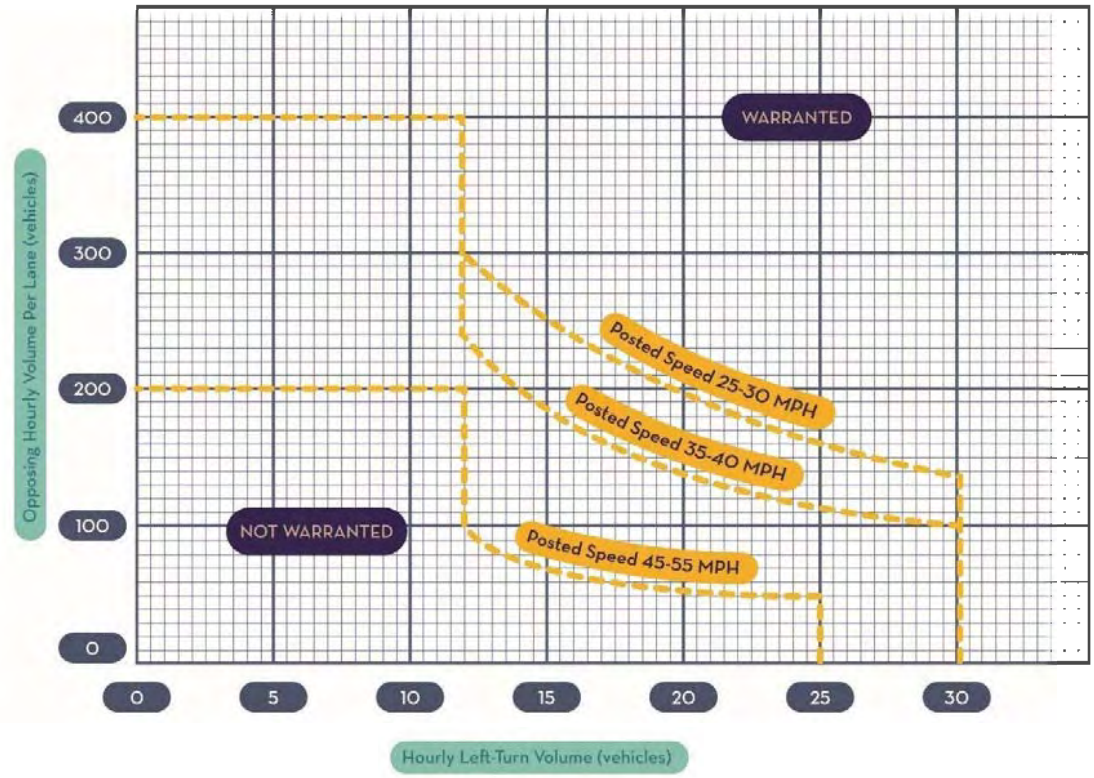
Speed Differen ial (mph)	Rela ive Crash Ra e
0	1
10**t**	2
20 **t**	6.5
30	45
35	180

[1]D t rom ITE, Tr En neer n H ndbook, 5th Ed t on (1999)

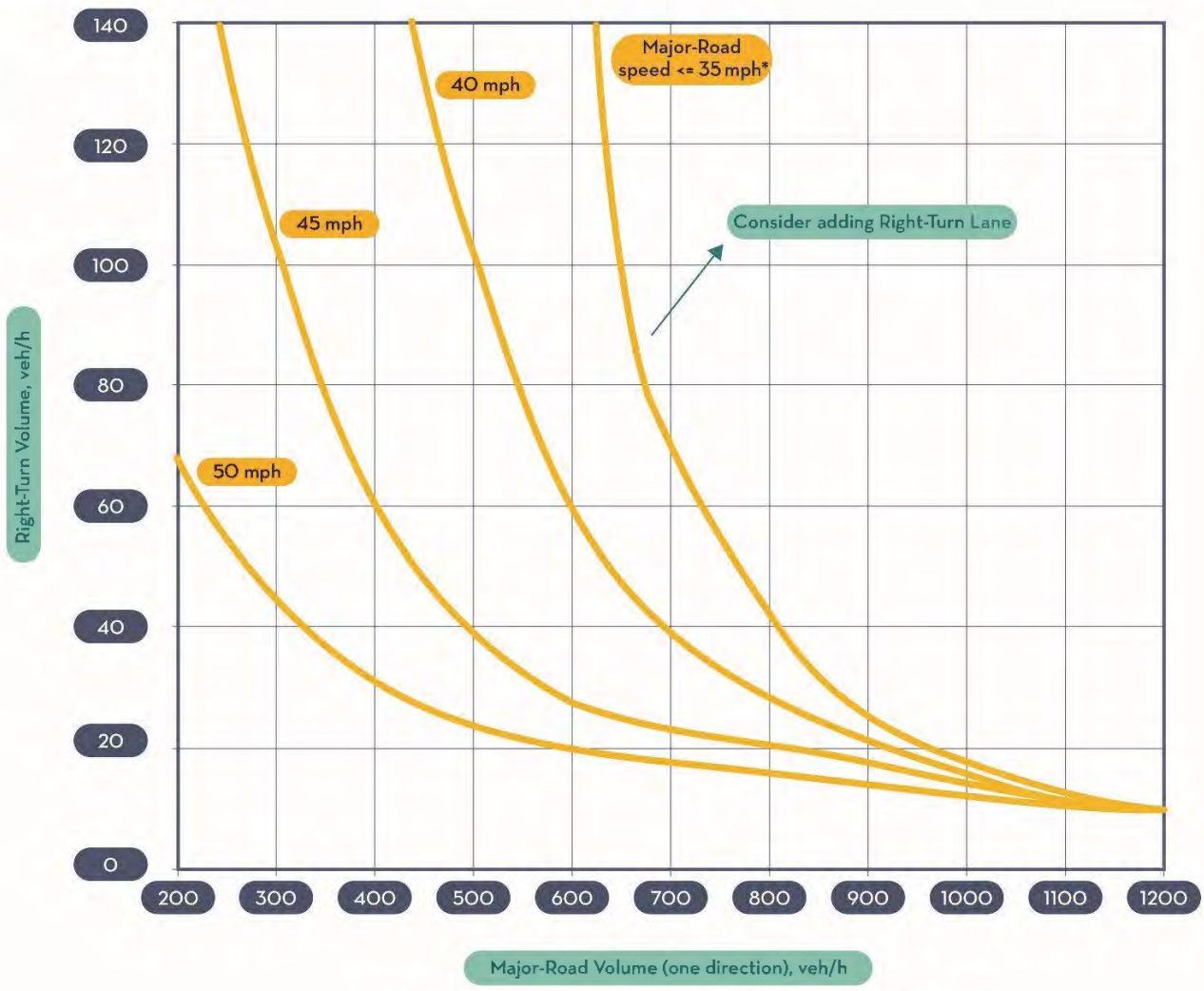
Turn Lane Requiremen s

Figure 1 prov des C ty o S nt Fe Tr nsport t on Dep rtment le t turn l ne w rr nt r ter , b sed upon nd n s o the N at on l Cooper t ve H hw y Rese r h Pro r m (NCHRP) 348. **Figure 2** nd **Figure 3** prov de r ht turn l ne w rr nt r ter , b sed upon **t** th s R ht Turn L ne Gu d n e. Altern t ves to these r ter sh ll be supported by tr n lys s. R ht turns re not typ lly prov ded or speeds o 25 mph due to the m in m al speed de erent l re ted by turn n veh les, however they m ay be ons dered t these lower speeds t the d s ret on o the C ty Tr En neer, or des nee.

FIGUR L F URN AN EWARRAN TCRI RIA



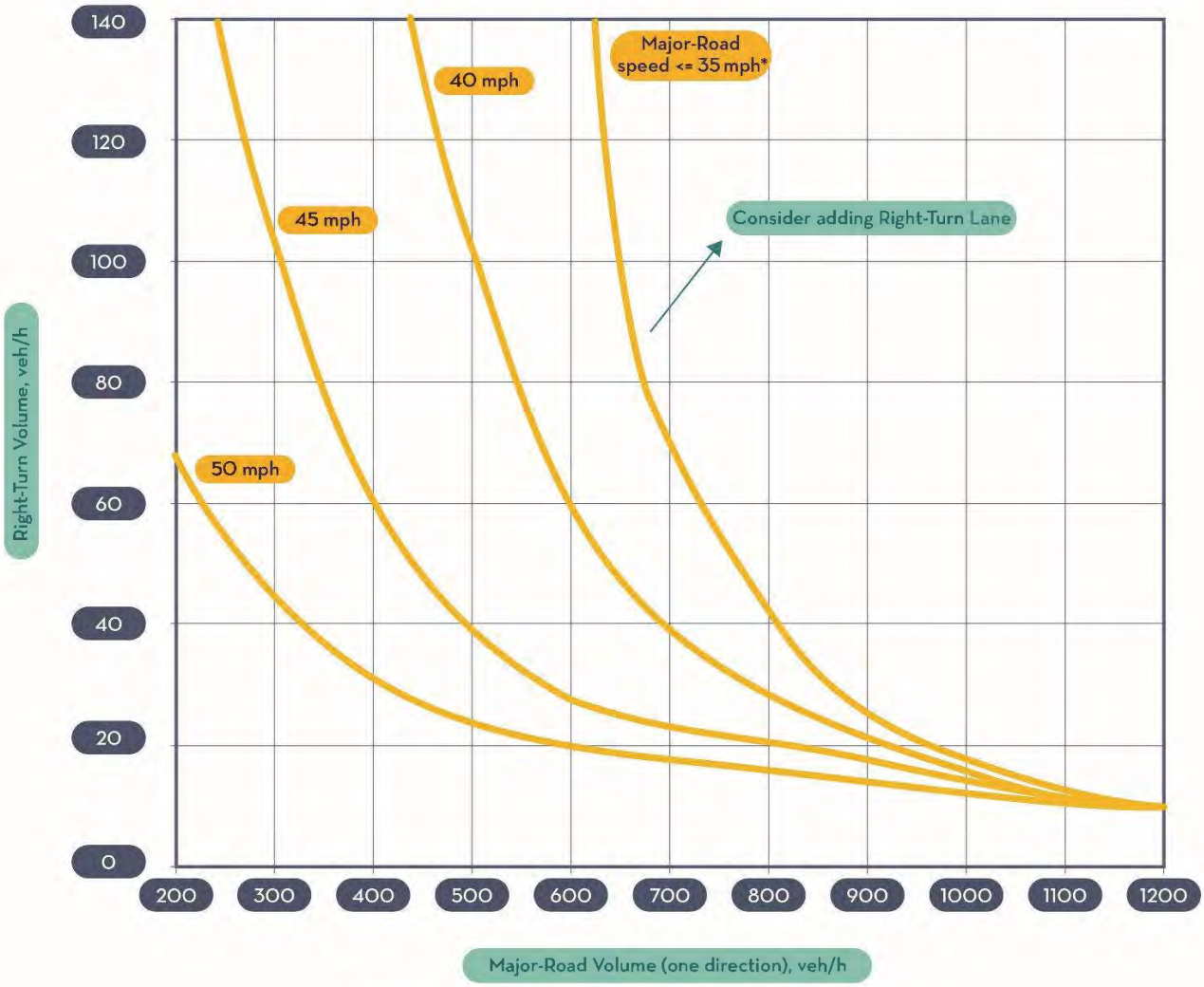
FIGUR RIG URN LAN ECRI RIA FOR WO-LAN EROADWAY



**Right-turn lanes are not typically considered for roadways posted at 25 mph, but certain circumstances may warrant their consideration:*

- *Right-turning volume of 50 vph or greater*
- *At the City Traffic Engineer, or designee's discretion*

FIGUR RIG URN LAN ECRI RIA FOR FOUR+ LAN EROADWAY



**Right-turn lanes are not typically considered for roadways posted at 25 mph, but certain circumstances may warrant their consideration:*
• Right-turning volume of 50 vph or greater
• At the City Traffic Engineer, or designee's discretion

City of Santa Fe, New Mexico

Attachment C
Applicant Submittals

6. Master Plan

MASTER PLAN
GIRLS INC. OF SANTA FE

2904 RUFINA STREET, SANTA FE, NEW MEXICO 87507

BUILDING CODE & ZONING INFORMATION

2021 International Building Code (IBC) amended by NMAC Title 14 Chapter 7 Part 2

2021 International Energy Conservation Code (IECC) amended by NMAC Title 14 Chapter 7 Part 9

2021 Uniform Plumbing Code (UPC) amended by NMAC Title 14 Chapter 8 Part 2

2021 Uniform Mechanical Code (UMC) amended by NMAC Title 14 Chapter 9 Part 2

2020 National Electrical Code (NEC) amended by NMAC Title 14 Chapter 10 Part 4

2012 National Electrical Safety Code (NEC) amended by NMAC Title 14 Chapter 10 Part 5

EITHER NMCBC (2021 IBC CH. 11 & 2017 ICC A117.1) OR DOJ 2010 STANDARDS FOR ACCESSIBLE

TRACT 2A, LOT 2-2);

VICINITY MAP



DRAWINGS INDEX

C-0	COVER SHEET
C-1	EXISTING CONDITIONS SITE PLAN
C-2	PROPOSED SITE MASTER PLAN
C-3	PROPOSED PRELIMINARY LANDSCAPE PLAN
C-4	CONCEPTUAL TERRAIN MANAGEMENT
C-5	CONCEPTUAL UTILITY PLAN

DRAWINGS INFO

MASTER PLAN DRAWINGS DATE: SEPTEMBER 25, 2025

ARCHITECT'S PROJECT NUMBER: 2502

CITY OF SANTA FE APPROVALS

GOVERNING BODY APPROVAL, CASE NO. 2025-_____
APPROVED BY THE GOVERNING BODY AT THEIR MEETING ON _____.

_____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

CITY OF SANTA FE LAND USE APPROVAL:

_____ DATE _____ DATE _____
CITY PLANNER

_____ _____
CITY ENGINEERING FOR LAND USE

girls inc. of Santa Fe

autotroph architecture.planning.sustainable design consulting

JENKINSGAVIN LAND USE | PROJECT MANAGEMENT

DESIGN ENGINUITY

autotroph architecture.planning.sustainable design consulting
222 EAST MARCY STREET, SUITE 19
SANTA FE, NEW MEXICO 87507
(505) 216-7555
WWW.AUTOTROPHDESIGN.COM

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MASTER PLAN
2904 RUFINA STREET

NOT FOR CONSTRUCTION

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No.	DESCRIPTION	DATE

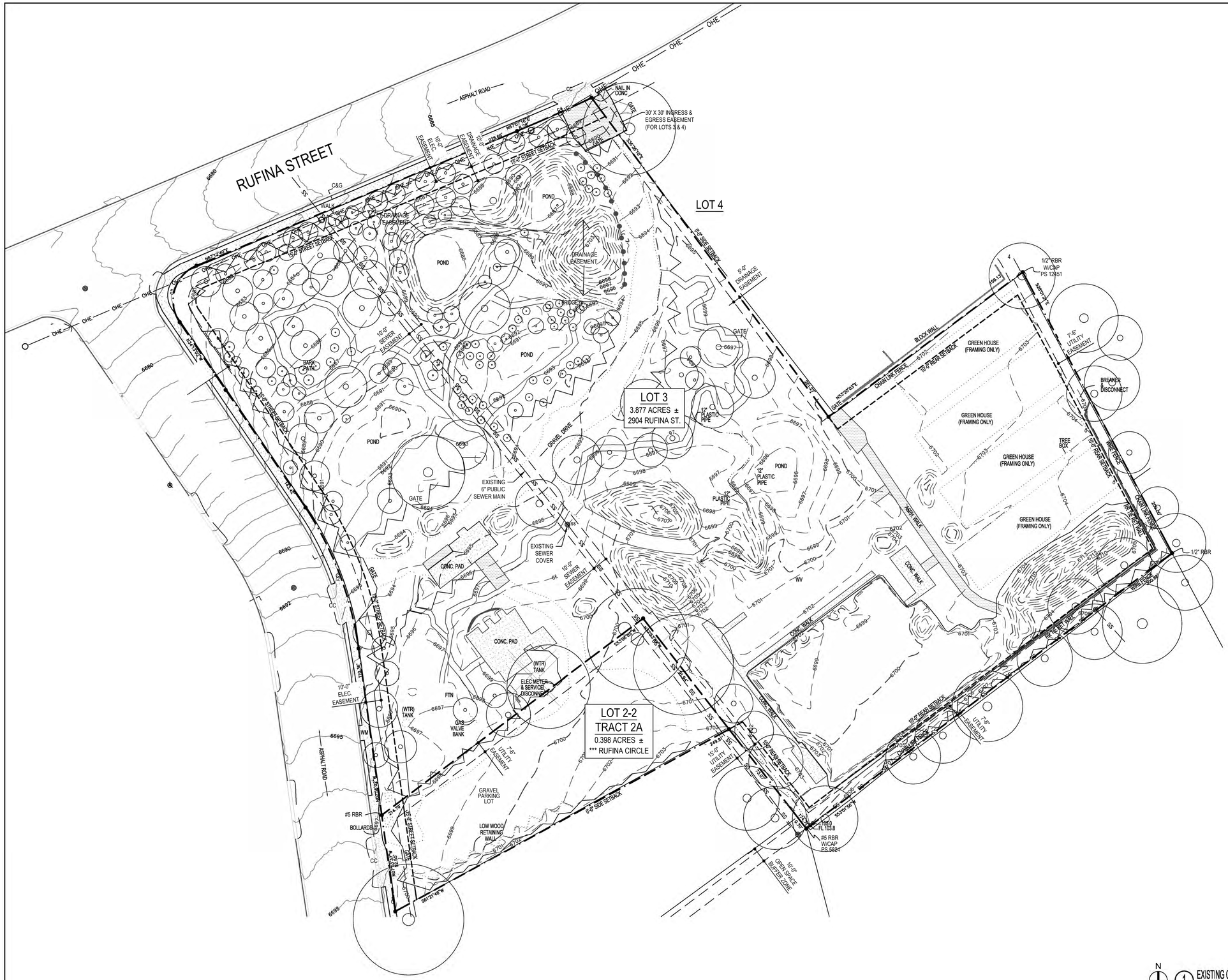
GIRLS INC OF SANTA FE
MASTER PLAN
2904 RUFINA STREET, SANTA FE , NEW MEXICO 87507

CASE # 2025-11030

COVER SHEET

ARCHITECT'S PROJECT NUMBER: 2502
FIRST SUBMISSION DATE: SEPTEMBER 25, 2025

C-0



LEGEND

- PROPERTY LINES
- EASEMENT LINES
- EXISTING LARGE& MEDIUM SIZE TREES
- 5' CONTOUR LINES
- 1' CONTOUR LINES
- EXISTING CONCRETE

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No.	DESCRIPTION	DATE

GIRLS INC OF SANTA FE MASTER PLAN

2904 RUFINA STREET, SANTA FE , NEW MEXICO 87507

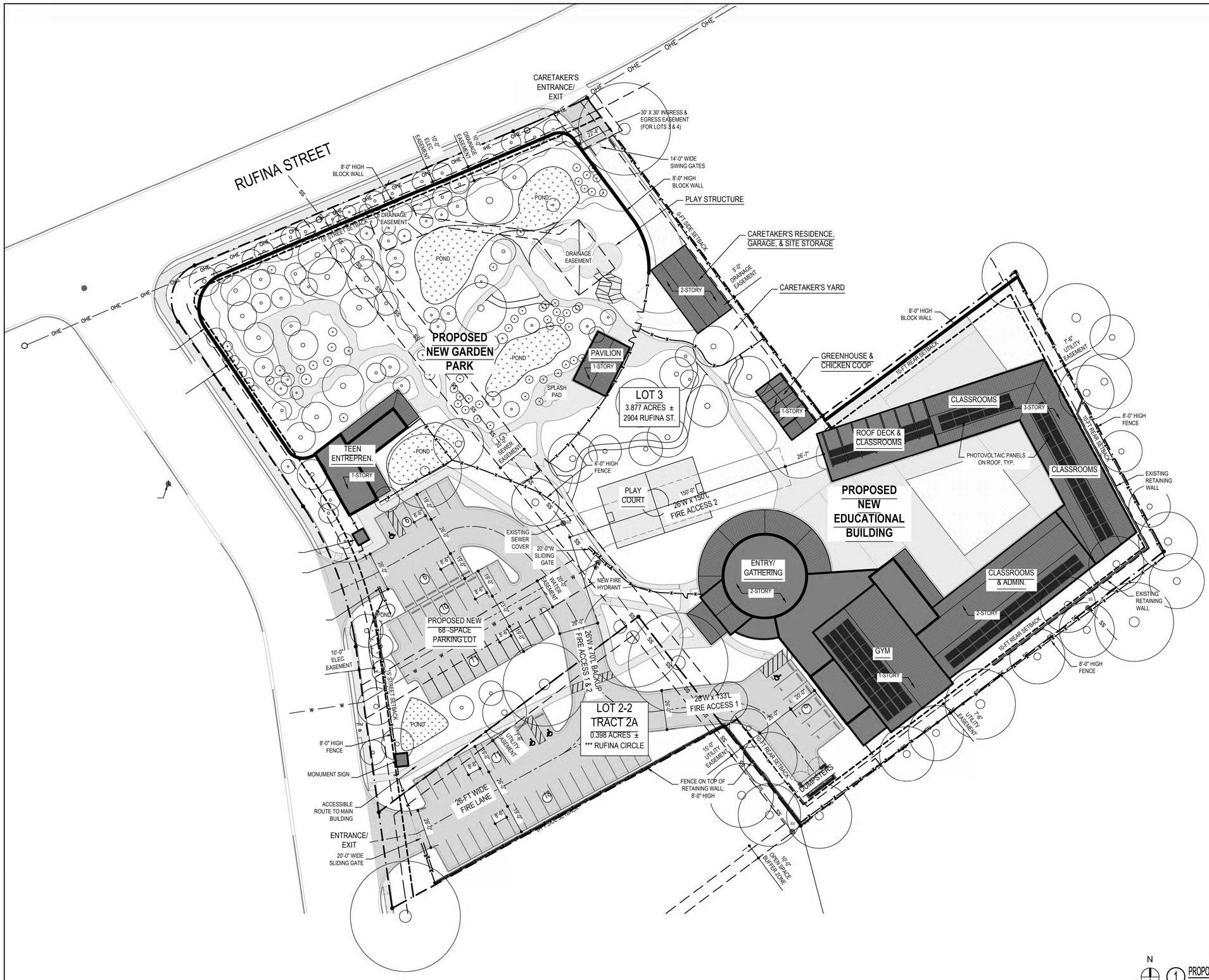
CASE # 2025-11030

EXISTING CONDITIONS SITE PLAN

ARCHITECT'S PROJECT NUMBER: 2502

FIRST SUBMISSION DATE: SEPTEMBER 25, 2025

C-1



N

1 PROPOSED SITE MASTER PLAN
1" = 30'-0"

0' 30' 60'

PERMISSIBLE USES

PUBLIC, INSTITUTIONAL, AND CIVIC:

- COMMUNITY CENTERS AND INSTITUTIONS
- RECREATION, PARKS, AND ENTERTAINMENT

COMMERCIAL:

- ARTS ACTIVITIES
- FOOD AND BEVERAGE
- SINGLE FAMILY DWELLINGS
- RECREATION AND ENTERTAINMENT
- RETAIL AND SERVICES
- AGRICULTURAL USES
- ACCESSORY USES

SITE DATA

PROPOSED ZONING:

TRACT 2A, LOT 2-2: C-2, GENERAL COMMERCIAL

LOT SIZE:

4.275 ACRES (186,219 SQ. FT.)

FOOTPRINT:

33,378 SF

GROSS FLOOR AREA (GFA):

PROPOSED MAX.: 55,478 SF

LOT COVERAGE:

MAXIMUM: 60%

PROVIDED: 24%

OPEN SPACE:

REQUIRED: 25% NON-RESIDENTIAL & MIXED-USE = 46,554.75

PROVIDED: 63.7% = 118,563 SF

BUILDING HEIGHT:

C-2 ZONING MAXIMUM ALLOWABLE HEIGHT: 45'-0"

MAXIMUM PROPOSED BUILDING HEIGHT: 45'-0"

PARKING

CUSTOM PARKING REQUIREMENTS - YOUTH CENTER

STAFF:	1/STAFF = 1x42 =	42
GUESTS / OVERFLOW:		21
FACILITY VANS:	1/ VAN = 1x5 =	5
TOTAL PARKING REQUIRED:		68
TOTAL PARKING PROVIDED (INCL. 4 ADA):		68

LEGEND

- PROPERTY LINES
- EASEMENT LINES
- SETBACK LINES
- OHE — EXISTING OVERHEAD UTILITY LINES
- SS — EXISTING SANITARY SEWER LINES
- W — PROPOSED WATER LINE
- FENCE
- YARDWALL
- EXISTING LARGE OR MEDIUM TREE
- SIDEWALKS
- PARKING LOT
- STRUCTURE ROOF
- COMPACTED CRUSHER FINES (WITH REINFORCED SUBSTRATE AT FIRE ACCESS LANE)
- STORM WATER RETENTION POND

GENERAL NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OR REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. THE PROJECT SHALL COMPLY WITH THE CURRENTLY ADOPTED INTERNATIONAL FIRE CODE, INCLUDING SECTION 903 AUTOMATIC SPRINKLER SYSTEM & SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS.
4. PROPERTY WILL BE SUBJECT TO THE WATER ALLOCATION AND/ OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO 2002-29 AND RESOLUTION 2002-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST. COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
5. COMPLIANCE WITH PROVISIONS OF GUNNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
6. AMERICANS WITH DISABILITIES ACT (ADA) INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.
7. FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS, EXCEPT WHERE SHOWN AS NEEDED.
8. UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT BY CONTACTING THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION.
9. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENTS PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE.
10. ALL PROPOSED IMPROVEMENTS WILL COMPLY WITH THE CURRENT CoSF WATER CONSERVATION STAGE.
11. LANDSCAPE DESIGN SHALL COMPLY WITH APPLICABLE PROVISIONS OF SFCC SECTION 14-8.4.
12. PROPERTY DEVELOPMENT MAY BE SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F)(5) "PRESERVATION OF EXISTING TREES" PER THE LAND USE DIRECTOR.
13. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSF ORD. NO. 2008-02 (IMPACT FEES).
14. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
15. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES, PER IFC 1410.1.
16. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE, PER IFC 1412.1.
17. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED BY THE DEVELOPER PER APPROVED PLAN.
18. THIS DEVELOPMENT LIES OUTSIDE OF A CITY OF SANTA FE HISTORIC DISTRICT.
19. THE LAYOUT SHOWN HEREON IS CONCEPTUAL AND MAY BE MODIFIED AS PART OF THE DEVELOPMENT PLAN PROCESS WITHOUT THE NEED FOR A MASTER PLAN AMENDMENT.

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No.	DESCRIPTION	DATE

GIRLS INC OF SANTA FE MASTER PLAN

2904 RUFINA STREET, SANTA FE , NEW MEXICO 87507

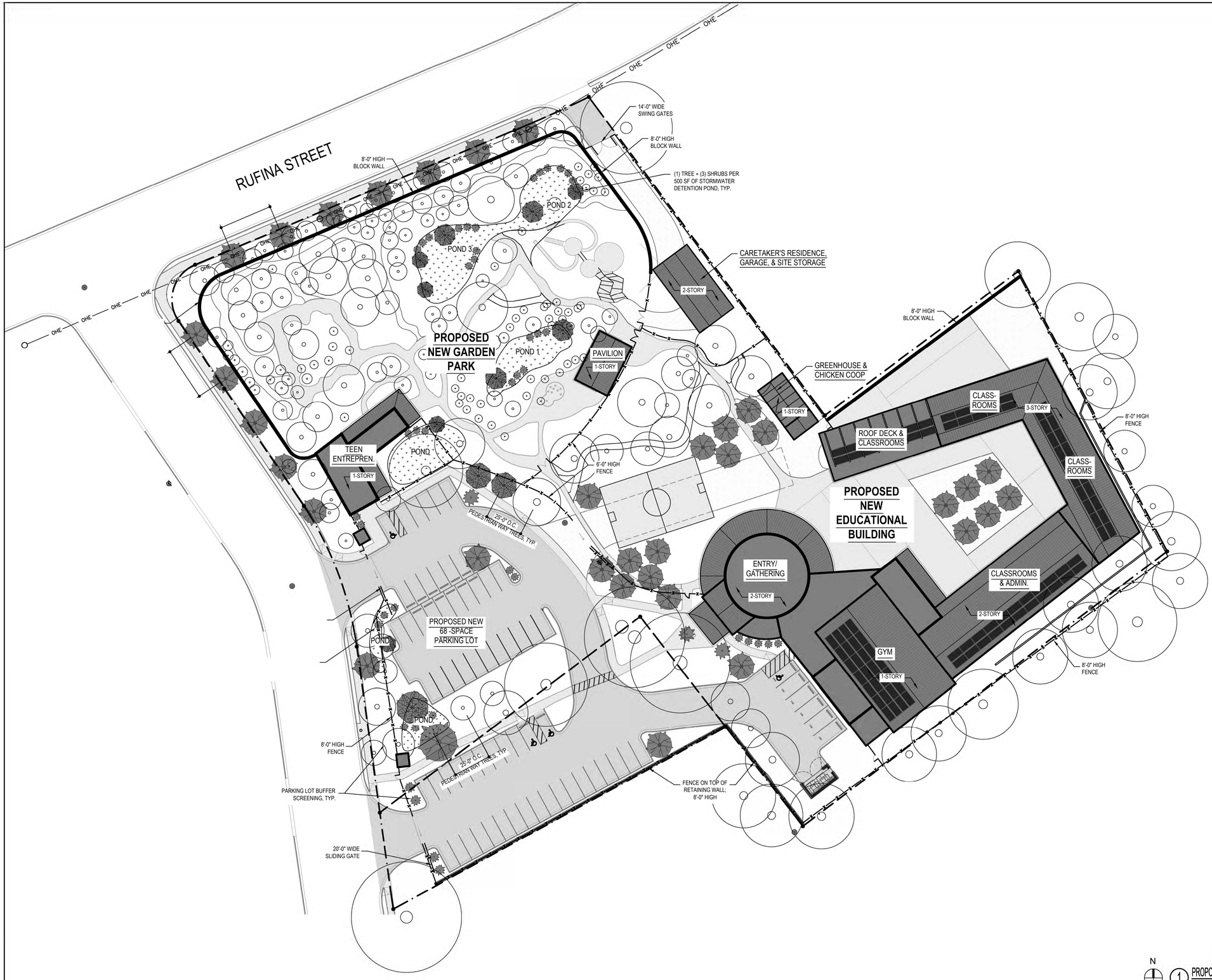
CASE # 2025-11030

PROPOSED SITE MASTER PLAN

ARCHITECT'S PROJECT NUMBER: 2502

FIRST SUBMISSION DATE: SEPTEMBER 25, 2025

C-2



N

1 PROPOSED PRELIMINARY LANDSCAPE PLAN
1"=30'-0"

GENERAL NOTES

1. LANDSCAPE DESIGN SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF SFCC SECTION 14-8.4.
2. ALL DECIDUOUS TREES TO BE 2-INCH MINIMUM CALIPER.
3. ALL EVERGREEN TREES TO BE 6-FEET MINIMUM IN HEIGHT.
4. NEW PLANTS TO BE WATER-WISE CITY APPROVED PLANTS.
5. ALL PLANT MATERIAL SHALL BE COLD-HARDY TO USDA CLASSIFICATION ZONE 5.
6. NEW PLANT MATERIAL TO BE MULCHED TO A 2-INCH MINIMUM DEPTH.
7. A MINIMUM OF ONE TREE AND THREE SHRUBS SHALL BE PLANTED PER 500 SF OF REQUIRED PONDING AREA.
8. STREET TREES AND PEDESTRIAN WAY TREES SHALL BE PLANTED WITHIN THE ACCEPTABLE SPACING RANGE DESCRIBED IN SFCC SECTION 14-8.4.
9. THE LAYOUT SHOWN HEREON IS CONCEPTUAL AND MAY BE MODIFIED AS PART OF THE DEVELOPMENT PLAN PROCESS WITHOUT THE NEED FOR MASTER PLAN AMENDMENT.

PLANT LEGEND

- PROPOSED NEW TREE - DECIDUOUS
- PROPOSED NEW TREE - CONIFEROUS
- PROPOSED NEW SHRUB
- EXISTING TREE

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No.	DESCRIPTION	DATE

GIRLS INC OF SANTA FE MASTER PLAN

2904 RUFINA STREET, SANTA FE , NEW MEXICO 87507

CASE # 2025-11030

PROPOSED PRELIMINARY LANDSCAPE PLAN

ARCHITECT'S PROJECT NUMBER:	2502
FIRST SUBMISSION DATE:	SEPTEMBER 25, 2025

C-3

City of Santa Fe, New Mexico

Attachment D

General Plan 1999 Chapter 1

Introduction and General Plan Themes

1

INTRODUCTION AND GENERAL PLAN THEMES

1 INTRODUCTION AND GENERAL PLAN THEMES

The City of Santa Fe and its surrounding region face many pressing planning challenges—from protecting a rich cultural heritage and magnificent physical setting to meeting the demand for affordable housing and reducing traffic congestion. This document attempts to embrace all segments of the city's population and guide the city toward its four-hundredth anniversary. This document replaces the *1983 General Plan* as amended and serves as the city's statement of direction for physical development and conservation.

1.1 SCOPE AND PURPOSE

Because this is a comprehensive, long-term plan for the physical development and conservation of Santa Fe, it lies at the heart of community decisionmaking. It provides guidance for development proposals, capital improvements, annexation, and extension of services.

This General Plan:

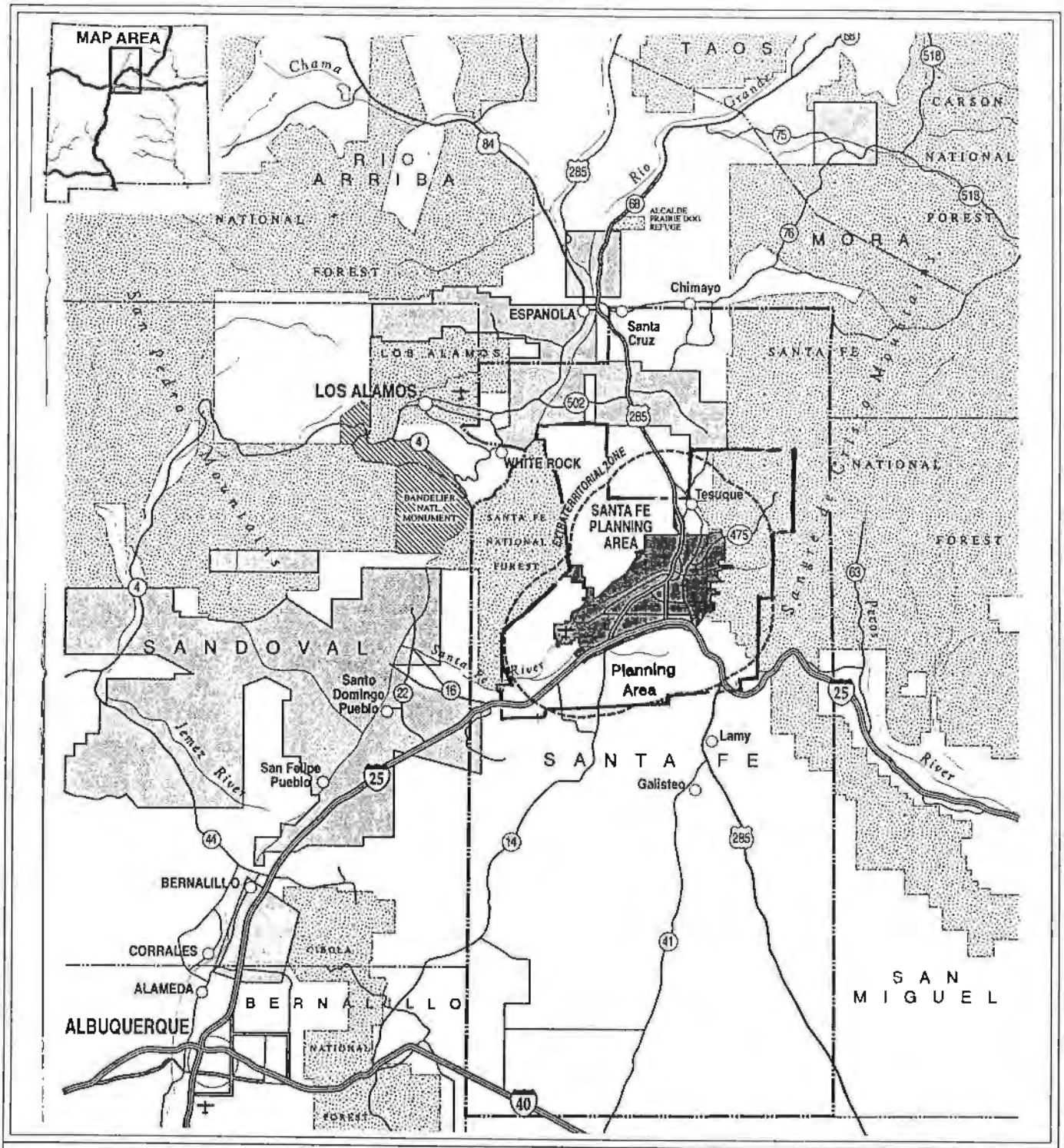
- Outlines a vision through the Plan themes that reflects the aspirations of the community;
- Establishes a basis for judging whether development proposals and public projects are consistent with the Plan themes;
- Provides for projects that will enhance the character of the community, preserve critical environmental resources, and minimize hazards;
- Provides the basis for establishing and setting priorities for implementing programs and regulations; and
- Provides the basis for nurturing a vital community and reaching out to all segments of the population.

To ensure that a variety of city actions are consistent with the General Plan, regular on-going use of the Plan is essential. Because the Plan is both general and long-range, there will be circumstances and instances when detailed studies are necessary to implement it.

This document represents the goals and desires of the Santa Fe community as a whole and should be recognized as the city's foremost public statement about Santa Fe's future.

1.2 PLANNING AREA BOUNDARIES

- Figure 1-1 depicts the regional location of the planning area, and Figure 1-2 depicts the urban planning area and urban growth boundary which includes:
- All land within the current city limits;
- Land to the north adjacent to Highway 285;
- Land to the east between the city limits and Santa Fe National Forest;
- Land to the south between the city limits and along Interstate-25; and



Regional Location

Indian Reservation
National Forest
National Monument

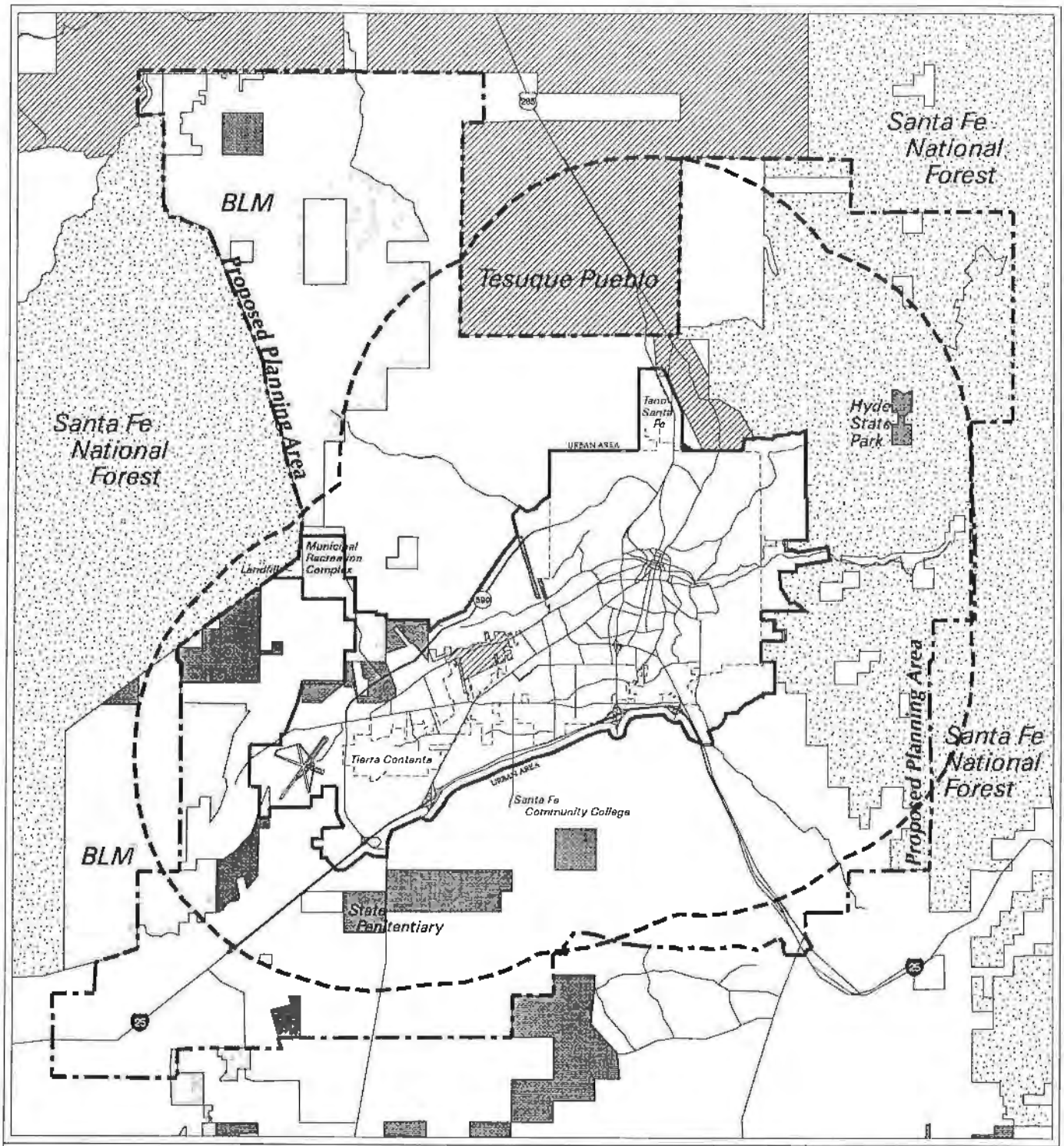
Major Roads

0 5 10 20

Scale in Miles

City of Santa Fe
GENERAL PLAN

April 1999 *Figure 1-1*



Boundaries

- *Proposed Urban Area Boundary*
- *National Forest*
- *Bureau of Land Management*
- *State Lands*
- *Native American Lands and Traditional Communities*
- *Extraterritorial Zone (5 Mile)*
- *Proposed Planning Area Boundary*
- *City Limits*

0 1.75 3.5 7

Scale in Miles

City of Santa Fe
GENERAL PLAN

April 1999 *Figure 1-2*

- Land to the west including the Municipal Airport, Regional Landfill, Municipal Recreation Complex, and along the Santa Fe Relief Route, Agua Fria Area, excluding the Agua Fria Traditional Historic Community.

1.3 PLAN ORGANIZATION

- **Themes.** The policies within this document reflect 14 overall themes that closely track public comments. The themes are representative of citywide concerns and lay the foundations for the guiding and implementing policies.
- **Guiding Policies** are at the beginning of each chapter and state the city's goals and philosophy. The guiding policies describe ways or methods that the themes listed in each chapter can be achieved.
- **Implementing Policies** are at the end of each chapter and represent commitments to specific actions. They may refer to existing programs or call for establishment of new ones.
- **Standards** are set out in certain chapters and represent policies that can be mapped or measured.

  Together, themes, guiding and implementing policies, and standards articulate the vision for the City of Santa Fe.
- **Policy Numbering System.** Policies in this document are organized using a numbering system tied to sections, with a letter designation to distinguish guiding policies from implementing policies. For example, the first guiding policy in Section 3.4 is numbered 3-4-G-1 and the first implementing policy is 3-4-I-1. Thus, each policy in the General Plan has a discrete number. Where the same topic is addressed in more than one chapter, sections and policies are cross-referenced.
- **Explanatory Material or Commentary**, set in *italic*, accompanies some policies. This explanatory material provides background information or guides General Plan implementation.

1.4 PLANNING PROCESS

The city's planning process includes monitoring and updating the General Plan and preparing more detailed plans, such as resource management plans, neighborhood plans, and other special plans. An Annual General Plan Report will provide an overview of the status of the General Plan and its implementation programs.

Amendments to the General Plan

This document is the heart of the planning process. It is intended to be a living document and, as such, will be subject to more site-specific and comprehensive amendments over time. Amendments also may be needed from time to time to conform to state or federal law passed since adoption and to eliminate or modify policies that may have become obsolete or unrealistic because of changed conditions (such as completion of a task or project, development on a site, or adoption of an ordinance or plan). This document may also incorporate by reference other detailed studies and plans that may be prepared.

While the General Plan should be flexible enough to respond to changed conditions and amended over time to keep it current, it should not be amended so frequently as to diminish its authority. Amendments to the Plan should be limited to twice a year, although each amendment may include more than one change.

Neighborhood and Community Planning

To provide specific direction for development in certain geographic areas, this document calls for preparation of detailed community plans and neighborhood plan districts.

Community plans and neighborhood plan districts will provide specific design guidelines and standards for the conservation and enhancement of neighborhoods and other areas possessing distinctive features, opportunities, or characters. Community plans and neighborhood plan districts would be tailored to individual areas and needs. All community plans will have authority only upon adoption by the City Council and will still be required to be consistent with the General Plan. A neighborhood plan district requires considerable community consensus and planning effort with regulatory power.

Resource Management Plans

To protect sensitive environmental resources, this document requires preparation of resource management plans before any subdivision or development may be approved that would affect certain sensitive biological resources. The locations of these resources are mapped in Chapter 8, Natural Resource Management and Conservation. If these plans are prepared as part of specific plans, the City Council may establish fees to recoup plan preparation costs.

Annual General Plan Report

An annual progress report focusing on implementation of the Plan will be prepared by the Planning and Land Use Department and submitted to the Planning Commission, the Joint Planning Policy Commission, and City Council. The Annual Report should include a summary of all General Plan amendments adopted during the preceding year, an outline of upcoming projects, and General Plan issues to be addressed in the coming year, along with a work program and budget.

Public review and comment on the Annual Report can be heard by the Planning Commission and City Council at regularly scheduled public hearings.

Five-year Review

The city will undertake a comprehensive review of the General Plan every five years after adoption. The five-year review will include:

- Comprehensive evaluation of General Plan policies;
- Analysis of the effectiveness of implementation programs and strategies initiated to carry out the Plan;
- Review of five-year growth trends and reassessment of future urban land needs in light of the Urban Area's carrying capacity and available land inventory; and

- Systematic assessment of the resource based threshold, environmental standards, and resource management plans.

The focus of this Five-year Review will be to determine how well the General Plan has performed—whether policies related to development and environmental conservation have been effective. A report summarizing city staff findings and recommendations will be circulated for public comment and then presented to the Planning Commission. The Planning Commission will review the Five-year Review report and make a recommendation to the City Council. Public review and comment on the Five-year Review can be heard by the Planning Commission and City Council at regularly scheduled public hearings.

1.5 BACKGROUND STUDIES

A comprehensive analysis of existing conditions and major planning options for the City of Santa Fe Urban Area, and the Extraterritorial Zone was performed prior to the preparation of this document (1994 - 1995). Major documents produced as a result of the process leading to the General Plan include:

- *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area*, August 1994;
- *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Extraterritorial Area*, December 1994;
- *Working Paper: Existing Conditions and Planning Issues – Urban Area and Extraterritorial Zone,* June 1995. This 600-page illustrated report provides an evaluation of existing conditions and planning issues in the Urban Area and the Extraterritorial Zone. Analysis and conclusions in the *Working Paper* are based on technical work, including original data collection and fieldwork, and an extensive process of public outreach. Results of the public outreach process are also summarized. A summary version of the *Working Paper* is also available from the city.
- *Sketch Plans,* October 1995. This document includes three sketch plans showing how alternative scenarios or sets of development policies would be reflected in a future land use pattern. It also includes an analysis of the transportation impacts of the alternatives and estimates of infrastructure costs. The *Sketch Plans* were presented to the public in a series of five meetings, some of which were also televised on local cable channel 6.

While these background studies and working papers have guided General Plan preparation, **they do not represent adopted city policy.**

1.6 PUBLIC PARTICIPATION

Throughout the preparation of the General Plan, the city has been committed to active public outreach and participation. Plan policies have been shaped by comments made in public surveys and meetings. Public participation has included:

- **Community Meetings.** At the outset of the General Plan process, in the summer and fall of 1994, 20 public meetings were held (some televised) to receive residents' priorities for the General Plan. Five meetings were held in the fall of 1995 to present the alternative

Sketch Plans to the public. These meetings were attended by over 2,000 people. Comments made at these meetings were recorded and published, and forwarded to the City Council, Planning Commission, and appropriate city departments.

- **Newsletters and Survey.** Newsletters were prepared periodically and distributed to all households and other groups and interested parties. A postage-paid survey questionnaire was sent to each household in the Urban Area and the Extraterritorial Zone as part of the first newsletter, to which over 3,800 households (representing over 9,000 people) responded. The results of the survey were summarized, and all responses collected and made available at libraries and City Hall.
- **Open Houses.** These provided information about the Plan update and were held throughout the process. All public meetings were preceded by open houses, which were also held at high visibility locations such as Villa Linda and De Vargas malls.
- **Cable TV and Video.** Many public meetings were broadcast on local cable channel 6. Tapes of meetings were also made available at libraries and City Hall.
- **Meetings and Hearings.** The public participation process for the General Plan has been extensive. Public meetings were held to receive comments on the draft document; in addition, a public hearing regarding the Plan was held by the Planning Commission and City Council.

1.6.1 RESIDENTS' PRIORITIES FOR THE GENERAL PLAN

Policies have been shaped by active public participation and have resulted from the concerns and ideas presented at numerous public forums. Responses to the survey sent to all addresses in the city and the five-mile Extraterritorial Zone expressed the concerns of the residents. The following tables summarize residents' likes and dislikes about Santa Fe (Tables 1.1 and 1.2), trends that concern them (Table 1.3), and priorities for the General Plan (Table 1.4).

TABLE 1.1
WHAT DO YOU LIKE MOST ABOUT LIVING AND/OR WORKING IN SANTA FE?

URBAN AREA		EXTRATERRITORIAL ZONE	
Trait	**Percent of Responses**	**Trait**	**Percent of Responses**
1. Cultures/Tradition/People	25.5	1. Environment and Landscape	28.3
2. City Character	20.5	2. Cultures/Tradition/People	22.4
3. Climate and Weather	16.4	3. Community/Character/ Quality of Life	21.1
4. Environment and Landscape	12.8	4. Climate and Weather	16.4
5. Economic/Employment Opportunities	7.1	5. Recreational Opportunities	4.9

Sources: *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area*, August 1994; and *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for Extraterritorial Area*, December 1994

TABLE 1.2
WHAT DO YOU LIKE LEAST ABOUT SANTA FE?

URBAN AREA		EXTRATERRITORIAL ZONE	
Trait	**Percent of Responses**	**Trait**	**Percent of Responses**
1. Social Divisiveness	15.2	1. Traffic Congestion and Parking	18.4
2. Traffic Congestion and Parking	14.6	2. Unplanned Growth and Development	17.4
3. High Cost of Living	13.4	3. Social Divisiveness and Loss of Culture	15.8
4. Uncontrolled Growth and Development	11.2	4. Crime	12.2
5. Crime and Vandalism	9.7	5. Lack of Affordable Housing/ High Cost of Living	9.9

Sources: *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area*, August 1994; and *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for Extraterritorial Area*, December 1994

TABLE 1.3
TRENDS THAT CONCERN RESIDENTS

URBAN AREA		EXTRATERRITORIAL ZONE	
Concern	**Percent of Responses**	**Concern**	**Percent of Responses**
1. Uncontrolled Growth and Development	20.7	1. Uncontrolled Growth and Development	27.6
2. Loss of Tradition/Culture	16.5	2. Water and Quality	13.2
3. Environmental and Open Space Degradation	15.6	3. Loss of Culture/Community	13.1
4. Traffic Congestion and Parking	14.4	4. Traffic Congestion and Parking	9.1
5. Quality of Education	14.2	5. Lack of Law Enforcement	8.7

Sources: *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area*, August 1994; and *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for Extraterritorial Area*, December 1994

TABLE 1.4
RESIDENTS' TOP PRIORITIES FOR THE GENERAL PLAN

URBAN AREA		EXTRATERRITORIAL ZONE	
Priority	**Percent of Responses**	**Priority**	**Percent of Responses**
1. Affordable Housing/Cost of Living	18.0	1. Managed Growth and Development	28.3
2. Schools/Opportunities for Youth	15.2	2. Traffic and Congestion	16.8
3. Traffic and Congestion	12.8	3. Water and Conservation	15.2
4. Economic Development	12.8	4. Environmental Protection and Conservation	5.9
5. Managed Growth and Development	11.8	5. Preservation of Character	5.4

Sources: *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area*, August 1994; and *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for Extraterritorial Area*, December 1994

1.6.2 ROUNDTABLE REPORT, VISION SANTA FE, AND URBAN DESIGN GUIDELINES

The issues of concern to Santa Feans today are quite similar to those raised eight years ago when an update to the 1983 Comprehensive Plan was being considered. A brief review of these issues, and questions raised by Vision Santa Fe, a set of goals and policies for the Comprehensive Plan adopted in 1990, provided a useful perspective. These issues along with the Visual Preference Study for the Urban Design Guidelines are used through this document. The Vision Santa Fe states that:

> We must assure that the community's resources and opportunities are distributed more equitably; and that adequate employment opportunities, decent shelter, excellent education, ample recreational opportunities, and other basic human services are provided to nurture all of us. We believe that the beauty and visual resources of our natural environment need to be preserved, protected, enhanced, and made more accessible to all. The tolerance with which we have lived together must be nurtured as part of our great social legacy. We believe it to be essential that growth in and around our city should be complemented by the preservation of neighborhoods and traditional social and cultural patterns.
>
> In conjunction with Santa Fe County and our regional neighbors, diversification of economic resources must be pursued; fulfilling jobs must be created. We want to involve more people in community decision-making, planning, and leadership. We ask to give our children the strength of our traditions as well as broad options for future personal opportunity. Implicit in these concerns is a vision for Santa Fe of what we cherish and wish to preserve.

1.7 GENERAL PLAN THEMES

The policies of this document reflect 14 overall themes that track the results of the public survey. These themes are followed by discussion in *italics*. For purposes of this section the themes are equally weighted. However, the Planning Commission and the governing body have the right to prioritize these themes, either within specific cases or as a matter of general policy.

1.7.1 AFFORDABLE HOUSING

Actively participate in the creation of affordable housing.

Opportunities are provided for housing for all income segments of the population in all areas of the city, while restricting the supply of large lot housing, which belongs in rural areas outside the city and not inside it. Housing affordability will also be aided by not artificially limiting the supply of land or the rate of growth. Active efforts to increase the supply of affordable housing are outlined. Affordable housing is provided close to jobs to promote transit use.

1.7.2 QUALITY OF LIFE

Enhance the quality of life of the community and ensure the availability of community services for residents.

The General Plan seeks to promote interests of the community-at-large over private ones. Tools are provided for the public to be meaningfully involved in ongoing planning and decision making.

1.7.3 TRANSPORTATION ALTERNATIVES

Reduce automobile dependence and dominance.

The General Plan outlines a comprehensive strategy, including structuring of land uses to reduce automobile dependence and policies for neighborhood design which promote transit and alternative modes. The Plan delineates Transit Intensive Corridors that will have high frequency bus service, and locates sites for two intermodal (rail and bus) stations. The Plan also calls for preparation of a Transportation Demand Management Program and parking policies that make Downtown more accessible to local residents.

1.7.4 ECONOMIC DIVERSITY

Develop and implement a comprehensive strategy to increase job opportunities, diversify the economy, and promote arts and small businesses.

The General Plan includes policies to promote economic development and the arts; a strategy is outlined in the Community Economic Development Plan, a separate document maintained by the city. Themes of the strategy include regionalism, sustainability, quality of life, equity of education, economic opportunities, and diversification. The General Plan locates sites for arts and new businesses in a variety of settings.

1.7.5 SUSTAINABLE GROWTH

Ensure that development is sustainable and that growth, conservation, redevelopment, and natural resource protection are balanced.

There is clear consensus that growth should not diminish the quality and diversity of natural resources. Sensitive resources that require protection are mapped in the Plan, and resource-based development standards and project review procedures are established. The General Plan seeks to permit development only upon known and certain availability of water, and requires new growth to pay the costs of securing additional water rights. The Plan calls for adoption of an adequate public facilities ordinance.

1.7.6 REGIONAL PERSPECTIVE

Maintain a regional growth management perspective and work with other private and governmental entities towards that goal.

The destinies of the city and the surrounding areas are intertwined. The General Plan encourages city and other local, state, and federal agencies to work together on policies that are mutually supportive and to maintain consistent standards in the area surrounding the city. The Plan outlines a structure for long-range planning to be anticipatory and for the phasing of growth to minimize infrastructure costs. The Plan calls for preparation and implementation of a Growth Monitoring Program with both short-term and long-term elements.

1.7.7 WATER

Undertake comprehensive efforts to conserve water and ensure adequate supplies with growth.

Growth is likely to increase reliance on imported surface water and require active steps to increase the available water supply. The Plan provides a comprehensive strategy to promote conservation, recycling, and recharge. In addition, the Plan requires the adoption of a Comprehensive Impact Fees Program to pay the costs of capital facilities including water supply. Alternative methods of allocating the costs of securing and providing additional water to new water system customers will be examined in terms of those alternatives' projected impact on existing and new residents and businesses, impacts on affordability and other growth management objectives expressed in this plan, requirements for additional customers, and ways cost impacts could be mitigated.

1.7.8 CHARACTER

Maintain and respect Santa Fe's unique personality, sense of place, and character.

Increasing travel and communication have diminished the remoteness that Santa Fe's high desert location once afforded. One of the country's oldest cities, the city today faces the prospect of being overwhelmed by run-of-the-mill late twentieth century development. Residents have unequivocally stated that new growth should not erode the qualities that contribute to Santa Fe's unique character and ambiance. The General Plan delineates an Urban Growth Boundary and calls for stronger urban/rural edges. Land use and urban design standards, and guidelines for new and infill development are also included.

1.7.9 URBAN FORM

Promote a compact urban form and encourage sensitive/compatible infill development.

Promotion of a compact urban form has been a major criteria in selecting new growth areas. Growth and reintensification areas have been selected to minimize distances between different parts of the city, and between job centers and residential areas. Incentives are provided to promote infill development.

1.7.10 COMMUNITY-ORIENTED DOWNTOWN

Put community activities back into Downtown.

The loss of the Plaza area as a center of community activity and services is a major concern of many residents. While establishments such as drug, grocery, and small-scale service stores serve residents and office workers, they are unable to survive given the high rents that proliferation of tourism-oriented establishments have caused. The Plan outlines economic development components and steps to ensure that these vital activities can return to and survive in Downtown and are easily accessible to residents. Creation of a Public Market in Downtown is also identified.

1.7.11 COMMUNITY-ORIENTED DEVELOPMENT

Orient new development to the community; foster public life, vitality, and community spirit.

Plan policies call for new development to be oriented to established neighborhoods, to urban context, to pedestrians, and to promote active street and outdoor life. Urban design standards are offered that seek to prevent neighborhoods from being isolated from each other but to maintain a continuum of urban fabric, particularly regarding public access and vehicular/pedestrian circulation. Parks, open space, and neighborhood services are located within neighborhoods.

1.7.12 MIXED USE

Provide a mix of land uses in all areas of the city.

The General Plan provides a mix of compatible uses that fulfill everyday retail and service needs in existing and new neighborhoods. This urban structure affirms Santa Fe's traditional development pattern.

1.7.13 REVIEW PROCESS

Streamline the planning and development review processes.

Greater certainty in the planning process will benefit residents and project proponents, and facilitate long-range capital improvements planning. The General Plan proposes establishing thresholds and procedures for detailed environmental and neighborhood impact analysis. The approval process for small and routine projects that do not exceed the minimum thresholds will be "streamlined" by requiring only administrative review tracks rather than public hearings.

Neighborhood participation in the planning process is assured through public review and approval of projects by the Planning Commission, Summary Committee, Board of Adjustment, and the Governing Body.

1.7.14 IMPLEMENTATION

Ensure consistency between the General Plan, implementing ordinances (including zoning and impact fees), and the Capital Improvements Program (CIP).

With this General Plan, the city is committing itself to consistency between the General Plan and the implementing programs and regulations, including zoning and subdivision regulations and the CIP. Criteria and procedures to ensure consistency between the General Plan and Zoning Ordinance are also established, including an orderly process for General Plan amendments.

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2025-11028
2904 Rufina St General Plan Amendment
Owner's/Applicant's Name – Girls, Inc of Santa Fe
Agent's Name – JenkinsGavin, LLC

THIS MATTER came before the Planning Commission ("Commission") for public hearing on November 6th, 2025 ("Hearing") upon the application ("Application") of JenkinsGavin, LLC ("Agent") for Girls, Inc of Santa Fe ("Applicant").

The Applicant requests a General Plan Amendment for Lot 3 at 2904 Rufina St, approximately 3.87-acres, changing the Future Land Use designation from Industrial and Business Park to Community Commercial.

In related Case #2025-11029, the Applicant requests a rezoning for Lot 3 at 2904 Rufina St, comprising approximately 3.87-acres, from Light Industrial (I-1) and General Industrial (I-2) to General Commercial (C-2).

Additionally, in related Case #2025-11030, the Applicant requests approval of a Master Plan to construct a youth center on Lots 3 and 2A, 2-2 at 2904 Rufina St, totaling approximately 4.27-acres.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1) SFCC 1987 Section 14-3.2(E) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the General Plan Amendment request.
2) The Planning Commission heard Case #2025-11028 concurrently with Cases #2025-11029 and #2025-11030.
3) SFCC 1987 Section 14-3.2(D) sets out procedures for amendments to the general plan and requires the Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
4) SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 §14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)(1)].
5) The Applicant attended a pre-application conference on December 12, 2024.
6) The Applicant conducted an ENN meeting on July 23, 2025, virtually via Zoom. The Agent, Applicant, City staff, and a local news reporter attended the ENN meeting. No members of the public attended the ENN meeting.

7) At the Hearing, the Commission received reports from staff, as well as testimony and evidence from the Applicant and their Agent prior to making a decision. The Commission opened the hearing to public comment; members of the public testified in support of the project without concern.
8) Once the Chair closed the Public Hearing, the Commission discussed a motion and voted to recommend the Governing Body approve a General Plan Amendment.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1) Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given. The Applicant gave notice of the ENN meeting by posting signs on two (2) locations on the property and mailing notice to all tenants and property owners within 300 feet of the property. No neighborhood associations were located within 300 feet of the property, and none were mailed notice.
2) The ENN meeting was properly conducted, pursuant to SFCC 1987 Section 14-3.1(F).
3) The Applicant has the right under the SFCC to propose an amendment to the general plan, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 ("Submittal Requirements").
4) Pursuant to SFCC 1987 Section 14-3.2(B)(2)(b), the general plan must first be amended before approval of a change in zoning district designation that is inconsistent with the land use classification shown on the general plan's future land use map.
5) The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
6) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the proposal is consistent with growth projections for Santa Fe, and that the project accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development with improvements by the Applicant.
7) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several themes and policies, including but not limited to, quality of life, economic diversity, community-oriented development, and infill development.
8) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(c), the Commission finds that:
   a) The amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation creates uniformity with nearby parcels.
   b) The amendment affects an area greater than two acres. The subject parcel is 3.87-acres.
   c) The amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change allows for a rezoning of the parcel to C-2 (Case #2025-11029) and a Master Plan for a youth center (Case #2025-11030); encouraging redevelopment of the infill site which is anticipated to bring

broader economic benefits such as employment and expanded services to serve the general public.

9) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(d), the Commission finds the amendment to align with the requirements of 14-3.2(E)(1)(c) while also promoting general welfare.
10) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
11) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the Commission finds that the proposed amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
12) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(g), the Commission finds that the proposed amendment does not conflict with existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's themes and policies.
13) Pursuant to SFCC 1987 Section 14-3.2(E)(2)-(3), the Commission finds that the additional criteria specific to amendments to the Land Use Policies sections of the General Plan and Neighborhood Plans are not applicable to this case because the proposal does not amend the land use policies section of the General Plan nor adopt a Neighborhood Plan.
14) Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
15) The Applicant met the applicable Submittal Requirements.
16) The Commission recommends approval of the requested General Plan Amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 4TH DAY OF DECEMBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the general plan amendment as requested in the Application for Case #2025-11028.

Janet Clow
Chairperson

12/29/2025
Date

FILED:

City Clerk

Jan 6, 2026
Date

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

12/23/2025
Date

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2025-11029
2904 Rufina St Rezoning from I-1 and I-2 to C-2
Owner's/Applicant's Name – Girls, Inc of Santa Fe
Agent's Name – JenkinsGavin, LLC

THIS MATTER came before the Planning Commission ("Commission") for public hearing on November 6th, 2025 ("Hearing") upon the application ("Application") of JenkinsGavin, LLC ("Agent") for Girls, Inc of Santa Fe ("Applicant").

The Applicant requests rezoning from I-1 (Light Industrial) and I-2 (General Industrial) to C-2 (General Commercial) on Lot 3 at 2904 Rufina St, approximately 3.87-acres ("Project").

In related Case #2025-11028, the Applicant requests a General Plan Amendment for Lot 3 at 2904 Rufina St, approximately 3.87-acres, to change the Future Land Use designation from Industrial and Business Park to Community Commercial.

Additionally, in related Case #2025-11030, the Applicant requests approval of a Master Plan to construct a youth center on Lots 3 and 2A, 2-2 at 2904 Rufina St, totaling approximately 4.27-acres.

After conducting a public hearing and having heard from staff and all interested persons, the Planning Commission ("Commission") hereby FINDS, as follows:

FINDINGS OF FACT

1) SFCC 1987 Section 14-3.5(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2) The Planning Commission heard Case #2025-11029 concurrently with Cases #2025-11028 and #2024-11030.
3) SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
4) The property is approximately 3.9-acres, located at 2904 Rufina St.
5) SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 §14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)(1)].
6) The Applicant attended a pre-application conference on December 12, 2024.
7) The Applicant conducted an ENN meeting on July 23, 2025, virtually via Zoom. The Agent, Applicant, City staff, and a local news reporter attended the ENN meeting. No members of the public attended the ENN meeting.

8) At the Hearing, the Commission received reports from staff, as well as testimony and evidence from the Applicant and their Agent prior to making a decision. The Commission opened the hearing to public comment; members of the public testified in support of the project without concern.
9) Once the Chair closed the Public Hearing, the Commission discussed a motion and voted to recommend the Governing Body approve an Ordinance for a Rezoning from I-1 and I-2 to C-2.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1) Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given. The Applicant gave notice of the ENN meeting by posting signs on two (2) locations on the property and mailing notice to all tenants and property owners within 300 feet of the property. No neighborhood associations were located within 300 feet of the property, and none were mailed notice.
2) The ENN meeting was properly conducted, pursuant to SFCC 1987 Section 14-3.1(F).
3) The Applicant has the right under the SFCC to propose the rezoning of the Property. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 ("Submittal Requirements").
4) Pursuant to SFCC 1987 Table 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Commission has the authority to review and recommend the Governing Body approve or deny the rezoning request.
5) SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and transmit the application, including any plans, to the Governing Body, together with a recommendation as to findings and conclusions, desirable changes and recommendations for approval or disapproval.
6) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Commission finds:
   a) There is no mistake in the original zoning.
   b) The Siler-Rufina area has seen increasing rezonings from industrial to commercial that have changed the character of the area.
   c) A rezoning from I-1 and I-2 to C-2 zoning would align with the intent of the General Plan and the Future Land Use of the parcel as "Community Commercial," as proposed in the General Plan Amendment for this site (Case #2025-11028).
7) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Commission finds that the Applicant submittal is a complete application as required by Chapter SFCC 1987, 14-3.5(C) "Approval Criteria," and the rezoning request does meet all rezoning approval criteria required by Chapter 14 SFCC 1987, Subsection 14-3.5(C).
8) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Commission finds that the applicant addressed compliance to General Plan Themes and Policies to allow for a change from I-1 and I-2 to C-2. The Rezoning request satisfies all rezoning approval criteria.

9) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Commission finds the Rezoning request provides sufficient information to address 14-3.5(C)(1)(d): the Project meets city policies regarding the provision of urban land sufficient to meet the amount, rate, and geographic location of growth of the city. The Project is located within an infill area and proposed to meet the needs of the community while being served by sufficient infrastructure.
10) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the Commission finds that the existing and proposed infrastructure in the associated Master Plan (Case #2025-11030), such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the proposed youth center use with improvements by the Applicant.
11) Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Commission finds:
    a) The prevailing use and character of the Rufina St area is a mix of industrial, commercial, and multi-family developments. The rezoning from industrial to commercial creates consistency with adjacent parcels to the south while aligning with general plan themes and policies.
    b) The subject property is 3.87-acres, greater than the 2-acres required.
    c) C-2 zoning creates consistency with parcels to the south, indicating that the rezoning does not disproportionately benefit a select few at the expense of the wider community. Further, redevelopment of this site for a future youth center (Case #2025-11030), as proposed, is anticipated to bring broader economic benefits such as employment and expanded services to serve the general public interest.
12) Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
13) The Commission has the power and authority to review and recommend the Governing Body approve Case #2025-11029 2904 Rufina St Rezoning from I-1 and I-2 to C-2.
14) The Applicant met the applicable Submittal Requirements.
15) The Commission recommended the Governing Body approve the requested rezoning because the application met all applicable code criteria for approval.

WHEREFORE, IT IS ORDERED ON THE 4TH DAY OF DECEMBER 2025, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the rezoning as requested from I-1 and I-2 to C-2, as requested in the Application for Case #2025-11029.

Janet Clow
Chairperson

12/29/2025
Date

FILED:

City Clerk

Jan 8, 2026
Date

APPROVED AS TO FORM:

Rebecca A Mnuk-Herrmann
Assistant City Attorney

12/23/2025
Date

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2025-11030
2904 Rufina St Master Plan
Owner's/Applicant's Name – Girls, Inc of Santa Fe
Agent's Name – JenkinsGavin, LLC

THIS MATTER came before the Planning Commission ("Commission") for public hearing on November 6th, 2025 ("Hearing") upon the application ("Application") of JenkinsGavin, LLC ("Agent") for Girls, Inc of Santa Fe ("Applicant").

The Applicant requests a Master Plan to develop an approximate 55,478 square foot youth center on Lots 3 and 2A, 2-2 at 2904 Rufina St, totaling approximately 4.27-acres ("Project").

In related Case #2025-11028, the Applicant requests a General Plan Amendment for Lot 3 at 2904 Rufina St, approximately 3.87-acres, to change the Future Land Use designation from Industrial and Business Park to Community Commercial.

Additionally, in related Case #2025-11029, the Applicant requests a rezoning for Lot 3 at 2904 Rufina St, comprising approximately 3.87-acres, from Light Industrial (I-1) and General Industrial (I-2) to General Commercial (C-2).

After conducting a public hearing and having heard from staff and all interested persons, the Planning Commission ("Commission") hereby FINDS, as follows:

FINDINGS OF FACT

1) SFCC 1987 Section 14-3.9(D) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the Master Plan.
2) The Planning Commission heard Case #2025-11030 concurrently with Cases #2025-11028 and #2024-11029.
3) SFCC 1987 Section 14-3.9(B) sets out applicability standards, that a Master Plan is required in conjunction with rezoning applications in certain districts as provided in Article 14-4 (Zoning Districts). Case #2025-11029 is the associated rezoning application, which requested to rezone an approximate 3.87-acre parcel at 2904 Rufina St from Light Industrial (I-1) and General Industrial (I-2) to General Commercial (C-2).
4) SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 §14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)(1)].
5) The Applicant attended a pre-application conference on December 12, 2024.

6) The Applicant conducted an ENN meeting on July 23, 2025, virtually via Zoom. The Agent, Applicant, City staff, and a local news reporter attended the ENN meeting. No members of the public attended the ENN meeting.
7) At the Hearing, the Commission received reports from staff, as well as testimony and evidence from the Applicant and their Agent prior to making a decision. The Commission opened the hearing to public comment; members of the public testified in support of the project without concern.
8) Once the Chair closed the Public Hearing, the Commission discussed a motion and voted to recommend the Governing Body approve a Master Plan.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1) Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given. The Applicant gave notice of the ENN meeting by posting signs on two (2) locations on the property and mailing notice to all tenants and property owners within 300 feet of the property. No neighborhood associations were located within 300 feet of the property, and none were mailed notice.
2) The ENN meeting was properly conducted, pursuant to SFCC 1987 Section 14-3.1(F).
3) The Applicant has the right under the SFCC to propose the Master Plan of the Property. Pursuant to SFCC 1987 Section 14-3.9(B)(1), A master plan is required in conjunction with rezoning applications in certain districts as provided in Article 14-4 (Zoning Districts).
4) Pursuant to SFCC 1987 Table 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.9(B)(3), All use and development of land within a master-planned area must comply with the provisions of the adopted master plan. Final actions by the governing body, land use boards and the land use director concerning rezonings, subdivisions, special use permits, development plans and construction permits shall include a specific finding or determination that the action complies with all applicable provisions of the master plan.
5) Pursuant to SFCC 1987 Section 14-3.9(D)(1)(a-d), the Commission finds:
   a) The master plan is consistent with the general plan;.
   b) development of the master plan area will contribute to the coordinated and efficient development of the community;
   c) development of the master plan area will contribute to the coordinated and efficient development of the community; and
   d) the existing and proposed infrastructure , such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.
6) Pursuant to SFCC 1987 Section 14-3.9(D)(1)(a-d), the Commission finds that the Applicant submittal is a complete application as required by Chapter SFCC 1987, 14-3.9(D)(1) “Approval Criteria,” and the Master Plan request does meet all approval criteria required by Chapter 14 SFCC 1987, Subsection 14-3.9(D)(1).
7) Pursuant to SFCC 1987 Section 14-3.9(D)(1)(d), the Commission finds that the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities,

such as fire stations and parks, will be able to accommodate the proposed youth center use with improvements to be completed by the Applicant.

8) Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
9) The Commission has the power and authority to review and recommend the Governing Body approve Case #2025-11030 2904 Rufina St Master Plan.
10) The Applicant met the applicable Submittal Requirements.
11) The Commission recommended the Governing Body approve the requested Master Plan because the application met all applicable code criteria for approval, subject to the conditions and technical corrections recommended by staff.

WHEREFORE, IT IS ORDERED ON THE 4TH DAY OF DECEMBER 2025, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the Master Plan as requested in the Application for Case #2025-11030, subject to the Conditions of Approval and Technical Corrections listed in Attachment A of Staff's Report, with the following additional condition: "Applicant shall include a phasing plan at the time of Development Plan submittal, should the applicant wish to phase this project."

Janet Clow
Chairperson

12/29/2025
Date

FILED:

City Clerk

Jan 8, 2026
Date

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

12/23/2025
Date

City of Santa Fe, New Mexico

Attachment A
Conditions of Approval and Technical Corrections

1. Table of Conditions of Approval
2. Table of Technical Corrections
3. Development Review Team Compiled Comments

Conditions of Approval & Technical Corrections

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
1	Archaeological review will be required if The applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc. 14-3.13(B)(3) Suburban Archaeological Review District In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects: All annexations, rezonings, subdivisions, planned unit developments , or other development requiring approval by the Planning Commission, having over ten (10) acres All city projects over two (2) acres in size. All city park projects over one (1) acre in size. (4) Utility Mains: An archaeological clearance permit is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.	Archaeology	Prior to building permit approval
2	Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)	Current Planning	Prior to public hearing (COMPLETED)
3	~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~ Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review **or** place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review.	Current Planning	~~Prior to public hearing~~ Prior to development plan approval
4	Add Case #2025-11030 to Master Plan sheets	Current Planning	Prior to public hearing (COMPLETED)
5	Shall comply with the most currently adopted International Fire Code	Fire	Prior to public hearing (COMPLETED)
6	Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021	Fire	Prior to public hearing (COMPLETED)

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
7	Shall verify compliance with section D105 Aerial Fire Apparatus Access Road as per IFC 2021	Fire	Prior to public hearing (COMPLETED)
8	Historic drainage calcs should include offsite flows onto property (if applicable)	Rivers and Watershed	Prior to Development Plan approval (In drainage report)
9	Provide a full drainage report	Engineering	Prior to Development Plan approval
10	Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.	Engineering	Prior to Development Plan approval
11	Include pond sections and show how ponds will overflow.	Engineering	Prior to Development Plan approval
12	Include lighting plan with photometrics	Engineering	Prior to Development Plan approval
13	A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.	Engineering	Prior to Development Plan approval
14	The 6-inch sewer service line(s) will be required to connect to a sewer manhole	Wastewater	Prior to recordation
15	All 4-inch sewer lines shall connect directly to the public sewer lines	Wastewater	Prior to recordation
16	The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field	Wastewater	Prior to recordation
17	An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Water	Prior to building permit approval
18	An approved Water Plan will be required for all new public water infrastructure and fire services.	Water	Prior to development plan approval
19	A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	Water	At time of development

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
20	Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	Water	At time of development
21	Each lot shall be served by a separate City water service.	Water	At time of development
22	See attached comments response letter dated 9/25/25 from Wilson & Company regarding Bohannon Huston, initial draft Traffic Impact Study dated 8/725	Traffic	Prior to public hearing (COMPLETED)
23	See attached comments response letter dated 10/17/25 from Wilson & Company regarding Bohannon Huston, revised draft Traffic Impact Study dated 10/6/25	Traffic	Prior to Development Plan Approval
24	Elevations submitted for the development plan shall include a detailed Points analysis that is intergraded with the Elevations for review.	Current Planning	At time of Development Plan

Technical Corrections			
#	**Technical Correction**	**Dept. or Division**	**To be completed:**
1	Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
2	Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
3	Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
4	Include attached notes on development plan.	Engineering	Prior to recordation of Development Plan
5	The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe	Wastewater	-
6	Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property	Water	Prior to water plan approval

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

Date: September 8, 2025

Cases: #2025-11028, 2025-11029, 2025-11030

To: Angelica Wolff, JenkinsGavin, Inc

Via: Heather Lamboy, Planning and Land Use Director
Maggie Moore, Assistant Planning and Land Use Director
Daniel Esquibel, Planner Manager

From: Alexa Hempel, Senior Planner

Cases #2025-11028, 2025-11029, and 2025-110330. 2904 Rufina St General Plan Amendment, Rezoning, and Master Plan. JenkinsGavin, Inc, Agent, for Girls Inc of Santa Fe, Applicant, requests a General Plan Amendment, Rezoning, and Master Plan for the property at 2904 Rufina St. This property is comprised of 2 parcels totaling approximately 4.85 acres, currently zoned I-1 (Light Industrial), I-2 (General Industrial), and C-2 (General Commercial).

This application was received on August 11, 2025 and has been reviewed by Planning Division staff (Staff) and the City's Development Review Team (DRT). Attached are the initial DRT review comments including conditions of approval and technical corrections. I would like to highlight and summarize the following key items:

A. Initial Planning Division Review Summary

Your General Plan Amendment, Rezoning, and Master Plan applications have been reviewed by Planning Division staff and the following necessary revisions have been identified:

1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)
2. ~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~
3. Add Case #2025-11030 to Master Plan sheets
4. Submit a parking analysis at time of Development Plan
5. All utilities shall be underground

Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review or place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review

B. Initial DRT Review Summary

Your General Plan Amendment, Rezoning, and Master Plan applications have been reviewed by the DRT and the following necessary revisions have been identified:

1. Shall comply with the most currently adopted International Fire Code
2. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021
3. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021
4. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services
5. An approved Water Plan will be required for all new public water infrastructure and fire services.
6. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service
7. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.
8. Each lot shall be served by a separate City water service.
9. Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.
10. Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.
11. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.
12. Archaeological review will be required if the applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc.
    a. 14-3.13(B)(3) Suburban Archaeological Review District
        i. In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects:
        ii. All annexations, rezonings, subdivisions, planned unit developments , or other development requiring approval by the Planning Commission, having over ten (10) acres
        iii. All city projects over two (2) acres in size.
        iv. All city park projects over one (1) acre in size.
    b. Utility Mains:
        i. An archaeological clearance permit is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.
13. Provide full drainage report.

14. Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.
15. Include pond sections and show how ponds will overflow
16. Include lighting plan with photometrics
17. A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.
18. Include attached notes.
19. Historic drainage calcs should include offsite flows onto property (if applicable)
20. The 6-inch sewer service line(s) will be required to connect to a sewer manhole
21. All 4-inch sewer lines shall connect directly to the public sewer lines
22. The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field
23. The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe

The following DRT members did not have comments at this time:

- Parks and Open Space
- Water resources
- Metropolitan Planning organization
- Traffic

The following DRT comments are pending at this time:

- ADA
- Santa Fe Public Schools

C. Prior to Planning Commission, the following DRT comments must be satisfied:

1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)
2. ~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~
3. Add Case #2025-11030 to Master Plan sheets
4. Shall comply with the most currently adopted International Fire Code
5. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021
6. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021
7. An approved Water Plan will be required for all new public water infrastructure and fire services.
8. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.

The full DRT memos are attached for your review. Once revised submittals to the application are accepted, a public hearing date may be scheduled. Please let me know if you have any questions or concerns.

Thank you,

Alexa Hempel
Senior Planner, Planning and Land Use Department

Attachments:

1. Fire DRT Memo
2. Water Utility DRT Memo
3. Landscape/Irrigation/Lighting DRT Memo
4. Archaeology DRT Memo
5. Technical Review Engineering DRT Memo
6. River and Watershed DRT Memo
7. Wastewater DRT memo

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: August 19, 2025

DRT Member: Fire Marshal Geronimo Griego

Dept/Div: Fire Marshal's Office

Case No.: 2025-11028,11029, & 11030

Case Planner: Alexa Hempel, Senior Planner

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

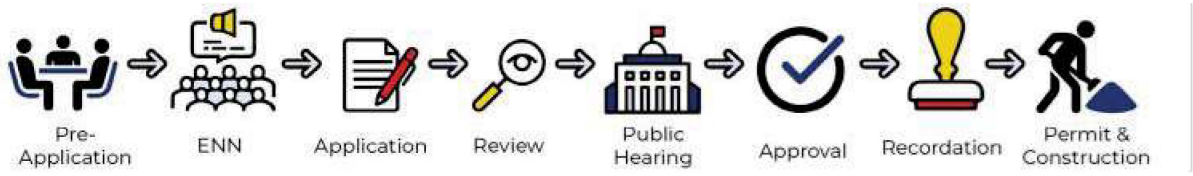


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall comply with the most currently adopted International Fire Code.	*Prior to Public Hearing*	
2. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021.		
3. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1.

Explanation of Conditions or Corrections (if needed):

1. Verify that the right city adopted code is reference in documents for submission. International Fire Code (IFC) 2021.
2. Shall verify that building is provided with automatic fire sprinklers for proposed layout.
3. Shall verify two points of access to ladder building for proposed site layout conditions.

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

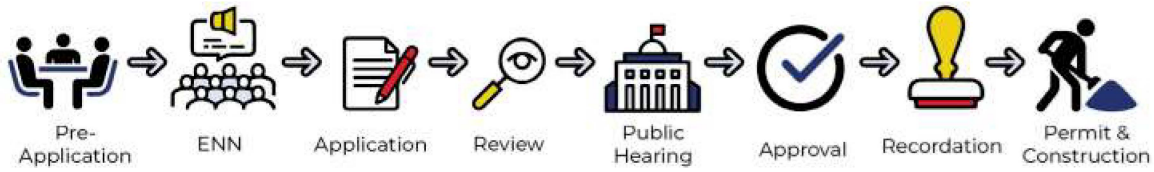


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/18/2025

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case # 2025-11028/11029/11030

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Prior to Building Permit Approval	
2. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to Public Hearing	
3. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	
4. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
5. Each lot shall be served by a separate City water service.	At the time of development	

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.	Prior to Water Plan Approval	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Form Updated: April 2024

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

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a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
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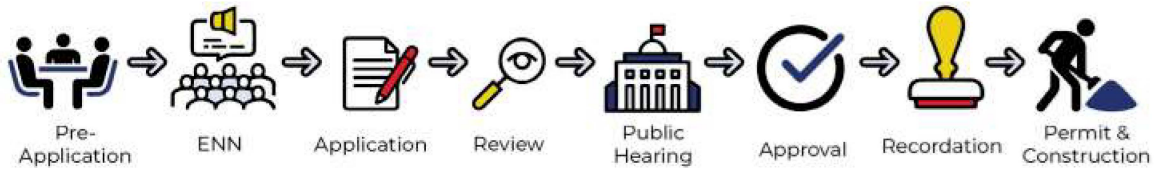
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: August 28, 2025

DRT Member: Lawrence Rivera

Dept/Div: Land Use Engineering / Landscape, Irrigation, and Outdoor Lighting Review

Case No.: Girls Club 2025-11030. Master Plan

Case Planner: Alexa Hempel, Senior Planner, anhempel@santafenm.gov, 505-946-7072 (cell)

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.	Prior to Recordation	
2. Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.	Prior to Recordation	
3. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.	Prior to Recordation	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

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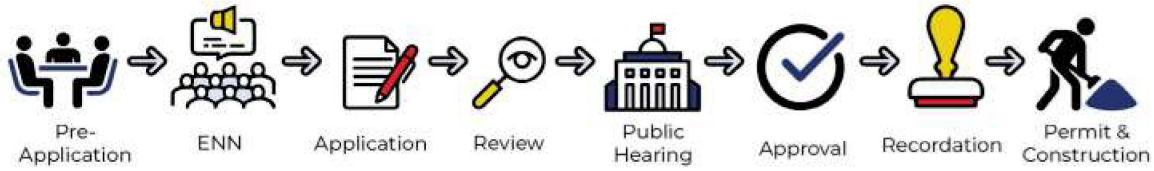
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 09/03/2025

DRT Member: Paul A. Duran

Dept/Div: Land Use/ HPD

Case No.: Case #2025-11028. General Plan Amendment, Case #2025-11029. Rezoning, Case #2025-11030. Master Plan

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Archaeological review will be required if The applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc. 14-3.13(B)(3) Suburban Archaeological Review District In this district, an archaeological clearance *permit* shall be required prior to approval of the final *development* plan or *plat* for the following projects: All annexations, rezonings, subdivisions, planned unit *developments* , or other *development* requiring approval by the Planning Commission, having over ten (10) acres All *city* projects over two (2) acres in size. All *city* park projects over one (1) acre in size. (4) Utility Mains: An archaeological clearance *permit* is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.	Building permitting	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1.		

Form Updated: April 2024

2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

Date: 9/3/2025

DRT Member: Dee Beingessner

Dept/Div: Land Use Engineering

Case No.: Case #2025-11030 Girls Inc

Case Planner: Alexa Hempel, Senior Planner

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. Provide full drainage report.	Prior to Development Plan approval	
2. Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.		
3. Include pond sections and show how ponds will overflow.		
4. Include lighting plan with photometrics		
5. A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. Include attached notes.		
2.		
3.		

***The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

See following pages for notes required on plat or plans

Form Updated: March 2024

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).

B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.

D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISION'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

DUST CONTROL NOTE

All on-site soil disturbing construction activities shall be addressed and provide measures to mitigate or control dust from being transported offsite and polluting neighboring properties.

Any person, owner, contractor or operator who conducts earthmoving and/or dust generating activities is responsible for implementing Best Management Practices (BMPs) in order to mitigate off-property transport of fugitive dust emissions.

A plan, or storm water prevention plan (SWPPP) when applicable, listing the Best Management Practices (BMPs), shall be provided to the City Engineer, or their designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site.

The initial BMP shall address how the Contractor will minimize the amount of disturbed soil, and how the Contractor will stabilize the disturbed surface area exposed to wind or vehicle traffic during construction.

Some BMPs shall include:

- The reduction of vehicle speeds: establish a maximum speed limit or install traffic calming devices to reduce speeds to a rate to mitigate off-property transport of dust entrained by vehicles.
- The minimization of drop height: Drivers and operators shall unload truck beds and loader or excavator buckets slowly, and minimize drop height of materials to the lowest height possible, including screening operations.
- High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
- Restrict access: restrict access to the work area to only authorized vehicles and personnel.

In the event the above practices are ineffective to prevent off property transport, the owner or operator shall use at one or more of the following Best Management Practices (BMPs):

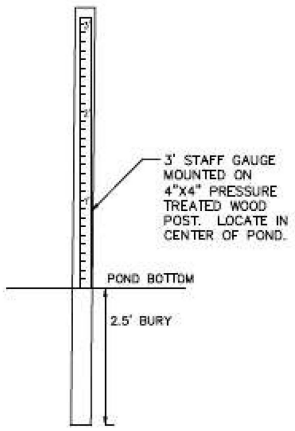
- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc. during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, the undersigned professional engineer in the State of New Mexico, do hereby certify that the record information shown hereon is based on actual field measurements and visual inspections performed by myself or under my direct supervision. I further certify that the record condition as of _____ is in substantial compliance with the approved grading and drainage plan prepared by _____, dated _____.

Signature NMPE #_____ Date

Example for pond measurement post



POST & STAFF GAUGE
NTS

Form Updated: March 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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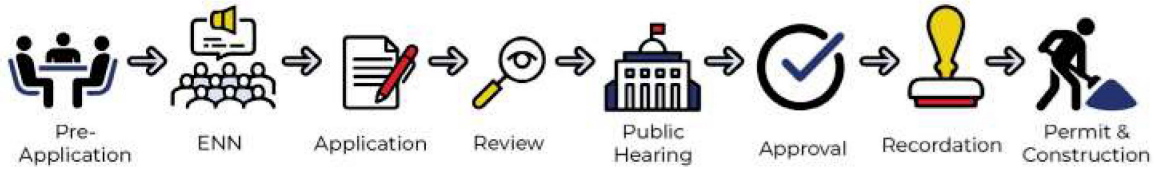
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 09/04/2025

DRT Member: Zoë Isaacson, River and Watershed Manager

Dept/Div: Public Works/Parks and Open Space

Case No.: 2025-11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Historic drainage calcs should include offsite flows onto property (if applicable)	Include in drainage report with development plan	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1.		
2.		
3.		
4.		

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The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Existing vs Proposed Drainage Areas: looks like some ponding and drainages will be filled due to proposed building sites and new amenities; how is the developer planning to accommodate the excess water created by both the increase in imperviousness and the filling of these ponds? How do they plan to get the water to the new ponds, will it be piped? Will buildings have gutters and cisterns? Will landscaped areas be swaled to hold water? Etc…

Historical drainage: are they making sure to account for the entire basin in their drainage calcs, including offsite flows entering the property, esp. off the parking lot behind the school to the south if there is any?

Form Updated: April 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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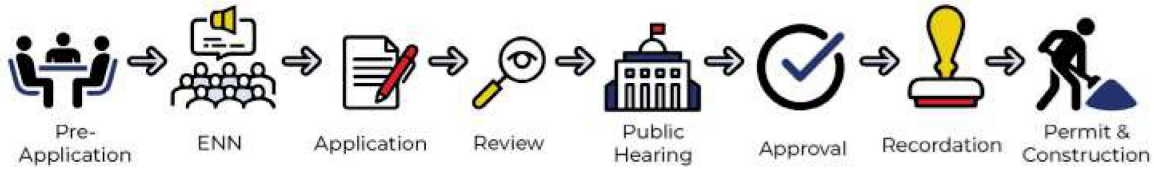

*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 9/4/2025

DRT Member: Stan Holland

Dept/Div: Utilities/Wastewater Division

Case No.: 2025/11030

Case Planner: Alexa N. Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. The 6-inch sewer service line(s) will be required to connect to a sewer manhole	Prior to Recordation	
2. All 4-inch sewer lines shall connect directly to the public sewer lines	Prior to Recordation	
3. The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field	Prior to Recordation	
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe		
2.		
3.		
4.		

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The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT) Comment Form

Date: October 17, 2025

DRT Member: Leroy Pacheco, PE and Phil Gallegos, PE (Wilson&Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Girl's Inc. - Case #2025-11028, 11029, and 11030. General Plan Amendment, Rezoning, and Master Plan

Case Planner: Land Use Department - Alexa Hempel, Senior Planner

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Conditions of Approval and Technical Corrections Tables
Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response:**

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
See attached comments response letter dated 10/17/25 from Wilson & Company regarding Bohannon Huston, revised draft Traffic Impact Study dated 10/6/25.	Prior to Development Plan Approval	

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Any and all future proposed improvements of this site that affect public infrastructure will be subject to **City Code Chapter 23** and additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. may be required at that time.

   City Code Chapter 23-3.18 City construction and assessment.
   Nothing in subsections 23-3.12 and 23-3.15 SFCC 1987 prevents the city from ordering construction of curbs, gutters and sidewalks and assessing the cost thereof against the property benefited in any manner provided by the laws of the state. (Code 1953, § 24-28; Code 1973, § 30-29; SFCC 1981, § 4-13-18; Ord. #38-1987, § 8).

Memorandum

WILSON &COMPANY
HIGHER RELATIONSHIPS

To: Leroy Pacheco, PE COSF

From: Philip A. Gallegos, PE, Senior Transportation Engineer

CC: Robert Luna, PE, PTOE, Traffic Engineering Practice Lead, SW Region

Date: 10/17/2025

Re: Girl's Inc. TIA Review

Wilson and Company has reviewed the Revised DRAFT TIA dated October 6, 2025 for the Girl's Inc. Development prepared by Bohannan Huston and have the following comments. Please let me know if you have any questions or require further information.

REPORT COMMENTS

- All original Comments have been addressed
- On page 48 the report states that the common crash type was rear-end collisions for Richards and Rufina however on table 24 the highest crash type is Another Vehicle at an Angle. This should be corrected in the narrative.
- There is a large percentage of crashes that were not classified by Crash Type. The Crash Summary Tables shall also include the percentage of crash types with the "not available or not classified" crash types removed from the total number of crashes. Therefore, showing percentages of total known crash types.
- All developer mitigations shall be shown on the developments site plan.
- For the intersection of Calle del Cielo and Cerrillos Road the report recommends evaluation of a cost share with the COSF due to the spillover occurring in existing condition. Since this LOS is made worse by the added traffic by the developer this mitigation shall be implemented by the developer.

Sincerely,

Philip A Gallegos, PE
Senior Transportation Engineer

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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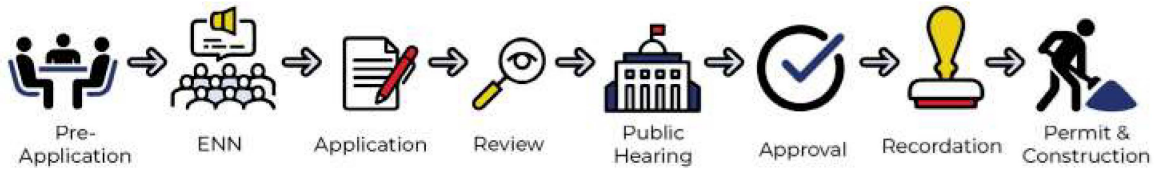
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/20/25

DRT Member: Alexa Hempel

Dept/Div: Current Planning

Case No.: #2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)	Planning Commission. Complete	
~~2. Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~ Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review **or** place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review	Planning Commission Development Plan. Applicant submitted affidavit acknowledging condition.	
3. Add Case #2025-11030 to Master Plan sheets	Planning Commission. Complete	
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Submit a parking analysis at time of Development Plan	Development Plan	
2. All utilities shall be underground	Development Plan	
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: October 07, 2025

DRT Member: Fire Marshal Geronimo Griego

Dept/Div: Fire Marshal's Office

Case No.: 2025-11028,11029, & 11030

Case Planner: Alexa Hempel, Senior Planner

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

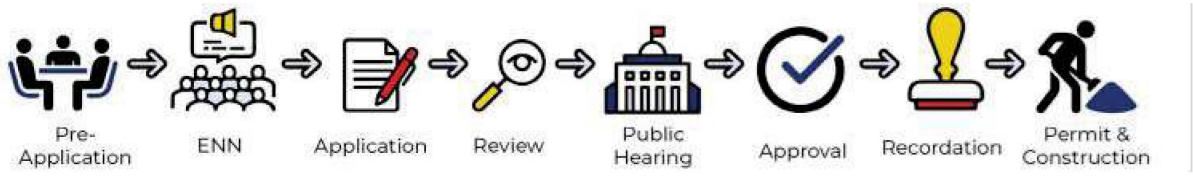


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall comply with the most currently adopted International Fire Code.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Notes on revised plans sheet C2 verify compliance with IFC 2021, Section 903, and Aerial Apparatus access road from 2 points of access to building.

Explanation of Conditions or Corrections (if needed):

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

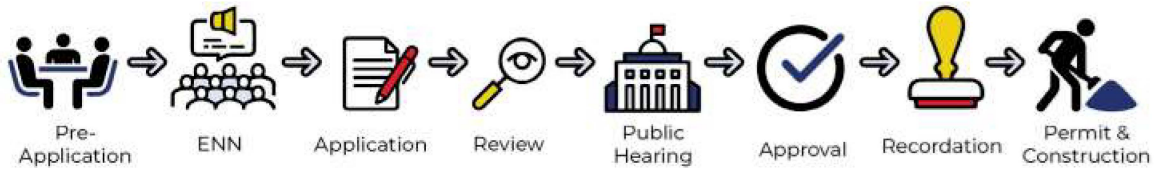


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/18/2025

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case # 2025-11028/11029/11030

Conditions of Approval:	Must be completed by:	Applicant response**:
1. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Prior to Building Permit Approval	
2. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to approval of Development Plan	
3. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	
4. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
5. Each lot shall be served by a separate City water service.	At the time of development	

Technical Corrections:	Must be completed by:	Applicant response**:
1. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.	Prior to Water Plan Approval	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Form Updated: April 2024

(see following pages for notes required)

City of Santa Fe

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION
November 6, 2025, AT 6:00 PM

A. ROLL CALL

Commissioners Present:
Chair Janet Clow
Commissioner Scott Barber
Commissioner Matt Embry
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando
Commissioner Thomas (TJ) Rieland

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Barber.

C. APPROVAL OF AGENDA

MOTION: Commissioner Mirando moved, seconded by Commissioner McGhee, to approve the agenda with postponement of the minutes from October 2, 2025, to November 20, 2025.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes
Commissioner TJ Rieland: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner Sasha McGhee: Yes

Against: None

Abstain: None

D. APPROVAL OF MINUTES

1. July 17, 2025

MOTION: Commissioner Embry moved, seconded by Commissioner Rieland, to approve the minutes from the Planning Commission meeting on July 17, 2025.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

2. September 4, 2025

MOTION: Commissioner McGhee moved, seconded by Commissioner Mirando, to approve the minutes from Study Session of the Planning Commission on September 4, 2025.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

3. September 4, 2025

MOTION: Commissioner McGhee moved, seconded by Commissioner Mirando, to approve the minutes from the Planning Commission meeting on September 4, 2025.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Scott Barber: Yes
Commissioner Matt Embry: Yes
Commissioner TJ Rieland: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner Sasha McGhee: Yes

Against: None

Abstain: None

4. September 18, 2025

MOTION: Commissioner Mirando moved, seconded by Commissioner Barber, to approve the minutes from the Planning Commission meeting on September 18, 2025.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes

Commissioner Scott Barber: Yes

Against: None

Abstain: Commissioner Sasha McGhee: Yes

5. October 2, 2025 (Postponed)

MOTION: No motion or vote.

VOTE: None

6. October 16, 2025

MOTION: Commissioner Mirando moved, seconded by Commissioner Rieland, to approve the minutes from the Planning Commission meeting on October 16, 2025.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: Commissioner Sasha McGhee: Yes

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. **Case #2024-9320. 7205 Plaza Central Development Plan:** Pax Consulting, Agent, for Zydeco LLC, owner and applicant ("Applicant"), requests approval of a Development Plan for up to 165 units, a clubhouse, swimming pool and neighborhood coffee shop at property address located at 7205 Plaza Central and is zoned C-1 (office and related commercial). It consists of a 7.9-acre lot as the result of a lot line adjustment, zoned C-1 (Alexa Hempel, Case Manager, anhemple@santafenm.gov).

MOTION: Commissioner Mirando moved, seconded by Commissioner Barber, to approve Findings for Case #2024-9320 without changes or corrections.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: Commissioner Sasha McGhee: Yes

F. NEW BUSINESS

1. **Case #2025-11028. 2904 Rufina General Plan Amendment:** JenkinsGavin, Agent, for Girls, Inc of Santa Fe, "Applicant," asks the Planning Commission to recommend that the Governing Body approve a General Plan amendment changing the Future Land Use Map designation for Lot 3, comprising approximately 3.87-acres, located at 2904 Rufina Street, from a duel mapped area of "Industrial" and "Business Park" to "Community Commercial." (Alexa Hempel, Case Manager, anhempel@santafenm.gov).

MOTION: Commissioner McGhee moved, seconded by Commissioner Embry, to approve Case #2025-11028, 2904 Rufina General Plan Amendment, as is.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

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2. **Case #2025-11029. 2904 Rufina Rezoning:** JenkinsGavin, Agent, for Girls, Inc of Santa Fe, "Applicant," asks the Planning Commission to recommend that the Governing Body approve a rezoning, changing the Official Zoning Land Use Map designation for Lot 3 at 2904 Rufina Street, comprising approximately 3.87-acres, from a duel mapped area of "Light Industrial" (I-1) and "General Industrial" (I-2) to "General Commercial" (C-2). (Alexa Hempel, Case Manager, anhempel@santafenm.gov).

MOTION: Commissioner McGhee moved, seconded by Commissioner Embry, to approve Case #2025-11029, 2904 Rufina Rezoning, as is.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

3. **Case #2025-11030. 2904 Rufina Master Plan:** JenkinsGavin, Agent, for Girls, Inc., of Santa Fe, "Applicant," asks the Planning Commission to recommend that the Governing Body approve a Master Plan of a proposed youth center at 2904 Rufina Street on Lots 3 and 2A, 2-2, totaling approximately 4.27-acres. Lot 3 is approximately 3.87-acres, and Lot 2A, 2-2 is approximately 0.399-acres and is located adjacent to the southwest side of Lot 3. (Alexa Hempel, Case Manager, anhempel@santafenm.gov).

PUBLIC COMMENTS: Seven (7) members of the public were sworn in and gave comments in favor of the 2904 Rufina Street Master Plan.

MOTION: Commissioner McGhee moved, seconded by Commissioner Embry, to approve Case #2025-11030, 2904 Rufina Master Plan, as is.

VOTE: The motion was approved on the following Roll Call vote:

For: Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

4. **Case #2025-10685. Tierra Contenta Preliminary Subdivision Plat:** JenkinsGavin, Inc., Agent, for Homewise, Inc., owner and applicant ("Applicant"), requests review and approval of a Preliminary Subdivision Plat for 16 development tracts and six open space tracts for a total of 22 tracts and Innovative Street Design. The subject lots are 216.5 acres and are located at 6120, 6130, 6150, and 6135 Paseo del Sol. The lots are zoned Planned Residential Community District (PRC) and lie within the Suburban Archaeological Review District. (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

MOTION: Commissioner Mirando moved, seconded by Commissioner McGhee, to approve Case #2025-10685, Tierra Contenta Preliminary Subdivision Plat, subject to conditions of approval and technical corrections, and on the condition that the neighborhood park design and drainage ponding fencing shall be postponed in order to allow the Applicant and staff to discuss and resolve prior to final subdivision plat.

VOTE: The motion was approved on the following Roll Call vote:

For: Commissioner Scott Barber: Yes
Commissioner Matt Embry: Yes
Commissioner TJ Rieland: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner Sasha McGhee: Yes

Against: None

Abstain: None

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5. **Case #2025-10688. Tierra Contenta Preliminary Subdivision Plat Variance (Slopes):** JenkinsGavin, Inc., Agent, for Homewise, Inc., owner and applicant ("Applicant"), requests a variance from SFCC 14-8.2(D)(2)(b) Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%) for an approximate area of 27,179 square feet. The subject lots are approximately 216.5 acres and located at 6120, 6130, 6150, and 6135 Paseo del Sol, zoned Planned Residential Community District (PRC). (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

PUBLIC COMMENTS: One (1) member of the public was sworn in and gave comment not in favor of the Tierra Contenta Preliminary Subdivision Plat Variance.

MOTION: Commissioner Mirando moved, seconded by Commissioner McGhee, to approve Case #2025-10688, Tierra Contenta Preliminary Subdivision Plat Variance (Slopes), subject to conditions of approval and technical corrections.

VOTE: The motion was approved on the following Roll Call vote:

For: Commissioner Scott Barber: Yes
Commissioner Matt Embry: Yes
Commissioner TJ Rieland: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner Sasha McGhee: Yes

Against: None

Abstain: None

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6. **Case #2025-10690. Tierra Contenta Preliminary Subdivision Plat Variance (Significant Trees):** The request for a variance from SFCC 14-8.4(F)(5) for the removal and preservation of significant trees was withdrawn by JenkinsGavin, Inc., Agent, for Homewise, Inc., owner and applicant ("Applicant").

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7. **Case #2025-11006. Vistas de la Sierra Phase 3:** Liaison Planning Services, Inc., Agent, for Forestar (USA) Real Estate Group, Inc., owner and applicant ("Applicant"), requests review and approval of a Preliminary Subdivision Plat, per § 14-3.7(B)(3) of the Land Development Code, for a 128-lot residential subdivision. The subject property is a 24.423-acre parcel located at 3800 Governor Miles Road and west of Richards Avenue. The proposed subdivision is Phase 3 and consists of 2 separate lots. Tract #A3 is 16.653 acres and Tract 3A4 is 7.77 acres. The subject property is zoned R-5 (residential 5 units per acre). (Claudia Kath, Case Manager, cmkath@santafenm.gov).

PUBLIC COMMENTS: Seven (7) members of the public were sworn in and gave comments not in favor of Vistas de la Sierra Phase 3.

MOTION: Commissioner McGhee moved, seconded by Commissioner Rieland, to approve Case #2025-11006, Vistas de la Sierra Phase 3, subject to conditions of approval and technical corrections, as well as the additional four conditions outlined by staff in discussion with the Applicant, and on the condition that the Applicant agree to limit the seven houses abutting Nava Ade Homeowners Association to single-story homes.

VOTE: The motion was approved on the following Roll Call vote:

For: Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes

Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

G. STAFF COMMUNICATIONS

A webinar on a new software platform to help regulate and manage short-term rentals will be held on November 13, 2025, at 12:00 P.M. An open house regarding the same will be held on November 13, 2025, at 5:00 P.M. Details are available on the Planning Commission website.

H. MATTERS FROM THE COMMISSION

It was confirmed that a Study Session of the Planning Commission will be held on November 7, 2025, at 10:00 A.M. in Council chambers.

I. ADJOURNMENT

10:34 P.M.

Geraldine Gurule
Liaison

Chair

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2025-27

A BILL

REZONING AN APPROXIMATELY 3.87 ACRE TRACT OF LAND LOCATED AT 2904 RUFINA STREET, FROM I-1 (LIGHT INDUSTRIAL) AND I-2 (GENERAL INDUSTRIAL) TO C-2 (GENERAL COMMERCIAL) (CASE NO. 2025-11029).

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

Section 1. The real property located within the municipal boundaries of the City of Santa Fe, which is restricted to and classified as I-1 and I-2 and is comprised of approximately 3.87 acres of land, more particularly described as Lot 3 as shown in the "Plat of Boundary Survey Showing Lot Line Adjustment Prepared by Allan S. Curtis, PS 13605, in November of 2000, Recorded at the Santa Fe County Clerk's Office under document No. 1140, 797 in plat book 463, page 047 on 1/2/2001." This tract lies within Section 33, Township 17 North, Range 9 East New Mexico Prime Meridian, and being more particularly described in Exhibit A, incorporated herein (the "Property"), is now restricted to and reclassified as C-2.

Section 2. The official zoning map of the City of Santa Fe, adopted by Ordinance No. 2001-27, is amended to conform to the change of zoning classification for the Property set forth in Section 1 of this Ordinance.

Section 3. Pursuant to SFCC 1987, Section 2-2.4, this Ordinance shall be published by title and general summary and shall become effective five (5) days after publication.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2026.

_____

MICHAEL GARCIA, MAYOR

ATTEST:

_____

GERALYN F. CARDENAS, INTERIM CITY CLERK

APPROVED AS TO FORM:

Marcos Martinez

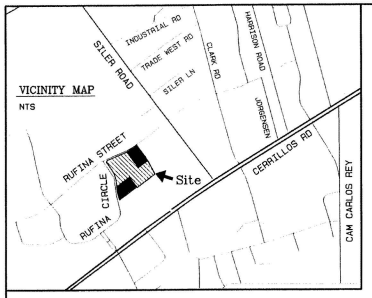
Marcos Martinez (Feb 12, 2026 11:21:34 MST)

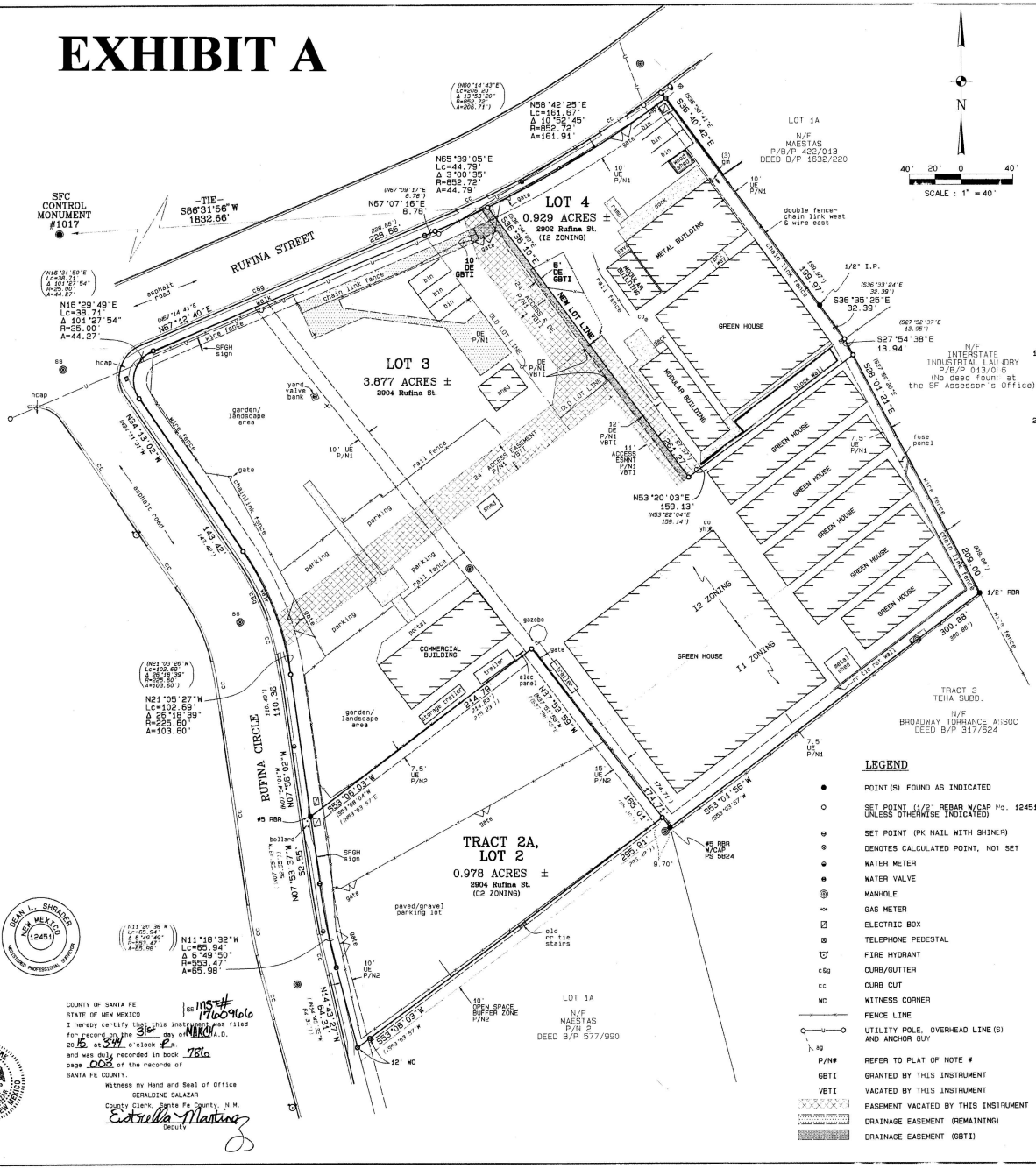
_____

MARCOS MARTINEZ, INTERIM CITY ATTORNEY

Legislation/2026/ Land Use Legislation/Bills/ 2904 Rufina Street Rezoning

EXHIBIT A





CITY OF SANTA FE NOTES & CONDITIONS

RECORDING OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL BY THE CITY OF SANTA FE OF ANY ENCROACHMENTS INTO PRIVATE PROPERTIES SHOWN, IF ANY.

EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE.

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

LOT 4 IS ZONED I2.
TRACT 2A, LOT 2 IS ZONED C2
A PORTION OF LOT 3 LIES WITHIN ZONE I2, THE REMAINING OF LOT 3 LIES WITHIN ZONE I1, AS SHOWN.

City of Santa Fe Review *Case #2014-114*

CITY ENGINEER FOR LAND USE — DATE 03/25/15

CITY PLANNER — DATE 3/25/15

Santa Fe County Treasurer's Office

x — DATE 3/31/15

Surveyors Certificate

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES SHOWN HEREON WERE PREPARED BY ME OR UNDER MY PERSONAL DIRECTION AND ARE A TRUE AND ACCURATE REPRESENTATION OF A FIELD SURVEY WHICH WAS COMPLETED ON 3/17/2015. TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO."

DEAN L. SHRADER NEW MEXICO PROFESSIONAL SURVEYOR No. 12451

DEAN L. SHRADER NEW MEXICO 12451 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE
STATE OF NEW MEXICO) SS
I hereby certify that this instrument was filed for record on the 31st day of MARCH A.D. 2015 at 3:11 o'clock PM and was duly recorded in book 786 page 008 of the records of SANTA FE COUNTY.
Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, N.M.
Estrella Martinez
Deputy
1115FH 17609666

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

LEGEND

- POINT(S) FOUND AS INDICATED
- SET POINT (1/2" REBAR W/CAP No. 12451 UNLESS OTHERWISE INDICATED)
- SET POINT (PK NAIL WITH SHINER)
- DENOTES CALCULATED POINT, NOT SET
- WATER METER
- WATER VALVE
- MANHOLE
- GAS METER
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- CURB/GUTTER
- CURB CUT
- WITNESS CORNER
- FENCE LINE
- UTILITY POLE, OVERHEAD LINE(S) AND ANCHOR GUY
- P/N# REFER TO PLAT OF NOTE #
- GBTI GRANTED BY THIS INSTRUMENT
- VBTI VACATED BY THIS INSTRUMENT
- EASEMENT VACATED BY THIS INSTRUMENT
- DRAINAGE EASEMENT (REMAINING)
- DRAINAGE EASEMENT (GBTI)

Lot Line Adjustment of

LOT 3 & LOT 4

(formerly Tract 2A, Lot 1 & Tract A-1)

and Boundary Survey of

TRACT 2A, LOT 2

LYING & BEING SITUATE WITHIN
SECTION 33, T 17 N, R 9 E, NMPM
2902 & 2904 Rufina Street
CITY AND COUNTY OF SANTA FE, NEW MEXICO

LOT 3 CONTAINING 3.877 ACRES ±
LOT 4 CONTAINING 0.929 ACRES ±
TRACT 2A, LOT 2 CONTAINING 0.978 ACRES

786003

NOTES

1) REFER TO A "PLAT OF BOUNDARY SURVEY SHOWING LOT LINE ADJUSTMENT . . PREPARED BY ALLAN S. CURTIS, PS 13605, IN NOVEMBER OF 2000. RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER DOCUMENT No. 1140,797 IN PLAT BOOK 463, PAGE 047 ON 1/2/2001. DATA SHOWN IN SINGLE ( ) PARENTHESIS FROM SAID DOCUMENT.

BASIS OF BEARINGS TAKEN FROM GPS OBSERVATION; NGS 84.

2) REFER TO A "REPLAT OF TRACT 1 OF KIVA CENTER EAST AND EAST PORTION OF TRACT 2A, LOT 2 KIVA CENTER EAST . . . " PREPARED BY ROBERT BENAVI . . S, PS 5824, ON 12-15-2005. RECORDED AT THE SANTA FE COUNTY CLERKS OFFIC UNDER DOCUMENT #1371005 ON MARCH 15, 2005 IN PLAT BOOK 583, PAGE 008 DATA SHOWN IN DOUBLE (( )) PARENTHESIS FROM SAID DOCUMENT.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. REFER TO FEMA FIRM MAP PANEL #35049C 0411E DATED 12/04/2012.

Owners Consent/Easement Vacation

THE UNDERSIGNED OWNERS & PROPRIETORS DO HEREBY CONSENT TO THE PLATTING OF LANDS AS SHOWN HEREON. THIS LOT LINE ADJUSTMEN IS BEING MADE WITH THE FREE CONSENT OF AND IS IN ACCORDANCE WI THE DESIRES AND WISHES OF THE UNDERSIGNED. THE 24' ACCESS EASE NT; THE 24' ACCESS & DRAINAGE EASEMENT; THE 11' ACCESS EASEMENT AN THE 12' DRAINAGE EASEMENT ARE HEREBY VACATED AND EXTINGUISHED, AS SHOWN. A 5' DRAINAGE EASEMENT AND A 10' DRAINAGE EASEMENT ARE HEREBY GRANTED, AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

David Salman 3/23/15

SALMAN ENTERPRISES, a New Mexico Limited Partnership — DATE
DAVID SALMAN, GENERAL PARTNER

STATE OF NEW MEXICO) SS
COUNTY OF SANTA FE)

OFFICIAL SEAL Mildred Hillstrom NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 11/18/17

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF March 2015.

MY COMMISSION EXPIRES 11/18/2017

Mildred Hillstrom
NOTARY PUBLIC

UPC #s:
1-051-097-187-094, LOT 3
1-051-097-203-136, LOT 4
1-051-097-210-110, TR 2-A LOT 2

INDEXING INFORMATION FOR COUNTY CLERK CASE No.: 2014-

OWNER	SECTION	TWNSHP.	RANGE	LOCATION
SALMAN ENTERPRISES, a NM Limited Partnership	PROJ. S 33	T 17 N	R 9 E	2902 & 2904 R ina St

HIGH DESERT SURVEYING, INC
PROFESSIONAL SURVEYING
1925 ASPEN DRIVE, SUITE 401
SANTA FE, NM. 87505
PHONE: (505) 438-8094
FAX: (505) 424-1709

DWG. NAME: Lot Line Adjust Lots 3 & 4 and Bndry Tr 2A, Lot 2 — 12000

F:\1_MAY 20, 2015\C:\PROJECT-2015\-120031\12003-3.prc

City of Santa Fe, New Mexico

memo

DATE: January 16, 2026

TO: Governing Body

VIA: Heather L. Lamboy, Planning and Land Use Director
Maggie Moore, Assistant Land Use Director MRM
Dan Esquibel, Planning Manager

FROM: Alexa Hempel, Planner Senior, Current Planning Division AH

1. CONSIDERATION OF A RESOLUTION
General Plan Amendment. Case #2025-11028. JenkinsGavin, LLC, Agent for Applicant Girls, Inc., of Santa Fe, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use Map designation for +/- 3.87 acres, located at 2904 Rufina St (Lot 3) from Industrial and Business Park to Community Commercial.

2. CONSIDERATION OF BILL NO. 2025-27
Rezoning. Case #2025-11029. JenkinsGavin, LLC, Agent for Applicant Girls, Inc., of Santa Fe, asks the Governing Body to adopt Bill No. 2025-27 to rezone +/- 3.87 acres located at 2904 Rufina St (Lot 3) from I-1 (Light Industrial) and I-2 (General Industrial) to C-2 (General Commercial).

3. CONSIDERATION OF A RESOLUTION
Master Plan. Case #2025-11030. JenkinsGavin, LLC, Agent for Applicant Girls, Inc., of Santa Fe, asks the Governing Body to adopt a Resolution creating a Master Plan for a +/- 55,478 sq ft youth center on +/- 4.27 acres located at 2904 Rufina St (Lots 3 and 2A, 2-2).

I. Planning Commission Recommendations:

On November 6, 2025, the Planning Commission recommended the Governing Body take the following actions:

1. **APPROVE** Case #2025-11028. 2904 Rufina St Lot 3 General Plan Amendment from Industrial and Business Park to Community Commercial.
2. **APPROVE** Case #2025-11029. 2904 Rufina St Lot 3 Rezoning from I-1 and I-2 to C-2.
3. **APPROVE** Case #2025-11030. 2904 Rufina St Lots 3 and 2A, 2-2 Master Plan, subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of Staff's report.

II. Sample Motions:

Three (3) motions will be required, in the following order:

1. **Move to approve or deny** Case #2025-11028, adopting a resolution (the "Future Land Use Map Amendment Resolution") to amend the General Plan Future Land Use Map designation from Industrial and Business Park to Community Commercial for +/- 3.87 acres (Lot 3) located at 2904 Rufina St.

2. **Move to approve or deny** Case #2025-11029, adopting Bill No. 2025-27, changing the official Zoning Map designation from I-1 (Light Industrial) and I-2 (General Industrial) to C-2 (General Commercial) for +/- 3.87 acres (Lot 3) located at 2904 Rufina St.

3. **Move to approve or deny** Case #2025-11030, adopting a resolution (the "Master Plan Resolution") for a Master Plan of a +/- 55,478 sq ft youth center on +/- 4.27 acres (Lots 3 and 2A, 2-2) at 2904 Rufina St., subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of Staff's report.

III. Executive Summary

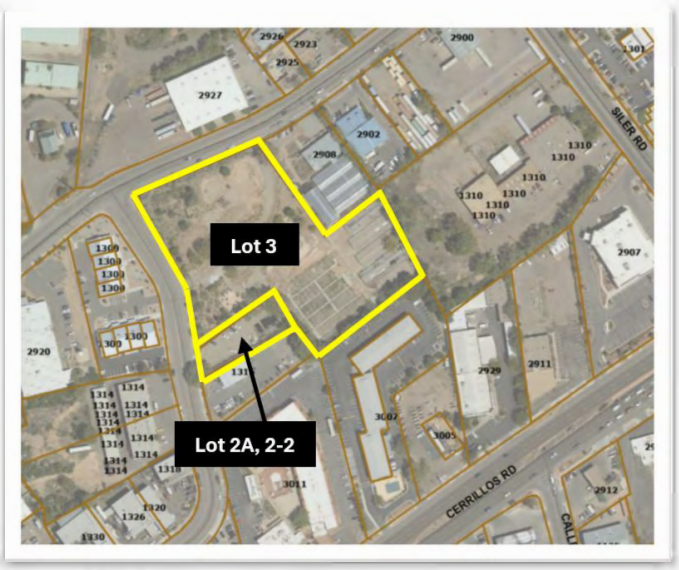


Figure 1 - Site Location

Girls, Inc., of Santa Fe (the "Applicant" or "GISF"), is a non-profit educational institution requesting a general plan amendment, rezoning, and master plan to construct a new educational facility at 2904 Rufina St. Through its agent, JenkinsGavin, LLC, the Applicant requests the general plan amendment (the "Future Lan Use Map Amendment") to change the General Plan Future Land Use Map (the "FLUM") designation on a 3.87-acre parcel (Lot 3 -see Figure 1 – Site Location) from Industrial and Business Park to Community Commercial. The rezoning request is to change the zoning of Lot 3 from I-1 (Light Industrial) and I-2 (General Industrial) to C-2 (General Commercial) (the "Rezoning").

Approval of the General Plan Amendment and Rezoning will allow for consideration of a master plan of Lots 3 and 2A, 2-2, totaling +/- 4.27 acres (the "Master Plan"). The Master Plan proposes a +/- 55,478 sq ft youth center including classrooms, a gymnasium, a gathering space, a teen entrepreneurship center, administrative offices, a caretaker's residence, play areas, a greenhouse, a chicken coop, gardens, and forested pathways on the former Santa Fe Greenhouses nursery site.

The Applicant conducted a pre-application conference on December 12, 2024, and an Early Neighborhood Notification ("ENN") meeting on July 23, 2025. No members of the public were

present at the ENN meeting. On November 6, 2025, the Planning Commission held a public hearing to review Cases #2025-11028, 2025-11029, and 2025-11030, during which the Planning Commission heard reports from City Planning and Land Use Department staff (the "Staff"), testimony and evidence from the Applicant, and public comments by interested members of the public. All comments from members of the public were in support of the application and generally expressed gratitude for the impact of Girls, Inc., on uplifting and supporting the Santa Fe community, as well as excitement for the opportunity for Girls, Inc., to expand their services. The Planning Commission found that the Future Land Use Map Amendment, Rezoning, and Master Plan were consistent with the General Plan and City of Santa Fe Code (SFCC), and that all approval criteria had been met.

The Planning Commission recommended that the Governing Body approve Case #2025-11028, the Future Land Use Map Amendment, Case #2025-11029, the Rezoning, and Case #2025-11030, the Master Plan (see Attachment A, "Planning Commission Packet"). On December 4, 2025, the Planning Commission adopted Findings of Fact and Conclusions of Law (Attachments B, C, and D), and Planning Commission Minutes (Attachment E, "Planning Commission Minutes November 6, 2025").

IV. General Plan Amendment Approval Criteria

The City Code requires the Governing Body to review all amendment proposals on the basis of the criteria addressed below and make complete findings of fact "sufficient to show that these criteria have been met" before it recommends approval of any amendment to the general plan. See SFCC 1987, Sec. 14-3.2(E)(1).

Table 1 General Plan Amendment Approval Criteria Analysis

14-3.2(E)(1)(a): **Consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *Economic development goals are upheld by the provision of quality childcare programs that support working parents. The 2004 report, Cultivating Santa Fe's Future Economy, by Angelou Economics, recognizes the important role of quality of life in economic development. In Strategy Four: Economic Development, the report states, "The most successful economic development regions in the U.S. also contain very high quality-of-life amenities. Quality of life encompasses many attributes, including healthcare, safety, parks and recreation, arts and culture, and environmental cleanliness. A quality environment plays a large part in the choice of young, skilled professionals in deciding where to locate. It also plays a significant role in retaining good citizens." The GISF program is a quality-of-life amenity serving the Santa Fe community and young families, enhancing the attractiveness of Santa Fe for existing residents and newcomers, alike. In addition, GISF will employ approximately 45 staff persons. The new facility will serve the growing southwest part of town, home to a majority of Santa Fe's families. Lastly, the site has existing access via two public rights-of-way and is currently served by public utility infrastructure.*	
Staff Response: Staff concurs that the proposed amendment is consistent with Santa Fe's growth management and economic development goals as outlined in the General Plan, Angelou Report, and the 2008 Economic Development Strategy. The amendment supports the City's efforts to direct growth toward areas with existing infrastructure and services and encourages balanced economic development. Overall, the proposal aligns with the General Plan's vision for sustainable coordinated urban growth and is consistent with Criterion 1.	

14-3.2(E)(1)(b): **Consistency with other parts of the general plan;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *This General Plan Amendment conforms to the following General Plan Themes and Policies:* ***Themes***	

1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.
Staff Response: Staff finds that reclassifying Lot 3 as 'Community Commercial' is consistent with the General Plan Themes and Policies listed by the Applicant. The reclassification will allow for a youth center that promotes quality of life for Santa Fe residents and economic diversity for the Siler-Rufina area. Additionally, this project will provide infill development consistent with General Plan Themes and Policies.

14-3.2(E)(1)(c): **The amendment does not:**	**Criterion Met:** (Yes/No)
(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;**	**YES**
Applicant Response: *(i) The proposed youth center is consistent with the character of the diverse Siler-Rufina neighborhood, which is home to several non-profit community organizations, including The Food Depot, Kitchen Angels, and Homewise.* *(ii) The subject parcel comprises 3.87 acres. Nevertheless, the property is adjacent to the Community Commercial designation along its south boundary.* *(iii) Contrary to harming surrounding landowners or the general public, this General Plan Amendment, and the new GISF youth center it will enable, provides numerous benefits. The redevelopment of the vacant site with a new, modern facility, inclusive of 2.7 acres of open space, will revitalize the property and beautify the neighborhood. Furthermore, GISF is an important community service organization that mentors school-age girls with dynamic after school and summer programs.*	
Staff Response: (i) The Siler-Rufina neighborhood is home to a mix of industrial, commercial, and non-profit organizations. Reclassifying Lot 3 will allow for continued infill development consistent with the character of this area. This reclassification will also create consistency with lots south of this property that are currently classified 'Community Commercial.' (ii) Staff finds that the subject parcel is 3.87-acres, exceeding the required 2-acres. (iii) The General Plan Amendment to reclassify the lot to "Community Commercial" will create the ability to rezone the lot to "General Commercial," which allows for a variety of uses that have potential to serve the community at large, including the proposed youth center in the Master	

Plan. Reclassifying this lot can also encourage the redevelopment of the infill site, stated as a priority in the General Plan under policy 3-G-3.

14-3.2(E)(1)(d): **An amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *This General Plan Amendment promotes the general welfare, because it will enable the construction of a new GISF youth center, offering after school and summer programs for school-age girls and much-needed support for working parents.*	
Staff Response: The proposed amendment conforms to the requirements of 14-3.2(E)(1)(c), while also promoting general welfare by allowing for the proposed Master Plan use of a youth center, offering quality care to school aged children and accelerating infill development of this site.	

14-3.2(E)(1)(e): **Compliance with extraterritorial zoning ordinances and extraterritorial plans;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *N/A*	
Staff Response: N/A	

14-3.2(E)(1)(f): **Contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *Redevelopment of this infill site provides for efficient and economic development, leveraging existing infrastructure, and supporting the harmonious development of Santa Fe. This request not only supports the general welfare of the community by providing Santa Fe families with a safe and reliable place to send their children but is the sole motivation for this effort.*	
Staff Response: Staff agrees with the applicant and finds that reclassifying Lot 3 to 'Community Commercial' supports harmonious infill development that is efficient and consistent with properties in the vicinity which have been rezoned from industrial to commercial and subsequently redeveloped (Ord. #2016-44, #2022-4).	

14-3.2(E)(1)(g): **Consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The City of Santa Fe Land Use and Urban Design Plan recognizes the Siler Neighborhood as a Mixed-Use Corridor, stating, "Development and redevelopment along these corridors should be encouraged to provide greater density of commercial uses…". Furthermore, the Plan encourages the re–use of blighted or failing buildings and businesses. The redevelopment of a former, dilapidated nursery on an infill site in the Siler Neighborhood thoroughly aligns with these objectives. Furthermore, the City of Santa Fe Economic Development Department branded the subject neighborhood as the Siler-Rufina Nexus in a recent report issued to spur investment in the City's Opportunity Zones. In keeping with this effort, the proposed GISF facility is a significant investment in the neighborhood, increasing job opportunities and redeveloping a deteriorated site.*	
Staff Response: Staff agrees with the Applicant's response while additionally acknowledging the previous references to the City's General Plan policies. The proposed change does not conflict with existing city ordinances or regulations and the applicant's Master Plan and future development plan of the site will conform with the City of Santa Fe's Land Use Code and Policies.	

V. Rezoning Approval Criteria

The City Code requires the Governing Body to review all rezoning proposals on the basis of the criteria addressed below, and make complete findings of fact "sufficient to show that these criteria have been met" before it approves a rezoning. See SFCC 1987, Sec. 14-3.5(C).

Table 2 Rezoning Approval Criteria Analysis

14-3.5(C)(1)(a):	**Criterion Met:**
The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning: **(a) one or more of the following conditions exist:** **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	(Yes/No) **YES**

Applicant Response:

(i) *N/A*

(ii) *This area has evolved over the years into a diverse, mixed-use neighborhood of recreational uses, non-profit institutions, a mix of housing types, and various commercial enterprises. The rezone will support the construction of the proposed GISF facility, which aligns well with this current pattern of development.*

(iii) *Rezoning the property to C-2 is more advantageous to the community. A vacant site falling into disrepair creates no community benefit. Redevelopment of this infill site vitalizes the neighborhood and supports the provision of critical community services. Furthermore, the rezone request aligns with the Themes and Policies of the General Plan, as summarized below:*

Themes

1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

Staff Response:

(i) Staff did not find a mistake in the original zoning.

(ii) In recent years, the Siler-Rufina area has seen increasing multifamily residential developments and rezonings from industrial to commercial that have changed the character of

the area (Ord. #2016-44, #2022-4). Commercial establishments and non-profit institutions have also come to occupy many industrial spaces surrounding the property. Staff recognizes a change in the character of the area.
(iii) Staff finds the rezoning of this parcel to "General Commercial" to be more advantageous than the currently vacant industrial site. This change encourages redevelopment of the infill site, and the associated Master Plan proposes a quality-of-life amenity to the community, supported by the General Plan.

14-3.5(C)(1)(b): **All the rezoning requirements of Chapter 14 have been met.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *All the rezoning requirements of Chapter 14 have been met. A Pre-Application Conference was conducted with the Development Review Team on December 12, 2024, and the Early Neighborhood Notification Meeting was held on July 23, 2025*.	
Staff Response: Staff finds that the rezoning requirements of Chapter 14 have been met, including SFCC 14-3.1 "*Applicable General Provisions*," and SFCC 14-3.5 "*Rezonings*." This rezoning application has also been reviewed by the Development review Team (DRT) for compliance with Chapter 14.	

14-3.5(C)(1)(c): **The rezoning is consistent with the applicable policies of the general plan, including the future land use map.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *A Request to amend the General Plan Future Land Use Map to Community Commercial accompanies this rezone application, which aligns with the requested C-2 zoning. Furthermore, the project conforms to the General Plan as outlined below:* ***Themes*** *1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.* *1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.* *1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.* *1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban*	

sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

Staff Response:

The rezoning alone does not align with the Future Land Use designation of this parcel which currently includes "Industrial" and "Business Park." However, the applicant is requesting a General Plan Amendment to designate the Future Land Use of this parcel "Community Commercial," which would align with the rezoning and proposed Master Plan use of a youth center. The project aligns with other themes and policies of the General Plan including but not limited to quality of life, sustainable growth, urban form, and community-oriented development.

14-3.5(C)(1)(d):	**Criterion Met:**
The amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of	(Yes/No) **YES**

urban land sufficient to meet the amount, rate and geographic location of the growth of the city.	
Applicant Response: *General Plan Figure 4-4, Urban Sub-Areas, designates the 3.87-acre subject property and surrounding area as an "Infill Area." The Growth Management Chapter of the General Plan specifically calls for prioritization of infill development in Santa Fe in order to maximize the efficient use of public infrastructure, while meeting the demand for urban land for development and directing new growth towards the historic core of the city rather than on the undeveloped fringes. The proposed infill project is in alignment with these strategic directives and is responsive to community needs for public services and community engagement in this area of the City. General Plan Section 4.1 states, "In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows" to help "create efficient use of already existing roads and utilities, help ensure cost-efficient public transit, and provide the type of housing that will be in demand...".*	
Staff Response: SFCC Section 14-3.5(C)(2)(b) prohibits a rezoning if the rezoning will "affect an area of less than two acres." This Parcel is 3.87-acres and therefore exceeds the required 2-acres. The Project meets city policies regarding the provision of urban land sufficient to meet the amount, rate, and geographic location of growth of the city. The Project is located within an infill area and proposes to meet the needs of the community while being served by sufficient infrastructure.	

14-3.5(C)(1)(e): **The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The subject property is served by existing roadways and public water and sewer infrastructure. Since the program includes the development of over 2.7 acres of outdoor recreational space, the GISF facility will not affect the capacity of area parks.*	
Staff Response: Staff from the relevant City departments, including water, wastewater, and traffic engineering have reviewed the zoning criteria as it relates to the Master Plan and determined that the property is sufficiently served by infrastructure so long as the Applicant meets the Conditions of Approval and Technical Corrections identified in Attachment A of this report.	

14-3.5(C)(2)(a): **Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:**	**Criterion Met:** (Yes/No) **YES**

Allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;	
Applicant Response: *The proposed youth center is consistent with the character of the diverse Siler-Rufina neighborhood, which is home to several non-profit community organizations, including The Food Depot, Kitchen Angels, and Homewise.*	
Staff Response: The Applicant stated in response to (1)(a)(iii) the General Plan Themes and Policies that this project aligns with. Staff finds that this use fits the surrounding Siler neighborhood which is currently a mix of industrial, commercial, and multi-family dwellings.	

14-3.5(C)(2)(b): **Affect an area of less than two acres, unless adjusting boundaries between districts; or**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The subject parcel is 3.87 acres.*	
Staff Response: The subject parcel is 3.87-acres, therefore exceeding the required 2-acres for a rezoning.	

14-3.5(C)(2)(c): **Benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *Contrary to harming surrounding landowners or the general public, this rezone, and the new GISF youth center it will enable, provides numerous benefits. The redevelopment of the vacant site with a new, modern facility, inclusive of 2.7 acres of open space, will revitalize the property and beautify the neighborhood. Furthermore, GISF is an important community service organization that mentors school-age girls with dynamic after school and summer programs.*	
Staff Response: The C-2 Zoning for Lot 3 is consistent with the existing land use patterns in adjacent areas south of the parcel. This alignment indicates that the rezoning does not disproportionately benefit a select few at the expense of the wider community. Furthermore, the Master Plan of a youth center for this site is anticipated to bring broader economic benefits, such as increased employment and expanded services, which would serve the general public interest.	

SFCC 14-3.5(D): Additional Applicant Requirements

14-3.5(D)(1): **If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;**	**Criterion Met:** (Yes/No) **YES**

Applicant Response: *The property is currently served by existing public roadway and utility infrastructure. The Applicant is prepared to construct any necessary infrastructure upgrades at the time of property development, and these improvements will be documented in the approved development plans.*
Staff Response: The Traffic Impact Analysis (TIA) submitted by the Applicant identified the need for various streets improvements to the area surrounding the proposed development due to the increased traffic volume a youth center will cause. The Applicant understands these infrastructure improvements and acknowledges that the City may require the developer to construct necessary infrastructure improvements.

14-3.5(D)(2): **If the proposed rezoning creates a need for additional streets , sidewalks or curbs necessitated by and attributable to the new development , the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The Traffic Impact Analysis identifies the need for a southbound left-turn lane on Rufina Circle serving the north access drive. No other off-site improvements are warranted. The developer is aware that required upgrades by the City of Santa Fe will be at the expense of the developer.*	
Staff Response: Additional streets, sidewalks, and curb improvements shall be determined when the Applicant submits a Development Plan for this site. The Applicant acknowledges this criterion.	

VI. MASTER PLAN APPROVAL CRITERIA

The City Code requires that approval of a master plan be based on the following findings, and that actions taken by Planning Commission and Governing Body must be at a public hearing. See SFCC 1987, Sec. 14-3.9.

Table 3 Master Plan Approval Criteria Analysis

14-3.9(D)(1)(a): **The master plan is consistent with the general plan**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:
The proposed Master Plan aligns with various Themes and Polices in the General Plan, as summarized below.

Themes

1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler- Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls, Inc., youth center directly fulfills these objectives.

Staff Response:
The Master Plan is consistent with the General Plan themes and policies listed by the applicant, including quality of life, economic diversity, sustainable growth, urban Form, community oriented development, and mixed use. The proposed use is currently not supported on the Future Land Use Map, but would be if the General Plan Amendment to change Lot 3 to "Community Commercial" is approved.

14-3.9(D)(1)(b): **The master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:
The C-2 zoning district is a robust mixed-use zoning category that supports both commercial uses and residential development at higher densities. The proposed GISF youth center is a permissible use in the C-2 district and an appropriate commercial development in the Siler-Rufina neighborhood. Furthermore, the Master Plan demonstrates compliance with C-2 development standards with respect to height, lot coverage, open space, terrain management, and landscaping.

Staff Response:
The Master Plan is consistent with the purpose and intent of the proposed C-2 zoning district and has been conditioned to meet specific design criteria that shall apply when a Development Plan application is submitted. The Master Plan conforms with dimensional standards for C-2 zoning including height, lot coverage, setbacks, and lot size.

14-3.9(D)(1)(c): **Development of the master plan area will contribute to the coordinated and efficient development of the community; and**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The Master Plan includes provisions for pedestrian and vehicular connectivity to the surrounding area, as called for in the General Plan. In addition, the subject property makes efficient use of existing infrastructure as an infill site – a value repeatedly emphasized in the General Plan*.	
Staff Response: The Master Plan proposes efficient use of an infill parcel within the diverse Siler-Rufina area, utilizing existing infrastructure and improving connectivity. This use is an asset to the general welfare of the community as it will allow a quality-of-life amenity to be in a more accessible location for the growing Santa Fe community.	

14-3.9(D)(1)(d): **The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The existing roadway and utility infrastructure are adequate to serve the project. The Traffic Impact Analysis (TIA) demonstrates that the roadway network has the capacity for the proposed development, with the inclusion of a new left-turn lane serving the north access drive on Rufina Circle*.	
Staff Response: The proposed infrastructure has been reviewed based on the regulations established in Chapter 14 by Land Use Staff and the Development Review Team (DRT) encompassing fire, water, wastewater, public works, terrain management, traffic, and landscaping. Existing and proposed infrastructure can accommodate the development of this site as proposed, with street modifications as described in the Applicant's Traffic Impact Analysis. Individual DRT comments can be found in Attachment A of this report.	

VII. CONCLUSION

Upon review of the Applicant's request, submittal, and written findings, Staff has determined the Applicant has met the approval criteria for the Amendment, Rezoning, and Master Plan established in SFCC 1987, Sections 14-3.2(E), 14-3.5(C) and (D), and 14-3.9(D). Staff also finds that the Applicant has satisfied the requirements of 14-3.1(E), "Pre-Application Conferences," 14-3.1(F) "Early Neighborhood Notification Procedures," and 14-3.1(H) "Notice Requirements."

VIII. ATTACHMENTS

A. Planning Commission Packet
B. Planning Commission Approved Findings of Fact and Conclusions of Law (General Plan Amendment)
C. Planning Commission Approved Findings of Fact and Conclusions of Law (Rezoning)
D. Planning Commission Approved Findings of Fact and Conclusions of Law (Master Plan)
E. Planning Commission Minutes November 6, 2025

Resolution – General Plan Amendment changing the Future Land Use of Lot 3 at 2904 Rufina St from Industrial and Business Park to Community Commercial

Bill No. 2024-27 – Rezone Lot 3 at 2904 Rufina St from Light Industrial and General Industrial to General Commercial

Resolution - Master Plan for a youth center on Lots 3 and 2A, 2-2 at 2904 Rufina St

APPROVED AS TO FORM BY:

Title	Name	Initials
Department Director	Heather Lamboy	#LL
Assistant Department Director	Maggie Moore	*MRM*
Planner Manager	Daniel A Esquibel	*DAE*
Planner Senior	Alexa Hempel	*ANH*

Signature: 

Email: hllamboy@santafenm.gov

Signature: 

Email: daesquibel@santafenm.gov

Signature: Alexa Hempel
Alexa Hempel (Feb 18, 2026 13:35:42 MST)

Email: anhempel@santafenm.gov

CITY OF SANTA FE
PLANNING & LAND USE

Planning and Land Use Department
Planning Commission Staff Report

Case Numbers	#2025-11028 #2025-11029 #2025-11030
Hearing Date	November 6, 2025
Agent	JenkinsGavin, Inc
Applicant	Girls, Inc of Santa Fe
Request	General Plan Amendment, Rezoning, Master Plan
Location	2904 Rufina St, Santa Fe, NM 87507
Case Manager	Alexa Hempel
Current Zoning	Light Industrial (I-1), General Industrial (I-2), General Commercial (C-2)
Overlay	Suburban Archeological Review District
Pre-App Meeting	December 12, 2024
ENN Meeting	July 23, 2025
Proposal	Applicant requests approval of a General Plan Amendment to change the Future Land Use of a parcel, a Rezoning of a parcel from I-1 and I-2 to C-2, and a Master Plan for a youth center.



Site Map

Case #2025-11028: 2904 Rufina General Plan Amendment. JenkinsGavin, "Agent," for Girls, Inc of Santa Fe, "Applicant," asks the Planning Commission recommend the Governing Body approve a General Plan amendment changing the Future Land Use Map designation for Lot 3, comprising approximately 3.87-acres, located at 2904 Rufina St., from a dual mapped area of "Industrial" and "Business Park" to "Community Commercial." (Alexa Hempel, Case Manager, anhempel@santafenm.gov)

Case #2025-11029: 2904 Rufina Rezoning. JenkinsGavin, "Agent," for Girls, Inc of Santa Fe, "Applicant," asks the Planning Commission to recommend that the Governing Body approve a rezoning, changing the Official Zoning Land Use Map designation for Lot 3 at 2904 Rufina St., comprising approximately 3.87-acres, from a duel mapped area of "Light Industrial" (I-1) and "General Industrial" (I-2) to "General Commercial" (C-2). (Alexa Hempel, Case Manager, anhempel@santafenm.gov)

Case #2025-11030: 2904 Rufina Master Plan. JenkinsGavin, "Agent," for Girls, Inc of Santa Fe, "Applicant," asks the Planning Commission to recommend the Governing Body approve a Master Plan of a proposed youth center at 2904 Rufina St on Lots 3 and 2A, 2-2, totaling approximately 4.27-acres. Lot 3 is approximately 3.87-acres, and Lot 2A, 2-2 is approximately 0.399-acres and is located adjacent to the southwest side of Lot 3. (Alexa Hempel, Case Manager, anhempel@santafenm.gov)

I. RECOMMENDATION

Staff recommends that the **Planning Commission recommend the Governing Body APPROVE** the following cases, subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of this report.

1. **Case #2025-11028:** 2904 Rufina Lot 3 General Plan Amendment
2. **Case #2025-11029:** 2904 Rufina Lot 3 Rezoning
3. **Case #2025-11030:** 2904 Rufina Lot 2A, 2-2 and Lot 3 Master Plan

Three motions will be required for this case:

1. **Recommend the Governing Body APPROVE** or **DENY** Case #2025-11028, "*2904 Rufina Lot 3 General Plan Amendment.*"
2. **Recommend the Governing Body APPROVE** or **DENY** Case #2025-11029, "*2904 Rufina Lot 3 Rezoning.*"
3. **Recommend the Governing Body APPROVE** or **DENY** Case #2025-11030, "*2904 Rufina Lot 2A, 2-2 and Lot 3 Master Plan,*" subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of Staff's report.

II. EXECUTIVE SUMMARY

The subject property is located at 2904 Rufina St, at the intersection of Rufina St and Rufina Circle, north of Cerrillos Rd and west of Siler Rd (the "Property"). The Property is the site of a former retail plant nursery and greenhouse and is comprised of two (2) lots, totaling approximately 4.27-acres. The first lot, described as "Lot 3" is 3.877-acres, dually zoned I-1, "Light Industrial," and I-2, "General Industrial." The second lot, described as "Lot 2A, 2-2" is 0.398-acres, zoned C-2, "General Commercial."

Lot 3 has two (2) General Plan Future Land Use Map (FLUM) designations, "Industrial" and "Business Park." The applicant requests a general plan amendment to designate the entirety of Lot 3 to "Community Commercial" on the FLUM ("General Plan Amendment"). This General Plan Amendment supports the Applicant's concurrent application to rezone Lot 3 from I-1 and I-2 to C-2, "General Commercial" ("Rezoning"). This Rezoning would create zoning uniformity between Lots 3 and 2A, 2-2.

Collectively on the two (2) lots, Girls, Inc of Santa Fe (GISF), acting through its agent, JenkinsGavin (the "Applicant") proposes a master plan for a youth center. GISF is a non-profit corporation based at 310 Hillside Ave that provides educational, recreational, and mentorship activities to school-age children in Santa Fe. The proposed master plan ("Master Plan") of Lots 3 and 2A, 2-2 includes a 55,478 sq ft youth center including classrooms, a gymnasium, a gathering space, an entrepreneurship training center, a caretakers residence, and administrative offices. The Master Plan also designates 2.7-acres of the lot for open space, including areas for recreational activities, gardens, shade and fruit trees, a greenhouse, chicken coop, pavilion, and pathways. If the Master Plan is approved, the Applicant would be required to submit a Development Plan that provides further details for the youth center development, which would be reviewed and approved/denied by the Planning Commission.

The Applicant has complied with Subsections SFCC 14-3.1(E) "*Pre-Application Conferences*", SFCC 14-3.1(F) "*Early Neighborhood Notification Procedures,*" and SFCC 14-3.1(H) "*Notice Requirements*."

Staff's analysis finds that the Applicant has addressed the necessary "*Approval Criteria*" per Subsections SFCC 14-3.2(E), SFCC 14-3.5(C), and SFCC 14-3.9(D) and **recommends that the Planning Commission recommend approval of all three (3) cases to the Governing Body,** with the Master Plan being subject to the "*Conditions of Approval" & "Technical Corrections*" identified in in Attachment A.

III. PROJECT ANALYSIS: GENERAL PLAN AMENDMENT & REZONING

Project Overview

The 1999 General Plan is a comprehensive, long-term plan for physical development and conservation in Santa Fe. It was intended to be a living document subject to amendments over time. The General Plan established the Future Land Use for parcels in the City in alignment with the themes of the plan. The two (2) parcels owned by GISF are designated "Industrial" and "Business Park" on the Future Land Use Map (FLUM).

Lot 3 is currently zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2A, 2-2 is currently zoned General Commercial (C-2). See future land use and current zoning maps in Figures 1 and 2.



Figure 1: Future Land Use. *Gray is Industrial, Purple is Business Park, Red is Community Commercial.*



Figure 2: Current Zoning. *Gray is I-2, Light Purple is I-1, Red is C-2.*

The Applicant requests to rezone Lot 3, 3.877-acres, from I-1 and I-2 to C-2 to create zoning uniformity with Lot 2A, 2-2 which is currently zoned C-2. This uniformity is needed for their project because the use proposed in the Master Plan, a youth center, is permitted in C-2 zoning, but not in I-1 or I-2 zoning (See table 1).

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7 - I	RC-5, - RC-8	R-10 - R-29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2
Community Centers and Institutions																
Neighborhood and community centers, including youth and senior centers	S	S	S		S	S		S		P	P	P	P	P		

Table 1: SFCC Table 14-6.1-1*, Table of Permitted Uses. "S" indicates Special Use Permit, "P" indicates Permitted, and a blank cell indicates Prohibited.*

Due to the rezoning of Lot 3 going from Industrial to Commercial, the General Plan Amendment is first required because the Code requires that any rezoning be consistent with the General Plan, per SFCC 14-3.2(B)(2)(b):

"*The general plan must first be amended before: approval of a change in zoning district designation that is inconsistent with the land use classification shown on the general plan's future land use map.*"

In compliance with this requirement, the applicant requests that the Future Land Use of Lot 3 be changed to "Community Commercial" to match the C-2 Rezoning request. A general plan amendment is not required for Lot 2A, 2-2 because a rezoning is not proposed for that parcel. See the General Plan Future Land Use definitions for Industrial, Business Park, and Community Commercial in Table 2.

Future Land Use Classification	General Plan Definition
Industrial	This classification provides and protects industrial lands for the full range of manufacturing, agricultural and industrial processing, general service, and distribution uses. Unrelated retail and commercial uses that could be more appropriately located elsewhere in the city would not be permitted. Performance standards in the Zoning Ordinance will minimize potential environmental impacts.
Business Park	Business Parks shall provide areas appropriate for moderate- to low-intensity industrial and business park uses capable of being located next to commercial and residential areas with minimum buffering. Allowable uses include research and development related uses, light manufacturing, wholesaling, distribution and storage, retailing and small-scale restaurants as a related use only, and offices in a master planned landscaped setting. No raw materials processing or bulk handling would be allowed. The Business Park designation on the Future Land Use Map of the General Plan is intended to encompass the 11, Light Industrial District, and the IP, Industrial Park District, existing zoning categories. It is recommended that both districts be re-examined for allowable uses and appropriate standards. It is further recommended that the IP zoning district be restructured with a stronger emphasis on research and development, offices, and related uses, to be developed in a master planned landscaped setting, and that the district name be modified to Business and Industrial Park in order to reflect these changes. For new development and for rezonings within the Business Park designation, the appropriateness of 1 versus BIP (IP) is determined by the nature of adjacent land uses. Where an area designated Business Park on the Future Land Use map is adjacent to non-residential zoning, an existing non-residential use, or non-residential Future Land Use, then that area may be considered for 11 zoning. Where an area designated Business Park on the Future Land Use map is adjacent to residential zoning, an existing residential use, or residential Future Land Use, then that area may be considered for IP (BIP) zoning.
Community Commercial	This classification provides sites for retail shopping areas, focus on a plaza, containing a wide variety of businesses, including retail stores; eating and drinking establishments; commercial recreation; service stations; automobile sales and repair services; financial, business, and personal services; and educational and social services.

Table 2: *General Plan Future Land Use Classification Definitions*

Figures 3 and 4 below demonstrate what the future land use and zoning of the property would look like if the Rezoning and General Plan Amendment are approved for Lot 3.



Figure 3: Future Land Use after General Plan Amendment. *Gray is Industrial, Purple is Business Park, Red is Community Commercial.*

Figure 4: Zoning after Rezoning. *Red is C-2, Gray is I-2.*

Review and Recommendation

Staff reviews General Plan Amendment and Rezoning applications for compliance with associated approval criteria (see SFCC 14-3.2(E)) and14-3.5(C)) and make recommendations to Planning Commission based on this compliance. Following a hearing, the Planning Commission makes a recommendation to Governing Body, who shall take final action to approve or deny cases. Conditions of Approval and Technical Corrections shall not be imposed on general plan amendments or rezonings.

IV. PROJECT ANALYSIS: MASTER PLAN

Project Description

The Applicant's plan for the Property includes constructing a 55,478 square foot GISF youth center building including classrooms, gathering spaces, a gymnasium, and administrative offices (the "Project"). The Project also includes a separate teen enterprise space and caretaker's residence. Outside, the space will house gardens, forested areas, a play field, greenhouse, chicken coop, pavilion, and connected pathways on 2.7-acres of the site. The main building is situated on the southeast corner of the property and parking is proposed off two (2) entrances along Rufina Circle.

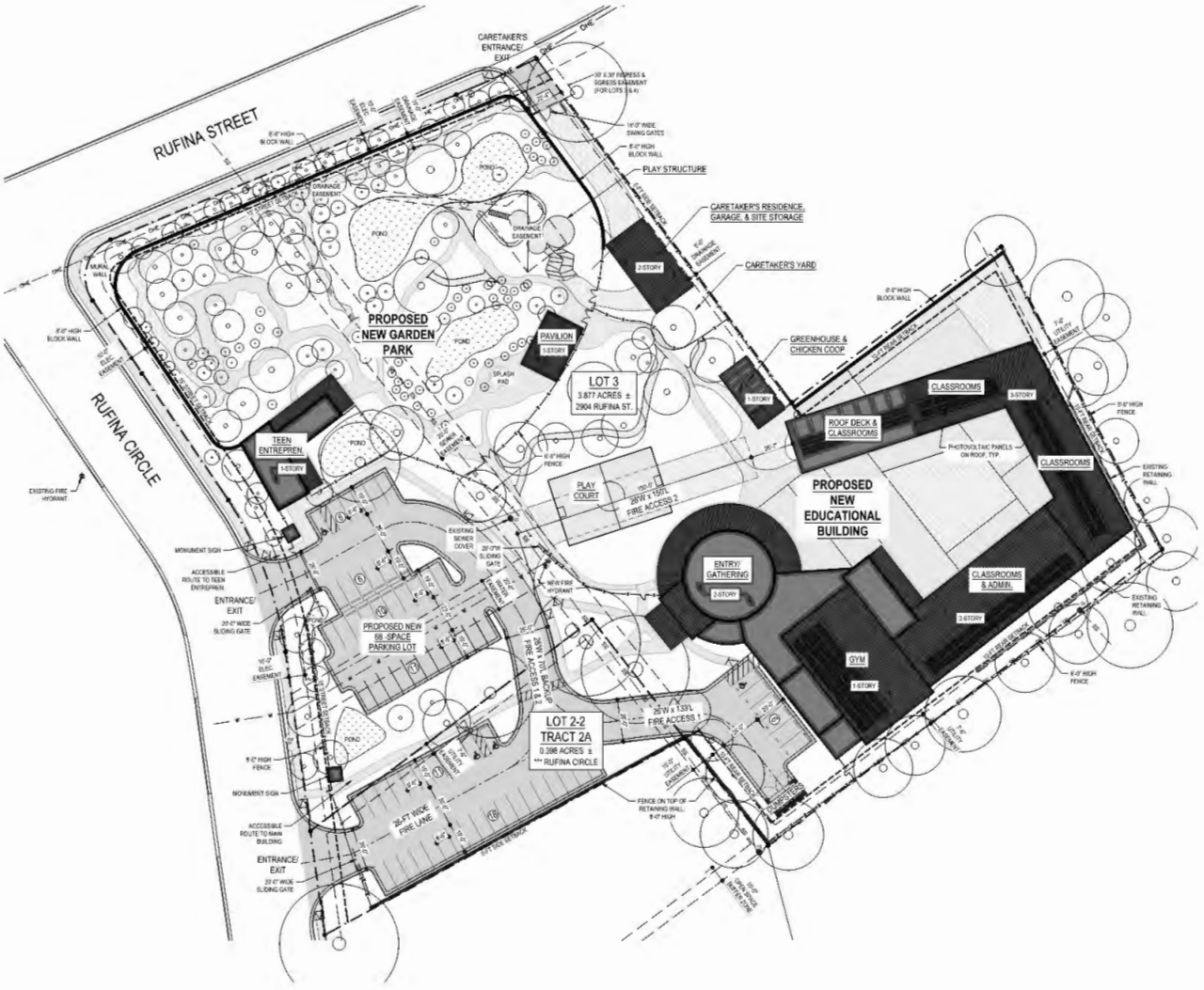


Figure 5: Proposed Site Master Plan. *See full site plans in Attachment C-6.*

Project Zoning

The Property is split between two (2) parcels. Lot 2A, 2-2 is currently zoned General Commercial (C-2) while Lot 3 is currently zoned Light Industrial (I-1) and General Industrial (I-2). This Project includes a rezoning request to change Lot 3 to C-2 to create uniformity between both parcels. This change will allow for the proposed youth center use. The Applicant has a Condition of Approval to either consolidate the two lots or ensure appropriate easements are in place in perpetuity at the time of Development Plan for this project.

For more information on the Rezoning request and General Plan Amendment, reference Section III of this Staff Report, *supra*.

In accordance with the rezoning request, the Project will meet all dimensional standards for C-2 zoning shown in Table 3.

Requirement	C-2	Proposed
Height	45 feet maximum	45 feet
Lot Coverage	60% maximum	24%
Open Space	25% non-residential and mixed use 0.25 x 186,291 sq ft = 46,555 sq ft	118,563 sq ft (63.7%)
Setbacks	Street: 15 feet Rear: 10 feet Side: 0 feet	Street: 15 feet + Rear: 10 feet + Side: 0 feet +

Table 3: *C-2 Dimensional Standards*

Surrounding Zoning and Land Use

The GISF site is outlined in yellow in Figure 6. Surrounding zoning includes primarily General Industrial (I-2) (Gray), with some areas of Light Industrial (I-1) (Purple) and General Commercial (C-2) (Red). The uses adjacent to the east of the Property include a variety of appliance, repair, and welding shops. South of the property are hotels along Cerrillos Rd and an auto repair shop along Rufina Circle. West of the property are mixed office buildings, and north is a bottling warehouse.

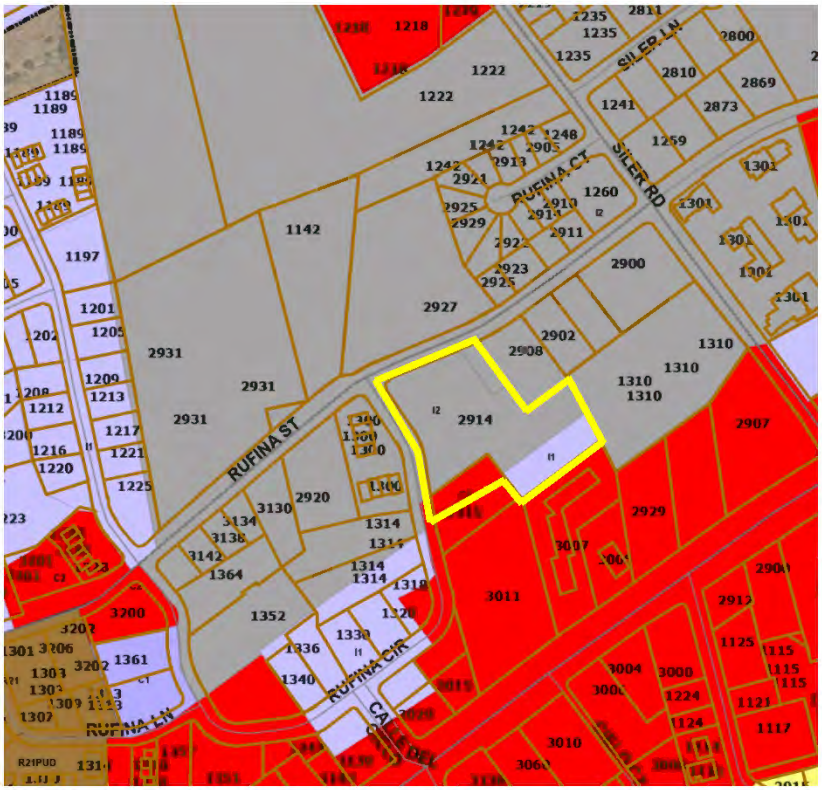


Figure 6: *Surrounding zoning. 2904 Rufina outlined in yellow.*

Existing Conditions and Terrain Management



The Property was previously used as a plant nursery but is currently vacant except for a few remaining greenhouses in the southeast of the Property (see Figure 7). The site slopes from southeast to northwest, with an overall grade change of approximately thirty-two (32) feet. There are no floodplains on the site and the Project includes passive storm water harvesting systems.

Figure 7: *Oblique view of existing conditions. Yellow border approximates property boundaries.*

In the past this area of town served as the industrial center for the community. Over time, many of the heavy industrial uses have moved from this area as it has urbanized in response to demand for more flex office, warehousing, and other commercial uses due to the site's proximity to Cerrillos Road and adjacency to properties in the General Commercial (C-2) zone district.

The applicant included a preliminary landscaping plan (Attachment C-6) that identifies the preservation of as many existing trees as feasible. The Applicant plans to incorporate landscaping into stormwater harvesting systems and included the planting of new trees on site and along adjacent streets.

Conditions of Approval and Technical Corrections for terrain management and landscaping can be found in Attachment A.

Traffic, Access, and Parking

The Project proposes the main entrances to the site be via two (2) driveways along Rufina Circle. A third access will exist along Rufina St to serve the caretakers residence.

A Traffic Impact Analysis (TIA) was completed by Bohannan Huston, Inc for this Project. In the 2038 Build scenario, the Rufina Street and Rufina Circle (east) intersection and two (2) new access driveways onto the property will operate acceptably. To mitigate the overall traffic impacts of this development, the TIA made the following recommendations:

- *Installation of a southbound left turn lane into the property off Rufina Circle,*
- *Installation of an eastbound right turn lane at the intersection of Rufina St and Siler Rd,*
- *Installation of a westbound left turn lane at Rufina Circle and Calle de Cielo,*

- *Median modifications to the Cerrillos Rd and Calle de Cielo intersection,*
- *Restriping at the intersections of Rufina St and Rufina Cir E and Rufina St and Rufina Cir W,*
- *All designs for street improvements shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) and City of Santa Fe requirements.*

The applicant has conditions of approval from the Traffic Division to address at the time of Development Plan for this site (Attachment A). To view the TIA, see Attachment C-5.

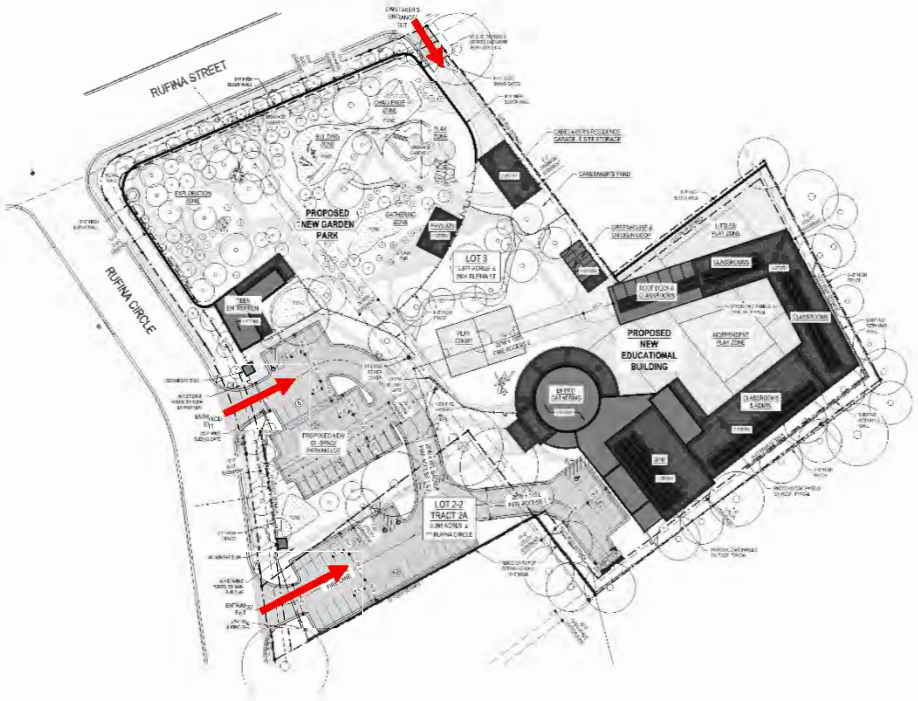


Figure 8: *Red arrows showing site access. For more details view the TIA and Master Plan in Attachments C-5 and C-6.*

The Master Plan proposes dedicated pickup and drop-off areas for students along the eastern edge of the parking area. To limit access and enhance safety of students, a mix of 8-foot-tall block walls, fences, and retaining walls with fences on top are proposed along the exterior of the property. Within the property, areas of 6-foot-tall fences are proposed to separate various spaces.

SFCC Table 14-8.6-1 does not define parking requirements for a youth center use. The applicant approximated a parking demand of 68 spaces, broken down in Table 4. To confirm the parking requirements for this development, a parking analysis will be required at time of Development Plan.

Parking Demand	Estimated Required Spaces
Peak Daily Staff Demand	42 spaces
Facility Vehicles	5 spaces
Guests/Overflow	21 spaces
Total Estimated Required Spaces	68 spaces
Total Parking Provided (Inc. 4 ADA)	**68 spaces**

Table 4: *Estimated Parking Needs*

Utilities

Water: There are existing 6-inch water mains along Rufina St and Rufina Circle. This property is serviced via a 2-inch water service line off Rufina Cir. The existing 5/8-inch water meter on the property is to be replaced by a double 1-inch meter. Additionally, a 6-inch public fire line will be connected off Rufina Cir into a new fire hydrant on the Property. The applicant has submitted a preliminary water budget and water plan with the City, subject to the Conditions of Approval from the City's Water Division in Attachment A.

Existing Girls Inc. Hillside Facilty - Average Annual Water Consumption	**101,570**	**GPY**
Exisitng Facility: Hillside Drive (GFA)	**4,886**	**SF**
Exisitng Facility Annual Usage:	**20.8**	**Gal/SF**
Proposed Facility: Rufina Street (GFA) =	**55,478**	**Square Feet**
Projected Annual Water Usage (20.8 Gal/SF) =	**1,153,275**	**GPY**
	3.54	**AFY**
Landscape Irrigation =	**TBD**	**GPY**
	TBD	**AFY**
Water Budget Subtotal =	**3.54**	**AFY**
Existing Rufina Water Usage Credit =	**5.27**	**AFY**
Per SFCC §14-8.13(B)(3)		
DEVELOPMENT WATER BUDGET =	**(1.73)**	**AFY**
9.8% Contingency per SFCC §14-8.13(E)(1)=	**(0.17)**	**AFY**
TOTAL WATER DEMAND OFFSET =	**(1.90)**	**AFY**

Figure 9: *Preliminary Water Budget*

Sewer: The Property is served by an existing 8-inch public sewer line that cuts north-south through the property via a 10-foot utility easement. The Applicant proposes installing a service connection to the main building and a 4-inch service line for the other structures. The City's Wastewater Division has Conditions of Approval the applicant must satisfy Prior to Recordation of a future Development Plan for this Property (Attachment A).

Fire Prevention and Emergency Access

Fire and emergency access requirements will be satisfied by the project's compliance with the International Fire Code 2021. All structures within the proposed development plan include fire alarm systems and sprinklers. The site access road is capable of supporting the load of a 75,000 lb fire apparatus and provides two remote exits. Two (2) fire hydrants (1 existing, 1 new) will serve the site.

Archaeology
The Project is within the Suburban Archaeological Review District, and will require archaeological clearance if the installation of subsurface utility lines will exceed 550-linear feet including water, gas, electric, power, sewer, etc (this may change to 200 linear feet with the adoption of the Land Development Code update).

Architecture, Lighting, and Signage
The Project does not include descriptions of the proposed architecture or elevations. Should the Master Plan be approved, the Applicant will be required to submit architectural drawings and descriptions detailing compliance with SFCC 14-8.7 at the time of Development Plan.

An outdoor lighting plan was not included with the Master Plan either, but the Applicant has a Condition of Approval to do so in compliance with SFCC 14-8.9(C), "*Outdoor Lighting*," Prior to Recordation of a Development Plan for this site (Attachment A).

Signage was not included in the Master Plan but is reviewed during the Building Permitting process – after the Master Plan and future Development Plan.

Review and Recommendation
Staff reviews Master Plan applications for compliance with associated approval criteria (see SFCC 14-3.9(D)) and completeness of submission requirements (see SFCC 14-3.9(C)). Based on this, Staff makes a recommendation to Planning Commission who then makes a recommendation to Governing Body. Governing Body takes final action to approve or deny Master Plan cases subject to Conditions of Approval and Technical Corrections.

V. GENERAL PLAN AMENDMENT APPROVAL CRITERIA SECTION SFCC 14-3.2(E)(1)

SFCC Section 14-3.2 governs the authority, procedures, and restrictions for amendments to the general plan. Prior to recommending approval of an amendment to the general plan, the Planning Commission must make certain findings based off the approval criteria. The Criteria for approval of General Plan Amendment are detailed below:

14-3.2(E)(1)(a): **Consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *Economic development goals are upheld by the provision of quality childcare programs that support working parents. The 2004 report, Cultivating Santa Fe's Future Economy, by Angelou Economics, recognizes the important role of quality of life in economic development. In Strategy Four: Economic Development, the report states, "The most successful economic development regions in the U.S. also contain very high quality-of-life amenities. Quality of life encompasses many attributes, including healthcare, safety, parks and recreation, arts and culture, and environmental cleanliness. A quality environment plays a large part in the choice of young, skilled professionals in deciding where to locate. It also plays a significant role in retaining good citizens." The GISF program is a quality-of-life amenity serving the Santa Fe community and young families, enhancing the attractiveness of Santa Fe for existing residents and newcomers, alike. In addition, GISF will employ approximately 45 staff persons. The new facility will serve the growing southwest part of town, home to a majority of Santa Fe's families. Lastly, the site has existing access via two public rights-of-way and is currently served by public utility infrastructure.*	
Staff Response: Staff concurs that the proposed amendment is consistent with Santa Fe's growth management and economic development goals as outlined in the General Plan, Angelou Report, and the 2008 Economic Development Strategy. The amendment supports the City's efforts to direct growth toward areas with existing infrastructure and services and encourages balanced economic development. Overall, the proposal aligns with the General Plan's vision for sustainable coordinated urban growth and is consistent with Criterion 1.	

14-3.2(E)(1)(b): **Consistency with other parts of the general plan;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *This General Plan Amendment conforms to the following General Plan Themes and Policies:* ***Themes*** *1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer*	

programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

Staff Response: Staff finds that reclassifying Lot 3 as 'Community Commercial' is consistent with the General Plan Themes and Policies listed by the Applicant. The reclassification will allow for a youth center that promotes quality of life for Santa Fe residents and economic diversity for the Siler-Rufina area. Additionally, this project will provide infill development consistent with General Plan Themes and Policies.

14-3.2(E)(1)(c): **The amendment does not:** **(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *(i) The proposed youth center is consistent with the character of the diverse Siler-Rufina neighborhood, which is home to several non-profit community organizations, including The Food Depot, Kitchen Angels, and Homewise.* *(ii) The subject parcel comprises 3.87 acres. Nevertheless, the property is adjacent to the Community Commercial designation along its south boundary.* *(iii) Contrary to harming surrounding landowners or the general public, this General Plan Amendment, and the new GISF youth center it will enable, provides numerous benefits. The redevelopment of the vacant site with a new, modern facility, inclusive of 2.7 acres of open space, will revitalize the property and beautify the neighborhood. Furthermore, GISF is an important community service organization that mentors school-age girls with dynamic after school and summer programs.*	
Staff Response: (i) The Siler-Rufina neighborhood is home to a mix of industrial, commercial, and non-profit organizations. Reclassifying Lot 3 will allow for continued infill development consistent with the character of this area. This reclassification will also create consistency with lots south of this property that are currently classified 'Community Commercial.' (ii) Staff finds that the subject parcel is 3.87-acres, exceeding the required 2-acres. (iii) The General Plan Amendment to reclassify the lot to "Community Commercial" will create the ability to rezone the lot to "General Commercial," which allows for a variety of uses that have potential to serve the community at large, including the proposed youth center in the Master Plan. Reclassifying this lot can also encourage the redevelopment of the infill site, stated as a priority in the General Plan under policy 3-G-3.	

14-3.2(E)(1)(d): **An amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *This General Plan Amendment promotes the general welfare, because it will enable the construction of a new GISF youth center, offering after school and summer programs for school-age girls and much-needed support for working parents.*	
Staff Response: The proposed amendment conforms to the requirements of 14-3.2(E)(1)(c), while also promoting general welfare by allowing for the proposed Master Plan use of a youth center, offering quality care to school aged children and accelerating infill development of this site.	

14-3.2(E)(1)(e): **Compliance with extraterritorial zoning ordinances and extraterritorial plans;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *N/A*	
Staff Response: N/A	

14-3.2(E)(1)(f): **Contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *Redevelopment of this infill site provides for efficient and economic development, leveraging existing infrastructure, and supporting the harmonious development of Santa Fe. This request not only supports the general welfare of the community by providing Santa Fe families with a safe and reliable place to send their children but is the sole motivation for this effort.*	
Staff Response: Staff agrees with the applicant and finds that reclassifying Lot 3 to 'Community Commercial' supports harmonious infill development that is efficient and consistent with properties in the vicinity which have been rezoned from industrial to commercial and subsequently redeveloped (Ord. #2016-44, #2022-4).	

14-3.2(E)(1)(g): **Consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The City of Santa Fe Land Use and Urban Design Plan recognizes the Siler Neighborhood as a Mixed-Use Corridor, stating, "Development and redevelopment along these corridors should be encouraged to*	

provide greater density of commercial uses…". Furthermore, the Plan encourages the re–use of blighted or failing buildings and businesses. The redevelopment of a former, dilapidated nursery on an infill site in the Siler Neighborhood thoroughly aligns with these objectives. Furthermore, the City of Santa Fe Economic Development Department branded the subject neighborhood as the Siler-Rufina Nexus in a recent report issued to spur investment in the City's Opportunity Zones. In keeping with this effort, the proposed GISF facility is a significant investment in the neighborhood, increasing job opportunities and redeveloping a deteriorated site.
Staff Response: Staff agrees with the Applicant's response while additionally acknowledging the previous references to the City's General Plan policies. The proposed change does not conflict with existing city ordinances or regulations and the applicant's Master Plan and future development plan of the site will conform with the City of Santa Fe's Land Use Code and Policies.

VI. REZONING APPROVAL CRITERIA SECTION SFCC 14-3.5(C)

SFCC Section 14-3.5 governs the authority, procedures, and restrictions for Rezonings. Prior to recommending approval of a Rezoning, the Planning Commission must make certain findings based off the approval criteria. The Criteria for approval of Rezoning's are detailed below:

14-3.5(C)(1)(a): **The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:** **(a) one or more of the following conditions exist:** **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *(i) N/A* *(ii) This area has evolved over the years into a diverse, mixed-use neighborhood of recreational uses, non-profit institutions, a mix of housing types, and various commercial enterprises. The rezone will support the construction of the proposed GISF facility, which aligns well with this current pattern of development.* *(iii) Rezoning the property to C-2 is more advantageous to the community. A vacant site falling into disrepair creates no community benefit. Redevelopment of this infill site vitalizes the neighborhood and supports the provision of critical community services. Furthermore, the rezone request aligns with the Themes and Policies of the General Plan, as summarized below:* ***Themes*** *1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.* *1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.* *1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.*	

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

Staff Response:

(i) Staff did not find a mistake in the original zoning.

(ii) In recent years, the Siler-Rufina area has seen increasing multifamily residential developments and rezonings from industrial to commercial that have changed the character of the area (Ord. #2016-44, #2022-4). Commercial establishments and non-profit institutions have also come to occupy many industrial spaces surrounding the property. Staff recognizes a change in the character of the area.

(iii) Staff finds the rezoning of this parcel to "General Commercial" to be more advantageous than the currently vacant industrial site. This change encourages redevelopment of the infill site, and the

associated Master Plan proposes a quality-of-life amenity to the community, supported by the General Plan.

14-3.5(C)(1)(b): **All the rezoning requirements of Chapter 14 have been met.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *All the rezoning requirements of Chapter 14 have been met. A Pre-Application Conference was conducted with the Development Review Team on December 12, 2024, and the Early Neighborhood Notification Meeting was held on July 23, 2025*.	
Staff Response: Staff finds that the rezoning requirements of Chapter 14 have been met, including SFCC 14-3.1 "*Applicable General Provisions*," and SFCC 14-3.5 "*Rezonings*." This rezoning application has also been reviewed by the Development review Team (DRT) for compliance with Chapter 14.	

14-3.5(C)(1)(c): **The rezoning is consistent with the applicable policies of the general plan, including the future land use map.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *A Request to amend the General Plan Future Land Use Map to Community Commercial accompanies this rezone application, which aligns with the requested C-2 zoning. Furthermore, the project conforms to the General Plan as outlined below:* ***Themes*** *1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.* *1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.* *1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.* *1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.* *1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the*	

community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

Staff Response:

The rezoning alone does not align with the Future Land Use designation of this parcel which currently includes "Industrial" and "Business Park." However, the applicant is requesting a General Plan Amendment to designate the Future Land Use of this parcel "Community Commercial," which would align with the rezoning and proposed Master Plan use of a youth center. The project aligns with other themes and policies of the General Plan including but not limited to quality of life, sustainable growth, urban form, and community-oriented development.

14-3.5(C)(1)(d): **The amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city.**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:

General Plan Figure 4-4, Urban Sub-Areas, designates the 3.87-acre subject property and surrounding area as an "Infill Area." The Growth Management Chapter of the General Plan specifically calls for prioritization of infill development in Santa Fe in order to maximize the efficient use of public infrastructure, while meeting the demand for urban land for development and directing new growth towards the historic core of the city rather than on the undeveloped fringes. The proposed infill project is in alignment with

these strategic directives and is responsive to community needs for public services and community engagement in this area of the City. General Plan Section 4.1 states, "In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows" to help "create efficient use of already existing roads and utilities, help ensure cost-efficient public transit, and provide the type of housing that will be in demand…".
Staff Response: SFCC Section 14-3.5(C)(2)(b) prohibits a rezoning if the rezoning will "affect an area of less than two acres." This Parcel is 3.87-acres and therefore exceeds the required 2-acres. The Project meets city policies regarding the provision of urban land sufficient to meet the amount, rate, and geographic location of growth of the city. The Project is located within an infill area and proposes to meet the needs of the community while being served by sufficient infrastructure.

14-3.5(C)(1)(e): **The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The subject property is served by existing roadways and public water and sewer infrastructure. Since the program includes the development of over 2.7 acres of outdoor recreational space, the GISF facility will not affect the capacity of area parks.*	
Staff Response: Staff from the relevant City departments, including water, wastewater, and traffic engineering have reviewed the zoning criteria as it relates to the Master Plan and determined that the property is sufficiently served by infrastructure so long as the Applicant meets the Conditions of Approval and Technical Corrections identified in Attachment A of this report.	

14-3.5(C)(2)(a): **Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:** **Allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The proposed youth center is consistent with the character of the diverse Siler-Rufina neighborhood, which is home to several non-profit community organizations, including The Food Depot, Kitchen Angels, and Homewise.*	
Staff Response: The Applicant stated in response to (1)(a)(iii) the General Plan Themes and Policies that this project aligns with. Staff finds that this use fits the surrounding Siler neighborhood which is currently a mix of industrial, commercial, and multi-family dwellings.	

14-3.5(C)(2)(b): **Affect an area of less than two acres, unless adjusting boundaries between districts; or**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The subject parcel is 3.87 acres.*	
Staff Response: The subject parcel is 3.87-acres, therefore exceeding the required 2-acres for a rezoning.	

14-3.5(C)(2)(c): **Benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *Contrary to harming surrounding landowners or the general public, this rezone, and the new GISF youth center it will enable, provides numerous benefits. The redevelopment of the vacant site with a new, modern facility, inclusive of 2.7 acres of open space, will revitalize the property and beautify the neighborhood. Furthermore, GISF is an important community service organization that mentors school-age girls with dynamic after school and summer programs.*	
Staff Response: The C-2 Zoning for Lot 3 is consistent with the existing land use patterns in adjacent areas south of the parcel. This alignment indicates that the rezoning does not disproportionately benefit a select few at the expense of the wider community. Furthermore, the Master Plan of a youth center for this site is anticipated to bring broader economic benefits, such as increased employment and expanded services, which would serve the general public interest.	

SFCC 14-3.5(D): Additional Applicant Requirements

14-3.5(D)(1): **If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The property is currently served by existing public roadway and utility infrastructure. The Applicant is prepared to construct any necessary infrastructure upgrades at the time of property development, and these improvements will be documented in the approved development plans.*	
Staff Response: The Traffic Impact Analysis (TIA) submitted by the Applicant identified the need for various streets improvements to the area surrounding the proposed development due to the increased traffic volume a youth center will cause. The Applicant understands these infrastructure improvements and acknowledges that the City may require the developer to construct necessary infrastructure improvements.	

14-3.5(D)(2): **If the proposed rezoning creates a need for additional streets , sidewalks or curbs necessitated by and attributable to the new development , the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The Traffic Impact Analysis identifies the need for a southbound left-turn lane on Rufina Circle serving the north access drive. No other off-site improvements are warranted. The developer is aware that required upgrades by the City of Santa Fe will be at the expense of the developer.*	
Staff Response: Additional streets, sidewalks, and curb improvements shall be determined when the Applicant submits a Development Plan for this site. The Applicant acknowledges this criterion.	

VII. MASTER PLAN APPROVAL CRITERIA SECTION SFCC 14-3.9(D)(1)

SFCC Section 14-3.9 governs the authority, procedures, and restrictions for Master Plans. Prior to recommending approval of a Master Plan, the Planning Commission must make certain findings based off the approval criteria. Per SFCC 14-3.9(D)(2), approval of the Master Plan may specify conditions of approval that are necessary to ensure compliance with the provisions of Chapter 14 and implement the policies of the general plan, including:

(a) requirements for construction and funding of private or public infrastructure, including utilities, municipal buildings, roads, parks and trails;
(b) provisions for the use and protection of areas of special hazards or environmental sensitivity;
(c) modifications to the proposed plan, including changes to the boundaries of land use tracts, patterns of land uses, infrastructure plans, phasing plans and special development standards and guidelines.

The Criteria for approval of Master Plans are detailed below:

14-3.9(D)(1)(a): **The master plan is consistent with the general plan**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:
The proposed Master Plan aligns with various Themes and Polices in the General Plan, as summarized below.

Themes
1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the

community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

Staff Response:

The Master Plan is consistent with the General Plan themes and policies listed by the applicant, including quality of life, economic diversity, sustainable growth, urban Form, community oriented development, and mixed use. The proposed use is currently not supported on the Future Land Use Map, but would be if the General Plan Amendment to change Lot 3 to "Community Commercial" is approved.

14-3.9(D)(1)(b): **The master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:

The C-2 zoning district is a robust mixed-use zoning category that supports both commercial uses and residential development at higher densities. The proposed GISF youth center is a permissible use in the C-2 district and an appropriate commercial development in the Siler-Rufina neighborhood. Furthermore, the Master Plan demonstrates compliance with C-2 development standards with respect to height, lot coverage, open space, terrain management, and landscaping.

Staff Response:

The Master Plan is consistent with the purpose and intent of the proposed C-2 zoning district and has been conditioned to meet specific design criteria that shall apply when a Development Plan application is

submitted. The Master Plan conforms with dimensional standards for C-2 zoning including height, lot coverage, setbacks, and lot size.

14-3.9(D)(1)(c): **Development of the master plan area will contribute to the coordinated and efficient development of the community; and**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The Master Plan includes provisions for pedestrian and vehicular connectivity to the surrounding area, as called for in the General Plan. In addition, the subject property makes efficient use of existing infrastructure as an infill site – a value repeatedly emphasized in the General Plan.*	
Staff Response: The Master Plan proposes efficient use of an infill parcel within the diverse Siler-Rufina area, utilizing existing infrastructure and improving connectivity. This use is an asset to the general welfare of the community as it will allow a quality-of-life amenity to be in a more accessible location for the growing Santa Fe community.	

14-3.9(D)(1)(d): **The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.**	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *The existing roadway and utility infrastructure are adequate to serve the project. The Traffic Impact Analysis (TIA) demonstrates that the roadway network has the capacity for the proposed development, with the inclusion of a new left-turn lane serving the north access drive on Rufina Circle.*	
Staff Response: The proposed infrastructure has been reviewed based on the regulations established in Chapter 14 by Land Use Staff and the Development Review Team (DRT) encompassing fire, water, wastewater, public works, terrain management, traffic, and landscaping. Existing and proposed infrastructure can accommodate the development of this site as proposed, with street modifications as described in the Applicant's Traffic Impact Analysis. Individual DRT comments can be found in Attachment A of this report.	

VIII. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted an Early Neighborhood Notification (ENN) meeting on July 23, 2025. Members of the Applicant's team, City Staff, and a local news reporter were in attendance. The Applicant team presented an overview of the Project and did not receive any questions or comments. Meeting notes from the Early Neighborhood Notification meeting can be found in Attachment C-4.

IX. EXPIRATION

SFCC Section 14-3.19 sets expiration, extension, and amendment criteria for certain development approvals. Both General Plan Amendments and Rezonings are not included in this section and are therefore not associated with any expirations. Master Plans, however, are subject to SFCC 14-3.19(B)(1) which states:

"*Approval of a master plan shall expire five years after all applicable appeal periods, and any appeals of the final action approving it unless:*

(a) approval is granted for a development plan or subdivision plat within the master plan boundaries; or

(b) *actual development of the site or off-site improvements is begun and is continued pursuant to Subsection 14-3.19(B)(6).*"

X. ATTACHMENTS

ATTACHMENT A: Conditions of Approval & Technical Corrections

1. Table of Conditions of Approval
2. Table of Technical Corrections
3. Development Review Team Compiled Comments

ATTACHMENT B: Maps & Photos

1. Aerial View
2. Existing Condition photos
3. Current Zoning Map
4. Future Land Use Zoning Map

ATTACHMENT C: Applicant Submittals

C-1: Applications, Authorization Letter, Letter of Application, and Statements Addressing Approval Criteria, Lot Consolidation Letter
C-2: Legal Lots of Record
C-3: Utility Service Application & Preliminary Water Budget
C-4: Early Neighborhood Notification Meeting Notes and Posting
C-5: Traffic Impact Analysis
C-6: Master Plan

ATTACHMENT D: General Plan 1999 Chapter 1: Introduction and General Plan Themes

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	Name	Initials
Department Director	Heather Lamboy	HLL
Assistant Department Director	Maggie Moore	*MRM*
Planner Manager	Daniel A Esquibel	*DAE*
Planner Senior	Alexa Hempel	*ANH*

City of Santa Fe, New Mexico

Attachment A
Conditions of Approval and Technical Corrections

1. Table of Conditions of Approval
2. Table of Technical Corrections
3. Development Review Team Compiled Comments

Conditions of Approval & Technical Corrections

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
1	Archaeological review will be required if The applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc. 14-3.13(B)(3) Suburban Archaeological Review District In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects: All annexations, rezonings, subdivisions, planned unit developments , or other development requiring approval by the Planning Commission, having over ten (10) acres All city projects over two (2) acres in size. All city park projects over one (1) acre in size. (4) Utility Mains: An archaeological clearance permit is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.	Archaeology	Prior to building permit approval
2	Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)	Current Planning	Prior to public hearing (COMPLETED)
3	~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~ Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review **or** place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review.	Current Planning	~~Prior to public hearing~~ Prior to development plan approval
4	Add Case #2025-11030 to Master Plan sheets	Current Planning	Prior to public hearing (COMPLETED)
5	Shall comply with the most currently adopted International Fire Code	Fire	Prior to public hearing (COMPLETED)
6	Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021	Fire	Prior to public hearing (COMPLETED)

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
7	Shall verify compliance with section D105 Aerial Fire Apparatus Access Road as per IFC 2021	Fire	Prior to public hearing (COMPLETED)
8	Historic drainage calcs should include offsite flows onto property (if applicable)	Rivers and Watershed	Prior to Development Plan approval (In drainage report)
9	Provide a full drainage report	Engineering	Prior to Development Plan approval
10	Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.	Engineering	Prior to Development Plan approval
11	Include pond sections and show how ponds will overflow.	Engineering	Prior to Development Plan approval
12	Include lighting plan with photometrics	Engineering	Prior to Development Plan approval
13	A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.	Engineering	Prior to Development Plan approval
14	The 6-inch sewer service line(s) will be required to connect to a sewer manhole	Wastewater	Prior to recordation
15	All 4-inch sewer lines shall connect directly to the public sewer lines	Wastewater	Prior to recordation
16	The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field	Wastewater	Prior to recordation
17	An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Water	Prior to building permit approval
18	An approved Water Plan will be required for all new public water infrastructure and fire services.	Water	Prior to development plan approval
19	A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	Water	At time of development

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
20	Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	Water	At time of development
21	Each lot shall be served by a separate City water service.	Water	At time of development
22	See attached comments response letter dated 9/25/25 from Wilson & Company regarding Bohannon Huston, initial draft Traffic Impact Study dated 8/725	Traffic	Prior to public hearing (COMPLETED)
23	See attached comments response letter dated 10/17/25 from Wilson & Company regarding Bohannon Huston, revised draft Traffic Impact Study dated 10/6/25	Traffic	Prior to Development Plan Approval
24	Elevations submitted for the development plan shall include a detailed Points analysis that is intergraded with the Elevations for review.	Current Planning	At time of Development Plan

Technical Corrections			
#	**Technical Correction**	**Dept. or Division**	**To be completed:**
1	Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
2	Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
3	Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
4	Include attached notes on development plan.	Engineering	Prior to recordation of Development Plan
5	The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe	Wastewater	-
6	Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property	Water	Prior to water plan approval

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

Date: September 8, 2025

Cases: #2025-11028, 2025-11029, 2025-11030

To: Angelica Wolff, JenkinsGavin, Inc

Via: Heather Lamboy, Planning and Land Use Director
Maggie Moore, Assistant Planning and Land Use Director
Daniel Esquibel, Planner Manager

From: Alexa Hempel, Senior Planner

Cases #2025-11028, 2025-11029, and 2025-110330. 2904 Rufina St General Plan Amendment, Rezoning, and Master Plan. JenkinsGavin, Inc, Agent, for Girls Inc of Santa Fe, Applicant, requests a General Plan Amendment, Rezoning, and Master Plan for the property at 2904 Rufina St. This property is comprised of 2 parcels totaling approximately 4.85 acres, currently zoned I-1 (Light Industrial), I-2 (General Industrial), and C-2 (General Commercial).

This application was received on August 11, 2025 and has been reviewed by Planning Division staff (Staff) and the City's Development Review Team (DRT). Attached are the initial DRT review comments including conditions of approval and technical corrections. I would like to highlight and summarize the following key items:

A. Initial Planning Division Review Summary

Your General Plan Amendment, Rezoning, and Master Plan applications have been reviewed by Planning Division staff and the following necessary revisions have been identified:

1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)
2. ~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~
3. Add Case #2025-11030 to Master Plan sheets
4. Submit a parking analysis at time of Development Plan
5. All utilities shall be underground

Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review or place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review

B. Initial DRT Review Summary

Your General Plan Amendment, Rezoning, and Master Plan applications have been reviewed by the DRT and the following necessary revisions have been identified:

1. Shall comply with the most currently adopted International Fire Code
2. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021
3. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021
4. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services
5. An approved Water Plan will be required for all new public water infrastructure and fire services.
6. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service
7. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.
8. Each lot shall be served by a separate City water service.
9. Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.
10. Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.
11. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.
12. Archaeological review will be required if the applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc.
    a. 14-3.13(B)(3) Suburban Archaeological Review District
        i. In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects:
        ii. All annexations, rezonings, subdivisions, planned unit developments , or other development requiring approval by the Planning Commission, having over ten (10) acres
        iii. All city projects over two (2) acres in size.
        iv. All city park projects over one (1) acre in size.
    b. Utility Mains:
        i. An archaeological clearance permit is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.
13. Provide full drainage report.

14. Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.
15. Include pond sections and show how ponds will overflow
16. Include lighting plan with photometrics
17. A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.
18. Include attached notes.
19. Historic drainage calcs should include offsite flows onto property (if applicable)
20. The 6-inch sewer service line(s) will be required to connect to a sewer manhole
21. All 4-inch sewer lines shall connect directly to the public sewer lines
22. The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field
23. The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe

The following DRT members did not have comments at this time:

- Parks and Open Space
- Water resources
- Metropolitan Planning organization
- Traffic

The following DRT comments are pending at this time:

- ADA
- Santa Fe Public Schools

C. Prior to Planning Commission, the following DRT comments must be satisfied:

1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)
2. ~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~
3. Add Case #2025-11030 to Master Plan sheets
4. Shall comply with the most currently adopted International Fire Code
5. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021
6. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021
7. An approved Water Plan will be required for all new public water infrastructure and fire services.
8. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.

The full DRT memos are attached for your review. Once revised submittals to the application are accepted, a public hearing date may be scheduled. Please let me know if you have any questions or concerns.

Thank you,

Alexa Hempel
Senior Planner, Planning and Land Use Department

Attachments:

1. Fire DRT Memo
2. Water Utility DRT Memo
3. Landscape/Irrigation/Lighting DRT Memo
4. Archaeology DRT Memo
5. Technical Review Engineering DRT Memo
6. River and Watershed DRT Memo
7. Wastewater DRT memo

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: August 19, 2025

DRT Member: Fire Marshal Geronimo Griego

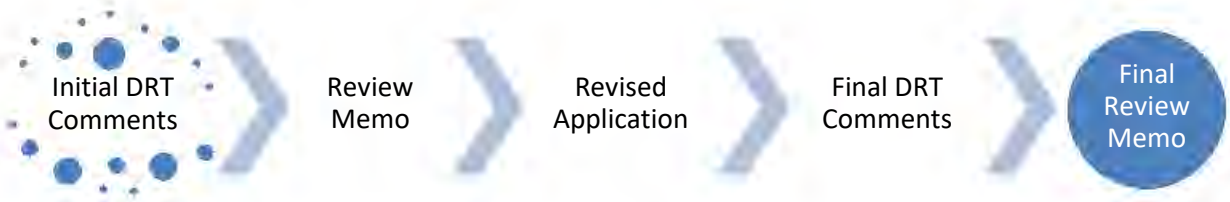
Dept/Div: Fire Marshal's Office

Case No.: 2025-11028,11029, & 11030

Case Planner: Alexa Hempel, Senior Planner

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

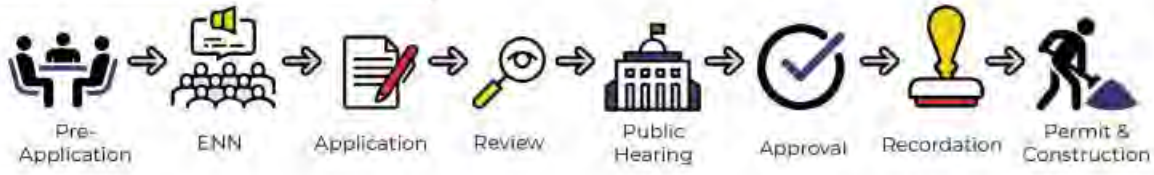


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall comply with the most currently adopted International Fire Code.	*Prior to Public Hearing*	
2. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021.		
3. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1.

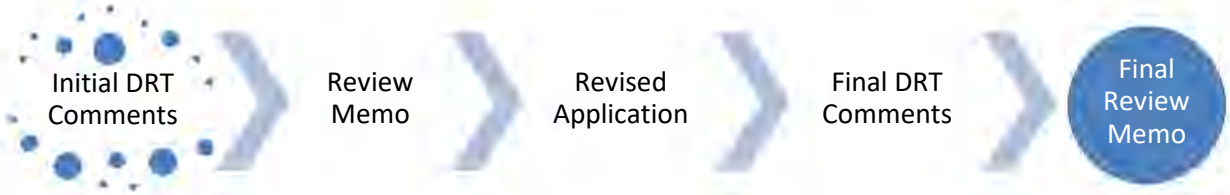
Explanation of Conditions or Corrections (if needed):

1. Verify that the right city adopted code is reference in documents for submission. International Fire Code (IFC) 2021.
2. Shall verify that building is provided with automatic fire sprinklers for proposed layout.
3. Shall verify two points of access to ladder building for proposed site layout conditions.

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

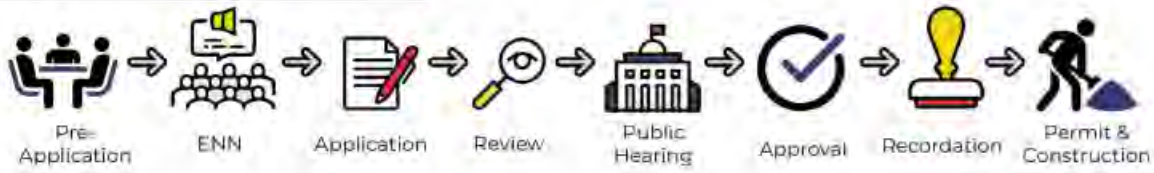


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/18/2025

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case # 2025-11028/11029/11030

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Prior to Building Permit Approval	
2. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to Public Hearing	
3. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	
4. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
5. Each lot shall be served by a separate City water service.	At the time of development	

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.	Prior to Water Plan Approval	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

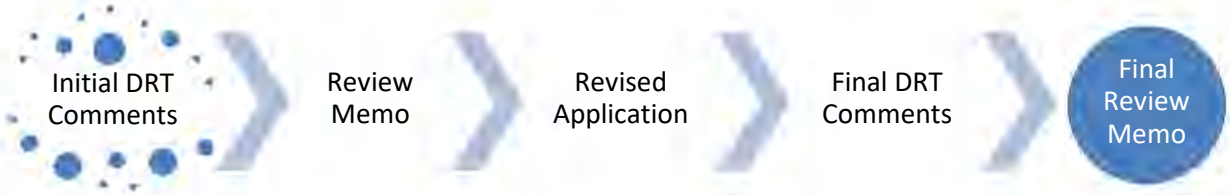
Form Updated: April 2024

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

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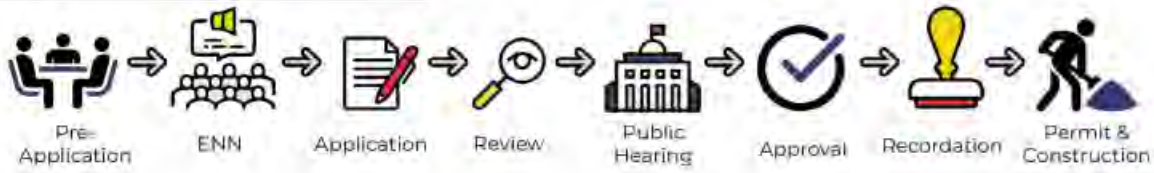
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: August 28, 2025

DRT Member: Lawrence Rivera

Dept/Div: Land Use Engineering / Landscape, Irrigation, and Outdoor Lighting Review

Case No.: Girls Club 2025-11030. Master Plan

Case Planner: Alexa Hempel, Senior Planner, anhempel@santafenm.gov, 505-946-7072 (cell)

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.	Prior to Recordation	
2. Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.	Prior to Recordation	
3. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.	Prior to Recordation	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

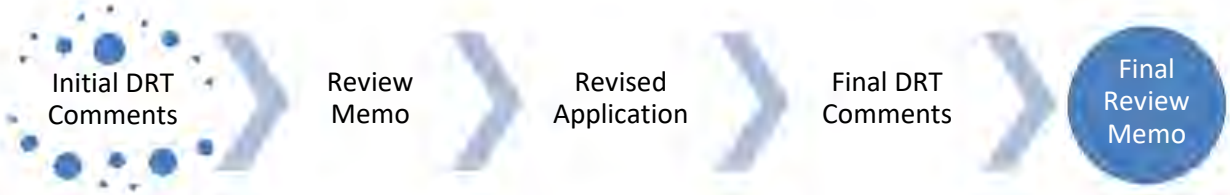
(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
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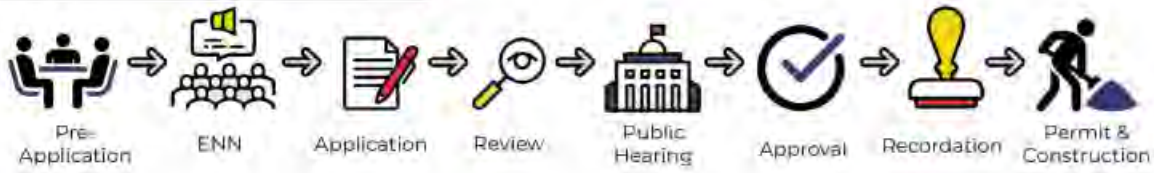
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 09/03/2025

DRT Member: Paul A. Duran

Dept/Div: Land Use/ HPD

Case No.: Case #2025-11028. General Plan Amendment, Case #2025-11029. Rezoning, Case #2025-11030. Master Plan

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Archaeological review will be required if The applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc. 14-3.13(B)(3) Suburban Archaeological Review District In this district, an archaeological clearance *permit* shall be required prior to approval of the final *development* plan or *plat* for the following projects: All annexations, rezonings, subdivisions, planned unit *developments* , or other *development* requiring approval by the Planning Commission, having over ten (10) acres All *city* projects over two (2) acres in size. All *city* park projects over one (1) acre in size. (4) Utility Mains: An archaeological clearance *permit* is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.	Building permitting	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1.		

Form Updated: April 2024

2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

Date: 9/3/2025

DRT Member: Dee Beingessner

Dept/Div: Land Use Engineering

Case No.: Case #2025-11030 Girls Inc

Case Planner: Alexa Hempel, Senior Planner

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. Provide full drainage report.	Prior to Development Plan approval	
2. Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.		
3. Include pond sections and show how ponds will overflow.		
4. Include lighting plan with photometrics		
5. A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. Include attached notes.		
2.		
3.		

***The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

See following pages for notes required on plat or plans

Form Updated: March 2024

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).

B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.

D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISION'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

DUST CONTROL NOTE

All on-site soil disturbing construction activities shall be addressed and provide measures to mitigate or control dust from being transported offsite and polluting neighboring properties.

Any person, owner, contractor or operator who conducts earthmoving and/or dust generating activities is responsible for implementing Best Management Practices (BMPs) in order to mitigate off-property transport of fugitive dust emissions.

A plan, or storm water prevention plan (SWPPP) when applicable, listing the Best Management Practices (BMPs), shall be provided to the City Engineer, or their designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site.

The initial BMP shall address how the Contractor will minimize the amount of disturbed soil, and how the Contractor will stabilize the disturbed surface area exposed to wind or vehicle traffic during construction.

Some BMPs shall include:

- The reduction of vehicle speeds: establish a maximum speed limit or install traffic calming devices to reduce speeds to a rate to mitigate off-property transport of dust entrained by vehicles.
- The minimization of drop height: Drivers and operators shall unload truck beds and loader or excavator buckets slowly, and minimize drop height of materials to the lowest height possible, including screening operations.
- High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
- Restrict access: restrict access to the work area to only authorized vehicles and personnel.

In the event the above practices are ineffective to prevent off property transport, the owner or operator shall use at one or more of the following Best Management Practices (BMPs):

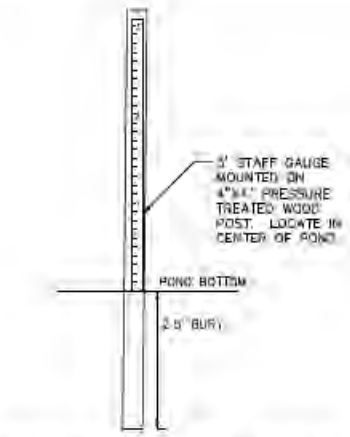
- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc. during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, the undersigned professional engineer in the State of New Mexico, do hereby certify that the record information shown hereon is based on actual field measurements and visual inspections performed by myself or under my direct supervision. I further certify that the record condition as of _____ is in substantial compliance with the approved grading and drainage plan prepared by _____, dated _____.

Signature NMPE #_____ Date

Example for pond measurement post



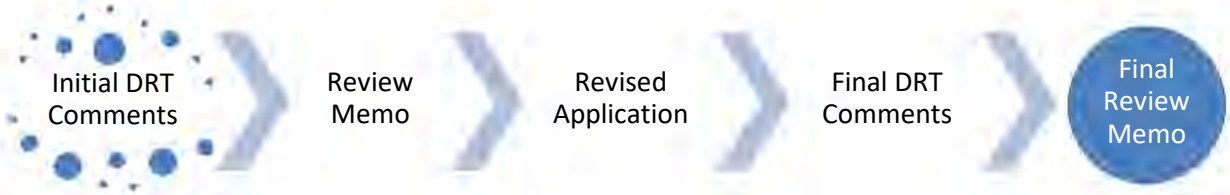
POST & STAFF GAUGE
NTS

Form Updated: March 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

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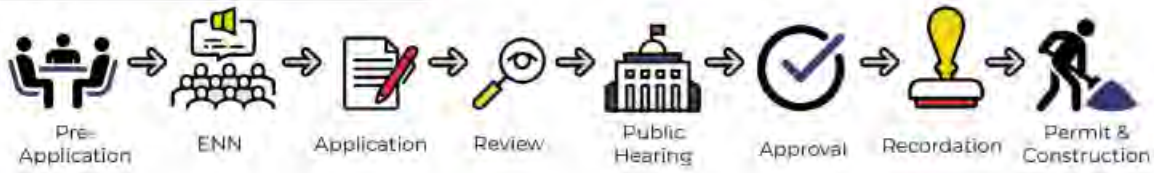
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 09/04/2025

DRT Member: Zoë Isaacson, River and Watershed Manager

Dept/Div: Public Works/Parks and Open Space

Case No.: 2025-11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Historic drainage calcs should include offsite flows onto property (if applicable)	Include in drainage report with development plan	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1.		
2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Existing vs Proposed Drainage Areas: looks like some ponding and drainages will be filled due to proposed building sites and new amenities; how is the developer planning to accommodate the excess water created by both the increase in imperviousness and the filling of these ponds? How do they plan to get the water to the new ponds, will it be piped? Will buildings have gutters and cisterns? Will landscaped areas be swaled to hold water? Etc…

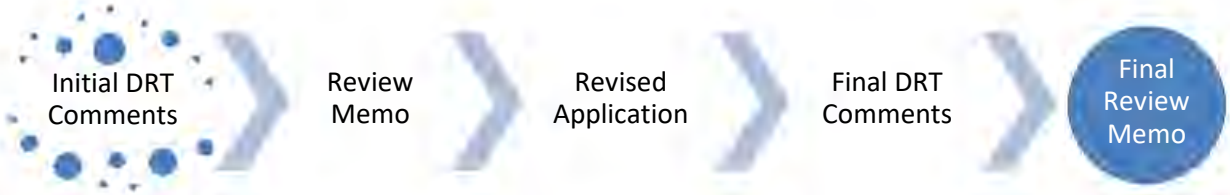
Historical drainage: are they making sure to account for the entire basin in their drainage calcs, including offsite flows entering the property, esp. off the parking lot behind the school to the south if there is any?

Form Updated: April 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



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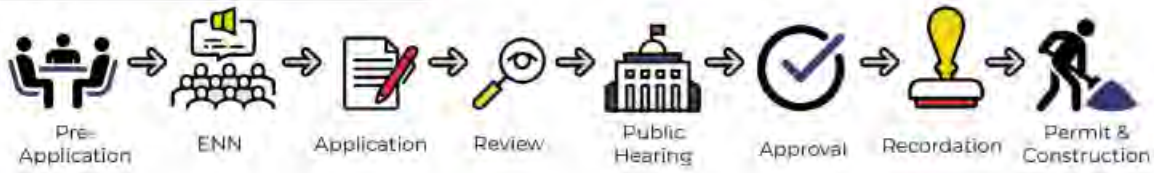
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 9/4/2025

DRT Member: Stan Holland

Dept/Div: Utilities/Wastewater Division

Case No.: 2025/11030

Case Planner: Alexa N. Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. The 6-inch sewer service line(s) will be required to connect to a sewer manhole	Prior to Recordation	
2. All 4-inch sewer lines shall connect directly to the public sewer lines	Prior to Recordation	
3. The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field	Prior to Recordation	
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe		
2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT) Comment Form

Date: October 17, 2025

DRT Member: Leroy Pacheco, PE and Phil Gallegos, PE (Wilson&Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Girl's Inc. - Case #2025-11028, 11029, and 11030. General Plan Amendment, Rezoning, and Master Plan

Case Planner: Land Use Department - Alexa Hempel, Senior Planner

Conditions of Approval and Technical Corrections Tables
Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response:**

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
See attached comments response letter dated 10/17/25 from Wilson & Company regarding Bohannon Huston, revised draft Traffic Impact Study dated 10/6/25.	Prior to Development Plan Approval	

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Any and all future proposed improvements of this site that affect public infrastructure will be subject to **City Code Chapter 23** and additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. may be required at that time.

   City Code Chapter 23-3.18 City construction and assessment.
   Nothing in subsections 23-3.12 and 23-3.15 SFCC 1987 prevents the city from ordering construction of curbs, gutters and sidewalks and assessing the cost thereof against the property benefited in any manner provided by the laws of the state. (Code 1953, § 24-28; Code 1973, § 30-29; SFCC 1981, § 4-13-18; Ord. #38-1987, § 8).

Memorandum

To: Leroy Pacheco, PE COSF

From: Philip A. Gallegos, PE, Senior Transportation Engineer

CC: Robert Luna, PE, PTOE, Traffic Engineering Practice Lead, SW Region

Date: 10/17/2025

Re: Girl's Inc. TIA Review

Wilson and Company has reviewed the Revised DRAFT TIA dated October 6, 2025 for the Girl's Inc. Development prepared by Bohannan Huston and have the following comments. Please let me know if you have any questions or require further information.

REPORT COMMENTS

- All original Comments have been addressed
- On page 48 the report states that the common crash type was rear-end collisions for Richards and Rufina however on table 24 the highest crash type is Another Vehicle at an Angle. This should be corrected in the narrative.
- There is a large percentage of crashes that were not classified by Crash Type. The Crash Summary Tables shall also include the percentage of crash types with the "not available or not classified" crash types removed from the total number of crashes. Therefore, showing percentages of total known crash types.
- All developer mitigations shall be shown on the developments site plan.
- For the intersection of Calle del Cielo and Cerrillos Road the report recommends evaluation of a cost share with the COSF due to the spillover occurring in existing condition. Since this LOS is made worse by the added traffic by the developer this mitigation shall be implemented by the developer.

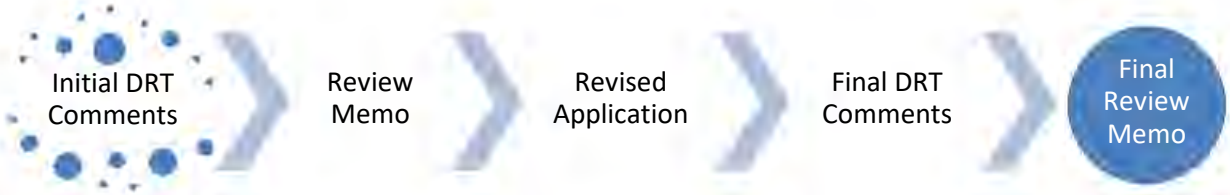
Sincerely,

Philip A Gallegos, PE
Senior Transportation Engineer

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

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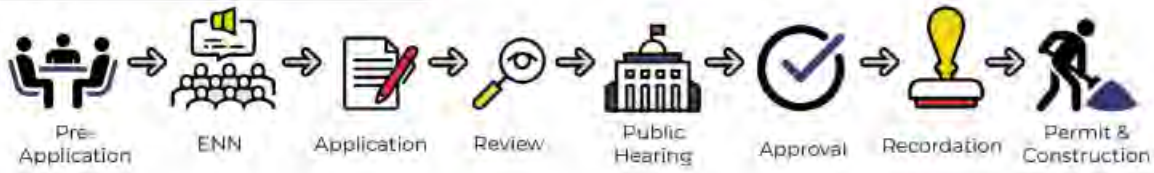
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/20/25

DRT Member: Alexa Hempel

Dept/Div: Current Planning

Case No.: #2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)	Planning Commission. Complete	
~~2. Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~ Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review **or** place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review	Planning Commission Development Plan. Applicant submitted affidavit acknowledging condition.	
3. Add Case #2025-11030 to Master Plan sheets	Planning Commission. Complete	
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Submit a parking analysis at time of Development Plan	Development Plan	
2. All utilities shall be underground	Development Plan	
3.		
4.		

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The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: October 07, 2025

DRT Member: Fire Marshal Geronimo Griego

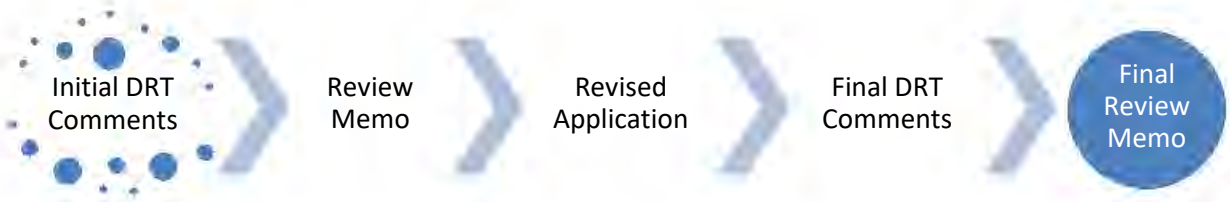
Dept/Div: Fire Marshal's Office

Case No.: 2025-11028,11029, & 11030

Case Planner: Alexa Hempel, Senior Planner

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



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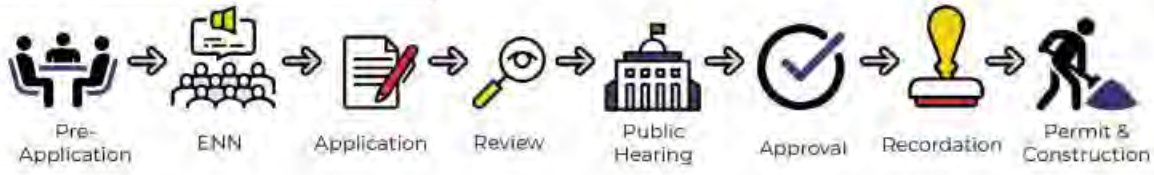
d. *At the time of development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall comply with the most currently adopted International Fire Code.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

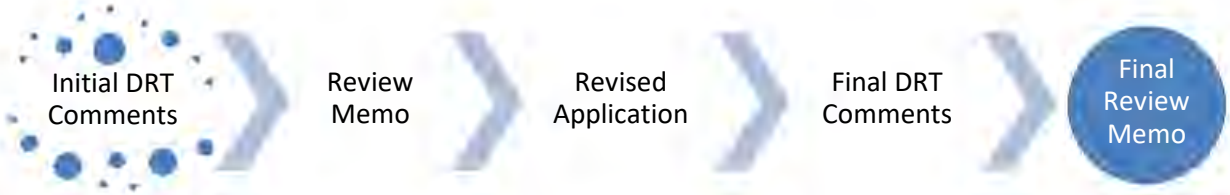
1. Notes on revised plans sheet C2 verify compliance with IFC 2021, Section 903, and Aerial Apparatus access road from 2 points of access to building.

Explanation of Conditions or Corrections (if needed):

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

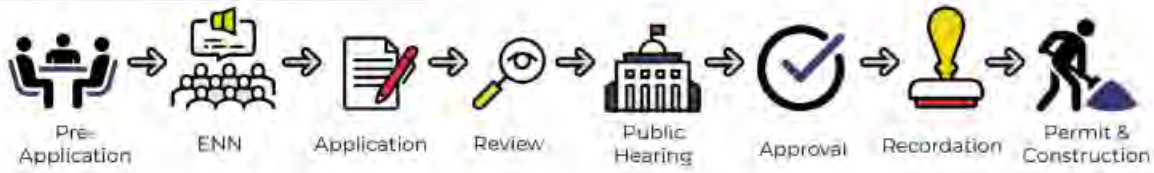


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/18/2025

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case # 2025-11028/11029/11030

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Prior to Building Permit Approval	
2. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to approval of Development Plan	
3. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	
4. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
5. Each lot shall be served by a separate City water service.	At the time of development	

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.	Prior to Water Plan Approval	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Form Updated: April 2024

(see following pages for notes required)

City of Santa Fe, New Mexico

Attachment B
Maps and Photos

1. Aerial View
2. Existing Conditions Photos
3. Current Zoning Map
4. Future Land Use Map

Aerial View

The property is at the intersection of Rufina St and Rufina Cir E, nearby the Cerrillos Rd and Siler Rd intersection. It is the site of a former greenhouse and nursery, totaling approximately 4.27-acres.



Existing Conditions



Photo standing on the property looking east at the existing greenhouses where the main facility is proposed.



Photo in same spot as previous, but facing west toward the current and proposed parking area.



Looking north into forested parts of lot.



Looking towards north side of property at manmade 30% or greater slopes.



Existing walkways on site.



Forested area on north side of property.



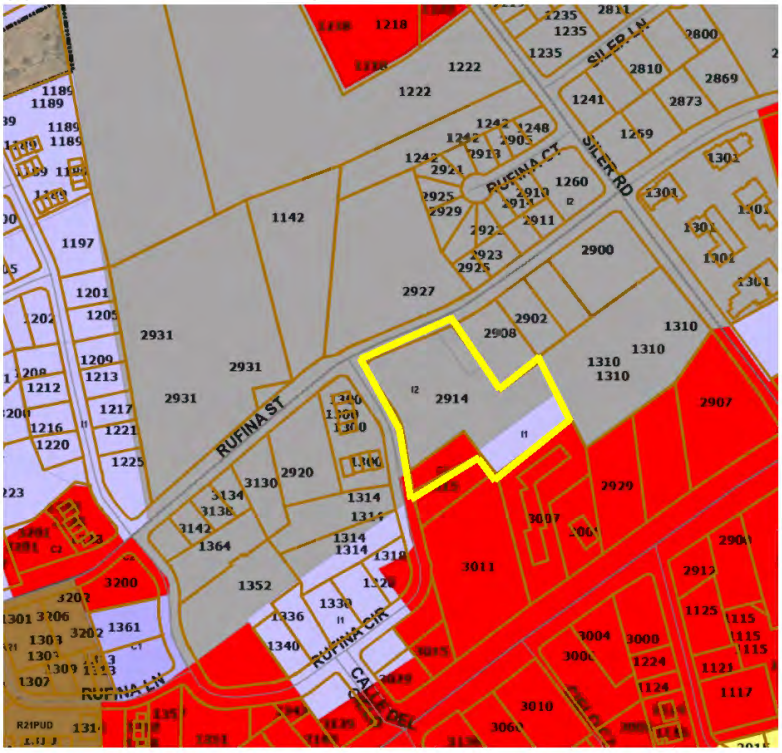
Current site access off Rufina St that is planned to be used for the caretakers residence.



Area planned to be used for parking.

Current Zoning Map

2904 Rufina is currently zoned I-1 (Light Industrial), I-2 (general Industrial), and C-2 (General Commercial. The application includes a request to rezone Lot 3 to C-2.



Future Land Use Map

The Future Land Use Map (FLUM) designates the parcels as “Industrial” (Gray) and “Business Park” (Purple). The applicant requests to change Lot 3’s designation to “Community Commercial” (Red) in order to support the rezone and master plan proposed.



City of Santa Fe, New Mexico

Attachment C
Applicant Submittals

1. Applications, Authorization Letter, Letter of Application, and Statements Addressing Approval Criteria, Lot Consolidation Letter

(date stamp)

GENERAL PLAN AMENDMENT APPLICATION

Parcel Information

Project Name: Girls Inc of Santa Fe (Lot 3 + Lot 2A)

Address: 2904 Rufina Street

Property Size: 4.27 acres

Current Use of Land: Nursery

Proposed Use of Land: Commercial: Youth Center Facility

Does an annexation application accompany this application? YES ☐ NO ☑

Does a rezoning application accompany this application? YES ☑ NO ☐

Early Neighborhood Notice (ENN) meeting date: 7/23/2025

Preapplication Conference Date: 12/12/2024

Property Owner Information

Name: Girls Inc of Santa Fe
First *Last*

Address: 301 Hillside Avenue
Street Address *Suite/Unit #*

Santa Fe NM 87501
City *State* *ZIP Code*

Phone: 505-982-2042 E-mail Address: kbrown@girlsincofsantafe.org

Applicant/Agent Information (if different from owner)

Company Name: JenkinsGavin, Inc.

Name: Jennifer Jenkins
First *Last*

Address: 130 Grant Avenue 101
Street Address *Suite/Unit #*

Santa Fe NM 87501
City *State* *ZIP Code*

Phone: ( ) 820-7444 E-mail Address: jennifer@jenkinsgavin.com

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize See attached letter. to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

Submittal Checklist (Requirements found in Section 14-3.2 SFCC 1987)

☐ *Six (6) 24"x36" plan sets and one (1) CD are required. Please include the following:*

☒	Letter of Application (intent, location, acreage)	☒	Statement addressing approval criteria	☒	Legal Lot of Record, Legal Description	☒	Development Plan (as defined by Section 14-3.8 SFCC 1987, if applicable)	☐	Proof of Compliance with Conditions of Annexation Approval (if applicable)
☐	Letter of Water and Sewer Availability	☐		☐		☐		☐	

General Plan Amendment Approval Criteria (Section 14-3.2(E) SFCC 1987)

(1) Criteria for All Amendments to the General Plan

The planning commission and the governing body shall review all general plan amendment proposals on the basis of the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan:

(a) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;
(b) consistency with other parts of the general plan;
(c) the amendment does not:
  (i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or
  (ii) affect an area of less than two acres, except when adjusting boundaries between districts; or
  (iii) benefit one or few landowners at the expense of the surrounding landowners or the general public;
(d) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;
(e) compliance with the extraterritorial zoning ordinances and extraterritorial plans;
(f) contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and
(g) consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.

(2) Additional Criteria for Amendments to Land Use Policies

In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:

(a) the growth and economic projections contained within the general plan are erroneous or have changed;
(b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or
(c) conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and annexation requirements.

Signature: Jennifer Jenkins Date: _____

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After you application has been reviewed by City staff, you will be contacted by us regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Thank you, and feel free to contact the Land Use Department staff at (505) 955-6585 with any questions.

(date stamp)

REZONING APPLICATION 14-3.5

Parcel Information

Project Name: ~~Girls Inc of Santa Fe (Lot 3)~~ Homewise - South Meadows Property Size: ~~3.877 acres~~ 19.54 acres

Address: ~~2904 Rufina Street~~ 3600 and 3740 South Meadows Road - TRACT 4 (per proposed Lot Line Adjustment Plat)

Current Zoning: ~~Light Industrial (L1) + General Industrial (L2)~~ R-1 Proposed Zoning: ~~(C-2) General Commercial~~ R-6 (Tract 4, 19.54 acres)

Does a Development Plan application accompany this application? YES ☐ NO ☑

Preapplication Conference Date: ~~8/12/2021~~ Sept. 2, 2021 UPC Code Number: ~~1051097210110000000~~ 1-048-096-450-107 &

Early Neighborhood Notice (ENN) meeting date: ~~7/23/2021~~ Sept. 22 and Oct. 14, 2021 1-048-096-475-035

Property Owner Information

Name: ~~Girls Inc of Santa Fe~~ Homewise, Inc.
First *Last*

Address: ~~3011 Siringo Drive~~ 1301 Siler Road, Bldg D
Street Address *Suite/Unit #*

~~Santa Fe~~ Santa Fe ~~NM~~ NM ~~87501~~ 87507
City *State* *ZIP Code*

Phone: 505-982-2042 E-mail Address: kbrown@girlsincofsantafe.org

Applicant/Agent Information (if different from owner)

Company Name: JenkinsGavin Inc

Name: Angelica Wolff
First *Last*

Address: 130 Grant Ave Suite 101
Street Address *Suite/Unit #*

Santa Fe NM 87501
City *State* *ZIP Code*

Phone: 505-820-7444 E-mail Address: angelica@jenkinsgavin.com / jennifer@jenkinsgavin.com

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize See attached authorization letter to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, we will contact you regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Please contact the Land Use Department staff at (505) 955-6585 with any questions.

Submittal Checklist (Requirements found in Section 14-3.5 SFCC 1987)

Six (6) 24"x36" or 11"x17" scalable plan sets and 1 CD with a PDF copy are required. Submittal requirements may vary based on the individual application and the requested zoning district. The City reserves the right to request additional information at any time during the review process. See Section 14-4 and 14-5 SFCC 1987 for rezoning regulations related to specific zones. Please include the following and check box to indicate submittal:

☑	Letter of Application (intent, location, acreage)	☑	Narrative addressing approval criteria (see below)	☑	Legal Lot of Record, Legal Description	☐	Development Plan (see Section 14-3.8 SFCC 1987)	☐	Landscape, Parking and Lighting Plan, Signage Specifications
☐	Terrain Management Plans (as required by Section 14-8.2 SFCC 1987)	☑	Traffic Impact Analysis (if required)	☐	Archaeological Clearance (if applicable)	☐	Sewer and Water Plan (including profiles and details), letter of availability (if applicable)	☐	Phasing Plan (if applicable)

Rezoning Approval Criteria, Sections 14-3.5(C) and (D) SFCC 1987

(C) Approval Criteria

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) one or more of the following conditions exist:
  (i) there was a mistake in the original zoning;
  (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or
  (iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

(b) all the rezoning requirements of Chapter 14 have been met;

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

(e) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

(D) Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

(2) If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning requirements.

Signature: Angelica Wolff Date: 8/11/2025 November 22, 2021

(date stamp)

MASTER PLAN APPLICATION

Parcel Information

Project Name: Girls Inc of Santa Fe (Lot 3 + Lot 2A)

Address: 2904 Rufina Street

Property Size: 4.27 acres

Current Use of Land: Nursery

Proposed Use of Land: Commercial: Youth Center Facility

Does a Rezoning application accompany this application? YES ☑ NO ☐

Are any variances required? YES ☐ NO ☑

Preapplication Conference Date: 12/12/2024

Early Neighborhood Notice (ENN) meeting date: 7/23/2025

Zoning: Current: Light Industrial / General Industrial
Proposed: C-2 General Commercial

Property Owner Information

Name: Girls Inc of Santa Fe
First *Last*

Address: 301 Hillside Avenue
Street Address *Suite/Unit #*

Santa Fe NM 87501
City *State* *ZIP Code*

Phone: 505-982-2042 E-mail Address: kbrown@girlsincofsantafe.org

Applicant/Agent Information (if different from owner)

Company Name: JenkinsGavin, Inc.

Name: Angelica Wolff
First *Last*

Address: 130 Grant Avenue Suite 101
Street Address *Suite/Unit #*

Santa Fe NM 87501
City *State* *ZIP Code*

Phone: (505) 820-7444 E-mail Address: angelica@jenkinsgavin.com / jennifer@jenkinsgavin.com

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize *<<See attached notarized owner authorization.>>* to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

Submittal Checklist (Requirements found in Section 14-3.8 SFCC 1987)

☐ *Six (6) 24"x36" plan sets and one (1) CD are required. Please include the following:*

☒	Letter of Application (intent, location, acreage)	☒	Statement addressing approval criteria	☒	Legal Lot of Record, Legal Description	☒	Los Prados Master Plan Set	☐	
☒	Archaeological Clearance (if applicable)	☒	Traffic Impact Analysis (if required)	☒	Proof of Compliance with Conditions of Annexation Approval (if applicable)	☒	Sewer and Water Plan (including profiles and details)	☐	
☐									

Master Plan Submittal Requirements, as defined by Section 14-3.9(C) SFCC 1987:

Applicants for developments that require master plans under this section shall submit plans and other documentation as required by the land use director that show compliance with the applicable provisions of the Santa Fe City Code as provided in Section 14-3.1(C) (Form of Application), including plans that show:

(a) existing conditions on the site and within the vicinity;
(b) proposed modifications to the site, including the locations of existing and new structures, grading, landscaping, lighting, pedestrian and vehicular circulation, parking and loading facilities;
(c) proposed changes to the zoning of land within the master plan area and the types, extent and intensity of land uses that are proposed;
(d) the proposed boundaries of tracts comprising the various land use areas and development phases;
(e) proposed modifications to the infrastructure serving the site, including locations of utilities and public and private streets and driveways and traffic control measures;
(f) the phases of development, if applicable;
(g) if public or private infrastructure is proposed to be constructed in phases, a plan for the timing, financing and responsibility for infrastructure construction;
(h) a development water budget as required by Section 14-8.13;
(i) for master plans involving five or more acres of land, the land use director may require an analysis of the fiscal impact to the city of providing utility and other municipal services to the area.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: Angelica Wolff Date: 8/11/2025

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, you will be contacted by us regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Thank you, and feel free to contact the [Type text] Department staff at (505) 955-6585 with any questions.

Revised 12-11-12

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

RE: 2914 Rufina St. & Tract 2A, Lot 2-2

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Girls Inc. Santa Fe

By: Kim Brown
Kim Brown, CEO

5 Dec 2024
Date

ACKNOWLEDGMENT

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 5 day of December, 2024

Olivia M. Garcia
Notary Public

May 12, 2028
My Commission Expires

STATE OF NEW MEXICO
NOTARY PUBLIC
OLIVIA M GARCIA
Commission # 1064011
My Comm. Exp. May 12, 2028

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

August 11, 2025

Alexa Hempel, Senior Planner
Current Planning Division
City of Santa Fe Land Use Department
200 Lincoln Ave.
Santa Fe, NM 87501

RE: Letter of Application
Girls Inc. of Santa Fe
General Plan Amendments, Rezone & Master Plan

Dear Alexa:

This letter is respectfully submitted on behalf of Girls Inc. of Santa Fe (the "Applicant") in application for a General Plan Amendment, Rezone and Master Plan of the property located at 2904 Rufina Street, comprising two parcels – Lot 3, Parcel #18206951,00000000 and Tract 2A, Lot 2 ("Lot 2"), Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial). This submittal includes the following requests:

1. General Plan Amendment to change the designations of Lot 3 from Industrial and Business Park to Community Commercial
2. Rezone of Lot 3 from I-1(Light Industrial) and I-2 (General Industrial) to C-2 (General Commercial)
3. Master Plan of Lots 2 and 3 for a 55,478-square foot Girls Inc. Youth Center

These applications will establish zoning conformity between the two subject parcels, allowing them to be consolidated as part of the overall development of the property.

Girls Inc. of Santa Fe

For more than 70 years, Girls Inc. of Santa Fe (GISF), a non-profit corporation, has been a beacon of empowerment for young people in the community. While inspiring all girls to be Strong, Smart, and Bold through programs that promote healthy living, academic enrichment, and life skills development, GISF equips girls with the tools and support they need to succeed in life.

GISF provides quality out-of-school time programs in a safe, nurturing environment that meets the needs of working parents. Additionally, GISF engages in advocacy efforts to address issues like bullying, sexual harassment, mental health support, and reproductive justice - all of which are essential to empowering girls and creating a more equitable future. GISF works closely with

the Santa Fe Public Schools, Santa Fe Indian School, and other community partners to provide this comprehensive support.

GISF's current home - the historic Hurley House on Hillside Ave., is bursting at the seams, with limited space and functionality to support the broad range of educational, recreational, and mentorship activities provided. The facility can no longer meet the growing demand for services, the building is not ADA-accessible, and its aging infrastructure requires constant maintenance. Additionally, the facility's location in north Santa Fe poses difficulties for families on the southside with limited transportation options. These challenges limit inclusivity and prevent GISF from reaching all community members. GISF is poised to address the urgent and growing needs of girls in our community and an additional facility is essential to meet the increasing demand for services and expand their impact within the City of Santa Fe.

Project Description

The 4.27-acre property, located at the corner of Rufina Street and Rufina Circle, is the site of a former nursery. This segment of Rufina Street is at the heart of the Siler-Rufina Nexus, a diverse, mixed-use neighborhood that is home to Meow Wolf, several non-profit institutions, a variety of housing, light manufacturing/maker spaces, and offices. This central location is proximate to the families and schools that GISF serves, creating convenience for parents and a more inclusive program for the community. The proposed Master Plan addresses the potential future development of a new 55,478-square foot Girls Inc. youth center, including outdoor recreational areas and a small retail/food service space to provide entrepreneurial training for teenage girls. The program includes a two and three-story building housing classrooms, a gymnasium, gathering space, and administrative offices. Over 2.7 acres of open space will be established, densely vegetated due to the previous nursery use, providing outdoor recreational and educational opportunities. The open space will consist of lush gardens, shade and fruit trees, a play field, greenhouse, chicken coop, pavilion, and connected pathways throughout the site.

General Plan Amendment

Lot 3 has two Future Land Use designations – Industrial and Business Park. An amendment to the Future Land Use Map is requested to designate the entire parcel Community Commercial, in support of the request to rezone the property to C-2. Responses to the approval criteria in SFCC §14-3.2(E)(1) are below.

(a) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure ;

Applicant Response: Economic development goals are upheld by the provision of quality childcare programs that support working parents. The 2004 report, *Cultivating Santa Fe's Future Economy*, by Angelou Economics, recognizes the important role of quality of life in economic development. In Strategy Four: Economic Development, the report states, *"The most successful economic development regions in the U.S. also contain very high quality-of-life amenities. Quality of life encompasses many attributes, including healthcare, safety, parks and recreation,*

arts and culture, and environmental cleanliness. A quality environment plays a large part in the choice of young, skilled professionals in deciding where to locate. It also plays a significant role in retaining good citizens." The GISF program is a quality-of-life amenity serving the Santa Fe community and young families, enhancing the attractiveness of Santa Fe for existing residents and newcomers, alike. In addition, GISF will employ approximately 45 staff persons. The new facility will serve the growing southwest part of town, home to a majority of Santa Fe's families. Lastly, the site has existing access via two public rights-of-way and is currently served by public utility infrastructure.

(b) consistency with other parts of the general plan ;

Applicant Response: This General Plan Amendment conforms to the following General Plan Themes and Policies:

Themes

1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

(c) the amendment does not:

(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or

Applicant Response: The proposed youth center is consistent with the character of the diverse Siler-Rufina neighborhood, which is home to several non-profit community organizations, including The Food Depot, Kitchen Angels, and Homewise.

(ii) affect an area of less than two acres, except when adjusting boundaries between districts;

Applicant Response: The subject parcel comprises 3.87 acres. Nevertheless, the property is adjacent to the Community Commercial designation along its south boundary.

(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;

Applicant Response: Contrary to harming surrounding landowners or the general public, this General Plan Amendment, and the new GISF youth center it will enable, provides numerous benefits. The redevelopment of the vacant site with a new, modern facility, inclusive of 2.7 acres of open space, will revitalize the property and beautify the neighborhood. Furthermore, GISF is an important community service

organization that mentors school-age girls with dynamic after school and summer programs.

(d) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;

Applicant Response: This General Plan Amendment promotes the general welfare, because it will enable the construction of a new GISF youth center, offering after school and summer programs for school-age girls and much-needed support for working parents.

(e) compliance with extraterritorial zoning ordinances and extraterritorial plans;

Applicant Response: N/A

(f) contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development ;

Applicant Response: Redevelopment of this infill site provides for efficient and economic development, leveraging existing infrastructure, and supporting the harmonious development of Santa Fe. This request not only supports the general welfare of the community, but is the sole motivation for this effort.

(g) consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.

Applicant Response: The *City of Santa Fe Land Use and Urban Design Plan* recognizes the Siler Neighborhood as a Mixed-Use Corridor, stating, "Development and redevelopment along these corridors should be encouraged to provide greater density of commercial uses…". Furthermore, the Plan encourages the re–use of blighted or failing buildings and businesses. The redevelopment of a former, dilapidated nursery on an infill site in the Siler Neighborhood thoroughly aligns with these objectives. Furthermore, the City of Santa Fe Economic Development Department branded the subject neighborhood as the *Siler-Rufina Nexus* in a recent report issued to spur investment in the City's Opportunity Zones. In keeping with this effort, the proposed GISF facility is a significant investment in the neighborhood, increasing job opportunities and redeveloping a deteriorated site.

Rezone Request

Lot 3 is zoned I-1 (Light Industrial) and I-2 (General Industrial), and we are requesting to rezone the parcel to C-2 (General Commercial) to create uniformity with Lot 2, which is currently zoned C-2. Responses to the rezoning approval criteria in SFCC §14-3.5(C) and (D) are detailed below.

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete

findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) *One or more of the following conditions exist:*

(i) there was a mistake in the original zoning. N/A

(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning.

Applicant Response: This area has evolved over the years into a diverse, mixed-use neighborhood of recreational uses, non-profit institutions, a mix of housing types, and various commercial enterprises. The rezone will support the construction of the proposed GISF facility, which aligns well with this current pattern of development.

(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans.

Applicant Response: Rezoning the property to C-2 is more advantageous to the community. A vacant site falling into disrepair creates no community benefit. Redevelopment of this infill site vitalizes the neighborhood and supports the provision of critical community services. Furthermore, the rezone request aligns with the Themes and Policies of the General Plan, as summarized below:

Themes

1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

(b) *all the rezoning requirements of Chapter 14 have been met.*

Applicant Response: All the rezoning requirements of Chapter 14 have been met. A Pre-Application Conference was conducted with the Development Review Team on December 12, 2024, and the Early Neighborhood Notification Meeting was held on July 23, 2025.

(c) *the rezoning is consistent with the applicable policies of the general plan, including the future land use map.*

Applicant Response: A Request to amend the General Plan Future Land Use Map to Community Commercial accompanies this rezone application, which aligns with the requested C-2 zoning. Furthermore, the project conforms to the General Plan as outlined below:

Themes

1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

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3-G-3 There shall be infill development at densities that support the construction of … a designated mix of land uses that provide an adequate balance of service retail and employment opportunities…". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality

of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

(d) *the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city.*

Applicant Response: General Plan Figure 4-4, Urban Sub-Areas, designates the subject property and surrounding area as an "Infill Area." The Growth Management Chapter of the General Plan specifically calls for prioritization of infill development in Santa Fe in order to maximize the efficient use of public infrastructure, while meeting the demand for urban land for development and directing new growth towards the historic core of the city rather than on the undeveloped fringes. The proposed infill project is in alignment with these strategic directives and is responsive to community needs for public services and community engagement in this area of the City. General Plan Section 4.1 states, *"In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows" to help "create efficient use of already existing roads and utilities, help ensure cost-efficient public transit, and provide the type of housing that will be in demand…"*.

(e) *the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.*

Applicant Response: The subject property is served by existing roadways and public water and sewer infrastructure. Since the program includes the development of over 2.7 acres of outdoor recreational space, the GISF facility will not affect the capacity of area parks.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

Applicant Response: The proposed youth center is consistent with the character of the diverse Siler-Rufina neighborhood, which is home to several non-profit community organizations, including The Food Depot, Kitchen Angels, and Homewise.

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

Applicant Response. The subject parcel is 3.87 acres.

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

Applicant Response: Contrary to harming surrounding landowners or the general public, this rezone, and the new GISF youth center it will enable, provides numerous benefits. The redevelopment of the vacant site with a new, modern facility, inclusive of 2.7 acres of open space, will revitalize the property and beautify the neighborhood. Furthermore, GISF is an important community service organization that mentors school-age girls with dynamic after school and summer programs.

SFCC §14-3.5 (D): Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

Applicant Response: The property is currently served by existing public roadway and utility infrastructure. The Applicant is prepared to construct any necessary infrastructure upgrades at the time of property development, and these improvements will be documented in the approved development plans.

(2) If the proposed rezoning creates a need for additional streets , sidewalks or curbs necessitated by and attributable to the new development , the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

Applicant Response: The Traffic Impact Analysis identifies the need for a southbound left-turn lane on Rufina Circle serving the north access drive. No other off-site improvements are warranted.

Master Plan

A Master Plan is submitted with this application addressing the conceptual development program for a proposed youth facility for Girls Inc. of Santa Fe. The 55,478-square foot facility will be surrounded by lush gardens, trees, walking trails, and kid-friendly activities. A single main building is proposed with a combination of two and three stories. Additional structures include an outdoor pavilion, a small commercial teen enterprise space, a sport court, and a caretaker's residence. In keeping with the previous nursery use and working to preserve as many significant trees as possible, the building is sited in the back southeast corner, with the garden/open space occupying areas to the north/northwest, providing a buffer from the adjacent roadways.

Access and Traffic. The project has two proposed points of access via Rufina Circle, with a third access on Rufina St. to serve the caretaker's residence. Per the attached Traffic Impact Analysis, a southbound left-turn land serving the north access drive is warranted. There is adequate existing right-of-way to accommodate the proposed turn lane.

Parking. SFCC Table 14-8.6-1, Parking and Loading Requirements, does not include "youth center" as a land use category. Therefore, parking is provided in accordance with the needs of the proposed facility as outlined below:

Peak Daily Staff Demand	45 spaces
Facility Vehicles	5 spaces
Guests/Overflow	18 spaces
Total Required Parking	*68 spaces*
Total Provided Parking	**68 spaces**

Utilities

Water. The property is served by an existing 2-inch service line connected to the 6-inch main in Rufina Circle. The existing 5/8-inch water meter will be replaced with a new double 1-inch meter. In addition, a new 6-inch public fire line will be extended into the property from the same existing main, terminating in a new fire hydrant adjacent to the building.

Sewer. An existing 8-inch public sewer line within a 10-foot utility easement extends across the property from Rufina St. to the south boundary. A new 6-inch service connection will be installed to serve the main building and 4-inch service lines will serve the outdoor pavilion and the teen enterprise/commercial structure.

Terrain Management. The site slopes gently from the southeast to northwest. A series of decentralized stormwater detention ponds are proposed, with the most significant storage occurring at the north end of the site. The ponding will be incorporated into the landscaping to maximize passive stormwater harvesting/irrigation. Please refer to the attached Conceptual Terrain Management Plan for more information.

Landscaping. The Preliminary Landscaping Plan includes preservation of as many existing trees as is feasible, while enhancing the space with a palette of new deciduous trees, evergreens, and shrubs. Additional improvements include street trees along Rufina St. and Rufina Circle and walking paths throughout the open space. Please refer to the Preliminary Landscaping Plan for further details.

Master Plan Approval Criteria

The Master Plan approval criteria in §14-3.9(D) are addressed below:

(a) The master plan is consistent with the general plan;

Applicant Response: The proposed Master Plan aligns with various Themes and Polices in the General Plan, as summarized below.

1.7.2 Quality of Life. GISF provides an important community service, offering after-school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

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Policies

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through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that "enhance the quality of life" for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

(b) *The master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;*

Applicant Response: The C-2 zoning district is a robust mixed-use zoning category that supports both commercial uses and residential development at higher densities. The proposed GISF youth center is a permissible use in the C-2 district and an appropriate commercial development in the Siler-Rufina neighborhood. Furthermore, the Master Plan demonstrates compliance with C-2 development standards with respect to height, lot coverage, open space, terrain management, and landscaping.

(c) *Development of the master plan area will contribute to the coordinated and efficient development of the community; and*

Applicant Response: The Master Plan includes provisions for pedestrian and vehicular connectivity to the surrounding area, as called for in the General Plan. In addition, the subject property makes efficient use of existing infrastructure as an infill site – a value repeatedly emphasized in the General Plan.

(d) *The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.*

Applicant Response: The existing roadway and utility infrastructure are adequate to serve the project. The Traffic Impact Analysis (TIA) demonstrates that the roadway network has the capacity for the proposed development, with the inclusion of a new left-turn lane serving the north access drive on Rufina Circle.

Archaeology

The subject parcel is located in the Suburban Archaeological Review District. As the property is less than 10 acres, an archaeological survey is not required.

Water Budget

A Preliminary Water Budget is submitted herewith for reference. The water usage for the proposed facility is based upon the usage at the existing GISF Hillside location. The gallons per square foot of current usage is then extrapolated based on the proposed square footage of the new

facility. In addition, since the project is the redevelopment of a former nursery, historic water usage is credited per the provisions of SFCC §14-8.13(E)(1).

Early Neighborhood Notification

The Early Neighborhood Notification Meetings were held on January 23, 2025. City staff, Applicant, consultants, and a member of the press were in attendance. Please refer to the attached meeting notes for details.

In support of this request, the following documentation is submitted herewith for your reference:

1. Master Plan Application
2. Rezone Application
3. General Plan Amendment Application
4. Agent Authorization Letter
5. Warranty Deed
6. Legal Lot of Record
7. Utility Service Application
8. Preliminary Water Budget
9. ENN Meeting Notes
10. Traffic Impact Analysis
11. Master Plan Submittal Set

The Development Review Fees are calculated as follows:

General Plan Amendment	$1,000.00
Rezone	$1,000.00
Master Plan:	$ 500.00
TOTAL	**- $2,500.00**

Please contact me should you have any questions or require additional information.

Thank you for your consideration.

Sincerely,



Jennifer Jenkins, Principal

girls inc.

of Santa Fe

Inspiring all girls to be strong, smart, and bold.

Girls Inc. of Santa Fe
301 Hillside Avenue
Santa Fe, NM 87501
(505) 982-2042
Girlsincofsantafe.org

Board of Directors
Connie Burke, *Board Chair*
Mary Kushnir, *Vice Chair*
Alina Catanach, *Treasurer*
Diane Ramsey, *Secretary*
Markeeta McNatt Brown
Linda DeWolf
Glynis Dohn
Haley Jenkins
Suzanne Kern
Ellen Marshall
Sylvie Obledo
Jenna Gruhala Oltersdorf
Erica Ortiz-Berke
Doris Page
Linda Pak
Barbara Seeley
Sherry Snyder
Renee Stevens
Phyllis Subin
Katie Thompson
David Valdo

Staff
Kim Brown,
Chief Executive Officer

Carolyn Chambers,
Chief Finance & HR Officer

Madonna Hernandez,
Chief Program Officer

Adrienne Murray,
Chief Storyteller

Araseli Varela,
Chief Connector

Virginia Williams,
Chief Philanthropy Officer

September 26, 2025

Alexa Hempel, Senior Planner
Current Planning Division
City of Santa Fe
200 Lincoln Ave.
Santa Fe NM 87501

RE: Girls Inc of Santa Fe
Lot Consolidation of Lot 3 and Lot 2A-2

Dear Alexa:

This letter is respectfully submitted on behalf of Girls Inc. of Santa Fe (the "Applicant") as part of the application for a General Plan Amendment, Rezone and Master Plan of the property located at 2904 Rufina Street, comprising two parcels – Lot 3, Parcel #18206951,00000000 and Tract 2A, Lot 2 ("Lot 2"), Parcel #99309296.

While Lot 3 and Lot 2-2 are currently separate parcels with different zoning, following approval of the General Plan Amendment, Rezone and Master Plan applications, we plan to consolidate these parcels and will submit a Lot Consolidation Plat with the Development Plan application.

In lieu of the current Condition of Approval stating, "Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity, we request an amended Condition of Approval stating, "Applicant shall consolidate Lots 3 and 2-2 concurrent with Development Plan review **or** place appropriate easements between Lots 3 and 2-2 in perpetuity concurrent with Development Plan review.

Respectfully,

Kim Brown

Kim Brown, Executive Director
Girls Inc. of Santa Fe

ACKNOWLEDGMENT

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 26 day of September, 2025 by Kim Brown.

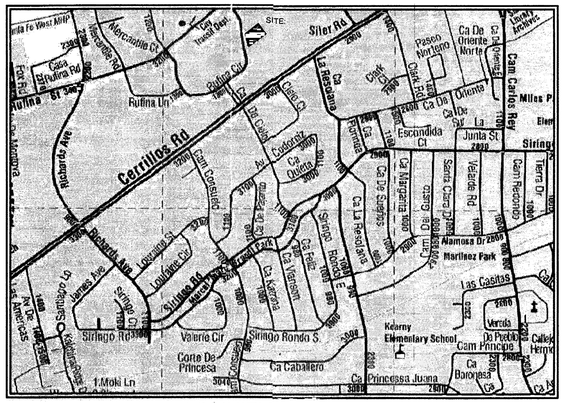
Olivia M. Garcia My commission expires 5/12/2028
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
OLIVIA M GARCIA
Commission # 1084011
My Comm. Exp. May 12, 2028

City of Santa Fe, New Mexico

Attachment C
Applicant Submittals

2. Legal Lots of Record


SITE
Cerrillos Rd
Rufina Cir
Rufina Ln
Siler Rd
Ca La Resolana
Ca De Oriente
Ca De Oriente Norte
Paseo Norteno
Cam Carlos Rey
Miles P
Siringo Rd
Escondida Cl
Junta St
Cam Consuelo
Ca Quieta
Ca Del Sierra
Ca Margarita
Santa Clara Dr
Verde Rd
Cam Rincon
Tierra Dr
Alamosa Dr
Martinez Park
Las Casitas
Ca Verde
Ca Feliz
Ca Mariposa
Ca Mercado
Ca Mercado Norte
Ca Lucero
Ca Rosa
Ca Rosa Norte
Ca Del Rosario
Ricardo Ave
Lorenzo St
Lorenzo Cir
Rufina Rd
Santiago Ln
Santiago Cir
Siringo Rd S
Siringo Ronda S
Valerie Cir
Corte De Princesa
Ca Caballero
Ca Princesa Juana
Kearny Elementary School
Cam Princesa
Ca Baronesa
Ca De Pueblos
Calle Henry
Ca Jo
Ca Ju
Ca Ma
Ca Ma
Ca Ma

Lot Line Adjustment of LOT 3 & LOT 4

(formerly Tract 2A, Lot 1 & Tract A-1)

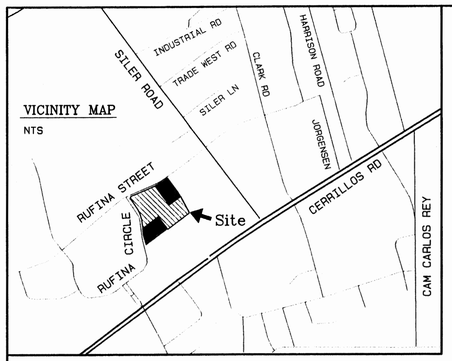
and Boundary Survey of

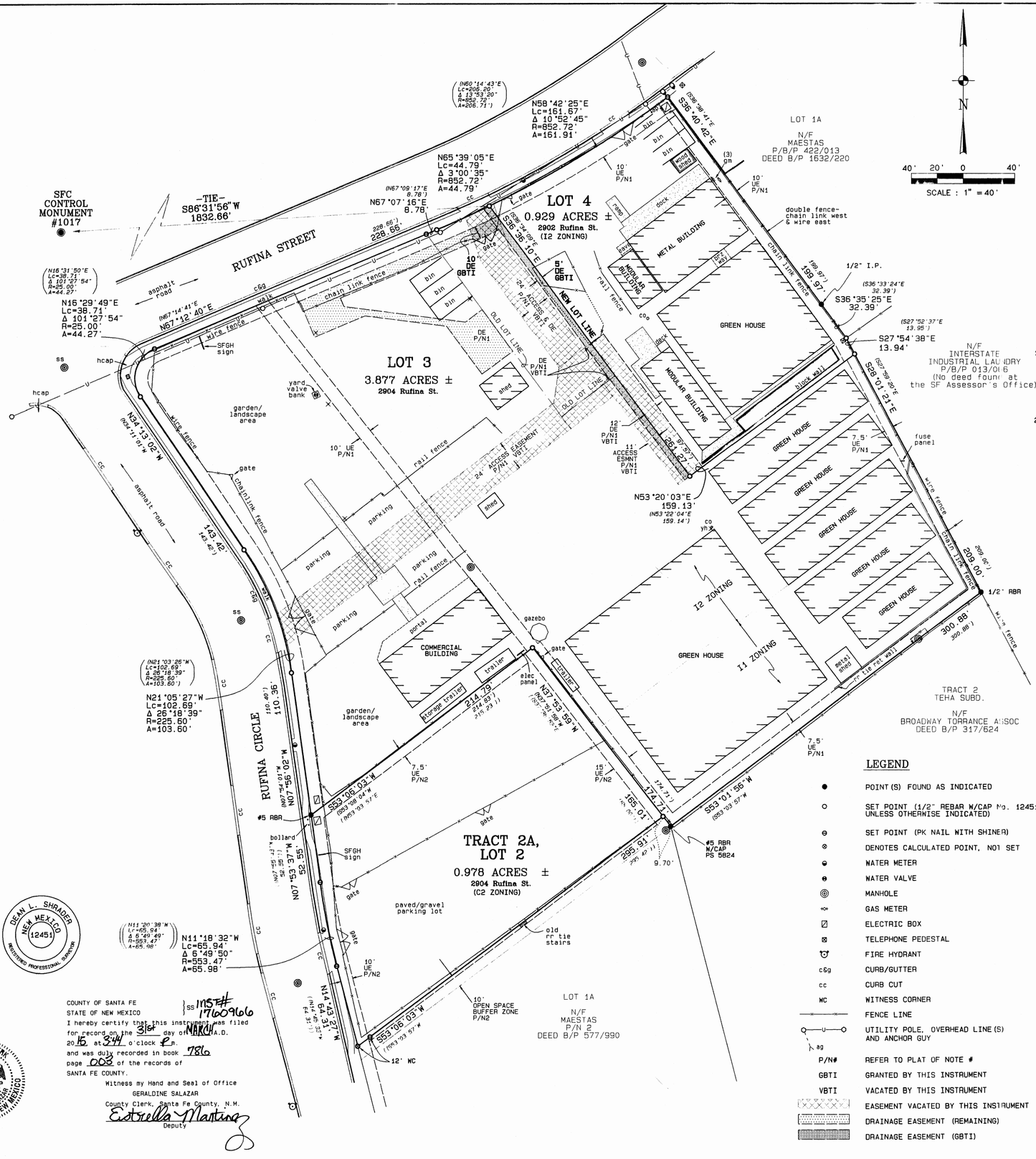
TRACT 2A, LOT 2

LYING & BEING SITUATE WITHIN
SECTION 33, T 17 N, R 9 E, NMPM
2902 & 2904 Rufina Street
CITY AND COUNTY OF SANTA FE, NEW MEXICO

LOT 3 CONTAINING 3.877 ACRES ±
LOT 4 CONTAINING 0.929 ACRES ±
TRACT 2A, LOT 2 CONTAINING 0.978 ACRES

786003





CITY OF SANTA FE NOTES & CONDITIONS

RECORDING OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL BY THE CITY OF SANTA FE OF ANY ENCROACHMENTS INTO PRIVATE PROPERTIES SHOWN, IF ANY.

EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE.

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

LOT 4 IS ZONED I2,
TRACT 2A, LOT 2 IS ZONED C2
A PORTION OF LOT 3 LIES WITHIN ZONE I2, THE REMAINING OF LOT 3 LIES WITHIN ZONE I1, AS SHOWN.

NOTES

1) REFER TO A "PLAT OF BOUNDARY SURVEY SHOWING LOT LINE ADJUSTMENT . . PREPARED BY ALLAN S. CURTIS, PS 13605, IN NOVEMBER OF 2000. RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER DOCUMENT NO. 1140,797 IN PLAT BOOK 463, PAGE 047 ON 1/2/2001. DATA SHOWN IN SINGLE ( ) PARENTHESIS FROM SAID DOCUMENT.

   BASIS OF BEARINGS TAKEN FROM GPS OBSERVATION; NGS 84.

2) REFER TO A "REPLAT OF TRACT 1 OF KIVA CENTER EAST AND EAST PORTION OF TRACT 2A, LOT 2 KIVA CENTER EAST . . ." PREPARED BY ROBERT BENAVIDES, PS 5824, ON 12-15-2005, RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER DOCUMENT #1371005 ON MARCH 16, 2005 IN PLAT BOOK 583, PAGE 006. DATA SHOWN IN DOUBLE (( )) PARENTHESIS FROM SAID DOCUMENT.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
REFER TO FEMA FIRM MAP PANEL #35049C 0411E DATED 12/04/2012.

Owners Consent/Easement Vacation

THE UNDERSIGNED OWNERS & PROPRIETORS DO HEREBY CONSENT TO THE PLATTING OF LANDS AS SHOWN HEREON. THIS LOT LINE ADJUSTMENT IS BEING MADE WITH THE FREE CONSENT OF AND IS IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED. THE 24' ACCESS EASEMENT; THE 24' ACCESS & DRAINAGE EASEMENT; THE 11' ACCESS EASEMENT AND THE 12' DRAINAGE EASEMENT ARE HEREBY VACATED AND EXTINGUISHED, AS SHOWN. A 5' DRAINAGE EASEMENT AND A 10' DRAINAGE EASEMENT ARE HEREBY GRANTED, AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

Daniel Salman 3/23/15
SALMAN ENTERPRISES, a New Mexico Limited Partnership DATE
DAVID SALMAN, GENERAL PARTNER

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

OFFICIAL SEAL
Mildred Hillstrom
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 11/13/17

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF MARCH 2015.

MY COMMISSION EXPIRES 11/13/2017

Mildred Hillstrom
NOTARY PUBLIC

City of Santa Fe Review *Case #2014-114*

Risana Zaxus 03/25/15
CITY ENGINEER FOR LAND USE DATE

3/25/15
CITY PLANNER DATE

Santa Fe County Treasurer's Office

3/31/15
X DATE

Surveyors Certificate

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES SHOWN HEREON WERE PREPARED BY ME OR UNDER MY PERSONAL DIRECTION AND ARE A TRUE AND ACCURATE REPRESENTATION OF A FIELD SURVEY WHICH WAS COMPLETED ON 3/17/2015. TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO."

DEAN L. SHRADER NEW MEXICO PROFESSIONAL SURVEYOR No. 12451

DEAN L. SHRADER NEW MEXICO 12451 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I hereby certify that this instrument was filed for record on the 31st day of MARCH A.D. 2015 at 3:44 o'clock p.m. and was duly recorded in book 786 page 008 of the records of SANTA FE COUNTY.
Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, N.M.
Estrella Martinez
Deputy
INST# 1760966

COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY NEW MEXICO

LEGEND

- POINT(S) FOUND AS INDICATED
- SET POINT (1/2" REBAR W/CAP No. 12451 UNLESS OTHERWISE INDICATED)
- SET POINT (PK NAIL WITH SHINER)
- DENOTES CALCULATED POINT, NOT SET
- WATER METER
- WATER VALVE
- MANHOLE
- GAS METER
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- c&g CURB/GUTTER
- cc CURB CUT
- WC WITNESS CORNER
- FENCE LINE
- UTILITY POLE, OVERHEAD LINE(S) AND ANCHOR GUY
- P/N# REFER TO PLAT OF NOTE #
- GBTI GRANTED BY THIS INSTRUMENT
- VBTI VACATED BY THIS INSTRUMENT
- EASEMENT VACATED BY THIS INSTRUMENT
- DRAINAGE EASEMENT (REMAINING)
- DRAINAGE EASEMENT (GBTI)

UPC #s:
1-051-097-187-094, LOT 3
1-051-097-203-136, LOT 4
1-051-097-210-110, TR 2-A LOT 2

INDEXING INFORMATION FOR COUNTY CLERK				CASE No.: 2014-
OWNER	SECTION	TWNSHP.	RANGE	LOCATION
SALMAN ENTERPRISES, a NM Limited Partnership	PROJ. S 33	T 17 N	R 9 E	2902 & 2904 Rufina St.

HIGH DESERT SURVEYING, INC
PROFESSIONAL SURVEYING
1925 ASPEN DRIVE, SUITE 401
SANTA FE, NM. 87505
PHONE: (505) 438-8094
FAX: (505) 424-1709

DWG. NAME: Lot Line Adjust Lots 3 & 4 and Endry Tr 2A, Lot 2 | 12003

Plotted: Mar 20, 2015
C:\PROJECTS\2015\12003\12003-3.pro

ST&E: #SF24-4389

SPECIAL WARRANTY DEED

STANLEY HANCOCK, LLC , a New Mexico limited liability company, for consideration paid, grants to **GIRLS INCORPORATED OF SANTA FE, INC.**, a New Mexico nonprofit corporation, whose address is **301 Hillside Ave, Santa Fe, NM 87501**, the following real property in Santa Fe County, New Mexico:

Lot 3, as shown and delineated on plat of survey titled "Boundary Survey of Lot 3 & Lot 2-2, Tract 2A, for Girls Incorporated of Santa Fe, Inc.", filed in the office of the County Clerk, Santa Fe County, New Mexico on February 21, 2025 in Plat Book 921 page 37 as Instrument No. 2053251; and

Lot 2-2 of Tract 2A, as shown and delineated on plat of survey titled "Boundary Survey of Lot 3 & Lot 2-2, Tract 2A, for Girls Incorporated of Santa Fe, Inc.", filed in the office of the County Clerk, Santa Fe County, New Mexico on February 21, 2025 in Plat Book 921 page 37 as Instrument No. 2053251;

Subject to taxes for the year 2025 and subsequent years, not yet due and payable and to those matters shown on Exhibit A attached hereto;

With **special warranty covenants.**

Witness my hand and seal this 27th day of February, 2025.

Stanley Hancock, LLC, a New Mexico Limited Liability Company

By:_____

Colin T. Cameron, Authorized Signatory

COUNTY OF SANTA FE } SPECIAL WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 3

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 28TH Day Of February, A.D., 2025 at 08:50:20 AM
And Was Duly Recorded as Instrument # 2053680
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - CFIELDS County Clerk, Santa Fe, NM

COUNTY CLERK KATHARINE E. CLARK SANTA FE COUNTY NEW MEXICO

e-Recorded 2053680 02/28/25 SFC

City of Santa Fe, New Mexico

Attachment C
Applicant Submittals

3. Utility Service Application & Water Budget

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

***Fill in all highlighted fields on this application. Applicant must sign and date application.**

Check one only:

- [x] Sewer Service Technical Evaluation Request
- [x] Water Service Technical Evaluation Request
- [ ] Agreement for Metered Service (AMS)
- [ ] Agreement to Construct and Dedicate Public Improvements (ACD)
- [ ] Annexation Application Water Budget
- [ ] Water Offset Program/Water Rights Compliance Evaluation Request

WORK ORDER # _____

Applicant Name: Girls Inc. of Santa Fe

Project Address: 2914 Rufina St.

***Required - Attach a Plat of the Property (legal lot of record and proposed development)**

Plat Filing Information: Year 2015 Book 786 Page 003 Township, Range, Section: SEC 33 T17N, R9E

Location: (check one only) Inside Corporate City Limits [x] Outside Corporate City Limits [ ]

Property Uniform Property Code: _____ Existing Well: Yes _____ No [x]

Legal Description including lot size: Tract 2A, Lot 2-2 and Lot 3 consisting of approximately 4.275 acres NMPM 2902 & 2904 Rufina St. City and County of Santa Fe, New Mexico.

Short Description of Project: Proposed Girls Inc of Santa Fe facility totaling around 40,000 sf.

Construction Start Date: Q1 2027

*RESIDENTIAL PROJECT - Complete the following

1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments) _____
2. Total number of lots approved on final plat/development plan: _____
3. Total number of homes existing or under construction: _____
4. Size of service requested: (5/8", 3/4", 1" or 2") _____

***Please fill in all categories below that apply for which water service is requested:**

--- COMPLETED BY APPLICANT --- Number of Lots or Units		*--- COMPLETED BY STAFF ---* Water Use Factors	Annual Water Demand
_____	Single Family Dwelling Unit, lot size less than 6,000 sq. ft.	.15 afy per d.u.	_____
_____	Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft	.17 afy per d.u.	_____
_____	Single Family Dwelling Unit, lot size greater than 10,890 sq. ft.	.25 afy per d.u.	_____
_____	Mobile Home (in Mobile home park)	.17 afy per d.u.	_____
_____	Accessory Dwelling Unit	.09 afy per d.u.	_____
_____	Apartment/Condominium	.16 afy per d.u.	_____
_____	Senior Complex	.12 afy per d.u.	_____
_____	**Total**		

Total Residential Water Demand _____ **AFY**

* Please see Preliminary Water Budget

*COMMERCIAL PROJECT - Complete the following

Type of Project: (i.e. Office, Retail, Mixed, etc.) Youth Facility (Girls Inc of Santa Fe)
Total gross floor area of building: 40,000 square feet
Total area of lot, tract or parcel: 3.877 acres
Automatic Fire Sprinkler System: _____ Yes _____ No
Building Construction Type: _____
Building Square Footage: _____
Site Plan Attached: _____Yes _____ No

*Please check all use categories below that are planned for the building and the gross floor areas of each use within the proposed building.

---- COMPLETED BY APPLICANT ----			---- COMPLETED BY STAFF ----	
Check Type of Use		Gross Floor Area	Water Use Factors	Annual Water Demand
Commercial				
☑	Office – Non-medical		(0.70 afy per 10,000 s.f.)	
☐	Medical Office		(0.72 afy per 10,000 s.f.)	
☐	Office – City/State		(0.58 afy per 10,000 s.f.)	
☐	Research and Development Lab		(1.18 afy per 10,000 s.f.)	
☐	Manufacturing – Goods		(0.21 afy per site)	
☐	Manufacturing – Consumables		(2.33 afy per site)	
☐	Laundromat, Commercial		(0.78 afy per machine)	
☐	Laundromat, Other		(0.22 afy per machine)	
☐	Drycleaner		(0.41 afy per site)	
☐	Plant Nursery		(0.56 afy per 10,000 s.f.)	
☐	Gyms with showers		(8.94 afy per site)	
☐	Gyms without showers		(0.77 afy per site)	
☐	Salons		(0.21 afy per site)	
☐	Pet Grooming		(0.52 afy per site)	
☐	Pet Daycare		(0.11 afy per site)	
☐	Retail, Large (Individual stores or shopping areas > 75,000 sq ft)		(0.45 afy per 10,000 s.f.)	
☐	Neighborhood Center/Medium Retail (Individual stores or shopping areas 75,000-25,000 sq ft)		(0.43 afy per 10,000 s.f.)	
☐	Retail, Small (Individual stores or shopping areas < 25,000 sq ft)		(0.06 afy per site)	
☐	Gallery		(0.60 afy per site)	
☐	Grocery Store		(1.27 afy per 10,000 s.f.)	
☐	Restaurant (full service)		(0.02 afy per seat)	
☐	Restaurant (limited service)		(1.63 afy per Site)	
☐	Gasoline Station w/ Car Wash		(6.56 afy per Site)	

☐ Gasoline Station _____ (0.88 afy per Site) _____

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

☐ Car Wash (full service) _____ (5.66 afy per Site) _____
☐ Car Wash (limited service) _____ (0.94 afy per Wash Bay) _____
☐ Auto Repair _____ (0.12 afy per site) _____
☐ Car Rental _____ (0.12 afy per site) _____

☐ Car Sales _____ (0.07 afy per 10,000 s.f.) _____

☐ Self Storage _____ (0.13 afy per site) _____

☐ Wholesale, Warehousing _____ (0.4 afy per 10,000 s.f.) _____
☐ Industrial, Manufacturing _____ (applicant estimate of water use) _____

☐ Church w/ day care or school) _____ (1.3 afy per Site) _____
☐ Church w/o day care or school) _____ (0.6 afy per Site) _____

☐ Hotel No. of rooms _____ (.13 afy per room) _____
☐ Motel No. of rooms _____ (.09 afy per room) _____

Public Services

☐ School, Elementary (0.53 afy per 100 students) _____
School, Middle or Junior High (1.68 afy per 100 students) _____
☐ School, Senior High (2.64 afy per 100 students) _____
☐ Schools, Daycare (0.85 afy per 100 kids) _____

☐ Places of Worship (0.15 afy per site) _____
With Daycare and school (0.95 afy per site) _____

☐ Parks (1.48 afy per acre) _____

☐ **Other** (not listed above) Please attach (with attachment) _____

water demand calculations and assumptions used

Total Floor Area 0 _____

Total Commercial Water Demand 0 **AFY**

Total Residential Water Demand _____ **AFY**

TOTAL PROJECT WATER DEMAND 3.71 **AFY**

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

OWNER: Homewise Inc.	***Only If Applicable**
Mailing Address: 1301 Siler Road Building D	AGENT: JenkinsGavin, Inc.
Santa Fe, NM 87505	Title: Angelica Reed, Project Assistant
	Mailing Address: 130 Grant Avenue, Ste 100
	Santa Fe, NM 87501
Phone Number:	Phone Number: 505-820-7444
Mobile Number:	Mobile Number: 505-386-6343

Information Provided By: Check one: Owner _____ Agent ✓

Signature: [signature] Date: December 3, 2024

Technical Evaluation to be Sent to: Check one: Owner _____ Agent ✓

COMMENTS: Service connections to be made with existing City Utility lines via Rufina Street and Camino Vista Aurora.

APPLICANTS, PLEASE NOTE:

- Ordinance 2008-53, prohibits new connections outside the presumptive city limits including the Agua Fria traditional historic community (AFTHC) unless specific conditions are met. Applications for service outside the presumptive city limits and AFTHC must include documentation showing these conditions are met or the application will be rejected. The documents required are shown below.
- A map of the proposed project in relation to the existing city limits and the presumptive city limits
- A detailed description of the proposed develop0ment including the type and size of proposed land uses
- The health, safety and welfare or other legal reason for the connection
- A site water budget
- Documentation from the County of Santa Fe that county water service is not available
- Documentation from the wastewater division regarding sewer availability
- A certified Santa Fe Homes Proposal as set forth in Section 14-8.11 SFCC 1987 if applicable

Girls Inc. of Santa Fe

2904 Rufina St.

Preliminary Water Budget

Existing Girls Inc. Hillside Facilty - Average Annual Water Consumption	**101,570**	**GPY**
Exisitng Facility: Hillside Drive (GFA)	**4,886**	**SF**
Exisitng Facility Annual Usage:	**20.8**	**Gal/SF**
Proposed Facility: Rufina Street (GFA) =	**55,478**	**Square Feet**
Projected Annual Water Usage (20.8 Gal/SF) =	**1,153,275**	**GPY**
	3.54	**AFY**
Landscape Irrigation =	**TBD**	**GPY**
	TBD	**AFY**
Water Budget Subtotal =	**3.54**	**AFY**
Existing Rufina Water Usage Credit =	**5.27**	**AFY**
Per SFCC §14-8.13(B)(3)		
DEVELOPMENT WATER BUDGET =	**(1.73)**	**AFY**
9.8% Contingency per SFCC §14-8.13(E)(1)=	**(0.17)**	**AFY**
TOTAL WATER DEMAND OFFSET =	**(1.90)**	**AFY**

City of Santa Fe, New Mexico

Attachment C
Applicant Submittals

4. Early Neighborhood Notification Meeting Notes and Posting

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

NOTICE OF EARLY NEIGHBORHOOD NOTIFICATION MEETING

July 8, 2025

Dear Neighbor:

This letter is being sent as notice of a neighborhood meeting to discuss pending development review applications to be submitted to the City of Santa Fe. The 4.28-acre subject property at 2904 Rufina St. comprises two parcels – Lot 3 totaling 3.877 acres and Lot 2-2 totaling 0.399 acres. Lot 3 is zoned I-1 & I-2 (Industrial), and Lot 2-2 is zoned C-2 (General Commercial). The applications will include a request to rezone Lot 3 to C-2 (General Commercial), along with amendments to the General Plan Future Land Use Map to change the Lot 3 land use designations from Industrial and Business Park to Community Commercial. In addition, a Master Plan will be submitted addressing the redevelopment of the property as a youth center for Girl's Inc. of Santa Fe. The facility will include approximately 49,000 sf of buildings and significant open space/outdoor recreation areas. Please refer to the attached Vicinity Map, Site Plan, and ENN Guidelines for more information.

In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification regulations, this is to inform you that a virtual meeting is scheduled for **July 23, 2025 at 5:30 pm.**

The meeting link is below and can be accessed on the City's website at
https://santafenm.portal.civicclerk.com/

Join Zoom Meeting
https://us02web.zoom.us/j/87370280781?pwd=mbc3ddQPerH2OnXcoIsltRgFBia68a.1

Meeting ID: 873 7028 0781; Passcode: 529568
Call-in number: (669) 444 9171

Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors before plans become too firm to respond meaningfully to community input. If you have any questions or comments, please contact Jennifer Jenkins at 505-820-7444 or jennifer@jenkinsgavin.com. Persons with disabilities in need of special accommodations, or the hearing impaired needing an interpreter, please contact the Land Use Department at 505-955-6820 or gagurule@santafenm.gov 5 days prior to the meeting date.

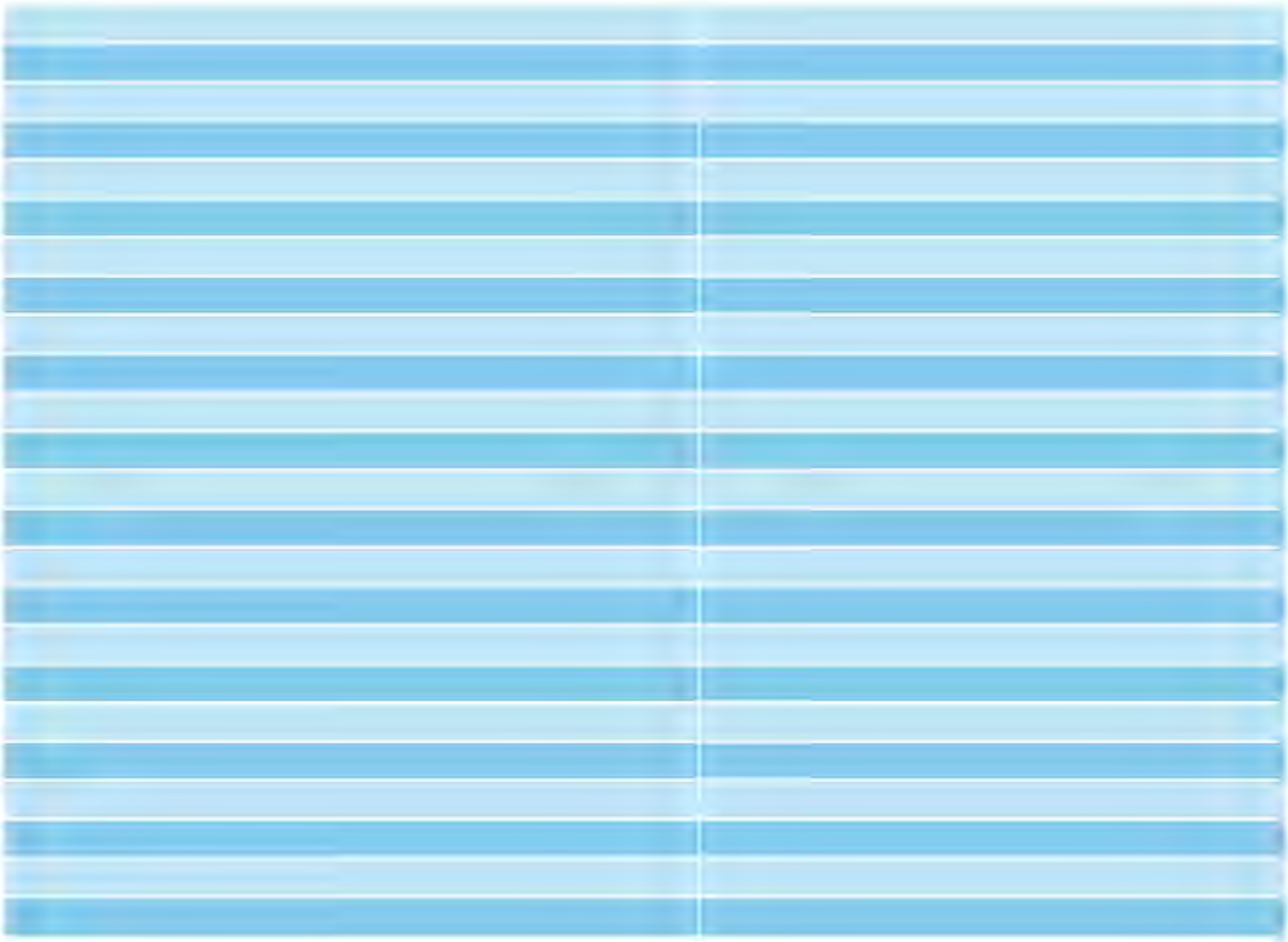
Sincerely,

Jennifer Jenkins

Attachments: Vicinity Map, Site Plan & ENN Guidelines

NAME	ADDRESS
TOOBIN, BERNARD I & CAROL S REVOC TRST	10 CLOVE CT
PEPSI COLA BOTTLING CO	10 INVERNESS DR E
CRIST WELDING, LLC	1009 FLORIDA ST SE
RED BOX LLC	1100 N MARKET ST
MILLIKEN, DAVID	1100 N MARKET ST
THE STUDIOS AT 1300 CONDOMINIUM ASSOCIATION	130 LINCOLN AVE K
1300 RUFINA CIRCLE, UNIT A-3, LLC	1300 RUFINA CIR A1
1300 RUFINA CIRCLE, UNIT A-3, LLC	1300 RUFINA CIR A2
1300 RUFINA CIRCLE, UNIT A-3, LLC	1300 RUIFNA BLDG A
1300 RUFINA CIRCLE, UNIT A-3, LLC	1300 RUFINA CIR STE A3
1300 RUFINA CIRCLE, UNIT A-3, LLC	1300 RUFINA CIR A4
THE UP HOLDING COMPANY LLC	1300 RUFINA CIR BLDG B
THE UP HOLDING COMPANY LLC	1300 RUFINA CIR B1
THE UP HOLDING COMPANY LLC	1300 RUFINA CIR B3
THE UP HOLDING COMPANY LLC	1300 RUFINA CIR B2
QUEST JEWELERY INC	1310 SILER RD 2
QUEST JEWELERY INC	1310 SILER RD
QUEST JEWELERY INC	1310 SILER RD 1
QUEST JEWELERY INC	1310 SILER RD 3
QUEST JEWELERY INC	1310 SILER RD 4
QUEST JEWELERY INC	1310 SILER RD 5
TED G HOUSTON LLC	1314 RUFINA CIR 1
TED G HOUSTON LLC	1314 RUFINA CIR 2
TED G HOUSTON LLC	1314 RUFINA CIR 3
TED G HOUSTON LLC	1314 RUFINA CIR 4
TED G HOUSTON LLC	1314 RUFINA CIR 5
TED G HOUSTON LLC	1314 RUFINA CIR 6
TED G HOUSTON LLC	1314 RUFINA CIR 7
TED G HOUSTON LLC	1314 RUFINA CIR 8
TED G HOUSTON LLC	1314 RUFINA CIR 9
TED G HOUSTON LLC	1314 RUFINA CIR 10
TED G HOUSTON LLC	1314 RUFINA CIR 11
TED G HOUSTON LLC	1314 RUFINA CIR 12
TED G HOUSTON LLC	1314 RUFINA CIR 13
TED G HOUSTON LLC	1314 RUFINA CIR 14
TED G HOUSTON LLC	1314 RUFINA CIR 15
TED G HOUSTON LLC	1314 RUFINA CIR 16
TED G HOUSTON LLC	1314 RUFINA CIR 17
TED G HOUSTON LLC	1314 RUFINA CIR 18
TED G HOUSTON LLC	1314 RUFINA CIR 19
TED G HOUSTON LLC	1314 RUFINA CIR A1
TED G HOUSTON LLC	1314 RUFINA CIR A2
TED G HOUSTON LLC	1314 RUFINA CIR A3

TED G HOUSTON LLC	1314 RUFINA CIR A4
TED G HOUSTON LLC	1314 RUFINA CIR A5
TED G HOUSTON LLC	1314 RUFINA CIR A6
TED G HOUSTON LLC	1314 RUFINA CIR A7
TED G HOUSTON LLC	1315 RUFINA CIR A8
SAYRE & BEYER ENTERPRISES, LLC	1315 RUFINA CIR A9
STEWART FAMILY PROPERTIES, LLC	1318 RUFINA CIR
RAINBOWE #4 LLC	1432 DON GASPAR AVE
DSH, LLC	1545 S SAINT FRANCIS DR
3005 CERRILLOS ROAD LLC	1545 S SAINT FRANCIS DR
MERRIMAK CAPITAL CO LLC	1611 N INTERSTATE 35E STE 428
YEUNG, JAN K & KA CHUEN	2133 FARRINGTON ST
THE FIRM LLC	2509 CAMINO ALFREDO
LANKER PROPERTIES LLC	2699 VIA CABALLERO DEL NORTE
KEEPING HOLDINGS LLC	2908 RUFINA ST
FLOORMART	2911 CERRILLOS RD
SHIHAN FINE KNIVES	2923 RUFINA ST
ROYBAL, MICHAEL A	2925 RUFINA ST
CORONADO REAL ESTATE LLC	2929 CERRILLOS RD
GOMEZ-ESTRADA, ALAN R & KAREN O	2929 RUFINA CT
DSH, LLC	3005 CERRILLOS RD
MVP HOSPITALITY LLC	3007 CERRILLOS RD
MOTEL 6 OPERATING LP	3007 CERRILLOS RD
GIRLS INCORPORATED OF SANTA FE INC	301 HILLSIDE AVE
GIRLS INCORPORATED OF SANTA FE INC	301 HILLSIDE AVE
TED G HOUSTON LLC	3101 OLD PECOS TRL UNIT 692
TED G HOUSTON LLC	3101 OLD PECOS TRL UNIT 692
TANREN LLC	3204 CALLE MARIE STE A
GREEVES, EDWARD J & DANA A	4 N BRISA FRESCA DR
MC OSLO SFQ LLC	461 E 200 S STE 102
CLEAN ENERGY	4675 MACARTHUR CT STE 800
INTERSTATE INDUSTRIAL LAUNDRY	68 JONSPIN RD
LOMONT INC	6812 ACADEMY PARKWAY EAST NE
UNITECH SERVICES GROUP	C/O TAX DEPT.
QUALITY INN DE SANTA FE (DBA)	ENTERPRISE INC (NICK PATEL)
CITY OF SANTA FE	P O BOX 909
CITY OF SANTA FE	P O BOX 909
WILSON, G ELTON & MARIE J	PO BOX 15489
1327 RUFINA CIRCLE, LLC	PO BOX 26
MAESTAS, RICK & ROSEMARY	PO BOX 483
KATIEBEAR 13 HOLDINGS LLC	PO BOX 5000
CITY OF SANTA FE	PO BOX 909
STEWART FAMILY PROPERTIES, LLC	PO BOX 92225
STEWART FAMILY PROPERTIES, LLC	PO BOX 92225



CITY	STATE	ZIP
SANTA FE	NM	87507
ENGLEWOOD	CO	80216
ALBUQUERQUE	NM	87108
WILMINGTON	DE	19801
WILMINGTON	DE	19890
SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507

SANTA FE	NM	87507
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SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507
CARROLLTON	TX	75006
DALLAS	TX	75207
SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507
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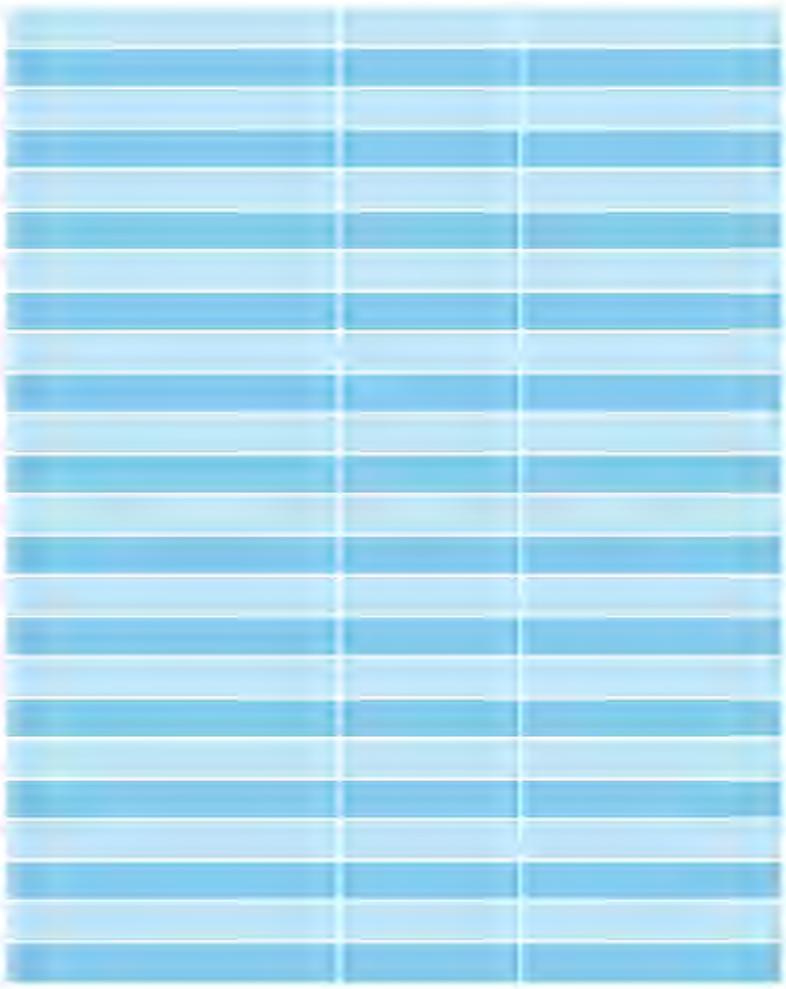
SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507
SALT LAKE CITY	UT	84111
NEWPORT BEACH	CA	92660
WILMINGTON	MA	01887
ALBUQUERQUE	NM	87109
WILMINGTON	DE	01106
SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507
SANTA FE	NM	87507
TRUCHAS	NM	87578
SANTA FE	NM	87507
SANTA FE	NM	87507
ALBUQUERQUE	NM	87199
ALBUQUERQUE	NM	87199



100' Mailing Notice



6/16/2025, 11:03:00 AM

Santa Fe County Parcels
Roads
Address Points
Major Roads
Parcels
City Limits

1:4,514

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

300' Mailing Notice



6/16/2025, 10:50:32 AM

Santa Fe County Parcels
Roads
Address Points
Major Roads
Parcels
City Limits

1:4,514

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |



7/8/2025, 3:57:07 PM

- Santa Fe County Parcels
- Major Roads
- Roads
- Parcels
- Address Points

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

City of Santa Fe, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

PRIVATE PROPERTY

City of Santa Fe, New Mexico

PUBLIC MEETING NOTICE

2104 Holiday Street

Early Neighborhood Notification

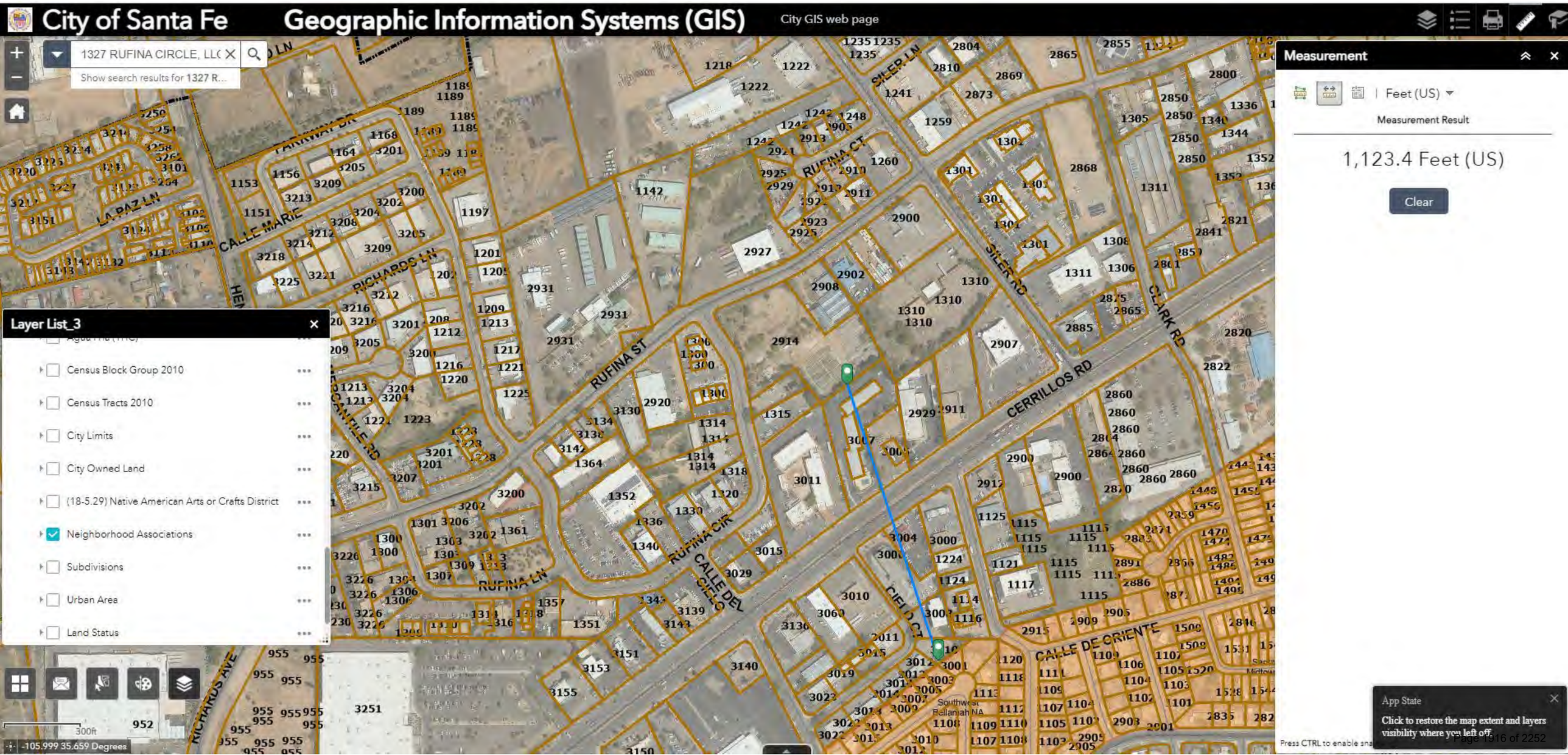
Visit EC at https://applications.santafenm.gov/EarlyNotification

For information call Webmaster 505-310-7444

Refer to Case City Web of Santa Fe

10/6/25 - 10/20/25


NO TRESPASSING
UNDER NEW OWNERSHIP
NO PUBLIC ACCESS
PRIVATE PROPERTY
City of Santa Fe, New Mexico
PUBLIC MEETING NOTICE
Master Plan for the redevelopment of the 4.28 acre subject property as a youth center for Girls Inc. including Lot 3 totaling 3.87 acres zoned I-1 (Industrial) & Lot 22 totaling 0.39 acres zoned C-2 (General Commercial) with a General Plan Amendment to change Lot 3 land use designation to Community Commercial & Rezone Lot 3 to C-2 (General Commercial).
Type of Project
2904 Rufina St.
Project Location
Early Neighborhood Notification
Type of Meeting
5:30 PM
Time
July 23 2025
Date
VIRTUAL @ https://santafenm.portal.civicclerk.com/
Meeting Location
Jenkins Gavin Inc.
Applicant/Agent
For information call Jenkins Gavin 505-820-7444
Phone #
Refer to Case Girls Inc of Santa Fe
Required to be posted and visible from a public street from 7/8/25 Date to 7/23/25 Date
WARNING


City of Santa Fe
Geographic Information Systems (GIS)
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Census Tracts 2010
City Limits
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Neighborhood Associations
Subdivisions
Urban Area
Land Status
Measurement
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Click to restore the map extent and layers visibility where you left off.
RUFINA ST
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SILER RD
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CALLE DEL CIELO
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CALLE DE ORIENTE
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Jennifer Jenkins

From: Zoom <no-reply@zoom.us>
Sent: Wednesday, July 23, 2025 6:07 PM
To: Jennifer Jenkins
Subject: Meeting assets for Girls Inc. ENN Meeting are ready!

Meeting assets for Girls Inc. ENN Meeting are ready!

Hi Jennifer Jenkins

The following assets for the meeting - Girls Inc. ENN Meeting are now available.

Meeting summary

Quick recap

The meeting served as an early neighborhood notification session for a proposed rezoning and master plan for Girls Inc.'s new facility in Santa Fe, with introductions made between the project team and Alexa Hempel, a senior city planner. The team presented plans for developing a new 3.8-acre campus with various facilities including a gathering space, gymnasium, and classrooms, while Jennifer explained the proposed zoning changes and traffic impact analysis. The conversation ended with an invitation for public questions and comments, with next steps including submitting applications to the city and moving through various review processes if approved.

Next steps

- Jennifer to submit applications to the city next month for the Girls Inc. project.
- Alexa to review the submitted application once received on August 11th.
- Tyler to complete the traffic study for the project.
- Kim to follow up with Lily to schedule a time to talk tomorrow.
- Alexi to continue refining the conceptual design of the Girls Inc. facility.
- Jennifer to prepare for the Planning Commission hearing, likely in early November.
- Girls Inc. team to proceed with detailed project design after obtaining approvals for rezoning and master plan.
- Jennifer to prepare for a future early neighborhood notification meeting for the development plan.

Summary

New Senior Planner Team Introduction

The meeting began with introductions, where Alexa, a new senior planner from the city, met the project team consisting of Kim, Jennifer, Alexander, Oralynn, and Tyler. Alexa shared her background working for the National Park Service in Santa Fe. The team discussed the possibility of having a low attendance for the meeting, with Jennifer noting that the protocol is to wait for 15 minutes before calling the meeting if there are no external attendees.

Girls Inc. Rezoning Community Meeting

The meeting served as an early neighborhood notification session for a proposed rezoning and master plan for Girls Inc.'s new facility in Santa Fe. Alexa Hempel, a senior planner with the city, explained the purpose of the meeting, emphasizing the importance of community input before the project advances. Jennifer Jenkins and Angelica Wolf, representing Jenkins Gavin, introduced the project and highlighted Girls Inc.'s mission to empower girls through educational and life skills programs. Kim Brown, the executive director of Girls Inc., expressed excitement about expanding their services to a new, more central location to address their extensive waitlist and meet community needs. The team also introduced Alexa Dzurek, the architect, Orlin Gurutis, the civil engineer, and Tyler Smith, who provided traffic engineering services. The conversation ended with an invitation for public questions and comments, which attendees could submit via chat or the raise-hand feature.

Girls Inc. Campus Zoning Proposal

Jennifer presented a proposal for Girls Inc. to develop a new campus on a 3.8-acre property located at the southeast corner of Rufina and Rufina Circle. She explained the current zoning and land use designations of the property and outlined the requested changes, including a rezone from I-1 and I-2 to C-2 zoning and an amendment to the general plan to change the designation to community commercial. The proposed changes aim to align with neighboring zoning and support the development of the new youth center facility.

Girls Inc. Campus Site Plan

Jennifer presented a site plan for the former nursery property, which will be redeveloped as the new Girls Inc. campus. She explained the proposed layout, including preserved areas for an outdoor classroom and recreational space, as well as areas suitable for development. Jennifer outlined the master plan, which will be submitted alongside a general plan amendment and rezone request, detailing the conceptual development intent. The plan includes two access points off Rufina Circle, parking areas for buses and staff, and a drop-off/pickup zone for parents.

Girls Inc. Facility Expansion Plan

Jennifer presented a plan for expanding Girls Inc.'s facility, which would include a gathering space, gymnasium, classrooms, and potential entrepreneurial training space. The project would cover 4.2 acres, with 3 acres of preserved open space, and would require rezoning of Lot 3 to C2 General Commercial. The facility would serve more families in the community by expanding program offerings and centralizing operations, making it more financially sustainable.

Traffic Study and Approval Process

Jennifer presented a traffic study for a proposed development, explaining how intersections are analyzed using a level of service grading system. She reported that most intersections showed good levels of service, with the exception of Rufina and Sila during the afternoon rush hour. Jennifer outlined the next steps in the approval process, including submitting applications to the city, going through reviews, and holding public hearings at the planning commission and city council levels. If approved, the project would move to the development plan phase, involving further design work and additional public meetings.

Project Submission and Follow-Up Discussion

Jennifer opened the meeting by inviting questions and offering to address any concerns, both during and after the meeting. She clarified that Alexa, who handles city processes, would be unable to answer detailed questions about the project until a submission is made, which is planned for August 11th. Alexa confirmed she had no immediate questions and expressed

anticipation for the submission. Kim concluded by arranging a follow-up conversation with Lily and mentioned she would be in touch via text or email. The conversation ended with expressions of gratitude and goodbyes.

AI can make mistakes. Review for accuracy.

Please rate the accuracy of this summary.

Edit summary Share



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City of Santa Fe, New Mexico

Attachment C
Applicant Submittals

5. Traffic Impact Analysis

GIRL'S INC DEVELOPMENT

TRAFFIC IMPACT STUDY

INITIAL DRAFT SUBMITTAL | OCTOBER 6, 2025

Bohannan Huston

GIRL'S INC DEVELOPMENT
TRAFFIC IMPACT ANALYSIS

INITIAL SUBMITTAL

Date:

October 6, 2025

Prepared by:

Bohannan Huston, Inc.
7500 Jefferson St NE
Courtyard Two
Albuquerque, NM 87109

Prepared for:

Kim Brown, Executive Director
Girl's Inc.
301 Hillside Ave.
Santa Fe, NM 87501

Carl D. Vermillion, PE, PTOE, RSP1 **Date**

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APPENDICES

Appendix A: Santa Fe Roadway Functional Classifications

Appendix B: Existing Data

Appendix C: 2025 Existing Intersection Capacity Analysis

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Appendix E: 2028 No Build Intersection Capacity Analysis

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Appendix H: 2038 Build Intersection Capacity Analysis

Appendix I: Santa Fe Turn Lane Requirements

I. INTRODUCTION AND SUMMARY

Girl's Inc. proposes developing a youth center, situated southeast of the Rufina Street and Rufina Circle (east) intersection. The proposed development will include a 5,000 square-foot facility with the ability to enroll 250 children.

A. STUDY PURPOSE

The purpose of the traffic study is to determine the impacts of the proposed development on the surrounding roadway network, evaluate the operation of the proposed site accesses, and to recommend any mitigation measures that may be necessary to support additional traffic generated by the new development.

B. EXECUTIVE SUMMARY

1. SITE LOCATION AND STUDY AREA

The site is located at 2904 Rufina Street on the southeast corner of the Rufina Street and Rufina Circle intersection in Santa Fe, New Mexico. A vicinity map is shown in Figure 1.

The study area consists of the following intersections:

- Siler Road and Rufina Street (existing 4-way signalized intersection)
- Calle del Cielo and Cerrillos Road (existing 4-way signalized intersection)
- Rufina Street and Parkway Drive/Rufina Circle (west) (existing 4-way unsignalized intersection)
- Rufina Street and Rufina Circle (east) (existing 4-way unsignalized intersection)
- Rufina Street & Richards Avenue (existing 4-way signalized intersection)
- Rufina Circle and Calle del Cielo (existing 4-way unsignalized intersection)
- Rufina Circle and Access 1 (future 3-way unsignalized intersection)
- Rufina Circle and Access 2 (future 3-way unsignalized intersection)

The intersection evaluations include analysis for the AM and PM peak hours for the following traffic conditions:

- Existing traffic (2025)
- 2028 Completion Year without the proposed site development (2028 No Build)
- 2028 Completion Year with the proposed site development (2028 Build)

- 2038 Horizon Year without the proposed site development (2038 No Build)
- 2038 Horizon Year with the proposed side development (2038 Build)

2. PRINCIPAL FINDINGS

The traffic analysis found that all intersections operate acceptably overall in the 2028 Build scenario. The eastbound left, eastbound thru/right, and the northbound left turning movements at the signalized intersection of Rufina Street and Siler Road operate at LOS E in the PM peak hour. To improve the eastbound movement, this approach should be restriped to remove on street parking near the intersection and including one 10' wide westbound lane leaving the intersection, a 10' wide dedicated eastbound left turn lane, one 10' eastbound through lane, and one 10' dedicated eastbound right turning lane. The dedicated right turn lane should include 200 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

The northbound thru/right turn movement at the Calle del Cielo and Cerrillos Road intersection continues to operate at LOS E during both peak hours, while the southbound left turn movement degrades to LOS E in the AM peak hour due to the development traffic. With this decline and increase in queue distance needed, it is recommended to complete median modifications on the north side of this intersection along Calle del Cielo to adequately store the queue that will develop. The median should be a maximum of 5' with a 10' left turn lane, a 10' southbound through lane, and a 10' dedicated right turn lane. Additionally, traffic signal timing adjustments should be completed at the intersection to help address this issue. As this storage length was not adequate prior to the development, a cost share of this improvement should be evaluated between the City of Santa Fe and the developer to determine appropriate shares.

In the 2038 Build scenario, the Rufina Street and Rufina Circle (east) intersection and the two new access driveways on Rufina Circle will operate overall acceptably. The northbound left turn lane at both the East and West intersections of Rufina Street and Rufina Circle is recommended to be installed to address City of Santa Fe turn lane warrants.

At the Rufina Circle and Calle del Cielo the westbound left turn lane is warranted and should be installed. This lane should be a minimum of 50' and include a taper length as determined by the MUTCD and prescribed in the City of Sanat Fe standards.

Lastly, Rufina Circle and Access 1 meets warrants for a left turn lane at the entrance to the development. This left turn lane should be 50 feet in length for storage with a taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards. All other turning movement volumes do not meet turn lane thresholds at either access.

3. RECOMMENDATIONS

- Install a southbound left turn lane at Rufina Circle and Access 1 with striping modifications. This will include removal of on-street parking and installation of the left turn lane by shifting the northbound lane, southbound lane, and bike lanes to incorporate an 11 foot left turning lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as prescribed in the City of Santa Fe standards.
- Install an Eastbound dedicated right turn lane at the intersection of Rufina Street and Siler Road. This lane should be accomplished by striping by removing on street parking near the intersection and including one 10' wide westbound lane leaving the intersection, a 10' wide dedicated eastbound left turn lane, one 10' eastbound through lane, and one 10' dedicated eastbound right turning lane. The dedicated right turn lane should include 225 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.
- Median modifications should be completed at the Cerrillos and Calle de Cielo intersection. The median should be a maximum of 5 feet and the southbound lanes should include a 10' right turn lane, a 10' through lane, and a 10' left turn lane. These lanes should extend the full length of Calle de Cielo from Cerrillos to Rufina Circle.
- The northbound approach at the intersection of Rufina Street and Rufina Circle (West) should be restriped to remove on street parking near the intersection. New striping should include a 5' bike lane, a 10' dedicated left turning lane and a 10' shared through/right turn lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.
- At the intersection of Rufina Street and Rufina Circle (East), the northbound approach should be restriped to remove on street parking near the intersection. New striping should include a 5' bike lane, a 10' dedicated left turning lane and a 10' shared through/right turn lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.
- Rufina Circle and Calle del Cielo warrants a westbound left turn lane. This lane should be included at this intersection through restriping. On street parking would be removed approximately 100 feet prior to the intersection. The roadway is recommended to be restriped to include a

5' bike lane, a 10' westbound through lane, and a 10' westbound left turn lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

- All designs shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) and City of Santa Fe requirements.



Bohannan Huston
www.bhinc.com 800.877.5332

TIA FOR GIRLS INC.
SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 1
VICINITY MAP

C:\Users\CVERMILLION\appdata\local\temp\AcPublish_8836\20260085_Figures.dwg Oct 06, 2025 - 4:47pm

II. PROPOSED DEVELOPMENT

A. LAND USE AND INTENSITY

The proposed development is a 5,000 square-foot facility.

The development is located southeast of the Rufina Street and Rufina Circle (east) intersection. The study area is partially developed.

B. DEVELOPMENT PHASING AND TIMING

The project is expected to be developed by 2028.

III. STUDY AREA CONDITIONS

A. STUDY AREA

The study area consists of the following intersections:

- Siler Road and Rufina Street (existing 4-way signalized intersection)
- Calle del Cielo and Cerrillos Road (existing 4-way signalized intersection)
- Rufina Street and Parkway Drive/Rufina Circle (west) (existing 4-way unsignalized intersection)
- Rufina Street and Rufina Circle (east) (existing 4-way unsignalized intersection)
- Rufina Street & Richards Avenue (existing 4-way signalized intersection)
- Rufina Circle and Calle del Cielo (existing 4-way unsignalized intersection)
- Rufina Circle and Access 1 (future 3-way unsignalized intersection)
- Rufina Circle and Access 2 (future 3-way unsignalized intersection)

B. SITE ACCESSIBILITY

The development will include two accesses on Rufina Circle, approximately 300 feet and 550 feet south of the Rufina Street and Rufina Circle (east) intersection. The site access locations being proposed on Rufina Circle are existing driveways and the development plan to utilize these as their future access points.

The primary routes to the site are anticipated to be either Cerrillos Road, Siler Road or Rufina Road.

C. DATA SOURCES

The data used in this report consists of the traffic volumes described below, aerial photography and mapping from Google Earth®, as well as information provided by IDAX Traffic Counts.

IV. EXISTING CONDITIONS ANALYSIS

A. BACKGROUND

Roadway federal classification is updated approximately every four years. The classification process involves local governments, the Santa Fe Metropolitan Planning Organization (SFMPO), New Mexico Department of Transportation (NMDOT), and the Federal Highway Administration (FHWA). The SFMPO Roadway Functional Classification Map classifies roadways based on their function. Roadways are subject to design guidance based on their functional classification, design speed, or based on Comprehensive Plan corridor designations.

1. ADJACENT ROADWAYS

The following are adjacent roadways:

- Cerrillos Road is a principal arterial with three lanes in each direction and dedicated left and right turn lanes. Cerrillos Road has a posted speed limit of 40 miles per hour (MPH). Cerrillos Road provides regional connectivity within the greater Santa Fe area, serving as a link between major/minor roadways which travel in north-south directions, including Highway 285 and I-25. Sidewalks and bicycle lanes exist along Cerrillos Road in this area.
- Siler Road is a minor arterial, with one lane in each direction and a two-way left turn lane. Siler Road has a posted speed limit of 30 MPH. Siler Road provides regional connectivity within Santa Fe, serving as a crossing of the Santa Fe river to the north. Sidewalks exist along Siler Road in this area as well as designated bike lanes/shoulders.
- Richards Avenue is a major collector roadway with one lane in each direction. Richards Avenue has a posted speed limit of 35 MPH. Richards Avenue has sidewalks and bicycle lanes in this area.
- Calle del Cielo is classified as a local roadway by the SFMPO. Calle del Cielo doesn't have a posted speed limit within the section of roadway of the study although the City of Santa Fe statute states if unposted, the speed limit is 25 MPH. To the south of Cerrillos this roadway is classified as a major collector that is posted at 25 MPH, although this portion of the roadway was not included in this study limits. Calle del Cielo has sidewalks, curb, and gutter. Calle del Cielo intersects Cerrillos Road approximately 200-ft south of the Rufina Circle intersection.
- Rufina Street is a minor arterial roadway with one lane in each direction and a posted speed limit of 30 MPH. Sidewalks and bicycle lanes exist along Rufina Street in this area.

- Rufina Circle is a local roadway with speed humps and one lane in each direction. Rufina Circle does not have a posted speed limit; however, the City of Santa Fe statutes state if unposted, the speed limit is 25 MPH. Additional advisory signs designating speed humps ahead specify a 20 MPH advisory speed. Sidewalks and bicycle lanes exist along Rufina Circle in this area.

The City of Santa Fe Roadway Classification map is included in Appendix A.

Additionally, bike lanes, pedestrian facilities, and bus stop locations were assessed based on existing conditions.

2. MULTI-MODAL CONDITIONS

The Santa Fe Bikeways and Trails map includes designated bicycle lanes on many of the roadways as noted in the roadways section. This map also notes Richards Road, and Clark include either a bike lane or designated as a shared-lower traffic/speed corridor.

The Santa Fe trails bus system also runs through the area of the development. Route 2 runs along Cerrillos Road with the nearest stop near the intersection of Calle del Cielo and Cerrillos Road. This route will take a rider to the Santa Fe Place transit Center as well as the Downtown Transit Center, with stops at several rail runner locations.

B. EXISTING TRAFFIC CONDITIONS

Traffic counts for the intersections analyzed in the study area were collected on July 9, 2025. Existing traffic counts are included in Appendix B. The counts included 6-hour turning movement counts. Build traffic for the proposed facility was estimated by taking the maximum enrollment for the new facility, developing trip generation, and distributing those trips onto the Build roadway network.

C. LEVEL OF SERVICE DEFINITIONS

The *Highway Capacity Manual Seventh Edition* (HCM) defines Level of Service (LOS) for signalized and unsignalized intersections in Table 1 as follows:

Table 1 | LOS Definitions			
Level of Service	**Definition**	**Signalized (sec/veh)**	**Unsignalized (sec/veh)**
A	Most vehicles do not stop	<10	<10
B	Some vehicles stop	>10 and <20	>10 and <15
C	Significant numbers of vehicles stop	>20 and <35	>15 and <25
D	Many vehicles stop	>35 and <55	>25 and <35
E	Limit of acceptable delay	>55 and <80	>35 and <50
F	Unacceptable delay	>80	>50

The City of Santa Fe has established LOS D as the generally acceptable level of service in urban areas. When intersections operate below this level, improvements are considered where feasible. Other critical movements are also desired to have LOS D or better if possible.

D. EXISTING INTERSECTION CAPACITY ANALYSIS

The traffic volume for all existing intersections were analyzed using Highway Capacity Software version 8.4 (HCS 2025), which uses the intersection methodology from the Seventh Edition of the Highway Capacity Manual (HCM). Existing traffic volumes are shown in Figure 2. Individual intersection output for the existing conditions analysis is included in Appendix C. The results for the signalized intersections are summarized in Table 2.

All signalized intersections operate at an overall acceptable level of service in the AM and PM peak hours. The northbound through/right turn movement at the Calle del Cielo and Cerrillos Road intersection operates at a LOS E in both the AM and PM peak hours.

At the intersection of Calle del Cielo and Cerrillos in the southbound left turn lane, the 95th percentile queue resulting from the analysis using the HCS software is 85 feet during the AM peak hour and 140 feet during the PM peak hour. The 95th percentile queue lengths are included in the results in Appendix C. The available queue storage for this movement is approximately 75 feet which results in queue spillover for this movement during both peak hours. The City of Santa Fe should review this movement and make adjustments to lengthen this queue storage space since this occurs in existing conditions.

Table 2 | Existing Signalized Intersection Results						
Intersection	2025 AM Peak			2025 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Rufina St & Siler Rd	18.6		B	25.7		C
Eastbound Left	17.4	0.470	B	26.5	0.545	C
Eastbound Thru/Right	22.0	0.616	C	37.0	0.887	D
Westbound Left	21.2	0.166	C	29.4	0.394	C
Westbound Thru	24.1	0.253	C	33.1	0.412	C
Northbound Left	12.0	0.291	B	27.7	0.760	C
Northbound Thru	12.5	0.566	B	14.7	0.497	B
Southbound Left	10.4	0.075	B	12.5	0.058	B
Southbound Thru	23.2	0.885	C	25.7	0.943	C
Calle del Cielo & Cerrillos Rd	10.1		B	12.1		B
Eastbound Left	3.8	0.098	A	6.7	0.220	A
Eastbound Thru	6.8	0.424	A	7.7	0.424	A
Eastbound Right	3.5	0.019	A	4.0	0.015	A
Westbound Left	4.5	0.104	A	5.1	0.169	A
Westbound Thru	6.0	0.263	A	8.9	0.539	A
Westbound Right	3.4	0.037	A	3.6	0.057	A
Northbound Left	50.4	0.191	D	50.3	0.236	D
Northbound Thru/Right	59.2	0.729	E	58.7	0.705	E
Southbound Left	50.6	0.404	D	51.9	0.567	D
Southbound Thru	52.4	0.133	D	52.4	0.286	D
Southbound Right	48.9	0.250	D	49.7	0.461	D
Rufina St & Richards Ave	17.0		B	18.1		B
Eastbound Left	8.6	0.148	A	13.1	0.345	B
Eastbound Thru/Right	16.7	0.887	B	18.9	0.767	B
Westbound Left	12.1	0.213	B	13.4	0.306	B
Westbound Thru/Right	11.7	0.213	B	19.9	0.822	B
Northbound Left	15.8	0.171	B	14.0	0.426	B
Northbound Thru/Right	20.6	0.695	C	16.1	0.486	B
Southbound Left	16.4	0.143	B	14.7	0.088	B
Southbound Thru/Right	22.5	0.769	C	21.6	0.836	C

Table 3 | Existing Signalized Intersection Queue Summary			
Intersection	Provided Queue	2025 AM Peak Queue* (ft)	2025 PM Peak Queue* (ft)
Rufina St & Siler Rd			
Eastbound Left	200	125	175
Westbound Left	200	25	75
Northbound Left	220	50	125
Southbound Left	100	25	25
Calle del Cielo & Cerrillos Rd			
Eastbound Left	160	25	25
Eastbound Right	270	25	25
Westbound Left	200	25	25
Westbound Right	150	25	25
Northbound Left	200	50	75
Southbound Left	70	100	150
Southbound Thru	210	25	75
Southbound Right	210	75	125
Rufina St & Richards Ave			
Eastbound Left	100	25	50
Westbound Left	175	25	50
Northbound Left	75	25	75
Southbound Left	90	25	25
* - HCM 95th percentile queue rounded to next 25-foot increment			

The unsignalized intersections also operate at acceptable levels of service in the AM and PM peak hours with all intersections at LOS C or better. The results for the unsignalized intersections are shown in Table 4.

Table 4 | Existing Unsignalized Intersection Results									
Intersection	Provided Queue	2025 AM Peak				2025 PM Peak			
		Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Rufina St & Rufina Circle (West)									
Eastbound Approach	TWLT	7.7	0.01	0	A	8.2	0.01	0	A
Westbound Approach	TWLT	8.8	0.02	25	A	8.2	0.01	0	A
Northbound Approach	N/A	16.3	0.14	25	C	18.6	0.30	50	C
Southbound Approach	N/A	15.7	0.07	25	C	16.4	0.24	25	C
Rufina St & Rufina Circle (East)									
Eastbound Approach	TWLT	7.7	0.00	0	A	8.4	0.00	0	A
Westbound Approach	TWLT	8.8	0.04	25	A	8.3	0.04	25	A
Northbound Approach	N/A	12.9	0.07	25	B	12.4	0.12	25	B
Southbound Approach	N/A	12.8	0.00	0	B	0.0	0.00	0	A
Rufina Circle & Calle del Cielo									
Eastbound Approach	N/A	7.3	0.00	0	A	7.3	0.00	0	A
Westbound Approach	N/A	7.5	0.02	25	A	7.7	0.05	25	A
Northbound Left	210	10.3	0.10	25	B	12.2	0.22	25	B
Northbound Thru/Right	210	8.9	0.07	25	A	9.1	0.05	25	A
Southbound Approach	N/A	9.8	0.01	0	A	10.9	0.04	25	B
* - HCM 95th percentile queue rounded to next 25-foot increment									

The existing access points that will be utilized by the proposed development are in place although no traffic was documented leaving or entering this lot during traffic counting. Therefore access 1 and access 2 are not documented in the operational tables due to no turning movements into the existing site.



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FIGURE 2
SITE MAP

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V. PROJECTED TRAFFIC

A. SITE TRAFFIC FORECASTING

1. TRIP GENERATION

Generated trips are broken down into three types; 1) primary, 2) pass-by trips, and 3) diverted link. The Trip Generation report defines these trips as follows:

- **Primary Trips** – These trips are made for the specific purpose of visiting the generator. The stop at that generator is the primary reason for the trip. For example, a home to shopping to home combination of trips is a primary trip set.
- **Pass-by Trips** – These trips are made as intermediate stops on the way from an origin to a primary trip generation. Pass-by trips are attracted from the traffic passing the site on an adjacent street that contains direct access to the generator site. These trips do not require a diversion from another roadway. For example, stopping at the store on the way home from work is an example of a pass-by trip. No pass-by trips we used in this analysis.
- **Diverted Linked Trips –** These trips are attracted from the traffic volume on the roadway within the vicinity of the generator, but which require a diversion from that roadway to another roadway to gain access to the site. The roadways could include streets or freeways adjacent to the generator, but without access to the generator. For this study, the diverted link trips have been included in with the primary trips.

This study evaluates primary trips only.

The trip generation is generally based on the 11th Edition of the Institute of Transportation engineer's (ITE) Trip Generation Manual which estimates trips by land use characteristics. Trip generation for this study was determined by counting the existing trips to the existing location of Girl's Inc. in Santa Fe. The existing Girl's Inc has an enrollment of 85 students, whereas the proposed Girl's Inc will have a maximum enrollment of 250 students. Therefore, the existing trips at the existing Girl's Inc were multiplied by a factor of 2.94 (250/85). Based on this it is anticipated that there will be 388 AM peak hour trips (200 entering and 188 exiting) and 388 PM peak hour trips (188 entering and 200 exiting). The site-specific trip generation is shown in Table 5.

Table 5 | Trip Generation						
Land Use	AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
Existing Girl's Inc	68	64	132	64	68	132
Proposed Girl's Inc	**200**	**188**	**388**	**188**	**200**	**388**

2. TRIP DISTRIBUTION AND ASSIGNMENT

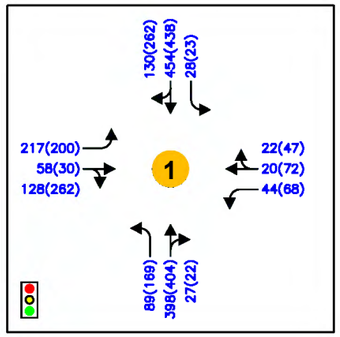
The trip distribution was determined within the existing roadway network to and from the development based on the proportions of existing turning movement counts.

Spreadsheets showing the development of the trip distribution are included in Appendix D. Trip assignment percentages are shown in Figure 3 with the trip assignment volumes shown in Figure 4.

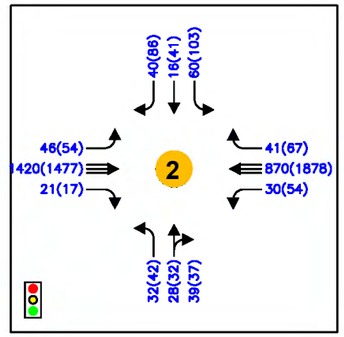
3. TRAFFIC PROJECTIONS

A background growth rate of 2% was applied to provide an estimate of potential future growth of traffic at all intersections evaluated. The growth rate determination and data are summarized in the spreadsheets included in Appendix D.

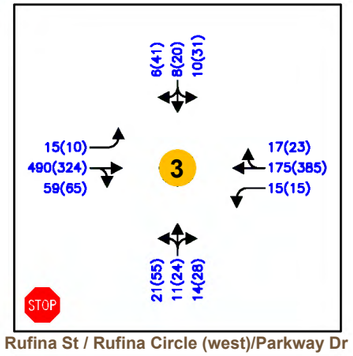




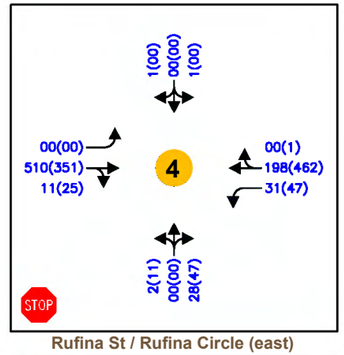
Rufina St / Siler Rd



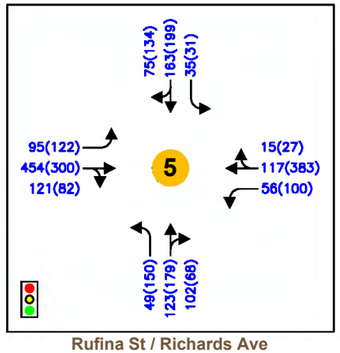
Calle Del Cielo / Cerrillos Rd



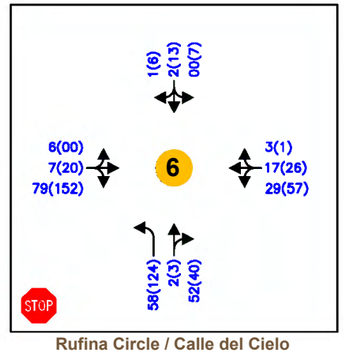
Rufina St / Rufina Circle (west)/Parkway Dr



Rufina St / Rufina Circle (east)



Rufina St / Richards Ave



Rufina Circle / Calle del Cielo

LEGEND

Thru Lanes
(# as indicated)

Turning Lanes
(# as indicated)

1234(1234) AM(PM) Traffic Counts

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FIGURE 2
2025 AM(PM) EXISTING
PEAK HOUR TRAFFIC VOLUMES

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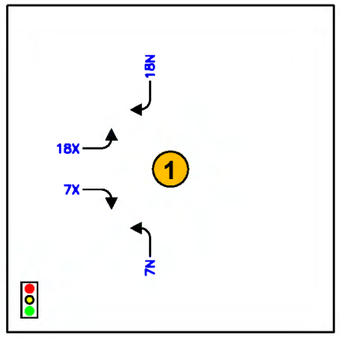
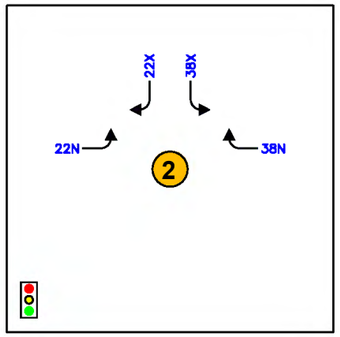
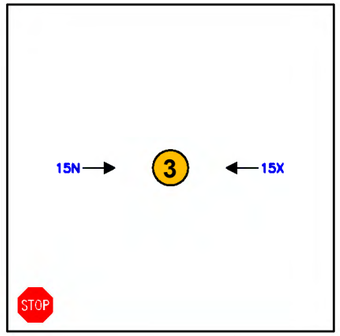


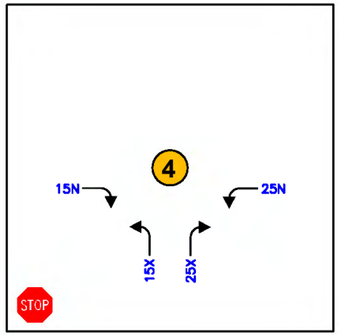
Rufina St / Siler Rd



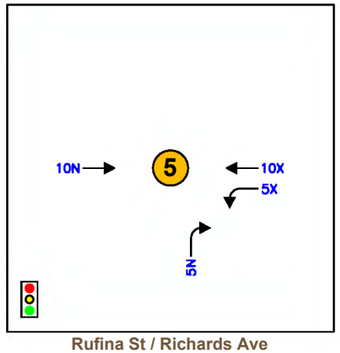
Calle Del Cielo / Cerrillos Rd



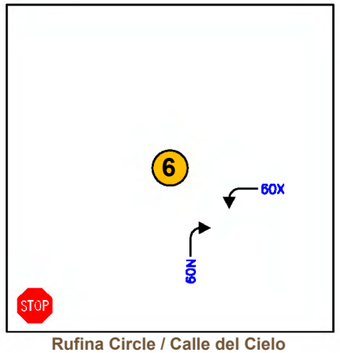
Rufina St / Rufina Circle (west)/Parkway Dr



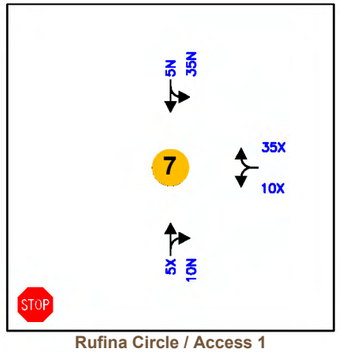
Rufina St / Rufina Circle (east)



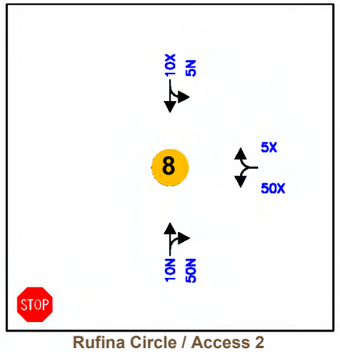
Rufina St / Richards Ave



Rufina Circle / Calle del Cielo



Rufina Circle / Access 1



Rufina Circle / Access 2

LEGEND

- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) Trip Assignment Percentages
- N Entering
- X Exiting

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FIGURE 3
TRIP ASSIGNMENT PERCENTAGES

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VI. TRAFFIC AND IMPROVEMENT ANALYSIS

A. LEVEL OF SERVICE ANALYSIS

The following section discusses the results of the future year traffic analysis. The intersection capacity analysis was completed using HCS 2025 which implements the Highway Capacity Manual procedures.

1. 2028 NO BUILD INTERSECTION CAPACITY ANALYSIS

The 2028 No Build analysis assumes that the proposed development is not completed in the 2028 time period. Figure 5 shows the 2028 No Build Peak Hour Traffic Volumes. The HCS outputs are included in Appendix E.

For the 2028 No Build scenario all signalized intersections operate at an acceptable level of service in the AM and PM peak hours. The northbound thru/right turn movement at the Calle del Cielo and Cerrillos Road intersection continues to operate at a level of service E in both the AM and PM peak hours. Table 6 summarizes the 2028 No Build Signalized Results.

During this scenario, the intersection of Calle del Cielo and Cerrillos in the southbound left turn lane, the 95th percentile queue continues to lengthen to 100 feet during the AM peak hour and 150 feet during the PM peak hour. Again, the available queue storage for this movement is approximately 75 feet which results in queue spillover for this movement during both peak hours. As this continues to occur during no build scenarios, the City of Santa Fe should review this movement and make adjustments to lengthen this queue storage space since this is first shown in existing conditions. If the development does move forward mitigation measures are shown in the build scenario.

Table 6 | 2028 No Build Signalized Intersection Results						
Intersection	2028 AM Peak			2028 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Rufina St & Siler Rd	16.9		B	30.0		C
Eastbound Left	19.5	0.547	B	36.4	0.614	D
Eastbound Thru/Right	24.5	0.753	C	43.7	0.902	D
Westbound Left	21.3	0.207	C	34.2	0.475	C
Westbound Thru	24.1	0.265	C	37.0	0.375	D
Northbound Left	11.7	0.303	B	29.3	0.855	C
Northbound Thru	12.2	0.572	B	16.1	0.501	B
Southbound Left	9.7	0.078	A	13.7	0.060	B
Southbound Thru	17.1	0.887	B	29.9	0.951	C
Calle del Cielo & Cerrillos Rd	10.5		B	12.6		B
Eastbound Left	4.1	0.110	A	7.6	0.249	A
Eastbound Thru	7.4	0.454	A	8.1	0.452	A
Eastbound Right	3.6	0.020	A	4.0	0.016	A
Westbound Left	5.0	0.119	A	5.5	0.190	A
Westbound Thru	6.3	0.281	A	9.5	0.574	B
Westbound Right	3.6	0.039	A	3.7	0.061	A
Northbound Left	50.0	0.195	D	50.0	0.249	D
Northbound Thru/Right	59.0	0.739	E	58.6	0.716	E
Southbound Left	50.1	0.419	D	53.3	0.600	D
Southbound Thru	52.0	0.133	D	52.4	0.295	D
Southbound Right	48.4	0.250	D	49.7	0.480	D
Rufina St & Richards Ave	18.0		B	18.8		B
Eastbound Left	8.8	0.157	A	13.8	0.379	B
Eastbound Thru/Right	17.8	0.899	B	19.5	0.780	B
Westbound Left	13.0	0.234	B	14.0	0.333	B
Westbound Thru/Right	12.0	0.214	B	20.4	0.832	C
Northbound Left	17.0	0.189	B	15.0	0.473	B
Northbound Thru/Right	21.9	0.706	C	17.1	0.506	B
Southbound Left	17.5	0.154	B	15.3	0.095	B
Southbound Thru/Right	23.3	0.781	C	22.6	0.848	C

Table 7 | 2028 No Build Signalized Intersection Queue Summary			
Intersection	Provided Queue	2025 AM Peak Queue* (ft)	2025 PM Peak Queue* (ft)
Rufina St & Siler Rd			
Eastbound Left	200	125	100
Westbound Left	200	25	100
Northbound Left	220	25	125
Southbound Left	100	25	25
Calle del Cielo & Cerrillos Rd			
Eastbound Left	160	25	25
Eastbound Right	270	25	25
Westbound Left	200	25	25
Westbound Right	150	25	25
Northbound Left	200	50	75
Southbound Left	70	100	150
Southbound Thru	210	25	75
Southbound Right	210	75	125
Rufina St & Richards Ave			
Eastbound Left	100	50	50
Westbound Left	175	25	50
Northbound Left	75	25	75
Southbound Left	90	25	25
* - HCM 95th percentile queue rounded to next 25-foot increment			

The study found that all unsignalized intersections operate at acceptable levels of service in the 2028 No Build condition with all movements at LOS C or better for both AM and PM peak hours.

For the 2028 No Build condition, the Rufina Street and Rufina Circle (west) intersection has eastbound and westbound approaches that are expected to operate at LOS A in the AM and PM peak hours. The northbound and southbound approaches are expected to operate at a LOS C in the AM and PM peak hours.

The Rufina Street and Rufina Circle (east) intersection has eastbound and westbound approaches that are expected to operate at LOS A in the AM and PM peak hours while the northbound approach operates at LOS B in the AM and PM peak hours. The southbound approach operates at a LOS B in the AM peak hour and LOS A in the PM peak hour.

The Rufina Circle and Calle del Cielo intersection is expected to operate at a LOS A for the eastbound approach, westbound approach, and northbound thru/right movement in both the AM and PM peak hours. The northbound left turning movement operates at LOS B in the AM and PM peak hours. The southbound approach operates at LOS A in the AM peak hour and LOS B in the PM peak hour. Table 8 shows the 2028 No Build Unsignalized Results.

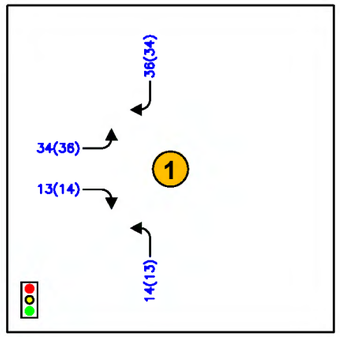
Table 8 | 2028 No Build Unsignalized Intersection Results									
Intersection	Provided Queue	2028 AM Peak				2028 PM Peak			
		Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Rufina St & Rufina Circle (West)									
Eastbound Approach	TWLT	7.7	0.01	0	A	8.3	0.01	0	A
Westbound Approach	TWLT	9.0	0.02	25	A	8.2	0.01	0	A
Northbound Approach	N/A	17.3	0.16	25	C	20.2	0.34	50	C
Southbound Approach	N/A	16.6	0.08	25	C	17.6	0.26	50	C
Rufina St & Rufina Circle (East)									
Eastbound Approach	TWLT	7.7	0.00	0	A	8.5	0.00	0	A
Westbound Approach	TWLT	9.0	0.04	25	A	8.4	0.05	25	A
Northbound Approach	N/A	13.4	0.08	25	B	12.8	0.13	25	B
Southbound Approach	N/A	13.2	0.01	0	B	0.0	0.00	0	A
Rufina Circle & Calle del Cielo									
Eastbound Approach	N/A	7.3	0.00	0	A	7.3	0.00	0	A
Westbound Approach	N/A	7.5	0.03	25	A	7.7	0.05	25	A
Northbound Left	210	10.4	0.10	25	B	12.6	0.23	25	B
Northbound Thru/Right	210	9.0	0.07	25	A	9.2	0.05	25	A
Southbound Approach	N/A	9.9	0.01	0	A	11.1	0.05	25	B
* - HCM 95th percentile queue rounded to next 25-foot increment									

Again, the existing access points that will be utilized by the proposed development are in place in existing conditions although no traffic was documented leaving or entering this lot during traffic counting. Therefore access 1 and access 2 are not documented in the operational table above due to no turning movements into the existing site.

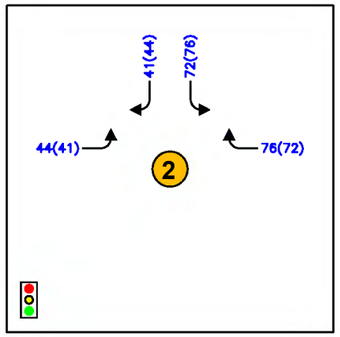


LEGEND

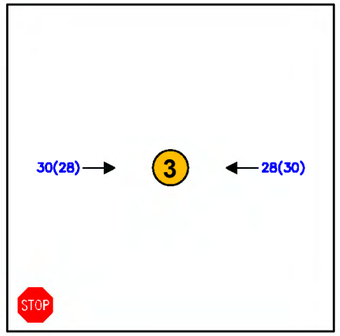
- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts



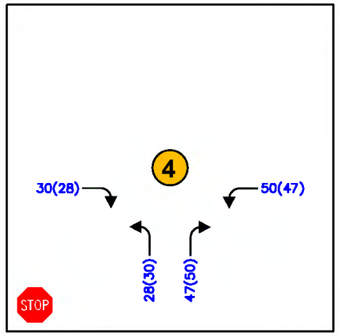
Rufina St / Siler Rd



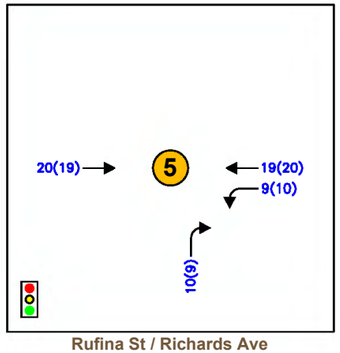
Calle Del Cielo / Cerrillos Rd



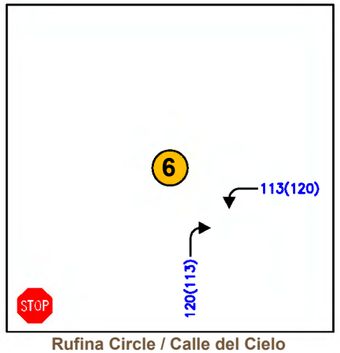
Rufina St / Rufina Circle (west)/Parkway Dr



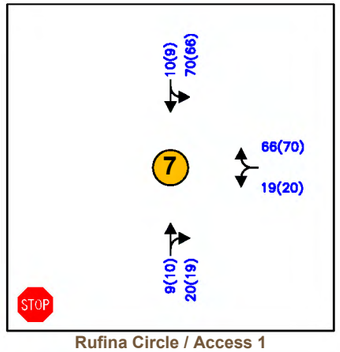
Rufina St / Rufina Circle (east)



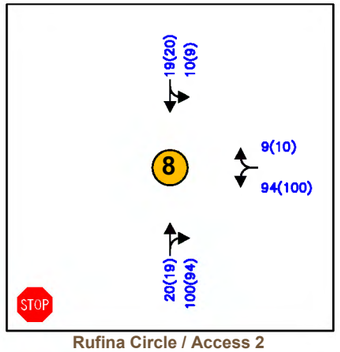
Rufina St / Richards Ave



Rufina Circle / Calle del Cielo



Rufina Circle / Access 1



Rufina Circle / Access 2

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FIGURE 4
TRIP ASSIGNMENT VOLUMES

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2. 2028 BUILD INTERSECTION CAPACITY ANALYSIS

The trips generated by the site (Table 5) were assigned to the intersections using the trip assignment volumes shown in Figure 4. These trips were added to the 2028 No Build traffic projections to calculate the 2028 Build volumes. The 2028 Build Traffic Volumes are illustrated in Figure 6.

The study found that all signalized intersections operate at an overall acceptable level of service in the AM and PM peak hours. While the intersections operate at overall acceptable conditions, some individual movements see LOS E in the 2028 Build condition.

The Rufina Street and Siler Road intersection continues to operate with acceptable level of service with overall LOS B in the AM peak hour and LOS D during the PM peak hour. This intersection will see the eastbound left, eastbound through/right and northbound left turn movements decline in operation to LOS E during the PM peak hour. The northbound left turning movement 95th percentile queues extend past the developed left turn lane although a two way left turn lane exists for another 200 feet which can hold this queue.

Mitigation efforts were completed for the Rufina Street and Siler Road intersection by adding a dedicated eastbound right turn lane at the intersection. A summary of the mitigation operations is included in Table 10. This improved the overall operations to LOS C in the PM peak hour. The addition of this eastbound right turn lane is recommended for the future of this intersection. Additionally, signal timing adjustment should be considered to further improve the intersections operations.

The intersection of Calle del Cielo and Cerrillos Road also is expected to have turning movements that operate at LOS E and LOS F. The northbound thru/right turn movement continues to operate at LOS E in both the AM and PM peak hours and the southbound left movement declines to LOS E in the AM peak hour and LOS F during the PM peak hour for the 2028 Build condition. All other movements operate at LOS D or better. Even though the southbound left turning movement declined to LOS E, the 95th percentile queueing length was 94 feet in the AM peak hour and 229 feet during the PM peak hour. This is still comparable to the existing 95th percentile queue lengths associated with this movement. Because queue spillover occurred during the existing conditions, the development is not fully responsible although a portion is added to this movement through the intersection. It is recommended to redesign the median on Calle del Cielo to lengthen the southbound left turn movement storage. If the median is adjusted to be four to five feet for the entire length of the roadway, the southbound left turn lane could be lengthened to approximately 200 feet in length which would accommodate and AM peak 95th percentile queue but leave some of the PM peak queue beyond this storage lane.

Additional signal timing adjustments were completed on the PM peak hour of this intersection which is shown in Table 10. This signal adjustment helped to improve the southbound left turning 95th percentile queue length to a length of 200 feet. It is recommended to update the median on Calle del Cielo and complete signal timing adjustments at this intersection prior to the 2028 build scenario.

The Rufina Street and Richards Avenue intersection operates at an overall LOS B in the AM and PM peak hours for the 2028 Build condition. All movements at this intersection will operate at LOS C or better for both the AM and PM peak hours.

The 2028 Build capacity analysis for the signalized intersections is shown in Table 9 with the full intersection output included in Appendix F.

Table 9 | 2028 Build Signalized Intersection Results

Intersection	2028 AM Peak			2028 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Rufina St & Siler Rd	18.6		B	44.9		D
Eastbound Left	23.6	0.642	C	57.1	0.770	E
Eastbound Thru/Right	27.3	0.806	C	66.2	0.927	E
Westbound Left	22.4	0.223	C	45.9	0.576	D
Westbound Thru	25.1	0.252	C	45.2	0.354	D
Northbound Left	12.8	0.366	B	59.8	0.891	E
Northbound Thru	11.9	0.552	B	17.3	0.469	B
Southbound Left	9.7	0.075	A	15.8	0.057	B
Southbound Thru	19.1	0.914	B	45.2	0.964	D
Calle del Cielo & Cerrillos Rd	13.3		B	15.9		B
Eastbound Left	4.6	0.209	A	11.0	0.430	B
Eastbound Thru	7.9	0.460	A	9.2	0.465	A
Eastbound Right	4.0	0.021	A	4.7	0.016	A
Westbound Left	5.4	0.121	A	6.4	0.195	A
Westbound Thru	7.1	0.288	A	11.2	0.595	B
Westbound Right	4.1	0.110	A	4.8	0.127	A
Northbound Left	50.0	0.182	D	47.8	0.217	D
Northbound Thru/Right	63.5	0.737	E	54.2	0.542	D
Southbound Left	71.4	0.798	E	84.2	0.889	F
Southbound Thru	50.8	0.117	D	50.0	0.237	D
Southbound Right	48.3	0.438	D	48.6	0.592	D
Rufina St & Richards Ave	18.7		B	19.3		B
Eastbound Left	8.8	0.158	A	14.0	0.386	B
Eastbound Thru/Right	18.3	0.905	B	20.0	0.796	B
Westbound Left	13.4	0.271	B	14.2	0.368	B
Westbound Thru/Right	12.1	0.232	B	21.0	0.841	C
Northbound Left	17.9	0.195	B	15.5	0.482	B
Northbound Thru/Right	24.1	0.746	C	17.9	0.530	B
Southbound Left	18.4	0.164	B	15.7	0.099	B
Southbound Thru/Right	24.4	0.788	C	23.1	0.851	C

Table 10 | 2028 Build Signalized Intersection Results - Mitigated						
Intersection	2028 AM Peak			2028 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Rufina St & Siler Rd – **Mitigated**	17.8		B	33.5		C
Eastbound Left	23.7	0.625	C	48.1	0.761	D
Eastbound Thru	21.9	0.216	C	37.7	0.087	D
Eastbound Right	24.1	0.604	C	50.2	0.905	D
Westbound Left	21.9	0.142	C	38.8	0.209	D
Westbound Thru	25.2	0.274	C	45.9	0.474	D
Northbound Left	12.5	0.361	B	35.7	0.877	D
Northbound Thru	11.6	0.554	B	15.3	0.471	B
Southbound Left	9.5	0.084	A	13.5	0.056	B
Southbound Thru	18.4	0.914	B	30.4	0.950	C
Calle del Cielo & Cerrillos Rd - **Mitigated**	14.1		B	22.3		C
Eastbound Left	6.4	0.226	A	22.7	0.531	C
Eastbound Thru	11.0	0.497	B	18.8	0.579	B
Eastbound Right	5.8	0.022	A	10.3	0.020	B
Westbound Left	7.8	0.131	A	13.8	0.245	B
Westbound Thru	9.8	0.311	A	22.8	0.743	C
Westbound Right	4.8	0.113	A	4.9	0.127	A
Northbound Left	47.7	0.157	D	47.5	0.191	D
Northbound Thru/Right	54.2	0.557	D	53.9	0.531	D
Southbound Left	43.8	0.546	D	34.2	0.421	C
Southbound Thru	45.0	0.073	D	36.0	0.101	D
Southbound Right	42.5	0.314	D	33.9	0.310	C

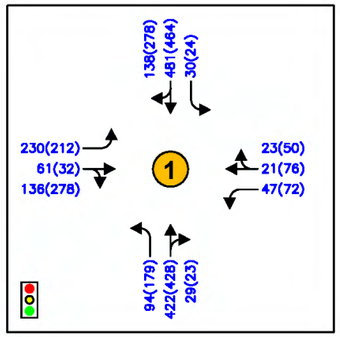
Table 11 | 2028 Build Signalized Intersection Queue Summary				
Intersection	Provided Queue	2025 AM Peak Queue* (ft)	2025 PM Peak Queue* (ft)	2025 PM Peak Mitigation Queue* (ft)
Rufina St & Siler Rd				
Eastbound Left	200	175	275	150
Eastbound Right	N/A	N/A	N/A	375
Westbound Left	200	50	125	100
Northbound Left	220	50	350	275
Southbound Left	100	25	25	25
Calle del Cielo & Cerrillos Rd				
Eastbound Left	160	25	50	75
Eastbound Right	270	25	25	25
Westbound Left	200	25	25	50
Westbound Right	150	50	50	50
Northbound Left	200	50	75	75
Southbound Left	70	100	250	200
Southbound Thru	210	25	75	50
Southbound Right	210	125	175	150
Rufina St & Richards Ave				
Eastbound Left	100	50	50	
Westbound Left	175	25	50	
Northbound Left	75	25	75	
Southbound Left	90	25	25	
* - HCM 95th percentile queue rounded to next 25-foot increment				

The traffic analysis for the 2028 Build scenario found that all unsignalized intersections operate acceptably overall, with LOS C or better for all movements.

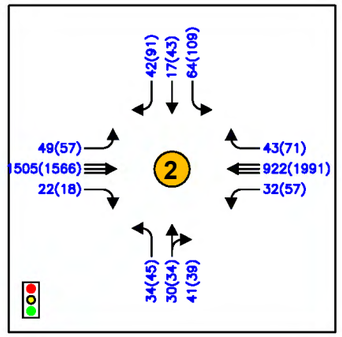
Table 12 summarizes the results for the unsignalized intersections for the 2028 Build scenario with the individual intersection output included in Appendix F.

Table 12 | 2028 Build Unsignalized Intersection Results									
Intersection	Provided Queue	2028 AM Peak				2028 PM Peak			
		Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Rufina St & Rufina Circle (West)									
Eastbound Approach	TWLT	7.8	0.01	0	A	8.4	0.01	0	A
Westbound Approach	TWLT	9.1	0.02	25	A	8.3	0.02	0	A
Northbound Approach	N/A	18.3	0.17	25	C	21.8	0.36	50	C
Southbound Approach	N/A	17.6	0.09	25	C	18.7	0.28	50	C
Rufina St & Rufina Circle (East)									
Eastbound Approach	TWLT	7.7	0.00	0	A	8.5	0.00	0	A
Westbound Approach	TWLT	9.4	0.11	25	A	8.6	0.10	25	A
Northbound Approach	N/A	17.8	0.31	50	C	17.3	0.35	50	C
Southbound Approach	N/A	16.2	0.01	0	C	0.0	0.00	0	A
Rufina Circle & Calle del Cielo									
Eastbound Approach	N/A	7.3	0.00	0	A	7.3	0.00	0	A
Westbound Approach	N/A	7.8	0.12	25	A	8.0	0.14	25	A
Northbound Left	210	15.1	0.18	25	C	21.1	0.39	50	C
Northbound Thru/Right	210	9.7	0.23	25	A	9.8	0.19	25	A
Southbound Approach	N/A	12.2	0.01	0	B	15.4	0.08	25	C
Rufina Circle & Access 1									
Westbound Approach		9.4	0.10	25	A	9.7	0.11	25	A
Southbound Left		7.5	0.05	25	A	7.5	0.05	25	A
Rufina Circle & Access 2									
Westbound Approach		10.3	0.14	25	B	10.8	0.16	25	B
Southbound Left		7.6	0.01	0	A	7.6	0.01	0	A
* - HCM 95th percentile queue rounded to next 25-foot increment									

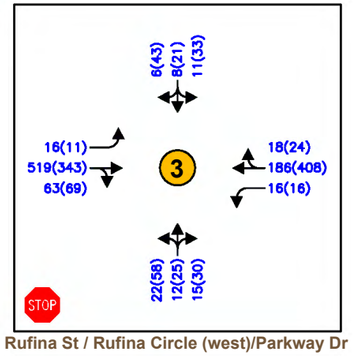




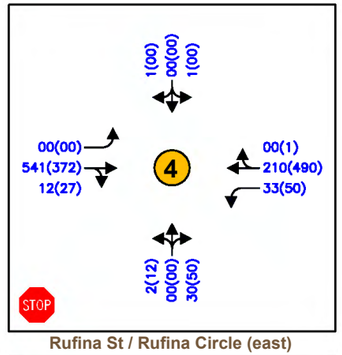
Rufina St / Siler Rd



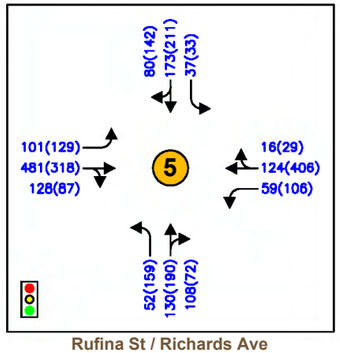
Calle Del Cielo / Cerrillos Rd



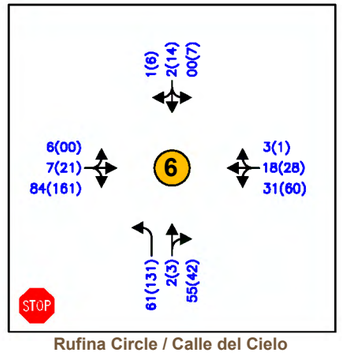
Rufina St / Rufina Circle (west)/Parkway Dr



Rufina St / Rufina Circle (east)



Rufina St / Richards Ave



Rufina Circle / Calle del Cielo

LEGEND

Thru Lanes
(# as indicated)

Turning Lanes
(# as indicated)

1234(1234) AM(PM) Traffic Counts

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SITE TRAFFIC ANALYSIS

FIGURE 5
2028 AM(PM) NO BUILD
PEAK HOUR TRAFFIC VOLUMES

3. 2038 NO BUILD INTERSECTION CAPACITY ANALYSIS

The 2038 Horizon Year No Build analysis assumes the proposed development is not completed. Figure 7 shows the 2038 Horizon Year No Build peak hour volumes.

The traffic analysis found that all signalized intersections, except for the Rufina and Siler intersection, are expected to operate at an acceptable level of service in both the AM and PM peak hours. While these intersections operate overall acceptably, some individual movements are expected to operate at LOS E in the 2038 No Build conditions due to background traffic growth.

The Rufina and Siler intersection is expected to operate at an overall LOS C in the AM peak hour and LOS F in the PM peak hour. During the AM peak hour all movements will operate at LOS D or better. The PM peak hour contains the eastbound left, eastbound through/right, westbound left, northbound left, and southbound through that will operate at LOS F. The westbound through/right will also operate at LOS E during the PM peak hour. Due to these deficiencies occurring in the no build scenario, the decline in operation is not due to the development traffic. The main issue driving this decline is the significant volume of northbound and southbound traffic at the intersection. In the no build a dedicated southbound right turn lane is warranted.

With this southbound right turn lane included in the no build scenario, all movements return to acceptable level which shows that if this was done prior to this development, no additional mitigations would need to be considered. In this area, Siler Road is fully developed on either side of the roadway and right-of-way appears to be exhausted by the roadway and sidewalks. If the City of Santa Fe desires to improve the operations of this intersection, additional right-of-way will be required. Because this all occurs prior to the development, this is the responsibility of the City. If the City requires the development to participate, it should be evaluated by all participants to determine the amount each party should contribute. This report shows that in 2028 build conditions, existing traffic makes up approximately 79% of this and development traffic adds 21%.

The intersection of Calle del Cielo and Cerrillos Road will continue to see the northbound through/right movement operate at LOS E during both peak hours. Recall that this movement in existing conditions was operating at LOS E.

At the Rufina and Richards intersection, all movements during both peak hours will operate at LOS D or better.

During the 2038 No build scenario, the intersection of Calle del Cielo and Cerrillos in the southbound left turn lane, the 95th percentile queue continues to lengthen to 117 feet during the AM peak hour and 181 feet during the PM peak hour. Again, the available queue storage for this movement is approximately 75 feet which results in queue spillover for this movement during both peak hours. If the development moves

forward mitigation strategies will improve this issue. If the development does not move forward, the City of Santa Fe should review this movement and make adjustments to lengthen this queue storage space since this is present in existing conditions and no build scenarios. If the development does move forward mitigations are shown in the build scenario of this report.

Table 13 summarizes the results for the 2038 No Build Signalized Intersection Results. The HCS outputs are included in Appendix G.

Table 13 | 2038 No Build Signalized Intersection Results						
Intersection	2038 AM Peak			2038 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Rufina St & Siler Rd	21.5		C	83.7		F
Eastbound Left	24.7	0.624	C	74.8	0.892	F
Eastbound Thru/Right	30.7	0.764	C	116.1	1.004	F
Westbound Left	30.3	0.260	C	152.3	0.987	F
Westbound Thru	34.7	0.427	C	59.8	0.394	E
Northbound Left	17.0	0.458	B	167.9	1.117	F
Northbound Thru	15.1	0.622	B	21.7	0.529	C
Southbound Left	11.4	0.099	B	20.0	0.075	B
Southbound Thru	21.7	0.935	C	83.9	1.040	F
Rufina St & Siler – Add Southbound Right				24.2		C
Eastbound Left				25.7	0.605	C
Eastbound Thru/Right				33.2	0.900	C
Westbound Left				25.2	0.458	C
Westbound Thru				27.4	0.378	C
Northbound Left				20.0	0.727	C
Northbound Thru				16.6	0.366	B
Southbound Left				15.8	0.078	B
Southbound Thru				27.1	0.876	C
Southbound Right				22.6	0.599	C
Calle del Cielo & Cerrillos Rd	12.3		B	14.7		B
Eastbound Left	4.9	0.154	A	14.7	0.359	B
Eastbound Thru	9.4	0.554	A	9.7	0.545	A
Eastbound Right	4.2	0.025	A	4.3	0.019	A
Westbound Left	7.0	0.174	A	7.5	0.275	A
Westbound Thru	7.6	0.343	A	12.0	0.693	B
Westbound Right	3.9	0.048	A	4.1	0.073	A
Northbound Left	49.0	0.207	D	49.1	0.285	D
Northbound Thru/Right	70.1	0.773	E	58.2	0.750	E
Southbound Left	48.7	0.460	D	61.2	0.716	E
Southbound Thru	50.5	0.133	D	52.0	0.332	D
Southbound Right	47.0	0.263	D	49.4	0.534	D
Rufina St & Richards Ave	22.9		C	26.5		C
Eastbound Left	9.8	0.183	A	17.2	0.530	B
Eastbound Thru/Right	22.1	0.931	C	27.2	0.834	C
Westbound Left	17.5	0.334	B	16.8	0.450	B
Westbound Thru/Right	13.2	0.215	B	30.2	0.881	C
Northbound Left	22.5	0.267	C	22.0	0.657	C
Northbound Thru/Right	29.3	0.770	C	20.6	0.568	C
Southbound Left	22.9	0.211	C	17.0	0.120	B
Southbound Thru/Right	30.8	0.829	C	34.9	0.895	C

Table 14 | 2038 No Build Signalized Intersection Queue Summary			
Intersection	Provided Queue	2038 AM Peak Queue* (ft)	2038 PM Peak Queue* (ft)
Rufina St & Siler Rd			
Eastbound Left	200	225	442
Westbound Left	200	50	184
Northbound Left	220	50	600
Southbound Left	100	25	50
Calle del Cielo & Cerrillos Rd			
Eastbound Left	160	25	50
Eastbound Right	270	25	25
Westbound Left	200	25	25
Westbound Right	150	25	25
Northbound Left	200	75	75
Southbound Left	70	125	175
Southbound Thru	210	50	75
Southbound Right	210	75	150
Rufina St & Richards Ave			
Eastbound Left	100	50	75
Westbound Left	175	50	75
Northbound Left	75	50	125
Southbound Left	90	50	25
* - HCM 95th percentile queue rounded to next 25-foot increment			

The traffic analysis found in the 2038 No Build condition all unsignalized intersections operate at acceptable Levels of Service in both the AM and PM peak hours. While all unsignalized intersections are expected to operate overall acceptably in the horizon no build, the northbound approach for the Rufina Street and Rufina Circle (West) intersection is expected to operate at LOS E in the PM peak hour. Due to this deficiency occurring in the no build scenario, the decline in operation is not due to the development traffic.

All other movements for unsignalized intersection will operate at LOS C or better.

Table 15 summarizes the results for the 2038 No Build Unsignalized Intersection Results. The HCS outputs are included in Appendix G.

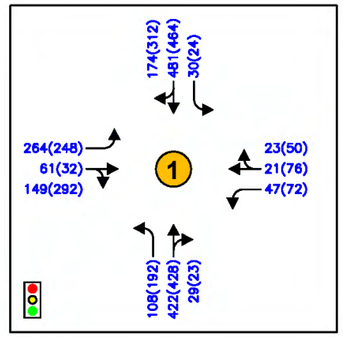
Again, the existing access points that will be utilized by the proposed development are in place in existing conditions although no traffic was documented leaving or entering this lot during traffic counting. Therefore access 1 and access 2 are not documented in the operational table above due to no turning movements into the existing site.

Table 15 | 2038 No Build Unsignalized Intersection Results									
Intersection	Provided Queue	2038 AM Peak				2038 PM Peak			
		Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Rufina St & Rufina Circle (West)									
Eastbound Approach	TWLT	7.9	0.02	25	A	8.8	0.02	0	A
Westbound Approach	TWLT	9.8	0.03	25	A	8.7	0.02	25	A
Northbound Approach	N/A	26.1	0.30	50	D	45.5	0.67	125	E
Southbound Approach	N/A	23.9	0.17	25	C	31.2	0.51	75	D
Rufina St & Rufina Circle (East)									
Eastbound Approach	TWLT	7.9	0.00	0	A	9.1	0.00	0	A
Westbound Approach	TWLT	9.9	0.07	25	A	8.9	0.07	25	A
Northbound Approach	N/A	17.0	0.14	25	C	16.0	0.22	25	C
Southbound Approach	N/A	16.7	0.01	0	C	0.0	0.00	0	A
Rufina Circle & Calle del Cielo									
Eastbound Approach	N/A	7.3	0.01	0	A	7.3	0.00	0	A
Westbound Approach	N/A	7.6	0.04	25	A	8.0	0.07	25	A
Northbound Left	210	11.4	0.16	25	B	16.3	0.38	50	C
Northbound Thru/Right	210	9.2	0.10	25	A	9.5	0.08	25	A
Southbound Approach	N/A	10.6	0.01	0	B	12.3	0.08	25	B
* - HCM 95th percentile queue rounded to next 25-foot increment									

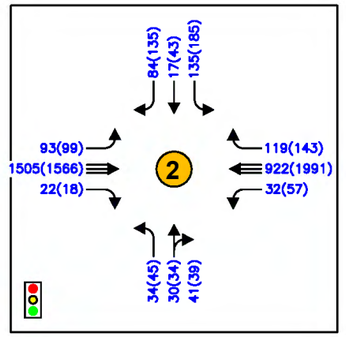


LEGEND

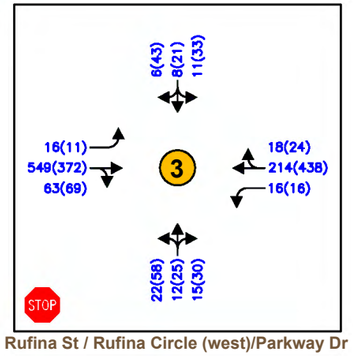
- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts



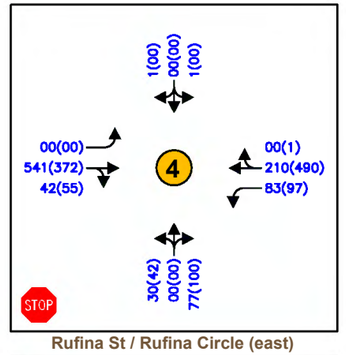
Rufina St / Siler Rd



Calle Del Cielo / Cerrillos Rd



Rufina St / Rufina Circle (west)/Parkway Dr



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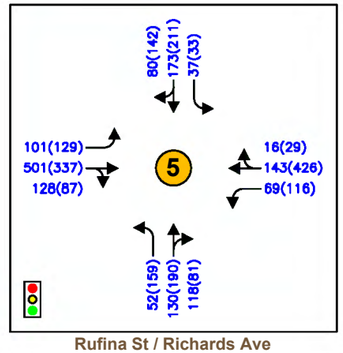

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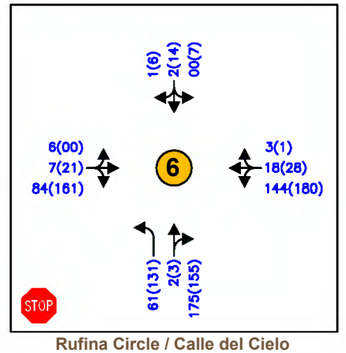

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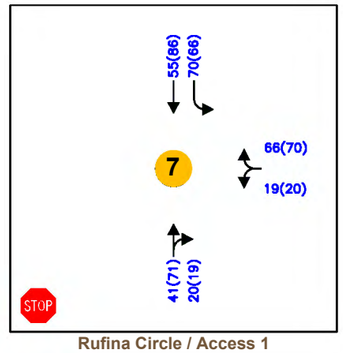
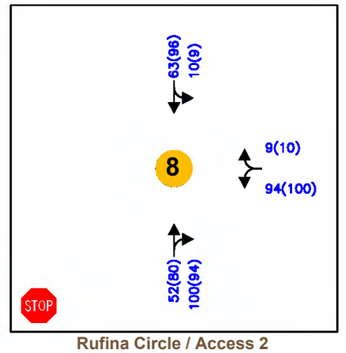


Rufina Circle / Access 1



Rufina Circle / Access 2

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FIGURE 6
2028 AM(PM) BUILD
PEAK HOUR TRAFFIC VOLUMES

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4. 2038 BUILD INTERSECTION CAPACITY ANALYSIS

The trips generated by the site (Table 5) were assigned to the intersections using the trip assignment volumes, shown in Figure 4. These trips were added to the 2038 Horizon Year No Build traffic projections to calculate the 2038 Build volumes. Figure 8 shows the 2038 Build Traffic Volumes.

The traffic analysis found that all signalized intersections, except for the Rufina and Siler intersection, are expected to operate at an overall acceptable level of service in both the AM and PM peak hours. While these intersections operate overall acceptably, some individual movements continue to operate at LOS E in the 2038 Build conditions, some due to background traffic growth that was introduced for the horizon year.

The Rufina and Siler intersection continues to operate at an overall LOS C in the AM peak hour and LOS F in the PM peak hour. During the AM peak hour all movements operate at LOS D or better. The PM peak hour contains the eastbound left, eastbound through/right, westbound left, northbound left, and southbound through that will operate at LOS F. The westbound through/right will operate at LOS E during the PM peak hour. Due to these deficiencies presenting themselves in the no build scenario, the decline in operation is from the background traffic and not due to the development traffic. Mitigation was presented in the 2028 build scenario that added a dedicated eastbound right turn lane. This mitigation will be analyzed here as well.

The intersection of Calle del Cielo and Cerrillos Road will continue to see the northbound through/right movement operate at LOS E during both peak hours. The southbound left will decline to LOS E as well during the AM peak hour.

At the Rufina and Richards intersection all movements will operate at LOS D or better during both AM and PM peak hours.

During the 2038 build scenario, the intersection of Calle del Cielo and Cerrillos in the southbound left turn lane, the 95th percentile queue continues to lengthen to 229 feet during the AM peak hour and 269 feet during the PM peak hour. Mitigation was completed which improved the PM peak hour 95th percentile queue to 225 which is an improvement although additional improvements would require analysis of the Cerrillos Road signal system. Since the horizon year includes estimates of growth, these mitigation measures should be verified as this time gets closer. To improve the southbound left turn queue, additional queue storage should be constructed by adjustments to the existing median along Calle Del Cielo. As this storage length was not adequate prior to the development a cost share of this improvement should be evaluated between the City of Santa Fe and the developer to determine appropriate shares. This report shows that in 2028 build conditions, existing traffic makes up approximately 47% of this and development traffic adds 53%.

The 2038 Build capacity analysis summary for the signalized intersections is shown in Table 16 with the individual intersection output included in Appendix H.

Table 16 | 2038 Build Signalized Intersection Results

Intersection	2038 AM Peak			2038 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Rufina St & Siler Rd	23.9		C	96.9		F
Eastbound Left	30.2	0.695	C	128.3	1.019	F
Eastbound Thru/Right	33.8	0.771	C	126.7	1.043	F
Westbound Left	34.8	0.274	C	152.3	0.987	F
Westbound Thru	39.9	0.478	D	59.8	0.394	E
Northbound Left	19.8	0.567	B	191.9	1.185	F
Northbound Thru	15.5	0.601	B	21.7	0.529	C
Southbound Left	11.8	0.096	B	20.0	0.075	B
Southbound Thru	23.5	0.944	C	98.6	1.084	F
Calle del Cielo & Cerrillos Rd	16.2		B	18.9		B
Eastbound Left	7.5	0.289	A	23.6	0.577	C
Eastbound Thru	13.0	0.600	B	11.2	0.564	B
Eastbound Right	4.9	0.025	A	5.1	0.019	A
Westbound Left	9.9	0.190	A	8.8	0.284	A
Westbound Thru	10.7	0.374	B	14.3	0.721	B
Westbound Right	4.4	0.120	A	5.3	0.141	A
Northbound Left	53.7	0.349	D	46.5	0.243	D
Northbound Thru/Right	58.7	0.771	E	53.1	0.561	D
Southbound Left	55.9	0.834	E	102.6	0.967	F
Southbound Thru	48.2	0.108	D	49.1	0.261	D
Southbound Right	52.0	0.586	D	49.5	0.623	D
Rufina St & Richards Ave	23.6		C	27.9		C
Eastbound Left	9.8	0.182	A	17.7	0.543	B
Eastbound Thru/Right	22.4	0.928	C	28.8	0.845	C
Westbound Left	18.3	0.375	B	17.2	0.494	B
Westbound Thru/Right	13.2	0.230	B	32.1	0.890	C
Northbound Left	23.8	0.239	C	23.3	0.673	C
Northbound Thru/Right	31.7	0.811	C	21.7	0.591	C
Southbound Left	24.3	0.228	C	17.6	0.125	B
Southbound Thru/Right	32.1	0.824	C	36.3	0.897	D

Table 17 | 2038 Build Signalized Intersection Results - Mitigated						
Intersection	2038 AM Peak			2038 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Rufina St & Siler Rd – **Mitigated**	23.5		C	85.2		F
Eastbound Left	30.1	0.696	C	103.7	0.980	F
Eastbound Thru	28.5	0.202	C	44.3	0.091	D
Eastbound Right	31.2	0.551	C	61.1	0.939	E
Westbound Left	34.6	0.218	C	39.7	0.209	D
Westbound Thru	39.8	0.478	D	46.4	0.365	D
Northbound Left	19.8	0.567	B	174.1	1.181	F
Northbound Thru	15.5	0.601	B	21.5	0.564	C
Southbound Left	11.8	0.096	B	18.9	0.082	B
Southbound Thru	23.5	0.944	C	118.2	1.149	F
Calle del Cielo & Cerrillos Rd - **Mitigated**	19.1		B	23.7		C
Eastbound Left	11.0	0.324	B	28.3	0.664	C
Eastbound Thru	18.6	0.671	B	18.9	0.661	B
Eastbound Right	9.0	0.029	A	9.1	0.022	A
Westbound Left	14.5	0.214	B	15.4	0.332	B
Westbound Thru	15.1	0.419	B	24.8	0.845	C
Westbound Right	6.5	0.129	A	5.0	0.138	A
Northbound Left	43.1	0.146	D	47.5	0.222	D
Northbound Thru/Right	49.2	0.440	D	54.9	0.633	D
Southbound Left	36.2	0.430	D	37.5	0.534	D
Southbound Thru	37.8	0.056	D	38.8	0.138	D
Southbound Right	40.1	0.305	D	37.0	0.386	C

Table 18 | 2038 Build Signalized Intersection Queue Summary				
Intersection	Provided Queue	2038 AM Peak Queue* (ft)	2038 PM Peak Queue* (ft)	2038 PM Peak Mitigation Queue* (ft)
Rufina St & Siler Rd				
Eastbound Left	200	275	600	
Westbound Left	200	75	200	
Northbound Left	220	75	650	
Southbound Left	100	25	50	
Calle del Cielo & Cerrillos Rd				
Eastbound Left	160	50	100	100
Eastbound Right	270	25	25	25
Westbound Left	200	25	50	50
Westbound Right	150	50	50	50
Northbound Left	200	75	75	75
Southbound Left	70	225	275	225
Southbound Thru	210	50	75	75
Southbound Right	210	150	200	175
Rufina St & Richards Ave				
Eastbound Left	100	50	75	
Westbound Left	175	50	75	
Northbound Left	75	50	125	
Southbound Left	90	50	25	
* - HCM 95th percentile queue rounded to next 25-foot increment				

For the 2038 Build condition, the study found that the Rufina and Rufina Circle (West) intersection saw a LOS F in the northbound approach and the Rufina and Calle del Cielo unsignalized intersection saw: LOS E on the northbound left movement. All other intersections operate overall acceptably in the AM and PM peak hours.

For the Rufina and Rufina Circle (West) intersection, the northbound approach will operate at LOS F during the PM peak hour. All other movements during both peak hours will operate at LOS D or better. This deficiency is also noted in the 2038 No Build condition and therefore is not caused by the development traffic.

The Rufina and Rufina Circle (East) intersection is expected to operate with all movements at LOS D or better in the AM and PM peak hour.

The northbound left turn movement at the Rufina Circle and Calle del Cielo intersection is expected to operate at LOS C in the AM peak hour and LOS E in the PM peak hour. Since this event only occurs for one hour out of the entire day in the future 2038 Build condition, the City should monitor this movement to determine the need for improvements.

The movements at both access driveways on Rufina Circle are expected to operate at LOS B or better in the AM and PM peak hour for the 2038 Build scenario.

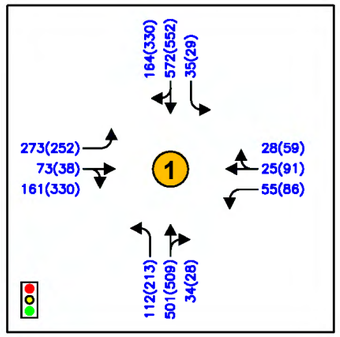
Table 19 summarizes the 2038 Build Unsignalized Intersection Results with the HCS outputs included in Appendix H.

Table 19 | 2038 Build Unsignalized Intersection Results

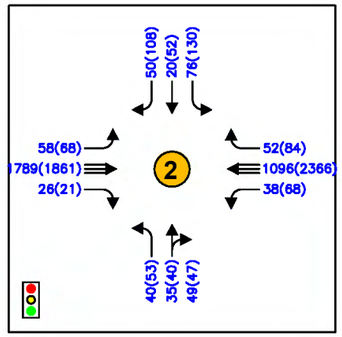
Intersection		2038 AM Peak				2038 PM Peak			
		Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Rufina St & Rufina Circle (West)									
Eastbound Approach	TWLT	8.0	0.02	25	A	8.9	0.02	0	A
Westbound Approach	TWLT	10.0	0.03	25	A	8.8	0.02	25	A
Northbound Approach	N/A	28.3	0.33	50	D	53.5	0.72	125	F
Southbound Approach	N/A	25.7	0.18	25	D	35.0	0.54	100	D
Rufina St & Rufina Circle (East)									
Eastbound Approach	TWLT	7.9	0.00	0	A	9.1	0.00	0	A
Westbound Approach	TWLT	10.5	0.14	25	B	9.3	0.13	25	A
Northbound Approach	N/A	26.1	0.45	75	D	25.8	0.51	75	D
Southbound Approach	N/A	25.0	0.01	0	C	0.0	0.00	0	A
Rufina Circle & Calle del Cielo									
Eastbound Approach	N/A	7.3	0.01	0	A	7.3	0.00	0	A
Westbound Approach	N/A	8.0	0.14	25	A	8.3	0.17	25	A
Northbound Left	210	17.8	0.27	50	C	37.3	0.65	125	E
Northbound Thru/Right	210	10.1	0.26	50	B	10.3	0.22	25	B
Southbound Approach	N/A	13.7	0.01	0	B	18.2	0.13	25	C
Rufina Circle & Access 1									
Westbound Approach	N/A	9.5	0.10	25	A	9.9	0.12	25	A
Southbound Left	N/A	7.5	0.05	25	A	7.6	0.05	25	A
Rufina Circle & Access 2									
Westbound Approach	N/A	10.5	0.15	25	B	11.3	0.17	25	B
Southbound Left	N/A	7.6	0.01	0	A	7.7	0.01	0	A

* - HCM 95th percentile queue rounded to next 25-foot increment

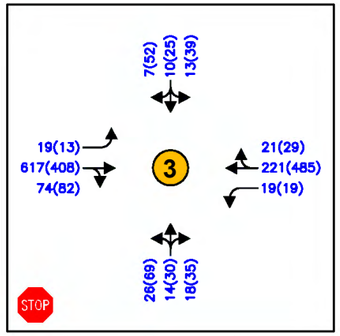




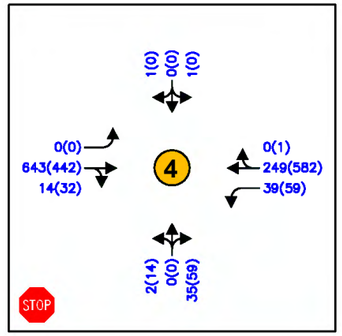
Rufina St / Siler Rd



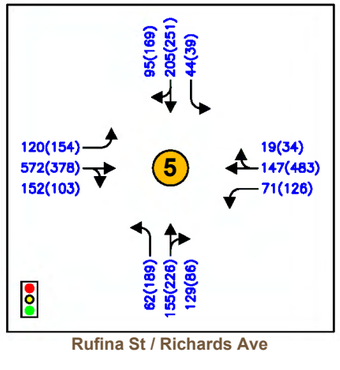
Calle Del Cielo / Cerrillos Rd



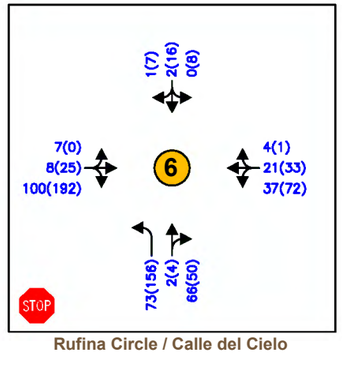
Rufina St / Rufina Circle (west)/Parkway Dr



Rufina St / Rufina Circle (east)



Rufina St / Richards Ave



Rufina Circle / Calle del Cielo

LEGEND

Thru Lanes
(# as indicated)

Turning Lanes
(# as indicated)

1234(1234) AM(PM) Traffic Counts

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FIGURE 7
2038 AM(PM) NO BUILD
PEAK HOUR TRAFFIC VOLUMES

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B. AUXILIARY LANE EVALUATION

Analyses of the Transportation Impact Analysis (TIA) Guidelines by the City of Santa Fe, were completed to determine the need to install new right turn or left turn lanes at any intersection as part of this study. Information to check these warrants is provided in Table 20 and Table 21.

The intersection of Rufina and Siler includes dedicated left turn lanes in all directions. Based on the volumes seen at the intersection during the peak hours, all left turn lanes are warranted and should remain. As discussed in the level of service analysis, the eastbound through movement falls to LOS E which indicates that mitigation may be required for this movement. As the volume of eastbound right turning traffic is high at this location, adding a dedicated eastbound right turning lane will improve the operations of this movement. Even though the right turn criteria is not met, it is recommended to install a dedicated right turning lane. This should be completed by removing on street parking near the intersection and including one 10' wide westbound lane leaving the intersection, a 10' wide dedicated eastbound left turn lane, one 10' eastbound through lane, and one 10' dedicated eastbound right turning lane. The dedicated right turn lane should include 200 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

The Calle del Cielo and Cerrillos intersection currently includes all dedicated left turning lanes as shown in existing conditions. Additionally, all right turn lanes are warranted based on the volume of the major roadway (Cerrillos) in this area. Because the through movements northbound and southbound at this intersection are very minimal during both peak hours it is not necessary to add dedicated right turn lanes northbound or southbound. They are not warranted based on the operations of the signalized intersection.

At the intersection of Rufina and Richards, no additional turning lanes are warranted based on the warrant evaluation. The left turn lanes should remain in place at the intersection.

Rufina Street and Rufina Circle (West) includes an eastbound/westbound two way left turn lane on Rufina Street. This lane satisfies the warrant for the eastbound and westbound turn lanes at this intersection. The northbound and southbound left turn lanes are warranted but only the northbound is considered in this report due to the development having no additional trips associated with this movement. The northbound approach to this intersection should be restriped to include a dedicated left turning lane and a shared through/right turn lane to address the left turn lane warrant criteria. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

Rufina Street and Rufina Circle (East) also includes the eastbound/westbound two way left turn lane on Rufina Street. This lane satisfies the warrant for the westbound turn lane at this intersection. The northbound left turn lane is warranted and should be restriped to include a dedicated left turning lane and a shared through/right turn lane to address the left turn lane warrant criteria. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

Rufina Circle does not have a posted speed limit; however, the assumed speed limit is 25 MPH. The entire circle does not include any turn lanes at any of the driveways or intersections along it. Rufina Street includes a two-way left turn lane that operates as a dedicated left at both the intersections with Rufina Circle.

Rufina Circle and Calle del Cielo warrants a northbound left turn lane and a westbound left turn lane in the build scenario. The intersection has two lanes entering northbound which effectively makes one a dedicated left turn lane and the other a dedicated right turn lane based on the existing volumes at the intersection. A westbound left turn lane should be included at this intersection by restriping this area. On street parking would be effected as this area would end approximately 100 feet prior to the intersection. The roadway is recommended to be restriped to include a 5' bike lane, a 10' westbound through lane, and a 10' westbound left turn lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

The development will see a maximum of 70 southbound vehicles turning left into Access 1 and a maximum of 20 vehicles turning northbound right. For Access 2, a maximum of 100 vehicles are expected to turn right into the site and a maximum of 10 vehicles are anticipated to turn left into the site. Based on the Santa Fe TIA Guidelines a right turn lane is not typically provided for speeds of 25 mph, which is the posted speed limit on Rufina Street. Additionally, because Rufina Circle includes bike lanes and on street parking it would impact these features to include right turn lanes. Right turn lanes are not recommended at these accesses. Based on The Santa Fe TIA Guidelines, a southbound left turn lane is warranted at Access 1 due to the southbound left turning volumes being greater than 30 vehicles during both peak hours. Therefore, it is recommended that a southbound left turn lane be striped and designated at Access 1 with project construction.

The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards. All other turning movement volumes do not meet turn lane thresholds at either access.

The applicable tables from Santa Fe TIA Guidelines criteria are included in Appendix I for reference.

Table 20 | Left Turn Lane Warrants						
	Build AM Peak			Build PM Peak		
Intersection/Movement	Turning Volume	Opposing Volume Per Lane	Warrant	Max Turning Volume	Opposing Volume Per Lane	Warrant
Rufina St & Siler Rd						
Eastbound Left	307	25	Yes	288	91	Yes
Westbound Left	55	73	Yes	86	38	Yes
Northbound Left	125	572	Yes	226	552	Yes
Southbound Left	35	501	Yes	29	509	Yes
Calle del Cielo & Cerrillos Rd						
Eastbound Left	102	365	Yes	109	789	Yes
Westbound Left	38	596	Yes	68	620	Yes
Northbound Left	40	20	Yes	53	52	Yes
Southbound Left	147	35	Yes	206	40	Yes
Rufina St & Richards Ave						
Eastbound Left	120	166	Yes	154	503	Yes
Westbound Left	80	592	Yes	136	397	Yes
Northbound Left	62	205	Yes	189	251	Yes
Southbound Left	44	155	Yes	39	226	Yes
Rufina St & Rufina Circle (West)						
Eastbound Left	19	249	Yes	13	515	Yes
Westbound Left	19	647	Yes	19	436	Yes
Northbound Left	26	10	No	69	25	Yes
Southbound Left	13	14	No	39	30	Yes
Rufina St & Rufina Circle (East)						
Westbound Left	89	643	Yes	106	442	Yes
Northbound Left	31	0	Yes	44	0	Yes
Rufina Circle & Calle del Cielo						
Eastbound Left	7	21	No	0	33	No
Westbound Left	149	8	Yes	192	25	Yes
Northbound Left	73	2	Yes	156	16	Yes
Rufina Circle & Access 1						
Southbound Left	70	52	Yes	66	92	Yes
Rufina Circle & Access 2						
Southbound Left	10	63	No	9	101	No

Table 21 | Right Turn Lane Warrants						
	Build AM Peak			Build PM Peak		
Intersection/Movement	Turning Volume	Major-Road Volume (one direction)	Warrant	Max Turning Volume	Major-Road Volume (one direction)	Warrant
Rufina St & Siler Rd						
Eastbound Right	174	572	No	344	552	No
Westbound Right	28	501	No	59	509	No
Northbound Right	34	501	No	28	509	No
Southbound Right	200	572	No	364	552	No
Calle del Cielo & Cerrillos Rd						
Eastbound Right	26	1,789	Yes	21	1,861	Yes
Westbound Right	128	1,096	Yes	156	2,366	Yes
Northbound Right	49	1,789	Yes	47	1,861	Yes
Southbound Right	92	1,096	Yes	152	2,366	Yes
Rufina St & Richards Ave						
Eastbound Right	152	592	No	103	397	No
Westbound Right	19	166	No	34	503	No
Northbound Right	139	592	No	95	397	No
Southbound Right	95	166	No	169	503	No
Rufina St & Rufina Circle (West)						
Eastbound Right	74	647	No	82	436	No
Westbound Right	21	249	No	29	515	No
Northbound Right	18	647	No	35	436	No
Southbound Right	7	249	No	52	515	No
Rufina St & Rufina Circle (East)						
Eastbound Right	44	643	No	60	442	No
Northbound Right	82	643	No	109	442	No
Rufina Circle & Calle del Cielo						
Eastbound Right	100	2	No	192	16	No
Westbound Right	4	2	No	1	4	No
Northbound Right	186	2	No	163	4	No
Rufina Circle & Access 1						
Westbound Right	66	52	No	70	92	No
Northbound Right	20	52	No	19	92	No
Rufina Circle & Access 2						
Westbound Right	9	63	No	10	101	No
Northbound Right	100	63	No	94	101	No

VII. CRASH ANALYSIS

Crash data was collected for the years 2019 to 2023 for all intersections included in the scope of this study.

A. CERRILLOS AND CALLE DEL CIELO

The intersection of Cerrillos and Calle Del Cielo shows a total of 88 crashes occurring in the 5-year span. Crash trends were relatively consistent across the years, with the highest number occurring in 2019. Rear-end collisions were the most common crash type accounting for 31% of all crashes although a large portion of crash types were listed as not available. Crash severity was predominantly property damage only crashes with 39 crashes involving injury. No reports documented fatalities at this intersection during these years. The majority of the crashes occurred during daylight hours, while night time crashes were relatively infrequent.

Contributing factors suggest that following too closely and failure to yield right-of-way were the leading causes. Overall, the crash history indicates that congestion related behaviors, particularly rear-end collisions and right-of-way conflicts are the most significant safety concerns at this intersection.

A summary of these crash statistics for this intersection are included in Table 22.

Table 22 | Cerrillos and Calle Del Cielo Crash Summary		
Category	**Description**	**No. Crashes**
	Total Crashes	88
Year	2019	22
	2020	17
	2021	21
	2022	12
	2023	16
Crash Type	Front-to-Rear	27
	Front-to-Side	14
	Sideswipe Collision	4
	Not Available	39
	Collision with Pedestrian(s)	3
	Collision with Fixed Object	1
	% Collisions with Another Vehicle at an Angle	20%
	% Collisions with Pedestrian / Fixed Object	5%
	% Rear-End Collisions	31%
Crash Severity	Property Damage Only	49
	Injury	39
	Fatality	0
Lighting Conditions	Daylight	73
	Night-Time - Lighted	13
	Night-Time – Not Lighted	2
Contributing Factors*	Cell Phone	3
	Failed to Yield Right of Way	22
	Improper Lane Change / Overtaking	7
	Disregarded Traffic Signal	4
	Excessive Speed	3
	Alcohol Involved	1
	Avoid Contact	3
	Driver Inattention	14
	Pedestrian Error	1
	Following too Closely	35

B. RUFINA AND SILER

The Rufina and Siler intersection saw a total of 33 crashes during the 5-year span. The majority of the crashes were rear-end collisions while sideswipes and front-to-side crashes were relatively infrequent although a notable number did not specify the crash type. Most crashes resulted in property damage only while 8 crashes involved injuries with no fatalities reported at the intersection. The majority of crashes occurred

during the daylight. Contributing factor data indicates that following too closely and driver inattention were the most frequent causes.

Overall, the crash data suggests that congestion related driver behaviors, particularly tailgating and inattention, are the primary safety issues at this intersection.

A summary of these crash statistics for this intersection are included in Table 23

Table 23 | Rufina and Siler Crash Summary

Category	Description	No. Crashes
	Total Crashes	32
Year	2019	8
	2020	5
	2021	8
	2022	5
	2023	6
Crash Type	Front-to-Rear	15
	Front-to-Side	1
	Sideswipe Collision	2
	Not Available	13
	Collision with Fixed Object	1
	% Collisions with Another Vehicle at an Angle	9%
	% Collisions with Pedestrian / Fixed Object	3%
	% Rear-End Collisions	17%
Crash Severity	Property Damage Only	24
	Injury	8
	Fatality	0
Lighting Conditions	Daylight	28
	Night-Time - Lighted	3
	Dusk	1
Contributing Factors*	Following too Closely	14
	Failed to Yield Right of Way	5
	Improper Brakes / Overtaking	2
	Disregarded Traffic Signal	2
	Excessive Speed	1
	Other Improper Driving	2
	Other , No Driver Error	21
	Driver Inattention	13

C. RUFINA AND RICHARDS

Between 2019 and 2023, a total of 42 crashes occurred at the intersection of Rufina and Richards. The highest year was 2021 which included 12 crashes. The most common crash types were rear-end collisions. There were also two pedestrian crashes and one crash with a fixed object, while 18 crashes were reported with unspecified

crash types. Overall, 29% of crashes involved angle collisions, 7% involved a pedestrian or fixed object, and 10% were rear-end collisions. In terms of severity, most crashes were property damage only, while 15 crashes resulted in injuries, and no fatalities were recorded. Lighting conditions indicate that the majority of crashes occurred in daylight, with fewer crashes reported at night, dawn, or in unlit conditions. Contributing factors highlight following too closely, driver inattention, and failure to yield right-of-way as the primary causes, with smaller contributions from improper driving, excessive speed, and traffic signal violations.

Overall, the crash history suggests that driver behavior-related issues, particularly tailgating, inattention, and right-of-way conflicts, are the main safety concerns at this location.

A summary of these crash statistics for this intersection are included in Table 24.

Table 24 | Rufina and Richards Crash Summary

Category	Description	No. Crashes
	Total Crashes	42
Year	2019	8
	2020	8
	2021	12
	2022	8
	2023	6
Crash Type	Front-to-Rear	9
	Front-to-Side	7
	Sideswipe Collision	4
	Rear-to-Side	1
	Not Available	18
	Collision with Pedestrian	2
	Collision with Fixed Object	1
	% Collisions with Another Vehicle at an Angle	29%
	% Collisions with Pedestrian / Fixed Object	7%
	% Rear-End Collisions	10%
Crash Severity	Property Damage Only	27
	Injury	15
	Fatality	0
Lighting Conditions	Daylight	28
	Dawn	2
	Night-Time - Lighted	10
	Night-Time - Not Lighted	2
Contributing Factors*	Following too Closely	12
	Failed to Yield Right of Way	10
	Improper Driving	6
	Disregarded Traffic Signal	1
	Excessive Speed	2
	Pedestrian Error	1
	Driver Inattention	11
	Other , No Driver Error	30

D. RUFINA STREET AND RUFINA CIRCLE (EAST)

The intersection of Rufina Street and Rufina Circle had 3 crashes that occurred in the 5-year time frame. The only documented crash type was one crash with a fixed object. Two crashes occurred with property damage only and one occurred with injury. All crashes occurred during daylight.

A summary of these crash statistics for this intersection are included in Table 25.

Table 25 | Rufina Street and Rufina Circle (East) Crash Summary

Category	Description	No. Crashes
	Total Crashes	3
Year	2019	1
	2020	1
	2021	0
	2022	1
	2023	0
Crash Type	Not Available	2
	Collision with Fixed Object	1
	% Collisions with Another Vehicle at an Angle	0%
	% Collisions with Pedestrian / Fixed Object	33%
	% Rear-End Collisions	0%
Crash Severity	Property Damage Only	2
	Injury	1
	Fatality	0
Lighting Conditions	Daylight	3
Contributing Factors*	Other Improper Driving	1
	Not Available	2

E. RUFINA STREET AND RUFINA CIRCLE (WEST)

From 2019 to 2023, a total of 16 crashes were reported at the intersection of Rufina Street and Rufina Circle (West). The most common crash type was front-to-side collisions, followed by sideswipe collisions and one rear-end collision, while 6 crashes were reported with no crash type available. There was also one pedestrian crash, representing 6% of all crashes. Overall, half of all crashes (50%) involved angle collisions, while rear-end crashes were relatively rare (6%). Most crashes resulted in property damage only while 4 crashes involved injuries, and no fatalities were recorded. The majority occurred during daylight with a smaller number happening at

night under both lighted and unlighted conditions. Contributing factors show that failure to yield right-of-way and improper overtaking/driving were the leading causes, with additional contributions from driver inattention, following too closely, speeding, and stop sign violations.

Overall, the crash history suggests that angle-related conflicts and right-of-way issues are the primary safety concerns at this intersection, with driver errors and aggressive maneuvers contributing to crash risk.

A summary of these crash statistics for this intersection are included in Table 26.

Table 26 | Rufina Street and Rufina Circle (West) Crash Summary

Category	Description	No. Crashes
	Total Crashes	16
Year	2019	3
	2020	2
	2021	2
	2022	3
	2023	6
Crash Type	Front-to-Rear	1
	Front-to-Side	5
	Sideswipe Collision	3
	Not Available	6
	Collision with Pedestrian	1
	% Collisions with Another Vehicle at an Angle	50%
	% Collisions with Pedestrian / Fixed Object	6%
	% Rear-End Collisions	6%
Crash Severity	Property Damage Only	12
	Injury	4
	Fatality	0
Lighting Conditions	Daylight	11
	Night-Time - Lighted	3
	Night-Time - Not Lighted	2
Contributing Factors*	Following too Closely	2
	Failed to Yield Right of Way	6
	Improper Overtaking / Driving	5
	Disregarded Stop Sign	1
	Excessive Speed	2
	Drove Left of Center	1
	Driver Inattention	2
	Other , No Driver Error	13

F. RUFINA CIRCLE AND CALLE DEL CIELO

The intersection of Rufina Circle and Calle Del Cielo had no reported traffic collisions from 2019 to 2023.

VIII. CONCLUSIONS AND RECOMMENDATIONS

A. CONCLUSIONS

The traffic analysis found that all intersections operate acceptably overall in the 2028 Build scenario. The eastbound left, eastbound thru/right, and the northbound left turning movements at the signalized intersection of Rufina Street and Siler Road operate at LOS E in the PM peak hour. To improve the eastbound movement, this approach should be restriped to remove on street parking near the intersection and including one 10' wide westbound lane leaving the intersection, a 10' wide dedicated eastbound left turn lane, one 10' eastbound through lane, and one 10' dedicated eastbound right turning lane. The dedicated right turn lane should include 200 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

The northbound thru/right turn movement at the Calle del Cielo and Cerrillos Road intersection continues to operate at LOS E during both peak hours, while the southbound left turn movement degrades to LOS E in the AM peak hour due to the development traffic. With this decline and increase in queue distance needed, it is recommended to complete median modifications on the north side of this intersection along Calle del Cielo to adequately store the queue that will develop. The median should be a maximum of 5' with a 10' left turn lane, a 10' southbound through lane, and a 10' dedicated right turn lane. Additionally, traffic signal timing adjustments should be completed at the intersection to help address this issue. As this storage length was not adequate prior to the development, a cost share of this improvement should be evaluated between the City of Santa Fe and the developer to determine appropriate shares.

In the 2038 Build scenario, the Rufina Street and Rufina Circle (east) intersection and the two new access driveways on Rufina Circle will operate overall acceptably. The northbound left turn lane at both the East and West intersections of Rufina Street and Rufina Circle is recommended to be installed to address City of Santa Fe turn lane warrants.

At the Rufina Circle and Calle del Cielo the westbound left turn lane is warranted and should be installed. This lane should be a minimum of 50' and include a taper length as determined by the MUTCD and prescribed in the City of Sanat Fe standards.

Lastly, Rufina Circle and Access 1 meets warrants for a left turn lane at the entrance to the development. This left turn lane should be 50 feet in length for storage with a

taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards. All other turning movement volumes do not meet turn lane thresholds at either access.

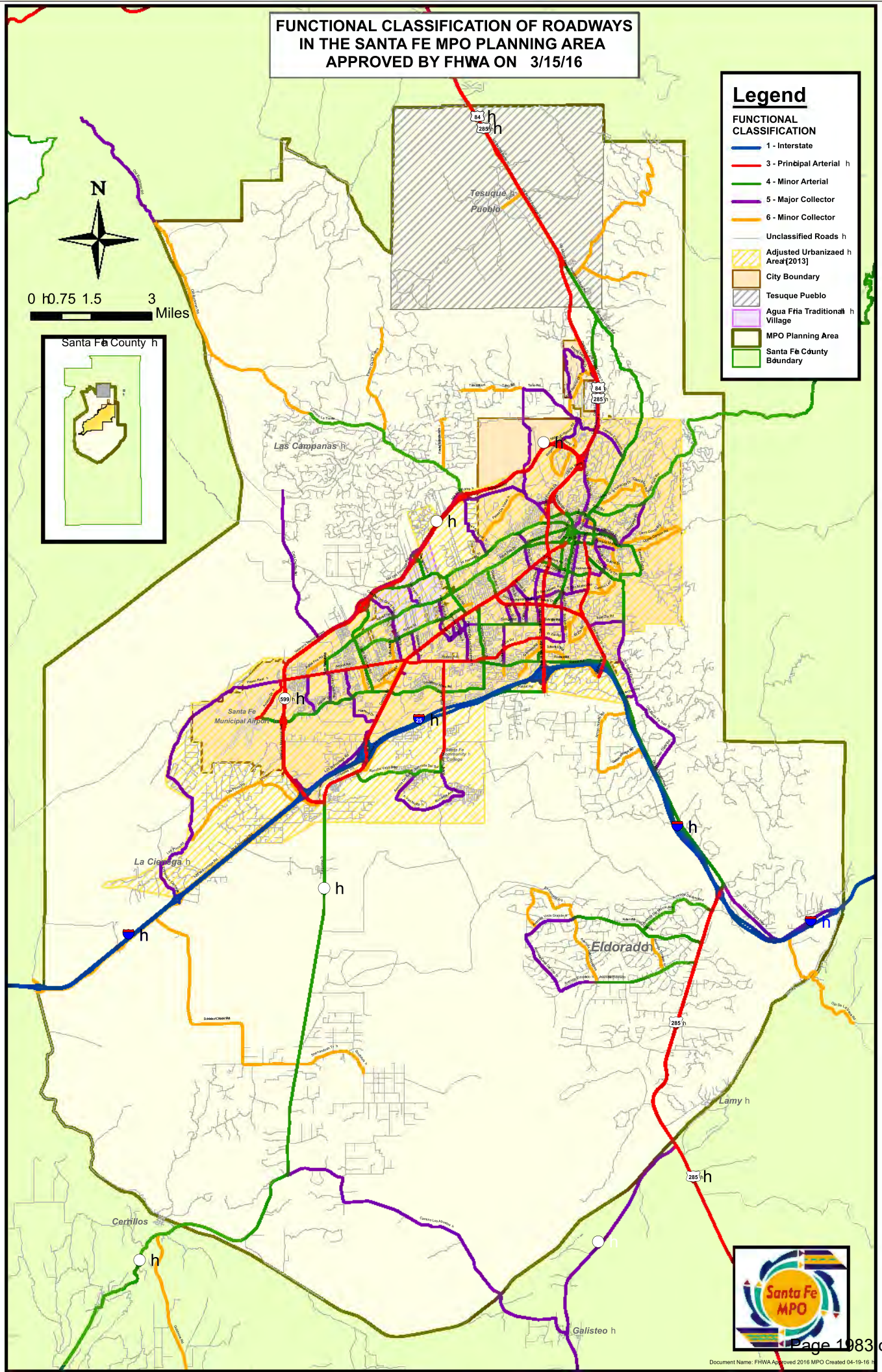
B. RECOMMENDATIONS

- Install a southbound left turn lane at Rufina Circle and Access 1 with striping modifications. This will include removal of on-street parking and installation of the left turn lane by shifting the northbound lane, southbound lane, and bike lanes to incorporate an 11 foot left turning lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as prescribed in the City of Santa Fe standards.
- Install an Eastbound dedicated right turn lane at the intersection of Rufina Street and Siler Road. This lane should be accomplished by striping by removing on street parking near the intersection and including one 10' wide westbound lane leaving the intersection, a 10' wide dedicated eastbound left turn lane, one 10' eastbound through lane, and one 10' dedicated eastbound right turning lane. The dedicated right turn lane should include 225 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards
- Median modifications should be completed at the Cerrillos and Calle de Cielo intersection. The median should be a maximum of 5 feet and the southbound lanes should include a 10' right turn lane, a 10' through lane, and a 10' left turn lane. These lanes should extend the full length of Calle de Cielo from Cerrillos to Rufina Circle.
- The northbound approach at the intersection of Rufina Street and Rufina Circle (West) should be restriped to remove on street parking near the intersection. New striping should include a 5' bike lane, a 10' dedicated left turning lane and a 10' shared through/right turn lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.
- At the intersection of Rufina Street and Rufina Circle (East), the northbound approach should be restriped to remove on street parking near the intersection. New striping should include a 5' bike lane, a 10' dedicated left turning lane and a 10' shared through/right turn lane. The dedicated left turn lane should include 50 feet for storage along with the

taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.

- Rufina Circle and Calle del Cielo warrants a westbound left turn lane. This lane should be included at this intersection through restriping. On street parking would be removed approximately 100 feet prior to the intersection. The roadway is recommended to be restriped to include a 5' bike lane, a 10' westbound through lane, and a 10' westbound left turn lane. The dedicated left turn lane should include 50 feet for storage along with the taper length as determined by the MUTCD and prescribed in the City of Santa Fe standards.
- All designs shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) and City of Santa Fe requirements.

APPENDIX A:
SANTA FE ROADWAY FUNCTIONAL CLASSIFICATIONS

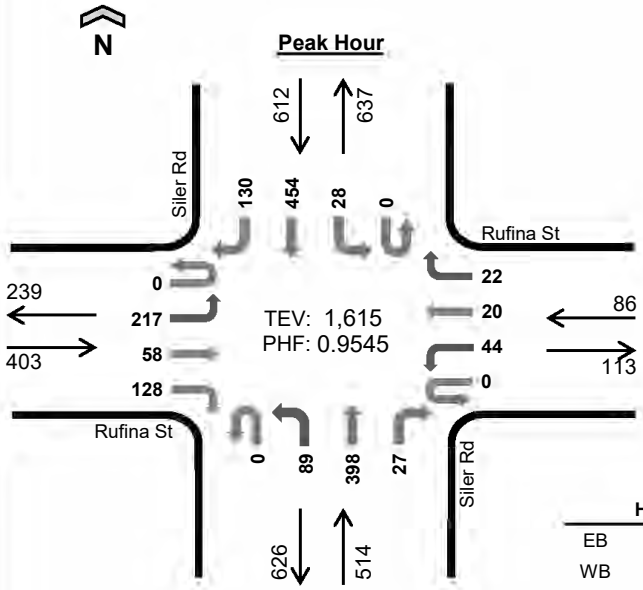


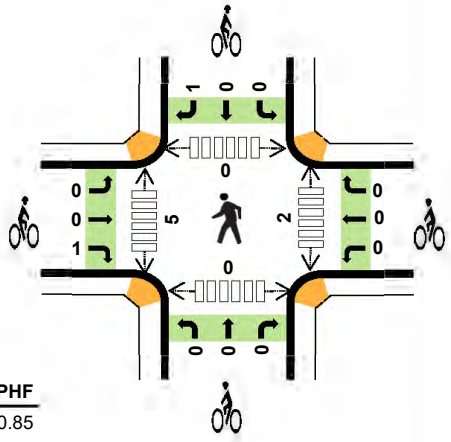
Document Name: FHWA Approved 2016 MPO Created 04-19-16

APPENDIX B:
EXISTING DATA

Siler Rd
Rufina St

Date: 7/9/2025
Count Period: 6:00 AM to 9:00 AM
Peak Hour: 7:45 AM to 8:45 AM





	HV%	PHF
EB	3%	0.85
WB	8%	0.65
NB	4%	0.87
SB	5%	0.94
TOTAL	4%	0.95

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Siler Rd Northbound				Siler Rd Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:45 AM		0	56	9	34	0	9	4	2	0	31	111	6	0	4	114	36	416	0
8:00 AM		0	66	19	33	0	7	4	7	0	20	102	3	0	11	118	33	423	0
8:15 AM		0	54	18	31	0	8	7	5	0	18	91	10	0	7	96	31	376	0
8:30 AM		0	41	12	30	0	20	5	8	0	20	94	8	0	6	126	30	400	1,615
Pk Hr	All	0	217	58	128	0	44	20	22	0	89	398	27	0	28	454	130	1,615	
	HV	0	10	0	4	0	4	0	3	0	0	18	1	0	1	21	6	68	
	HV%	-	5%	0%	3%	-	9%	0%	14%	-	0%	5%	4%	-	4%	5%	5%	4%	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:45 AM	0	2	4	9	*15*	0	0	0	0	*0*	1	1	0	0	*2*
8:00 AM	2	1	4	4	*11*	0	0	0	0	*0*	0	2	0	0	*2*
8:15 AM	6	1	7	8	*22*	0	0	0	0	*0*	0	1	0	0	*1*
8:30 AM	6	3	4	7	*20*	1	0	0	1	*2*	1	1	0	0	*2*
Peak Hour	14	7	19	28	*68*	1	0	0	1	*2*	2	5	0	0	*7*

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - All Vehicles

Interval Start	Rufina St Eastbound				Rufina St Westbound				Siler Rd Northbound				Siler Rd Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	8	0	10	0	4	2	0	0	2	21	1	0	0	22	10	80	0
6:15 AM	0	15	1	4	0	0	0	0	0	11	18	1	0	1	30	4	85	0
6:30 AM	0	23	1	6	0	1	2	0	0	9	35	2	0	2	26	6	113	0
6:45 AM	0	16	11	17	0	5	2	1	0	19	52	3	0	2	48	16	192	470
7:00 AM	0	30	5	18	0	7	0	6	0	13	53	1	0	4	56	18	211	601
7:15 AM	0	48	11	13	0	3	1	1	0	15	67	5	0	4	61	13	242	758
7:30 AM	0	63	8	25	0	4	4	2	0	12	76	4	0	8	92	25	323	968
7:45 AM	**0**	**56**	**9**	**34**	**0**	**9**	**4**	**2**	**0**	**31**	**111**	**6**	**0**	**4**	**114**	**36**	**416**	**1,192**
8:00 AM	**0**	**66**	**19**	**33**	**0**	**7**	**4**	**7**	**0**	**20**	**102**	**3**	**0**	**11**	**118**	**33**	**423**	**1,404**
8:15 AM	**0**	**54**	**18**	**31**	**0**	**8**	**7**	**5**	**0**	**18**	**91**	**10**	**0**	**7**	**96**	**31**	**376**	**1,538**
8:30 AM	**0**	**41**	**12**	**30**	**0**	**20**	**5**	**8**	**0**	**20**	**94**	**8**	**0**	**6**	**126**	**30**	**400**	**1,615**
8:45 AM	0	44	12	35	0	13	3	3	0	27	100	6	0	3	123	35	404	1,603
Count Total	0	464	107	256	0	81	34	35	0	197	820	50	0	52	912	257	3,265	
Pk Hr All	**0**	**217**	**58**	**128**	**0**	**44**	**20**	**22**	**0**	**89**	**398**	**27**	**0**	**28**	**454**	**130**	**1,615**	
Pk Hr HV	**0**	**10**	**0**	**4**	**0**	**4**	**0**	**3**	**0**	**0**	**18**	**1**	**0**	**1**	**21**	**6**	**68**	
Pk Hr HV%	**-**	**5%**	**0%**	**3%**	**-**	**9%**	**0%**	**14%**	**-**	**0%**	**5%**	**4%**	**-**	**4%**	**5%**	**5%**	**4%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
6:00 AM	1	0	0	2	*3*	0	0	0	0	*0*	0	0	0	0	*0*
6:15 AM	2	0	1	2	*5*	0	0	0	0	*0*	0	0	0	1	*1*
6:30 AM	1	1	2	4	*8*	0	0	0	0	*0*	1	0	0	0	*1*
6:45 AM	1	0	2	7	*10*	0	0	0	0	*0*	0	0	1	0	*1*
7:00 AM	1	2	7	4	*14*	0	0	0	0	*0*	0	2	1	0	*3*
7:15 AM	0	0	2	4	*6*	6	1	0	5	*12*	1	1	0	0	*2*
7:30 AM	3	1	5	7	*16*	0	0	1	0	*1*	1	0	0	0	*1*
7:45 AM	**0**	**2**	**4**	**9**	**15**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**2**
8:00 AM	**2**	**1**	**4**	**4**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**2**
8:15 AM	**6**	**1**	**7**	**8**	**22**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**
8:30 AM	**6**	**3**	**4**	**7**	**20**	**1**	**0**	**0**	**1**	**2**	**1**	**1**	**0**	**0**	**2**
8:45 AM	5	1	6	12	*24*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	28	12	44	70	*154*	7	1	1	6	*15*	5	8	2	1	*16*
Peak Hour	**14**	**7**	**19**	**28**	***68***	**1**	**0**	**0**	**1**	***2***	**2**	**5**	**0**	**0**	**7**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Siler Rd				Siler Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	1	3	0
6:15 AM	0	2	0	0	0	0	0	0	0	0	1	0	0	0	2	0	5	0
6:30 AM	0	0	0	1	0	0	1	0	0	0	2	0	0	0	3	1	8	0
6:45 AM	0	0	0	1	0	0	0	0	0	0	2	0	0	1	5	1	10	26
7:00 AM	0	1	0	0	0	1	0	1	0	0	7	0	0	0	4	0	14	37
7:15 AM	0	0	0	0	0	0	0	0	0	2	0	0	0	0	4	0	6	38
7:30 AM	0	0	1	2	0	1	0	0	0	0	5	0	0	1	4	2	16	46
7:45 AM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**4**	**0**	**0**	**0**	**7**	**2**	**15**	**51**
8:00 AM	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**4**	**0**	**0**	**1**	**3**	**0**	**11**	**48**
8:15 AM	**0**	**3**	**0**	**3**	**0**	**1**	**0**	**0**	**0**	**0**	**7**	**0**	**0**	**0**	**5**	**3**	**22**	**64**
8:30 AM	**0**	**5**	**0**	**1**	**0**	**2**	**0**	**1**	**0**	**0**	**3**	**1**	**0**	**0**	**6**	**1**	**20**	**68**
8:45 AM	0	2	0	3	0	1	0	0	0	2	4	0	0	0	9	3	24	77
Count Total	0	15	1	12	0	7	1	4	0	4	39	1	0	3	53	14	154	
Pk Hr Heavy	**0**	**10**	**0**	**4**	**0**	**4**	**0**	**3**	**0**	**0**	**18**	**1**	**0**	**1**	**21**	**6**	**68**	

Count Summaries - Bikes

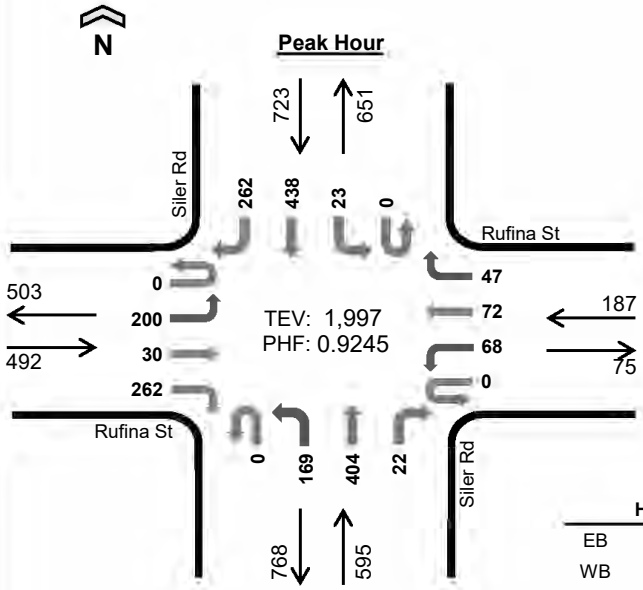
Interval Start	Rufina St				Rufina St				Siler Rd				Siler Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	6	0	0	0	1	0	0	0	0	0	0	0	5	12	12
7:30 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	13
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**13**
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**13**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:30 AM	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**2**
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Count Total	0	0	0	7	0	0	0	1	0	0	1	0	0	0	0	6	15	
Pk Hr Bike	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	

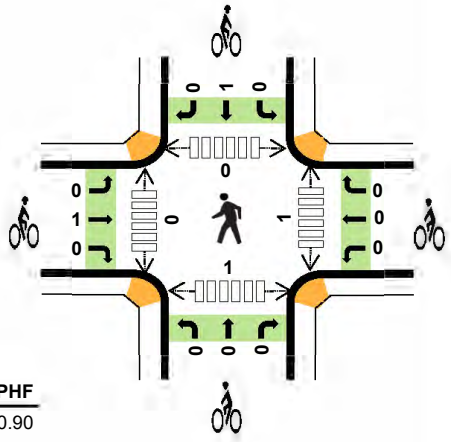
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Siler Rd
Rufina St

Date: 7/9/2025
Count Period: 3:00 PM to 6:00 PM
Peak Hour: 4:30 PM to 5:30 PM





	HV%	PHF
EB	1%	0.90
WB	2%	0.75
NB	2%	0.85
SB	1%	0.92
TOTAL	1%	0.92

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Siler Rd Northbound				Siler Rd Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:30 PM		0	57	6	59	0	13	17	13	0	46	88	6	0	3	119	59	486	0
4:45 PM		0	53	10	59	0	19	12	19	0	39	93	4	0	8	104	59	479	0
5:00 PM		0	37	7	67	0	24	26	12	0	32	106	6	0	6	102	67	492	0
5:15 PM		0	53	7	77	0	12	17	3	0	52	117	6	0	6	113	77	540	1,997
	All	0	200	30	262	0	68	72	47	0	169	404	22	0	23	438	262	1,997	
Pk Hr	HV	0	3	1	1	0	0	1	2	0	2	10	0	0	2	6	1	29	
	HV%	-	2%	3%	0%	-	0%	1%	4%	-	1%	2%	0%	-	9%	1%	0%	1%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:30 PM	2	1	1	3	*7*	0	0	0	1	*1*	1	0	0	1	*2*
4:45 PM	2	1	1	4	*8*	0	0	0	0	*0*	0	0	0	0	*0*
5:00 PM	0	1	3	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
5:15 PM	1	0	7	2	*10*	1	0	0	0	*1*	0	0	0	0	*0*
Peak Hour	5	3	12	9	*29*	1	0	0	1	*2*	1	0	0	1	*2*

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - All Vehicles

Interval Start	Rufina St Eastbound				Rufina St Westbound				Siler Rd Northbound				Siler Rd Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	43	16	54	0	17	11	5	0	35	101	5	0	7	96	54	444	0
3:15 PM	0	51	6	40	0	20	9	6	0	48	99	7	0	3	115	40	444	0
3:30 PM	0	48	10	41	0	9	11	5	0	36	84	3	0	5	95	41	388	0
3:45 PM	0	35	12	70	0	15	11	7	0	37	92	6	0	7	117	70	479	1,755
4:00 PM	0	46	8	50	0	19	20	11	0	47	102	5	0	3	93	50	454	1,765
4:15 PM	0	51	10	58	0	23	15	5	0	47	103	5	0	5	116	58	496	1,817
4:30 PM	**0**	**57**	**6**	**59**	**0**	**13**	**17**	**13**	**0**	**46**	**88**	**6**	**0**	**3**	**119**	**59**	**486**	**1,915**
4:45 PM	**0**	**53**	**10**	**59**	**0**	**19**	**12**	**19**	**0**	**39**	**93**	**4**	**0**	**8**	**104**	**59**	**479**	**1,915**
5:00 PM	**0**	**37**	**7**	**67**	**0**	**24**	**26**	**12**	**0**	**32**	**106**	**6**	**0**	**6**	**102**	**67**	**492**	**1,953**
5:15 PM	**0**	**53**	**7**	**77**	**0**	**12**	**17**	**3**	**0**	**52**	**117**	**6**	**0**	**6**	**113**	**77**	**540**	**1,997**
5:30 PM	0	41	6	60	0	18	19	6	0	59	77	5	0	1	98	60	450	1,961
5:45 PM	0	37	5	34	0	13	12	5	0	41	69	5	0	3	91	35	350	1,832
Count Total	0	552	103	669	0	202	180	97	0	519	1,131	63	0	57	1,259	670	5,502	
Pk Hr All	**0**	**200**	**30**	**262**	**0**	**68**	**72**	**47**	**0**	**169**	**404**	**22**	**0**	**23**	**438**	**262**	**1,997**	
Pk Hr HV	**0**	**3**	**1**	**1**	**0**	**0**	**1**	**2**	**0**	**2**	**10**	**0**	**0**	**2**	**6**	**1**	**29**	
Pk Hr HV%	**-**	**2%**	**3%**	**0%**	**-**	**0%**	**1%**	**4%**	**-**	**1%**	**2%**	**0%**	**-**	**9%**	**1%**	**0%**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
3:00 PM	0	2	8	6	*16*	0	0	1	0	*1*	1	0	0	0	*1*
3:15 PM	5	2	2	5	*14*	0	0	0	0	*0*	0	1	0	0	*1*
3:30 PM	4	0	4	5	*13*	0	0	0	0	*0*	0	0	0	1	*1*
3:45 PM	7	1	5	6	*19*	0	0	0	0	*0*	0	0	0	0	*0*
4:00 PM	2	0	3	2	*7*	0	0	0	0	*0*	1	1	0	0	*2*
4:15 PM	3	2	5	3	*13*	0	0	0	0	*0*	0	1	0	0	*1*
4:30 PM	**2**	**1**	**1**	**3**	**7**	**0**	**0**	**0**	**1**	**1**	**1**	**0**	**0**	**1**	**2**
4:45 PM	**2**	**1**	**1**	**4**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	**0**	**1**	**3**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:15 PM	**1**	**0**	**7**	**2**	**10**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
5:30 PM	3	2	1	4	*10*	0	0	0	0	*0*	0	1	0	0	*1*
5:45 PM	1	2	1	2	*6*	0	0	0	0	*0*	0	1	0	0	*1*
Count Total	30	14	41	42	*127*	1	0	1	1	*3*	3	5	0	2	*10*
Peak Hour	**5**	**3**	**12**	**9**	***29***	**1**	**0**	**0**	**1**	**2**	**1**	**0**	**0**	**1**	**2**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Siler Rd				Siler Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	1	1	0	0	7	1	0	0	6	0	16	0
3:15 PM	0	3	0	2	0	2	0	0	0	0	2	0	0	0	3	2	14	0
3:30 PM	0	1	0	3	0	0	0	0	0	1	3	0	0	0	2	3	13	0
3:45 PM	0	2	1	4	0	1	0	0	0	1	4	0	0	0	2	4	19	62
4:00 PM	0	1	0	1	0	0	0	0	0	2	1	0	0	0	1	1	7	53
4:15 PM	0	0	2	1	0	2	0	0	0	1	4	0	0	0	2	1	13	52
4:30 PM	**0**	**2**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**3**	**0**	**7**	**46**
4:45 PM	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**1**	**2**	**1**	**8**	**35**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**4**	**32**
5:15 PM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**0**	**0**	**1**	**1**	**0**	**10**	**29**
5:30 PM	0	1	0	2	0	0	1	1	0	1	0	0	0	0	1	3	10	32
5:45 PM	0	0	0	1	0	1	1	0	0	1	0	0	0	0	1	1	6	30
Count Total	0	11	4	15	0	6	4	4	0	9	31	1	0	2	24	16	127	
Pk Hr Heavy	**0**	**3**	**1**	**1**	**0**	**0**	**1**	**2**	**0**	**2**	**10**	**0**	**0**	**2**	**6**	**1**	**29**	

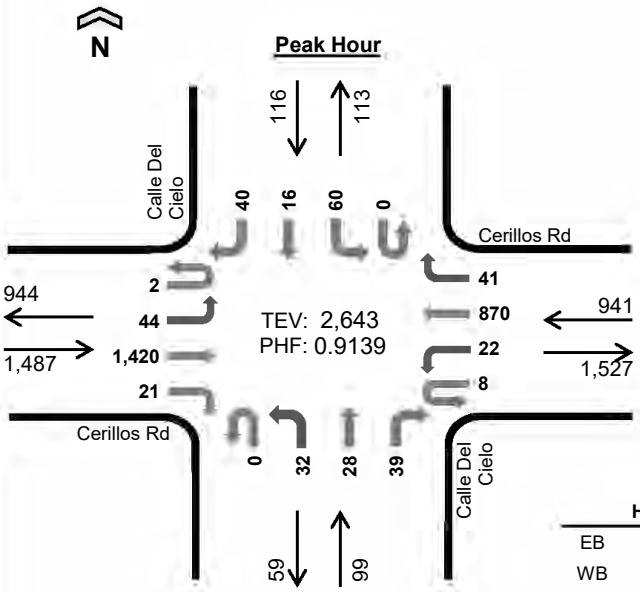
Count Summaries - Bikes

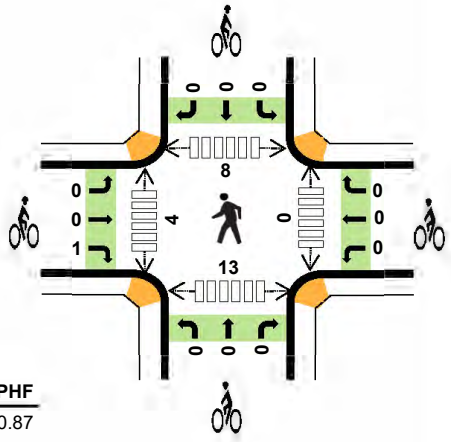
Interval Start	Rufina St				Rufina St				Siler Rd				Siler Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**1**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
5:15 PM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Count Total	0	0	1	0	0	0	0	0	0	0	1	0	0	0	1	0	3	
Pk Hr Bike	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**2**	

TJ Wethington
(720) 646-1008
tj.wethington@idaxdata.com

Calle Del Cielo
Cerillos Rd

Date: 7/9/2025
Count Period: 6:00 AM to 9:00 AM
Peak Hour: 8:00 AM to 9:00 AM





	HV%	PHF
EB	3%	0.87
WB	4%	0.82
NB	4%	0.85
SB	3%	0.94
TOTAL	3%	0.91

Peak Hour Count Summaries

Peak Hour Interval Start		Cerillos Rd Eastbound				Cerillos Rd Westbound				Calle Del Cielo Northbound				Calle Del Cielo Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
8:00 AM		1	20	404	4	1	3	180	12	0	6	11	12	0	14	6	11	685	0
8:15 AM		1	1	312	7	2	3	197	5	0	3	7	10	0	12	3	11	574	0
8:30 AM		0	12	342	6	3	9	230	9	0	11	4	6	0	17	3	9	661	0
8:45 AM		0	11	362	4	2	7	263	15	0	12	6	11	0	17	4	9	723	2,643
Pk Hr	All	2	44	1,420	21	8	22	870	41	0	32	28	39	0	60	16	40	2,643	
	HV	0	3	40	0	0	0	35	0	0	1	1	2	0	3	0	1	86	
	HV%	0%	7%	3%	0%	0%	0%	4%	0%	-	3%	4%	5%	-	5%	0%	3%	3%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
8:00 AM	13	12	0	2	*27*	1	0	0	0	*1*	0	2	1	4	*7*
8:15 AM	7	8	2	0	*17*	0	0	0	0	*0*	0	0	0	3	*3*
8:30 AM	10	6	0	1	*17*	0	0	0	0	*0*	0	1	2	2	*5*
8:45 AM	13	9	2	1	*25*	0	0	0	0	*0*	0	1	5	4	*10*
Peak Hour	43	35	4	4	*86*	1	0	0	0	*1*	0	4	8	13	*25*

TJ Wethington
(720) 646-1008

Count Summaries - All Vehicles

Interval Start	Cerillos Rd Eastbound				Cerillos Rd Westbound				Calle Del Cielo Northbound				Calle Del Cielo Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	3	92	0	0	1	57	4	0	1	1	1	0	4	1	1	166	0
6:15 AM	1	3	146	1	0	1	56	1	0	1	2	2	0	2	0	3	219	0
6:30 AM	0	5	165	2	1	0	78	0	0	4	1	1	0	3	1	4	265	0
6:45 AM	0	3	220	0	0	2	118	5	0	2	1	3	0	4	0	0	358	1,008
7:00 AM	1	11	224	0	0	4	106	4	0	0	5	2	0	7	1	3	368	1,210
7:15 AM	0	11	321	1	2	1	137	7	0	5	6	8	0	2	2	2	505	1,496
7:30 AM	0	11	369	2	1	2	165	9	0	4	7	9	0	9	2	6	596	1,827
7:45 AM	0	4	456	7	2	2	203	4	0	5	10	7	0	16	1	3	720	2,189
8:00 AM	**1**	**20**	**404**	**4**	**1**	**3**	**180**	**12**	**0**	**6**	**11**	**12**	**0**	**14**	**6**	**11**	**685**	**2,506**
8:15 AM	**1**	**1**	**312**	**7**	**2**	**3**	**197**	**5**	**0**	**3**	**7**	**10**	**0**	**12**	**3**	**11**	**574**	**2,575**
8:30 AM	**0**	**12**	**342**	**6**	**3**	**9**	**230**	**9**	**0**	**11**	**4**	**6**	**0**	**17**	**3**	**9**	**661**	**2,640**
8:45 AM	**0**	**11**	**362**	**4**	**2**	**7**	**263**	**15**	**0**	**12**	**6**	**11**	**0**	**17**	**4**	**9**	**723**	**2,643**
Count Total	4	95	3,413	34	14	35	1,790	75	0	54	61	72	0	107	24	62	5,840	
Pk Hr All	**2**	**44**	**1,420**	**21**	**8**	**22**	**870**	**41**	**0**	**32**	**28**	**39**	**0**	**60**	**16**	**40**	**2,643**	
Pk Hr HV	**0**	**3**	**40**	**0**	**0**	**0**	**35**	**0**	**0**	**1**	**1**	**2**	**0**	**3**	**0**	**1**	**86**	
Pk Hr HV%	**0%**	**7%**	**3%**	**0%**	**0%**	**0%**	**4%**	**0%**	**-**	**3%**	**4%**	**5%**	**-**	**5%**	**0%**	**3%**	**3%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
6:00 AM	3	1	0	0	*4*	0	0	0	0	*0*	0	0	2	2	*4*
6:15 AM	5	3	0	0	*8*	0	0	0	0	*0*	0	0	0	2	*2*
6:30 AM	5	1	0	1	*7*	0	1	0	0	*1*	0	0	2	2	*4*
6:45 AM	3	2	0	0	*5*	0	0	0	0	*0*	0	0	2	0	*2*
7:00 AM	9	5	0	1	*15*	0	0	0	0	*0*	2	2	1	3	*8*
7:15 AM	7	4	0	0	*11*	0	0	0	0	*0*	0	0	1	4	*5*
7:30 AM	9	8	1	1	*19*	0	0	0	0	*0*	0	0	1	1	*2*
7:45 AM	10	10	1	0	*21*	0	0	0	0	*0*	0	0	6	1	*7*
8:00 AM	**13**	**12**	**0**	**2**	**27**	**1**	**0**	**0**	**0**	**1**	**0**	**2**	**1**	**4**	**7**
8:15 AM	**7**	**8**	**2**	**0**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**3**
8:30 AM	**10**	**6**	**0**	**1**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**2**	**5**
8:45 AM	**13**	**9**	**2**	**1**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**5**	**4**	**10**
Count Total	94	69	6	7	*176*	1	1	0	0	*2*	2	6	23	28	*59*
Peak Hour	**43**	**35**	**4**	**4**	***86***	**1**	**0**	**0**	**0**	***1***	**0**	**4**	**8**	**13**	**25**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Cerillos Rd				Cerillos Rd				Calle Del Cielo				Calle Del Cielo				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	1	2	0	0	0	1	0	0	0	0	0	0	0	0	0	4	0
6:15 AM	0	0	5	0	0	0	3	0	0	0	0	0	0	0	0	0	8	0
6:30 AM	0	0	5	0	0	0	1	0	0	0	0	0	0	0	0	1	7	0
6:45 AM	0	0	3	0	0	0	2	0	0	0	0	0	0	0	0	0	5	24
7:00 AM	0	0	9	0	0	0	5	0	0	0	0	0	0	0	0	1	15	35
7:15 AM	0	0	6	1	0	0	4	0	0	0	0	0	0	0	0	0	11	38
7:30 AM	0	0	9	0	0	0	8	0	0	0	0	1	0	0	1	0	19	50
7:45 AM	0	0	9	1	0	0	10	0	0	0	0	1	0	0	0	0	21	66
8:00 AM	**0**	**1**	**12**	**0**	**0**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**27**	**78**
8:15 AM	**0**	**0**	**7**	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**17**	**84**
8:30 AM	**0**	**0**	**10**	**0**	**0**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**17**	**82**
8:45 AM	**0**	**2**	**11**	**0**	**0**	**0**	**9**	**0**	**0**	**1**	**1**	**0**	**0**	**1**	**0**	**0**	**25**	**86**
Count Total	0	4	88	2	0	0	69	0	0	1	1	4	0	3	1	3	176	
Pk Hr Heavy	**0**	**3**	**40**	**0**	**0**	**0**	**35**	**0**	**0**	**1**	**1**	**2**	**0**	**3**	**0**	**1**	**86**	

Count Summaries - Bikes

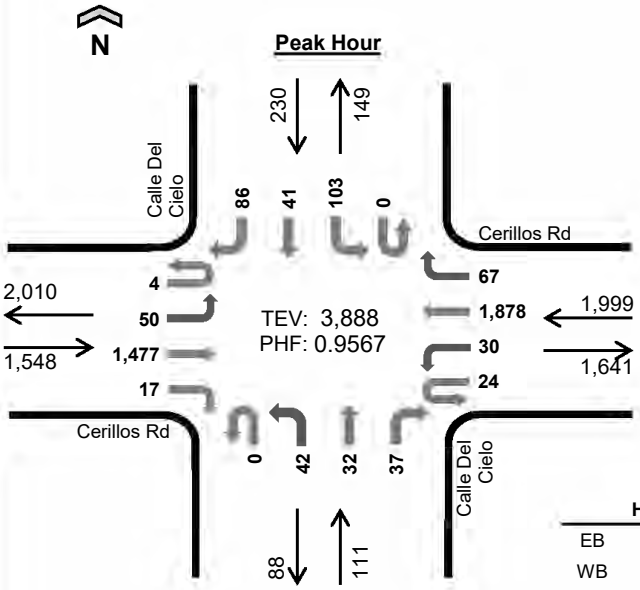
Interval Start	Cerillos Rd				Cerillos Rd				Calle Del Cielo				Calle Del Cielo				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
Count Total	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2	
Pk Hr Bike	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	

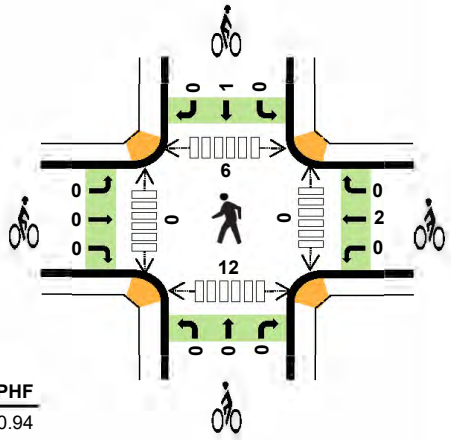
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Calle Del Cielo
Cerillos Rd

Date: 7/9/2025
Count Period: 3:00 PM to 6:00 PM
Peak Hour: 4:30 PM to 5:30 PM





	HV%	PHF
EB	1%	0.94
WB	1%	0.97
NB	0%	0.90
SB	1%	0.96
TOTAL	1%	0.96

Peak Hour Count Summaries

Peak Hour Interval Start		Cerillos Rd Eastbound				Cerillos Rd Westbound				Calle Del Cielo Northbound				Calle Del Cielo Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:30 PM		3	11	336	9	7	9	478	18	0	17	4	10	0	27	15	17	961	0
4:45 PM		1	14	380	1	6	6	440	17	0	6	10	11	0	23	6	28	949	0
5:00 PM		0	15	396	2	6	6	483	19	0	9	12	8	0	29	11	20	1,016	0
5:15 PM		0	10	365	5	5	9	477	13	0	10	6	8	0	24	9	21	962	3,888
Pk Hr	All	4	50	1,477	17	24	30	1,878	67	0	42	32	37	0	103	41	86	3,888	
	HV	0	0	10	0	0	1	16	0	0	0	0	0	0	0	0	2	29	
	HV%	0%	0%	1%	0%	0%	3%	1%	0%	-	0%	0%	0%	-	0%	0%	2%	1%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:30 PM	1	6	0	0	*7*	0	0	0	1	*1*	0	0	1	7	*8*
4:45 PM	2	5	0	2	*9*	0	0	0	0	*0*	0	0	3	3	*6*
5:00 PM	4	2	0	0	*6*	0	2	0	0	*2*	0	0	1	0	*1*
5:15 PM	3	4	0	0	*7*	0	0	0	0	*0*	0	0	1	2	*3*
Peak Hour	10	17	0	2	*29*	0	2	0	1	*3*	0	0	6	12	*18*

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - All Vehicles

Interval Start	Cerillos Rd				Cerillos Rd				Calle Del Cielo				Calle Del Cielo				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	2	7	335	6	2	6	422	19	0	13	6	11	0	17	4	12	862	0
3:15 PM	0	15	390	6	8	8	394	16	0	13	10	12	0	17	6	21	916	0
3:30 PM	1	7	365	10	5	11	430	15	0	6	13	11	0	23	8	12	917	0
3:45 PM	0	11	398	6	5	6	439	13	0	18	13	6	0	15	2	11	943	3,638
4:00 PM	0	12	389	5	2	3	401	20	0	14	7	12	0	19	10	19	913	3,689
4:15 PM	2	9	349	5	12	13	457	25	0	12	16	4	0	19	5	20	948	3,721
4:30 PM	**3**	**11**	**336**	**9**	**7**	**9**	**478**	**18**	**0**	**17**	**4**	**10**	**0**	**27**	**15**	**17**	**961**	**3,765**
4:45 PM	**1**	**14**	**380**	**1**	**6**	**6**	**440**	**17**	**0**	**6**	**10**	**11**	**0**	**23**	**6**	**28**	**949**	**3,771**
5:00 PM	**0**	**15**	**396**	**2**	**6**	**6**	**483**	**19**	**0**	**9**	**12**	**8**	**0**	**29**	**11**	**20**	**1,016**	**3,874**
5:15 PM	**0**	**10**	**365**	**5**	**5**	**9**	**477**	**13**	**0**	**10**	**6**	**8**	**0**	**24**	**9**	**21**	**962**	**3,888**
5:30 PM	1	9	336	5	4	7	422	15	0	11	9	7	0	11	7	8	852	3,779
5:45 PM	1	18	359	4	2	7	456	20	0	9	6	3	0	11	3	16	915	3,745
Count Total	11	138	4,398	64	64	91	5,299	210	0	138	112	103	0	235	86	205	11,154	
Pk Hr All	**4**	**50**	**1,477**	**17**	**24**	**30**	**1,878**	**67**	**0**	**42**	**32**	**37**	**0**	**103**	**41**	**86**	**3,888**	
Pk Hr HV	**0**	**0**	**10**	**0**	**0**	**1**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**29**	
Pk Hr HV%	**0%**	**0%**	**1%**	**0%**	**0%**	**3%**	**1%**	**0%**	**-**	**0%**	**0%**	**0%**	**-**	**0%**	**0%**	**2%**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
3:00 PM	6	6	0	0	*12*	0	0	0	0	*0*	0	0	0	0	*0*
3:15 PM	7	8	0	0	*15*	0	0	0	0	*0*	0	1	1	2	*4*
3:30 PM	5	5	1	0	*11*	0	0	0	0	*0*	0	0	1	2	*3*
3:45 PM	7	4	0	0	*11*	0	0	0	0	*0*	0	0	0	4	*4*
4:00 PM	7	5	1	1	*14*	0	0	0	0	*0*	0	0	1	3	*4*
4:15 PM	3	5	0	1	*9*	0	0	0	0	*0*	0	0	0	1	*1*
4:30 PM	**1**	**6**	**0**	**0**	**7**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**1**	**7**	**8**
4:45 PM	**2**	**5**	**0**	**2**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**3**	**6**
5:00 PM	**4**	**2**	**0**	**0**	**6**	**0**	**2**	**0**	**0**	**2**	**0**	**0**	**1**	**0**	**1**
5:15 PM	**3**	**4**	**0**	**0**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**3**
5:30 PM	5	5	0	0	*10*	0	0	0	0	*0*	0	0	0	2	*2*
5:45 PM	3	6	0	0	*9*	0	0	0	0	*0*	0	0	4	1	*5*
Count Total	53	61	2	4	*120*	0	2	0	1	*3*	0	1	13	27	*41*
Peak Hour	**10**	**17**	**0**	**2**	***29***	**0**	**2**	**0**	**1**	***3***	**0**	**0**	**6**	**12**	**18**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Cerillos Rd				Cerillos Rd				Calle Del Cielo				Calle Del Cielo				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	6	0	0	0	6	0	0	0	0	0	0	0	0	0	12	0
3:15 PM	0	0	7	0	0	0	7	1	0	0	0	0	0	0	0	0	15	0
3:30 PM	0	0	4	1	0	0	4	1	0	0	1	0	0	0	0	0	11	0
3:45 PM	0	0	7	0	0	0	4	0	0	0	0	0	0	0	0	0	11	49
4:00 PM	0	1	6	0	0	0	4	1	0	0	1	0	0	1	0	0	14	51
4:15 PM	0	0	3	0	0	0	5	0	0	0	0	0	0	0	1	0	9	45
4:30 PM	**0**	**0**	**1**	**0**	**0**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**41**
4:45 PM	**0**	**0**	**2**	**0**	**0**	**1**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**9**	**39**
5:00 PM	**0**	**0**	**4**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**31**
5:15 PM	**0**	**0**	**3**	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**29**
5:30 PM	0	0	5	0	0	0	5	0	0	0	0	0	0	0	0	0	10	32
5:45 PM	0	0	3	0	0	0	6	0	0	0	0	0	0	0	0	0	9	32
Count Total	0	1	51	1	0	1	57	3	0	0	2	0	0	1	1	2	120	
Pk Hr Heavy	**0**	**0**	**10**	**0**	**0**	**1**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**29**	

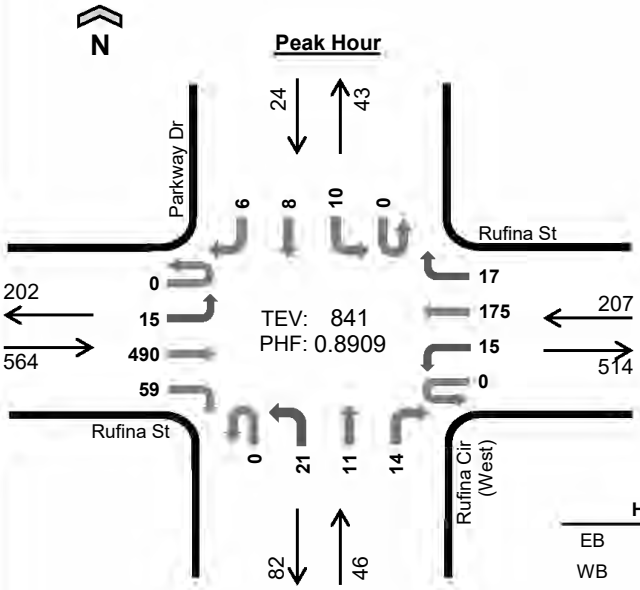
Count Summaries - Bikes

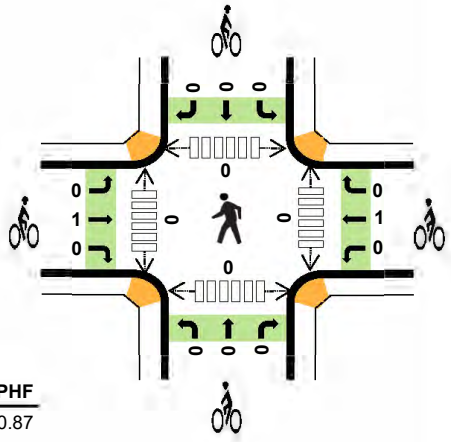
Interval Start	Cerillos Rd				Cerillos Rd				Calle Del Cielo				Calle Del Cielo				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**1**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**3**
5:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Count Total	0	0	0	0	0	0	2	0	0	0	0	0	0	0	1	0	3	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**3**	

TJ Wethington
(720) 646-1008
tj.wethington@idaxdata.com

Parkway Dr
Rufina St

Date: 7/9/2025
Count Period: 6:00 AM to 9:00 AM
Peak Hour: 7:45 AM to 8:45 AM





	HV%	PHF
EB	2%	0.87
WB	3%	0.89
NB	9%	0.88
SB	13%	0.46
TOTAL	3%	0.89

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Rufina Cir (West) Northbound				Parkway Dr Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:45 AM		0	4	141	11	0	9	46	3	0	7	1	2	0	4	0	0	228	0
8:00 AM		0	3	137	22	0	3	52	2	0	7	3	3	0	1	3	0	236	0
8:15 AM		0	6	105	11	0	2	36	7	0	4	5	4	0	1	1	1	183	0
8:30 AM		0	2	107	15	0	1	41	5	0	3	2	5	0	4	4	5	194	841
Pk Hr	All	0	15	490	59	0	15	175	17	0	21	11	14	0	10	8	6	841	
	HV	0	0	9	1	0	0	6	0	0	2	0	2	0	2	1	0	23	
	HV%	-	0%	2%	2%	-	0%	3%	0%	-	10%	0%	14%	-	20%	13%	0%	3%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:45 AM	1	1	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	4	0	2	1	*7*	1	0	0	0	*1*	0	0	0	0	*0*
8:15 AM	3	3	1	0	*7*	0	0	0	0	*0*	0	0	0	0	*0*
8:30 AM	2	2	1	2	*7*	0	1	0	0	*1*	0	0	0	0	*0*
Peak Hour	10	6	4	3	*23*	1	1	0	0	*2*	0	0	0	0	*0*

TJ Wethington
(720) 646-1008

Count Summaries - All Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (West)				Parkway Dr				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	25	6	0	1	9	1	0	2	0	2	0	1	0	1	48	0
6:15 AM	0	0	33	1	0	0	9	1	0	1	0	0	0	0	0	0	45	0
6:30 AM	0	0	50	2	0	1	10	2	0	0	0	1	0	1	1	0	68	0
6:45 AM	0	1	70	9	0	2	31	5	0	1	3	2	0	1	0	1	126	287
7:00 AM	0	2	48	8	0	0	24	3	0	2	3	0	0	1	2	0	93	332
7:15 AM	0	7	116	9	0	1	18	0	0	1	3	1	0	2	1	0	159	446
7:30 AM	0	6	128	10	0	2	25	6	0	4	3	2	0	1	2	0	189	567
7:45 AM	**0**	**4**	**141**	**11**	**0**	**9**	**46**	**3**	**0**	**7**	**1**	**2**	**0**	**4**	**0**	**0**	**228**	**669**
8:00 AM	**0**	**3**	**137**	**22**	**0**	**3**	**52**	**2**	**0**	**7**	**3**	**3**	**0**	**1**	**3**	**0**	**236**	**812**
8:15 AM	**0**	**6**	**105**	**11**	**0**	**2**	**36**	**7**	**0**	**4**	**5**	**4**	**0**	**1**	**1**	**1**	**183**	**836**
8:30 AM	**0**	**2**	**107**	**15**	**0**	**1**	**41**	**5**	**0**	**3**	**2**	**5**	**0**	**4**	**4**	**5**	**194**	**841**
8:45 AM	0	5	97	14	0	0	50	4	0	1	6	6	0	1	3	2	189	802
Count Total	0	36	1,057	118	0	22	351	39	0	33	29	28	0	18	17	10	1,758	
Pk Hr All	**0**	**15**	**490**	**59**	**0**	**15**	**175**	**17**	**0**	**21**	**11**	**14**	**0**	**10**	**8**	**6**	**841**	
Pk Hr HV	**0**	**0**	**9**	**1**	**0**	**0**	**6**	**0**	**0**	**2**	**0**	**2**	**0**	**2**	**1**	**0**	**23**	
Pk Hr HV%	**-**	**0%**	**2%**	**2%**	**-**	**0%**	**3%**	**0%**	**-**	**10%**	**0%**	**14%**	**-**	**20%**	**13%**	**0%**	**3%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
6:00 AM	0	3	0	0	*3*	0	0	0	0	*0*	0	0	0	0	*0*
6:15 AM	0	0	0	0	*0*	0	1	0	0	*1*	0	0	0	0	*0*
6:30 AM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
6:45 AM	2	3	0	0	*5*	0	0	0	0	*0*	0	0	0	0	*0*
7:00 AM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	0	0	0	0	*0*	0	6	0	0	*6*	0	0	0	0	*0*
7:30 AM	1	3	0	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	**1**	**1**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**4**	**0**	**2**	**1**	**7**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
8:15 AM	**3**	**3**	**1**	**0**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	**2**	**2**	**1**	**2**	**7**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
8:45 AM	3	4	1	0	*8*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	16	21	5	3	*45*	1	8	0	0	*9*	0	0	0	0	*0*
Peak Hour	**10**	**6**	**4**	**3**	***23***	**1**	**1**	**0**	**0**	***2***	**0**	**0**	**0**	**0**	**0**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (West)				Parkway Dr				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0	3	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0
6:45 AM	0	0	2	0	0	1	2	0	0	0	0	0	0	0	0	0	5	9
7:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	7
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
7:30 AM	0	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	4	10
7:45 AM	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**7**
8:00 AM	**0**	**0**	**3**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**1**	**0**	**0**	**7**	**13**
8:15 AM	**0**	**0**	**3**	**0**	**0**	**0**	**3**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**20**
8:30 AM	**0**	**0**	**2**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**1**	**0**	**7**	**23**
8:45 AM	0	0	2	1	0	0	4	0	0	0	0	1	0	0	0	0	8	29
Count Total	0	0	14	2	0	3	18	0	0	2	0	3	0	2	1	0	45	
Pk Hr Heavy	**0**	**0**	**9**	**1**	**0**	**0**	**6**	**0**	**0**	**2**	**0**	**2**	**0**	**2**	**1**	**0**	**23**	

Count Summaries - Bikes

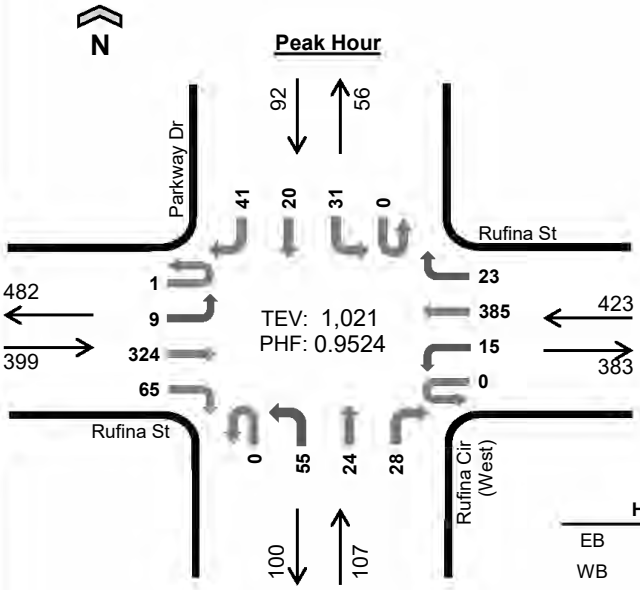
Interval Start	Rufina St				Rufina St				Rufina Cir (West)				Parkway Dr				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	6	6
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**
8:00 AM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**7**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Count Total	0	0	1	0	0	0	8	0	0	0	0	0	0	0	0	0	9	
Pk Hr Bike	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	

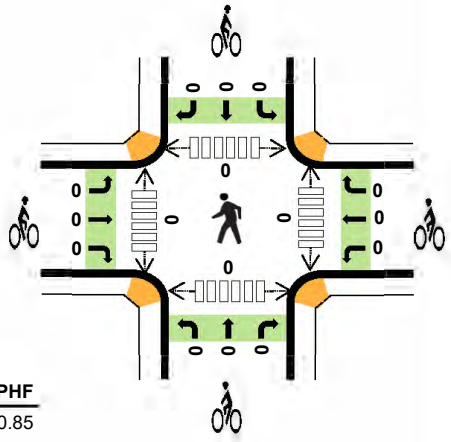
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Parkway Dr
Rufina St

Date: 7/9/2025
Count Period: 3:00 PM to 6:00 PM
Peak Hour: 3:45 PM to 4:45 PM





	HV%	PHF
EB	3%	0.85
WB	0%	0.96
NB	5%	0.84
SB	4%	0.64
TOTAL	2%	0.95

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Rufina Cir (West) Northbound				Parkway Dr Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:45 PM		**0**	**5**	**93**	**18**	**0**	**4**	**91**	**5**	**0**	**13**	**4**	**8**	**0**	**12**	**6**	**9**	**268**	**0**
4:00 PM		**0**	**1**	**67**	**12**	**0**	**6**	**98**	**6**	**0**	**14**	**8**	**5**	**0**	**8**	**8**	**20**	**253**	**0**
4:15 PM		**1**	**2**	**71**	**12**	**0**	**3**	**98**	**5**	**0**	**18**	**8**	**6**	**0**	**4**	**2**	**4**	**234**	**0**
4:30 PM		**0**	**1**	**93**	**23**	**0**	**2**	**98**	**7**	**0**	**10**	**4**	**9**	**0**	**7**	**4**	**8**	**266**	**1,021**
	All	**1**	**9**	**324**	**65**	**0**	**15**	**385**	**23**	**0**	**55**	**24**	**28**	**0**	**31**	**20**	**41**	**1,021**	
Pk Hr	**HV**	**0**	**0**	**12**	**1**	**0**	**0**	**2**	**0**	**0**	**1**	**1**	**3**	**0**	**4**	**0**	**0**	**24**	
	HV%	**0%**	**0%**	**4%**	**2%**	**-**	**0%**	**1%**	**0%**	**-**	**2%**	**4%**	**11%**	**-**	**13%**	**0%**	**0%**	**2%**	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals EB	WB	NB	SB	Total	Bicycles EB	WB	NB	SB	Total	Pedestrians (Crossing Leg) E	W	N	S	Total
3:45 PM	**4**	**1**	**3**	**3**	***11***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
4:00 PM	**3**	**0**	**1**	**0**	***4***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
4:15 PM	**4**	**1**	**0**	**0**	***5***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
4:30 PM	**2**	**0**	**1**	**1**	***4***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
Peak Hour	**13**	**2**	**5**	**4**	***24***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***

TJ Wethington
(720) 646-1008
tj.wethington@idaxdata.com

Count Summaries - All Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (West)				Parkway Dr				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	5	65	14	0	6	81	1	0	11	1	8	0	2	0	1	195	0
3:15 PM	0	4	74	11	0	5	83	6	0	15	4	5	0	3	2	4	216	0
3:30 PM	0	2	72	16	0	1	71	6	0	18	5	6	0	3	3	5	208	0
3:45 PM	**0**	**5**	**93**	**18**	**0**	**4**	**91**	**5**	**0**	**13**	**4**	**8**	**0**	**12**	**6**	**9**	**268**	**887**
4:00 PM	**0**	**1**	**67**	**12**	**0**	**6**	**98**	**6**	**0**	**14**	**8**	**5**	**0**	**8**	**8**	**20**	**253**	**945**
4:15 PM	**1**	**2**	**71**	**12**	**0**	**3**	**98**	**5**	**0**	**18**	**8**	**6**	**0**	**4**	**2**	**4**	**234**	**963**
4:30 PM	**0**	**1**	**93**	**23**	**0**	**2**	**98**	**7**	**0**	**10**	**4**	**9**	**0**	**7**	**4**	**8**	**266**	**1,021**
4:45 PM	0	1	70	12	0	6	92	3	0	7	4	8	0	3	3	7	216	969
5:00 PM	0	1	64	23	0	7	119	3	0	23	5	6	0	2	4	8	265	981
5:15 PM	0	4	90	13	0	8	122	6	0	13	3	6	0	2	4	1	272	1,019
5:30 PM	0	1	61	9	0	1	125	9	0	8	2	4	0	0	3	2	225	978
5:45 PM	0	6	67	13	0	3	70	9	0	16	2	4	0	4	0	3	197	959
Count Total	1	33	887	176	0	52	1,148	66	0	166	50	75	0	50	39	72	2,815	
Pk Hr All	**1**	**9**	**324**	**65**	**0**	**15**	**385**	**23**	**0**	**55**	**24**	**28**	**0**	**31**	**20**	**41**	**1,021**	
Pk Hr HV	**0**	**0**	**12**	**1**	**0**	**0**	**2**	**0**	**0**	**1**	**1**	**3**	**0**	**4**	**0**	**0**	**24**	
Pk Hr HV%	**0%**	**0%**	**4%**	**2%**	**-**	**0%**	**1%**	**0%**	**-**	**2%**	**4%**	**11%**	**-**	**13%**	**0%**	**0%**	**2%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
3:00 PM	3	1	0	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
3:15 PM	4	4	1	1	*10*	0	0	0	0	*0*	0	0	0	0	*0*
3:30 PM	2	1	1	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
3:45 PM	**4**	**1**	**3**	**3**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:00 PM	**3**	**0**	**1**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:15 PM	**4**	**1**	**0**	**0**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**2**	**0**	**1**	**1**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	0	1	0	0	*1*	0	0	0	0	*0*	2	0	1	0	*3*
5:00 PM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
5:15 PM	3	0	1	0	*4*	1	0	0	0	*1*	0	0	0	0	*0*
5:30 PM	1	3	0	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	2	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	26	15	8	5	*54*	1	0	0	0	*1*	2	0	1	0	*3*
Peak Hour	**13**	**2**	**5**	**4**	***24***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	**0**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (West)				Parkway Dr				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	1	2	0	0	0	1	0	0	0	0	0	0	0	0	0	4	0
3:15 PM	0	2	2	0	0	0	3	1	0	0	0	1	0	1	0	0	10	0
3:30 PM	0	0	1	1	0	0	1	0	0	0	1	0	0	0	0	0	4	0
3:45 PM	**0**	**0**	**4**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**2**	**0**	**3**	**0**	**0**	**11**	**29**
4:00 PM	**0**	**0**	**2**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**4**	**29**
4:15 PM	**0**	**0**	**4**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**5**	**24**
4:30 PM	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**4**	**24**
4:45 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	14
5:00 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	11
5:15 PM	0	0	2	1	0	0	0	0	0	1	0	0	0	0	0	0	4	10
5:30 PM	0	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	4	10
5:45 PM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	11
Count Total	0	3	20	3	0	0	14	1	0	2	2	4	0	5	0	0	54	
Pk Hr Heavy	**0**	**0**	**12**	**1**	**0**	**0**	**2**	**0**	**0**	**1**	**1**	**3**	**0**	**4**	**0**	**0**	**24**	

Count Summaries - Bikes

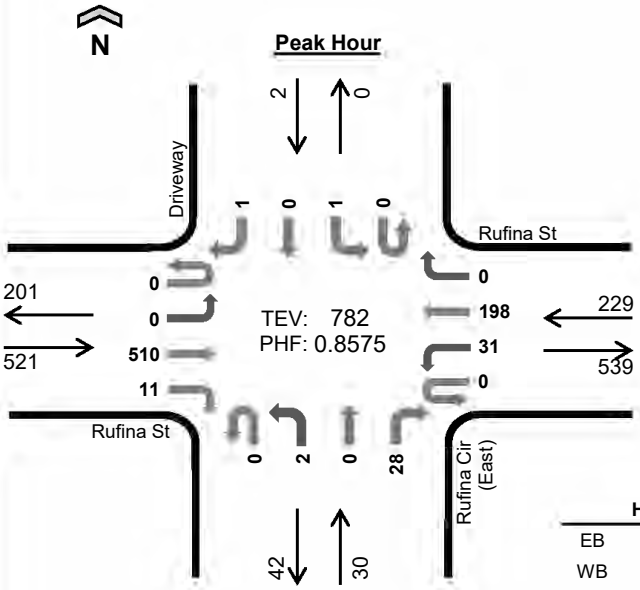
Interval Start	Rufina St				Rufina St				Rufina Cir (West)				Parkway Dr				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Count Total	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

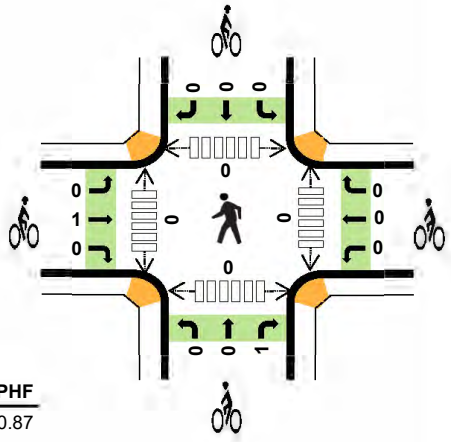
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Rufina Cir (East)
Rufina St

Date: 7/9/2025
Count Period: 6:00 AM to 9:00 AM
Peak Hour: 7:30 AM to 8:30 AM





	HV%	PHF
EB	2%	0.87
WB	3%	0.77
NB	0%	0.54
SB	50%	0.50
TOTAL	2%	0.86

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Rufina Cir (East) Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:30 AM		0	0	127	2	0	5	32	0	0	0	0	8	0	0	0	0	174	0
7:45 AM		0	0	146	3	0	10	64	0	0	1	0	4	0	0	0	0	228	0
8:00 AM		0	0	133	2	0	7	55	0	0	1	0	13	0	1	0	0	212	0
8:15 AM		0	0	104	4	0	9	47	0	0	0	0	3	0	0	0	1	168	782
Pk Hr	All	0	0	510	11	0	31	198	0	0	2	0	28	0	1	0	1	782	
	HV	0	0	10	0	0	1	6	0	0	0	0	0	0	0	0	1	18	
	HV%	-	-	2%	0%	-	3%	3%	-	-	0%	-	0%	-	0%	-	100%	2%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals EB	WB	NB	SB	Total	Bicycles EB	WB	NB	SB	Total	Pedestrians (Crossing Leg) E	W	N	S	Total
7:30 AM	2	2	0	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	1	1	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	3	0	0	0	*3*	1	0	1	0	*2*	0	0	0	0	*0*
8:15 AM	4	4	0	1	*9*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	10	7	0	1	*18*	1	0	1	0	*2*	0	0	0	0	*0*

TJ Wethington
(720) 646-1008

Count Summaries - All Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (East)				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	1	16	0	0	1	7	0	0	1	0	0	0	0	0	0	26	0
6:15 AM	0	0	30	0	0	1	12	0	0	0	0	1	0	0	0	0	44	0
6:30 AM	0	0	54	0	0	2	14	0	0	0	0	3	0	0	0	0	73	0
6:45 AM	0	0	70	0	0	1	40	0	0	0	0	3	0	0	1	0	115	258
7:00 AM	0	1	51	0	0	4	24	0	0	0	0	11	0	0	0	0	91	323
7:15 AM	0	0	117	3	0	1	23	0	0	0	0	8	0	0	0	0	152	431
7:30 AM	**0**	**0**	**127**	**2**	**0**	**5**	**32**	**0**	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**174**	**532**
7:45 AM	**0**	**0**	**146**	**3**	**0**	**10**	**64**	**0**	**0**	**1**	**0**	**4**	**0**	**0**	**0**	**0**	**228**	**645**
8:00 AM	**0**	**0**	**133**	**2**	**0**	**7**	**55**	**0**	**0**	**1**	**0**	**13**	**0**	**1**	**0**	**0**	**212**	**766**
8:15 AM	**0**	**0**	**104**	**4**	**0**	**9**	**47**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**1**	**168**	**782**
8:30 AM	0	0	107	3	0	8	48	0	0	0	0	8	0	0	0	0	174	782
8:45 AM	0	1	88	6	0	10	55	0	0	1	0	12	0	0	0	0	173	727
Count Total	0	3	1,043	23	0	59	421	0	0	4	0	74	0	1	1	1	1,630	
Pk Hr All	**0**	**0**	**510**	**11**	**0**	**31**	**198**	**0**	**0**	**2**	**0**	**28**	**0**	**1**	**0**	**1**	**782**	
Pk Hr HV	**0**	**0**	**10**	**0**	**0**	**1**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**18**	
Pk Hr HV%	**-**	**-**	**2%**	**0%**	**-**	**3%**	**3%**	**-**	**-**	**0%**	**-**	**0%**	**-**	**0%**	**-**	**100%**	**2%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
6:00 AM	1	0	1	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
6:15 AM	2	0	0	0	*2*	0	1	0	0	*1*	0	0	0	1	*1*
6:30 AM	2	2	0	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
6:45 AM	2	1	0	1	*4*	0	0	0	0	*0*	0	0	0	0	*0*
7:00 AM	3	0	0	0	*3*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	0	2	0	0	*2*	0	6	0	0	*6*	0	0	0	0	*0*
7:30 AM	**2**	**2**	**0**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**1**	**1**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**3**	**0**	**0**	**0**	**3**	**1**	**0**	**1**	**0**	**2**	**0**	**0**	**0**	**0**	**0**
8:15 AM	**4**	**4**	**0**	**1**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	5	1	0	0	*6*	0	1	0	0	*1*	0	0	0	0	*0*
8:45 AM	3	4	0	0	*7*	0	0	0	0	*0*	1	0	0	0	*1*
Count Total	28	17	1	2	*48*	1	8	1	0	*10*	1	0	0	1	*2*
Peak Hour	**10**	**7**	**0**	**1**	***18***	**1**	**0**	**1**	**0**	***2***	**0**	**0**	**0**	**0**	**0**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (East)				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2	0
6:15 AM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
6:30 AM	0	0	2	0	0	1	1	0	0	0	0	0	0	0	0	0	4	0
6:45 AM	0	0	2	0	0	0	1	0	0	0	0	0	0	0	1	0	4	12
7:00 AM	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	3	13
7:15 AM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	13
7:30 AM	**0**	**0**	**2**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**13**
7:45 AM	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**11**
8:00 AM	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**11**
8:15 AM	**0**	**0**	**4**	**0**	**0**	**1**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**9**	**18**
8:30 AM	0	0	4	1	0	0	1	0	0	0	0	0	0	0	0	0	6	20
8:45 AM	0	0	3	0	0	1	3	0	0	0	0	0	0	0	0	0	7	25
Count Total	0	2	25	1	0	3	14	0	0	1	0	0	0	0	1	1	48	
Pk Hr Heavy	**0**	**0**	**10**	**0**	**0**	**1**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**18**	

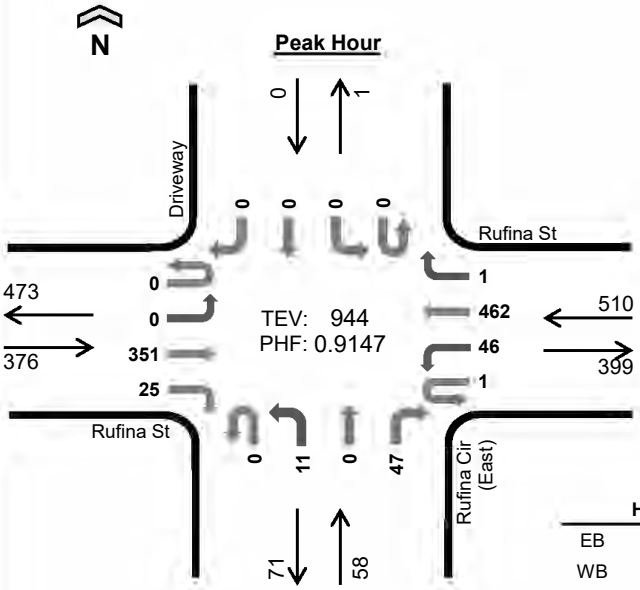
Count Summaries - Bikes

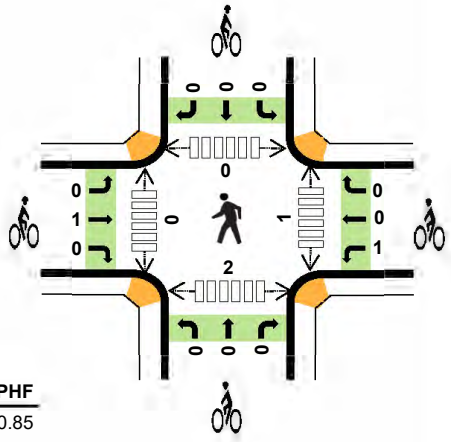
Interval Start	Rufina St				Rufina St				Rufina Cir (East)				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	6	6
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**
8:00 AM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**2**	**8**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**
8:30 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	3
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Count Total	0	0	1	0	0	0	8	0	0	0	0	1	0	0	0	0	10	
Pk Hr Bike	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**2**	

TJ Wethington
(720) 646-1008
tj.wethington@idaxdata.com

Rufina Cir (East)
Rufina St

Date: 7/9/2025
Count Period: 3:00 PM to 6:00 PM
Peak Hour: 4:30 PM to 5:30 PM





	HV%	PHF
EB	1%	0.85
WB	1%	0.87
NB	2%	0.81
SB	--	--
TOTAL	1%	0.91

Peak Hour Count Summaries

Peak Hour Interval Start	Rufina St Eastbound				Rufina St Westbound				Rufina Cir (East) Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:30 PM	0	0	103	7	0	11	111	0	0	2	0	13	0	0	0	0	247	0
4:45 PM	0	0	77	10	0	10	99	1	0	4	0	14	0	0	0	0	215	0
5:00 PM	0	0	74	6	1	12	119	0	0	4	0	8	0	0	0	0	224	0
5:15 PM	0	0	97	2	0	13	133	0	0	1	0	12	0	0	0	0	258	944
Pk Hr All	0	0	351	25	1	46	462	1	0	11	0	47	0	0	0	0	944	
Pk Hr HV	0	0	3	2	0	0	5	1	0	0	0	1	0	0	0	0	12	
Pk Hr HV%	-	-	1%	8%	0%	0%	1%	100%	-	0%	-	2%	-	-	-	-	1%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:30 PM	1	1	0	0	*2*	0	1	0	0	*1*	1	0	0	0	*1*
4:45 PM	2	3	1	0	*6*	0	0	0	0	*0*	0	0	0	2	*2*
5:00 PM	0	2	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
5:15 PM	2	0	0	0	*2*	1	0	0	0	*1*	0	0	0	0	*0*
Peak Hour	5	6	1	0	*12*	1	1	0	0	*2*	1	0	0	2	*3*

TJ Wethington
(720) 646-1008

Count Summaries - All Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (East)				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	73	2	0	13	87	0	0	2	0	13	0	0	0	1	191	0
3:15 PM	0	1	80	3	0	8	87	0	0	5	0	14	0	0	0	0	198	0
3:30 PM	0	0	82	2	0	12	77	0	0	2	0	10	0	0	0	0	185	0
3:45 PM	0	1	100	7	0	10	105	0	0	4	0	9	0	0	0	0	236	810
4:00 PM	0	0	72	9	0	13	111	0	0	2	0	10	0	0	0	0	217	836
4:15 PM	0	0	76	5	0	14	108	0	0	3	0	16	0	0	0	0	222	860
4:30 PM	**0**	**0**	**103**	**7**	**0**	**11**	**111**	**0**	**0**	**2**	**0**	**13**	**0**	**0**	**0**	**0**	**247**	**922**
4:45 PM	**0**	**0**	**77**	**10**	**0**	**10**	**99**	**1**	**0**	**4**	**0**	**14**	**0**	**0**	**0**	**0**	**215**	**901**
5:00 PM	**0**	**0**	**74**	**6**	**1**	**12**	**119**	**0**	**0**	**4**	**0**	**8**	**0**	**0**	**0**	**0**	**224**	**908**
5:15 PM	**0**	**0**	**97**	**2**	**0**	**13**	**133**	**0**	**0**	**1**	**0**	**12**	**0**	**0**	**0**	**0**	**258**	**944**
5:30 PM	0	0	70	3	0	7	136	1	0	1	0	12	0	0	0	0	230	927
5:45 PM	0	0	72	3	0	2	84	0	0	0	0	3	0	0	0	0	164	876
Count Total	0	2	976	59	1	125	1,257	2	0	30	0	134	0	0	0	1	2,587	
Pk Hr All	**0**	**0**	**351**	**25**	**1**	**46**	**462**	**1**	**0**	**11**	**0**	**47**	**0**	**0**	**0**	**0**	**944**	
Pk Hr HV	**0**	**0**	**3**	**2**	**0**	**0**	**5**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**12**	
Pk Hr HV%	**-**	**-**	**1%**	**8%**	**0%**	**0%**	**1%**	**100%**	**-**	**0%**	**-**	**2%**	**-**	**-**	**-**	**-**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
3:00 PM	2	1	0	1	*4*	0	0	0	0	*0*	0	0	0	0	*0*
3:15 PM	4	2	0	0	*6*	0	0	0	0	*0*	0	0	0	0	*0*
3:30 PM	1	3	0	0	*4*	0	0	0	0	*0*	0	0	0	0	*0*
3:45 PM	7	5	0	0	*12*	0	0	0	0	*0*	0	0	0	0	*0*
4:00 PM	2	2	2	0	*6*	0	0	0	0	*0*	0	0	1	0	*1*
4:15 PM	2	2	0	0	*4*	0	1	0	0	*1*	0	0	0	0	*0*
4:30 PM	**1**	**1**	**0**	**0**	**2**	**0**	**1**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**1**
4:45 PM	**2**	**3**	**1**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**2**
5:00 PM	**0**	**2**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:15 PM	**2**	**0**	**0**	**0**	**2**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
5:30 PM	1	4	0	0	*5*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	3	0	0	*3*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	24	28	3	1	*56*	1	2	0	0	*3*	1	0	1	2	*4*
Peak Hour	**5**	**6**	**1**	**0**	***12***	**1**	**1**	**0**	**0**	**2**	**1**	**0**	**0**	**2**	**3**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Rufina Cir (East)				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	2	0	0	1	0	0	0	0	0	0	0	0	0	1	4	0
3:15 PM	0	1	3	0	0	0	2	0	0	0	0	0	0	0	0	0	6	0
3:30 PM	0	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	4	0
3:45 PM	0	1	5	1	0	1	4	0	0	0	0	0	0	0	0	0	12	26
4:00 PM	0	0	1	1	0	0	2	0	0	0	0	2	0	0	0	0	6	28
4:15 PM	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	4	26
4:30 PM	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**24**
4:45 PM	**0**	**0**	**0**	**2**	**0**	**0**	**2**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**6**	**18**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**14**
5:15 PM	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**12**
5:30 PM	0	0	1	0	0	1	3	0	0	0	0	0	0	0	0	0	5	15
5:45 PM	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3	12
Count Total	0	2	18	4	0	3	24	1	0	0	0	3	0	0	0	1	56	
Pk Hr Heavy	**0**	**0**	**3**	**2**	**0**	**0**	**5**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**12**	

Count Summaries - Bikes

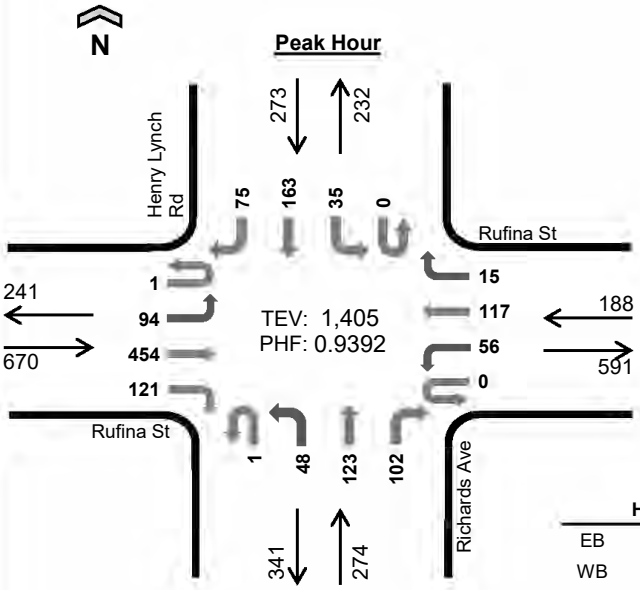
Interval Start	Rufina St				Rufina St				Rufina Cir (East)				Driveway				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1
4:30 PM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**
5:15 PM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Count Total	0	0	1	0	1	1	0	0	0	0	0	0	0	0	0	0	3	
Pk Hr Bike	**0**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	

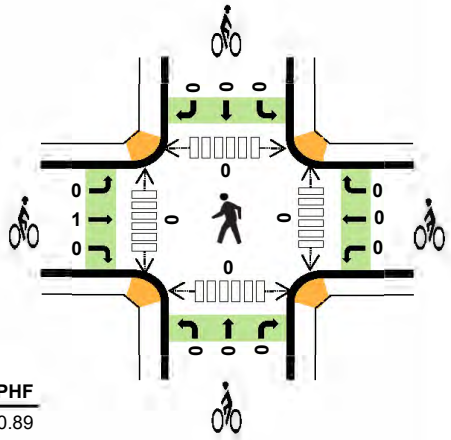
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Henry Lynch Rd
Rufina St

Date: 7/9/2025
Count Period: 6:00 AM to 9:00 AM
Peak Hour: 7:30 AM to 8:30 AM





	HV%	PHF
EB	1%	0.89
WB	3%	0.85
NB	1%	0.80
SB	2%	0.92
TOTAL	1%	0.94

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Richards Ave Northbound				Henry Lynch Rd Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:30 AM		0	31	120	30	0	9	20	4	1	11	35	15	0	8	30	22	336	0
7:45 AM		0	26	128	35	0	18	30	5	0	9	33	18	0	7	44	18	371	0
8:00 AM		0	15	116	32	0	20	33	2	0	19	29	38	0	15	44	11	374	0
8:15 AM		1	22	90	24	0	9	34	4	0	9	26	31	0	5	45	24	324	1,405
Pk Hr	All	1	94	454	121	0	56	117	15	1	48	123	102	0	35	163	75	1,405	
	HV	0	0	5	1	0	2	4	0	0	1	2	0	0	0	2	3	20	
	HV%	0%	0%	1%	1%	-	4%	3%	0%	0%	2%	2%	0%	-	0%	1%	4%	1%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:30 AM	3	3	1	2	*9*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	0	1	1	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	2	0	1	0	*3*	1	0	0	0	*1*	0	0	0	0	*0*
8:15 AM	1	2	0	3	*6*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	6	6	3	5	*20*	1	0	0	0	*1*	0	0	0	0	*0*

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - All Vehicles

Interval Start	Rufina St				Rufina St				Richards Ave				Henry Lynch Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	3	26	9	0	3	9	2	0	2	5	4	0	3	5	3	74	0
6:15 AM	0	5	26	9	0	1	7	1	0	4	8	7	0	2	20	2	92	0
6:30 AM	0	7	50	9	0	0	8	3	0	5	6	4	0	1	18	8	119	0
6:45 AM	0	7	66	10	0	13	17	3	0	2	15	14	0	4	18	10	179	464
7:00 AM	0	11	55	22	0	10	18	3	0	8	17	7	0	4	19	11	185	575
7:15 AM	0	18	110	20	0	2	17	0	0	7	21	22	0	6	33	10	266	749
7:30 AM	**0**	**31**	**120**	**30**	**0**	**9**	**20**	**4**	**1**	**11**	**35**	**15**	**0**	**8**	**30**	**22**	**336**	**966**
7:45 AM	**0**	**26**	**128**	**35**	**0**	**18**	**30**	**5**	**0**	**9**	**33**	**18**	**0**	**7**	**44**	**18**	**371**	**1,158**
8:00 AM	**0**	**15**	**116**	**32**	**0**	**20**	**33**	**2**	**0**	**19**	**29**	**38**	**0**	**15**	**44**	**11**	**374**	**1,347**
8:15 AM	**1**	**22**	**90**	**24**	**0**	**9**	**34**	**4**	**0**	**9**	**26**	**31**	**0**	**5**	**45**	**24**	**324**	**1,405**
8:30 AM	0	16	102	25	0	16	26	4	0	10	32	17	0	8	48	27	331	1,400
8:45 AM	0	21	95	24	0	16	31	5	1	18	41	21	0	4	48	22	347	1,376
Count Total	1	182	984	249	0	117	250	36	2	104	268	198	0	67	372	168	2,998	
Pk Hr All	**1**	**94**	**454**	**121**	**0**	**56**	**117**	**15**	**1**	**48**	**123**	**102**	**0**	**35**	**163**	**75**	**1,405**	
Pk Hr HV	**0**	**0**	**5**	**1**	**0**	**2**	**4**	**0**	**0**	**1**	**2**	**0**	**0**	**0**	**2**	**3**	**20**	
Pk Hr HV%	**0%**	**0%**	**1%**	**1%**	**-**	**4%**	**3%**	**0%**	**0%**	**2%**	**2%**	**0%**	**-**	**0%**	**1%**	**4%**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
6:00 AM	0	2	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
6:15 AM	1	0	1	1	*3*	0	0	0	0	*0*	0	0	0	0	*0*
6:30 AM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
6:45 AM	2	2	0	1	*5*	0	0	0	0	*0*	0	0	0	0	*0*
7:00 AM	1	2	2	2	*7*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	3	0	0	1	*4*	0	6	0	0	*6*	0	0	0	0	*0*
7:30 AM	**3**	**3**	**1**	**2**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**0**	**1**	**1**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**2**	**0**	**1**	**0**	**3**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
8:15 AM	**1**	**2**	**0**	**3**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	3	3	2	0	*8*	0	1	0	0	*1*	0	2	0	0	*2*
8:45 AM	0	3	2	0	*5*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	16	19	10	10	*55*	1	7	0	0	*8*	0	2	0	0	*2*
Peak Hour	**6**	**6**	**3**	**5**	***20***	**1**	**0**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	**0**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Richards Ave				Henry Lynch Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	0
6:15 AM	0	0	1	0	0	0	0	0	0	1	0	0	0	0	1	0	3	0
6:30 AM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0
6:45 AM	0	1	1	0	0	2	0	0	0	0	0	0	0	0	1	0	5	11
7:00 AM	0	0	0	1	0	1	0	1	0	1	1	0	0	0	0	2	7	16
7:15 AM	0	2	0	1	0	0	0	0	0	0	0	0	0	0	1	0	4	17
7:30 AM	**0**	**0**	**2**	**1**	**0**	**0**	**3**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**1**	**9**	**25**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**22**
8:00 AM	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**3**	**18**
8:15 AM	**0**	**0**	**1**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**6**	**20**
8:30 AM	0	0	1	2	0	2	0	1	0	0	2	0	0	0	0	0	8	19
8:45 AM	0	0	0	0	0	1	2	0	0	0	1	1	0	0	0	0	5	22
Count Total	0	3	8	5	0	8	8	3	0	3	6	1	0	0	5	5	55	
Pk Hr Heavy	**0**	**0**	**5**	**1**	**0**	**2**	**4**	**0**	**0**	**1**	**2**	**0**	**0**	**0**	**2**	**3**	**20**	

Count Summaries - Bikes

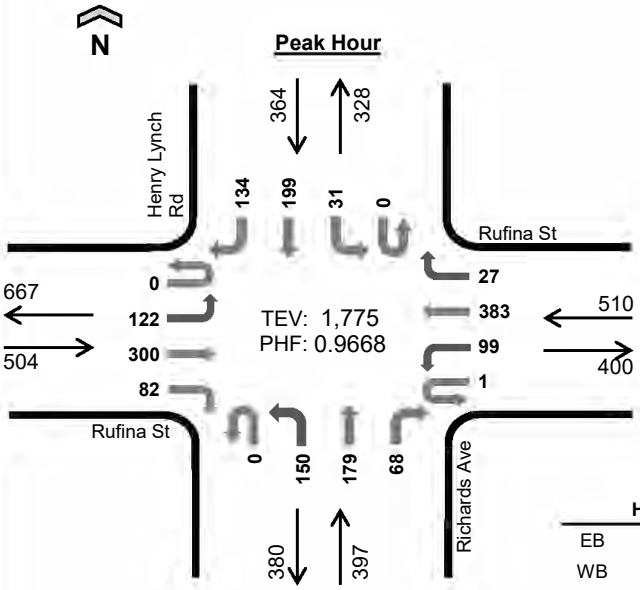
Interval Start	Rufina St				Rufina St				Richards Ave				Henry Lynch Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	6	6
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**
8:00 AM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**7**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:30 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	2
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Count Total	0	0	1	0	0	0	7	0	0	0	0	0	0	0	0	0	8	
Pk Hr Bike	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	

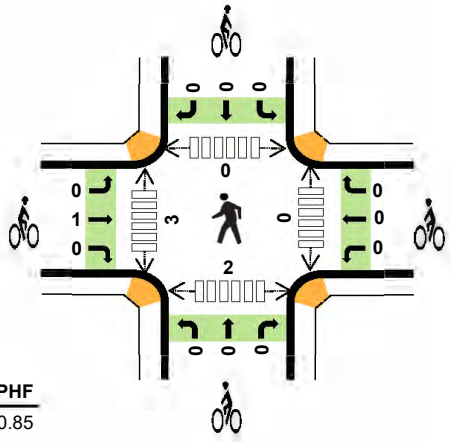
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Henry Lynch Rd
Rufina St

Date: 7/9/2025
Count Period: 3:00 PM to 6:00 PM
Peak Hour: 4:30 PM to 5:30 PM





	HV%	PHF
EB	1%	0.85
WB	1%	0.93
NB	1%	0.86
SB	0%	0.86
TOTAL	1%	0.97

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina St Eastbound				Rufina St Westbound				Richards Ave Northbound				Henry Lynch Rd Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:30 PM		0	33	93	22	0	29	83	10	0	36	36	19	0	8	48	28	445	0
4:45 PM		0	32	62	19	0	20	97	3	0	45	42	21	0	6	51	38	436	0
5:00 PM		0	24	61	15	1	30	99	7	0	45	62	9	0	13	54	39	459	0
5:15 PM		0	33	84	26	0	20	104	7	0	24	39	19	0	4	46	29	435	1,775
Pk Hr	All	0	122	300	82	1	99	383	27	0	150	179	68	0	31	199	134	1,775	
	HV	0	0	3	1	0	1	1	2	0	1	0	2	0	0	0	0	11	
	HV%	-	0%	1%	1%	0%	1%	0%	7%	-	1%	0%	3%	-	0%	0%	0%	1%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:30 PM	1	2	1	0	*4*	0	0	0	0	*0*	0	1	0	1	*2*
4:45 PM	0	0	1	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
5:00 PM	0	1	0	0	*1*	0	0	0	0	*0*	0	1	0	1	*2*
5:15 PM	3	1	1	0	*5*	1	0	0	0	*1*	0	1	0	0	*1*
Peak Hour	4	4	3	0	*11*	1	0	0	0	*1*	0	3	0	2	*5*

TJ Wethington
(720) 646-1008

Count Summaries - All Vehicles

Interval Start	Rufina St				Rufina St				Richards Ave				Henry Lynch Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	30	56	21	0	29	64	3	0	26	36	19	0	9	44	29	366	0
3:15 PM	0	44	64	30	0	27	77	7	0	26	43	17	0	9	47	36	427	0
3:30 PM	0	22	65	21	0	21	68	13	0	23	55	19	0	9	34	25	375	0
3:45 PM	0	27	78	24	0	24	83	5	0	34	44	26	0	14	45	32	436	1,604
4:00 PM	0	21	52	22	0	27	87	7	0	35	55	23	0	7	44	31	411	1,649
4:15 PM	0	35	59	18	0	24	88	15	0	28	44	16	0	6	47	32	412	1,634
4:30 PM	**0**	**33**	**93**	**22**	**0**	**29**	**83**	**10**	**0**	**36**	**36**	**19**	**0**	**8**	**48**	**28**	**445**	**1,704**
4:45 PM	**0**	**32**	**62**	**19**	**0**	**20**	**97**	**3**	**0**	**45**	**42**	**21**	**0**	**6**	**51**	**38**	**436**	**1,704**
5:00 PM	**0**	**24**	**61**	**15**	**1**	**30**	**99**	**7**	**0**	**45**	**62**	**9**	**0**	**13**	**54**	**39**	**459**	**1,752**
5:15 PM	**0**	**33**	**84**	**26**	**0**	**20**	**104**	**7**	**0**	**24**	**39**	**19**	**0**	**4**	**46**	**29**	**435**	**1,775**
5:30 PM	0	27	55	21	0	24	108	8	0	33	46	13	0	5	53	33	426	1,756
5:45 PM	0	28	68	17	0	19	65	5	0	43	54	16	0	7	38	14	374	1,694
Count Total	0	356	797	256	1	294	1,023	90	0	398	556	217	0	97	551	366	5,002	
Pk Hr All	**0**	**122**	**300**	**82**	**1**	**99**	**383**	**27**	**0**	**150**	**179**	**68**	**0**	**31**	**199**	**134**	**1,775**	
Pk Hr HV	**0**	**0**	**3**	**1**	**0**	**1**	**1**	**2**	**0**	**1**	**0**	**2**	**0**	**0**	**0**	**0**	**11**	
Pk Hr HV%	**-**	**0%**	**1%**	**1%**	**0%**	**1%**	**0%**	**7%**	**-**	**1%**	**0%**	**3%**	**-**	**0%**	**0%**	**0%**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
3:00 PM	2	1	0	0	*3*	0	0	0	0	*0*	0	2	0	0	*2*
3:15 PM	1	3	4	4	*12*	0	0	0	0	*0*	0	1	0	0	*1*
3:30 PM	0	0	2	1	*3*	0	0	0	0	*0*	0	0	0	1	*1*
3:45 PM	2	3	0	1	*6*	0	0	0	0	*0*	0	1	0	0	*1*
4:00 PM	3	0	2	2	*7*	0	0	0	0	*0*	0	0	0	0	*0*
4:15 PM	0	0	1	2	*3*	0	0	0	0	*0*	0	1	0	0	*1*
4:30 PM	**1**	**2**	**1**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**2**
4:45 PM	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**2**
5:15 PM	**3**	**1**	**1**	**0**	**5**	**1**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**1**
5:30 PM	0	3	2	1	*6*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	2	0	1	*3*	0	0	0	0	*0*	0	0	0	1	*1*
Count Total	12	16	14	12	*54*	1	0	0	0	*1*	0	8	0	4	*12*
Peak Hour	**4**	**4**	**3**	**0**	***11***	**1**	**0**	**0**	**0**	***1***	**0**	**3**	**0**	**2**	**5**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina St				Rufina St				Richards Ave				Henry Lynch Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0	3	0
3:15 PM	0	0	1	0	0	1	2	0	0	0	1	3	0	0	2	2	12	0
3:30 PM	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0	0	3	0
3:45 PM	0	0	2	0	0	0	3	0	0	0	0	0	0	1	0	0	6	24
4:00 PM	0	0	2	1	0	0	0	0	0	0	1	1	0	0	2	0	7	28
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	3	19
4:30 PM	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**4**	**20**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**15**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**9**
5:15 PM	**0**	**0**	**2**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**5**	**11**
5:30 PM	0	0	0	0	0	1	2	0	0	0	1	1	0	0	1	0	6	13
5:45 PM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	1	0	3	15
Count Total	0	0	10	2	0	4	10	2	0	2	3	9	0	2	7	3	54	
Pk Hr Heavy	**0**	**0**	**3**	**1**	**0**	**1**	**1**	**2**	**0**	**1**	**0**	**2**	**0**	**0**	**0**	**0**	**11**	

Count Summaries - Bikes

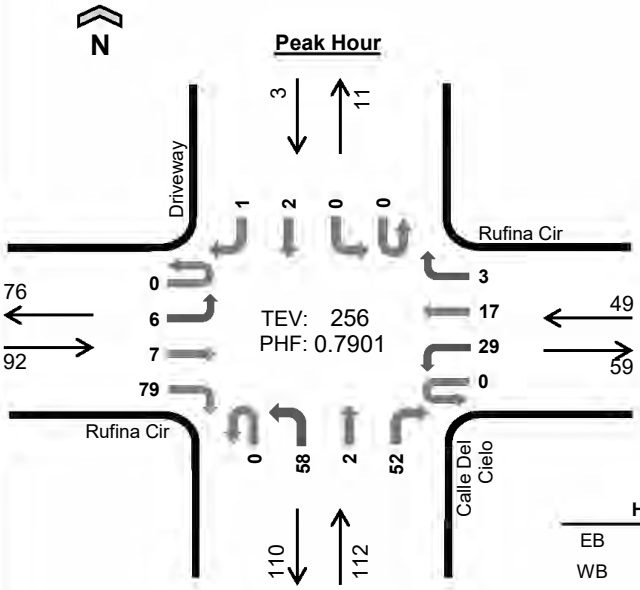
Interval Start	Rufina St				Rufina St				Richards Ave				Henry Lynch Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:15 PM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Count Total	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Pk Hr Bike	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	

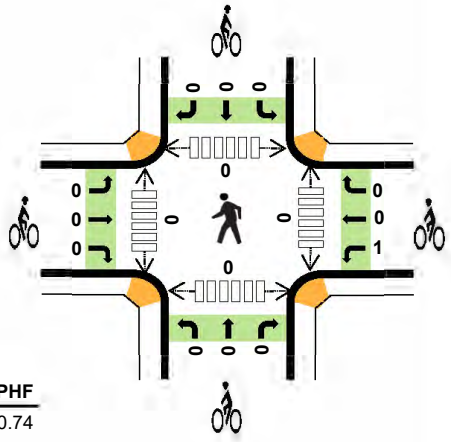
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Calle Del Cielo
Rufina Cir

Date: 7/9/2025
Count Period: 6:00 AM to 9:00 AM
Peak Hour: 8:00 AM to 9:00 AM





	HV%	PHF
EB	4%	0.74
WB	4%	0.77
NB	4%	0.68
SB	33%	0.38
TOTAL	4%	0.79

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina Cir Eastbound				Rufina Cir Westbound				Calle Del Cielo Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
8:00 AM		**0**	**4**	**1**	**26**	**0**	**7**	**0**	**1**	**0**	**24**	**2**	**15**	**0**	**0**	**0**	**1**	**81**	**0**
8:15 AM		**0**	**0**	**0**	**18**	**0**	**8**	**4**	**1**	**0**	**11**	**0**	**7**	**0**	**0**	**0**	**0**	**49**	**0**
8:30 AM		**0**	**1**	**2**	**17**	**0**	**9**	**2**	**1**	**0**	**9**	**0**	**16**	**0**	**0**	**2**	**0**	**59**	**0**
8:45 AM		**0**	**1**	**4**	**18**	**0**	**5**	**11**	**0**	**0**	**14**	**0**	**14**	**0**	**0**	**0**	**0**	**67**	**256**
Pk Hr	All	**0**	**6**	**7**	**79**	**0**	**29**	**17**	**3**	**0**	**58**	**2**	**52**	**0**	**0**	**2**	**1**	**256**	
	HV	**0**	**0**	**1**	**3**	**0**	**0**	**1**	**1**	**0**	**3**	**0**	**1**	**0**	**0**	**0**	**1**	**11**	
	HV%	-	**0%**	**14%**	**4%**	-	**0%**	**6%**	**33%**	-	**5%**	**0%**	**2%**	-	-	**0%**	**100%**	**4%**	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
8:00 AM	**2**	**0**	**0**	**1**	***3***	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***
8:15 AM	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
8:30 AM	**1**	**1**	**1**	**0**	***3***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
8:45 AM	**1**	**0**	**3**	**0**	***4***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
Peak Hour	**4**	**2**	**4**	**1**	***11***	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***

TJ Wethington
(720) 646-1008
tj.wethington@idaxdata.com

Count Summaries - All Vehicles

Interval Start	Rufina Cir Eastbound				Rufina Cir Westbound				Calle Del Cielo Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	2	6	0	0	0	0	0	5	0	3	0	0	0	0	16	0
6:15 AM	0	0	0	4	0	2	0	0	0	5	0	1	0	0	0	0	12	0
6:30 AM	0	0	0	6	0	1	1	0	0	2	0	4	0	0	0	0	14	0
6:45 AM	0	1	1	5	0	0	0	0	0	7	0	1	0	0	0	0	15	57
7:00 AM	0	0	1	9	0	2	0	0	0	11	0	8	0	0	0	0	31	72
7:15 AM	0	1	1	3	0	1	0	0	0	13	1	9	0	0	0	0	29	89
7:30 AM	0	2	2	17	0	1	1	2	0	18	2	7	0	0	0	0	52	127
7:45 AM	0	0	0	16	0	4	1	7	0	10	2	7	0	0	0	0	47	159
8:00 AM	**0**	**4**	**1**	**26**	**0**	**7**	**0**	**1**	**0**	**24**	**2**	**15**	**0**	**0**	**0**	**1**	**81**	**209**
8:15 AM	**0**	**0**	**0**	**18**	**0**	**8**	**4**	**1**	**0**	**11**	**0**	**7**	**0**	**0**	**0**	**0**	**49**	**229**
8:30 AM	**0**	**1**	**2**	**17**	**0**	**9**	**2**	**1**	**0**	**9**	**0**	**16**	**0**	**0**	**2**	**0**	**59**	**236**
8:45 AM	**0**	**1**	**4**	**18**	**0**	**5**	**11**	**0**	**0**	**14**	**0**	**14**	**0**	**0**	**0**	**0**	**67**	**256**
Count Total	0	10	14	145	0	40	20	12	0	129	7	92	0	0	2	1	472	
Pk Hr All	**0**	**6**	**7**	**79**	**0**	**29**	**17**	**3**	**0**	**58**	**2**	**52**	**0**	**0**	**2**	**1**	**256**	
Pk Hr HV	**0**	**0**	**1**	**3**	**0**	**0**	**1**	**1**	**0**	**3**	**0**	**1**	**0**	**0**	**0**	**1**	**11**	
Pk Hr HV%	**-**	**0%**	**14%**	**4%**	**-**	**0%**	**6%**	**33%**	**-**	**5%**	**0%**	**2%**	**-**	**-**	**0%**	**100%**	**4%**	

Interval Start	Heavy Vehicle Totals EB	WB	NB	SB	Total	Bicycles EB	WB	NB	SB	Total	Pedestrians (Crossing Leg) E	W	N	S	Total
6:00 AM	1	0	1	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
6:15 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	1	0	*1*
6:30 AM	1	1	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
6:45 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
7:00 AM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
7:30 AM	1	0	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	**2**	**0**	**0**	**1**	**3**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
8:15 AM	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	**1**	**1**	**1**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:45 AM	**1**	**0**	**3**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Count Total	7	4	5	1	*17*	0	1	0	0	*1*	0	0	1	0	*1*
Peak Hour	**4**	**2**	**4**	**1**	***11***	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	**0**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina Cir Eastbound				Rufina Cir Westbound				Calle Del Cielo Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	2	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
7:00 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	3
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
7:30 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	2
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:00 AM	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**3**	**4**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**5**
8:30 AM	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**7**
8:45 AM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**1**	**0**	**0**	**0**	**0**	**4**	**11**
Count Total	0	0	2	5	0	1	2	1	0	3	0	2	0	0	0	1	17	
Pk Hr Heavy	**0**	**0**	**1**	**3**	**0**	**0**	**1**	**1**	**0**	**3**	**0**	**1**	**0**	**0**	**0**	**1**	**11**	

Count Summaries - Bikes

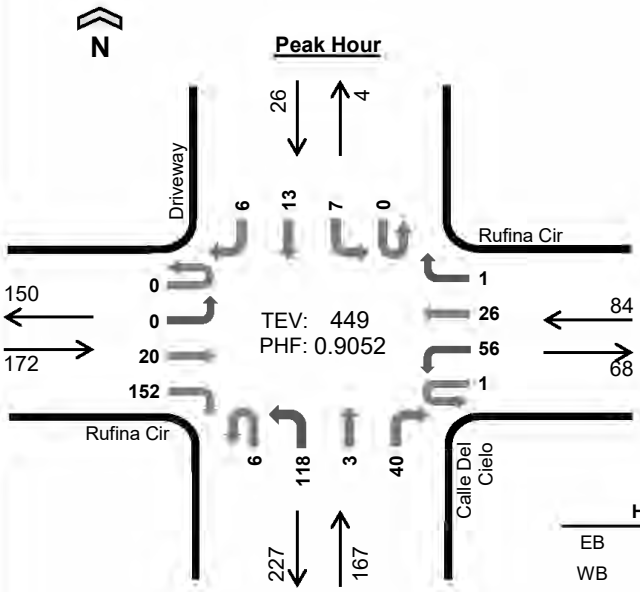
Interval Start	Rufina Cir Eastbound				Rufina Cir Westbound				Calle Del Cielo Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
Count Total	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	

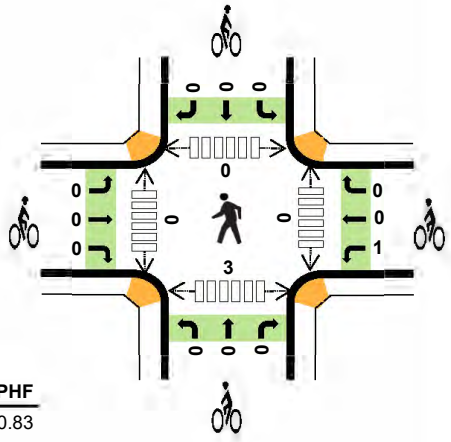
TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Calle Del Cielo
Rufina Cir

Date: 7/9/2025
Count Period: 3:00 PM to 6:00 PM
Peak Hour: 4:15 PM to 5:15 PM





	HV%	PHF
EB	1%	0.83
WB	4%	0.88
NB	0%	0.84
SB	0%	0.54
TOTAL	1%	0.91

Peak Hour Count Summaries

Peak Hour Interval Start		Rufina Cir Eastbound				Rufina Cir Westbound				Calle Del Cielo Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:15 PM		0	0	3	31	0	13	11	0	2	35	1	12	0	6	4	2	120	0
4:30 PM		0	0	6	43	0	8	6	1	3	19	1	9	0	1	5	3	105	0
4:45 PM		0	0	7	30	1	19	3	0	0	27	0	11	0	0	1	1	100	0
5:00 PM		0	0	4	48	0	16	6	0	1	37	1	8	0	0	3	0	124	449
Pk Hr	All	0	0	20	152	1	56	26	1	6	118	3	40	0	7	13	6	449	
	HV	0	0	0	1	0	2	1	0	0	0	0	0	0	0	0	0	4	
	HV%	-	-	0%	1%	0%	4%	4%	0%	0%	0%	0%	0%	-	0%	0%	0%	1%	

Note: For complete count summary (all intervals), see following pages.

*** Heavy Vehicle Classifications include FHWA Classes 4-13.*

*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:15 PM	1	0	0	0	*1*	0	0	0	0	*0*	0	0	0	1	*1*
4:30 PM	0	1	0	0	*1*	0	1	0	0	*1*	0	0	0	0	*0*
4:45 PM	0	2	0	0	*2*	0	0	0	0	*0*	0	0	0	1	*1*
5:00 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	1	*1*
Peak Hour	1	3	0	0	*4*	0	1	0	0	*1*	0	0	0	3	*3*

TJ Wethington
(720) 646-1008

Count Summaries - All Vehicles

Interval Start	Rufina Cir Eastbound				Rufina Cir Westbound				Calle Del Cielo Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	4	13	0	17	5	2	0	17	0	12	0	0	0	0	70	0
3:15 PM	0	0	11	24	0	18	2	0	2	25	0	15	0	0	0	1	98	0
3:30 PM	0	0	6	24	0	16	8	0	1	24	0	11	0	0	0	0	90	0
3:45 PM	0	0	7	18	0	12	7	0	0	23	2	13	0	0	0	1	83	341
4:00 PM	0	1	10	27	0	16	5	0	2	22	2	12	0	0	2	0	99	370
4:15 PM	**0**	**0**	**3**	**31**	**0**	**13**	**11**	**0**	**2**	**35**	**1**	**12**	**0**	**6**	**4**	**2**	**120**	**392**
4:30 PM	**0**	**0**	**6**	**43**	**0**	**8**	**6**	**1**	**3**	**19**	**1**	**9**	**0**	**1**	**5**	**3**	**105**	**407**
4:45 PM	**0**	**0**	**7**	**30**	**1**	**19**	**3**	**0**	**0**	**27**	**0**	**11**	**0**	**0**	**1**	**1**	**100**	**424**
5:00 PM	**0**	**0**	**4**	**48**	**0**	**16**	**6**	**0**	**1**	**37**	**1**	**8**	**0**	**0**	**3**	**0**	**124**	**449**
5:15 PM	0	0	5	32	0	19	7	0	3	16	0	10	0	0	0	0	92	421
5:30 PM	0	0	5	13	0	11	2	0	2	21	0	11	0	0	0	0	65	381
5:45 PM	0	0	2	20	0	4	5	0	2	32	0	8	0	0	1	0	74	355
Count Total	0	1	70	323	1	169	67	3	18	298	7	132	0	7	16	8	1,120	
Pk Hr All	**0**	**0**	**20**	**152**	**1**	**56**	**26**	**1**	**6**	**118**	**3**	**40**	**0**	**7**	**13**	**6**	**449**	
Pk Hr HV	**0**	**0**	**0**	**1**	**0**	**2**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	
Pk Hr HV%	**-**	**-**	**0%**	**1%**	**0%**	**4%**	**4%**	**0%**	**0%**	**0%**	**0%**	**0%**	**-**	**0%**	**0%**	**0%**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
3:00 PM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	4	0	*4*
3:15 PM	0	0	1	0	*1*	0	0	1	0	*1*	0	0	0	0	*0*
3:30 PM	0	0	2	0	*2*	0	0	0	0	*0*	0	0	0	1	*1*
3:45 PM	1	2	0	0	*3*	0	0	0	0	*0*	0	0	0	0	*0*
4:00 PM	2	0	3	0	*5*	0	0	0	0	*0*	0	0	0	0	*0*
4:15 PM	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
4:30 PM	**0**	**1**	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**2**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
5:15 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
5:30 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	4	6	6	0	*16*	0	1	1	0	*2*	0	0	4	4	*8*
Peak Hour	**1**	**3**	**0**	**0**	***4***	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**3**	**3**

TJ Wethington
(720) 646-1008

tj.wethington@idaxdata.com

Count Summaries - Heavy Vehicles

Interval Start	Rufina Cir Eastbound				Rufina Cir Westbound				Calle Del Cielo Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0
3:15 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0
3:30 PM	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	2	0
3:45 PM	0	0	0	1	0	0	2	0	0	0	0	0	0	0	0	0	3	7
4:00 PM	0	0	1	1	0	0	0	0	0	3	0	0	0	0	0	0	5	11
4:15 PM	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**11**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**10**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**9**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	1	3	0	2	3	1	0	5	0	1	0	0	0	0	16	
Pk Hr Heavy	**0**	**0**	**0**	**1**	**0**	**2**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	

Count Summaries - Bikes

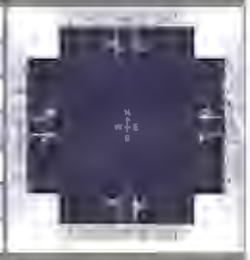
Interval Start	Rufina Cir Eastbound				Rufina Cir Westbound				Calle Del Cielo Northbound				Driveway Southbound				15-min Total	Rolling Hour Total
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	2	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	

TJ Wethington
(720) 646-1008
tj.wethington@idaxdata.com

APPENDIX C:
2025 EXISTING INTERSECTION CAPACITY ANALYSIS

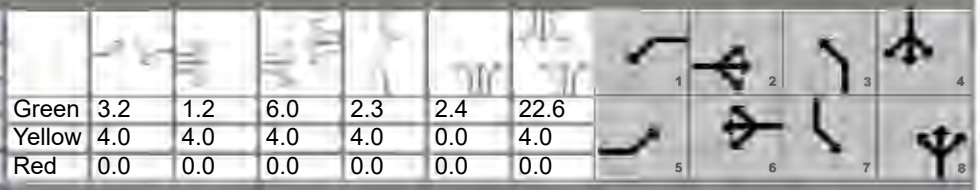
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.95
Urban Street	Rufina Street	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_EXAM Siler-Rufina.xus		
Project Description	2025 Existing AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	217	58	128	44	20	22	89	398	27	28	454	130

Signal Information			
Cycle, s	57.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB		NB			
Green	3.2	1.2	6.0	2.3	2.4	22.6		
Yellow	4.0	4.0	4.0	4.0	0.0	4.0		
Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.3	15.2	7.2	10.0	8.7	29.0	6.3	26.6
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.1	3.2	3.1
Queue Clearance Time (g_s), s	8.2	8.3	3.3	3.4	3.7	12.6	2.6	20.7
Green Extension Time (g_e), s	0.3	0.5	0.0	0.5	0.1	2.2	0.0	1.9
Phase Call Probability	0.97	1.00	0.52	1.00	0.78	1.00	0.38	1.00
Max Out Probability	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.15

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	228	196		46	44		94	447		29	615	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1638		1753	1682		1753	1820		1753	1770	
Queue Service Time (g_s), s	6.2	6.3		1.3	1.4		1.7	10.6		0.6	18.7	
Cycle Queue Clearance Time (g_c), s	6.2	6.3		1.3	1.4		1.7	10.6		0.6	18.7	
Green Ratio (*g/C*)	0.28	0.19		0.16	0.10		0.48	0.43		0.43	0.39	
Capacity (*c*), veh/h	486	318		280	175		322	790		395	695	
Volume-to-Capacity Ratio (*X*)	0.470	0.616		0.166	0.253		0.291	0.566		0.075	0.885	
Back of Queue (*Q*), ft/ln (95 th percentile)	106	106		24	25		26	173		9	319	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.1	4.1		0.9	1.0		1.0	6.7		0.3	12.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.61	0.00		0.14	0.00		0.13	0.00		0.09	0.00	
Uniform Delay (d_1), s/veh	17.1	21.3		21.1	23.8		11.8	12.2		10.4	16.3	
Incremental Delay (d_2), s/veh	0.3	0.7		0.1	0.3		0.2	0.2		0.0	6.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	17.4	22.0		21.2	24.1		12.0	12.5		10.4	23.2	
Level of Service (LOS)	B	C		C	C		B	B		B	C	
Approach Delay, s/veh / LOS	19.5	B		22.6	C		12.4	B		22.6	C	
Intersection Delay, s/veh / LOS	18.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.92	B	1.89	B	1.89	B
Bicycle LOS Score / LOS	1.19	A	0.64	A	1.38	A	1.55	B

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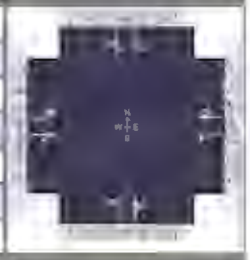
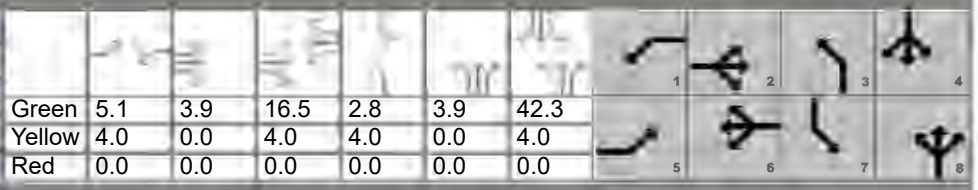
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_EXPM Siler-Rufina.xus		
Project Description	2025 Existing PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	200	30	262	68	72	47	169	404	22	23	438	262

Signal Information			
Cycle, s	90.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	5.1	3.9		16.5	2.8	3.9	42.3					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	13.0	24.4	9.1	20.5	10.7	50.2	6.8	46.3
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	11.0	19.6	5.0	8.0	6.6	17.1	2.7	40.1
Green Extension Time (g_e), s	0.0	0.7	0.0	0.0	0.1	0.0	0.0	1.9
Phase Call Probability	1.00	1.00	0.85	1.00	0.99	1.00	0.47	1.00
Max Out Probability	1.00	0.00	1.00	1.00	1.00	1.00	0.73	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	217	317		74	129		184	463		25	761	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1585		1753	1719		1753	1824		1753	1725	
Queue Service Time (g_s), s	9.0	17.6		3.0	6.0		4.6	15.1		0.7	38.1	
Cycle Queue Clearance Time (g_c), s	9.0	17.6		3.0	6.0		4.6	15.1		0.7	38.1	
Green Ratio (*g/C*)	0.30	0.23		0.24	0.18		0.56	0.51		0.50	0.47	
Capacity (*c*), veh/h	399	358		188	314		242	931		430	807	
Volume-to-Capacity Ratio (*X*)	0.545	0.887		0.394	0.412		0.760	0.497		0.058	0.943	
Back of Queue (*Q*), ft/ln (95 th percentile)	173	290		60	117		104	256		12	550	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.7	11.2		2.3	4.5		4.0	9.9		0.4	21.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.99	0.00		0.35	0.00		0.52	0.00		0.12	0.00	
Uniform Delay (d_1), s/veh	25.6	34.0		28.9	32.8		20.2	14.6		12.5	23.0	
Incremental Delay (d_2), s/veh	0.9	3.0		0.5	0.3		7.5	0.2		0.0	2.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	26.5	37.0		29.4	33.1		27.7	14.7		12.5	25.7	
Level of Service (LOS)	C	D		C	C		C	B		B	C	
Approach Delay, s/veh / LOS	32.7	C		31.8	C		18.4	B		25.3	C	
Intersection Delay, s/veh / LOS	25.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.93	B	1.89	B	1.90	B
Bicycle LOS Score / LOS	1.37	A	0.82	A	1.55	B	1.78	B

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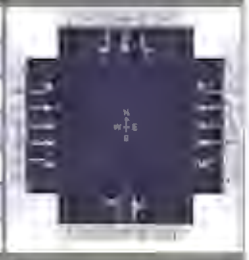
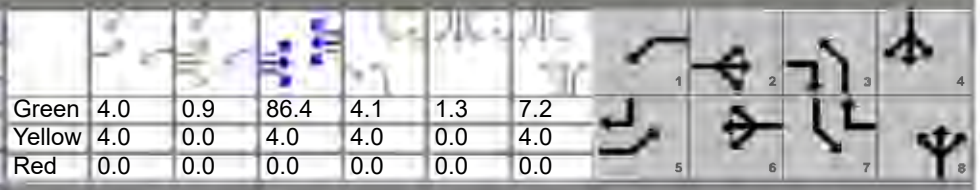
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.91
Urban Street	CALLE DEL CIELO	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_EXAM Calle del Cielo-Cerrillos.xus		
Project Description	2025 Existing AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	46	1420	21	30	870	41	32	28	39	60	16	40

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	4.0	0.9		86.4	4.1	1.3	7.2					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	8.9	91.3	8.0	90.4	8.1	11.2	9.5	12.5
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	2.8		2.5		4.2	7.2	6.2	5.1
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.0	0.1	0.0	0.1
Phase Call Probability	0.81		0.67		0.69	1.00	0.89	1.00
Max Out Probability	0.00		0.00		0.01	0.83	1.00	0.02

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	51	1560	23	33	956	45	35	74		66	18	44
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1685	1572	1767	1685	1572	1767	1680		1767	1856	1572
Queue Service Time (g_s), s	0.8	14.6	0.4	0.5	7.8	0.8	2.2	5.2		4.2	1.1	3.1
Cycle Queue Clearance Time (g_c), s	0.8	14.6	0.4	0.5	7.8	0.8	2.2	5.2		4.2	1.1	3.1
Green Ratio (*g/C*)	0.76	0.73	0.76	0.76	0.72	0.77	0.09	0.06		0.11	0.07	0.11
Capacity (*c*), veh/h	513	3677	1198	317	3640	1204	184	101		163	132	176
Volume-to-Capacity Ratio (*X*)	0.098	0.424	0.019	0.104	0.263	0.037	0.191	0.729		0.404	0.133	0.250
Back of Queue (*Q*), ft/ln (95 th percentile)	11	202	5	7	111	10	45	104		85	23	55
Back of Queue (*Q*), veh/ln (95 th percentile)	0.4	7.9	0.2	0.3	4.3	0.4	1.7	4.1		3.3	0.9	2.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.07	0.00	0.00	0.04	0.00	0.00	0.28	0.00		1.21	0.00	0.00
Uniform Delay (d_1), s/veh	3.8	6.4	3.4	4.5	5.8	3.4	50.2	55.4		50.0	52.3	48.7
Incremental Delay (d_2), s/veh	0.0	0.4	0.0	0.1	0.2	0.1	0.2	3.7		0.6	0.2	0.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	3.8	6.8	3.5	4.5	6.0	3.4	50.4	59.2		50.6	52.4	48.9
Level of Service (LOS)	A	A	A	A	A	A	D	E		D	D	D
Approach Delay, s/veh / LOS	6.7	A		5.8	A		56.3	E		50.3	D	
Intersection Delay, s/veh / LOS	10.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	2.05	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.39	A	1.06	A	0.67	A	0.70	A

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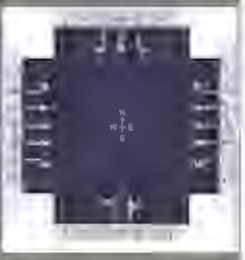
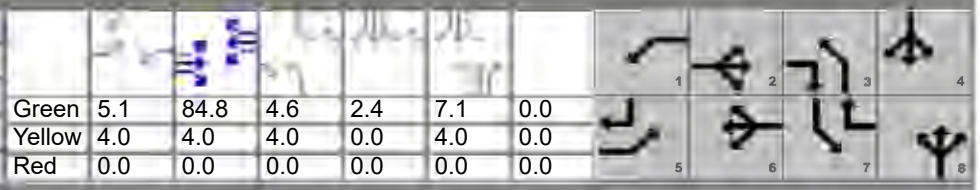
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.96
Urban Street	CALLE DEL CIELO	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_EXPM Calle del Cielo-Cerrillos.xus		
Project Description	2025 Existing PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	54	1477	17	54	1878	67	42	32	37	103	41	86

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	5.1	84.8	4.6	2.4	7.1	0.0						
Yellow	4.0	4.0	4.0	0.0	4.0	0.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.1	88.8	9.1	88.8	8.6	11.1	11.0	13.5
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	3.0		3.0		4.7	6.9	8.7	8.3
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.0	0.2	0.0	0.2
Phase Call Probability	0.85		0.85		0.77	1.00	0.97	1.00
Max Out Probability	0.00		0.00		0.00	0.06	1.00	0.02

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	56	1539	18	56	1956	70	44	72		107	43	90
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598	1795	1719		1795	1885	1598
Queue Service Time (g_s), s	1.0	15.1	0.3	1.0	21.7	1.3	2.7	4.9		6.7	2.6	6.3
Cycle Queue Clearance Time (g_c), s	1.0	15.1	0.3	1.0	21.7	1.3	2.7	4.9		6.7	2.6	6.3
Green Ratio (*g/C*)	0.75	0.71	0.75	0.75	0.71	0.77	0.10	0.06		0.12	0.08	0.12
Capacity (*c*), veh/h	255	3629	1190	333	3629	1222	186	102		189	149	194
Volume-to-Capacity Ratio (*X*)	0.220	0.424	0.015	0.169	0.539	0.057	0.236	0.705		0.567	0.286	0.461
Back of Queue (*Q*), ft/ln (95 th percentile)	14	212	4	14	284	16	55	100		140	55	113
Back of Queue (*Q*), veh/ln (95 th percentile)	0.5	8.4	0.2	0.5	11.3	0.6	2.2	4.0		5.6	2.2	4.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.09	0.00	0.00	0.07	0.00	0.00	0.34	0.00		2.00	0.00	0.00
Uniform Delay (d_1), s/veh	6.5	7.4	3.9	5.0	8.3	3.5	50.1	55.4		49.4	52.0	49.0
Incremental Delay (d_2), s/veh	0.2	0.4	0.0	0.1	0.6	0.1	0.2	3.3		2.5	0.4	0.6
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	6.7	7.7	4.0	5.1	8.9	3.6	50.3	58.7		51.9	52.4	49.7
Level of Service (LOS)	A	A	A	A	A	A	D	E		D	D	D
Approach Delay, s/veh / LOS	7.7	A		8.6	A		55.5	E		51.2	D	
Intersection Delay, s/veh / LOS	12.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	2.05	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.37	A	1.63	B	0.68	A	0.88	A

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HCS Two-Way Stop-Control Report

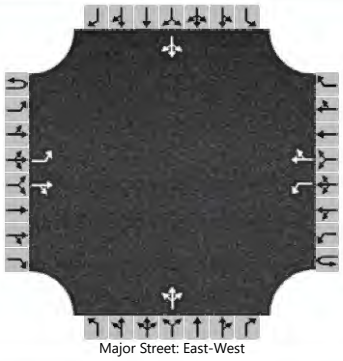
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2025
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2025 Existing AM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.89
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		15	490	59		15	175	17		21	11	14		10	8	6
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		17				17					52				27	
Capacity, c (veh/h)		1348				958					370				362	
v/c Ratio		0.01				0.02					0.14				0.07	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.5				0.2	
95% Queue Length, Q_{95} (ft)		0.0				2.6					12.8				5.1	
Control Delay (s/veh)		7.7				8.8					16.3				15.7	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.6				16.3				15.7			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

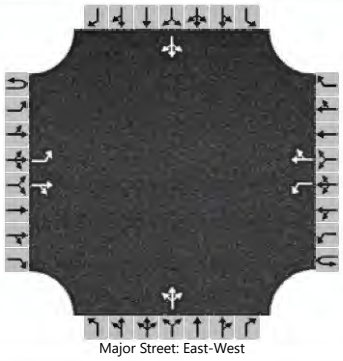
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2025
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2025 Existing PM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		10	324	65		15	385	23		55	24	28		31	20	41
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		11				16					113				97	
Capacity, c (veh/h)		1130				1149					376				411	
v/c Ratio		0.01				0.01					0.30				0.24	
95% Queue Length, Q_{95} (veh)		0.0				0.0					1.2				0.9	
95% Queue Length, Q_{95} (ft)		0.0				0.0					30.5				22.9	
Control Delay (s/veh)		8.2				8.2					18.6				16.4	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.3				18.6				16.4			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

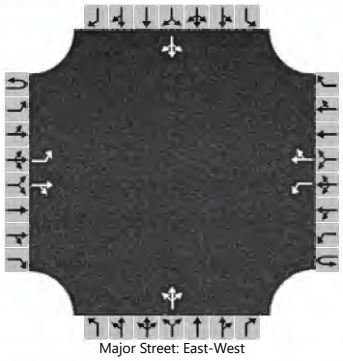
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2025
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2025 Existing AM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	510	11		31	198	0		2	0	28		1	0	1
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				36					35				2	
Capacity, c (veh/h)		1338				972					489				465	
v/c Ratio		0.00				0.04					0.07				0.00	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.2				0.0	
95% Queue Length, Q_{95} (ft)		0.0				2.5					5.1				0.0	
Control Delay (s/veh)		7.7				8.8					12.9				12.8	
Level of Service (LOS)		A				A					B				B	
Approach Delay (s/veh)	0.0				1.2				12.9				12.8			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

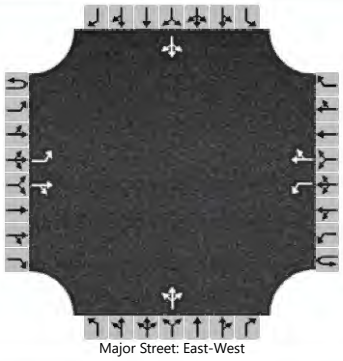
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2025
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2025 Existing PM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	351	25		47	462	1		11	0	47		0	0	0
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				52					64				0	
Capacity, c (veh/h)		1061				1151					553				0	
v/c Ratio		0.00				0.04					0.12					
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.4					
95% Queue Length, Q_{95} (ft)		0.0				2.5					10.1					
Control Delay (s/veh)		8.4				8.3					12.4					
Level of Service (LOS)		A				A					B					
Approach Delay (s/veh)		0.0				0.8				12.4						
Approach LOS		A				A				B						

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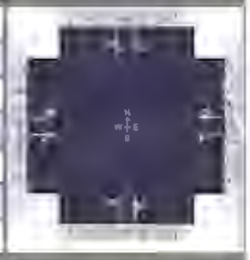
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.94
Urban Street	Rufina Street	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_EXAM Rufina-Richards.xus		
Project Description	2025 Existing AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	95	454	121	56	117	15	49	123	102	35	163	75

Signal Information			
Cycle, s	51.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.5	1.1	18.6	2.5	0.7	9.6						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	8.6	23.7	7.5	22.6	7.2	14.3	6.5	13.6
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	3.7	18.4	3.0	4.7	3.2	8.6	2.8	9.0
Green Extension Time (g_e), s	0.0	1.3	0.0	0.3	0.0	0.6	0.0	0.6
Phase Call Probability	0.77	1.00	0.58	1.00	0.53	1.00	0.42	1.00
Max Out Probability	1.00	0.00	1.00	1.00	1.00	0.29	1.00	0.36

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	101	612		60	140		52	239		37	253	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1816		1795	1847		1795	1743		1795	1784	
Queue Service Time (g_s), s	1.7	16.4		1.0	2.7		1.2	6.6		0.8	7.0	
Cycle Queue Clearance Time (g_c), s	1.7	16.4		1.0	2.7		1.2	6.6		0.8	7.0	
Green Ratio (*g/C*)	0.45	0.38		0.42	0.36		0.25	0.20		0.23	0.18	
Capacity (*c*), veh/h	683	690		280	661		305	344		261	329	
Volume-to-Capacity Ratio (*X*)	0.148	0.887		0.213	0.213		0.171	0.695		0.143	0.769	
Back of Queue (*Q*), ft/ln (95 th percentile)	25	250		16	45		20	114		14	129	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.0	9.9		0.6	1.8		0.8	4.5		0.6	5.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	8.5	15.1		12.0	11.6		15.7	19.4		16.3	20.1	
Incremental Delay (d_2), s/veh	0.0	1.6		0.1	0.1		0.1	1.2		0.1	2.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	8.6	16.7		12.1	11.7		15.8	20.6		16.4	22.5	
Level of Service (LOS)	A	B		B	B		B	C		B	C	
Approach Delay, s/veh / LOS	15.5	B		11.8	B		19.7	B		21.7	C	
Intersection Delay, s/veh / LOS	17.0						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.89	B	1.89	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	1.66	B	0.82	A	0.97	A	0.97	A

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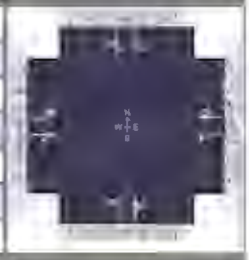
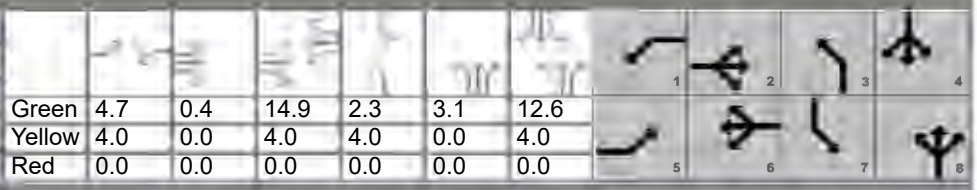
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.97
Urban Street	Rufina Street	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_EXPM Rufina-Richards.xus		
Project Description	2025 Existing PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	122	300	82	100	383	27	150	179	68	31	199	134

Signal Information			
Cycle, s	54.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	4.7	0.4		14.9	2.3	3.1	12.6					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.1	19.3	8.7	18.9	9.4	19.7	6.3	16.6
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.1	3.2	3.1	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	4.6	12.7	4.1	13.5	5.3	8.3	2.7	12.1
Green Extension Time (g_e), s	0.0	1.4	0.0	1.4	0.0	0.0	0.0	0.6
Phase Call Probability	0.85	1.00	0.79	1.00	0.90	1.00	0.38	1.00
Max Out Probability	1.00	0.06	1.00	0.05	1.00	1.00	0.82	0.05

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	126	394		103	423		155	255		32	343	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1815		1795	1863		1795	1796		1795	1758	
Queue Service Time (g_s), s	2.6	10.7		2.1	11.5		3.3	6.3		0.7	10.1	
Cycle Queue Clearance Time (g_c), s	2.6	10.7		2.1	11.5		3.3	6.3		0.7	10.1	
Green Ratio (*g/C*)	0.37	0.28		0.36	0.28		0.35	0.29		0.28	0.23	
Capacity (*c*), veh/h	364	513		337	514		363	523		365	411	
Volume-to-Capacity Ratio (*X*)	0.345	0.767		0.306	0.822		0.426	0.486		0.088	0.836	
Back of Queue (*Q*), ft/ln (95 th percentile)	41	187		34	204		53	106		12	177	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.6	7.4		1.3	8.1		2.1	4.2		0.5	7.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	12.9	17.8		13.2	18.3		13.7	15.8		14.7	19.7	
Incremental Delay (d_2), s/veh	0.2	1.1		0.2	1.6		0.3	0.3		0.0	1.9	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	13.1	18.9		13.4	19.9		14.0	16.1		14.7	21.6	
Level of Service (LOS)	B	B		B	B		B	B		B	C	
Approach Delay, s/veh / LOS	17.5	B		18.6	B		15.3	B		21.0	C	
Intersection Delay, s/veh / LOS	18.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.90	B	1.91	B
Bicycle LOS Score / LOS	1.34	A	1.36	A	1.16	A	1.11	A

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HCS Two-Way Stop-Control Report

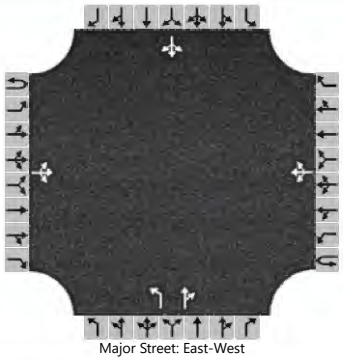
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2025
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2025 Existing AM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.79
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		6	7	79		29	17	3		58	2	52		0	2	1
Percent Heavy Vehicles (%)		4				4				4	4	4		4	4	4
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.14				4.14				7.14	6.54	6.24		7.14	6.54	6.24
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.24				3.54	4.04	3.34		3.54	4.04	3.34

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		8				37				73		68			4	
Capacity, c (veh/h)		1576				1469				758		985			747	
v/c Ratio		0.00				0.02				0.10		0.07			0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.1				0.3		0.2			0.0	
95% Queue Length, Q_{95} (ft)		0.0				2.5				7.7		5.2			0.0	
Control Delay (s/veh)		7.3	0.0	0.0		7.5	0.2	0.2		10.3		8.9			9.8	
Level of Service (LOS)		A	A	A		A	A	A		B		A			A	
Approach Delay (s/veh)	0.5				4.5				9.6				9.8			
Approach LOS	A				A				A				A			

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HCS Two-Way Stop-Control Report

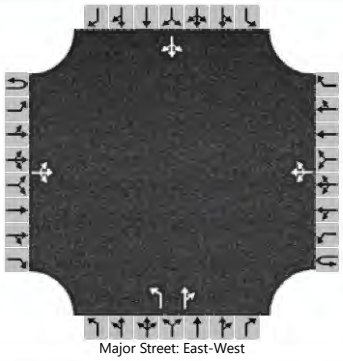
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2025
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2025 Existing PM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		0	20	152		57	26	1		124	3	40		7	13	6
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				63				136		47			29	
Capacity, c (veh/h)		1590				1391				633		917			639	
v/c Ratio		0.00				0.05				0.22		0.05			0.04	
95% Queue Length, Q_{95} (veh)		0.0				0.1				0.8		0.2			0.1	
95% Queue Length, Q_{95} (ft)		0.0				2.5				20.2		5.0			2.5	
Control Delay (s/veh)		7.3	0.0	0.0		7.7	0.4	0.4		12.2		9.1			10.9	
Level of Service (LOS)		A	A	A		A	A	A		B		A			B	
Approach Delay (s/veh)	0.0				5.3				11.4				10.9			
Approach LOS	A				A				B				B			

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APPENDIX D:
TURNING MOVEMENT DEVELOPMENT

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: SILER ROAD & RUFINA STREET

AM Peak Hour

	Eastbound RUFINA			Westbound RUFINA			Northbound SILER			Southbound SILER		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	217	58	128	44	20	22	89	398	27	28	454	130
Background Growth	13	3	8	3	1	1	5	24	2	2	27	8
2028 No Build	230	61	136	47	21	23	94	422	29	30	481	138
Entering							14					36
Exiting	34		13									
2028 Build	264	61	149	47	21	23	108	422	29	30	481	174
Horizon Year Background Growth	43	12	26	9	4	4	18	80	5	6	91	26
2038 Horizon Year No Build	273	73	161	55	25	28	112	501	34	35	572	164
Entering							14					36
Exiting	34		13									
2038 Horizon Year Build	307	73	174	55	25	28	126	501	34	35	572	200
PHF	*0.95*			*0.95*			*0.95*			*0.95*		
HV %		*4*			*4*			*4*			*4*	

PM Peak Hour

	Eastbound RUFINA			Westbound RUFINA			Northbound SILER			Southbound SILER		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	200	30	262	68	72	47	169	404	22	23	438	262
Background Growth	12	2	16	4	4	3	10	24	1	1	26	16
2028 No Build	212	32	278	72	76	50	179	428	23	24	464	278
Entering							13					34
Exiting	36		14									
2028 Build	248	32	292	72	76	50	192	428	23	24	464	312
Horizon Year Background Growth	40	6	52	14	14	9	34	81	4	5	88	52
2038 Horizon Year No Build	252	38	330	86	91	59	213	509	28	29	552	330
Entering							13					34
Exiting	36		14									
2038 Horizon Year Build	288	38	344	86	91	59	226	509	28	29	552	364
PHF	*0.92*			*0.92*			*0.92*			*0.92*		
HV %		*1*			*1*			*1*			*1*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter							7.00%					18.00%
Trip Distribution % Exit	18.00%		7.00%									

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: CALLE DEL CIELO & CERRILLOS ROAD

AM Peak Hour

	Eastbound CERRILLOS RD			Westbound CERRILLOS RD			Northbound CALLE DEL CIELO			Southbound CALLE DEL CIELO		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	46	1,420	21	30	870	41	32	28	39	60	16	40
Background Growth	3	85	1	2	52	2	2	2	2	4	1	2
2028 No Build	49	1,505	22	32	922	43	34	30	41	64	17	42
Entering	44					76						
Exiting										72		41
2028 Build	93	1,505	22	32	922	119	34	30	41	135	17	84
Horizon Year Background Growth	9	284	4	6	174	8	6	6	8	12	3	8
2038 Horizon Year No Build	58	1,789	26	38	1,096	52	40	35	49	76	20	50
Entering	44					76						
Exiting										72		41
2038 Horizon Year Build	102	1,789	26	38	1,096	128	40	35	49	147	20	92
PHF	*0.91*			*0.91*			*0.91*			*0.91*		
HV %		*3*			*3*			*3*			*3*	

PM Peak Hour

	Eastbound CERRILLOS RD			Westbound CERRILLOS RD			Northbound CALLE DEL CIELO			Southbound CALLE DEL CIELO		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	54	1,477	17	54	1,878	67	42	32	37	103	41	86
Background Growth	3	89	1	3	113	4	3	2	2	6	2	5
2028 No Build	57	1,566	18	57	1,991	71	45	34	39	109	43	91
Entering	41					72						
Exiting	0									76		44
2028 Build	99	1,566	18	57	1,991	143	45	34	39	185	43	135
Horizon Year Background Growth	11	295	3	11	376	13	8	6	7	21	8	17
2038 Horizon Year No Build	68	1,861	21	68	2,366	84	53	40	47	130	52	108
Entering	41					72						
Exiting										76		44
2038 Horizon Year Build	109	1,861	21	68	2,366	156	53	40	47	206	52	152
PHF	*0.96*			*0.96*			*0.96*			*0.96*		
HV %		*1*			*1*			*1*			*1*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter	22.00%					38.00%						
Trip Distribution % Exit										38.00%		22.00%

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: RUFINA STREET & RUFINA CIRCLE (WEST)

AM Peak Hour

	Eastbound RUFINA ST			Westbound RUFINA ST			Northbound RUFINA CIRCLE (WEST)			Southbound PARKWAY DRIVE		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	15	490	59	15	175	17	21	11	14	10	8	6
Background Growth	1	29	4	1	11	1	1	1	1	1		
2028 No Build	16	519	63	16	186	18	22	12	15	11	8	6
Entering		30										
Exiting					28							
2028 Build	16	549	63	16	214	18	22	12	15	11	8	6
Horizon Year Background Growth	3	98	12	3	35	3	4	2	3	2	2	1
2038 Horizon Year No Build	19	617	74	19	221	21	26	14	18	13	10	7
Entering		30										
Exiting					28							
2038 Horizon Year Build	19	647	74	19	249	21	26	14	18	13	10	7
PHF	*0.89*			*0.89*			*0.89*			*0.89*		
HV %		*3*			*3*			*3*			*3*	

PM Peak Hour

	Eastbound RUFINA ST			Westbound RUFINA ST			Northbound RUFINA CIRCLE (WEST)			Southbound PARKWAY DRIVE		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	10	324	65	15	385	23	55	24	28	31	20	41
Background Growth	1	19	4	1	23	1	3	1	2	2	1	2
2028 No Build	11	343	69	16	408	24	58	25	30	33	21	43
Entering		28										
Exiting					30							
2028 Build	11	372	69	16	438	24	58	25	30	33	21	43
Horizon Year Background Growth	2	65	13	3	77	5	11	5	6	6	4	8
2038 Horizon Year No Build	13	408	82	19	485	29	69	30	35	39	25	52
Entering		28										
Exiting					30							
2038 Horizon Year Build	13	436	82	19	515	29	69	30	35	39	25	52
PHF	*0.95*			*0.95*			*0.95*			*0.95*		
HV %		*2*			*2*			*2*			*2*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter		15.00%										
Trip Distribution % Exit					15.00%							

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: RUFINA STREET & RUFINA CIRCLE (EAST)

AM Peak Hour

	Eastbound RUFINA ST			Westbound RUFINA ST			Northbound RUFINA CIRCLE (EAST)			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)		510	11	31	198		2		28	1		1
Background Growth		31	1	2	12				2			
2028 No Build		541	12	33	210		2		30	1		1
Entering			30	50								
Exiting							28		47			
2028 Build		541	42	83	210		30		77	1		1
Horizon Year Background Growth	0	102	2	6	40	0	0	0	6	0	0	0
2038 Horizon Year No Build		643	14	39	249		2		35	1		1
Entering			30	50								
Exiting							28		47			
2038 Horizon Year Build		643	44	89	249		31		82	1		1
PHF	*0.86*			*0.86*			*0.86*			*0.86*		
HV %		*2*			*2*			*2*			*2*	

PM Peak Hour

	Eastbound RUFINA ST			Westbound RUFINA ST			Northbound RUFINA CIRCLE (EAST)			Southbound 0		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)		351	25	47	462	1	11		47			
Background Growth		21	2	3	28		1		3			
2028 No Build		372	27	50	490	1	12		50			
Entering			28	47								
Exiting							30		50			
2028 Build		372	55	97	490	1	42		100			
Horizon Year Background Growth	0	70	5	9	92	0	2	0	9	0	0	0
2038 Horizon Year No Build		442	32	59	582	1	14		59			
Entering			28	47								
Exiting							30		50			
2038 Horizon Year Build		442	60	106	582	1	44		109			
PHF	*0.91*			*0.91*			*0.91*			*0.91*		
HV %		*1*			*1*			*1*			*1*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter			15.00%	25.00%								
Trip Distribution % Exit							15.00%		25.00%			

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: RUFINA STREET & RICHARDS AVENUE

AM Peak Hour

	Eastbound RUFINA ST			Westbound RUFINA ST			Northbound RICHARDS AVE			Southbound HENRY LYNCH RD		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	95	454	121	56	117	15	49	123	102	35	163	75
Background Growth	6	27	7	3	7	1	3	7	6	2	10	5
2028 No Build	101	481	128	59	124	16	52	130	108	37	173	80
Entering		20							10			
Exiting				9	19							
2028 Build	101	501	128	69	143	16	52	130	118	37	173	80
Horizon Year Background Growth	19	91	24	11	23	3	10	25	20	7	33	15
2038 Horizon Year No Build	120	572	152	71	147	19	62	155	129	44	205	95
Entering		20							10			
Exiting				9	19							
2038 Horizon Year Build	120	592	152	80	166	19	62	155	139	44	205	95
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*1*			*1*			*1*			*1*	

PM Peak Hour

	Eastbound RUFINA ST			Westbound RUFINA ST			Northbound RICHARDS AVE			Southbound HENRY LYNCH RD		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	122	300	82	100	383	27	150	179	68	31	199	134
Background Growth	7	18	5	6	23	2	9	11	4	2	12	8
2028 No Build	129	318	87	106	406	29	159	190	72	33	211	142
Entering		19							9			
Exiting				10	20							
2028 Build	129	337	87	116	426	29	159	190	81	33	211	142
Horizon Year Background Growth	24	60	16	20	77	5	30	36	14	6	40	27
2038 Horizon Year No Build	154	378	103	126	483	34	189	226	86	39	251	169
Entering		19							9			
Exiting				10	20							
2038 Horizon Year Build	154	397	103	136	503	34	189	226	95	39	251	169
PHF	*0.97*			*0.97*			*0.97*			*0.97*		
HV %		*1*			*1*			*1*			*1*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter		10.00%							5.00%			
Trip Distribution % Exit				5.00%	10.00%							

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: RUFINA CIRCLE & CALLE DEL CIELO

AM Peak Hour

	Eastbound RUFINA CIRCLE			Westbound RUFINA CIRCLE			Northbound CALLE DEL CIELO			Southbound CALLE DEL CIELO		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)	6	7	79	29	17	3	58	2	52		2	1
Background Growth			5	2	1		3		3			
2028 No Build	6	7	84	31	18	3	61	2	55		2	1
Entering									120			
Exiting				113								
2028 Build	6	7	84	144	18	3	61	2	175		2	1
Horizon Year Background Growth	1	1	16	6	3	1	12	0	10	0	0	0
2038 Horizon Year No Build	7	8	100	37	21	4	73	2	66		2	1
Entering									120			
Exiting				113								
2038 Horizon Year Build	7	8	100	149	21	4	73	2	186		2	1
PHF	*0.79*			*0.79*			*0.79*			*0.79*		
HV %		*4*			*4*			*4*			*4*	

PM Peak Hour

	Eastbound RUFINA CIRCLE			Westbound RUFINA CIRCLE			Northbound CALLE DEL CIELO			Southbound CALLE DEL CIELO		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)		20	152	57	26	1	124	3	40	7	13	6
Background Growth		1	9	3	2		7		2		1	
2028 No Build		21	161	60	28	1	131	3	42	7	14	6
Entering									113			
Exiting				120								
2028 Build		21	161	180	28	1	131	3	155	7	14	6
Horizon Year Background Growth	0	4	30	11	5	0	25	1	8	1	3	1
2038 Horizon Year No Build		25	192	72	33	1	156	4	50	8	16	7
Entering									113			
Exiting				120								
2038 Horizon Year Build		25	192	192	33	1	156	4	163	8	16	7
PHF	*0.91*			*0.91*			*0.91*			*0.91*		
HV %		*1*			*1*			*1*			*1*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter									60.00%			
Trip Distribution % Exit				60.00%								

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: RUFINA CIRCLE & ACCESS 1 (PROPOSED)

AM Peak Hour

	Eastbound			Westbound ACCESS 1			Northbound RUFINA CIRCLE (EAST)			Southbound RUFINA CIRCLE (EAST)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)								30			42	
Background Growth								2			3	
2028 No Build								32			45	
Entering								0	20	70	10	
Exiting				19		66		9				
2028 Build				19		66		41	20	70	55	
Horizon Year Background Growth								11			15	
2043 Horizon Year No Build								43			60	
Entering									20	70	10	
Exiting				19		66		9				
2043 Horizon Year Build				19		66		52	20	70	70	
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*2*			*2*			*2*			*2*	

PM Peak Hour

	Eastbound			Westbound ACCESS 1			Northbound RUFINA CIRCLE (EAST)			Southbound RUFINA CIRCLE (EAST)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)								58			72	
Background Growth								3			4	
2028 No Build								61			76	
Entering									19	66	9	
Exiting				20		70		10				
2028 Build				20		70		71	19	66	86	
Horizon Year Background Growth								21			26	
2043 Horizon Year No Build								82			102	
Entering									19	66	9	
Exiting				20		70		10				
2043 Horizon Year Build				20		70		92	19	66	112	
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*2*			*2*			*2*			*2*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter									10.00%	35.00%	5.00%	
Trip Distribution % Exit				10.00%		35.00%		5.00%				

GIRL'S INC. DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: RUFINA CIRCLE & ACCESS 2 (PROPOSED)

AM Peak Hour

	Eastbound			Westbound ACCESS 2			Northbound RUFINAL CIRCLE (EAST)			Southbound RUFINA CIRCLE (EAST)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)								30			42	
Background Growth								2			3	
2028 No Build								32			45	
Entering								20	100	10		
Exiting				94		9					19	
2028 Build				94		9		52	100	10	63	
Horizon Year Background Growth								11			15	
2043 Horizon Year No Build								43			60	
Entering								20	100	10		
Exiting				94		9					19	
2043 Horizon Year Build				94		9		63	100	10	78	
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*2*			*2*			*2*			*2*	

PM Peak Hour

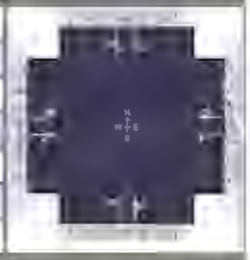
	Eastbound 0			Westbound ACCESS 2			Northbound RUFINAL CIRCLE (EAST)			Southbound RUFINA CIRCLE (EAST)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volumes (2025)								58			72	
Background Growth								3			4	
2028 No Build								61			76	
Entering								19	94	9		
Exiting				100		10					20	
2028 Build				100		10		80	94	9	96	
Horizon Year Background Growth								21			26	
2043 Horizon Year No Build								82			102	
Entering								19	94	9		
Exiting				100		10					20	
2043 Horizon Year Build				100		10		101	94	9	122	
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*2*			*2*			*2*			*2*	

growth rates	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Trip Distribution % Enter								10.00%	50.00%	5.00%		
Trip Distribution % Exit				50.00%		5.00%					10.00%	

APPENDIX E:
2028 NO BUILD INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.95
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_NBAM Siler-Rufina.xus		
Project Description	2028 No Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	230	61	136	47	21	23	94	422	29	30	481	138

Signal Information					EB			WB			NB			SB		
Cycle, s	57.7	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	3.3	3.7		6.0	2.4	2.4	24.0					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.0	13.7	7.3	10.0	8.8	30.4	6.4	28.0
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.1	3.2	3.1
Queue Clearance Time (g_s), s	8.9	9.0	3.4	3.5	3.7	13.1	2.6	21.7
Green Extension Time (g_e), s	0.0	0.3	0.0	0.1	0.0	2.3	0.0	2.3
Phase Call Probability	0.98	1.00	0.55	1.00	0.80	1.00	0.40	1.00
Max Out Probability	1.00	0.05	1.00	1.00	1.00	0.06	0.64	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	242	207		49	46		99	475		32	652	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1637		1753	1682		1753	1820		1753	1770	
Queue Service Time (g_s), s	6.9	7.0		1.4	1.5		1.7	11.1		0.6	19.7	
Cycle Queue Clearance Time (g_c), s	6.9	7.0		1.4	1.5		1.7	11.1		0.6	19.7	
Green Ratio (*g/C*)	0.25	0.17		0.16	0.10		0.50	0.46		0.46	0.42	
Capacity (*c*), veh/h	442	275		239	175		327	831		405	735	
Volume-to-Capacity Ratio (*X*)	0.547	0.753		0.207	0.265		0.303	0.572		0.078	0.887	
Back of Queue (*Q*), ft/ln (95 th percentile)	122	121		25	26		25	180		9	293	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.7	4.7		1.0	1.0		1.0	7.0		0.3	11.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.70	0.00		0.15	0.00		0.13	0.00		0.09	0.00	
Uniform Delay (d_1), s/veh	18.7	22.9		21.2	23.8		11.5	11.5		9.7	15.6	
Incremental Delay (d_2), s/veh	0.8	1.6		0.2	0.3		0.2	0.6		0.0	1.5	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	19.5	24.5		21.3	24.1		11.7	12.2		9.7	17.1	
Level of Service (LOS)	B	C		C	C		B	B		A	B	
Approach Delay, s/veh / LOS	21.8	C		22.7	C		12.1	B		16.8	B	
Intersection Delay, s/veh / LOS	16.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.92	B	1.88	B	1.89	B
Bicycle LOS Score / LOS	1.23	A	0.65	A	1.43	A	1.61	B

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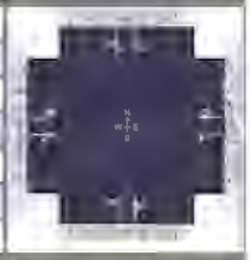
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_NBPM Siler-Rufina.xus		
Project Description	2028 No Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	212	32	278	72	76	50	179	428	23	24	464	278

Signal Information					EB			WB			NB			SB		
Cycle, s	108.3	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	5.5	2.5		22.9	3.3	0.9	53.2					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	4.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.0	29.5	9.5	26.9	12.2	62.1	7.3	57.2
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	10.0	24.5	5.8	9.4	7.9	20.6	2.8	50.6
Green Extension Time (g_e), s	0.0	0.8	0.0	0.0	0.3	3.2	0.0	2.1
Phase Call Probability	1.00	1.00	0.91	1.00	1.00	1.00	0.55	1.00
Max Out Probability	1.00	0.00	1.00	1.00	0.00	0.02	0.94	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	230	337		78	137		195	490		26	807	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1585		1753	1718		1753	1824		1753	1724	
Queue Service Time (g_s), s	8.0	22.5		3.8	7.4		5.9	18.6		0.8	48.6	
Cycle Queue Clearance Time (g_c), s	8.0	22.5		3.8	7.4		5.9	18.6		0.8	48.6	
Green Ratio (*g/C*)	0.29	0.24		0.26	0.21		0.59	0.54		0.53	0.49	
Capacity (*c*), veh/h	375	374		165	365		228	979		433	848	
Volume-to-Capacity Ratio (*X*)	0.614	0.902		0.475	0.375		0.855	0.501		0.060	0.951	
Back of Queue (*Q*), ft/ln (95 th percentile)	90	359		76	146		125	310		14	698	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.5	13.9		2.9	5.7		4.9	12.0		0.6	27.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.52	0.00		0.44	0.00		0.63	0.00		0.14	0.00	
Uniform Delay (d_1), s/veh	34.2	40.4		33.4	36.7		25.3	16.0		13.7	26.4	
Incremental Delay (d_2), s/veh	2.2	3.3		0.8	0.2		3.9	0.2		0.0	3.5	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	36.4	43.7		34.2	37.0		29.3	16.1		13.7	29.9	
Level of Service (LOS)	D	D		C	D		C	B		B	C	
Approach Delay, s/veh / LOS	40.8	D		35.9	D		19.9	B		29.4	C	
Intersection Delay, s/veh / LOS	30.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.94	B	1.94	B	1.90	B	1.90	B
Bicycle LOS Score / LOS	1.42	A	0.84	A	1.62	B	1.86	B

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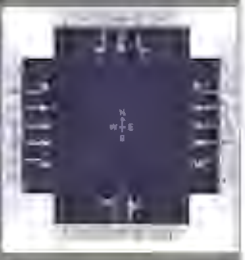
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.91
Urban Street	CALLE DEL CIELO	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_NBAM Calle del Cielo-Cerrillos.xus		
Project Description	2028 No Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	49	1505	22	32	922	43	34	30	41	64	17	42

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	4.1	0.9		85.7	4.3	1.5	7.5					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.0	90.5	8.1	89.7	8.3	11.5	9.8	13.1
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	2.9		2.6		4.3	7.5	6.4	5.2
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.1
Phase Call Probability	0.83		0.69		0.71	1.00	0.90	1.00
Max Out Probability	0.00		0.00		1.00	0.55	1.00	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	54	1654	24	35	1013	47	37	78		70	19	46
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1685	1572	1767	1685	1572	1767	1681		1767	1856	1572
Queue Service Time (g_s), s	0.9	16.3	0.5	0.6	8.6	0.9	2.3	5.5		4.4	1.1	3.2
Cycle Queue Clearance Time (g_c), s	0.9	16.3	0.5	0.6	8.6	0.9	2.3	5.5		4.4	1.1	3.2
Green Ratio (*g/C*)	0.76	0.72	0.76	0.76	0.71	0.76	0.10	0.06		0.11	0.08	0.12
Capacity (*c*), veh/h	488	3644	1190	296	3608	1199	191	106		168	140	184
Volume-to-Capacity Ratio (*X*)	0.110	0.454	0.020	0.119	0.281	0.039	0.195	0.739		0.419	0.133	0.250
Back of Queue (*Q*), ft/ln (95 th percentile)	12	222	6	8	124	11	47	110		90	24	58
Back of Queue (*Q*), veh/ln (95 th percentile)	0.5	8.7	0.2	0.3	4.8	0.4	1.9	4.3		3.5	0.9	2.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.08	0.00	0.00	0.04	0.00	0.00	0.30	0.00		1.28	0.00	0.00
Uniform Delay (d_1), s/veh	4.0	6.9	3.6	4.9	6.1	3.5	49.8	55.3		49.5	51.8	48.2
Incremental Delay (d_2), s/veh	0.0	0.4	0.0	0.1	0.2	0.1	0.2	3.8		0.6	0.2	0.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	4.1	7.4	3.6	5.0	6.3	3.6	50.0	59.0		50.1	52.0	48.4
Level of Service (LOS)	A	A	A	A	A	A	D	E		D	D	D
Approach Delay, s/veh / LOS	7.2	A		6.2	A		56.1	E		49.8	D	
Intersection Delay, s/veh / LOS	10.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	2.05	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.44	A	1.09	A	0.68	A	0.71	A

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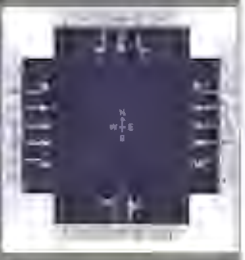
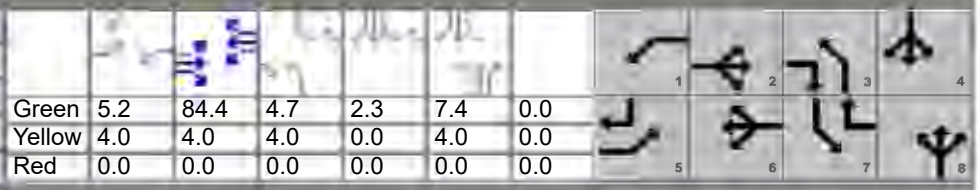
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.96
Urban Street	CALLE DEL CIELO	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_NBPM Calle del Cielo-Cerrillos.xus		
Project Description	2028 No Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	57	1566	18	57	1991	71	45	34	39	109	43	91

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	5.2	84.4		4.7	2.3	7.4	0.0					
Yellow	4.0	4.0		4.0	0.0	4.0	0.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.2	88.4	9.2	88.4	8.7	11.4	11.0	13.7
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	3.0		3.0		4.9	7.2	9.0	8.6
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.0	0.2	0.0	0.2
Phase Call Probability	0.86		0.86		0.79	1.00	0.98	1.00
Max Out Probability	0.00		0.00		0.00	0.08	1.00	0.04

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	59	1631	19	59	2074	74	47	76		114	45	95
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598	1795	1720		1795	1885	1598
Queue Service Time (g_s), s	1.0	16.6	0.4	1.0	24.1	1.4	2.9	5.2		7.0	2.7	6.6
Cycle Queue Clearance Time (g_c), s	1.0	16.6	0.4	1.0	24.1	1.4	2.9	5.2		7.0	2.7	6.6
Green Ratio (*g/C*)	0.75	0.70	0.74	0.75	0.70	0.76	0.10	0.06		0.12	0.08	0.12
Capacity (*c*), veh/h	239	3613	1187	313	3613	1217	188	106		189	152	198
Volume-to-Capacity Ratio (*X*)	0.249	0.452	0.016	0.190	0.574	0.061	0.249	0.716		0.600	0.295	0.480
Back of Queue (*Q*), ft/ln (95 th percentile)	15	230	5	15	312	18	59	105		151	58	120
Back of Queue (*Q*), veh/ln (95 th percentile)	0.6	9.1	0.2	0.6	12.4	0.7	2.3	4.2		6.0	2.3	4.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.10	0.00	0.00	0.07	0.00	0.00	0.37	0.00		2.16	0.00	0.00
Uniform Delay (d_1), s/veh	7.4	7.7	4.0	5.4	8.8	3.6	49.8	55.3		49.6	52.0	49.0
Incremental Delay (d_2), s/veh	0.2	0.4	0.0	0.1	0.7	0.1	0.3	3.3		3.7	0.4	0.7
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	7.6	8.1	4.0	5.5	9.5	3.7	50.0	58.6		53.3	52.4	49.7
Level of Service (LOS)	A	A	A	A	A	A	D	E		D	D	D
Approach Delay, s/veh / LOS	8.1	A		9.2	A		55.3	E		51.8	D	
Intersection Delay, s/veh / LOS	12.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	2.06	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.43	A	1.70	B	0.69	A	0.91	A

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HCS Two-Way Stop-Control Report

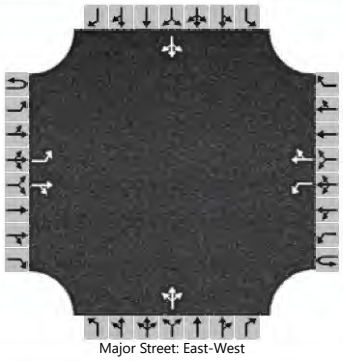
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2028 No Build AM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.89
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		16	519	63		16	186	18		22	12	15		11	8	6
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		18				18					55				28	
Capacity, c (veh/h)		1333				928					349				338	
v/c Ratio		0.01				0.02					0.16				0.08	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.6				0.3	
95% Queue Length, Q_{95} (ft)		0.0				2.6					15.4				7.7	
Control Delay (s/veh)		7.7				9.0					17.3				16.6	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.7				17.3				16.6			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

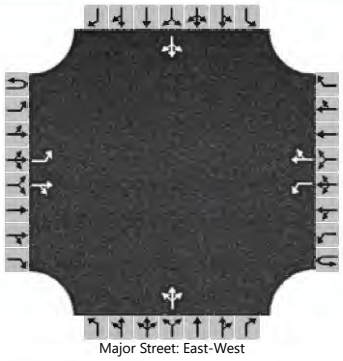
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2028 No Build PM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		11	343	69		16	408	24		58	25	30		33	21	43
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		12				17					119				102	
Capacity, c (veh/h)		1106				1126					355				388	
v/c Ratio		0.01				0.01					0.34				0.26	
95% Queue Length, Q_{95} (veh)		0.0				0.0					1.4				1.0	
95% Queue Length, Q_{95} (ft)		0.0				0.0					35.6				25.4	
Control Delay (s/veh)		8.3				8.2					20.2				17.6	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.3				20.2				17.6			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

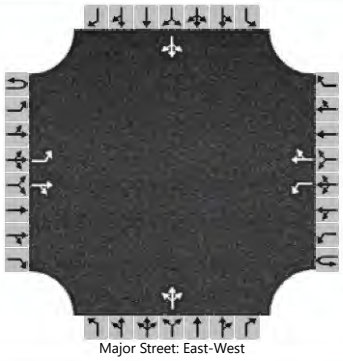
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2028 No Build AM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	541	12		33	210	0		2	0	30		1	0	1
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				38					37				2	
Capacity, c (veh/h)		1322				942					467				441	
v/c Ratio		0.00				0.04					0.08				0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.3				0.0	
95% Queue Length, Q_{95} (ft)		0.0				2.5					7.6				0.0	
Control Delay (s/veh)		7.7				9.0					13.4				13.2	
Level of Service (LOS)		A				A					B				B	
Approach Delay (s/veh)	0.0				1.2				13.4				13.2			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

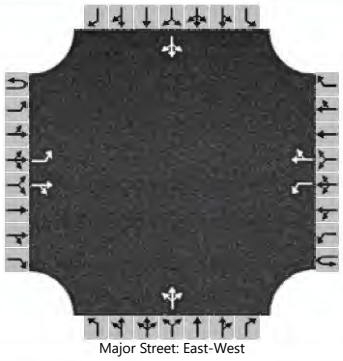
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2028 No Build PM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	372	27		50	490	1		12	0	50		0	0	0
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				55					68				0	
Capacity, c (veh/h)		1034				1127					529				0	
v/c Ratio		0.00				0.05					0.13					
95% Queue Length, Q_{95} (veh)		0.0				0.2					0.4					
95% Queue Length, Q_{95} (ft)		0.0				5.0					10.1					
Control Delay (s/veh)		8.5				8.4					12.8					
Level of Service (LOS)		A				A					B					
Approach Delay (s/veh)	0.0				0.8				12.8							
Approach LOS	A				A				B							

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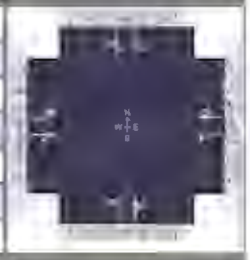
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.94
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_NBAM Rufina-Richards.xus		
Project Description	2028 No Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	101	481	128	59	124	16	52	130	108	37	173	80

Signal Information			
Cycle, s	56.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.8	1.1	21.4	2.8	0.7	10.9						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	8.9	26.5	7.8	25.4	7.5	15.7	6.8	14.9
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	3.9	21.0	3.1	5.1	3.3	9.7	3.0	10.1
Green Extension Time (g_e), s	0.0	1.5	0.0	0.3	0.0	0.8	0.0	0.8
Phase Call Probability	0.82	1.00	0.63	1.00	0.58	1.00	0.46	1.00
Max Out Probability	1.00	0.00	1.00	1.00	1.00	0.10	1.00	0.08

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	107	648		63	149		55	253		39	269	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1816		1795	1847		1795	1743		1795	1784	
Queue Service Time (g_s), s	1.9	19.0		1.1	3.1		1.3	7.7		1.0	8.1	
Cycle Queue Clearance Time (g_c), s	1.9	19.0		1.1	3.1		1.3	7.7		1.0	8.1	
Green Ratio (*g/C*)	0.46	0.40		0.44	0.38		0.26	0.21		0.24	0.19	
Capacity (*c*), veh/h	686	721		268	697		293	359		255	344	
Volume-to-Capacity Ratio (*X*)	0.157	0.899		0.234	0.214		0.189	0.706		0.154	0.781	
Back of Queue (*Q*), ft/ln (95 th percentile)	29	286		18	51		23	134		17	148	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.2	11.4		0.7	2.0		0.9	5.3		0.7	5.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	8.8	16.1		12.9	12.0		16.9	21.0		17.4	21.8	
Incremental Delay (d_2), s/veh	0.0	1.7		0.2	0.1		0.1	1.0		0.1	1.5	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	8.8	17.8		13.0	12.0		17.0	21.9		17.5	23.3	
Level of Service (LOS)	A	B		B	B		B	C		B	C	
Approach Delay, s/veh / LOS	16.5	B		12.3	B		21.0	C		22.5	C	
Intersection Delay, s/veh / LOS	18.0						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.89	B	1.89	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	1.73	B	0.84	A	1.00	A	1.00	A

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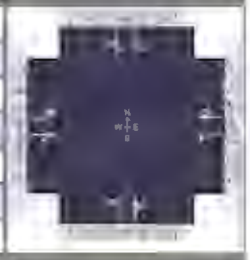
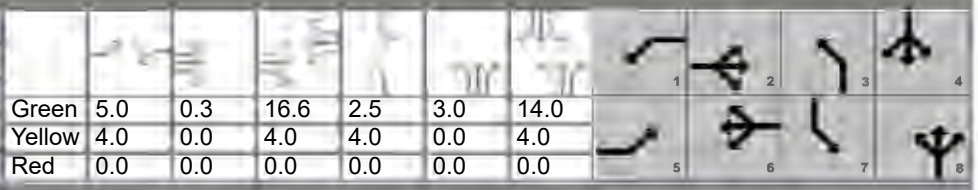
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.97
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_NBPM Rufina-Richards.xus		
Project Description	2028 No Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	129	318	87	106	406	29	159	190	72	33	211	142

Signal Information			
Cycle, s	57.5	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB		NB			
Green	5.0	0.3	16.6	2.5	3.0	14.0		
Yellow	4.0	0.0	4.0	4.0	0.0	4.0		
Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.3	21.0	9.0	20.6	9.6	21.1	6.5	18.0
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.1	3.2	3.1	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	4.8	14.1	4.3	15.0	5.7	9.2	2.8	13.4
Green Extension Time (g_e), s	0.0	1.7	0.0	1.7	0.0	0.0	0.0	0.7
Phase Call Probability	0.88	1.00	0.83	1.00	0.93	1.00	0.42	1.00
Max Out Probability	1.00	0.02	1.00	0.02	1.00	1.00	0.95	0.02

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	133	418		109	448		164	270		34	364	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1815		1795	1863		1795	1796		1795	1758	
Queue Service Time (g_s), s	2.8	12.1		2.3	13.0		3.7	7.2		0.8	11.4	
Cycle Queue Clearance Time (g_c), s	2.8	12.1		2.3	13.0		3.7	7.2		0.8	11.4	
Green Ratio (*g/C*)	0.38	0.29		0.38	0.29		0.36	0.30		0.29	0.24	
Capacity (*c*), veh/h	351	536		329	539		347	533		358	429	
Volume-to-Capacity Ratio (*X*)	0.379	0.780		0.333	0.832		0.473	0.506		0.095	0.848	
Back of Queue (*Q*), ft/ln (95 th percentile)	46	208		38	226		62	123		14	199	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.8	8.2		1.5	9.0		2.4	4.9		0.5	7.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	13.6	18.6		13.8	19.1		14.6	16.7		15.2	20.7	
Incremental Delay (d_2), s/veh	0.3	0.9		0.2	1.3		0.4	0.3		0.0	1.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	13.8	19.5		14.0	20.4		15.0	17.1		15.3	22.6	
Level of Service (LOS)	B	B		B	C		B	B		B	C	
Approach Delay, s/veh / LOS	18.2	B		19.2	B		16.3	B		21.9	C	
Intersection Delay, s/veh / LOS	18.8						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.90	B	1.91	B
Bicycle LOS Score / LOS	1.40	A	1.41	A	1.20	A	1.14	A

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HCS Two-Way Stop-Control Report

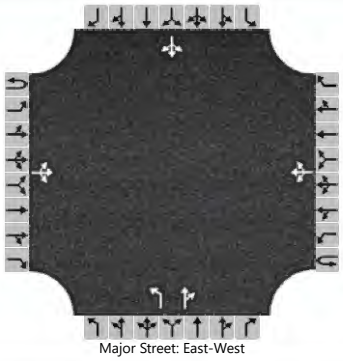
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2028 No Build AM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.79
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		6	7	84		31	18	3		61	2	55		0	2	1
Percent Heavy Vehicles (%)		4				4				4	4	4		4	4	4
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.14				4.14				7.14	6.54	6.24		7.14	6.54	6.24
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.24				3.54	4.04	3.34		3.54	4.04	3.34

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		8				39				77		72			4	
Capacity, c (veh/h)		1574				1461				746		982			737	
v/c Ratio		0.00				0.03				0.10		0.07			0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.1				0.3		0.2			0.0	
95% Queue Length, Q_{95} (ft)		0.0				2.5				7.7		5.2			0.0	
Control Delay (s/veh)		7.3	0.0	0.0		7.5	0.2	0.2		10.4		9.0			9.9	
Level of Service (LOS)		A	A	A		A	A	A		B		A			A	
Approach Delay (s/veh)	0.5				4.6				9.7				9.9			
Approach LOS	A				A				A				A			

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HCS Two-Way Stop-Control Report

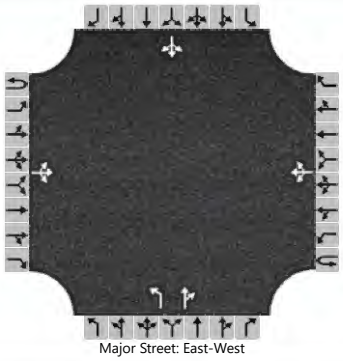
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2028 No Build PM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		0	21	161		60	28	1		131	3	42		7	14	6
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				66				144		49			30	
Capacity, c (veh/h)		1587				1378				615		910			619	
v/c Ratio		0.00				0.05				0.23		0.05			0.05	
95% Queue Length, Q_{95} (veh)		0.0				0.2				0.9		0.2			0.2	
95% Queue Length, Q_{95} (ft)		0.0				5.0				22.7		5.0			5.0	
Control Delay (s/veh)		7.3	0.0	0.0		7.7	0.4	0.4		12.6		9.2			11.1	
Level of Service (LOS)		A	A	A		A	A	A		B		A			B	
Approach Delay (s/veh)	0.0				5.3				11.8				11.1			
Approach LOS	A				A				B				B			

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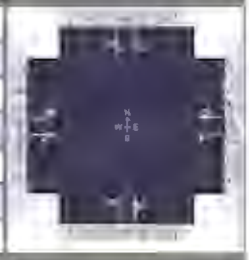
APPENDIX F:
2028 BUILD INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.95
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BAM Siler-Rufina.xus		
Project Description	2028 Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	264	61	149	47	21	23	108	422	29	30	481	174

Signal Information			
Cycle, s	60.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.4	3.6	6.6	2.5	2.6	26.1						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.0	14.2	7.4	10.6	9.1	32.8	6.5	30.1
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	9.0	9.9	3.5	3.5	4.0	13.3	2.6	24.5
Green Extension Time (g_e), s	0.0	0.3	0.0	0.2	0.0	2.4	0.0	1.6
Phase Call Probability	0.99	1.00	0.57	1.00	0.85	1.00	0.41	1.00
Max Out Probability	1.00	0.11	1.00	1.00	1.00	0.08	0.66	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	278	221		49	46		114	475		32	689	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1632		1753	1682		1753	1820		1753	1757	
Queue Service Time (g_s), s	7.0	7.9		1.5	1.5		2.0	11.3		0.6	22.5	
Cycle Queue Clearance Time (g_c), s	7.0	7.9		1.5	1.5		2.0	11.3		0.6	22.5	
Green Ratio (*g/C*)	0.25	0.17		0.17	0.11		0.52	0.47		0.47	0.43	
Capacity (*c*), veh/h	433	274		222	184		311	860		420	754	
Volume-to-Capacity Ratio (*X*)	0.642	0.806		0.223	0.252		0.366	0.552		0.075	0.914	
Back of Queue (*Q*), ft/ln (95 th percentile)	164	143		27	28		30	185		9	335	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.4	5.6		1.0	1.1		1.2	7.2		0.4	13.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.94	0.00		0.16	0.00		0.15	0.00		0.09	0.00	
Uniform Delay (d_1), s/veh	21.1	24.4		22.2	24.9		12.5	11.5		9.7	16.3	
Incremental Delay (d_2), s/veh	2.5	2.9		0.2	0.3		0.3	0.5		0.0	2.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	23.6	27.3		22.4	25.1		12.8	11.9		9.7	19.1	
Level of Service (LOS)	C	C		C	C		B	B		A	B	
Approach Delay, s/veh / LOS	25.2	C		23.7	C		12.1	B		18.7	B	
Intersection Delay, s/veh / LOS	18.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.93	B	1.88	B	1.89	B
Bicycle LOS Score / LOS	1.31	A	0.65	A	1.46	A	1.68	B

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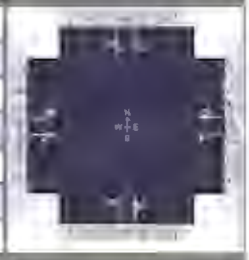
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BPM Siler-Rufina.xus		
Project Description	2028 Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	248	32	292	72	76	50	192	428	23	24	464	312

Signal Information					EB			WB			NB			SB		
Cycle, s	137.3	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	6.0	2.0		30.9	3.8	4.7	69.9					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	4.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.0	36.9	10.0	34.9	16.5	82.6	7.8	73.9
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	10.0	32.0	6.7	11.3	12.3	23.6	3.0	67.3
Green Extension Time (g_e), s	0.0	0.7	0.0	0.0	0.2	3.2	0.0	2.3
Phase Call Probability	1.00	1.00	0.95	1.00	1.00	1.00	0.63	1.00
Max Out Probability	1.00	0.00	1.00	1.00	0.09	0.05	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	270	352		78	137		209	490		26	843	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1584		1753	1718		1753	1824		1753	1716	
Queue Service Time (g_s), s	8.0	30.0		4.7	9.3		10.3	21.6		1.0	65.3	
Cycle Queue Clearance Time (g_c), s	8.0	30.0		4.7	9.3		10.3	21.6		1.0	65.3	
Green Ratio (*g/C*)	0.28	0.24		0.27	0.22		0.62	0.57		0.54	0.51	
Capacity (*c*), veh/h	350	380		136	387		234	1045		461	875	
Volume-to-Capacity Ratio (*X*)	0.770	0.927		0.576	0.354		0.891	0.469		0.057	0.964	
Back of Queue (*Q*), ft/ln (95 th percentile)	259	503		102	186		340	361		18	990	
Back of Queue (*Q*), veh/ln (95 th percentile)	10.0	19.5		4.0	7.2		13.2	14.0		0.7	38.4	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.48	0.00		0.60	0.00		1.70	0.00		0.18	0.00	
Uniform Delay (d_1), s/veh	47.9	51.2		42.0	45.0		40.6	17.2		15.8	32.6	
Incremental Delay (d_2), s/veh	9.1	15.0		3.9	0.2		19.2	0.1		0.0	12.6	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	57.1	66.2		45.9	45.2		59.8	17.3		15.8	45.2	
Level of Service (LOS)	E	E		D	D		E	B		B	D	
Approach Delay, s/veh / LOS	62.2	E		45.4	D		30.0	C		44.3	D	
Intersection Delay, s/veh / LOS	44.9						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.95	B	1.95	B	1.90	B	1.91	B
Bicycle LOS Score / LOS	1.51	B	0.84	A	1.64	B	1.92	B

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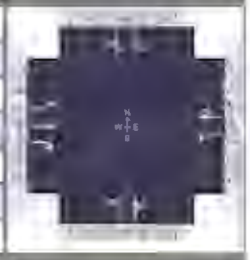
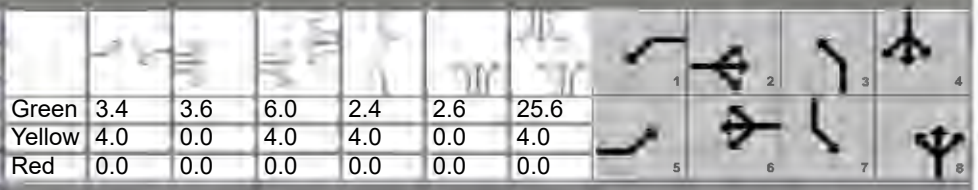
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.95
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BAM Siler-Rufina_Mitigation.xus		
Project Description	2028 Build AM Mitigation				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	264	61	149	47	21	23	108	422	29	30	481	174

Signal Information			
Cycle, s	59.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	3.4	3.6		6.0	2.4	2.6	25.6					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.0	13.6	7.4	10.0	9.1	32.3	6.4	29.6
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	9.0	7.4	3.5	3.5	4.0	13.1	2.6	24.0
Green Extension Time (g_e), s	0.0	0.4	0.0	0.2	0.0	2.4	0.0	1.6
Phase Call Probability	0.99	1.00	0.56	1.00	0.85	1.00	0.41	1.00
Max Out Probability	1.00	0.01	1.00	1.00	1.00	0.07	0.64	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	278	64	157	49	46		114	475		32	689	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1841	1610	1753	1682		1753	1820		1753	1757	
Queue Service Time (g_s), s	7.0	1.8	5.4	1.5	1.5		2.0	11.1		0.6	22.0	
Cycle Queue Clearance Time (g_c), s	7.0	1.8	5.4	1.5	1.5		2.0	11.1		0.6	22.0	
Green Ratio (*g/C*)	0.25	0.16	0.16	0.16	0.10		0.53	0.47		0.47	0.43	
Capacity (*c*), veh/h	426	297	260	347	169		315	862		423	754	
Volume-to-Capacity Ratio (*X*)	0.652	0.216	0.604	0.142	0.274		0.361	0.551		0.075	0.914	
Back of Queue (*Q*), ft/ln (95 th percentile)	163	35	89	26	27		29	180		9	325	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.3	1.3	3.5	1.0	1.1		1.1	7.0		0.3	12.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.93	0.00	0.00	0.16	0.00		0.15	0.00		0.09	0.00	
Uniform Delay (d_1), s/veh	20.9	21.8	23.3	21.9	24.9		12.3	11.2		9.5	16.0	
Incremental Delay (d_2), s/veh	2.8	0.1	0.8	0.1	0.3		0.3	0.4		0.0	2.4	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	23.7	21.9	24.1	21.9	25.2		12.5	11.6		9.5	18.4	
Level of Service (LOS)	C	C	C	C	C		B	B		A	B	
Approach Delay, s/veh / LOS	23.6	C		23.5	C		11.8	B		18.0	B	
Intersection Delay, s/veh / LOS	17.8						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.93	B	1.88	B	2.08	B
Bicycle LOS Score / LOS	1.31	A	0.65	A	1.46	A	1.68	B

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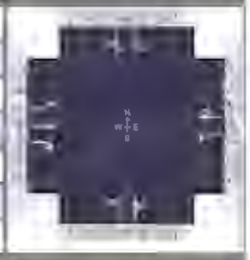
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BPM Siler-Rufina_Mitigation.xus		
Project Description	2028 Build PM Mitigation				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	248	32	292	72	76	50	192	428	23	24	464	312

Signal Information					EB			WB			NB			SB		
Cycle, s	120.4	Reference Phase	2		L	T	R	L	T	R	L	T	R	L	T	R
Offset, s	0	Reference Point	End	Green	6.0	2.0		20.1	3.5	2.5	62.2					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	4.0		4.0	4.0	4.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	16.0	30.2	10.0	24.1	14.0	72.7	7.5	66.2
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	14.0	25.2	6.4	10.7	9.7	21.1	2.8	58.4
Green Extension Time (g_e), s	0.0	0.8	0.0	0.5	0.3	3.5	0.0	3.5
Phase Call Probability	1.00	1.00	0.93	1.00	1.00	1.00	0.58	1.00
Max Out Probability	1.00	0.00	1.00	0.60	0.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	270	35	317	78	137		209	490		26	843	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1841	1610	1753	1718		1753	1824		1753	1716	
Queue Service Time (g_s), s	12.0	1.8	23.2	4.4	8.7		7.7	19.1		0.8	56.4	
Cycle Queue Clearance Time (g_c), s	12.0	1.8	23.2	4.4	8.7		7.7	19.1		0.8	56.4	
Green Ratio (*g/C*)	0.29	0.22	0.22	0.22	0.17		0.62	0.57		0.55	0.52	
Capacity (*c*), veh/h	354	401	351	374	289		238	1041		467	888	
Volume-to-Capacity Ratio (*X*)	0.761	0.087	0.905	0.209	0.474		0.877	0.471		0.056	0.950	
Back of Queue (*Q*), ft/ln (95 th percentile)	130	39	368	89	175		274	318		15	790	
Back of Queue (*Q*), veh/ln (95 th percentile)	5.0	1.5	14.7	3.5	6.8		10.6	12.3		0.6	30.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.74	0.00	0.00	0.53	0.00		1.37	0.00		0.15	0.00	
Uniform Delay (d_1), s/veh	39.7	37.7	46.1	38.7	45.5		31.7	15.2		13.5	27.7	
Incremental Delay (d_2), s/veh	8.4	0.0	4.1	0.1	0.5		4.0	0.1		0.0	2.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	48.1	37.7	50.2	38.8	45.9		35.7	15.3		13.5	30.4	
Level of Service (LOS)	D	D	D	D	D		D	B		B	C	
Approach Delay, s/veh / LOS	48.6	D		43.3	D		21.4	C		29.9	C	
Intersection Delay, s/veh / LOS	33.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.94	B	1.95	B	1.89	B	2.09	B
Bicycle LOS Score / LOS	1.51	B	0.84	A	1.64	B	1.92	B

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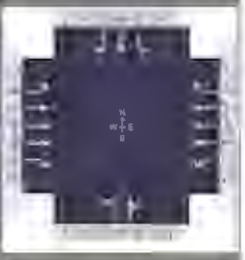
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.91
Urban Street	CALLE DEL CIELO	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BAM Calle del Cielo-Cerrillos.xus		
Project Description	2028 Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	93	1505	22	32	922	119	34	30	41	135	17	84

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	4.1	1.7		83.6	4.3	2.7	7.6					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.8	89.3	8.1	87.6	8.3	11.6	11.0	14.3
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	3.9		2.6		4.3	7.5	9.0	8.5
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.0	0.1	0.0	0.1
Phase Call Probability	0.97		0.69		0.71	1.00	0.99	1.00
Max Out Probability	0.03		0.00		1.00	1.00	1.00	0.36

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	102	1654	24	35	1013	131	37	78		148	19	92
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1685	1572	1767	1685	1572	1767	1681		1767	1856	1572
Queue Service Time (g_s), s	1.9	16.9	0.5	0.6	9.1	2.7	2.3	5.5		7.0	1.1	6.5
Cycle Queue Clearance Time (g_c), s	1.9	16.9	0.5	0.6	9.1	2.7	2.3	5.5		7.0	1.1	6.5
Green Ratio (*g/C*)	0.75	0.71	0.75	0.75	0.70	0.76	0.10	0.06		0.13	0.09	0.13
Capacity (*c*), veh/h	488	3593	1174	292	3523	1188	206	106		186	159	211
Volume-to-Capacity Ratio (*X*)	0.209	0.460	0.021	0.121	0.288	0.110	0.182	0.737		0.798	0.117	0.438
Back of Queue (*Q*), ft/ln (95 th percentile)	26	232	6	9	135	34	47	116		94	24	117
Back of Queue (*Q*), veh/ln (95 th percentile)	1.0	9.1	0.2	0.3	5.3	1.3	1.8	4.5		3.7	0.9	4.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.17	0.00	0.00	0.04	0.00	0.00	0.30	0.00		1.34	0.00	0.00
Uniform Delay (d_1), s/veh	4.6	7.5	3.9	5.3	6.9	3.9	49.8	55.2		51.7	50.7	47.8
Incremental Delay (d_2), s/veh	0.1	0.4	0.0	0.1	0.2	0.2	0.2	8.2		19.8	0.1	0.5
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	4.6	7.9	4.0	5.4	7.1	4.1	50.0	63.5		71.4	50.8	48.3
Level of Service (LOS)	A	A	A	A	A	A	D	E		E	D	D
Approach Delay, s/veh / LOS	7.6	A		6.7	A		59.1	E		61.7	E	
Intersection Delay, s/veh / LOS	13.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	2.06	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.47	A	1.14	A	0.68	A	0.92	A

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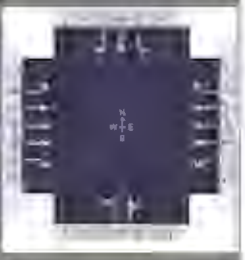
HCS Signalized Intersection Results Summary

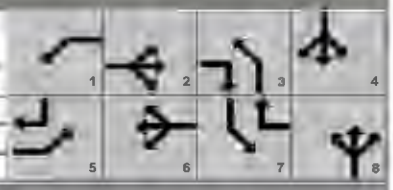
General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.96
Urban Street	CALLE DEL CIELO	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BPM Calle del Cielo-Cerrillos.xus		
Project Description	2028 Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	99	1566	18	57	1991	143	45	34	39	185	43	135

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.2	0.6		76.8	4.7	4.9	7.7					
Yellow	4.0	0.0		4.0	4.0	4.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.8	81.5	9.2	80.8	8.7	11.7	17.7	20.6
Change Period, (*Y+R c*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (*g s*), s	4.3		3.3		4.9	7.2	13.6	11.4
Green Extension Time (*g e*), s	0.2	0.0	0.1	0.0	0.0	0.5	0.1	0.5
Phase Call Probability	0.97		0.86		0.79	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	103	1631	19	59	2074	149	47	76		193	45	141
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598	1795	1720		1795	1885	1598
Queue Service Time (*g s*), s	2.3	19.8	0.4	1.3	29.2	3.0	2.9	5.2		11.6	2.5	9.4
Cycle Queue Clearance Time (*g c*), s	2.3	19.8	0.4	1.3	29.2	3.0	2.9	5.2		11.6	2.5	9.4
Green Ratio (*g/C*)	0.69	0.65	0.69	0.69	0.64	0.75	0.10	0.06		0.19	0.14	0.19
Capacity (*c*), veh/h	227	3316	1095	287	3288	1205	219	110		292	261	298
Volume-to-Capacity Ratio (*X*)	0.454	0.492	0.017	0.207	0.631	0.124	0.214	0.692		0.659	0.172	0.471
Back of Queue (*Q*), ft/ln (95 th percentile)	47	283	6	20	392	39	58	105		229	53	168
Back of Queue (*Q*), veh/ln (95 th percentile)	1.9	11.2	0.3	0.8	15.6	1.5	2.3	4.2		9.1	2.1	6.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.32	0.00	0.00	0.10	0.00	0.00	0.36	0.00		3.27	0.00	0.00
Uniform Delay (*d 1*), s/veh	13.5	11.0	6.0	8.0	13.0	4.0	49.5	55.0		43.9	45.6	43.5
Incremental Delay (*d 2*), s/veh	0.5	0.5	0.0	0.1	0.9	0.2	0.2	2.9		2.9	0.1	0.4
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	14.0	11.6	6.0	8.2	13.9	4.2	49.7	57.9		46.7	45.7	43.9
Level of Service (LOS)	B	B	A	A	B	A	D	E		D	D	D
Approach Delay, s/veh / LOS	11.6	B		13.2	B		54.8	D		45.6	D	
Intersection Delay, s/veh / LOS	16.4						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.88	B	2.07	B	2.74	C	2.73	C
Bicycle LOS Score / LOS	1.45	A	1.74	B	0.69	A	1.11	A

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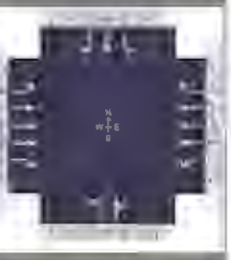
HCS Signalized Intersection Results Summary

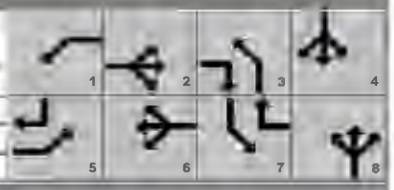
General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.91
Urban Street	CALLE DEL CIELO	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BAM Calle del Cielo-Cerrillos_Mitigation.xus		
Project Description	2028 Build AM Mitigation				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	93	1505	22	32	922	119	34	30	41	135	17	84

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.1	1.7		77.3	4.3	2.6		10.0				
Yellow	4.0	0.0		4.0	4.0	4.0		4.0				
Red	0.0	0.0		0.0	0.0	0.0		0.0				



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.8	82.9	8.1	81.3	8.3	14.0	14.9	20.6
Change Period, (*Y+R c*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (*g s*), s	4.3		2.7		4.3	7.4	10.9	8.1
Green Extension Time (*g e*), s	0.1	0.0	0.1	0.0	0.0	0.2	0.1	0.3
Phase Call Probability	0.97		0.69		0.71	1.00	0.99	1.00
Max Out Probability	0.00		0.00		0.00	0.01	0.09	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	102	1654	24	35	1013	131	37	78		148	19	92
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1685	1572	1767	1685	1572	1767	1681		1767	1856	1572
Queue Service Time (*g s*), s	2.3	20.0	0.6	0.7	10.7	2.9	2.3	5.4		8.9	1.1	6.1
Cycle Queue Clearance Time (*g c*), s	2.3	20.0	0.6	0.7	10.7	2.9	2.3	5.4		8.9	1.1	6.1
Green Ratio (*g/C*)	0.69	0.66	0.69	0.69	0.64	0.74	0.12	0.08		0.19	0.14	0.19
Capacity (*c*), veh/h	452	3325	1090	268	3255	1156	238	140		271	257	294
Volume-to-Capacity Ratio (*X*)	0.226	0.497	0.022	0.131	0.311	0.113	0.157	0.557		0.546	0.073	0.314
Back of Queue (*Q*), ft/ln (95 th percentile)	35	282	8	12	170	39	46	105		178	22	108
Back of Queue (*Q*), veh/ln (95 th percentile)	1.4	11.0	0.3	0.5	6.6	1.5	1.8	4.1		7.0	0.9	4.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.23	0.00	0.00	0.06	0.00	0.00	0.29	0.00		2.55	0.00	0.00
Uniform Delay (*d 1*), s/veh	6.6	10.4	5.7	7.7	9.5	4.6	47.6	52.9		43.1	45.0	42.1
Incremental Delay (*d 2*), s/veh	0.1	0.5	0.0	0.1	0.2	0.2	0.1	1.3		0.6	0.0	0.2
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	6.7	11.0	5.8	7.8	9.8	4.8	47.7	54.2		43.8	45.0	42.4
Level of Service (LOS)	A	B	A	A	A	A	D	D		D	D	D
Approach Delay, s/veh / LOS	10.7	B		9.1	A		52.1	D		43.4	D	
Intersection Delay, s/veh / LOS	14.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.88	B	2.07	B	2.74	C	2.73	C
Bicycle LOS Score / LOS	1.47	A	1.14	A	0.68	A	0.92	A

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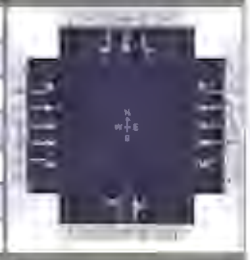
HCS Signalized Intersection Results Summary

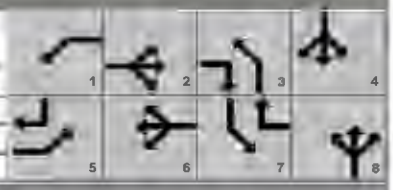
General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.96
Urban Street	CALLE DEL CIELO	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BPM Calle del Cielo-Cerrillos_Mitigation.xus		
Project Description	2028 Build PM Mitigation				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	99	1566	18	57	1991	143	45	34	39	185	43	135

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.2	0.6	65.2	4.7	14.2	10.0	
Yellow	4.0	0.0	4.0	4.0	4.0	4.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.8	69.9	9.2	69.2	8.7	14.0	27.0	32.2
Change Period, (*Y+R c*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (*g s*), s	5.0		3.7		4.8	7.1	12.2	10.3
Green Extension Time (*g e*), s	0.2	0.0	0.1	0.0	0.0	0.5	0.2	0.5
Phase Call Probability	0.97		0.86		0.79	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	103	1631	19	59	2074	149	47	76		193	45	141
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598	1795	1720		1795	1885	1598
Queue Service Time (*g s*), s	3.0	25.2	0.6	1.7	37.1	3.3	2.8	5.1		10.2	2.2	8.3
Cycle Queue Clearance Time (*g c*), s	3.0	25.2	0.6	1.7	37.1	3.3	2.8	5.1		10.2	2.2	8.3
Green Ratio (*g/C*)	0.59	0.55	0.59	0.59	0.54	0.73	0.12	0.08		0.29	0.24	0.28
Capacity (*c*), veh/h	194	2819	940	243	2791	1174	245	143		458	443	453
Volume-to-Capacity Ratio (*X*)	0.531	0.579	0.020	0.245	0.743	0.127	0.191	0.531		0.421	0.101	0.310
Back of Queue (*Q*), ft/ln (95 th percentile)	69	369	9	29	514	44	57	100		198	46	144
Back of Queue (*Q*), veh/ln (95 th percentile)	2.7	14.6	0.4	1.2	20.4	1.8	2.3	4.0		7.8	1.8	5.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.46	0.00	0.00	0.15	0.00	0.00	0.36	0.00		2.82	0.00	0.00
Uniform Delay (*d 1*), s/veh	21.9	17.9	10.3	13.6	21.0	4.6	47.4	52.7		34.0	36.0	33.8
Incremental Delay (*d 2*), s/veh	0.8	0.9	0.0	0.2	1.8	0.2	0.1	1.1		0.2	0.0	0.1
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	22.7	18.8	10.3	13.8	22.8	4.9	47.5	53.9		34.2	36.0	33.9
Level of Service (LOS)	C	B	B	B	C	A	D	D		C	D	C
Approach Delay, s/veh / LOS	18.9	B		21.4	C		51.5	D		34.3	C	
Intersection Delay, s/veh / LOS	22.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	2.09	B	2.74	C	2.73	C
Bicycle LOS Score / LOS	1.45	A	1.74	B	0.69	A	1.11	A

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HCS Two-Way Stop-Control Report

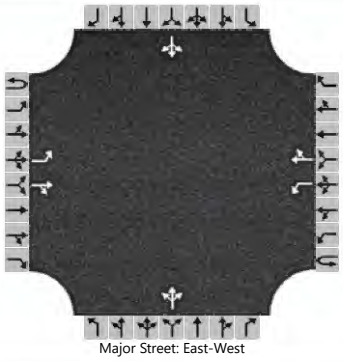
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2028 Build AM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.89
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		16	549	63		16	214	18		22	12	15		11	8	6
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		18				18					55				28	
Capacity, c (veh/h)		1298				902					326				314	
v/c Ratio		0.01				0.02					0.17				0.09	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.6				0.3	
95% Queue Length, Q_{95} (ft)		0.0				2.6					15.4				7.7	
Control Delay (s/veh)		7.8				9.1					18.3				17.6	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.6				18.3				17.6			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

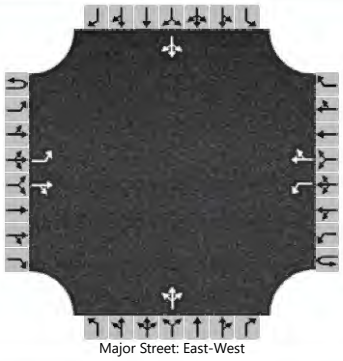
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2028 Build PM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		11	372	69		16	438	24		58	25	30		33	21	43
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		12				17					119				102	
Capacity, c (veh/h)		1077				1097					332				363	
v/c Ratio		0.01				0.02					0.36				0.28	
95% Queue Length, Q_{95} (veh)		0.0				0.0					1.6				1.1	
95% Queue Length, Q_{95} (ft)		0.0				0.0					40.6				27.9	
Control Delay (s/veh)		8.4				8.3					21.8				18.7	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.3				21.8				18.7			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

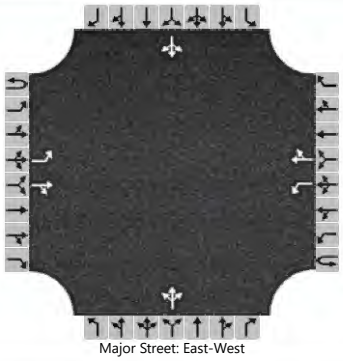
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2028 Build AM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	541	42		83	210	0		30	0	77		1	0	1
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				97					124				2	
Capacity, c (veh/h)		1322				914					405				325	
v/c Ratio		0.00				0.11					0.31				0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.4					1.3				0.0	
95% Queue Length, Q_{95} (ft)		0.0				10.2					33.0				0.0	
Control Delay (s/veh)		7.7				9.4					17.8				16.2	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.0				2.7				17.8				16.2			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

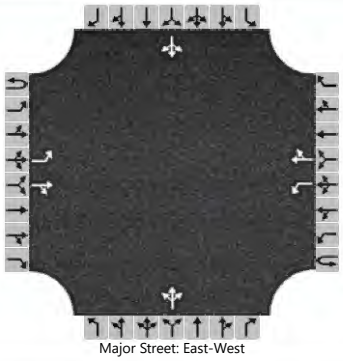
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2028 Build PM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	372	55		97	490	1		42	0	100		0	0	0
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				107					156				0	
Capacity, c (veh/h)		1034				1098					447				0	
v/c Ratio		0.00				0.10					0.35					
95% Queue Length, Q_{95} (veh)		0.0				0.3					1.5					
95% Queue Length, Q_{95} (ft)		0.0				7.6					37.8					
Control Delay (s/veh)		8.5				8.6					17.3					
Level of Service (LOS)		A				A					C					
Approach Delay (s/veh)	0.0				1.4				17.3							
Approach LOS	A				A				C							

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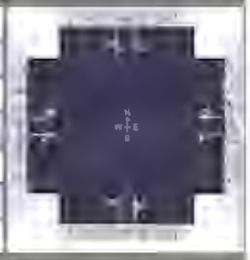
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.94
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_BAM Rufina-Richards.xus		
Project Description	2028 Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	101	501	128	69	143	16	52	130	118	37	173	80

Signal Information					EB			WB			NB			SB		
Cycle, s	59.1	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	4.2	0.8		23.3	2.9	0.7	11.3					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.0	28.0	8.2	27.3	7.6	16.0	6.9	15.3
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	4.0	22.5	3.4	5.6	3.4	10.5	3.0	10.5
Green Extension Time (g_e), s	0.0	1.5	0.0	0.1	0.0	0.7	0.0	0.8
Phase Call Probability	0.83	1.00	0.70	1.00	0.60	1.00	0.48	1.00
Max Out Probability	1.00	0.00	1.00	1.00	1.00	0.16	1.00	0.10

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	107	669		73	169		55	264		39	269	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1819		1795	1852		1795	1736		1795	1784	
Queue Service Time (g_s), s	2.0	20.5		1.4	3.6		1.4	8.5		1.0	8.5	
Cycle Queue Clearance Time (g_c), s	2.0	20.5		1.4	3.6		1.4	8.5		1.0	8.5	
Green Ratio (*g/C*)	0.48	0.41		0.47	0.39		0.25	0.20		0.24	0.19	
Capacity (*c*), veh/h	682	739		271	729		284	354		239	341	
Volume-to-Capacity Ratio (*X*)	0.158	0.905		0.271	0.232		0.195	0.746		0.164	0.788	
Back of Queue (*Q*), ft/ln (95 th percentile)	30	307		21	60		25	153		18	156	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.2	12.2		0.8	2.4		1.0	6.1		0.7	6.2	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	8.7	16.5		13.2	12.0		17.7	22.1		18.3	22.8	
Incremental Delay (d_2), s/veh	0.0	1.8		0.2	0.1		0.1	2.0		0.1	1.5	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	8.8	18.3		13.4	12.1		17.9	24.1		18.4	24.4	
Level of Service (LOS)	A	B		B	B		B	C		B	C	
Approach Delay, s/veh / LOS	17.0	B		12.5	B		23.0	C		23.6	C	
Intersection Delay, s/veh / LOS	18.7						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.89	B	1.89	B	1.92	B	1.92	B
Bicycle LOS Score / LOS	1.77	B	0.89	A	1.01	A	1.00	A

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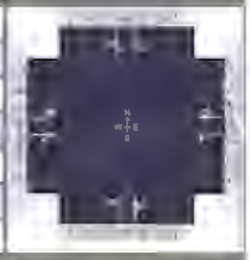
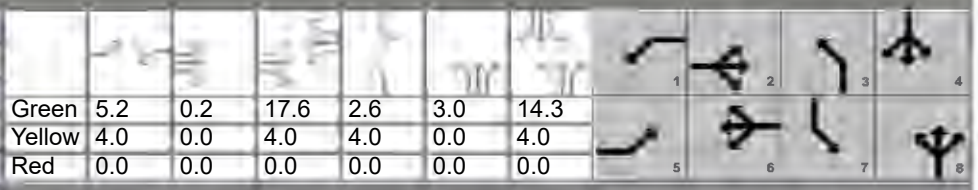
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.97
Urban Street	Rufina Street	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_BPM Rufina-Richards.xus		
Project Description	2028 Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	129	337	87	116	426	29	159	190	81	33	211	142

Signal Information			
Cycle, s	58.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB		NB		SB	
Green	5.2	0.2	17.6	2.6	3.0	14.3		
Yellow	4.0	0.0	4.0	4.0	0.0	4.0		
Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.3	21.8	9.2	21.6	9.6	21.3	6.6	18.3
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.1	3.2	3.1	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	4.9	15.0	4.6	15.9	5.8	9.7	2.8	13.6
Green Extension Time (g_e), s	0.0	1.7	0.0	1.7	0.0	0.0	0.0	0.7
Phase Call Probability	0.89	1.00	0.86	1.00	0.93	1.00	0.43	1.00
Max Out Probability	1.00	0.03	1.00	0.03	1.00	1.00	0.99	0.02

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	133	437		120	469		164	279		34	364	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1818		1795	1864		1795	1789		1795	1758	
Queue Service Time (g_s), s	2.9	13.0		2.6	13.9		3.8	7.7		0.8	11.6	
Cycle Queue Clearance Time (g_c), s	2.9	13.0		2.6	13.9		3.8	7.7		0.8	11.6	
Green Ratio (*g/C*)	0.39	0.30		0.39	0.30		0.36	0.29		0.29	0.24	
Capacity (*c*), veh/h	344	549		325	558		340	527		345	428	
Volume-to-Capacity Ratio (*X*)	0.386	0.796		0.368	0.841		0.482	0.530		0.099	0.851	
Back of Queue (*Q*), ft/ln (95 th percentile)	47	221		42	240		64	133		14	204	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.9	8.8		1.7	9.5		2.5	5.3		0.6	8.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	13.7	18.9		14.0	19.3		15.1	17.3		15.6	21.2	
Incremental Delay (d_2), s/veh	0.3	1.1		0.3	1.7		0.4	0.5		0.0	1.9	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	14.0	20.0		14.2	21.0		15.5	17.9		15.7	23.1	
Level of Service (LOS)	B	B		B	C		B	B		B	C	
Approach Delay, s/veh / LOS	18.6	B		19.6	B		17.0	B		22.5	C	
Intersection Delay, s/veh / LOS	19.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	1.43	A	1.46	A	1.22	A	1.14	A

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HCS Two-Way Stop-Control Report

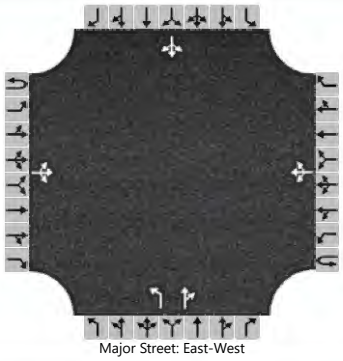
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2028 Build AM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.79
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		6	7	84		144	18	3		61	2	175		0	2	1
Percent Heavy Vehicles (%)		4				4				4	4	4		4	4	4
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.14				4.14				7.14	6.54	6.24		7.14	6.54	6.24
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.24				3.54	4.04	3.34		3.54	4.04	3.34

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		8				182				77		224			4	
Capacity, c (veh/h)		1574				1461				433		982			501	
v/c Ratio		0.00				0.12				0.18		0.23			0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.4				0.6		0.9			0.0	
95% Queue Length, Q_{95} (ft)		0.0				10.0				15.5		23.2			0.0	
Control Delay (s/veh)		7.3	0.0	0.0		7.8	1.0	1.0		15.1		9.7			12.2	
Level of Service (LOS)		A	A	A		A	A	A		C		A			B	
Approach Delay (s/veh)	0.5				6.9				11.1				12.2			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

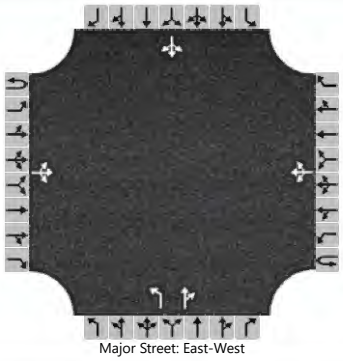
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2028 Build PM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		0	21	161		180	28	1		131	3	155		7	14	6
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				198				144		174			30	
Capacity, c (veh/h)		1587				1378				365		919			376	
v/c Ratio		0.00				0.14				0.39		0.19			0.08	
95% Queue Length, Q_{95} (veh)		0.0				0.5				1.8		0.7			0.3	
95% Queue Length, Q_{95} (ft)		0.0				12.5				45.4		17.6			7.6	
Control Delay (s/veh)		7.3	0.0	0.0		8.0	1.2	1.2		21.1		9.8			15.4	
Level of Service (LOS)		A	A	A		A	A	A		C		A			C	
Approach Delay (s/veh)	0.0				7.1				15.0				15.4			
Approach LOS	A				A				B				C			

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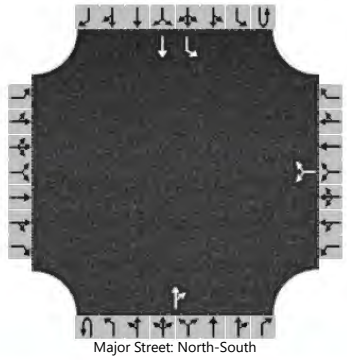
HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	MG	Intersection	Rufina Circle & Access 1
Agency/Co.	BHI	Jurisdiction	Santa Fe
Date Performed	7/18/2025	East/West Street	Access 1
Analysis Year	2028	North/South Street	Rufina Circle
Time Analyzed	AM	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	2028 Build AM		

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	1	0
Configuration							LR					TR		L	T	
Volume (veh/h)						19		66			41	20		70	55	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							92							76		
Capacity, c (veh/h)							914							1535		
v/c Ratio							0.10							0.05		
95% Queue Length, Q_{95} (veh)							0.3							0.2		
95% Queue Length, Q_{95} (ft)							7.6							5.1		
Control Delay (s/veh)							9.4							7.5		
Level of Service (LOS)							A							A		
Approach Delay (s/veh)						9.4								4.2		
Approach LOS						A								A		

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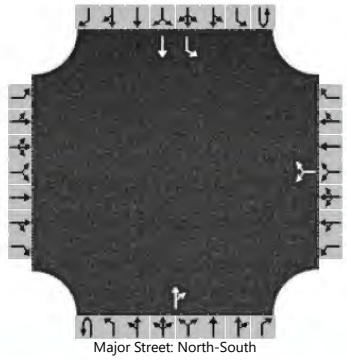
HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	MG	Intersection	Rufina Circle & Access 1
Agency/Co.	BHI	Jurisdiction	Santa Fe
Date Performed	7/18/2025	East/West Street	Access 1
Analysis Year	2028	North/South Street	Rufina Circle
Time Analyzed	PM	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	2028 Build PM		

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	1	0
Configuration							LR					TR		L	T	
Volume (veh/h)						20		70			71	19		66	86	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							98							72		
Capacity, c (veh/h)							870							1495		
v/c Ratio							0.11							0.05		
95% Queue Length, Q_{95} (veh)							0.4							0.2		
95% Queue Length, Q_{95} (ft)							10.2							5.1		
Control Delay (s/veh)							9.7							7.5		
Level of Service (LOS)							A							A		
Approach Delay (s/veh)						9.7								3.3		
Approach LOS						A								A		

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HCS Two-Way Stop-Control Report

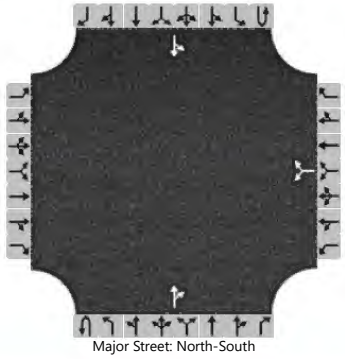
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/18/2025
Analysis Year	2028
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	2028 Build AM

Site Information

Intersection	Rufina Circle & Access 2
Jurisdiction	Santa Fe
East/West Street	Access 2
North/South Street	Rufina Circle
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						94		9			52	100		10	63	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized																
Median Type | Storage							Undivided									

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							112							11		
Capacity, c (veh/h)							793							1413		
v/c Ratio							0.14							0.01		
95% Queue Length, Q_{95} (veh)							0.5							0.0		
95% Queue Length, Q_{95} (ft)							12.7							0.0		
Control Delay (s/veh)							10.3							7.6	0.1	
Level of Service (LOS)							B							A	A	
Approach Delay (s/veh)							10.3							1.1		
Approach LOS							B							A		

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HCS Two-Way Stop-Control Report

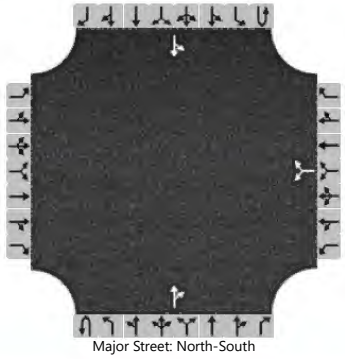
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/18/2025
Analysis Year	2028
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	2028 Build PM

Site Information

Intersection	Rufina Circle & Access 2
Jurisdiction	Santa Fe
East/West Street	Access 2
North/South Street	Rufina Circle
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						100		10			80	94		9	96	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							120							10		
Capacity, c (veh/h)							735							1385		
v/c Ratio							0.16							0.01		
95% Queue Length, Q_{95} (veh)							0.6							0.0		
95% Queue Length, Q_{95} (ft)							15.2							0.0		
Control Delay (s/veh)							10.8							7.6	0.1	
Level of Service (LOS)							B							A	A	
Approach Delay (s/veh)						10.8								0.7		
Approach LOS						B								A		

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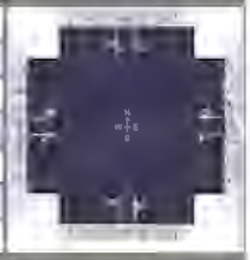
APPENDIX G:
2038 NO BUILD INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.95
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_NBAM Siler-Rufina.xus		
Project Description	2038 No Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	273	73	161	55	25	28	112	501	34	35	572	164

Signal Information					EB			WB			NB			SB		
Cycle, s	76.9	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	4.3	5.1		6.0	3.3	2.2	36.0					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	4.0		4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	17.4	19.1	8.3	10.0	9.5	42.2	7.3	40.0
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.1	3.2	3.1
Queue Clearance Time (g_s), s	12.9	13.0	4.3	4.4	4.5	19.4	2.8	33.9
Green Extension Time (g_e), s	0.5	0.6	0.0	0.2	0.0	0.0	0.0	2.0
Phase Call Probability	1.00	1.00	0.71	1.00	0.92	1.00	0.55	1.00
Max Out Probability	0.00	0.00	1.00	1.00	1.00	1.00	0.99	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	287	246		58	56		118	563		37	775	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1638		1753	1681		1753	1820		1753	1770	
Queue Service Time (g_s), s	10.9	11.0		2.3	2.4		2.5	17.4		0.8	31.9	
Cycle Queue Clearance Time (g_c), s	10.9	11.0		2.3	2.4		2.5	17.4		0.8	31.9	
Green Ratio (*g/C*)	0.28	0.20		0.13	0.08		0.54	0.50		0.51	0.47	
Capacity (*c*), veh/h	460	323		223	131		257	905		374	829	
Volume-to-Capacity Ratio (*X*)	0.624	0.764		0.260	0.427		0.459	0.622		0.099	0.935	
Back of Queue (*Q*), ft/ln (95 th percentile)	201	198		44	47		42	282		13	465	
Back of Queue (*Q*), veh/ln (95 th percentile)	7.8	7.7		1.7	1.8		1.6	10.9		0.5	18.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.15	0.00		0.26	0.00		0.21	0.00		0.13	0.00	
Uniform Delay (d_1), s/veh	24.2	29.3		30.0	33.9		16.5	14.1		11.4	19.4	
Incremental Delay (d_2), s/veh	0.5	1.4		0.2	0.8		0.5	1.0		0.0	2.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	24.7	30.7		30.3	34.7		17.0	15.1		11.4	21.7	
Level of Service (LOS)	C	C		C	C		B	B		B	C	
Approach Delay, s/veh / LOS	27.5	C		32.5	C		15.4	B		21.2	C	
Intersection Delay, s/veh / LOS	21.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.94	B	1.89	B	1.89	B
Bicycle LOS Score / LOS	1.37	A	0.68	A	1.61	B	1.83	B

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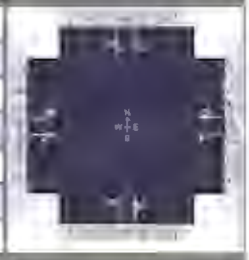
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_NBPM Siler-Rufina.xus		
Project Description	2038 No Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	252	38	330	86	91	59	213	509	28	29	552	330

Signal Information					EB			WB			NB			SB		
Cycle, s	187.0	Reference Phase	2		L	T	R	L	T	R	L	T	R	L	T	R
Offset, s	0	Reference Point	End	Green	6.0	2.0		45.0	4.8	9.2	100.0					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	4.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.0	51.0	10.0	49.0	22.0	117.2	8.8	104.0
Change Period, (*Y+R c*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (*g s*), s	10.0	49.0	8.0	16.9	20.0	36.8	3.5	102.0
Green Extension Time (*g e*), s	0.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0
Phase Call Probability	1.00	1.00	0.99	1.00	1.00	1.00	0.81	1.00
Max Out Probability	1.00	1.00	1.00	1.00	1.00	0.83	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	274	400		93	163		232	584		32	959	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1585		1753	1719		1753	1824		1753	1725	
Queue Service Time (*g s*), s	8.0	47.0		6.0	14.9		18.0	34.8		1.5	100.0	
Cycle Queue Clearance Time (*g c*), s	8.0	47.0		6.0	14.9		18.0	34.8		1.5	100.0	
Green Ratio (*g/C*)	0.28	0.25		0.27	0.24		0.64	0.61		0.56	0.53	
Capacity (*c*), veh/h	307	398		95	414		207	1104		418	922	
Volume-to-Capacity Ratio (*X*)	0.892	1.004		0.987	0.394		1.117	0.529		0.075	1.040	
Back of Queue (*Q*), ft/ln (95 th percentile)	442	836		184	280		590	557		30	1718	
Back of Queue (*Q*), veh/ln (95 th percentile)	17.1	32.4		7.2	10.8		22.9	21.6		1.2	66.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	2.52	0.00		1.09	0.00		2.95	0.00		0.30	0.00	
Uniform Delay (*d 1*), s/veh	69.4	70.0		64.6	59.6		70.4	21.4		19.9	43.5	
Incremental Delay (*d 2*), s/veh	25.4	46.1		87.7	0.2		97.5	0.2		0.0	40.4	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	94.8	116.1		152.3	59.8		167.9	21.7		20.0	83.9	
Level of Service (LOS)	F	F		F	E		F	C		B	F	
Approach Delay, s/veh / LOS	107.5	F		93.5	F		63.2	E		81.9	F	
Intersection Delay, s/veh / LOS	83.7						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.96	B	1.96	B	1.90	B	1.92	B
Bicycle LOS Score / LOS	1.60	B	0.91	A	1.83	B	2.12	B

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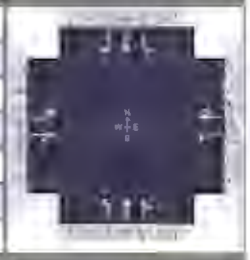
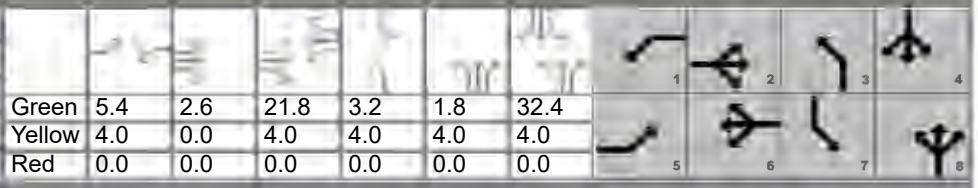
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_NBPM Siler-Rufina.xus		
Project Description	2038 No Build PM - Add SBR				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	252	38	330	86	91	59	213	509	28	29	552	330

Signal Information			
Cycle, s	87.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB		NB		SB	
Green	5.4	2.6	21.8	3.2	1.8	32.4		
Yellow	4.0	0.0	4.0	4.0	4.0	4.0		
Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	3.0
Phase Duration, s	12.0	28.4	9.4	25.8	13.0	42.2	7.2	36.4
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	10.0	23.3	5.4	8.9	8.7	11.4	2.9	28.6
Green Extension Time (g_e), s	0.0	0.9	0.0	0.0	0.3	3.6	0.0	3.6
Phase Call Probability	1.00	1.00	0.90	1.00	1.00	1.00	0.54	1.00
Max Out Probability	1.00	0.00	1.00	1.00	0.00	0.01	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	274	400		93	163		232	294	290	32	600	359
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1585		1753	1719		1753	1841	1807	1753	1841	1610
Queue Service Time (g_s), s	8.0	21.3		3.4	6.9		6.7	9.4	9.4	0.9	26.6	15.8
Cycle Queue Clearance Time (g_c), s	8.0	21.3		3.4	6.9		6.7	9.4	9.4	0.9	26.6	15.8
Green Ratio (*g/C*)	0.35	0.28		0.31	0.25		0.50	0.44	0.44	0.41	0.37	0.37
Capacity (*c*), veh/h	452	444		204	431		318	807	792	402	685	599
Volume-to-Capacity Ratio (*X*)	0.605	0.900		0.458	0.378		0.727	0.364	0.366	0.078	0.876	0.599
Back of Queue (*Q*), ft/ln (95 th percentile)	59	332		65	130		120	176	169	17	435	243
Back of Queue (*Q*), veh/ln (95 th percentile)	2.3	12.9		2.5	5.0		4.6	6.8	6.7	0.7	16.8	9.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.34	0.00		0.38	0.00		0.60	0.00	0.00	0.17	0.00	0.00
Uniform Delay (d_1), s/veh	24.1	30.4		24.6	27.2		18.9	16.5	16.5	15.8	25.7	22.2
Incremental Delay (d_2), s/veh	1.7	2.8		0.6	0.2		1.2	0.1	0.1	0.0	1.4	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	25.7	33.2		25.2	27.4		20.0	16.6	16.6	15.8	27.1	22.6
Level of Service (LOS)	C	C		C	C		C	B	B	B	C	C
Approach Delay, s/veh / LOS	30.1	C		26.6	C		17.6	B		25.1	C	
Intersection Delay, s/veh / LOS	24.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.11	B	2.29	B	1.90	B	1.91	B
Bicycle LOS Score / LOS	1.60	B	0.91	A	1.16	A	2.12	B

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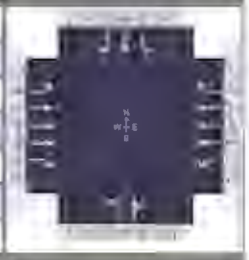
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.91
Urban Street	CALLE DEL CIELO	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_NBAM Calle del Cielo-Cerrillos.xus		
Project Description	2038 No Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	58	1789	26	38	1096	52	40	35	49	76	20	50

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.5	0.8	83.4	4.6	2.1	8.5						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	0.0	0.0	0.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.3	88.2	8.5	87.4	8.6	12.5	10.7	14.7
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	3.2		2.8		4.7	8.5	7.2	5.8
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.2
Phase Call Probability	0.88		0.75		0.77	1.00	0.94	1.00
Max Out Probability	0.02		0.00		1.00	1.00	1.00	0.03

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	64	1966	29	42	1204	57	44	92		84	22	55
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1685	1572	1767	1685	1572	1767	1679		1767	1856	1572
Queue Service Time (g_s), s	1.2	22.8	0.6	0.8	11.4	1.1	2.7	6.5		5.2	1.3	3.8
Cycle Queue Clearance Time (g_c), s	1.2	22.8	0.6	0.8	11.4	1.1	2.7	6.5		5.2	1.3	3.8
Green Ratio (*g/C*)	0.74	0.70	0.74	0.74	0.70	0.75	0.11	0.07		0.13	0.09	0.13
Capacity (*c*), veh/h	414	3547	1164	239	3515	1182	212	119		181	165	209
Volume-to-Capacity Ratio (*X*)	0.154	0.554	0.025	0.174	0.343	0.048	0.207	0.773		0.460	0.133	0.263
Back of Queue (*Q*), ft/ln (95 th percentile)	17	300	8	11	169	15	55	148		105	28	68
Back of Queue (*Q*), veh/ln (95 th percentile)	0.6	11.7	0.3	0.4	6.6	0.6	2.2	5.8		4.1	1.1	2.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.11	0.00	0.00	0.05	0.00	0.00	0.34	0.00		1.50	0.00	0.00
Uniform Delay (d_1), s/veh	4.9	8.7	4.1	6.9	7.3	3.8	48.8	54.8		48.0	50.4	46.7
Incremental Delay (d_2), s/veh	0.1	0.6	0.0	0.1	0.3	0.1	0.2	15.4		0.7	0.1	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	4.9	9.4	4.2	7.0	7.6	3.9	49.0	70.1		48.7	50.5	47.0
Level of Service (LOS)	A	A	A	A	A	A	D	E		D	D	D
Approach Delay, s/veh / LOS	9.2	A		7.4	A		63.3	E		48.4	D	
Intersection Delay, s/veh / LOS	12.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	2.06	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.62	B	1.20	A	0.71	A	0.75	A

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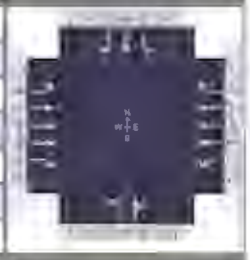
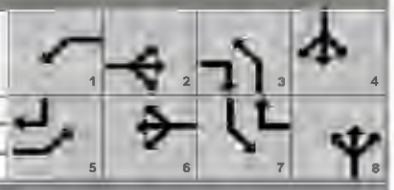
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.96
Urban Street	CALLE DEL CIELO	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_NBPM Calle del Cielo-Cerrillos.xus		
Project Description	2038 No Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	68	1861	21	68	2366	84	53	40	47	130	52	108

Signal Information					EB			WB			NB			SB		
Cycle, s	120.0	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	5.4	83.1		5.0	2.0	8.4	0.0					
Uncoordinated	No	Simult. Gap E/W	On	Yellow	4.0	4.0		4.0	0.0	4.0	0.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.4	87.1	9.4	87.1	9.0	12.4	11.0	14.4
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	3.3		3.3		5.4	8.2	9.0	9.9
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.0	0.2	0.0	0.2
Phase Call Probability	0.91		0.91		0.84	1.00	0.99	1.00
Max Out Probability	0.00		0.00		0.00	0.25	1.00	0.19

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	71	1939	22	71	2465	88	55	91		135	54	113
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598	1795	1718		1795	1885	1598
Queue Service Time (g_s), s	1.3	22.4	0.4	1.3	34.0	1.7	3.4	6.2		7.0	3.2	7.9
Cycle Queue Clearance Time (g_c), s	1.3	22.4	0.4	1.3	34.0	1.7	3.4	6.2		7.0	3.2	7.9
Green Ratio (*g/C*)	0.74	0.69	0.73	0.74	0.69	0.75	0.11	0.07		0.13	0.09	0.13
Capacity (*c*), veh/h	197	3557	1174	258	3557	1200	194	121		189	163	211
Volume-to-Capacity Ratio (*X*)	0.359	0.545	0.019	0.275	0.693	0.073	0.285	0.750		0.716	0.332	0.534
Back of Queue (*Q*), ft/ln (95 th percentile)	42	298	6	18	422	22	68	125		50	70	142
Back of Queue (*Q*), veh/ln (95 th percentile)	1.7	11.8	0.2	0.7	16.8	0.9	2.7	5.0		2.0	2.8	5.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.28	0.00	0.00	0.09	0.00	0.00	0.43	0.00		0.71	0.00	0.00
Uniform Delay (d_1), s/veh	14.3	9.1	4.3	7.3	10.9	3.9	48.8	54.7		50.6	51.5	48.6
Incremental Delay (d_2), s/veh	0.4	0.6	0.0	0.2	1.1	0.1	0.3	3.5		10.6	0.4	0.8
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	14.7	9.7	4.3	7.5	12.0	4.1	49.1	58.2		61.2	52.0	49.4
Level of Service (LOS)	B	A	A	A	B	A	D	E		E	D	D
Approach Delay, s/veh / LOS	9.8	A		11.6	B		54.8	D		55.1	E	
Intersection Delay, s/veh / LOS	14.7						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.87	B	2.06	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.60	B	1.93	B	0.73	A	0.99	A

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HCS Two-Way Stop-Control Report

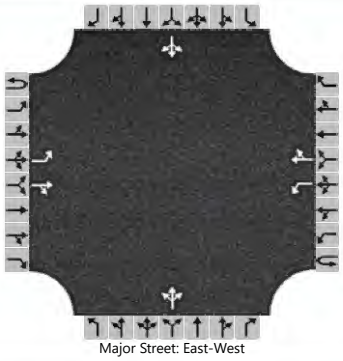
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2038 No Build AM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.89
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		19	617	74		19	221	21		26	14	18		13	10	7
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		21				21					65				34	
Capacity, c (veh/h)		1286				835					287				268	
v/c Ratio		0.02				0.03					0.23				0.13	
95% Queue Length, Q_{95} (veh)		0.1				0.1					0.9				0.4	
95% Queue Length, Q_{95} (ft)		2.6				2.6					23.0				10.2	
Control Delay (s/veh)		7.8				9.4					21.2				20.3	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.7				21.2				20.3			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

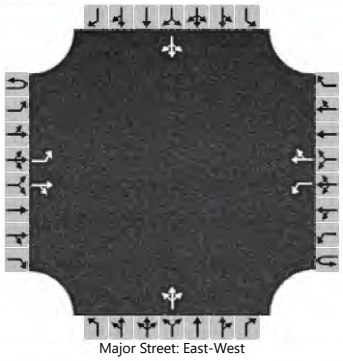
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2038 No Build PM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		13	408	82		19	485	29		69	30	35		39	25	52
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14				20					141				122	
Capacity, c (veh/h)		1028				1050					286				319	
v/c Ratio		0.01				0.02					0.49				0.38	
95% Queue Length, Q_{95} (veh)		0.0				0.1					2.6				1.7	
95% Queue Length, Q_{95} (ft)		0.0				2.5					66.0				43.2	
Control Delay (s/veh)		8.6				8.5					29.2				23.1	
Level of Service (LOS)		A				A					D				C	
Approach Delay (s/veh)	0.2				0.3				29.2				23.1			
Approach LOS	A				A				D				C			

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HCS Two-Way Stop-Control Report

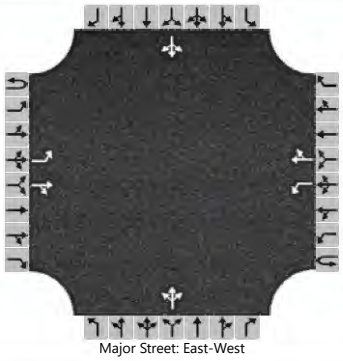
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2038 No Build AM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	643	14		39	249	0		2	0	35		1	0	1
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				45					43				2	
Capacity, c (veh/h)		1272				849					400				366	
v/c Ratio		0.00				0.05					0.11				0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.2					0.4				0.0	
95% Queue Length, Q_{95} (ft)		0.0				5.1					10.2				0.0	
Control Delay (s/veh)		7.8				9.5					15.1				14.9	
Level of Service (LOS)		A				A					C				B	
Approach Delay (s/veh)	0.0				1.3				15.1				14.9			
Approach LOS	A				A				C				B			

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HCS Two-Way Stop-Control Report

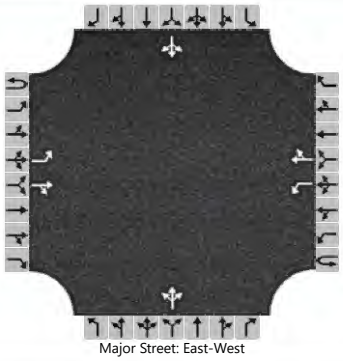
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2038 No Build PM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	442	32		59	582	1		14	0	59		0	0	0
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage			Left Only								1					

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				65					80				0	
Capacity, c (veh/h)		948				1051					465				0	
v/c Ratio		0.00				0.06					0.17					
95% Queue Length, Q_{95} (veh)		0.0				0.2					0.6					
95% Queue Length, Q_{95} (ft)		0.0				5.0					15.1					
Control Delay (s/veh)		8.8				8.7					14.4					
Level of Service (LOS)		A				A					B					
Approach Delay (s/veh)		0.0				0.8				14.4						
Approach LOS		A				A				B						

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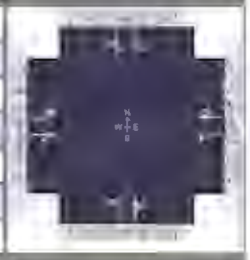
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.94
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_NBAM Rufina-Richards.xus		
Project Description	2038 No Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	120	572	152	71	147	19	62	155	129	44	205	95

Signal Information			
Cycle, s	77.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

	EB			WB			NB			SB		
Green	4.8	0.8		34.3	3.8	0.7	16.6					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.6	39.1	8.8	38.3	8.6	21.3	7.8	20.6
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	4.9	33.0	3.7	6.5	4.1	14.6	3.5	15.2
Green Extension Time (g_e), s	0.0	1.9	0.0	0.0	0.0	1.3	0.0	1.3
Phase Call Probability	0.94	1.00	0.80	1.00	0.76	1.00	0.63	1.00
Max Out Probability	1.00	0.00	1.00	1.00	1.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	128	770		76	177		66	302		47	319	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1817		1795	1847		1795	1743		1795	1784	
Queue Service Time (g_s), s	2.9	31.0		1.7	4.5		2.1	12.6		1.5	13.2	
Cycle Queue Clearance Time (g_c), s	2.9	31.0		1.7	4.5		2.1	12.6		1.5	13.2	
Green Ratio (*g/C*)	0.52	0.46		0.51	0.44		0.28	0.22		0.27	0.22	
Capacity (*c*), veh/h	699	828		226	823		247	393		222	385	
Volume-to-Capacity Ratio (*X*)	0.183	0.931		0.334	0.215		0.267	0.770		0.211	0.829	
Back of Queue (*Q*), ft/ln (95 th percentile)	47	455		28	81		40	224		29	240	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.9	18.1		1.1	3.2		1.6	8.9		1.1	9.5	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	9.8	19.9		17.1	13.2		22.3	28.1		22.7	29.0	
Incremental Delay (d_2), s/veh	0.0	2.2		0.3	0.0		0.2	1.2		0.2	1.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	9.8	22.1		17.5	13.2		22.5	29.3		22.9	30.8	
Level of Service (LOS)	A	C		B	B		C	C		C	C	
Approach Delay, s/veh / LOS	20.3	C		14.5	B		28.1	C		29.8	C	
Intersection Delay, s/veh / LOS	22.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.92	B	1.92	B
Bicycle LOS Score / LOS	1.97	B	0.90	A	1.09	A	1.09	A

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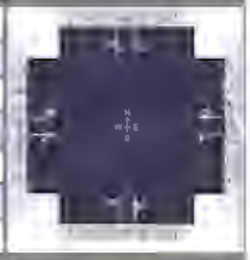
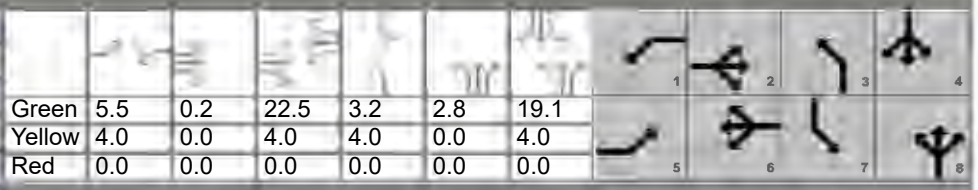
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.97
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_NBPM Rufina-Richards.xus		
Project Description	2038 No Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	154	378	103	126	483	34	189	226	86	39	251	169

Signal Information			
Cycle, s	69.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB		
Green	5.5	0.2	22.5	3.2	2.8	19.1		
Yellow	4.0	0.0	4.0	4.0	0.0	4.0		
Red	0.0	0.0	0.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.7	26.7	9.5	26.5	10.0	25.8	7.2	23.1
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.1	3.2	3.1	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	6.0	19.5	5.2	20.7	7.3	12.3	3.1	18.4
Green Extension Time (g_e), s	0.0	1.7	0.0	1.7	0.0	0.0	0.0	0.6
Phase Call Probability	0.95	1.00	0.92	1.00	0.98	1.00	0.54	1.00
Max Out Probability	1.00	0.18	1.00	0.20	1.00	1.00	1.00	0.24

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	159	496		130	533		195	322		40	433	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1815		1795	1863		1795	1796		1795	1758	
Queue Service Time (g_s), s	4.0	17.5		3.2	18.7		5.3	10.3		1.1	16.4	
Cycle Queue Clearance Time (g_c), s	4.0	17.5		3.2	18.7		5.3	10.3		1.1	16.4	
Green Ratio (*g/C*)	0.41	0.33		0.40	0.32		0.37	0.32		0.32	0.28	
Capacity (*c*), veh/h	300	595		289	605		297	566		334	484	
Volume-to-Capacity Ratio (*X*)	0.530	0.834		0.450	0.881		0.657	0.568		0.120	0.895	
Back of Queue (*Q*), ft/ln (95 th percentile)	70	312		56	347		106	189		19	312	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.8	12.4		2.2	13.8		4.2	7.5		0.8	12.4	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	16.4	21.5		16.4	22.1		17.9	19.8		17.0	24.1	
Incremental Delay (d_2), s/veh	0.8	5.7		0.4	8.0		4.2	0.9		0.1	10.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	17.2	27.2		16.8	30.2		22.0	20.6		17.0	34.9	
Level of Service (LOS)	B	C		B	C		C	C		B	C	
Approach Delay, s/veh / LOS	24.8	C		27.5	C		21.2	C		33.3	C	
Intersection Delay, s/veh / LOS	26.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.91	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	1.57	B	1.58	B	1.34	A	1.27	A

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HCS Two-Way Stop-Control Report

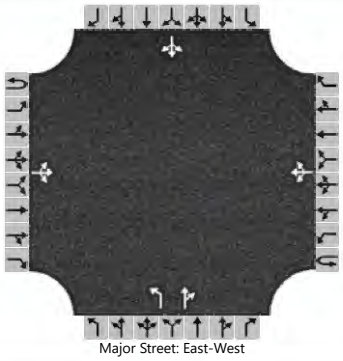
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2038 No Build AM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.79
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		7	8	100		37	21	4		73	2	66		0	2	1
Percent Heavy Vehicles (%)		4				4				4	4	4		4	4	4
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.14				4.14				7.14	6.54	6.24		7.14	6.54	6.24
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.24				3.54	4.04	3.34		3.54	4.04	3.34

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		9				47				92		86			4	
Capacity, c (veh/h)		1568				1435				704		968			701	
v/c Ratio		0.01				0.03				0.13		0.09			0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.1				0.5		0.3			0.0	
95% Queue Length, Q_{95} (ft)		0.0				2.5				12.9		7.7			0.0	
Control Delay (s/veh)		7.3	0.0	0.0		7.6	0.3	0.3		10.9		9.1			10.2	
Level of Service (LOS)		A	A	A		A	A	A		B		A			B	
Approach Delay (s/veh)	0.5				4.6				10.0				10.2			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

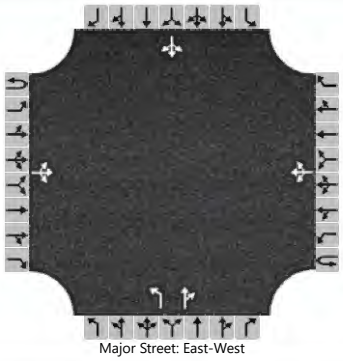
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2038 No Build PM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		0	25	192		72	33	1		156	4	50		8	16	7
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				79				171		59			34	
Capacity, c (veh/h)		1580				1334				554		877			565	
v/c Ratio		0.00				0.06				0.31		0.07			0.06	
95% Queue Length, Q_{95} (veh)		0.0				0.2				1.3		0.2			0.2	
95% Queue Length, Q_{95} (ft)		0.0				5.0				32.8		5.0			5.0	
Control Delay (s/veh)		7.3	0.0	0.0		7.9	0.5	0.5		14.4		9.4			11.8	
Level of Service (LOS)		A	A	A		A	A	A		B		A			B	
Approach Delay (s/veh)	0.0				5.5				13.1				11.8			
Approach LOS	A				A				B				B			

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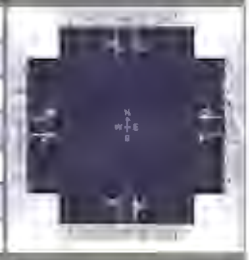
APPENDIX H:
2038 BUILD INTERSECTION CAPACITY ANALYSIS

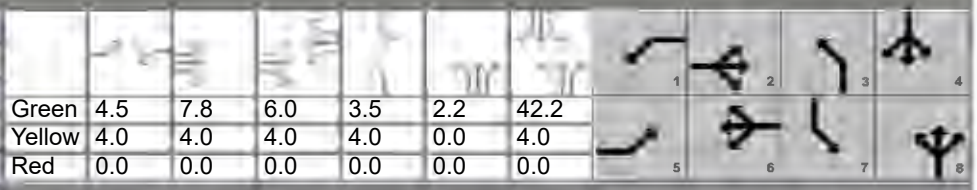
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.95
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BAM Siler-Rufina.xus		
Project Description	2038 Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	307	73	174	55	25	28	126	501	34	35	572	200

Signal Information			
Cycle, s	86.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	4.5	7.8		6.0	3.5	2.2	42.2					
Yellow	4.0	4.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	20.3	21.8	8.5	10.0	9.8	48.4	7.5	46.2
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	16.0	15.0	4.6	4.8	5.1	20.8	2.9	39.9
Green Extension Time (g_e), s	0.2	0.7	0.0	0.1	0.1	0.0	0.0	2.1
Phase Call Probability	1.00	1.00	0.75	1.00	0.96	1.00	0.59	1.00
Max Out Probability	1.00	0.00	1.00	1.00	0.04	1.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	323	260		58	56		133	563		37	813	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1634		1753	1681		1753	1820		1753	1759	
Queue Service Time (g_s), s	14.0	13.0		2.6	2.8		3.1	18.8		0.9	37.9	
Cycle Queue Clearance Time (g_c), s	14.0	13.0		2.6	2.8		3.1	18.8		0.9	37.9	
Green Ratio (*g/C*)	0.28	0.21		0.12	0.07		0.56	0.51		0.53	0.49	
Capacity (*c*), veh/h	465	337		212	117		234	937		385	861	
Volume-to-Capacity Ratio (*X*)	0.695	0.771		0.274	0.478		0.567	0.601		0.096	0.944	
Back of Queue (*Q*), ft/ln (95 th percentile)	259	228		51	54		58	304		15	544	
Back of Queue (*Q*), veh/ln (95 th percentile)	10.0	8.9		2.0	2.1		2.2	11.8		0.6	21.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.48	0.00		0.30	0.00		0.29	0.00		0.15	0.00	
Uniform Delay (d_1), s/veh	27.5	32.4		34.6	38.8		19.0	14.7		11.8	21.0	
Incremental Delay (d_2), s/veh	2.7	1.4		0.3	1.1		0.8	0.8		0.0	2.6	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	30.2	33.8		34.8	39.9		19.8	15.5		11.8	23.5	
Level of Service (LOS)	C	C		C	D		B	B		B	C	
Approach Delay, s/veh / LOS	31.8	C		37.3	D		16.3	B		23.0	C	
Intersection Delay, s/veh / LOS	23.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.94	B	1.89	B	1.89	B
Bicycle LOS Score / LOS	1.45	A	0.68	A	1.64	B	1.89	B

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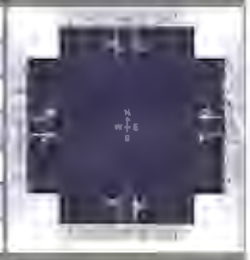
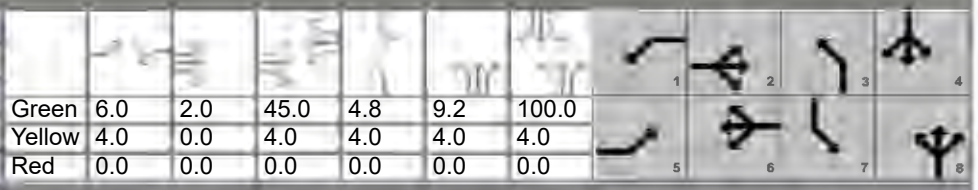
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BPM Siler-Rufina.xus		
Project Description	2038 Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	288	38	344	86	91	59	226	509	28	29	552	364

Signal Information			
Cycle, s	187.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	6.0	2.0		45.0	4.8	9.2	100.0					
Yellow	4.0	0.0		4.0	4.0	4.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.0	51.0	10.0	49.0	22.0	117.2	8.8	104.0
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	10.0	49.0	8.0	16.9	20.0	36.8	3.5	102.0
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0
Phase Call Probability	1.00	1.00	0.99	1.00	1.00	1.00	0.81	1.00
Max Out Probability	1.00	1.00	1.00	1.00	1.00	0.84	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	313	415		93	163		246	584		32	996	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1584		1753	1719		1753	1824		1753	1718	
Queue Service Time (g_s), s	8.0	47.0		6.0	14.9		18.0	34.8		1.5	100.0	
Cycle Queue Clearance Time (g_c), s	8.0	47.0		6.0	14.9		18.0	34.8		1.5	100.0	
Green Ratio (*g/C*)	0.28	0.25		0.27	0.24		0.64	0.61		0.56	0.53	
Capacity (*c*), veh/h	307	398		95	414		207	1104		418	919	
Volume-to-Capacity Ratio (*X*)	1.019	1.043		0.987	0.394		1.185	0.529		0.075	1.084	
Back of Queue (*Q*), ft/ln (95 th percentile)	585	892		184	280		649	557		30	1886	
Back of Queue (*Q*), veh/ln (95 th percentile)	22.7	34.6		7.2	10.8		25.2	21.6		1.2	73.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	3.34	0.00		1.09	0.00		3.25	0.00		0.30	0.00	
Uniform Delay (d_1), s/veh	72.0	70.0		64.6	59.6		70.4	21.4		19.9	43.5	
Incremental Delay (d_2), s/veh	56.3	56.7		87.7	0.2		121.5	0.2		0.0	55.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	128.3	126.7		152.3	59.8		191.9	21.7		20.0	98.6	
Level of Service (LOS)	F	F		F	E		F	C		B	F	
Approach Delay, s/veh / LOS	127.4	F		93.5	F		72.1	E		96.2	F	
Intersection Delay, s/veh / LOS	96.9						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.96	B	1.96	B	1.90	B	1.92	B
Bicycle LOS Score / LOS	1.69	B	0.91	A	1.86	B	2.18	B

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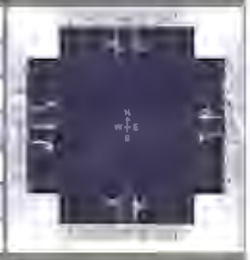
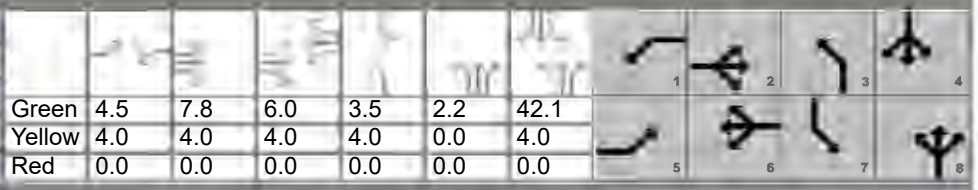
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.95
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BAM Siler-Rufina_Mitigation.xus		
Project Description	2038 Build AM Mitigated				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	307	73	174	55	25	28	126	501	34	35	572	200

Signal Information			
Cycle, s	86.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB			SB		
Green	4.5	7.8	6.0	3.5	2.2	42.1					
Yellow	4.0	4.0	4.0	4.0	0.0	4.0					
Red	0.0	0.0	0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	20.3	21.8	8.5	10.0	9.8	48.3	7.5	46.1
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	16.0	10.8	4.6	4.8	5.1	20.8	2.9	39.9
Green Extension Time (g_e), s	0.2	0.7	0.0	0.1	0.1	0.0	0.0	2.1
Phase Call Probability	1.00	1.00	0.75	1.00	0.96	1.00	0.59	1.00
Max Out Probability	1.00	0.00	1.00	1.00	0.04	1.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	323	77	183	58	56		133	563		37	813	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1841	1610	1753	1681		1753	1820		1753	1759	
Queue Service Time (g_s), s	14.0	3.0	8.8	2.6	2.8		3.1	18.8		0.9	37.9	
Cycle Queue Clearance Time (g_c), s	14.0	3.0	8.8	2.6	2.8		3.1	18.8		0.9	37.9	
Green Ratio (*g/C*)	0.28	0.21	0.21	0.12	0.07		0.56	0.51		0.53	0.49	
Capacity (*c*), veh/h	465	380	332	266	117		234	937		384	860	
Volume-to-Capacity Ratio (*X*)	0.696	0.202	0.551	0.218	0.478		0.567	0.601		0.096	0.944	
Back of Queue (*Q*), ft/ln (95 th percentile)	258	61	152	51	54		57	304		15	544	
Back of Queue (*Q*), veh/ln (95 th percentile)	10.0	2.4	6.1	2.0	2.1		2.2	11.8		0.6	21.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.48	0.00	0.00	0.30	0.00		0.29	0.00		0.15	0.00	
Uniform Delay (d_1), s/veh	27.5	28.4	30.7	34.4	38.7		19.0	14.7		11.8	20.9	
Incremental Delay (d_2), s/veh	2.7	0.1	0.5	0.2	1.1		0.8	0.8		0.0	2.6	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	30.1	28.5	31.2	34.6	39.8		19.8	15.5		11.8	23.5	
Level of Service (LOS)	C	C	C	C	D		B	B		B	C	
Approach Delay, s/veh / LOS	30.3	C		37.1	D		16.3	B		23.0	C	
Intersection Delay, s/veh / LOS	23.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.94	B	1.89	B	2.09	B
Bicycle LOS Score / LOS	1.45	A	0.68	A	1.64	B	1.89	B

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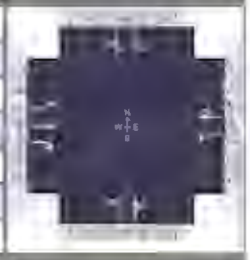
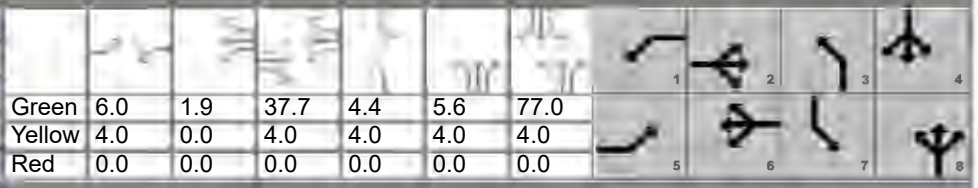
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.92
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Siler Rd	File Name	1_BPM Siler-Rufina_Mitigation.xus		
Project Description	2038 Build PM Mitigated				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	288	38	344	86	91	59	226	509	28	29	552	364

Signal Information			
Cycle, s	152.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	6.0	1.9		37.7	4.4	5.6	77.0					
Yellow	4.0	0.0		4.0	4.0	4.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.0	41.7	11.9	43.6	18.0	90.6	8.4	81.0
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.3	3.2	3.3	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	8.0	36.8	8.0	13.8	16.0	33.1	3.3	79.0
Green Extension Time (g_e), s	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	0.98	1.00	1.00	1.00	0.74	1.00
Max Out Probability	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	313	41	374	93	163		246	584		32	996	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1841	1610	1753	1719		1753	1824		1753	1718	
Queue Service Time (g_s), s	6.0	2.6	34.8	6.0	11.8		14.0	31.1		1.3	77.0	
Cycle Queue Clearance Time (g_c), s	6.0	2.6	34.8	6.0	11.8		14.0	31.1		1.3	77.0	
Green Ratio (*g/C*)	0.29	0.25	0.25	0.30	0.26		0.61	0.57		0.53	0.50	
Capacity (*c*), veh/h	319	455	398	447	446		208	1034		384	867	
Volume-to-Capacity Ratio (*X*)	0.980	0.091	0.939	0.209	0.365		1.181	0.564		0.082	1.149	
Back of Queue (*Q*), ft/ln (95 th percentile)	501	57	524	123	229		447	501		25	1802	
Back of Queue (*Q*), veh/ln (95 th percentile)	19.4	2.2	20.9	4.8	8.9		17.3	19.4		1.0	69.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	2.86	0.00	0.00	0.73	0.00		2.24	0.00		0.25	0.00	
Uniform Delay (d_1), s/veh	59.0	44.2	56.3	39.6	46.2		54.2	21.0		18.8	37.8	
Incremental Delay (d_2), s/veh	44.8	0.0	4.8	0.1	0.2		119.9	0.4		0.0	80.4	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	103.7	44.3	61.1	39.7	46.4		174.1	21.5		18.9	118.2	
Level of Service (LOS)	F	D	E	D	D		F	C		B	F	
Approach Delay, s/veh / LOS	78.5	E		44.0	D		66.7	E		115.1	F	
Intersection Delay, s/veh / LOS	85.2						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.95	B	1.95	B	1.90	B	2.11	B
Bicycle LOS Score / LOS	1.69	B	0.91	A	1.86	B	2.18	B

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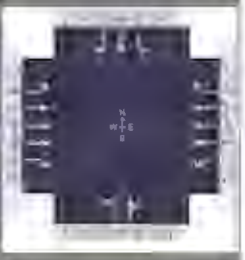
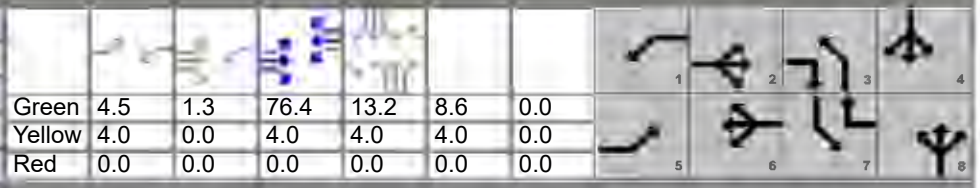
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.91
Urban Street	CALLE DEL CIELO	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BAM Calle del Cielo-Cerrillos.xus		
Project Description	2038 Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	102	1789	26	38	1096	128	40	35	49	147	20	92

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	4.5	1.3		76.4	13.2	8.6	0.0					
Yellow	4.0	0.0		4.0	4.0	4.0	0.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	3.0	1.1	3.0		10.0		9.0
Phase Duration, s	9.9	81.8	8.5	80.4		12.6		17.2
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0		4.0		4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.1		3.1
Queue Clearance Time (g_s), s	4.6		2.9			8.5		12.7
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0		0.2		0.4
Phase Call Probability	0.98		0.75			0.99		1.00
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	112	1966	29	42	1204	141	44	92		162	22	101
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1685	1572	1767	1685	1572	1767	1679		1767	1856	1572
Queue Service Time (g_s), s	2.6	26.9	0.6	0.9	13.6	3.0	2.8	6.5		10.7	1.3	7.3
Cycle Queue Clearance Time (g_c), s	2.6	26.9	0.6	0.9	13.6	3.0	2.8	6.5		10.7	1.3	7.3
Green Ratio (*g/C*)	0.69	0.65	0.72	0.69	0.64	0.75	0.07	0.07		0.11	0.11	0.11
Capacity (*c*), veh/h	387	3276	1131	220	3219	1174	126	120		194	203	172
Volume-to-Capacity Ratio (*X*)	0.289	0.600	0.025	0.190	0.374	0.120	0.349	0.771		0.834	0.108	0.586
Back of Queue (*Q*), ft/ln (95 th percentile)	40	365	9	14	212	40	58	130		218	27	134
Back of Queue (*Q*), veh/ln (95 th percentile)	1.6	14.2	0.3	0.6	8.3	1.5	2.3	5.1		8.5	1.1	5.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.27	0.00	0.00	0.07	0.00	0.00	0.36	0.00		3.11	0.00	0.00
Uniform Delay (d_1), s/veh	7.4	12.2	4.8	9.8	10.4	4.2	53.1	54.8		52.3	48.1	50.8
Incremental Delay (d_2), s/veh	0.2	0.8	0.0	0.2	0.3	0.2	0.6	3.9		3.6	0.1	1.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	7.5	13.0	4.9	9.9	10.7	4.4	53.7	58.7		55.9	48.2	52.0
Level of Service (LOS)	A	B	A	A	B	A	D	E		E	D	D
Approach Delay, s/veh / LOS	12.6	B		10.1	B		57.1	E		53.9	D	
Intersection Delay, s/veh / LOS	16.2						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.88	B	2.07	B	2.75	C	2.74	C
Bicycle LOS Score / LOS	1.65	B	1.25	A	0.71	A	0.96	A

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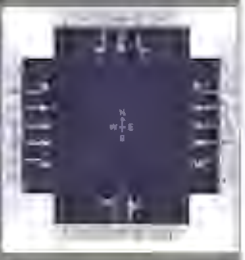
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.96
Urban Street	CALLE DEL CIELO	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BPM Calle del Cielo-Cerrillos.xus		
Project Description	2038 Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	109	1861	21	68	2366	156	53	40	47	206	52	152

Signal Information					EB			WB			NB			SB		
Cycle, s	120.0	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	5.4	0.4		79.9	5.0	2.0	11.3					
Uncoordinated	No	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.9	84.3	9.4	83.9	9.0	15.3	11.0	17.2
Change Period, (*Y+R c*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (*g s*), s	4.3		3.4		5.3	8.1	9.0	13.1
Green Extension Time (*g e*), s	0.1	0.0	0.1	0.0	0.0	0.3	0.0	0.1
Phase Call Probability	0.98		0.91		0.84	1.00	1.00	1.00
Max Out Probability	0.01		0.00		0.00	0.25	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	114	1939	22	71	2465	163	55	91		215	54	158
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598	1795	1718		1795	1885	1598
Queue Service Time (*g s*), s	2.3	24.1	0.5	1.4	37.0	3.8	3.3	6.1		7.0	3.2	11.1
Cycle Queue Clearance Time (*g c*), s	2.3	24.1	0.5	1.4	37.0	3.8	3.3	6.1		7.0	3.2	11.1
Green Ratio (*g/C*)	0.71	0.67	0.71	0.71	0.67	0.72	0.14	0.09		0.15	0.11	0.16
Capacity (*c*), veh/h	197	3436	1136	249	3417	1156	227	161		222	208	254
Volume-to-Capacity Ratio (*X*)	0.577	0.564	0.019	0.284	0.721	0.141	0.243	0.561		0.967	0.261	0.623
Back of Queue (*Q*), ft/ln (95 th percentile)	100	326	7	21	470	52	66	119		254	67	201
Back of Queue (*Q*), veh/ln (95 th percentile)	3.9	12.9	0.3	0.8	18.6	2.0	2.6	4.7		10.1	2.7	8.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.66	0.00	0.00	0.11	0.00	0.00	0.41	0.00		3.64	0.00	0.00
Uniform Delay (*d 1*), s/veh	22.6	10.6	5.1	8.6	12.9	5.1	46.2	52.0		52.1	48.9	47.1
Incremental Delay (*d 2*), s/veh	1.0	0.7	0.0	0.2	1.3	0.3	0.2	1.1		50.5	0.2	2.4
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	23.6	11.2	5.1	8.8	14.3	5.3	46.5	53.1		102.6	49.1	49.5
Level of Service (LOS)	C	B	A	A	B	A	D	D		F	D	D
Approach Delay, s/veh / LOS	11.8	B		13.6	B		50.6	D		76.2	E	
Intersection Delay, s/veh / LOS	18.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.87	B	2.06	B	2.74	C	2.74	C
Bicycle LOS Score / LOS	1.63	B	1.97	B	0.73	A	1.19	A

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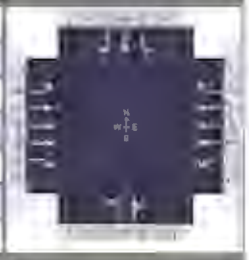
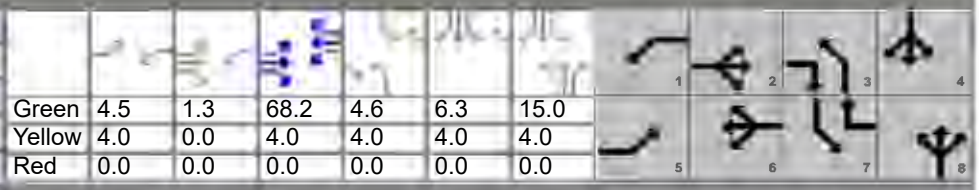
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.91
Urban Street	CALLE DEL CIELO	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BAM Calle del Cielo-Cerrillos_Mitigation.xus		
Project Description	2038 Build AM Mitigations				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	102	1789	26	38	1096	128	40	35	49	147	20	92

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	4.5	1.3		68.2	4.6	6.3	15.0					
Yellow	4.0	0.0		4.0	4.0	4.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.9	73.6	8.5	72.2	8.6	19.0	18.9	29.3
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	5.1		3.1		4.6	8.1	10.9	8.5
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.0	0.3	0.2	0.4
Phase Call Probability	0.98		0.75		0.77	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	112	1966	29	42	1204	141	44	92		162	22	101
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1685	1572	1767	1685	1572	1767	1679		1767	1856	1572
Queue Service Time (g_s), s	3.1	32.1	0.8	1.1	16.2	3.6	2.6	6.1		8.9	1.1	6.5
Cycle Queue Clearance Time (g_c), s	3.1	32.1	0.8	1.1	16.2	3.6	2.6	6.1		8.9	1.1	6.5
Green Ratio (*g/C*)	0.62	0.58	0.62	0.62	0.57	0.69	0.16	0.12		0.27	0.21	0.21
Capacity (*c*), veh/h	346	2930	972	195	2873	1090	300	210		376	391	332
Volume-to-Capacity Ratio (*X*)	0.324	0.671	0.029	0.214	0.419	0.129	0.146	0.440		0.430	0.056	0.305
Back of Queue (*Q*), ft/ln (95 th percentile)	52	446	13	19	254	52	51	118		174	24	115
Back of Queue (*Q*), veh/ln (95 th percentile)	2.1	17.4	0.5	0.7	9.9	2.0	2.0	4.6		6.8	0.9	4.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.35	0.00	0.00	0.09	0.00	0.00	0.32	0.00		2.49	0.00	0.00
Uniform Delay (d_1), s/veh	10.8	17.3	8.9	14.3	14.7	6.2	43.1	48.6		35.9	37.8	39.9
Incremental Delay (d_2), s/veh	0.2	1.2	0.1	0.2	0.5	0.2	0.1	0.5		0.3	0.0	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	11.0	18.6	9.0	14.5	15.1	6.5	43.1	49.2		36.2	37.8	40.1
Level of Service (LOS)	B	B	A	B	B	A	D	D		D	D	D
Approach Delay, s/veh / LOS	18.1	B		14.2	B		47.2	D		37.7	D	
Intersection Delay, s/veh / LOS	19.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.89	B	2.09	B	2.74	C	2.73	C
Bicycle LOS Score / LOS	1.65	B	1.25	A	0.71	A	0.96	A

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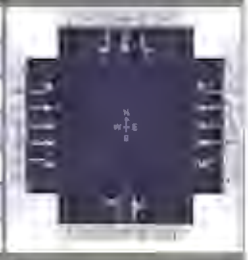
HCS Signalized Intersection Results Summary

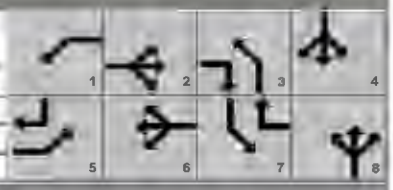
General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 16, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.96
Urban Street	CALLE DEL CIELO	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	CALLE DEL CIELO & C…	File Name	2_BPM Calle del Cielo-Cerrillos_Mitigation.xus		
Project Description	2038 Build PM Mitigation				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	109	1861	21	68	2366	156	53	40	47	206	52	152

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.4	0.4	68.2	5.0	10.9	10.0	
Yellow	4.0	0.0	4.0	4.0	4.0	4.0	
Red	0.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.9	72.6	9.4	72.2	9.0	14.0	24.0	28.9
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	5.1		3.9		5.3	8.1	13.9	11.8
Green Extension Time (g_e), s	0.2	0.0	0.1	0.0	0.1	0.5	0.2	0.6
Phase Call Probability	0.98		0.91		0.84	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.02	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	114	1939	22	71	2465	163	55	91		215	54	158
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1712	1598	1795	1712	1598	1795	1718		1795	1885	1598
Queue Service Time (g_s), s	3.1	31.2	0.6	1.9	47.8	3.6	3.3	6.1		11.9	2.8	9.8
Cycle Queue Clearance Time (g_c), s	3.1	31.2	0.6	1.9	47.8	3.6	3.3	6.1		11.9	2.8	9.8
Green Ratio (*g/C*)	0.62	0.57	0.61	0.62	0.57	0.73	0.13	0.08		0.27	0.21	0.26
Capacity (*c*), veh/h	171	2935	980	213	2916	1173	249	143		402	392	410
Volume-to-Capacity Ratio (*X*)	0.664	0.661	0.022	0.332	0.845	0.138	0.222	0.633		0.534	0.138	0.386
Back of Queue (*Q*), ft/ln (95 th percentile)	84	436	10	32	639	49	67	121		225	59	172
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3	17.3	0.4	1.3	25.4	1.9	2.7	4.8		8.9	2.3	6.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.56	0.00	0.00	0.16	0.00	0.00	0.42	0.00		3.22	0.00	0.00
Uniform Delay (d_1), s/veh	26.7	17.7	9.1	15.0	21.5	4.7	47.4	53.2		37.0	38.8	36.8
Incremental Delay (d_2), s/veh	1.7	1.2	0.0	0.3	3.2	0.2	0.2	1.7		0.6	0.1	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	28.3	18.9	9.1	15.4	24.8	5.0	47.5	54.9		37.5	38.8	37.0
Level of Service (LOS)	C	B	A	B	C	A	D	D		D	D	D
Approach Delay, s/veh / LOS	19.3	B		23.3	C		52.1	D		37.5	D	
Intersection Delay, s/veh / LOS	23.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.89	B	2.09	B	2.74	C	2.73	C
Bicycle LOS Score / LOS	1.63	B	1.97	B	0.73	A	1.19	A

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HCS Two-Way Stop-Control Report

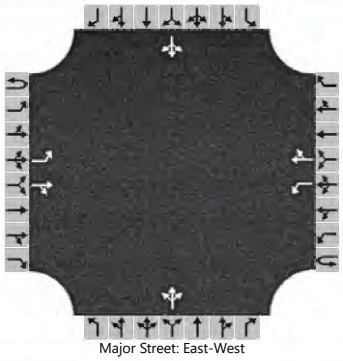
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2038 Build AM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.89
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		19	647	74		19	249	21		26	14	18		13	10	7
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		21				21					65				34	
Capacity, c (veh/h)		1252				811					268				249	
v/c Ratio		0.02				0.03					0.24				0.14	
95% Queue Length, Q_{95} (veh)		0.1				0.1					0.9				0.5	
95% Queue Length, Q_{95} (ft)		2.6				2.6					23.0				12.8	
Control Delay (s/veh)		7.9				9.6					22.7				21.7	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.2				0.6				22.7				21.7			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

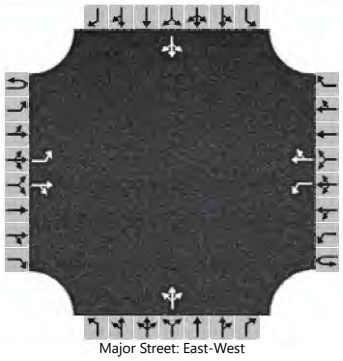
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2038 Build PM

Site Information

Intersection	Rufina St & Rufina Circle (west)/Parkway Dr
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (west)
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		13	436	82		19	515	29		69	30	35		39	25	52
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14				20					141				122	
Capacity, c (veh/h)		1000				1024					267				299	
v/c Ratio		0.01				0.02					0.53				0.41	
95% Queue Length, Q_{95} (veh)		0.0				0.1					2.8				1.9	
95% Queue Length, Q_{95} (ft)		0.0				2.5					71.1				48.3	
Control Delay (s/veh)		8.6				8.6					32.6				25.1	
Level of Service (LOS)		A				A					D				D	
Approach Delay (s/veh)	0.2				0.3				32.6				25.1			
Approach LOS	A				A				D				D			

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HCS Two-Way Stop-Control Report

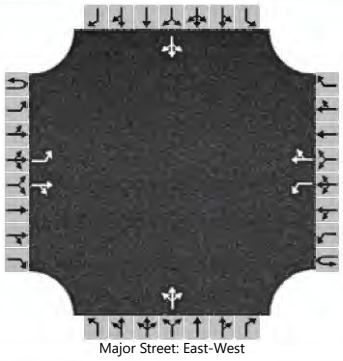
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2038 Build AM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	643	44		89	249	0		31	0	82		1	0	1
Percent Heavy Vehicles (%)		2				2				2	2	2		2	2	2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.12				7.12	6.52	6.22		7.12	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.22				2.22				3.52	4.02	3.32		3.52	4.02	3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				103					131				2	
Capacity, c (veh/h)		1272				824					345				246	
v/c Ratio		0.00				0.13					0.38				0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.4					1.7				0.0	
95% Queue Length, Q_{95} (ft)		0.0				10.2					43.2				0.0	
Control Delay (s/veh)		7.8				10.0					21.7				19.8	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.0				2.6				21.7				19.8			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

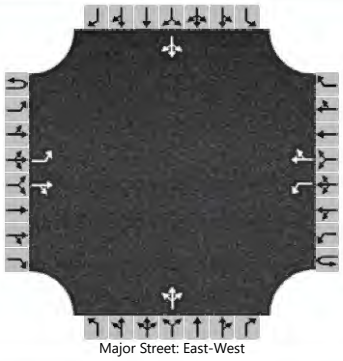
General Information

Analyst	MG
Agency/Co.	BH
Date Performed	7/16/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2038 Build PM

Site Information

Intersection	Rufina St & Rufina Circle (east)
Jurisdiction	Santa Fe
East/West Street	Rufina Street
North/South Street	Rufina Circle (east)
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		0	1	0		0	1	0
Configuration		L		TR		L		TR			LTR				LTR	
Volume (veh/h)		0	442	60		106	582	1		44	0	109		0	0	0
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				116					168				0	
Capacity, c (veh/h)		948				1023					389				0	
v/c Ratio		0.00				0.11					0.43					
95% Queue Length, Q_{95} (veh)		0.0				0.4					2.1					
95% Queue Length, Q_{95} (ft)		0.0				10.1					52.9					
Control Delay (s/veh)		8.8				9.0					21.1					
Level of Service (LOS)		A				A					C					
Approach Delay (s/veh)		0.0				1.4				21.1						
Approach LOS		A				A				C						

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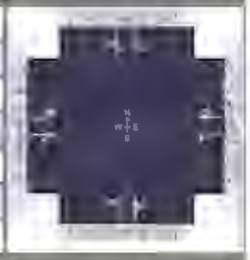
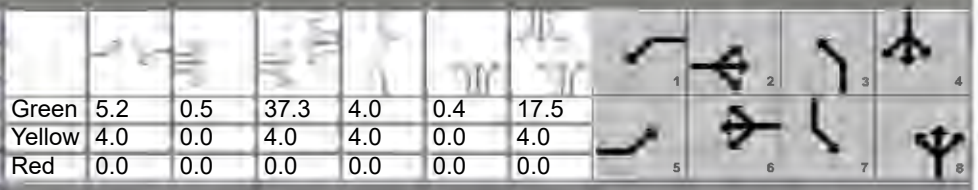
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	AM	PHF	0.94
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_BAM Rufina-Richards.xus		
Project Description	2038 Build AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	120	592	152	80	166	19	53	155	139	44	205	95

Signal Information			
Cycle, s	80.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	5.2	0.5		37.3	4.0	0.4	17.5					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	0.0	0.0		0.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.7	41.8	9.2	41.3	8.4	21.9	8.0	21.5
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	4.9	35.4	3.9	7.2	3.9	15.9	3.6	15.9
Green Extension Time (g_e), s	0.0	2.0	0.0	0.0	0.0	1.3	0.0	1.3
Phase Call Probability	0.94	1.00	0.85	1.00	0.72	1.00	0.65	1.00
Max Out Probability	1.00	0.00	1.00	1.00	1.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	128	791		85	197		56	313		47	319	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1818		1795	1851		1795	1737		1795	1784	
Queue Service Time (g_s), s	2.9	33.4		1.9	5.2		1.9	13.9		1.6	13.9	
Cycle Queue Clearance Time (g_c), s	2.9	33.4		1.9	5.2		1.9	13.9		1.6	13.9	
Green Ratio (*g/C*)	0.54	0.47		0.53	0.46		0.27	0.22		0.27	0.22	
Capacity (*c*), veh/h	702	853		227	856		235	386		205	387	
Volume-to-Capacity Ratio (*X*)	0.182	0.928		0.375	0.230		0.239	0.811		0.228	0.824	
Back of Queue (*Q*), ft/ln (95 th percentile)	48	487		33	93		36	245		30	251	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.9	19.3		1.3	3.7		1.4	9.7		1.2	10.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	9.7	20.4		17.9	13.2		23.6	30.1		24.1	30.4	
Incremental Delay (d_2), s/veh	0.0	2.1		0.4	0.1		0.2	1.6		0.2	1.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	9.8	22.4		18.3	13.2		23.8	31.7		24.3	32.1	
Level of Service (LOS)	A	C		B	B		C	C		C	C	
Approach Delay, s/veh / LOS	20.7	C		14.8	B		30.5	C		31.1	C	
Intersection Delay, s/veh / LOS	23.6						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.93	B	1.93	B
Bicycle LOS Score / LOS	2.00	B	0.95	A	1.10	A	1.09	A

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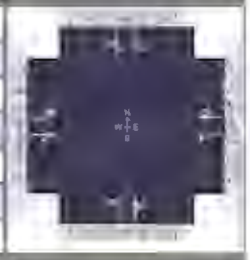
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Jul 17, 2025	Area Type	Other
Jurisdiction	Santa Fe	Time Period	PM	PHF	0.97
Urban Street	Rufina Street	Analysis Year	2038	Analysis Period	1> 7:00
Intersection	Rufina St & Richards Ave	File Name	5_BPM Rufina-Richards.xus		
Project Description	2038 Build PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	154	397	103	136	503	34	189	226	95	39	251	169

Signal Information					EB			WB			NB			SB		
Cycle, s	70.8	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	5.6	0.1		23.6	3.3	2.7	19.4					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0		0.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.8	27.8	9.6	27.6	10.0	26.1	7.3	23.4
Change Period, ($Y+R_c$), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	3.2	3.1	3.2	3.1	3.2	3.2	3.2	3.2
Queue Clearance Time (g_s), s	6.0	20.6	5.5	21.9	7.4	13.0	3.1	18.8
Green Extension Time (g_e), s	0.0	1.7	0.0	1.7	0.0	0.0	0.0	0.6
Phase Call Probability	0.96	1.00	0.94	1.00	0.98	1.00	0.55	1.00
Max Out Probability	1.00	0.28	1.00	0.30	1.00	1.00	1.00	0.29

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	159	515		140	554		195	331		40	433	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1818		1795	1864		1795	1790		1795	1758	
Queue Service Time (g_s), s	4.0	18.6		3.5	19.9		5.4	11.0		1.1	16.8	
Cycle Queue Clearance Time (g_c), s	4.0	18.6		3.5	19.9		5.4	11.0		1.1	16.8	
Green Ratio (*g/C*)	0.42	0.34		0.41	0.33		0.37	0.31		0.32	0.27	
Capacity (*c*), veh/h	293	610		284	622		290	560		321	482	
Volume-to-Capacity Ratio (*X*)	0.543	0.845		0.494	0.890		0.673	0.591		0.125	0.897	
Back of Queue (*Q*), ft/ln (95 th percentile)	71	335		61	374		112	201		20	321	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.8	13.3		2.4	14.9		4.4	8.0		0.8	12.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	16.7	21.8		16.7	22.4		18.4	20.5		17.5	24.7	
Incremental Delay (d_2), s/veh	1.0	7.0		0.5	9.7		4.9	1.1		0.1	11.6	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	17.7	28.8		17.2	32.1		23.3	21.7		17.6	36.3	
Level of Service (LOS)	B	C		B	C		C	C		B	D	
Approach Delay, s/veh / LOS	26.2	C		29.1	C		22.3	C		34.7	C	
Intersection Delay, s/veh / LOS	27.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.91	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	1.60	B	1.63	B	1.36	A	1.27	A

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HCS Two-Way Stop-Control Report

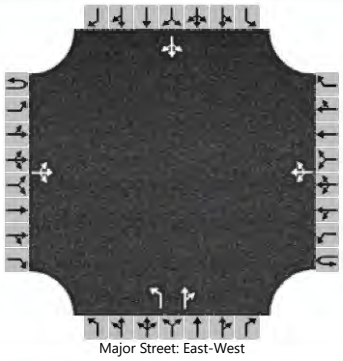
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	2038 Build AM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.79
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		7	8	100		149	21	4		73	2	186		0	2	1
Percent Heavy Vehicles (%)		4				4				4	4	4		4	4	4
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.14				4.14				7.14	6.54	6.24		7.14	6.54	6.24
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.24				3.54	4.04	3.34		3.54	4.04	3.34

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		9				189				92		238			4	
Capacity, c (veh/h)		1568				1435				409		968			475	
v/c Ratio		0.01				0.13				0.23		0.25			0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.5				0.9		1.0			0.0	
95% Queue Length, Q_{95} (ft)		0.0				12.5				23.2		25.8			0.0	
Control Delay (s/veh)		7.3	0.0	0.0		7.9	1.1	1.1		16.4		9.9			12.6	
Level of Service (LOS)		A	A	A		A	A	A		C		A			B	
Approach Delay (s/veh)	0.5				6.9				11.7				12.6			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

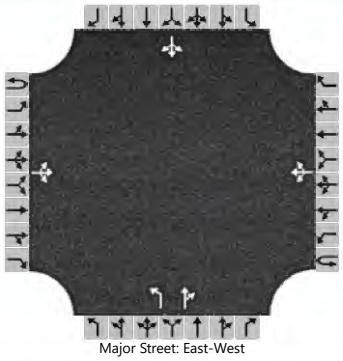
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/17/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	2038 Build PM

Site Information

Intersection	Rufina Circle & Calle del Cielo
Jurisdiction	Santa Fe
East/West Street	Rufina Circle
North/South Street	Calle del Cielo
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	1	0		0	1	0
Configuration			LTR				LTR			L		TR			LTR	
Volume (veh/h)		0	25	192		192	33	1		156	4	163		8	16	7
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.11	6.51	6.21		7.11	6.51	6.21
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				211				171		184			34	
Capacity, c (veh/h)		1580				1334				326		885			338	
v/c Ratio		0.00				0.16				0.53		0.21			0.10	
95% Queue Length, Q_{95} (veh)		0.0				0.6				2.9		0.8			0.3	
95% Queue Length, Q_{95} (ft)		0.0				15.0				73.1		20.2			7.6	
Control Delay (s/veh)		7.3	0.0	0.0		8.2	1.3	1.3		27.7		10.1			16.8	
Level of Service (LOS)		A	A	A		A	A	A		D		B			C	
Approach Delay (s/veh)	0.0				7.2				18.6				16.8			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

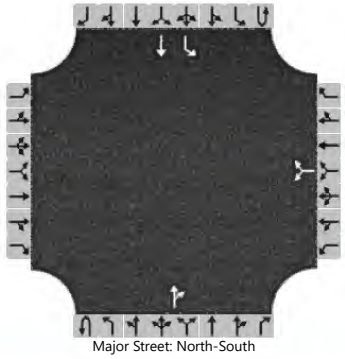
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/18/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	2038 Build AM

Site Information

Intersection	Rufina Circle & Access 1
Jurisdiction	Santa Fe
East/West Street	Access 1
North/South Street	Rufina Circle
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	1	0
Configuration							LR					TR		L	T	
Volume (veh/h)						19		66			52	20		70	70	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized																
Median Type | Storage							Undivided									

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							92							76		
Capacity, c (veh/h)							895							1520		
v/c Ratio							0.10							0.05		
95% Queue Length, Q_{95} (veh)							0.3							0.2		
95% Queue Length, Q_{95} (ft)							7.6							5.1		
Control Delay (s/veh)							9.5							7.5		
Level of Service (LOS)							A							A		
Approach Delay (s/veh)						9.5								3.7		
Approach LOS						A								A		

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HCS Two-Way Stop-Control Report

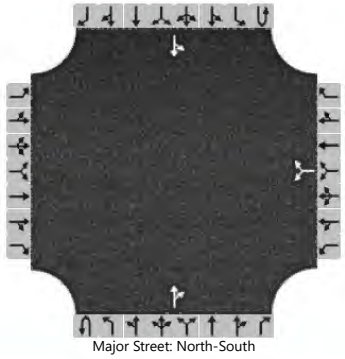
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/18/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	2038 Build PM

Site Information

Intersection	Rufina Circle & Access 2
Jurisdiction	Santa Fe
East/West Street	Access 2
North/South Street	Rufina Circle
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						100		10			101	94		9	122	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							120							10		
Capacity, c (veh/h)							689							1358		
v/c Ratio							0.17							0.01		
95% Queue Length, Q_{95} (veh)							0.6							0.0		
95% Queue Length, Q_{95} (ft)							15.2							0.0		
Control Delay (s/veh)							11.3							7.7	0.1	
Level of Service (LOS)							B							A	A	
Approach Delay (s/veh)						11.3								0.6		
Approach LOS						B								A		

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HCS Two-Way Stop-Control Report

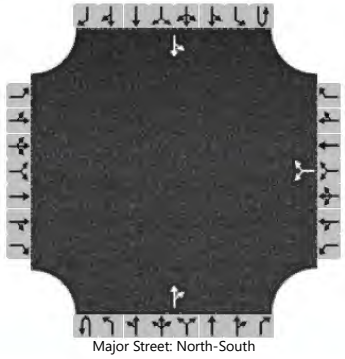
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/18/2025
Analysis Year	2038
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	2038 Build AM

Site Information

Intersection	Rufina Circle & Access 2
Jurisdiction	Santa Fe
East/West Street	Access 2
North/South Street	Rufina Circle
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						94		9			63	100		10	78	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							112							11		
Capacity, c (veh/h)							765							1399		
v/c Ratio							0.15							0.01		
95% Queue Length, Q_{95} (veh)							0.5							0.0		
95% Queue Length, Q_{95} (ft)							12.7							0.0		
Control Delay (s/veh)							10.5							7.6	0.1	
Level of Service (LOS)							B							A	A	
Approach Delay (s/veh)						10.5								0.9		
Approach LOS						B								A		

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HCS Two-Way Stop-Control Report

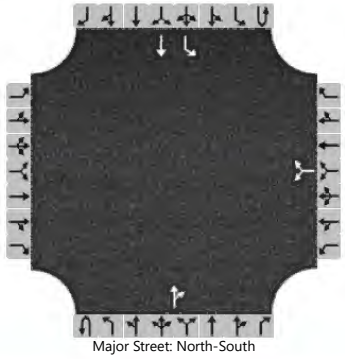
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	7/18/2025
Analysis Year	2038
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	2038 Build PM

Site Information

Intersection	Rufina Circle & Access 1
Jurisdiction	Santa Fe
East/West Street	Access 1
North/South Street	Rufina Circle
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	1	0
Configuration							LR					TR		L	T	
Volume (veh/h)						20		70			92	19		66	112	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized																
Median Type | Storage							Undivided									

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							98							72		
Capacity, c (veh/h)							835							1467		
v/c Ratio							0.12							0.05		
95% Queue Length, Q_{95} (veh)							0.4							0.2		
95% Queue Length, Q_{95} (ft)							10.2							5.1		
Control Delay (s/veh)							9.9							7.6		
Level of Service (LOS)							A							A		
Approach Delay (s/veh)							9.9							2.8		
Approach LOS							A							A		

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APPENDIX I:
SANTA FE TURN LANE REQUIREMENTS

throu h tr . The rel t ve r sh r te s speed d erent l n re ses s n exponent l **t** un t on nd those r tes re presented n **Table 1**.

Table 1. Rela ive Crash Ra es for A -Grade Ar erials[1]

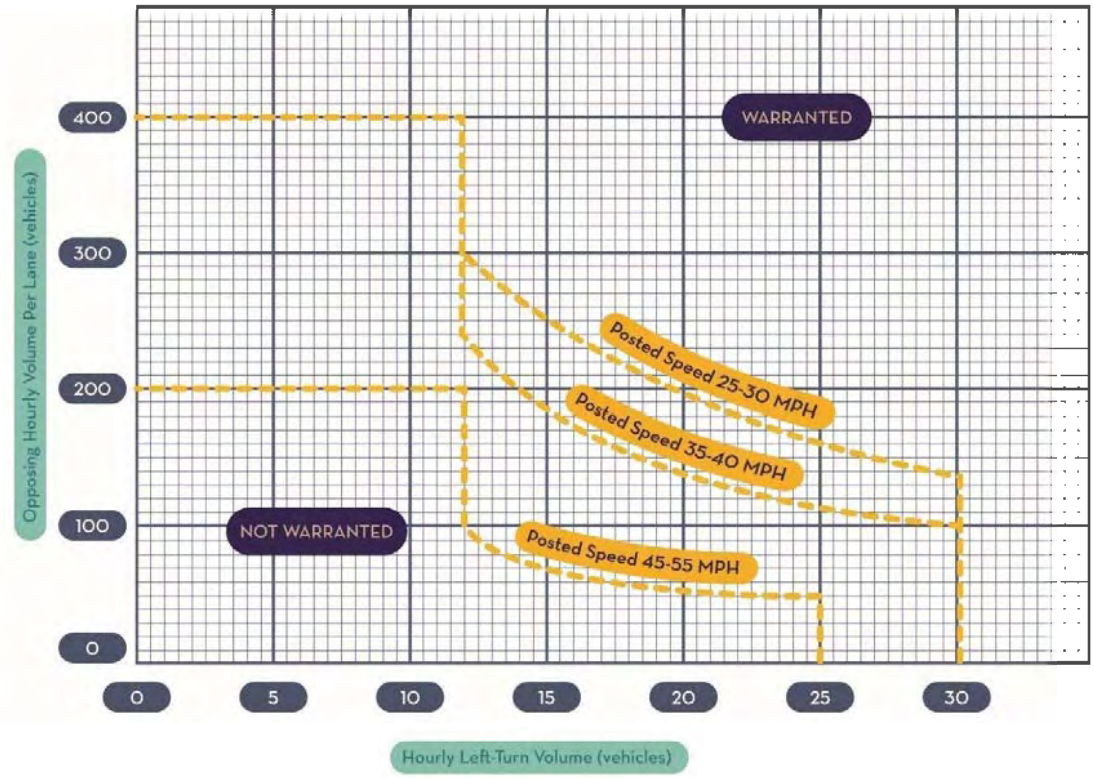
Speed Differen ial (mph)	Rela ive Crash Ra e
0	1
10**t**	2
20 **t**	6.5
30	45
35	180

[1]D t rom ITE, Tr En neer n H ndbook, 5th Ed t on (1999)

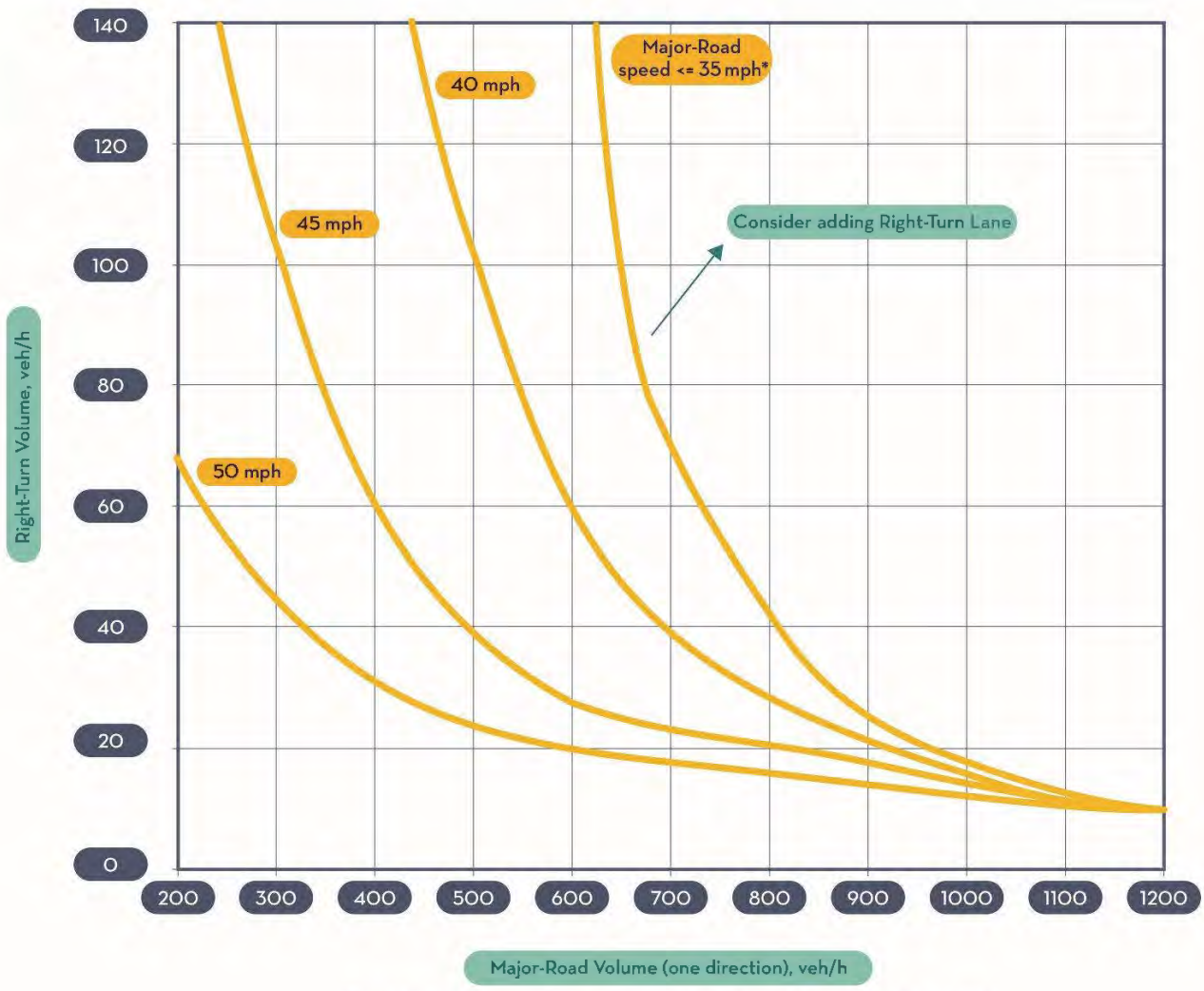
Turn Lane Requiremen s

Figure 1 prov des C ty o S nt Fe Tr nsport t on Dep rtment le t turn l ne w rr nt r ter , b sed upon nd n s o the N at on l Cooper t ve H hw y Rese r h Pro r m (NCHRP) 348. **Figure 2** nd **Figure 3** prov de r ht turn l ne w rr nt r ter , b sed upon **t** th s R ht Turn L ne Gu d n e. Altern t ves to these r ter sh ll be supported by tr n lys s. R ht turns re not typ lly prov ded or speeds o 25 mph due to the m in m al speed de erent l re ted by turn n veh les, however they m ay be ons dered t these lower speeds t the d s ret on o the C ty Tr En neer, or des nee.

FIGUR L F URN AN EWARRAN TCRI RIA



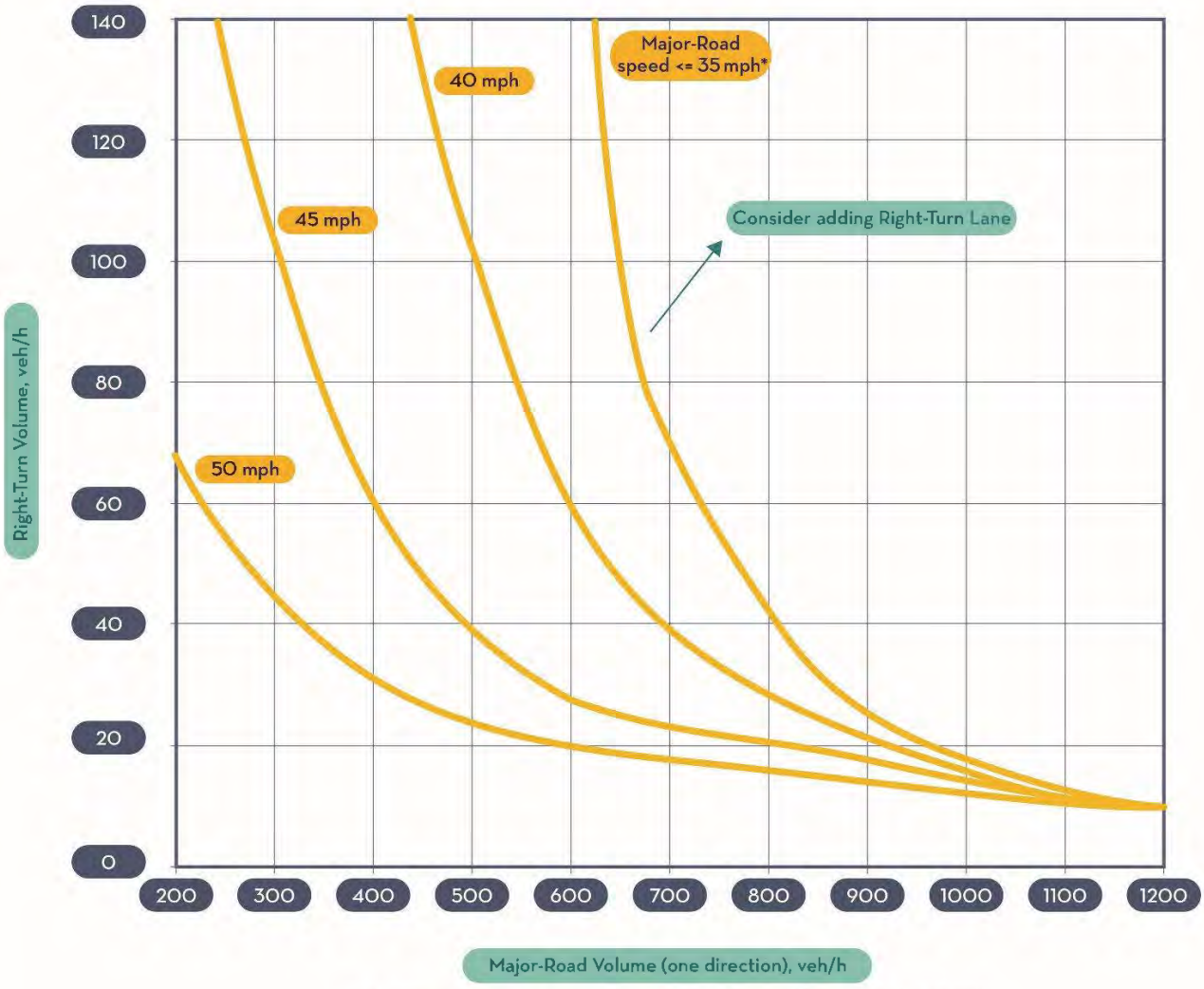
FIGUR RIG URN LAN ECRI RIA FOR WO-LAN EROADWAY



Right-turn lanes are not typically considered for roadways posted at 25 mph, but certain circumstances may warrant their consideration:

- *Right-turning volume of 50 vph or greater*
- *At the City Traffic Engineer, or designee's discretion*

FIGUR RIG URN LAN ECRI RIA FOR FOUR+ LAN EROADWAY



**Right-turn lanes are not typically considered for roadways posted at 25 mph, but certain circumstances may warrant their consideration:*
• Right-turning volume of 50 vph or greater
• At the City Traffic Engineer, or designee's discretion

City of Santa Fe, New Mexico

Attachment C
Applicant Submittals

6. Master Plan

MASTER PLAN
GIRLS INC. OF SANTA FE

2904 RUFINA STREET, SANTA FE, NEW MEXICO 87507

BUILDING CODE & ZONING INFORMATION

2021 International Building Code (IBC) amended by NMAC Title 14 Chapter 7 Part 2

2021 International Energy Conservation Code (IECC) amended by NMAC Title 14 Chapter 7 Part 9

2021 Uniform Plumbing Code (UPC) amended by NMAC Title 14 Chapter 8 Part 2

2021 Uniform Mechanical Code (UMC) amended by NMAC Title 14 Chapter 9 Part 2

2020 National Electrical Code (NEC) amended by NMAC Title 14 Chapter 10 Part 4

2012 National Electrical Safety Code (NEC) amended by NMAC Title 14 Chapter 10 Part 5

EITHER NMCBC (2021 IBC CH. 11 & 2017 ICC A117.1) OR DOJ 2010 STANDARDS FOR ACCESSIBLE

TRACT 2A, LOT 2-2);

VICINITY MAP



DRAWINGS INDEX

C-0	COVER SHEET
C-1	EXISTING CONDITIONS SITE PLAN
C-2	PROPOSED SITE MASTER PLAN
C-3	PROPOSED PRELIMINARY LANDSCAPE PLAN
C-4	CONCEPTUAL TERRAIN MANAGEMENT
C-5	CONCEPTUAL UTILITY PLAN

DRAWINGS INFO

MASTER PLAN DRAWINGS DATE: SEPTEMBER 25, 2025

ARCHITECT'S PROJECT NUMBER: 2502

CITY OF SANTA FE APPROVALS

GOVERNING BODY APPROVAL, CASE NO. 2025-_____
APPROVED BY THE GOVERNING BODY AT THEIR MEETING ON _____.

_____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

CITY OF SANTA FE LAND USE APPROVAL:

_____ DATE _____ DATE _____
CITY PLANNER

_____ _____
CITY ENGINEERING FOR LAND USE

girls inc. of Santa Fe

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JENKINSGAVIN LAND USE | PROJECT MANAGEMENT

DESIGN ENGINUITY

autotroph architecture.planning.sustainable design consulting
222 EAST MARCY STREET, SUITE 19
SANTA FE, NEW MEXICO 87507
(505) 216-7555
WWW.AUTOTROPHDESIGN.COM

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MASTER PLAN
2904 RUFINA STREET

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No.	DESCRIPTION	DATE

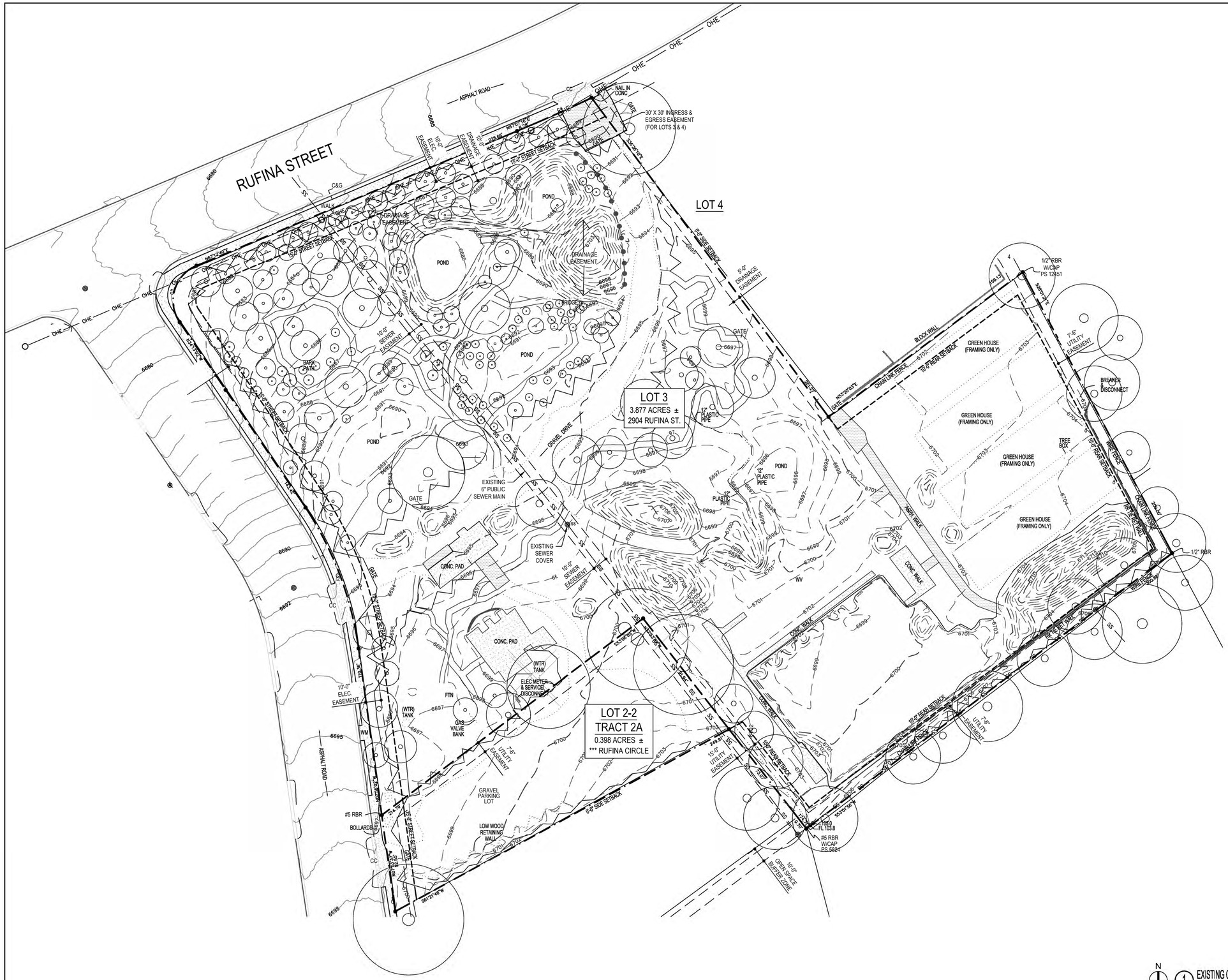
GIRLS INC OF SANTA FE
MASTER PLAN
2904 RUFINA STREET, SANTA FE , NEW MEXICO 87507

CASE # 2025-11030

COVER SHEET

ARCHITECT'S PROJECT NUMBER: 2502
FIRST SUBMISSION DATE: SEPTEMBER 25, 2025

C-0



LEGEND

- PROPERTY LINES
- EASEMENT LINES
- EXISTING LARGE& MEDIUM SIZE TREES
- 5' CONTOUR LINES
- 1' CONTOUR LINES
- EXISTING CONCRETE

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No.	DESCRIPTION	DATE

GIRLS INC OF SANTA FE MASTER PLAN

2904 RUFINA STREET, SANTA FE , NEW MEXICO 87507

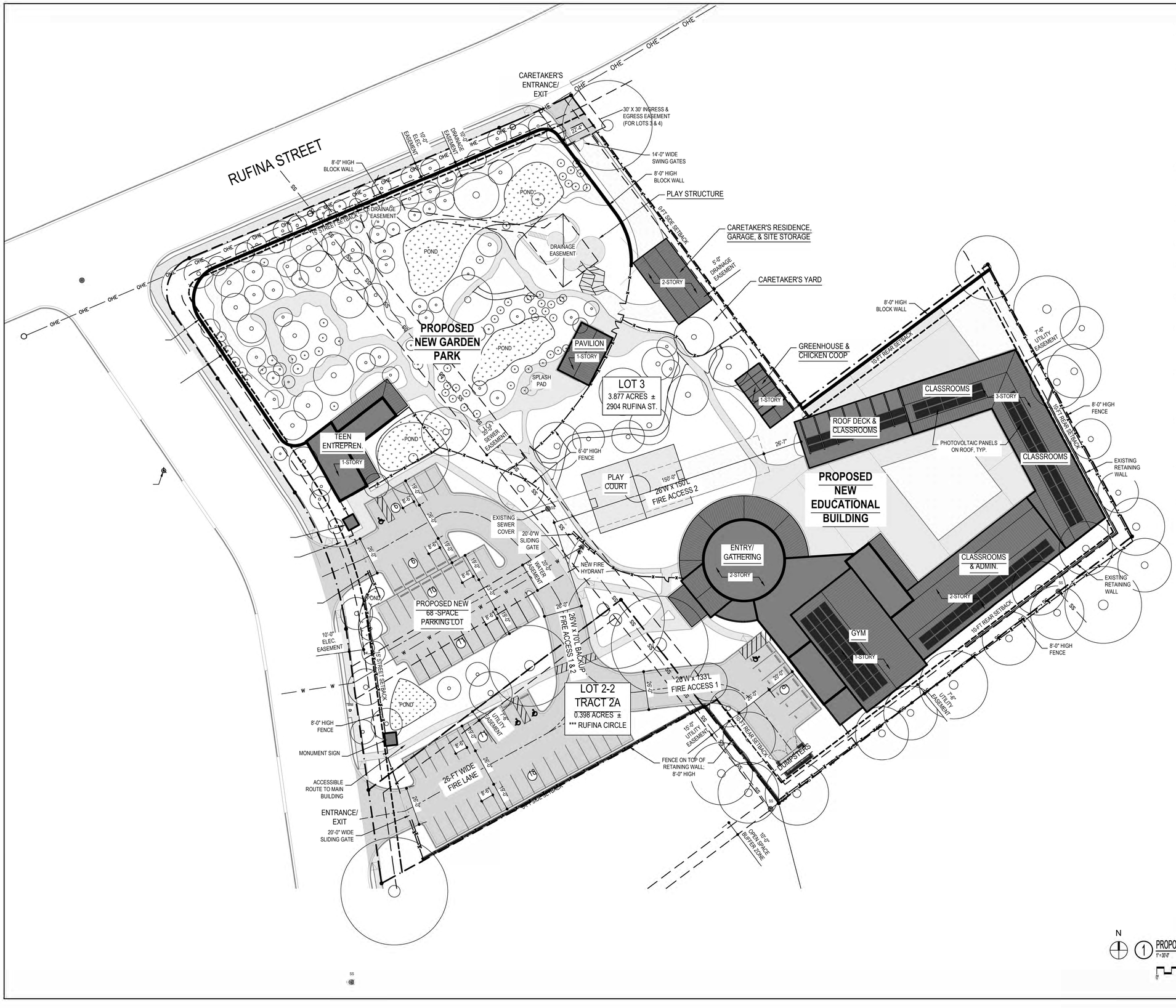
CASE # 2025-11030

EXISTING CONDITIONS SITE PLAN

ARCHITECT'S PROJECT NUMBER: 2502

FIRST SUBMISSION DATE: SEPTEMBER 25, 2025

C-1



PERMISSIBLE USES

PUBLIC, INSTITUTIONAL, AND CIVIC:

- COMMUNITY CENTERS AND INSTITUTIONS
- RECREATION, PARKS, AND ENTERTAINMENT

COMMERCIAL:

- ARTS ACTIVITIES
- FOOD AND BEVERAGE
- SINGLE FAMILY DWELLINGS
- RECREATION AND ENTERTAINMENT
- RETAIL AND SERVICES
- AGRICULTURAL USES
- ACCESSORY USES

SITE DATA

PROPOSED ZONING:

TRACT 2A, LOT 2-2: C-2, GENERAL COMMERCIAL

LOT SIZE:

4.275 ACRES (186,219 SQ. FT.)

FOOTPRINT:

33,378 SF

GROSS FLOOR AREA (GFA):

PROPOSED MAX.: 55,478 SF

LOT COVERAGE:

MAXIMUM: 60%

PROVIDED: 24%

OPEN SPACE:

REQUIRED: 25% NON-RESIDENTIAL & MIXED-USE = 46,554.75

PROVIDED: 63.7% = 118,563 SF

BUILDING HEIGHT:

C-2 ZONING MAXIMUM ALLOWABLE HEIGHT: 45'-0"

MAXIMUM PROPOSED BUILDING HEIGHT: 45'-0"

PARKING

CUSTOM PARKING REQUIREMENTS - YOUTH CENTER

STAFF:	1/STAFF = 1x42 =	42
GUESTS / OVERFLOW:		21
FACILITY VANS:	1/ VAN = 1x5 =	5
TOTAL PARKING REQUIRED:		68
TOTAL PARKING PROVIDED (INCL. 4 ADA):		68

LEGEND

- PROPERTY LINES
- EASEMENT LINES
- SETBACK LINES
- OHE — EXISTING OVERHEAD UTILITY LINES
- SS — EXISTING SANITARY SEWER LINES
- W — PROPOSED WATER LINE
- FENCE
- YARDWALL
- EXISTING LARGE OR MEDIUM TREE
- SIDEWALKS
- PARKING LOT
- STRUCTURE ROOF
- COMPACTED CRUSHER FINES (WITH REINFORCED SUBSTRATE AT FIRE ACCESS LANE)
- STORM WATER RETENTION POND

GENERAL NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OR REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. THE PROJECT SHALL COMPLY WITH THE CURRENTLY ADOPTED INTERNATIONAL FIRE CODE, INCLUDING SECTION 903 AUTOMATIC SPRINKLER SYSTEM & SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS.
4. PROPERTY WILL BE SUBJECT TO THE WATER ALLOCATION AND/ OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO 2002-29 AND RESOLUTION 2002-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST. COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
5. COMPLIANCE WITH PROVISIONS OF GUNNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
6. AMERICANS WITH DISABILITIES ACT (ADA) INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.
7. FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS, EXCEPT WHERE SHOWN AS NEEDED.
8. UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT BY CONTACTING THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION.
9. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENTS PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE.
10. ALL PROPOSED IMPROVEMENTS WILL COMPLY WITH THE CURRENT CoSF WATER CONSERVATION STAGE.
11. LANDSCAPE DESIGN SHALL COMPLY WITH APPLICABLE PROVISIONS OF SFCC SECTION 14-8.4.
12. PROPERTY DEVELOPMENT MAY BE SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F)(5) "PRESERVATION OF EXISTING TREES" PER THE LAND USE DIRECTOR.
13. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSF ORD. NO. 2008-02 (IMPACT FEES).
14. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
15. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES, PER IFC 1410.1.
16. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE, PER IFC 1412.1.
17. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED BY THE DEVELOPER PER APPROVED PLAN.
18. THIS DEVELOPMENT LIES OUTSIDE OF A CITY OF SANTA FE HISTORIC DISTRICT.
19. THE LAYOUT SHOWN HEREON IS CONCEPTUAL AND MAY BE MODIFIED AS PART OF THE DEVELOPMENT PLAN PROCESS WITHOUT THE NEED FOR A MASTER PLAN AMENDMENT.

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No.	DESCRIPTION	DATE

GIRLS INC OF SANTA FE MASTER PLAN

2904 RUFINA STREET, SANTA FE , NEW MEXICO 87507

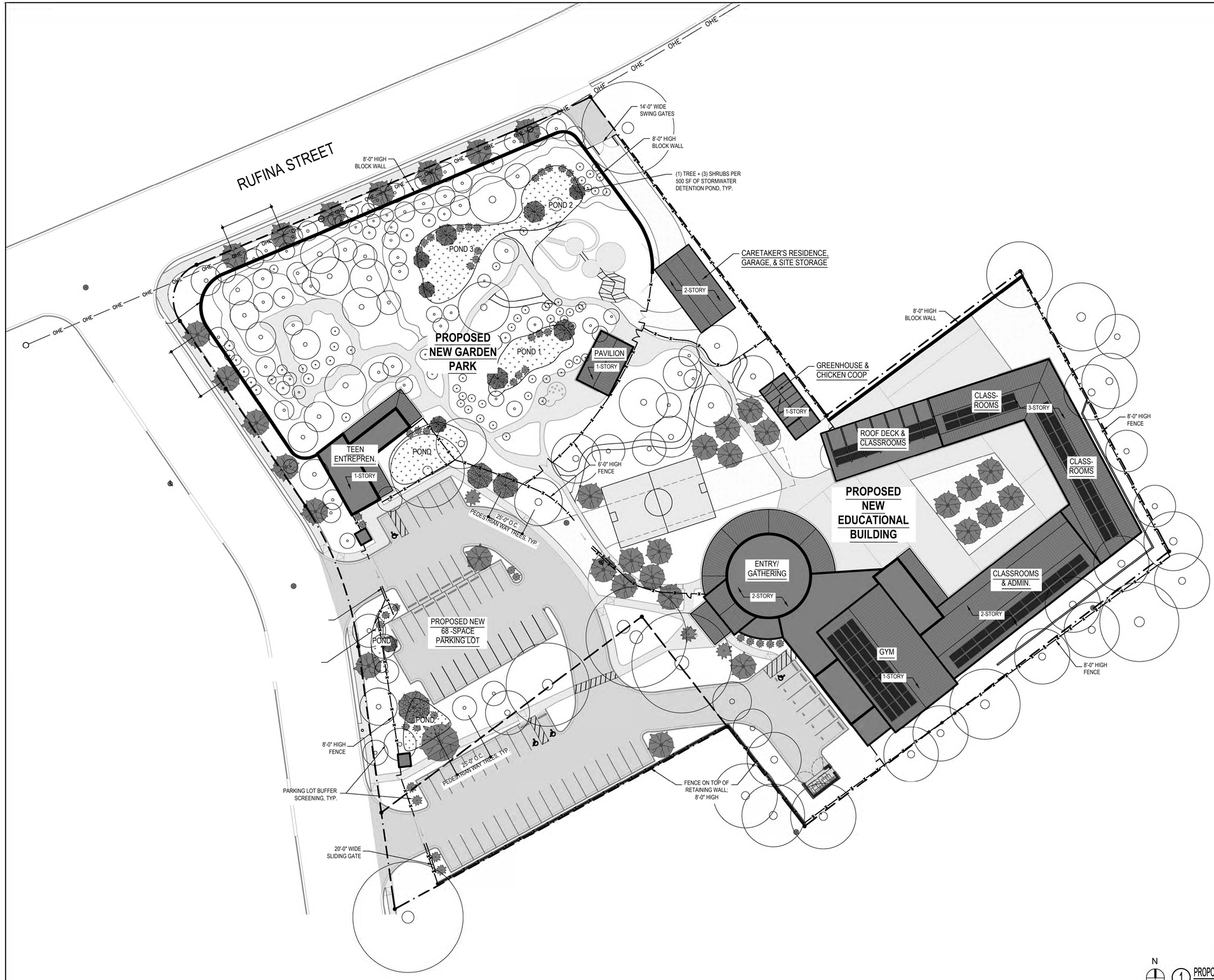
CASE # 2025-11030

PROPOSED SITE MASTER PLAN

ARCHITECT'S PROJECT NUMBER: 2502

FIRST SUBMISSION DATE: SEPTEMBER 25, 2025

C-2



GENERAL NOTES

1. LANDSCAPE DESIGN SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF SFCC SECTION 14-8.4.
2. ALL DECIDUOUS TREES TO BE 2-INCH MINIMUM CALIPER.
3. ALL EVERGREEN TREES TO BE 6-FEET MINIMUM IN HEIGHT.
4. NEW PLANTS TO BE WATER-WISE CITY APPROVED PLANTS.
5. ALL PLANT MATERIAL SHALL BE COLD-HARDY TO USDA CLASSIFICATION ZONE 5.
6. NEW PLANT MATERIAL TO BE MULCHED TO A 2-INCH MINIMUM DEPTH.
7. A MINIMUM OF ONE TREE AND THREE SHRUBS SHALL BE PLANTED PER 500 SF OF REQUIRED PONDING AREA.
8. STREET TREES AND PEDESTRIAN WAY TREES SHALL BE PLANTED WITHIN THE ACCEPTABLE SPACING RANGE DESCRIBED IN SFCC SECTION 14-8.4.
9. THE LAYOUT SHOWN HEREON IS CONCEPTUAL AND MAY BE MODIFIED AS PART OF THE DEVELOPMENT PLAN PROCESS WITHOUT THE NEED FOR MASTER PLAN AMENDMENT.

PLANT LEGEND

- PROPOSED NEW TREE - DECIDUOUS
- PROPOSED NEW TREE - CONIFEROUS
- PROPOSED NEW SHRUB
- EXISTING TREE

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No.	DESCRIPTION	DATE

GIRLS INC OF SANTA FE MASTER PLAN

2904 RUFINA STREET, SANTA FE , NEW MEXICO 87507

CASE # 2025-11030

PROPOSED PRELIMINARY LANDSCAPE PLAN

ARCHITECT'S PROJECT NUMBER: 2502

FIRST SUBMISSION DATE: SEPTEMBER 25, 2025

C-3

City of Santa Fe, New Mexico

Attachment D

General Plan 1999 Chapter 1

Introduction and General Plan Themes

1

INTRODUCTION AND GENERAL PLAN THEMES

1 INTRODUCTION AND GENERAL PLAN THEMES

The City of Santa Fe and its surrounding region face many pressing planning challenges—from protecting a rich cultural heritage and magnificent physical setting to meeting the demand for affordable housing and reducing traffic congestion. This document attempts to embrace all segments of the city's population and guide the city toward its four-hundredth anniversary. This document replaces the *1983 General Plan* as amended and serves as the city's statement of direction for physical development and conservation.

1.1 SCOPE AND PURPOSE

Because this is a comprehensive, long-term plan for the physical development and conservation of Santa Fe, it lies at the heart of community decisionmaking. It provides guidance for development proposals, capital improvements, annexation, and extension of services.

This General Plan:

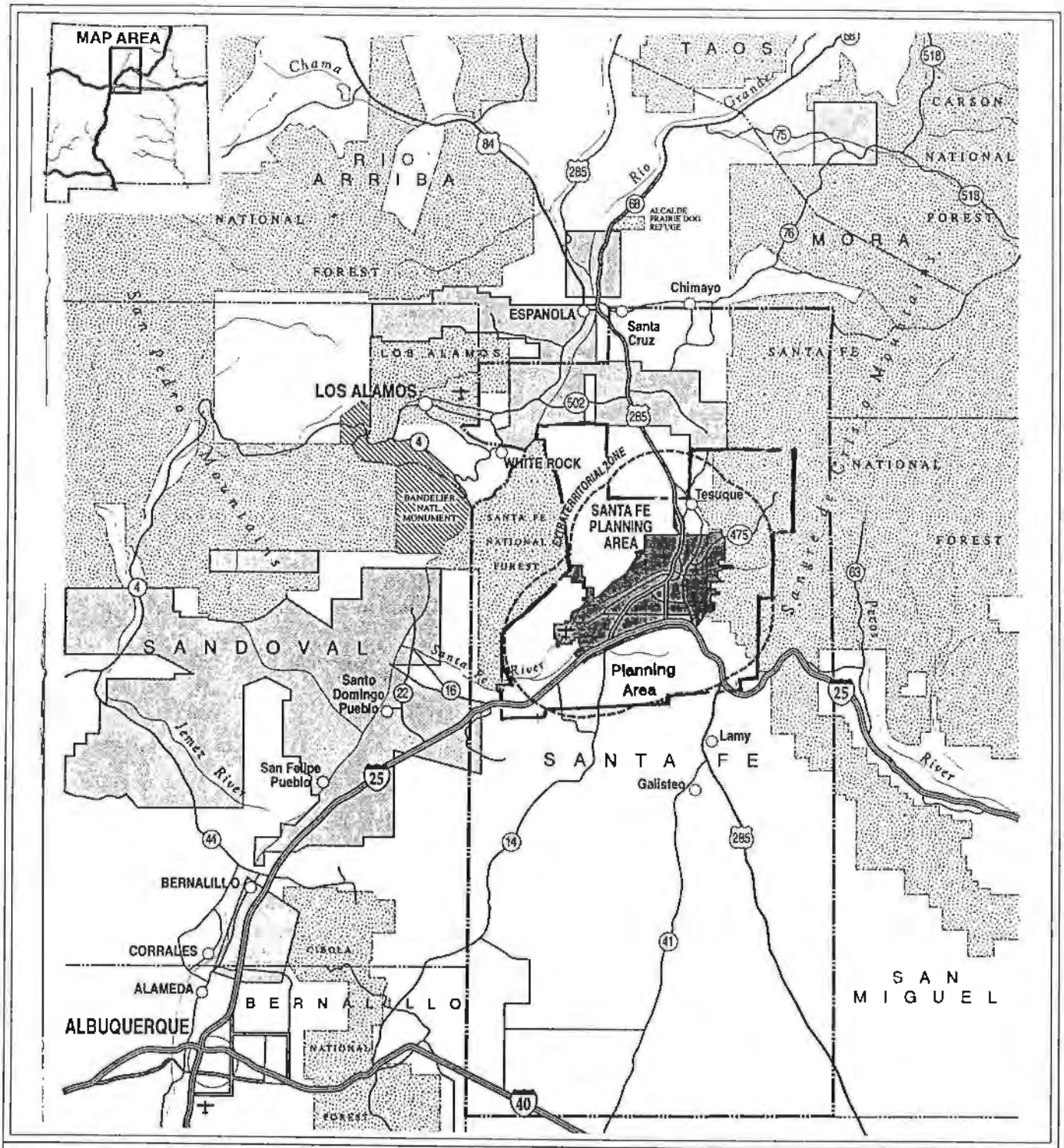
- Outlines a vision through the Plan themes that reflects the aspirations of the community;
- Establishes a basis for judging whether development proposals and public projects are consistent with the Plan themes;
- Provides for projects that will enhance the character of the community, preserve critical environmental resources, and minimize hazards;
- Provides the basis for establishing and setting priorities for implementing programs and regulations; and
- Provides the basis for nurturing a vital community and reaching out to all segments of the population.

To ensure that a variety of city actions are consistent with the General Plan, regular on-going use of the Plan is essential. Because the Plan is both general and long-range, there will be circumstances and instances when detailed studies are necessary to implement it.

This document represents the goals and desires of the Santa Fe community as a whole and should be recognized as the city's foremost public statement about Santa Fe's future.

1.2 PLANNING AREA BOUNDARIES

- Figure 1-1 depicts the regional location of the planning area, and Figure 1-2 depicts the urban planning area and urban growth boundary which includes:
- All land within the current city limits;
- Land to the north adjacent to Highway 285;
- Land to the east between the city limits and Santa Fe National Forest;
- Land to the south between the city limits and along Interstate-25; and



Regional Location

Indian Reservation
National Forest
National Monument

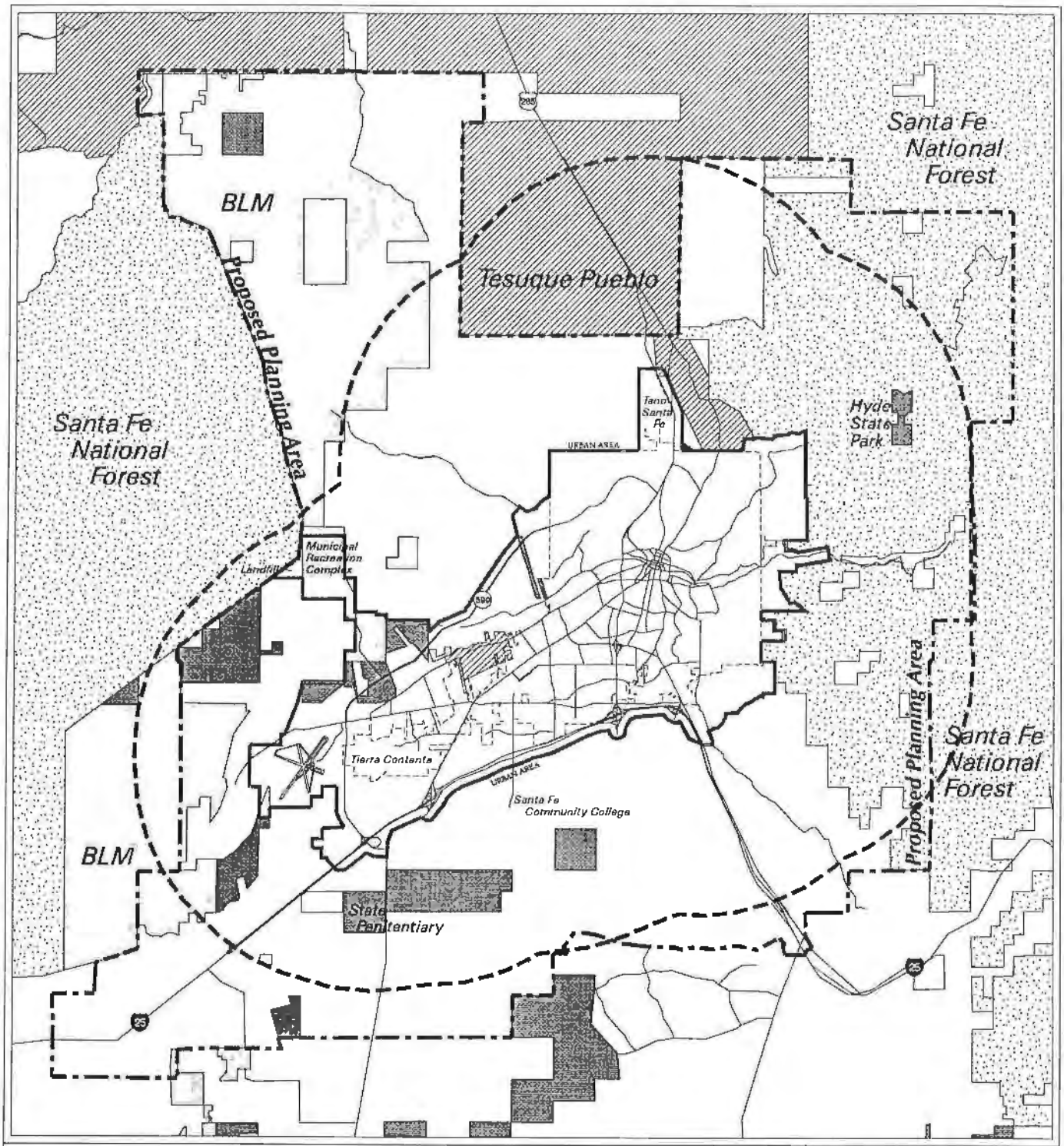
Major Roads

0 5 10 20

Scale in Miles

City of Santa Fe
GENERAL PLAN

April 1999 *Figure 1-1*



Boundaries

- *Proposed Urban Area Boundary*
- *National Forest*
- *Bureau of Land Management*
- *State Lands*
- *Native American Lands and Traditional Communities*
- *Extraterritorial Zone (5 Mile)*
- *Proposed Planning Area Boundary*
- *City Limits*

0 1.75 3.5 7

Scale in Miles

City of Santa Fe
GENERAL PLAN

April 1999 *Figure 1-2*

- Land to the west including the Municipal Airport, Regional Landfill, Municipal Recreation Complex, and along the Santa Fe Relief Route, Agua Fria Area, excluding the Agua Fria Traditional Historic Community.

1.3 PLAN ORGANIZATION

- **Themes.** The policies within this document reflect 14 overall themes that closely track public comments. The themes are representative of citywide concerns and lay the foundations for the guiding and implementing policies.
- **Guiding Policies** are at the beginning of each chapter and state the city's goals and philosophy. The guiding policies describe ways or methods that the themes listed in each chapter can be achieved.
- **Implementing Policies** are at the end of each chapter and represent commitments to specific actions. They may refer to existing programs or call for establishment of new ones.
- **Standards** are set out in certain chapters and represent policies that can be mapped or measured.

  Together, themes, guiding and implementing policies, and standards articulate the vision for the City of Santa Fe.
- **Policy Numbering System.** Policies in this document are organized using a numbering system tied to sections, with a letter designation to distinguish guiding policies from implementing policies. For example, the first guiding policy in Section 3.4 is numbered 3-4-G-1 and the first implementing policy is 3-4-I-1. Thus, each policy in the General Plan has a discrete number. Where the same topic is addressed in more than one chapter, sections and policies are cross-referenced.
- **Explanatory Material or Commentary**, set in *italic*, accompanies some policies. This explanatory material provides background information or guides General Plan implementation.

1.4 PLANNING PROCESS

The city's planning process includes monitoring and updating the General Plan and preparing more detailed plans, such as resource management plans, neighborhood plans, and other special plans. An Annual General Plan Report will provide an overview of the status of the General Plan and its implementation programs.

Amendments to the General Plan

This document is the heart of the planning process. It is intended to be a living document and, as such, will be subject to more site-specific and comprehensive amendments over time. Amendments also may be needed from time to time to conform to state or federal law passed since adoption and to eliminate or modify policies that may have become obsolete or unrealistic because of changed conditions (such as completion of a task or project, development on a site, or adoption of an ordinance or plan). This document may also incorporate by reference other detailed studies and plans that may be prepared.

While the General Plan should be flexible enough to respond to changed conditions and amended over time to keep it current, it should not be amended so frequently as to diminish its authority. Amendments to the Plan should be limited to twice a year, although each amendment may include more than one change.

Neighborhood and Community Planning

To provide specific direction for development in certain geographic areas, this document calls for preparation of detailed community plans and neighborhood plan districts.

Community plans and neighborhood plan districts will provide specific design guidelines and standards for the conservation and enhancement of neighborhoods and other areas possessing distinctive features, opportunities, or characters. Community plans and neighborhood plan districts would be tailored to individual areas and needs. All community plans will have authority only upon adoption by the City Council and will still be required to be consistent with the General Plan. A neighborhood plan district requires considerable community consensus and planning effort with regulatory power.

Resource Management Plans

To protect sensitive environmental resources, this document requires preparation of resource management plans before any subdivision or development may be approved that would affect certain sensitive biological resources. The locations of these resources are mapped in Chapter 8, Natural Resource Management and Conservation. If these plans are prepared as part of specific plans, the City Council may establish fees to recoup plan preparation costs.

Annual General Plan Report

An annual progress report focusing on implementation of the Plan will be prepared by the Planning and Land Use Department and submitted to the Planning Commission, the Joint Planning Policy Commission, and City Council. The Annual Report should include a summary of all General Plan amendments adopted during the preceding year, an outline of upcoming projects, and General Plan issues to be addressed in the coming year, along with a work program and budget.

Public review and comment on the Annual Report can be heard by the Planning Commission and City Council at regularly scheduled public hearings.

Five-year Review

The city will undertake a comprehensive review of the General Plan every five years after adoption. The five-year review will include:

- Comprehensive evaluation of General Plan policies;
- Analysis of the effectiveness of implementation programs and strategies initiated to carry out the Plan;
- Review of five-year growth trends and reassessment of future urban land needs in light of the Urban Area's carrying capacity and available land inventory; and

- Systematic assessment of the resource based threshold, environmental standards, and resource management plans.

The focus of this Five-year Review will be to determine how well the General Plan has performed—whether policies related to development and environmental conservation have been effective. A report summarizing city staff findings and recommendations will be circulated for public comment and then presented to the Planning Commission. The Planning Commission will review the Five-year Review report and make a recommendation to the City Council. Public review and comment on the Five-year Review can be heard by the Planning Commission and City Council at regularly scheduled public hearings.

1.5 BACKGROUND STUDIES

A comprehensive analysis of existing conditions and major planning options for the City of Santa Fe Urban Area, and the Extraterritorial Zone was performed prior to the preparation of this document (1994 - 1995). Major documents produced as a result of the process leading to the General Plan include:

- *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area*, August 1994;
- *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Extraterritorial Area*, December 1994;
- *Working Paper: Existing Conditions and Planning Issues – Urban Area and Extraterritorial Zone,* June 1995. This 600-page illustrated report provides an evaluation of existing conditions and planning issues in the Urban Area and the Extraterritorial Zone. Analysis and conclusions in the *Working Paper* are based on technical work, including original data collection and fieldwork, and an extensive process of public outreach. Results of the public outreach process are also summarized. A summary version of the *Working Paper* is also available from the city.
- *Sketch Plans,* October 1995. This document includes three sketch plans showing how alternative scenarios or sets of development policies would be reflected in a future land use pattern. It also includes an analysis of the transportation impacts of the alternatives and estimates of infrastructure costs. The *Sketch Plans* were presented to the public in a series of five meetings, some of which were also televised on local cable channel 6.

While these background studies and working papers have guided General Plan preparation, **they do not represent adopted city policy.**

1.6 PUBLIC PARTICIPATION

Throughout the preparation of the General Plan, the city has been committed to active public outreach and participation. Plan policies have been shaped by comments made in public surveys and meetings. Public participation has included:

- **Community Meetings.** At the outset of the General Plan process, in the summer and fall of 1994, 20 public meetings were held (some televised) to receive residents' priorities for the General Plan. Five meetings were held in the fall of 1995 to present the alternative

Sketch Plans to the public. These meetings were attended by over 2,000 people. Comments made at these meetings were recorded and published, and forwarded to the City Council, Planning Commission, and appropriate city departments.

- **Newsletters and Survey.** Newsletters were prepared periodically and distributed to all households and other groups and interested parties. A postage-paid survey questionnaire was sent to each household in the Urban Area and the Extraterritorial Zone as part of the first newsletter, to which over 3,800 households (representing over 9,000 people) responded. The results of the survey were summarized, and all responses collected and made available at libraries and City Hall.
- **Open Houses.** These provided information about the Plan update and were held throughout the process. All public meetings were preceded by open houses, which were also held at high visibility locations such as Villa Linda and De Vargas malls.
- **Cable TV and Video.** Many public meetings were broadcast on local cable channel 6. Tapes of meetings were also made available at libraries and City Hall.
- **Meetings and Hearings.** The public participation process for the General Plan has been extensive. Public meetings were held to receive comments on the draft document; in addition, a public hearing regarding the Plan was held by the Planning Commission and City Council.

1.6.1 RESIDENTS' PRIORITIES FOR THE GENERAL PLAN

Policies have been shaped by active public participation and have resulted from the concerns and ideas presented at numerous public forums. Responses to the survey sent to all addresses in the city and the five-mile Extraterritorial Zone expressed the concerns of the residents. The following tables summarize residents' likes and dislikes about Santa Fe (Tables 1.1 and 1.2), trends that concern them (Table 1.3), and priorities for the General Plan (Table 1.4).

TABLE 1.1
WHAT DO YOU LIKE MOST ABOUT LIVING AND/OR WORKING IN SANTA FE?

URBAN AREA		EXTRATERRITORIAL ZONE	
Trait	**Percent of Responses**	**Trait**	**Percent of Responses**
1. Cultures/Tradition/People	25.5	1. Environment and Landscape	28.3
2. City Character	20.5	2. Cultures/Tradition/People	22.4
3. Climate and Weather	16.4	3. Community/Character/ Quality of Life	21.1
4. Environment and Landscape	12.8	4. Climate and Weather	16.4
5. Economic/Employment Opportunities	7.1	5. Recreational Opportunities	4.9

Sources: *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area*, August 1994; and *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for Extraterritorial Area*, December 1994

TABLE 1.2
WHAT DO YOU LIKE LEAST ABOUT SANTA FE?

URBAN AREA		EXTRATERRITORIAL ZONE	
Trait	**Percent of Responses**	**Trait**	**Percent of Responses**
1. Social Divisiveness	15.2	1. Traffic Congestion and Parking	18.4
2. Traffic Congestion and Parking	14.6	2. Unplanned Growth and Development	17.4
3. High Cost of Living	13.4	3. Social Divisiveness and Loss of Culture	15.8
4. Uncontrolled Growth and Development	11.2	4. Crime	12.2
5. Crime and Vandalism	9.7	5. Lack of Affordable Housing/ High Cost of Living	9.9

Sources: *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area*, August 1994; and *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for Extraterritorial Area*, December 1994

TABLE 1.3
TRENDS THAT CONCERN RESIDENTS

URBAN AREA		EXTRATERRITORIAL ZONE	
Concern	**Percent of Responses**	**Concern**	**Percent of Responses**
1. Uncontrolled Growth and Development	20.7	1. Uncontrolled Growth and Development	27.6
2. Loss of Tradition/Culture	16.5	2. Water and Quality	13.2
3. Environmental and Open Space Degradation	15.6	3. Loss of Culture/Community	13.1
4. Traffic Congestion and Parking	14.4	4. Traffic Congestion and Parking	9.1
5. Quality of Education	14.2	5. Lack of Law Enforcement	8.7

Sources: *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area*, August 1994; and *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for Extraterritorial Area*, December 1994

TABLE 1.4
RESIDENTS' TOP PRIORITIES FOR THE GENERAL PLAN

URBAN AREA		EXTRATERRITORIAL ZONE	
Priority	**Percent of Responses**	**Priority**	**Percent of Responses**
1. Affordable Housing/Cost of Living	18.0	1. Managed Growth and Development	28.3
2. Schools/Opportunities for Youth	15.2	2. Traffic and Congestion	16.8
3. Traffic and Congestion	12.8	3. Water and Conservation	15.2
4. Economic Development	12.8	4. Environmental Protection and Conservation	5.9
5. Managed Growth and Development	11.8	5. Preservation of Character	5.4

Sources: *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area*, August 1994; and *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for Extraterritorial Area*, December 1994

1.6.2 ROUNDTABLE REPORT, VISION SANTA FE, AND URBAN DESIGN GUIDELINES

The issues of concern to Santa Feans today are quite similar to those raised eight years ago when an update to the 1983 Comprehensive Plan was being considered. A brief review of these issues, and questions raised by Vision Santa Fe, a set of goals and policies for the Comprehensive Plan adopted in 1990, provided a useful perspective. These issues along with the Visual Preference Study for the Urban Design Guidelines are used through this document. The Vision Santa Fe states that:

> We must assure that the community's resources and opportunities are distributed more equitably; and that adequate employment opportunities, decent shelter, excellent education, ample recreational opportunities, and other basic human services are provided to nurture all of us. We believe that the beauty and visual resources of our natural environment need to be preserved, protected, enhanced, and made more accessible to all. The tolerance with which we have lived together must be nurtured as part of our great social legacy. We believe it to be essential that growth in and around our city should be complemented by the preservation of neighborhoods and traditional social and cultural patterns.
>
> In conjunction with Santa Fe County and our regional neighbors, diversification of economic resources must be pursued; fulfilling jobs must be created. We want to involve more people in community decision-making, planning, and leadership. We ask to give our children the strength of our traditions as well as broad options for future personal opportunity. Implicit in these concerns is a vision for Santa Fe of what we cherish and wish to preserve.

1.7 GENERAL PLAN THEMES

The policies of this document reflect 14 overall themes that track the results of the public survey. These themes are followed by discussion in *italics*. For purposes of this section the themes are equally weighted. However, the Planning Commission and the governing body have the right to prioritize these themes, either within specific cases or as a matter of general policy.

1.7.1 AFFORDABLE HOUSING

Actively participate in the creation of affordable housing.

Opportunities are provided for housing for all income segments of the population in all areas of the city, while restricting the supply of large lot housing, which belongs in rural areas outside the city and not inside it. Housing affordability will also be aided by not artificially limiting the supply of land or the rate of growth. Active efforts to increase the supply of affordable housing are outlined. Affordable housing is provided close to jobs to promote transit use.

1.7.2 QUALITY OF LIFE

Enhance the quality of life of the community and ensure the availability of community services for residents.

The General Plan seeks to promote interests of the community-at-large over private ones. Tools are provided for the public to be meaningfully involved in ongoing planning and decision making.

1.7.3 TRANSPORTATION ALTERNATIVES

Reduce automobile dependence and dominance.

The General Plan outlines a comprehensive strategy, including structuring of land uses to reduce automobile dependence and policies for neighborhood design which promote transit and alternative modes. The Plan delineates Transit Intensive Corridors that will have high frequency bus service, and locates sites for two intermodal (rail and bus) stations. The Plan also calls for preparation of a Transportation Demand Management Program and parking policies that make Downtown more accessible to local residents.

1.7.4 ECONOMIC DIVERSITY

Develop and implement a comprehensive strategy to increase job opportunities, diversify the economy, and promote arts and small businesses.

The General Plan includes policies to promote economic development and the arts; a strategy is outlined in the Community Economic Development Plan, a separate document maintained by the city. Themes of the strategy include regionalism, sustainability, quality of life, equity of education, economic opportunities, and diversification. The General Plan locates sites for arts and new businesses in a variety of settings.

1.7.5 SUSTAINABLE GROWTH

Ensure that development is sustainable and that growth, conservation, redevelopment, and natural resource protection are balanced.

There is clear consensus that growth should not diminish the quality and diversity of natural resources. Sensitive resources that require protection are mapped in the Plan, and resource-based development standards and project review procedures are established. The General Plan seeks to permit development only upon known and certain availability of water, and requires new growth to pay the costs of securing additional water rights. The Plan calls for adoption of an adequate public facilities ordinance.

1.7.6 REGIONAL PERSPECTIVE

Maintain a regional growth management perspective and work with other private and governmental entities towards that goal.

The destinies of the city and the surrounding areas are intertwined. The General Plan encourages city and other local, state, and federal agencies to work together on policies that are mutually supportive and to maintain consistent standards in the area surrounding the city. The Plan outlines a structure for long-range planning to be anticipatory and for the phasing of growth to minimize infrastructure costs. The Plan calls for preparation and implementation of a Growth Monitoring Program with both short-term and long-term elements.

1.7.7 WATER

Undertake comprehensive efforts to conserve water and ensure adequate supplies with growth.

Growth is likely to increase reliance on imported surface water and require active steps to increase the available water supply. The Plan provides a comprehensive strategy to promote conservation, recycling, and recharge. In addition, the Plan requires the adoption of a Comprehensive Impact Fees Program to pay the costs of capital facilities including water supply. Alternative methods of allocating the costs of securing and providing additional water to new water system customers will be examined in terms of those alternatives' projected impact on existing and new residents and businesses, impacts on affordability and other growth management objectives expressed in this plan, requirements for additional customers, and ways cost impacts could be mitigated.

1.7.8 CHARACTER

Maintain and respect Santa Fe's unique personality, sense of place, and character.

Increasing travel and communication have diminished the remoteness that Santa Fe's high desert location once afforded. One of the country's oldest cities, the city today faces the prospect of being overwhelmed by run-of-the-mill late twentieth century development. Residents have unequivocally stated that new growth should not erode the qualities that contribute to Santa Fe's unique character and ambiance. The General Plan delineates an Urban Growth Boundary and calls for stronger urban/rural edges. Land use and urban design standards, and guidelines for new and infill development are also included.

1.7.9 URBAN FORM

Promote a compact urban form and encourage sensitive/compatible infill development.

Promotion of a compact urban form has been a major criteria in selecting new growth areas. Growth and reintensification areas have been selected to minimize distances between different parts of the city, and between job centers and residential areas. Incentives are provided to promote infill development.

1.7.10 COMMUNITY-ORIENTED DOWNTOWN

Put community activities back into Downtown.

The loss of the Plaza area as a center of community activity and services is a major concern of many residents. While establishments such as drug, grocery, and small-scale service stores serve residents and office workers, they are unable to survive given the high rents that proliferation of tourism-oriented establishments have caused. The Plan outlines economic development components and steps to ensure that these vital activities can return to and survive in Downtown and are easily accessible to residents. Creation of a Public Market in Downtown is also identified.

1.7.11 COMMUNITY-ORIENTED DEVELOPMENT

Orient new development to the community; foster public life, vitality, and community spirit.

Plan policies call for new development to be oriented to established neighborhoods, to urban context, to pedestrians, and to promote active street and outdoor life. Urban design standards are offered that seek to prevent neighborhoods from being isolated from each other but to maintain a continuum of urban fabric, particularly regarding public access and vehicular/pedestrian circulation. Parks, open space, and neighborhood services are located within neighborhoods.

1.7.12 MIXED USE

Provide a mix of land uses in all areas of the city.

The General Plan provides a mix of compatible uses that fulfill everyday retail and service needs in existing and new neighborhoods. This urban structure affirms Santa Fe's traditional development pattern.

1.7.13 REVIEW PROCESS

Streamline the planning and development review processes.

Greater certainty in the planning process will benefit residents and project proponents, and facilitate long-range capital improvements planning. The General Plan proposes establishing thresholds and procedures for detailed environmental and neighborhood impact analysis. The approval process for small and routine projects that do not exceed the minimum thresholds will be "streamlined" by requiring only administrative review tracks rather than public hearings.

Neighborhood participation in the planning process is assured through public review and approval of projects by the Planning Commission, Summary Committee, Board of Adjustment, and the Governing Body.

1.7.14 IMPLEMENTATION

Ensure consistency between the General Plan, implementing ordinances (including zoning and impact fees), and the Capital Improvements Program (CIP).

With this General Plan, the city is committing itself to consistency between the General Plan and the implementing programs and regulations, including zoning and subdivision regulations and the CIP. Criteria and procedures to ensure consistency between the General Plan and Zoning Ordinance are also established, including an orderly process for General Plan amendments.

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2025-11028
2904 Rufina St General Plan Amendment
Owner's/Applicant's Name – Girls, Inc of Santa Fe
Agent's Name – JenkinsGavin, LLC

THIS MATTER came before the Planning Commission ("Commission") for public hearing on November 6th, 2025 ("Hearing") upon the application ("Application") of JenkinsGavin, LLC ("Agent") for Girls, Inc of Santa Fe ("Applicant").

The Applicant requests a General Plan Amendment for Lot 3 at 2904 Rufina St, approximately 3.87-acres, changing the Future Land Use designation from Industrial and Business Park to Community Commercial.

In related Case #2025-11029, the Applicant requests a rezoning for Lot 3 at 2904 Rufina St, comprising approximately 3.87-acres, from Light Industrial (I-1) and General Industrial (I-2) to General Commercial (C-2).

Additionally, in related Case #2025-11030, the Applicant requests approval of a Master Plan to construct a youth center on Lots 3 and 2A, 2-2 at 2904 Rufina St, totaling approximately 4.27-acres.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1) SFCC 1987 Section 14-3.2(E) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the General Plan Amendment request.
2) The Planning Commission heard Case #2025-11028 concurrently with Cases #2025-11029 and #2025-11030.
3) SFCC 1987 Section 14-3.2(D) sets out procedures for amendments to the general plan and requires the Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
4) SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 §14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)(1)].
5) The Applicant attended a pre-application conference on December 12, 2024.
6) The Applicant conducted an ENN meeting on July 23, 2025, virtually via Zoom. The Agent, Applicant, City staff, and a local news reporter attended the ENN meeting. No members of the public attended the ENN meeting.

7) At the Hearing, the Commission received reports from staff, as well as testimony and evidence from the Applicant and their Agent prior to making a decision. The Commission opened the hearing to public comment; members of the public testified in support of the project without concern.
8) Once the Chair closed the Public Hearing, the Commission discussed a motion and voted to recommend the Governing Body approve a General Plan Amendment.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1) Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given. The Applicant gave notice of the ENN meeting by posting signs on two (2) locations on the property and mailing notice to all tenants and property owners within 300 feet of the property. No neighborhood associations were located within 300 feet of the property, and none were mailed notice.
2) The ENN meeting was properly conducted, pursuant to SFCC 1987 Section 14-3.1(F).
3) The Applicant has the right under the SFCC to propose an amendment to the general plan, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 ("Submittal Requirements").
4) Pursuant to SFCC 1987 Section 14-3.2(B)(2)(b), the general plan must first be amended before approval of a change in zoning district designation that is inconsistent with the land use classification shown on the general plan's future land use map.
5) The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
6) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the proposal is consistent with growth projections for Santa Fe, and that the project accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development with improvements by the Applicant.
7) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several themes and policies, including but not limited to, quality of life, economic diversity, community-oriented development, and infill development.
8) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(c), the Commission finds that:
   a) The amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation creates uniformity with nearby parcels.
   b) The amendment affects an area greater than two acres. The subject parcel is 3.87-acres.
   c) The amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change allows for a rezoning of the parcel to C-2 (Case #2025-11029) and a Master Plan for a youth center (Case #2025-11030); encouraging redevelopment of the infill site which is anticipated to bring

broader economic benefits such as employment and expanded services to serve the general public.

9) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(d), the Commission finds the amendment to align with the requirements of 14-3.2(E)(1)(c) while also promoting general welfare.
10) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
11) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the Commission finds that the proposed amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
12) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(g), the Commission finds that the proposed amendment does not conflict with existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's themes and policies.
13) Pursuant to SFCC 1987 Section 14-3.2(E)(2)-(3), the Commission finds that the additional criteria specific to amendments to the Land Use Policies sections of the General Plan and Neighborhood Plans are not applicable to this case because the proposal does not amend the land use policies section of the General Plan nor adopt a Neighborhood Plan.
14) Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
15) The Applicant met the applicable Submittal Requirements.
16) The Commission recommends approval of the requested General Plan Amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 4TH DAY OF DECEMBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the general plan amendment as requested in the Application for Case #2025-11028.

Janet Clow
Chairperson

12/29/2025
Date

FILED:

City Clerk

Jan 6, 2026
Date

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

12/23/2025
Date

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2025-11029
2904 Rufina St Rezoning from I-1 and I-2 to C-2
Owner's/Applicant's Name – Girls, Inc of Santa Fe
Agent's Name – JenkinsGavin, LLC

THIS MATTER came before the Planning Commission ("Commission") for public hearing on November 6th, 2025 ("Hearing") upon the application ("Application") of JenkinsGavin, LLC ("Agent") for Girls, Inc of Santa Fe ("Applicant").

The Applicant requests rezoning from I-1 (Light Industrial) and I-2 (General Industrial) to C-2 (General Commercial) on Lot 3 at 2904 Rufina St, approximately 3.87-acres ("Project").

In related Case #2025-11028, the Applicant requests a General Plan Amendment for Lot 3 at 2904 Rufina St, approximately 3.87-acres, to change the Future Land Use designation from Industrial and Business Park to Community Commercial.

Additionally, in related Case #2025-11030, the Applicant requests approval of a Master Plan to construct a youth center on Lots 3 and 2A, 2-2 at 2904 Rufina St, totaling approximately 4.27-acres.

After conducting a public hearing and having heard from staff and all interested persons, the Planning Commission ("Commission") hereby FINDS, as follows:

FINDINGS OF FACT

1) SFCC 1987 Section 14-3.5(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2) The Planning Commission heard Case #2025-11029 concurrently with Cases #2025-11028 and #2024-11030.
3) SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
4) The property is approximately 3.9-acres, located at 2904 Rufina St.
5) SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 §14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)(1)].
6) The Applicant attended a pre-application conference on December 12, 2024.
7) The Applicant conducted an ENN meeting on July 23, 2025, virtually via Zoom. The Agent, Applicant, City staff, and a local news reporter attended the ENN meeting. No members of the public attended the ENN meeting.

8) At the Hearing, the Commission received reports from staff, as well as testimony and evidence from the Applicant and their Agent prior to making a decision. The Commission opened the hearing to public comment; members of the public testified in support of the project without concern.
9) Once the Chair closed the Public Hearing, the Commission discussed a motion and voted to recommend the Governing Body approve an Ordinance for a Rezoning from I-1 and I-2 to C-2.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1) Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given. The Applicant gave notice of the ENN meeting by posting signs on two (2) locations on the property and mailing notice to all tenants and property owners within 300 feet of the property. No neighborhood associations were located within 300 feet of the property, and none were mailed notice.
2) The ENN meeting was properly conducted, pursuant to SFCC 1987 Section 14-3.1(F).
3) The Applicant has the right under the SFCC to propose the rezoning of the Property. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 ("Submittal Requirements").
4) Pursuant to SFCC 1987 Table 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Commission has the authority to review and recommend the Governing Body approve or deny the rezoning request.
5) SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and transmit the application, including any plans, to the Governing Body, together with a recommendation as to findings and conclusions, desirable changes and recommendations for approval or disapproval.
6) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Commission finds:
   a) There is no mistake in the original zoning.
   b) The Siler-Rufina area has seen increasing rezonings from industrial to commercial that have changed the character of the area.
   c) A rezoning from I-1 and I-2 to C-2 zoning would align with the intent of the General Plan and the Future Land Use of the parcel as "Community Commercial," as proposed in the General Plan Amendment for this site (Case #2025-11028).
7) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Commission finds that the Applicant submittal is a complete application as required by Chapter SFCC 1987, 14-3.5(C) "Approval Criteria," and the rezoning request does meet all rezoning approval criteria required by Chapter 14 SFCC 1987, Subsection 14-3.5(C).
8) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Commission finds that the applicant addressed compliance to General Plan Themes and Policies to allow for a change from I-1 and I-2 to C-2. The Rezoning request satisfies all rezoning approval criteria.

9) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Commission finds the Rezoning request provides sufficient information to address 14-3.5(C)(1)(d): the Project meets city policies regarding the provision of urban land sufficient to meet the amount, rate, and geographic location of growth of the city. The Project is located within an infill area and proposed to meet the needs of the community while being served by sufficient infrastructure.
10) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the Commission finds that the existing and proposed infrastructure in the associated Master Plan (Case #2025-11030), such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the proposed youth center use with improvements by the Applicant.
11) Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Commission finds:
    a) The prevailing use and character of the Rufina St area is a mix of industrial, commercial, and multi-family developments. The rezoning from industrial to commercial creates consistency with adjacent parcels to the south while aligning with general plan themes and policies.
    b) The subject property is 3.87-acres, greater than the 2-acres required.
    c) C-2 zoning creates consistency with parcels to the south, indicating that the rezoning does not disproportionately benefit a select few at the expense of the wider community. Further, redevelopment of this site for a future youth center (Case #2025-11030), as proposed, is anticipated to bring broader economic benefits such as employment and expanded services to serve the general public interest.
12) Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
13) The Commission has the power and authority to review and recommend the Governing Body approve Case #2025-11029 2904 Rufina St Rezoning from I-1 and I-2 to C-2.
14) The Applicant met the applicable Submittal Requirements.
15) The Commission recommended the Governing Body approve the requested rezoning because the application met all applicable code criteria for approval.

WHEREFORE, IT IS ORDERED ON THE 4TH DAY OF DECEMBER 2025, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the rezoning as requested from I-1 and I-2 to C-2, as requested in the Application for Case #2025-11029.

Janet Clow
Chairperson

12/29/2025
Date

FILED:

City Clerk

Jan 8, 2026
Date

APPROVED AS TO FORM:

Rebecca A Mnuk-Herrmann
Assistant City Attorney

12/23/2025
Date

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2025-11030
2904 Rufina St Master Plan
Owner's/Applicant's Name – Girls, Inc of Santa Fe
Agent's Name – JenkinsGavin, LLC

THIS MATTER came before the Planning Commission ("Commission") for public hearing on November 6th, 2025 ("Hearing") upon the application ("Application") of JenkinsGavin, LLC ("Agent") for Girls, Inc of Santa Fe ("Applicant").

The Applicant requests a Master Plan to develop an approximate 55,478 square foot youth center on Lots 3 and 2A, 2-2 at 2904 Rufina St, totaling approximately 4.27-acres ("Project").

In related Case #2025-11028, the Applicant requests a General Plan Amendment for Lot 3 at 2904 Rufina St, approximately 3.87-acres, to change the Future Land Use designation from Industrial and Business Park to Community Commercial.

Additionally, in related Case #2025-11029, the Applicant requests a rezoning for Lot 3 at 2904 Rufina St, comprising approximately 3.87-acres, from Light Industrial (I-1) and General Industrial (I-2) to General Commercial (C-2).

After conducting a public hearing and having heard from staff and all interested persons, the Planning Commission ("Commission") hereby FINDS, as follows:

FINDINGS OF FACT

1) SFCC 1987 Section 14-3.9(D) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the Master Plan.
2) The Planning Commission heard Case #2025-11030 concurrently with Cases #2025-11028 and #2024-11029.
3) SFCC 1987 Section 14-3.9(B) sets out applicability standards, that a Master Plan is required in conjunction with rezoning applications in certain districts as provided in Article 14-4 (Zoning Districts). Case #2025-11029 is the associated rezoning application, which requested to rezone an approximate 3.87-acre parcel at 2904 Rufina St from Light Industrial (I-1) and General Industrial (I-2) to General Commercial (C-2).
4) SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 §14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)(1)].
5) The Applicant attended a pre-application conference on December 12, 2024.

6) The Applicant conducted an ENN meeting on July 23, 2025, virtually via Zoom. The Agent, Applicant, City staff, and a local news reporter attended the ENN meeting. No members of the public attended the ENN meeting.
7) At the Hearing, the Commission received reports from staff, as well as testimony and evidence from the Applicant and their Agent prior to making a decision. The Commission opened the hearing to public comment; members of the public testified in support of the project without concern.
8) Once the Chair closed the Public Hearing, the Commission discussed a motion and voted to recommend the Governing Body approve a Master Plan.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1) Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given. The Applicant gave notice of the ENN meeting by posting signs on two (2) locations on the property and mailing notice to all tenants and property owners within 300 feet of the property. No neighborhood associations were located within 300 feet of the property, and none were mailed notice.
2) The ENN meeting was properly conducted, pursuant to SFCC 1987 Section 14-3.1(F).
3) The Applicant has the right under the SFCC to propose the Master Plan of the Property. Pursuant to SFCC 1987 Section 14-3.9(B)(1), A master plan is required in conjunction with rezoning applications in certain districts as provided in Article 14-4 (Zoning Districts).
4) Pursuant to SFCC 1987 Table 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.9(B)(3), All use and development of land within a master-planned area must comply with the provisions of the adopted master plan. Final actions by the governing body, land use boards and the land use director concerning rezonings, subdivisions, special use permits, development plans and construction permits shall include a specific finding or determination that the action complies with all applicable provisions of the master plan.
5) Pursuant to SFCC 1987 Section 14-3.9(D)(1)(a-d), the Commission finds:
   a) The master plan is consistent with the general plan;.
   b) development of the master plan area will contribute to the coordinated and efficient development of the community;
   c) development of the master plan area will contribute to the coordinated and efficient development of the community; and
   d) the existing and proposed infrastructure , such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.
6) Pursuant to SFCC 1987 Section 14-3.9(D)(1)(a-d), the Commission finds that the Applicant submittal is a complete application as required by Chapter SFCC 1987, 14-3.9(D)(1) “Approval Criteria,” and the Master Plan request does meet all approval criteria required by Chapter 14 SFCC 1987, Subsection 14-3.9(D)(1).
7) Pursuant to SFCC 1987 Section 14-3.9(D)(1)(d), the Commission finds that the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities,

such as fire stations and parks, will be able to accommodate the proposed youth center use with improvements to be completed by the Applicant.

8) Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
9) The Commission has the power and authority to review and recommend the Governing Body approve Case #2025-11030 2904 Rufina St Master Plan.
10) The Applicant met the applicable Submittal Requirements.
11) The Commission recommended the Governing Body approve the requested Master Plan because the application met all applicable code criteria for approval, subject to the conditions and technical corrections recommended by staff.

WHEREFORE, IT IS ORDERED ON THE 4TH DAY OF DECEMBER 2025, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the Master Plan as requested in the Application for Case #2025-11030, subject to the Conditions of Approval and Technical Corrections listed in Attachment A of Staff's Report, with the following additional condition: "Applicant shall include a phasing plan at the time of Development Plan submittal, should the applicant wish to phase this project."

Janet Clow
Chairperson

12/29/2025
Date

FILED:

City Clerk

Jan 8, 2026
Date

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

12/23/2025
Date

City of Santa Fe, New Mexico

Attachment A
Conditions of Approval and Technical Corrections

1. Table of Conditions of Approval
2. Table of Technical Corrections
3. Development Review Team Compiled Comments

Conditions of Approval & Technical Corrections

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
1	Archaeological review will be required if The applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc. 14-3.13(B)(3) Suburban Archaeological Review District In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects: All annexations, rezonings, subdivisions, planned unit developments , or other development requiring approval by the Planning Commission, having over ten (10) acres All city projects over two (2) acres in size. All city park projects over one (1) acre in size. (4) Utility Mains: An archaeological clearance permit is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.	Archaeology	Prior to building permit approval
2	Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)	Current Planning	Prior to public hearing (COMPLETED)
3	~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~ Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review **or** place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review.	Current Planning	~~Prior to public hearing~~ Prior to development plan approval
4	Add Case #2025-11030 to Master Plan sheets	Current Planning	Prior to public hearing (COMPLETED)
5	Shall comply with the most currently adopted International Fire Code	Fire	Prior to public hearing (COMPLETED)
6	Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021	Fire	Prior to public hearing (COMPLETED)

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
7	Shall verify compliance with section D105 Aerial Fire Apparatus Access Road as per IFC 2021	Fire	Prior to public hearing (COMPLETED)
8	Historic drainage calcs should include offsite flows onto property (if applicable)	Rivers and Watershed	Prior to Development Plan approval (In drainage report)
9	Provide a full drainage report	Engineering	Prior to Development Plan approval
10	Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.	Engineering	Prior to Development Plan approval
11	Include pond sections and show how ponds will overflow.	Engineering	Prior to Development Plan approval
12	Include lighting plan with photometrics	Engineering	Prior to Development Plan approval
13	A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.	Engineering	Prior to Development Plan approval
14	The 6-inch sewer service line(s) will be required to connect to a sewer manhole	Wastewater	Prior to recordation
15	All 4-inch sewer lines shall connect directly to the public sewer lines	Wastewater	Prior to recordation
16	The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field	Wastewater	Prior to recordation
17	An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Water	Prior to building permit approval
18	An approved Water Plan will be required for all new public water infrastructure and fire services.	Water	Prior to development plan approval
19	A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	Water	At time of development

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
20	Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	Water	At time of development
21	Each lot shall be served by a separate City water service.	Water	At time of development
22	See attached comments response letter dated 9/25/25 from Wilson & Company regarding Bohannon Huston, initial draft Traffic Impact Study dated 8/725	Traffic	Prior to public hearing (COMPLETED)
23	See attached comments response letter dated 10/17/25 from Wilson & Company regarding Bohannon Huston, revised draft Traffic Impact Study dated 10/6/25	Traffic	Prior to Development Plan Approval
24	Elevations submitted for the development plan shall include a detailed Points analysis that is intergraded with the Elevations for review.	Current Planning	At time of Development Plan

Technical Corrections			
#	**Technical Correction**	**Dept. or Division**	**To be completed:**
1	Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
2	Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
3	Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
4	Include attached notes on development plan.	Engineering	Prior to recordation of Development Plan
5	The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe	Wastewater	-
6	Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property	Water	Prior to water plan approval

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

Date: September 8, 2025

Cases: #2025-11028, 2025-11029, 2025-11030

To: Angelica Wolff, JenkinsGavin, Inc

Via: Heather Lamboy, Planning and Land Use Director
Maggie Moore, Assistant Planning and Land Use Director
Daniel Esquibel, Planner Manager

From: Alexa Hempel, Senior Planner

Cases #2025-11028, 2025-11029, and 2025-110330. 2904 Rufina St General Plan Amendment, Rezoning, and Master Plan. JenkinsGavin, Inc, Agent, for Girls Inc of Santa Fe, Applicant, requests a General Plan Amendment, Rezoning, and Master Plan for the property at 2904 Rufina St. This property is comprised of 2 parcels totaling approximately 4.85 acres, currently zoned I-1 (Light Industrial), I-2 (General Industrial), and C-2 (General Commercial).

This application was received on August 11, 2025 and has been reviewed by Planning Division staff (Staff) and the City's Development Review Team (DRT). Attached are the initial DRT review comments including conditions of approval and technical corrections. I would like to highlight and summarize the following key items:

A. Initial Planning Division Review Summary

Your General Plan Amendment, Rezoning, and Master Plan applications have been reviewed by Planning Division staff and the following necessary revisions have been identified:

1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)
2. ~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~
3. Add Case #2025-11030 to Master Plan sheets
4. Submit a parking analysis at time of Development Plan
5. All utilities shall be underground

Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review or place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review

B. Initial DRT Review Summary

Your General Plan Amendment, Rezoning, and Master Plan applications have been reviewed by the DRT and the following necessary revisions have been identified:

1. Shall comply with the most currently adopted International Fire Code
2. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021
3. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021
4. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services
5. An approved Water Plan will be required for all new public water infrastructure and fire services.
6. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service
7. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.
8. Each lot shall be served by a separate City water service.
9. Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.
10. Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.
11. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.
12. Archaeological review will be required if the applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc.
    a. 14-3.13(B)(3) Suburban Archaeological Review District
        i. In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects:
        ii. All annexations, rezonings, subdivisions, planned unit developments , or other development requiring approval by the Planning Commission, having over ten (10) acres
        iii. All city projects over two (2) acres in size.
        iv. All city park projects over one (1) acre in size.
    b. Utility Mains:
        i. An archaeological clearance permit is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.
13. Provide full drainage report.

14. Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.
15. Include pond sections and show how ponds will overflow
16. Include lighting plan with photometrics
17. A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.
18. Include attached notes.
19. Historic drainage calcs should include offsite flows onto property (if applicable)
20. The 6-inch sewer service line(s) will be required to connect to a sewer manhole
21. All 4-inch sewer lines shall connect directly to the public sewer lines
22. The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field
23. The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe

The following DRT members did not have comments at this time:

- Parks and Open Space
- Water resources
- Metropolitan Planning organization
- Traffic

The following DRT comments are pending at this time:

- ADA
- Santa Fe Public Schools

C. Prior to Planning Commission, the following DRT comments must be satisfied:

1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)
2. ~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~
3. Add Case #2025-11030 to Master Plan sheets
4. Shall comply with the most currently adopted International Fire Code
5. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021
6. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021
7. An approved Water Plan will be required for all new public water infrastructure and fire services.
8. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.

The full DRT memos are attached for your review. Once revised submittals to the application are accepted, a public hearing date may be scheduled. Please let me know if you have any questions or concerns.

Thank you,

Alexa Hempel
Senior Planner, Planning and Land Use Department

Attachments:

1. Fire DRT Memo
2. Water Utility DRT Memo
3. Landscape/Irrigation/Lighting DRT Memo
4. Archaeology DRT Memo
5. Technical Review Engineering DRT Memo
6. River and Watershed DRT Memo
7. Wastewater DRT memo

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: August 19, 2025

DRT Member: Fire Marshal Geronimo Griego

Dept/Div: Fire Marshal's Office

Case No.: 2025-11028,11029, & 11030

Case Planner: Alexa Hempel, Senior Planner

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

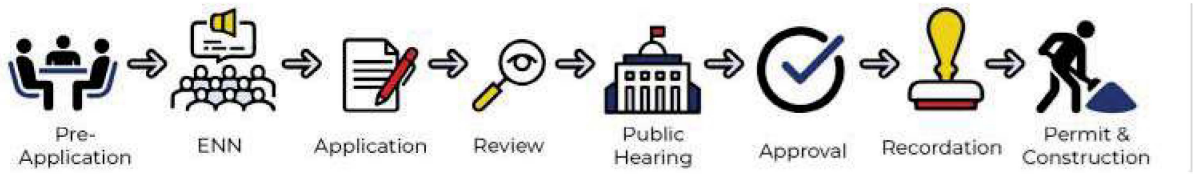


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall comply with the most currently adopted International Fire Code.	*Prior to Public Hearing*	
2. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021.		
3. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1.

Explanation of Conditions or Corrections (if needed):

1. Verify that the right city adopted code is reference in documents for submission. International Fire Code (IFC) 2021.
2. Shall verify that building is provided with automatic fire sprinklers for proposed layout.
3. Shall verify two points of access to ladder building for proposed site layout conditions.

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

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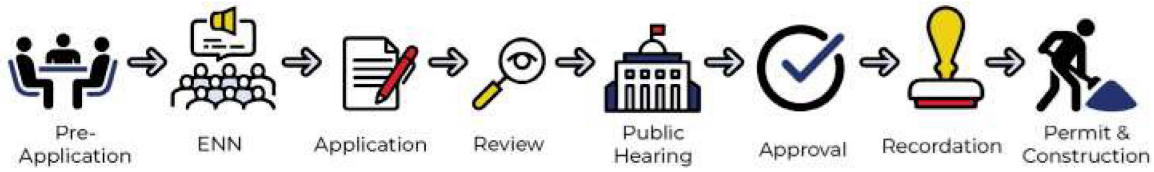
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/18/2025

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case # 2025-11028/11029/11030

Conditions of Approval:	Must be completed by:	Applicant response**:
1. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Prior to Building Permit Approval	
2. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to Public Hearing	
3. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	
4. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
5. Each lot shall be served by a separate City water service.	At the time of development	

Technical Corrections:	Must be completed by:	Applicant response**:
1. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.	Prior to Water Plan Approval	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Form Updated: April 2024

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

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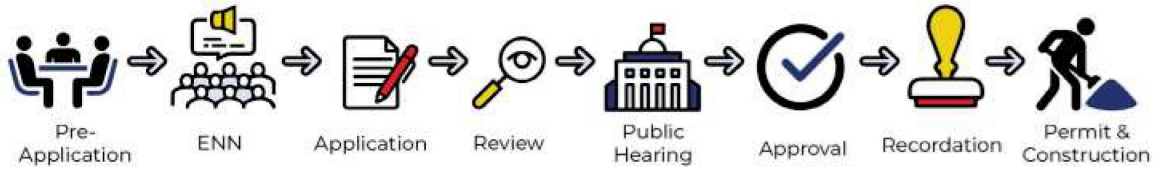
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: August 28, 2025

DRT Member: Lawrence Rivera

Dept/Div: Land Use Engineering / Landscape, Irrigation, and Outdoor Lighting Review

Case No.: Girls Club 2025-11030. Master Plan

Case Planner: Alexa Hempel, Senior Planner, anhempel@santafenm.gov, 505-946-7072 (cell)

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.	Prior to Recordation	
2. Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.	Prior to Recordation	
3. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.	Prior to Recordation	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

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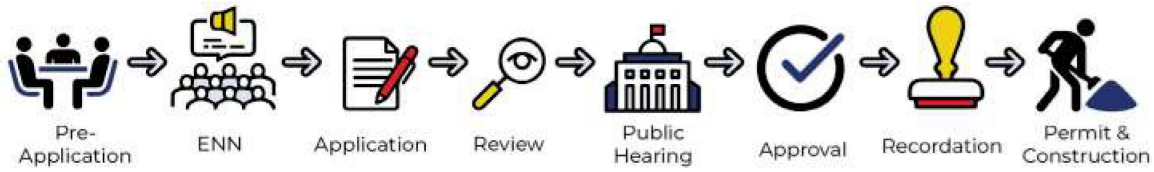
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 09/03/2025

DRT Member: Paul A. Duran

Dept/Div: Land Use/ HPD

Case No.: Case #2025-11028. General Plan Amendment, Case #2025-11029. Rezoning, Case #2025-11030. Master Plan

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Archaeological review will be required if The applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc. 14-3.13(B)(3) Suburban Archaeological Review District In this district, an archaeological clearance *permit* shall be required prior to approval of the final *development* plan or *plat* for the following projects: All annexations, rezonings, subdivisions, planned unit *developments* , or other *development* requiring approval by the Planning Commission, having over ten (10) acres All *city* projects over two (2) acres in size. All *city* park projects over one (1) acre in size. (4) Utility Mains: An archaeological clearance *permit* is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.	Building permitting	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1.		

Form Updated: April 2024

2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

Date: 9/3/2025

DRT Member: Dee Beingessner

Dept/Div: Land Use Engineering

Case No.: Case #2025-11030 Girls Inc

Case Planner: Alexa Hempel, Senior Planner

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. Provide full drainage report.	Prior to Development Plan approval	
2. Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.		
3. Include pond sections and show how ponds will overflow.		
4. Include lighting plan with photometrics		
5. A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. Include attached notes.		
2.		
3.		

***The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

See following pages for notes required on plat or plans

Form Updated: March 2024

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).

B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.

D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISION'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

DUST CONTROL NOTE

All on-site soil disturbing construction activities shall be addressed and provide measures to mitigate or control dust from being transported offsite and polluting neighboring properties.

Any person, owner, contractor or operator who conducts earthmoving and/or dust generating activities is responsible for implementing Best Management Practices (BMPs) in order to mitigate off-property transport of fugitive dust emissions.

A plan, or storm water prevention plan (SWPPP) when applicable, listing the Best Management Practices (BMPs), shall be provided to the City Engineer, or their designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site.

The initial BMP shall address how the Contractor will minimize the amount of disturbed soil, and how the Contractor will stabilize the disturbed surface area exposed to wind or vehicle traffic during construction.

Some BMPs shall include:

- The reduction of vehicle speeds: establish a maximum speed limit or install traffic calming devices to reduce speeds to a rate to mitigate off-property transport of dust entrained by vehicles.
- The minimization of drop height: Drivers and operators shall unload truck beds and loader or excavator buckets slowly, and minimize drop height of materials to the lowest height possible, including screening operations.
- High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
- Restrict access: restrict access to the work area to only authorized vehicles and personnel.

In the event the above practices are ineffective to prevent off property transport, the owner or operator shall use at one or more of the following Best Management Practices (BMPs):

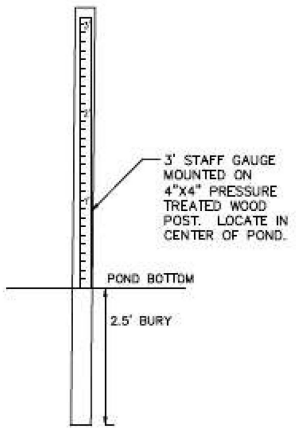
- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc. during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, the undersigned professional engineer in the State of New Mexico, do hereby certify that the record information shown hereon is based on actual field measurements and visual inspections performed by myself or under my direct supervision. I further certify that the record condition as of _____ is in substantial compliance with the approved grading and drainage plan prepared by _____, dated _____.

Signature NMPE #_____ Date

Example for pond measurement post



POST & STAFF GAUGE
NTS

Form Updated: March 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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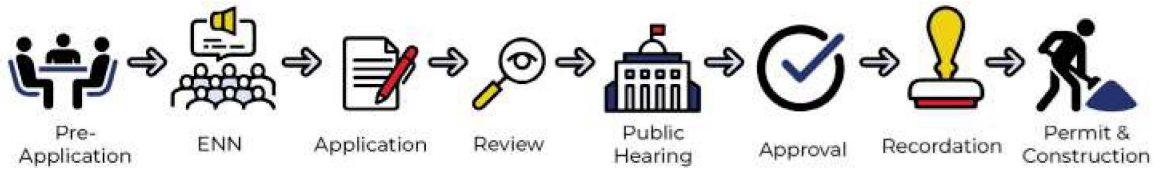

*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 09/04/2025

DRT Member: Zoë Isaacson, River and Watershed Manager

Dept/Div: Public Works/Parks and Open Space

Case No.: 2025-11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Historic drainage calcs should include offsite flows onto property (if applicable)	Include in drainage report with development plan	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1.		
2.		
3.		
4.		

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1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Existing vs Proposed Drainage Areas: looks like some ponding and drainages will be filled due to proposed building sites and new amenities; how is the developer planning to accommodate the excess water created by both the increase in imperviousness and the filling of these ponds? How do they plan to get the water to the new ponds, will it be piped? Will buildings have gutters and cisterns? Will landscaped areas be swaled to hold water? Etc…

Historical drainage: are they making sure to account for the entire basin in their drainage calcs, including offsite flows entering the property, esp. off the parking lot behind the school to the south if there is any?

Form Updated: April 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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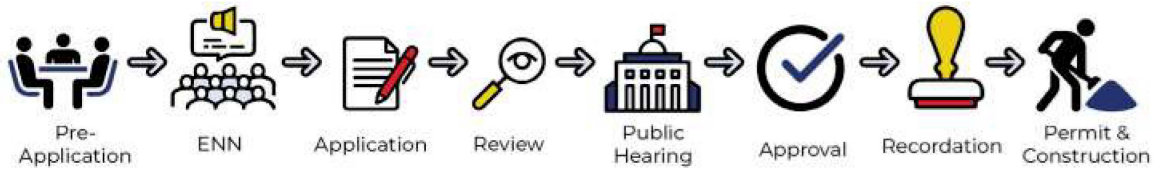

*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 9/4/2025

DRT Member: Stan Holland

Dept/Div: Utilities/Wastewater Division

Case No.: 2025/11030

Case Planner: Alexa N. Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. The 6-inch sewer service line(s) will be required to connect to a sewer manhole	Prior to Recordation	
2. All 4-inch sewer lines shall connect directly to the public sewer lines	Prior to Recordation	
3. The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field	Prior to Recordation	
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe		
2.		
3.		
4.		

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The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT) Comment Form

Date: October 17, 2025

DRT Member: Leroy Pacheco, PE and Phil Gallegos, PE (Wilson&Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Girl's Inc. - Case #2025-11028, 11029, and 11030. General Plan Amendment, Rezoning, and Master Plan

Case Planner: Land Use Department - Alexa Hempel, Senior Planner

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Conditions of Approval and Technical Corrections Tables
Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response:**

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
See attached comments response letter dated 10/17/25 from Wilson & Company regarding Bohannon Huston, revised draft Traffic Impact Study dated 10/6/25.	Prior to Development Plan Approval	

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Any and all future proposed improvements of this site that affect public infrastructure will be subject to **City Code Chapter 23** and additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. may be required at that time.

   City Code Chapter 23-3.18 City construction and assessment.
   Nothing in subsections 23-3.12 and 23-3.15 SFCC 1987 prevents the city from ordering construction of curbs, gutters and sidewalks and assessing the cost thereof against the property benefited in any manner provided by the laws of the state. (Code 1953, § 24-28; Code 1973, § 30-29; SFCC 1981, § 4-13-18; Ord. #38-1987, § 8).

Memorandum

WILSON &COMPANY
HIGHER RELATIONSHIPS

To: Leroy Pacheco, PE COSF

From: Philip A. Gallegos, PE, Senior Transportation Engineer

CC: Robert Luna, PE, PTOE, Traffic Engineering Practice Lead, SW Region

Date: 10/17/2025

Re: Girl's Inc. TIA Review

Wilson and Company has reviewed the Revised DRAFT TIA dated October 6, 2025 for the Girl's Inc. Development prepared by Bohannan Huston and have the following comments. Please let me know if you have any questions or require further information.

REPORT COMMENTS

- All original Comments have been addressed
- On page 48 the report states that the common crash type was rear-end collisions for Richards and Rufina however on table 24 the highest crash type is Another Vehicle at an Angle. This should be corrected in the narrative.
- There is a large percentage of crashes that were not classified by Crash Type. The Crash Summary Tables shall also include the percentage of crash types with the "not available or not classified" crash types removed from the total number of crashes. Therefore, showing percentages of total known crash types.
- All developer mitigations shall be shown on the developments site plan.
- For the intersection of Calle del Cielo and Cerrillos Road the report recommends evaluation of a cost share with the COSF due to the spillover occurring in existing condition. Since this LOS is made worse by the added traffic by the developer this mitigation shall be implemented by the developer.

Sincerely,

Philip A Gallegos, PE
Senior Transportation Engineer

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

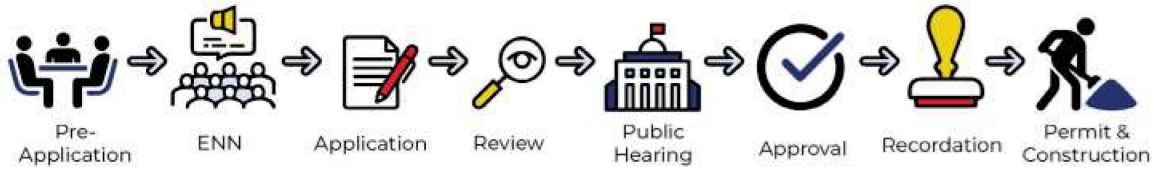


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/20/25

DRT Member: Alexa Hempel

Dept/Div: Current Planning

Case No.: #2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)	Planning Commission. Complete	
~~2. Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~ Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review **or** place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review	Planning Commission Development Plan. Applicant submitted affidavit acknowledging condition.	
3. Add Case #2025-11030 to Master Plan sheets	Planning Commission. Complete	
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Submit a parking analysis at time of Development Plan	Development Plan	
2. All utilities shall be underground	Development Plan	
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: October 07, 2025

DRT Member: Fire Marshal Geronimo Griego

Dept/Div: Fire Marshal's Office

Case No.: 2025-11028,11029, & 11030

Case Planner: Alexa Hempel, Senior Planner

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

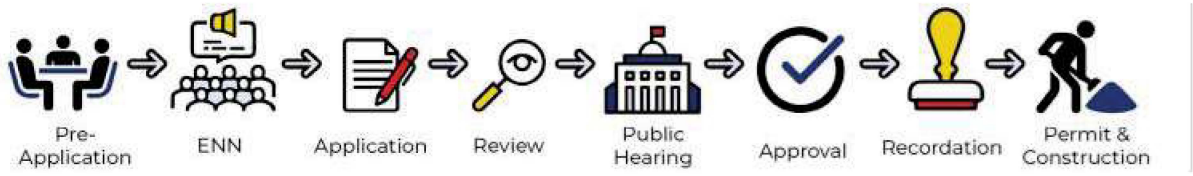


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall comply with the most currently adopted International Fire Code.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Notes on revised plans sheet C2 verify compliance with IFC 2021, Section 903, and Aerial Apparatus access road from 2 points of access to building.

Explanation of Conditions or Corrections (if needed):

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

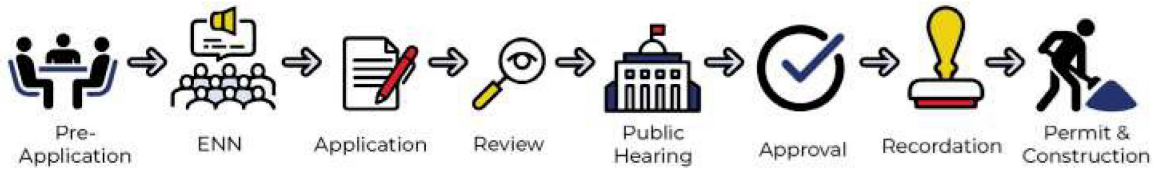


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/18/2025

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case # 2025-11028/11029/11030

Conditions of Approval:	Must be completed by:	Applicant response**:
1. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Prior to Building Permit Approval	
2. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to approval of Development Plan	
3. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	
4. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
5. Each lot shall be served by a separate City water service.	At the time of development	

Technical Corrections:	Must be completed by:	Applicant response**:
1. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.	Prior to Water Plan Approval	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Form Updated: April 2024

(see following pages for notes required)

City of Santa Fe

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION
November 6, 2025, AT 6:00 PM

A. ROLL CALL

Commissioners Present:
Chair Janet Clow
Commissioner Scott Barber
Commissioner Matt Embry
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando
Commissioner Thomas (TJ) Rieland

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Barber.

C. APPROVAL OF AGENDA

MOTION: Commissioner Mirando moved, seconded by Commissioner McGhee, to approve the agenda with postponement of the minutes from October 2, 2025, to November 20, 2025.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes
Commissioner TJ Rieland: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner Sasha McGhee: Yes

Against: None

Abstain: None

D. APPROVAL OF MINUTES

1. July 17, 2025

MOTION: Commissioner Embry moved, seconded by Commissioner Rieland, to approve the minutes from the Planning Commission meeting on July 17, 2025.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

2. September 4, 2025

MOTION: Commissioner McGhee moved, seconded by Commissioner Mirando, to approve the minutes from Study Session of the Planning Commission on September 4, 2025.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

3. September 4, 2025

MOTION: Commissioner McGhee moved, seconded by Commissioner Mirando, to approve the minutes from the Planning Commission meeting on September 4, 2025.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Scott Barber: Yes
Commissioner Matt Embry: Yes
Commissioner TJ Rieland: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner Sasha McGhee: Yes

Against: None

Abstain: None

4. September 18, 2025

MOTION: Commissioner Mirando moved, seconded by Commissioner Barber, to approve the minutes from the Planning Commission meeting on September 18, 2025.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes

Commissioner Scott Barber: Yes

Against: None

Abstain: Commissioner Sasha McGhee: Yes

5. October 2, 2025 (Postponed)

MOTION: No motion or vote.

VOTE: None

6. October 16, 2025

MOTION: Commissioner Mirando moved, seconded by Commissioner Rieland, to approve the minutes from the Planning Commission meeting on October 16, 2025.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: Commissioner Sasha McGhee: Yes

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. **Case #2024-9320. 7205 Plaza Central Development Plan:** Pax Consulting, Agent, for Zydeco LLC, owner and applicant ("Applicant"), requests approval of a Development Plan for up to 165 units, a clubhouse, swimming pool and neighborhood coffee shop at property address located at 7205 Plaza Central and is zoned C-1 (office and related commercial). It consists of a 7.9-acre lot as the result of a lot line adjustment, zoned C-1 (Alexa Hempel, Case Manager, anhemple@santafenm.gov).

MOTION: Commissioner Mirando moved, seconded by Commissioner Barber, to approve Findings for Case #2024-9320 without changes or corrections.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: Commissioner Sasha McGhee: Yes

F. NEW BUSINESS

1. **Case #2025-11028. 2904 Rufina General Plan Amendment:** JenkinsGavin, Agent, for Girls, Inc of Santa Fe, "Applicant," asks the Planning Commission to recommend that the Governing Body approve a General Plan amendment changing the Future Land Use Map designation for Lot 3, comprising approximately 3.87-acres, located at 2904 Rufina Street, from a duel mapped area of "Industrial" and "Business Park" to "Community Commercial." (Alexa Hempel, Case Manager, anhempel@santafenm.gov).

MOTION: Commissioner McGhee moved, seconded by Commissioner Embry, to approve Case #2025-11028, 2904 Rufina General Plan Amendment, as is.

VOTE: The motion was approved on the following Roll Call vote:

For: Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

2. **Case #2025-11029. 2904 Rufina Rezoning:** JenkinsGavin, Agent, for Girls, Inc of Santa Fe, "Applicant," asks the Planning Commission to recommend that the Governing Body approve a rezoning, changing the Official Zoning Land Use Map designation for Lot 3 at 2904 Rufina Street, comprising approximately 3.87-acres, from a duel mapped area of "Light Industrial" (I-1) and "General Industrial" (I-2) to "General Commercial" (C-2). (Alexa Hempel, Case Manager, anhempel@santafenm.gov).

MOTION: Commissioner McGhee moved, seconded by Commissioner Embry, to approve Case #2025-11029, 2904 Rufina Rezoning, as is.

VOTE: The motion was approved on the following Roll Call vote:

For: Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

3. **Case #2025-11030. 2904 Rufina Master Plan:** JenkinsGavin, Agent, for Girls, Inc., of Santa Fe, "Applicant," asks the Planning Commission to recommend that the Governing Body approve a Master Plan of a proposed youth center at 2904 Rufina Street on Lots 3 and 2A, 2-2, totaling approximately 4.27-acres. Lot 3 is approximately 3.87-acres, and Lot 2A, 2-2 is approximately 0.399-acres and is located adjacent to the southwest side of Lot 3. (Alexa Hempel, Case Manager, anhempel@santafenm.gov).

PUBLIC COMMENTS: Seven (7) members of the public were sworn in and gave comments in favor of the 2904 Rufina Street Master Plan.

MOTION: Commissioner McGhee moved, seconded by Commissioner Embry, to approve Case #2025-11030, 2904 Rufina Master Plan, as is.

VOTE: The motion was approved on the following Roll Call vote:

For: Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

4. **Case #2025-10685. Tierra Contenta Preliminary Subdivision Plat:** JenkinsGavin, Inc., Agent, for Homewise, Inc., owner and applicant ("Applicant"), requests review and approval of a Preliminary Subdivision Plat for 16 development tracts and six open space tracts for a total of 22 tracts and Innovative Street Design. The subject lots are 216.5 acres and are located at 6120, 6130, 6150, and 6135 Paseo del Sol. The lots are zoned Planned Residential Community District (PRC) and lie within the Suburban Archaeological Review District. (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

MOTION: Commissioner Mirando moved, seconded by Commissioner McGhee, to approve Case #2025-10685, Tierra Contenta Preliminary Subdivision Plat, subject to conditions of approval and technical corrections, and on the condition that the neighborhood park design and drainage ponding fencing shall be postponed in order to allow the Applicant and staff to discuss and resolve prior to final subdivision plat.

VOTE: The motion was approved on the following Roll Call vote:

For:
Commissioner Scott Barber: Yes
Commissioner Matt Embry: Yes
Commissioner TJ Rieland: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner Sasha McGhee: Yes

Against: None

Abstain: None

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5. **Case #2025-10688. Tierra Contenta Preliminary Subdivision Plat Variance (Slopes):** JenkinsGavin, Inc., Agent, for Homewise, Inc., owner and applicant ("Applicant"), requests a variance from SFCC 14-8.2(D)(2)(b) Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%) for an approximate area of 27,179 square feet. The subject lots are approximately 216.5 acres and located at 6120, 6130, 6150, and 6135 Paseo del Sol, zoned Planned Residential Community District (PRC). (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

PUBLIC COMMENTS: One (1) member of the public was sworn in and gave comment not in favor of the Tierra Contenta Preliminary Subdivision Plat Variance.

MOTION: Commissioner Mirando moved, seconded by Commissioner McGhee, to approve Case #2025-10688, Tierra Contenta Preliminary Subdivision Plat Variance (Slopes), subject to conditions of approval and technical corrections.

VOTE: The motion was approved on the following Roll Call vote:

For: Commissioner Scott Barber: Yes
Commissioner Matt Embry: Yes
Commissioner TJ Rieland: Yes
Commissioner Gurushabad Mirando: Yes
Commissioner Sasha McGhee: Yes

Against: None

Abstain: None

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6. **Case #2025-10690. Tierra Contenta Preliminary Subdivision Plat Variance (Significant Trees):** The request for a variance from SFCC 14-8.4(F)(5) for the removal and preservation of significant trees was withdrawn by JenkinsGavin, Inc., Agent, for Homewise, Inc., owner and applicant ("Applicant").

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7. **Case #2025-11006. Vistas de la Sierra Phase 3:** Liaison Planning Services, Inc., Agent, for Forestar (USA) Real Estate Group, Inc., owner and applicant ("Applicant"), requests review and approval of a Preliminary Subdivision Plat, per § 14-3.7(B)(3) of the Land Development Code, for a 128-lot residential subdivision. The subject property is a 24.423-acre parcel located at 3800 Governor Miles Road and west of Richards Avenue. The proposed subdivision is Phase 3 and consists of 2 separate lots. Tract #A3 is 16.653 acres and Tract 3A4 is 7.77 acres. The subject property is zoned R-5 (residential 5 units per acre). (Claudia Kath, Case Manager, cmkath@santafenm.gov).

PUBLIC COMMENTS: Seven (7) members of the public were sworn in and gave comments not in favor of Vistas de la Sierra Phase 3.

MOTION: Commissioner McGhee moved, seconded by Commissioner Rieland, to approve Case #2025-11006, Vistas de la Sierra Phase 3, subject to conditions of approval and technical corrections, as well as the additional four conditions outlined by staff in discussion with the Applicant, and on the condition that the Applicant agree to limit the seven houses abutting Nava Ade Homeowners Association to single-story homes.

VOTE: The motion was approved on the following Roll Call vote:

For: Commissioner Sasha McGhee: Yes
Commissioner Gurushabad Mirando: Yes

Commissioner TJ Rieland: Yes
Commissioner Matt Embry: Yes
Commissioner Scott Barber: Yes

Against: None

Abstain: None

G. STAFF COMMUNICATIONS

A webinar on a new software platform to help regulate and manage short-term rentals will be held on November 13, 2025, at 12:00 P.M. An open house regarding the same will be held on November 13, 2025, at 5:00 P.M. Details are available on the Planning Commission website.

H. MATTERS FROM THE COMMISSION

It was confirmed that a Study Session of the Planning Commission will be held on November 7, 2025, at 10:00 A.M. in Council chambers.

I. ADJOURNMENT

10:34 P.M.

Geraldine Gurule
Liaison

Chair

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2026-

A RESOLUTION

ADOPTING A MASTER PLAN, FOR THE TWO TRACTS OF LAND LOCATED AT 2904 RUFINA STREET, LOTS 3 AND 2A, 2-2, WITHIN THE CITY OF SANTA FE, COMPRISING AN AREA OF APPROXIMATELY 4.27 ACRES. (CASE NO. 2025-11030)

WHEREAS, the agent for the owner of the two tracts of land located at 2904 Rufina Street comprising approximately 4.27 acres of land (the "Subject Property"), as shown in Exhibit A, submitted a Master Plan application to the City of Santa Fe ("City") for the development of a youth center ("Master Plan"); and

WHEREAS, SFCC 1987, Section 14-3.9(C)(4)[1], requires the Planning Commission to review and make recommendation of a Master Plan to the Governing Body; and

WHEREAS, the Master Plan requires an early neighborhood notification ("ENN") meeting, and an ENN meeting was held on July 23, 2025; and

WHEREAS, approval of a Master Plan requires the following findings as set forth in SFCC 1987, Section 14-3.9(D)[2]:

[1]The provisions now appear at SFCC 1987, Section 14-2.1F.5(IV)(a), effective January 1, 2026, following recodification.
[2] The provisions now appear at SFCC 1987, 14-2.1F.5(IV)(a), effective January 1, 2026, following recodification.

(a) The Master Plan is consistent with the general plan;

(b) The Master Plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the Master Plan area, and with the applicable use regulations and development standards of those districts;

(c) Development of the Master Plan area will contribute to the coordinated and efficient development of the community; and

(d) The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development; and

WHEREAS, the Planning Commission reviewed evidence related to the proposed Master Plan and held a public hearing on November 6, 2025; and

WHEREAS, based on the Planning Commission Staff Report, attachments, and the testimony and evidence presented at the public hearing, the Planning Commission voted to recommend approval of the Master Plan subject to Conditions of Approval recommended by Staff; and

WHEREAS, the Planning Commission found all applicable review criteria in SFCC 1987, Section 14-3.9(D)(a-d)[3] to have been met; and

WHEREAS, on February 25th, 2026 the Governing Body held a public hearing on the Master Plan and having reviewed the Governing Body Staff Report, the recommendation of the Planning Commission, and the evidence obtained at the public hearing; and determined that the Master Plan, as recommended by the Planning Commission, meets the approval criteria set forth in SFCC 1987, Section 14-3.9(D)[4].

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE that the Master Plan for the Subject Property, as described in Exhibit B, is

[3] The provisions now appear at SFCC 1987, 14-2.1F.5(IV), effective January 1, 2026, following recodification.
[4] The provisions now appear at SFCC 1987, 14-2.1F.5(IV), effective January 1, 2026, following recodification.

approved, and subject to the Conditions of Approval, as shown in Exhibit C, is adopted.

PASSED, APPROVED, and ADOPTED this ____ day of ____, 2026.

_____

MICHAEL GARCIA, MAYOR

ATTEST:

_____

GERALYN F. CARDENAS, INTERIM CITY CLERK

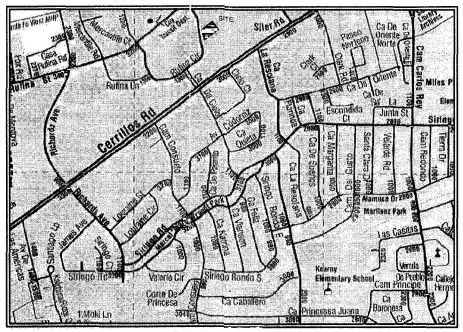
APPROVED AS TO FORM:

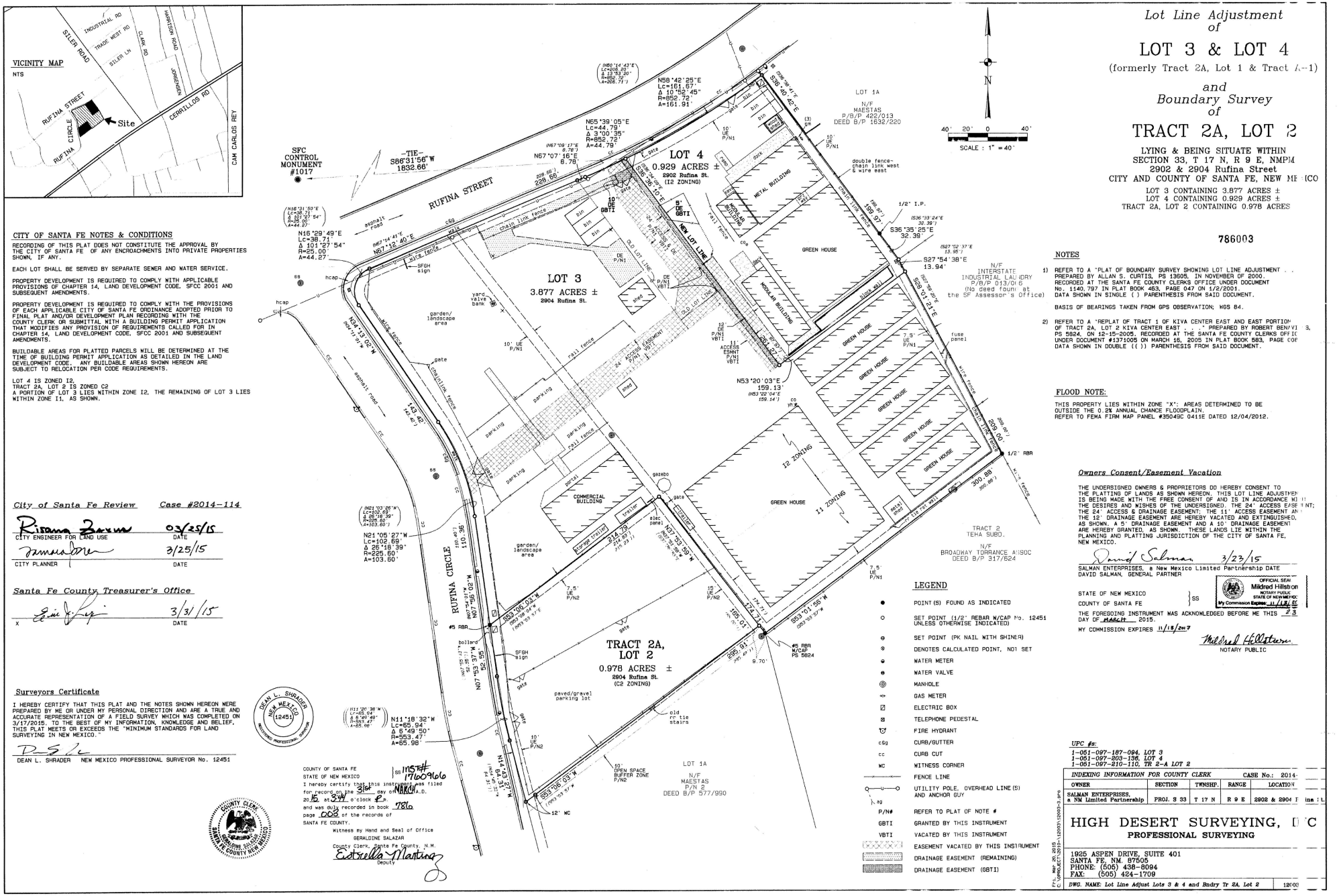
Marcos Martinez

MARCOS MARTINEZ, INTERIM CITY ATTORNEY

Legislation/2026/Resolutions/Land Use/2904 Rufina Master Plan Case No. 2025-11030

EXHIBIT A


Cerrillos Rd
Rufina Cir
Rufina St
Siringo Rd
Valeria Cir
Siringo Ronda S
Corte De Princesa
Ca Caballero
Ca Princesa Juana
Escondida Ct
Junta St
Alamosa Dr
Martinez Park
Las Casitas
Kearny Elementary School
Ca De Baronesa
Ca De Princesa
Ca De Orvieto Norte
Ca De Orvieto Sur
Ca De Cortona
Ca De Bellagio
Ca De Sienna
Ca De Milano
Ca De Lucca
Ca De Verona
Ca De Florencia
Ca De Venezia
Ca De Genova
Ca De Napoli
Ca De Roma
Ca De Torino
Ca De Firenze
Ca De Bologna
Ca De Milano
Ca De Lucca
Ca De Verona
Ca De Florencia
Ca De Venezia
Ca De Genova
Ca De Napoli
Ca De Roma
Ca De Torino
Ca De Firenze
Ca De Bologna
Camino Carlos Rey
Camino Real
Camino Del Monte Sol
Camino Cabra
Camino Corrales
Camino Manzano
Camino Alire
Camino Entrada
Camino Cerro Gordo
Camino Cielo
Camino Cielito
Camino Cielo Azul
Camino Cielo Vista
Camino Cielo Rojo
Camino Cielo Alto



CITY OF SANTA FE NOTES & CONDITIONS

RECORDING OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL BY THE CITY OF SANTA FE OF ANY ENCROACHMENTS INTO PRIVATE PROPERTIES SHOWN, IF ANY.

EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE.

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

LOT 4 IS ZONED I2.
TRACT 2A, LOT 2 IS ZONED C2
A PORTION OF LOT 3 LIES WITHIN ZONE I2, THE REMAINING OF LOT 3 LIES WITHIN ZONE I1, AS SHOWN.

City of Santa Fe Review *Case #2014-114*

Risana Zaxus — 03/25/15
CITY ENGINEER FOR LAND USE — DATE

3/25/15
CITY PLANNER — DATE

Santa Fe County Treasurer's Office

3/31/15
DATE

Surveyors Certificate

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES SHOWN HEREON WERE PREPARED BY ME OR UNDER MY PERSONAL DIRECTION AND ARE A TRUE AND ACCURATE REPRESENTATION OF A FIELD SURVEY WHICH WAS COMPLETED ON 3/17/2015. TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO."

DEAN L. SHRADER NEW MEXICO PROFESSIONAL SURVEYOR No. 12451

DEAN L. SHRADER NEW MEXICO 12451 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 31st day of MARCH A.D. 20 15 at 3:11 o'clock P.M. and was duly recorded in book 786 page 008 of the records of SANTA FE COUNTY.
Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, N.M.
Estrella Martinez
Deputy

SANTA FE COUNTY CLERK SANTA FE COUNTY NEW MEXICO

1115#1760966

LEGEND

- POINT(S) FOUND AS INDICATED
- SET POINT (1/2" REBAR W/CAP No. 12451 UNLESS OTHERWISE INDICATED)
- SET POINT (PK NAIL WITH SHINER)
- DENOTES CALCULATED POINT, NOT SET
- WATER METER
- WATER VALVE
- MANHOLE
- GAS METER
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- CURB/GUTTER
- CURB CUT
- WITNESS CORNER
- FENCE LINE
- UTILITY POLE, OVERHEAD LINE(S) AND ANCHOR GUY
- P/N# REFER TO PLAT OF NOTE #
- GBTI GRANTED BY THIS INSTRUMENT
- VBTI VACATED BY THIS INSTRUMENT
- EASEMENT VACATED BY THIS INSTRUMENT
- DRAINAGE EASEMENT (REMAINING)
- DRAINAGE EASEMENT (GBTI)

Lot Line Adjustment
of

LOT 3 & LOT 4

(formerly Tract 2A, Lot 1 & Tract A-1)

and
Boundary Survey
of

TRACT 2A, LOT 2

LYING & BEING SITUATE WITHIN
SECTION 33, T 17 N, R 9 E, NMPM
2902 & 2904 Rufina Street
CITY AND COUNTY OF SANTA FE, NEW MEXICO

LOT 3 CONTAINING 3.877 ACRES ±
LOT 4 CONTAINING 0.929 ACRES ±
TRACT 2A, LOT 2 CONTAINING 0.978 ACRES

786003

NOTES

1) REFER TO A "PLAT OF BOUNDARY SURVEY SHOWING LOT LINE ADJUSTMENT . . PREPARED BY ALLAN S. CURTIS, PS 13605, IN NOVEMBER OF 2000. RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER DOCUMENT No. 1140,797 IN PLAT BOOK 463, PAGE 047 ON 1/2/2001. DATA SHOWN IN SINGLE ( ) PARENTHESIS FROM SAID DOCUMENT.

BASIS OF BEARINGS TAKEN FROM GPS OBSERVATION; WGS 84.

2) REFER TO A "REPLAT OF TRACT 1 OF KIVA CENTER EAST AND EAST PORTION OF TRACT 2A, LOT 2 KIVA CENTER EAST . . . " PREPARED BY ROBERT BENAVI . . S, PS 5824, ON 12-15-2005. RECORDED AT THE SANTA FE COUNTY CLERKS OFFIC UNDER DOCUMENT #1371005 ON MARCH 16, 2005 IN PLAT BOOK 583, PAGE 008 DATA SHOWN IN DOUBLE (( )) PARENTHESIS FROM SAID DOCUMENT.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
REFER TO FEMA FIRM MAP PANEL #35049C 0411E DATED 12/04/2012.

Owners Consent/Easement Vacation

THE UNDERSIGNED OWNERS & PROPRIETORS DO HEREBY CONSENT TO THE PLATTING OF LANDS AS SHOWN HEREON. THIS LOT LINE ADJUSTMENT IS BEING MADE WITH THE FREE CONSENT OF AND IS IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED. THE 24' ACCESS EASEMENT; THE 24' ACCESS & DRAINAGE EASEMENT; THE 11' ACCESS EASEMENT AND THE 12' DRAINAGE EASEMENT ARE HEREBY VACATED AND EXTINGUISHED, AS SHOWN. A 5' DRAINAGE EASEMENT AND A 10' DRAINAGE EASEMENT ARE HEREBY GRANTED, AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

David Salman 3/23/15
SALMAN ENTERPRISES, a New Mexico Limited Partnership DATE
DAVID SALMAN, GENERAL PARTNER

STATE OF NEW MEXICO
COUNTY OF SANTA FE } SS

OFFICIAL SEAL Mildred Hillstrom NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 11/18/17

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF March 2015.
MY COMMISSION EXPIRES 11/18/2017

Mildred Hillstrom
NOTARY PUBLIC

UPC #s:
1-051-097-187-094, LOT 3
1-051-097-203-136, LOT 4
1-051-097-210-110, TR 2-A LOT 2

INDEXING INFORMATION FOR COUNTY CLERK CASE No.: 2014-

OWNER	SECTION	TWNSHP.	RANGE	LOCATION
SALMAN ENTERPRISES, a NM Limited Partnership	PROJ. S 33	T 17 N	R 9 E	2902 & 2904 F

HIGH DESERT SURVEYING, INC
PROFESSIONAL SURVEYING
1925 ASPEN DRIVE, SUITE 401
SANTA FE, NM. 87505
PHONE: (505) 438-8094
FAX: (505) 424-1709

DWG. NAME: Lot Line Adjust Lots 3 & 4 and Bndry Tr 2A, Lot 2 — 12000

F:\1_MAY 20, 2015\C:\PROJECT\2015-12003\12003-3.prc

MASTER PLAN
GIRLS INC. OF SANTA FE

EXHIBIT B

2904 RUFINA STREET, SANTA FE, NEW MEXICO 87507

BUILDING CODE & ZONING INFORMATION

APPLICABLE BUILDING CODES
SANTA FE CITY LAND DEVELOPMENT CODE
2021 NEW MEXICO COMMERCIAL BUILDING CODE (NMCBC)
2021 International Building Code (IBC) amended by NMAC Title 14 Chapter 7 Part 2
2021 NEW MEXICO COMMERCIAL ENERGY CONSERVATION CODE (NMECC)
2021 International Energy Conservation Code (IECC) amended by NMAC Title 14 Chapter 7 Part 9
2021 NEW MEXICO PLUMBING CODE (NMPC)
2021 Uniform Plumbing Code (UPC) amended by NMAC Title 14 Chapter 8 Part 2
2021 NEW MEXICO MECHANICAL CODE (NMMC)
2021 Uniform Mechanical Code (UMC) amended by NMAC Title 14 Chapter 9 Part 2
2020 NEW MEXICO ELECTRICAL CODE (NMEC)
2020 National Electrical Code (NEC) amended by NMAC Title 14 Chapter 10 Part 4
2012 NEW MEXICO ELECTRICAL SAFEY CODE (NMESC)
2012 National Electrical Safety Code (NEC) amended by NMAC Title 14 Chapter 10 Part 5
2021 INTERNATIONAL FIRE CODE

ACCESSIBILITY
EITHER NMCBC (2021 IBC CH. 11 & 2017 ICC A117.1) OR DOJ 2010 STANDARDS FOR ACCESSIBLE DESIGN (ADA) - WHICHEVER IS MORE RESTRICTIVE.

ZONING
CURRENT: I-1 & I-2 INDUSTRIAL (LOT 3) & C-2 COMMERCIAL (TRACT 2A, LOT 2-2);
PROPOSED: C-2 COMMERCIAL (BOTH LOTS)

LOT SIZE

TRACT 2A, LOT 2-2	0.398 ACRES	17,336.88 SF
LOT 3:	3.877 ACRES	168,882.12 SF
TOTAL COMBINED LOTS:	4.275 ACRES	186,219.00 SF

SETBACKS FOR C-2
STREET: 15'-0"
SIDE: 0'-0"
REAR: 10'-0"

LANDSCAPE REQUIREMENTS
PER SANTA FE CITY CODE 14-8.4

FLOOD PLAIN
PROPOSED STRUCTURES OUT OF FLOOD PLAIN

PROJECT TEAM

OWNER
GIRLS INC. OF SANTA FE
301 HILLSIDE AVENUE
SANTA FE, NEW MEXICO 87501
(505) 982-2042

ARCHITECT
AUTOTROPH
222 EAST MARCY STREET STE 19
SANTA FE, NEW MEXICO 87501
(505) 216-7555

PLANNER
JENKINSGAVIN
130 GRANT AVENUE STE 101
SANTA FE, NEW MEXICO 87501
(505) 820-7444

CIVIL ENGINEER
DESIGN ENGINUITY
POST OFFICE BOX 2758
SANTA FE, NEW MEXICO 87504
(505) 989-3557

VICINITY MAP



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architecture.planning.sustainable design consulting
222 EAST MARCY STREET, SUITE 19
SANTA FE, NEW MEXICO 87507
(505) 216-7555
WWW.AUTOTROPHDESIGN.COM

THESE DRAWINGS ARE THE PROPERTY OF AUTOTROPH AND ARE NOT TO BE REPRODUCED, MODIFIED, OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT WITH AUTOTROPH.

DRAWINGS INDEX

C-0	COVER SHEET
C-1	EXISTING CONDITIONS SITE PLAN
C-2	PROPOSED SITE MASTER PLAN
C-3	PROPOSED PRELIMINARY LANDSCAPE PLAN
C-4	CONCEPTUAL TERRAIN MANAGEMENT
C-5	CONCEPTUAL UTILITY PLAN

DRAWINGS INFO

MASTER PLAN DRAWINGS DATE:	AUGUST 11, 2025
ARCHITECT'S PROJECT NUMBER:	2502

CITY OF SANTA FE APPROVALS

GOVERNING BODY APPROVAL, CASE NO. 2025-_____
APPROVED BY THE GOVERNING BODY AT THEIR MEETING ON _____.

MAYOR _____ DATE _____

ATTEST:
CITY CLERK _____ DATE _____

CITY OF SANTA FE LAND USE APPROVAL:

CITY PLANNER _____ DATE _____

CITY ENGINEERING FOR LAND USE _____ DATE _____

MASTER PLAN
2904 RUFINA STREET

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No.	DESCRIPTION	DATE

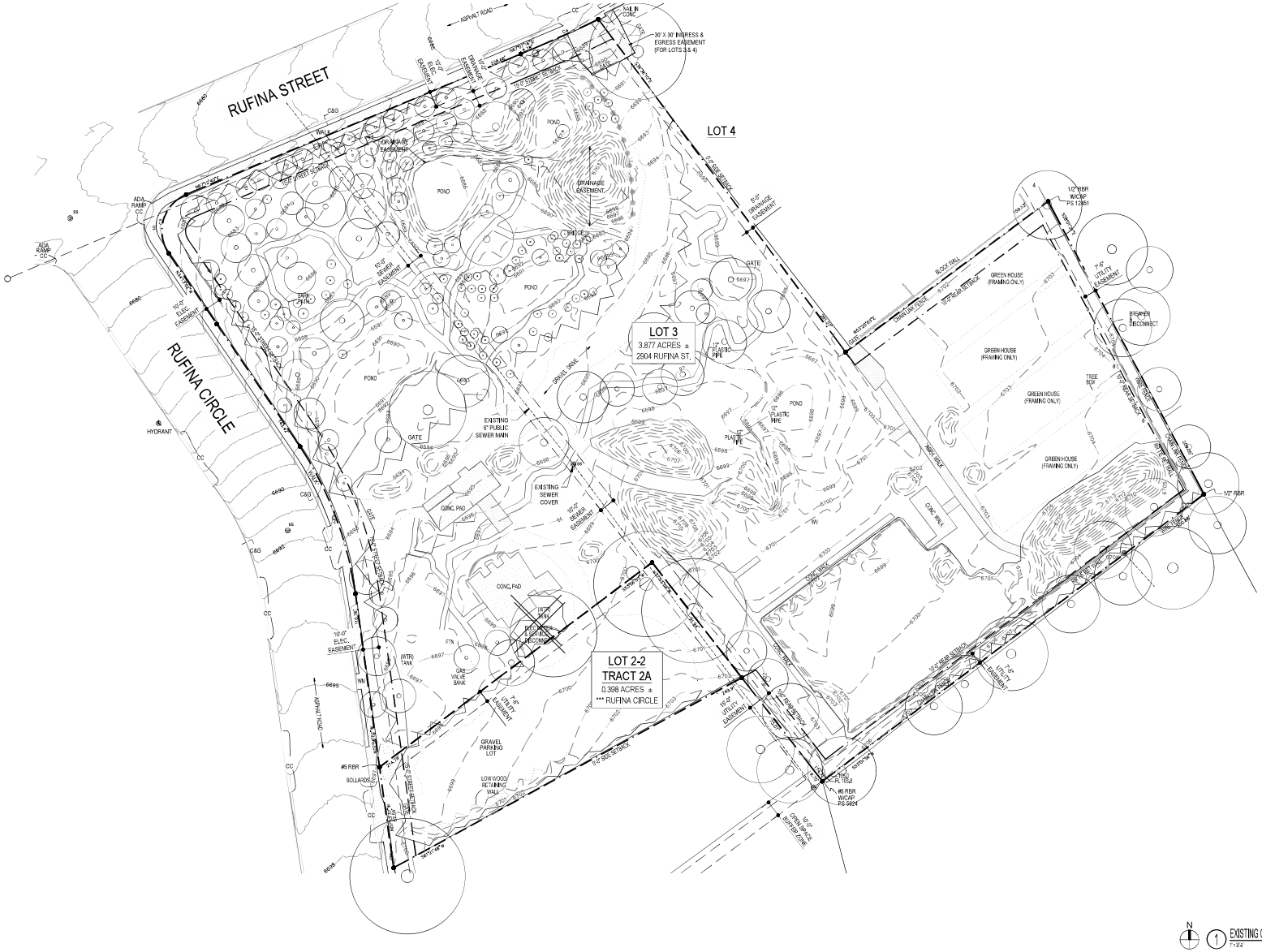
GIRLS INC OF SANTA FE
MASTER PLAN

2904 RUFINA STREET, SANTA FE , NEW MEXICO 87507

COVER SHEET

ARCHITECT'S PROJECT NUMBER: 2502
FIRST SUBMISSION DATE: AUGUST 11, 2025

C-0



LEGEND

- PROPERTY LINES
- EASEMENT LINES
- EXISTING LARGE& MEDIUM SIZE TREES
- 5' CONTOUR LINES
- 1' CONTOUR LINES
- EXISTING CONCRETE

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NO.	DESCRIPTION	DATE

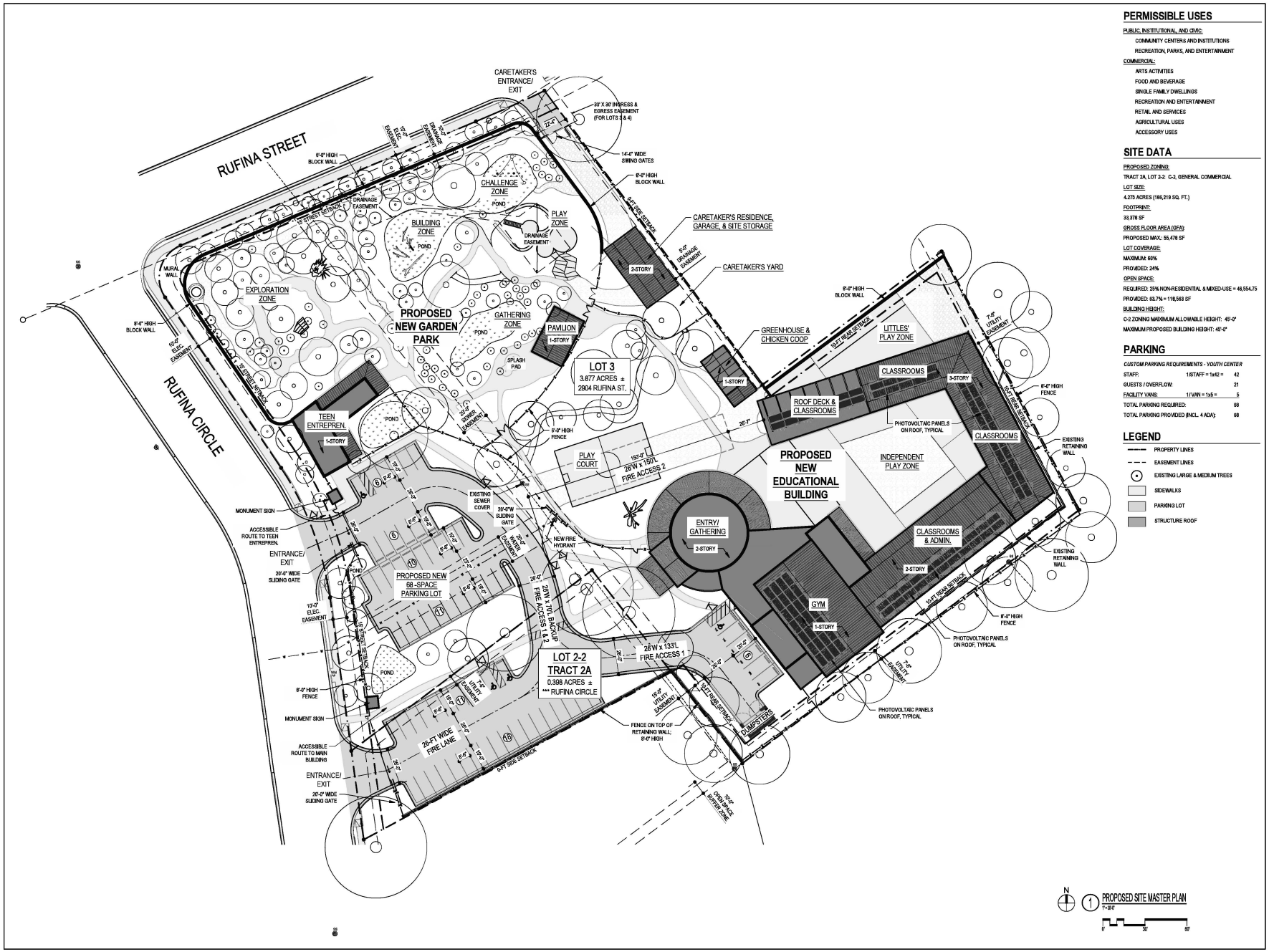
GIRLS INC OF SANTA FE
MASTER PLAN

2904 RUFINA STREET, SANTA FE , NEW MEXICO 87507

EXISTING CONDITIONS SITE PLAN

ARCHITECT'S PROJECT NUMBER: 2502
FIRST SUBMISSION DATE: AUGUST 11, 2025

C-1



PERMISSIBLE USES

PUBLIC, INSTITUTIONAL, AND CIVIC:
- COMMUNITY CENTERS AND INSTITUTIONS
- RECREATION, PARKS, AND ENTERTAINMENT

COMMERCIAL:
- ARTS ACTIVITIES
- FOOD AND BEVERAGE
- SINGLE FAMILY DWELLINGS
- RECREATION AND ENTERTAINMENT
- RETAIL AND SERVICES
- AGRICULTURAL USES
- ACCESSORY USES

SITE DATA

PROPOSED ZONING:
TRACT 2A, LOT 2-2: C-2, GENERAL COMMERCIAL

LOT SIZE:
4.275 ACRES (186,219 SQ. FT.)

FOOTPRINT:
33,378 SF

GROSS FLOOR AREA (GFA)
PROPOSED MAX.: 55,478 SF

LOT COVERAGE:
MAXIMUM: 60%
PROVIDED: 24%

OPEN SPACE:
REQUIRED: 25% NON-RESIDENTIAL & MIXED-USE = 46,554.75
PROVIDED: 63.7% = 118,563 SF

BUILDING HEIGHT:
C-2 ZONING MAXIMUM ALLOWABLE HEIGHT: 45'-0"
MAXIMUM PROPOSED BUILDING HEIGHT: 45'-0"

PARKING

CUSTOM PARKING REQUIREMENTS - YOUTH CENTER

STAFF:	1.5STAFF = 1x42 =	42
GUESTS / OVERFLOW:		21
FACILITY VANS:	1 / VAN = 1x5 =	5
TOTAL PARKING REQUIRED:		68
TOTAL PARKING PROVIDED (INCL. 4 ADA):		68

LEGEND

- PROPERTY LINES
- EASEMENT LINES
- EXISTING LARGE & MEDIUM TREES
- SIDEWALKS
- PARKING LOT
- STRUCTURE ROOF

GENERAL NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OR REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. PROPERTY WILL BE SUBJECT TO THE WATER ALLOCATION AND/ OR WATER OFFSET/ RETROFIT PROVISIONS OF ORDINANCE NO 2002-29 AND RESOLUTION 2002-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST. COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
4. COMPLIANCE WITH PROVISIONS OF GUNNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
5. AMERICANS WITH DISABILITIES ACT (ADA) INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.
6. FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS, EXCEPT WHERE SHOWN AS NEEDED.
7. UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT BY CONTACTING THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION.
8. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENTS PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE.
9. ALL PROPOSED IMPROVEMENTS WILL COMPLY WITH THE CURRENT CoSF WATER CONSERVATION STAGE.
10. LANDSCAPE DESIGN SHALL COMPLY WITH APPLICABLE PROVISIONS OF SFCC SECTION 14-8.4.
11. PROPERTY DEVELOPMENT MAY BE SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F)(5) "PRESERVATION OF EXISTING TREES" PER THE LAND USE DIRECTOR.
12. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF CoSF ORD. NO. 2008-02 (IMPACT FEES).
13. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE CoSF ORDINANCE NO 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
14. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES, PER IFC 1410.1.
15. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE, PER IFC 1412.1.
16. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED BY THE DEVELOPER PER APPROVED PLAN.
17. THIS DEVELOPMENT LIES OUTSIDE OF A CITY OF SANTA FE HISTORIC DISTRICT.
18. THE LAYOUT SHOWN HEREON IS CONCEPTUAL AND MAY BE MODIFIED AS PART OF THE DEVELOPMENT PLAN PROCESS WITHOUT THE NEED FOR A MASTER PLAN AMENDMENT.

NOT FOR CONSTRUCTION

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No.	DESCRIPTION	DATE

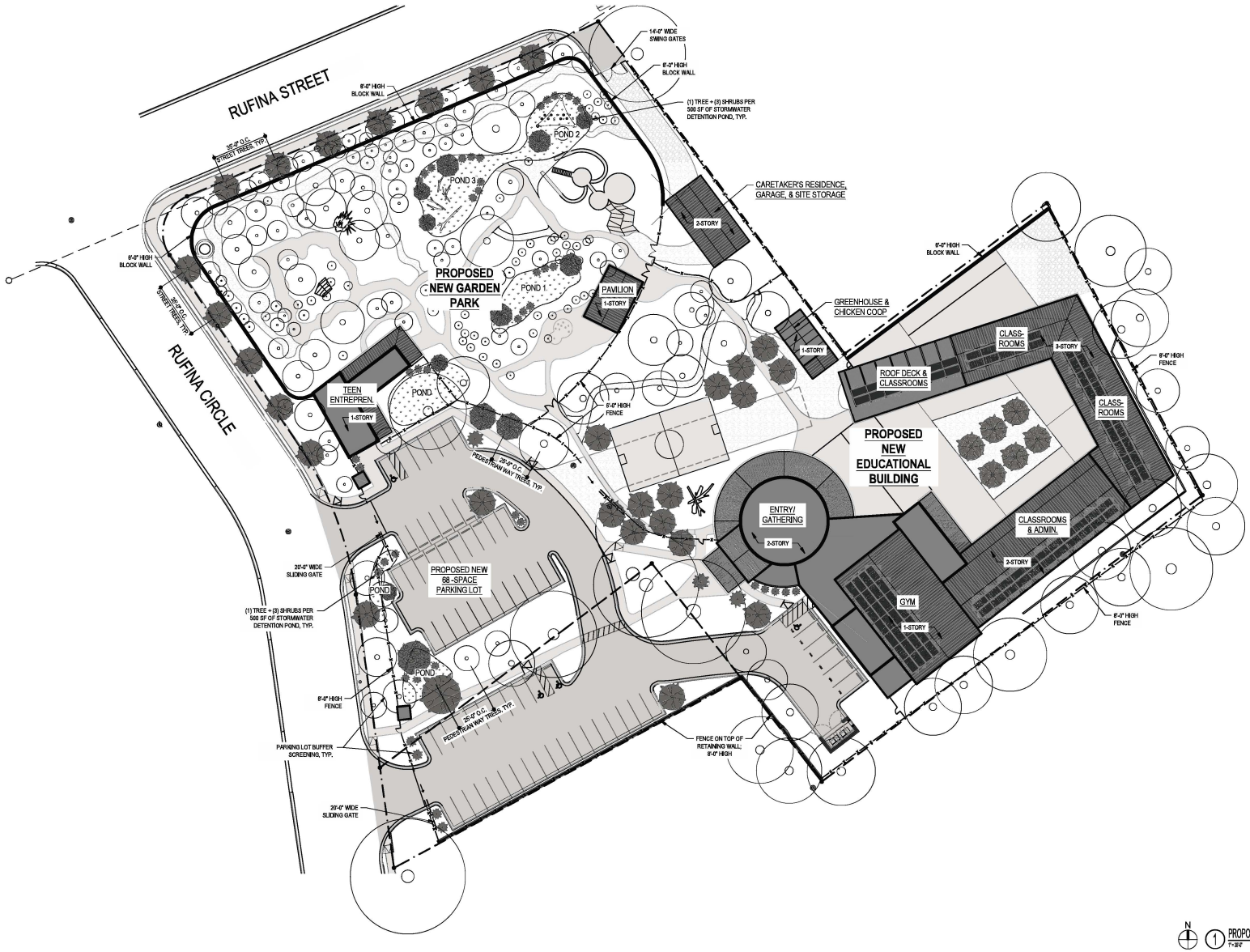
GIRLS INC OF SANTA FE MASTER PLAN

2904 RUFINA STREET, SANTA FE , NEW MEXICO 87507

PROPOSED SITE MASTER PLAN

ARCHITECT'S PROJECT NUMBER: 2502
FIRST SUBMISSION DATE: AUGUST 11, 2025

C-2



GENERAL NOTES

1. LANDSCAPE DESIGN SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF SFCC SECTION 14-8.4.
2. ALL DECIDUOUS TREES TO BE 3-INCH MINIMUM CALIPER.
3. ALL EVERGREEN TREES TO BE 6-FEET MINIMUM IN HEIGHT.
4. NEW PLANTS TO BE WATER-WISE CITY APPROVED PLANTS.
5. ALL PLANT MATERIAL SHALL BE COLD-HARDY TO USDA CLASSIFICATION ZONE 5.
6. NEW PLANT MATERIAL TO BE MULCHED TO A 2-INCH MINIMUM DEPTH.
7. A MINIMUM OF ONE TREE AND THREE SHRUBS SHALL BE PLANTED PER 500 SF OF REQUIRED PONDING AREA.
8. STREET TREES AND PEDESTRIAN WAY TREES SHALL BE PLANTED WITHIN THE ACCEPTABLE SPACING RANGE DESCRIBED IN SFCC SECTION 14-8.4.
9. THE LAYOUT SHOWN HEREON IS CONCEPTUAL AND MAY BE MODIFIED AS PART OF THE DEVELOPMENT PLAN PROCESS WITHOUT THE NEED FOR MASTER PLAN AMENDMENT.

PLANT LEGEND

- PROPOSED NEW TREE - DECIDUOUS
- PROPOSED NEW TREE - CONIFEROUS
- PROPOSED NEW SHRUB
- EXISTING TREE

NOT FOR CONSTRUCTION

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No.	DESCRIPTION	DATE

GIRLS INC OF SANTA FE
MASTER PLAN

2904 RUFINA STREET, SANTA FE , NEW MEXICO 87507

PROPOSED PRELIMINARY
LANDSCAPE PLAN

ARCHITECT'S PROJECT NUMBER: 2502
FIRST SUBMISSION DATE: AUGUST 11, 2025

C-3



GIRLS INC. DRAINAGE ANALYSIS SUMMARY

THE SUBJECT PROPERTY IS CURRENTLY 4.28 ACRES IN SIZE WITH A GENTLE GRADE TOWARDS THE NORTH. THERE ARE NO MAPPED FEMA FLOOD ZONES NOR DEFINED DRAINAGES ON THE SITE. THE PROPERTY HAD BEEN ALTERED EXTENSIVELY AND WAS USED FOR MORE THAN 50 YEARS AS A NURSERY. AN EXAMINATION OF GOOGLE EARTH HISTORIC PHOTOS SHOWS AT TIMES MORE GREEN HOUSES AND PARKING LOTS THAN WHEN THE GIRLS INC. ACQUIRED THE PROPERTY. PRIOR TO ANY SITE DEVELOPMENT, THE SITE HAD SOILS THAT WERE TYPICALLY MAPPED BY THE SOIL CONSERVATION SERVICE AS BEING HYDROLOGIC GROUP C. VEGETATION WAS DOMINATED BY SAGE BRUSH AND GRASSES, WITH A GOOD BASAL COVERAGE.

WITH THE NURSERY DEVELOPMENT, IMPERVIOUS AREAS WERE ADDED, INCLUDING GREEN HOUSES AND PARKING LOTS (56,660 SF OF IMPERVIOUS AREA WITH CN OF 98) AND THE SOILS WERE ENHANCED WITH EXTENSIVE MULCHING AND VEGETATION AND THE ADDITION OF SEVERAL PONDS. WITH THESE IMPROVEMENTS THE NET EFFECT HAS STORMWATER RUNOFF DECREASED DUE TO SOIL ENHANCEMENTS, INCREASED VEGETATION ON MUCH OF THE SITE AND THE ADDITION OF SEVERAL PONDS. AS A RESULT THE RUNOFF DECREASED SLIGHTLY FROM THE SITE.

SITE DEVELOPMENT WILL INCLUDE CLEARING OF 56,700 SF OF IMPERVIOUS AREA (GREENHOUSES, CONCRETE, ASPHALT AND GRAVEL PARKING LOTS AND DRIVES) ON THE SITE AND INSTALLING APPROXIMATELY 96,100 SF OF IMPERVIOUS AREA, OR ABOUT 40,000 SF OF ADDITIONAL IMPERVIOUS AREA. MOST OF THE HIGHLY VEGETATED AND ENHANCED SOILS AREAS LOCATED IN THE NORTHERN PORTION OF THE SITE WILL BE LEFT INTACT. RUNOFF WILL INCREASE POST DEVELOPMENT AND THEREFORE ADDITIONAL PONDING VOLUMES WILL NEED TO BE CREATED.

THE PROPOSED PLAN IS TO REUSE SEVERAL OF THE EXISTING PONDS AND ADD A COUPLE MORE. SOME OF THE EXISTING PONDS WILL BE RESHAPED TO INCREASE THEIR HOLDING CAPACITY. IN NO CASE WILL POND DEPTH EXCEED THREE FEET. THE PONDS WILL DETAIN THE WATER AND REDUCE THE PEAK FLOW FROM THE SITE.

REVISIONS

DATE	BY

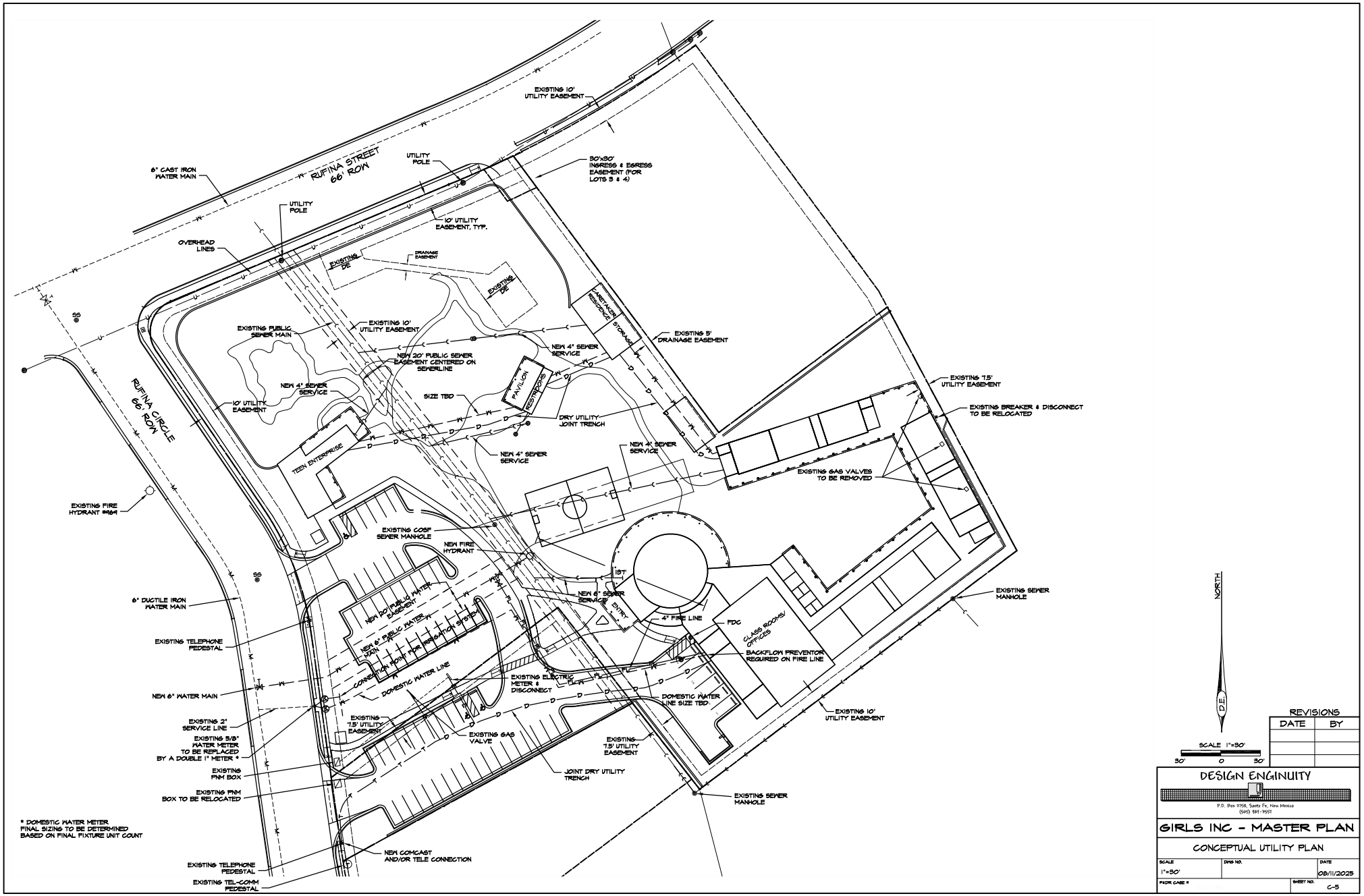
DESIGN ENGINUITY

P.O. Box 3758, Santa Fe, New Mexico
(505) 991-3997

GIRLS INC - MASTER PLAN

CONCEPTUAL TERRAIN MANAGEMENT

SCALE	DWG NO.	DATE
1"=30'		08/11/2025
PRDR CASE #		SHEET NO. C-4



* DOMESTIC WATER METER FINAL SIZING TO BE DETERMINED BASED ON FINAL FIXTURE UNIT COUNT

REVISIONS

DATE	BY

DESIGN ENGINUITY

P.O. Box 3758, Santa Fe, New Mexico
(505) 991-3997

GIRLS INC - MASTER PLAN

CONCEPTUAL UTILITY PLAN

SCALE	DWG NO.	DATE
1"=30'		08/11/2025
PRIOR CASE #		SHEET NO. C-5

City of Santa Fe, New Mexico

Attachment A
Conditions of Approval and Technical Corrections

1. Table of Conditions of Approval
2. Table of Technical Corrections
3. Development Review Team Compiled Comments

Conditions of Approval & Technical Corrections

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
1	Archaeological review will be required if The applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc. 14-3.13(B)(3) Suburban Archaeological Review District In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects: All annexations, rezonings, subdivisions, planned unit developments , or other development requiring approval by the Planning Commission, having over ten (10) acres All city projects over two (2) acres in size. All city park projects over one (1) acre in size. (4) Utility Mains: An archaeological clearance permit is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.	Archaeology	Prior to building permit approval
2	Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)	Current Planning	Prior to public hearing (COMPLETED)
3	~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~ Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review **or** place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review.	Current Planning	~~Prior to public hearing~~ Prior to development plan approval
4	Add Case #2025-11030 to Master Plan sheets	Current Planning	Prior to public hearing (COMPLETED)
5	Shall comply with the most currently adopted International Fire Code	Fire	Prior to public hearing (COMPLETED)
6	Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021	Fire	Prior to public hearing (COMPLETED)

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
7	Shall verify compliance with section D105 Aerial Fire Apparatus Access Road as per IFC 2021	Fire	Prior to public hearing (COMPLETED)
8	Historic drainage calcs should include offsite flows onto property (if applicable)	Rivers and Watershed	Prior to Development Plan approval (In drainage report)
9	Provide a full drainage report	Engineering	Prior to Development Plan approval
10	Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.	Engineering	Prior to Development Plan approval
11	Include pond sections and show how ponds will overflow.	Engineering	Prior to Development Plan approval
12	Include lighting plan with photometrics	Engineering	Prior to Development Plan approval
13	A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.	Engineering	Prior to Development Plan approval
14	The 6-inch sewer service line(s) will be required to connect to a sewer manhole	Wastewater	Prior to recordation
15	All 4-inch sewer lines shall connect directly to the public sewer lines	Wastewater	Prior to recordation
16	The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field	Wastewater	Prior to recordation
17	An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Water	Prior to building permit approval
18	An approved Water Plan will be required for all new public water infrastructure and fire services.	Water	Prior to development plan approval
19	A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	Water	At time of development

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
20	Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	Water	At time of development
21	Each lot shall be served by a separate City water service.	Water	At time of development
22	See attached comments response letter dated 9/25/25 from Wilson & Company regarding Bohannon Huston, initial draft Traffic Impact Study dated 8/725	Traffic	Prior to public hearing (COMPLETED)
23	See attached comments response letter dated 10/17/25 from Wilson & Company regarding Bohannon Huston, revised draft Traffic Impact Study dated 10/6/25	Traffic	Prior to Development Plan Approval
24	Elevations submitted for the development plan shall include a detailed Points analysis that is intergraded with the Elevations for review.	Current Planning	At time of Development Plan

Technical Corrections			
#	**Technical Correction**	**Dept. or Division**	**To be completed:**
1	Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
2	Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
3	Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.	Landscape, Irrigation, Outdoor Lighting	Prior to recordation of Development Plan
4	Include attached notes on development plan.	Engineering	Prior to recordation of Development Plan
5	The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe	Wastewater	-
6	Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property	Water	Prior to water plan approval

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

Date: September 8, 2025

Cases: #2025-11028, 2025-11029, 2025-11030

To: Angelica Wolff, JenkinsGavin, Inc

Via: Heather Lamboy, Planning and Land Use Director
Maggie Moore, Assistant Planning and Land Use Director
Daniel Esquibel, Planner Manager

From: Alexa Hempel, Senior Planner

Cases #2025-11028, 2025-11029, and 2025-110330. 2904 Rufina St General Plan Amendment, Rezoning, and Master Plan. JenkinsGavin, Inc, Agent, for Girls Inc of Santa Fe, Applicant, requests a General Plan Amendment, Rezoning, and Master Plan for the property at 2904 Rufina St. This property is comprised of 2 parcels totaling approximately 4.85 acres, currently zoned I-1 (Light Industrial), I-2 (General Industrial), and C-2 (General Commercial).

This application was received on August 11, 2025 and has been reviewed by Planning Division staff (Staff) and the City's Development Review Team (DRT). Attached are the initial DRT review comments including conditions of approval and technical corrections. I would like to highlight and summarize the following key items:

A. Initial Planning Division Review Summary

Your General Plan Amendment, Rezoning, and Master Plan applications have been reviewed by Planning Division staff and the following necessary revisions have been identified:

1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)
2. ~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~
3. Add Case #2025-11030 to Master Plan sheets
4. Submit a parking analysis at time of Development Plan
5. All utilities shall be underground

Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review or place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review

B. Initial DRT Review Summary

Your General Plan Amendment, Rezoning, and Master Plan applications have been reviewed by the DRT and the following necessary revisions have been identified:

1. Shall comply with the most currently adopted International Fire Code
2. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021
3. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021
4. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services
5. An approved Water Plan will be required for all new public water infrastructure and fire services.
6. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service
7. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.
8. Each lot shall be served by a separate City water service.
9. Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.
10. Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.
11. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.
12. Archaeological review will be required if the applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc.
    a. 14-3.13(B)(3) Suburban Archaeological Review District
        i. In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects:
        ii. All annexations, rezonings, subdivisions, planned unit developments , or other development requiring approval by the Planning Commission, having over ten (10) acres
        iii. All city projects over two (2) acres in size.
        iv. All city park projects over one (1) acre in size.
    b. Utility Mains:
        i. An archaeological clearance permit is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.
13. Provide full drainage report.

14. Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.
15. Include pond sections and show how ponds will overflow
16. Include lighting plan with photometrics
17. A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.
18. Include attached notes.
19. Historic drainage calcs should include offsite flows onto property (if applicable)
20. The 6-inch sewer service line(s) will be required to connect to a sewer manhole
21. All 4-inch sewer lines shall connect directly to the public sewer lines
22. The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field
23. The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe

The following DRT members did not have comments at this time:

- Parks and Open Space
- Water resources
- Metropolitan Planning organization
- Traffic

The following DRT comments are pending at this time:

- ADA
- Santa Fe Public Schools

C. Prior to Planning Commission, the following DRT comments must be satisfied:

1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)
2. ~~Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~
3. Add Case #2025-11030 to Master Plan sheets
4. Shall comply with the most currently adopted International Fire Code
5. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021
6. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021
7. An approved Water Plan will be required for all new public water infrastructure and fire services.
8. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.

The full DRT memos are attached for your review. Once revised submittals to the application are accepted, a public hearing date may be scheduled. Please let me know if you have any questions or concerns.

Thank you,

Alexa Hempel
Senior Planner, Planning and Land Use Department

Attachments:

1. Fire DRT Memo
2. Water Utility DRT Memo
3. Landscape/Irrigation/Lighting DRT Memo
4. Archaeology DRT Memo
5. Technical Review Engineering DRT Memo
6. River and Watershed DRT Memo
7. Wastewater DRT memo

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: August 19, 2025

DRT Member: Fire Marshal Geronimo Griego

Dept/Div: Fire Marshal's Office

Case No.: 2025-11028,11029, & 11030

Case Planner: Alexa Hempel, Senior Planner

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

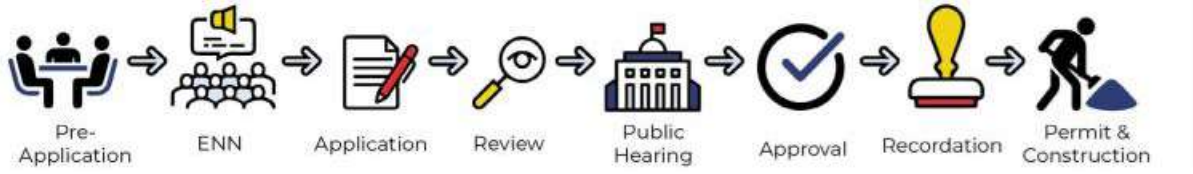


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall comply with the most currently adopted International Fire Code.	*Prior to Public Hearing*	
2. Shall verify compliance with section 903 Automatic Sprinkler Systems of the IFC 2021.		
3. Shall verify compliance with section D105 Aerial Fire Apparatus Access Roads as per IFC 2021.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1.

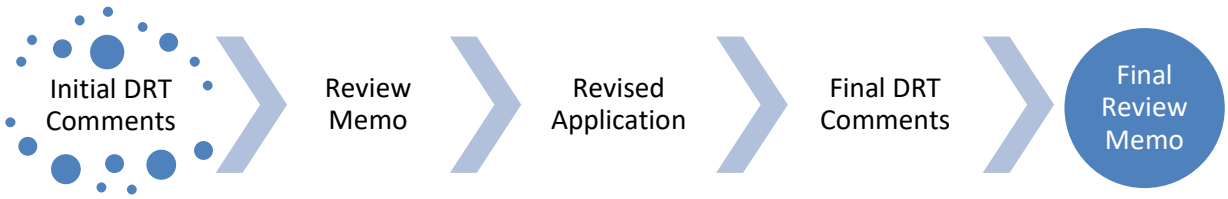
Explanation of Conditions or Corrections (if needed):

1. Verify that the right city adopted code is reference in documents for submission. International Fire Code (IFC) 2021.
2. Shall verify that building is provided with automatic fire sprinklers for proposed layout.
3. Shall verify two points of access to ladder building for proposed site layout conditions.

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

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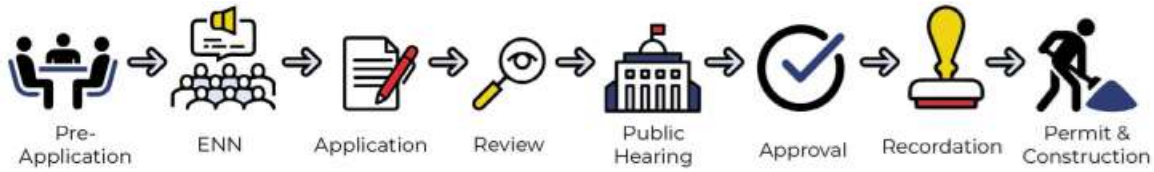
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/18/2025

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case # 2025-11028/11029/11030

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Prior to Building Permit Approval	
2. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to Public Hearing	
3. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	
4. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
5. Each lot shall be served by a separate City water service.	At the time of development	

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.	Prior to Water Plan Approval	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

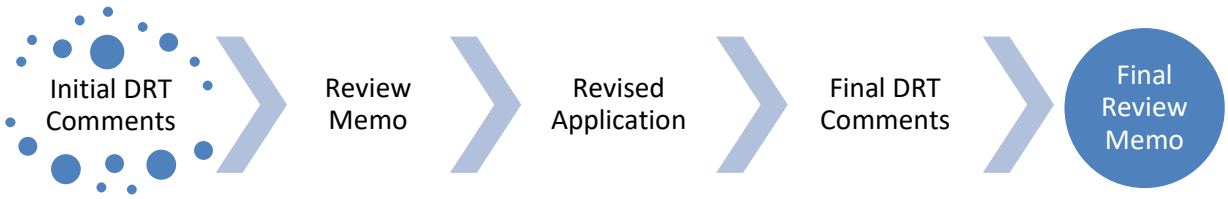
Form Updated: April 2024

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

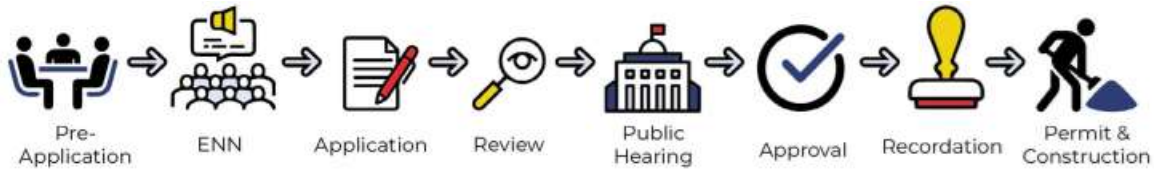


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: August 28, 2025

DRT Member: Lawrence Rivera

Dept/Div: Land Use Engineering / Landscape, Irrigation, and Outdoor Lighting Review

Case No.: Girls Club 2025-11030. Master Plan

Case Planner: Alexa Hempel, Senior Planner, anhempel@santafenm.gov, 505-946-7072 (cell)

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Provide a landscape design compliant with City of Santa Fe Codes Chapter 14-8.4 Landscape and Site Design.	Prior to Recordation	
2. Provide a landscape irrigation design compliant with City of Santa Fe Codes Chapter 14-8.4(E) Landscape and Site Design Water Harvesting and Irrigation Standards and the City of Santa Fe Landscape Irrigation Design Standards (LIDS) Manual.	Prior to Recordation	
3. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. A lighting design with footcandle points is required.	Prior to Recordation	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

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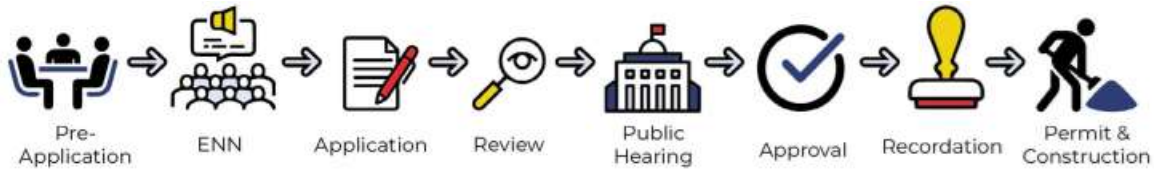
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 09/03/2025

DRT Member: Paul A. Duran

Dept/Div: Land Use/ HPD

Case No.: Case #2025-11028. General Plan Amendment, Case #2025-11029. Rezoning, Case #2025-11030. Master Plan

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Archaeological review will be required if The applicant exceeds 550-linear feet of utility lines including but not limited to water, gas, sewer, electric, power, etc. 14-3.13(B)(3) Suburban Archaeological Review District In this district, an archaeological clearance *permit* shall be required prior to approval of the final *development* plan or *plat* for the following projects: All annexations, rezonings, subdivisions, planned unit *developments* , or other *development* requiring approval by the Planning Commission, having over ten (10) acres All *city* projects over two (2) acres in size. All *city* park projects over one (1) acre in size. (4) Utility Mains: An archaeological clearance *permit* is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: With an extension of sixty (60) feet or more if the main is in the historic downtown archaeological review district; With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.	Building permitting	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1.		

Form Updated: April 2024

2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

Date: 9/3/2025

DRT Member: Dee Beingessner

Dept/Div: Land Use Engineering

Case No.: Case #2025-11030 Girls Inc

Case Planner: Alexa Hempel, Senior Planner

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. Provide full drainage report.	Prior to Development Plan approval	
2. Grading and Drainage plan must accurately show locations and dimensions of existing versus new impervious surfaces for verification. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume.		
3. Include pond sections and show how ponds will overflow.		
4. Include lighting plan with photometrics		
5. A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. Include attached notes.		
2.		
3.		

***The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

See following pages for notes required on plat or plans

Form Updated: March 2024

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).

B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.

D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISION'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

DUST CONTROL NOTE

All on-site soil disturbing construction activities shall be addressed and provide measures to mitigate or control dust from being transported offsite and polluting neighboring properties.

Any person, owner, contractor or operator who conducts earthmoving and/or dust generating activities is responsible for implementing Best Management Practices (BMPs) in order to mitigate off-property transport of fugitive dust emissions.

A plan, or storm water prevention plan (SWPPP) when applicable, listing the Best Management Practices (BMPs), shall be provided to the City Engineer, or their designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site.

The initial BMP shall address how the Contractor will minimize the amount of disturbed soil, and how the Contractor will stabilize the disturbed surface area exposed to wind or vehicle traffic during construction.

Some BMPs shall include:

- The reduction of vehicle speeds: establish a maximum speed limit or install traffic calming devices to reduce speeds to a rate to mitigate off-property transport of dust entrained by vehicles.
- The minimization of drop height: Drivers and operators shall unload truck beds and loader or excavator buckets slowly, and minimize drop height of materials to the lowest height possible, including screening operations.
- High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
- Restrict access: restrict access to the work area to only authorized vehicles and personnel.

In the event the above practices are ineffective to prevent off property transport, the owner or operator shall use at one or more of the following Best Management Practices (BMPs):

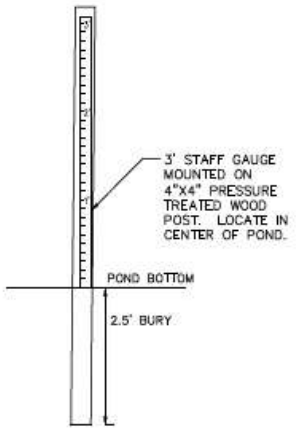
- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc. during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, the undersigned professional engineer in the State of New Mexico, do hereby certify that the record information shown hereon is based on actual field measurements and visual inspections performed by myself or under my direct supervision. I further certify that the record condition as of _____ is in substantial compliance with the approved grading and drainage plan prepared by _____, dated _____.

Signature NMPE #_____ Date

Example for pond measurement post



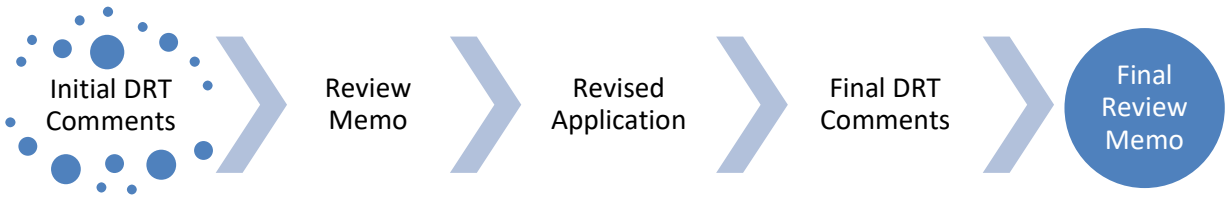
POST & STAFF GAUGE
NTS

Form Updated: March 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
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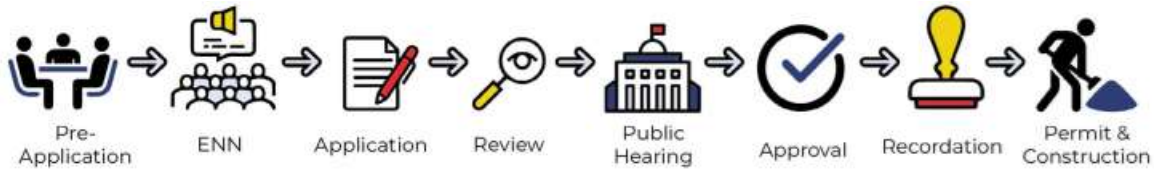
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 09/04/2025

DRT Member: Zoë Isaacson, River and Watershed Manager

Dept/Div: Public Works/Parks and Open Space

Case No.: 2025-11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Historic drainage calcs should include offsite flows onto property (if applicable)	Include in drainage report with development plan	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1.		
2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Existing vs Proposed Drainage Areas: looks like some ponding and drainages will be filled due to proposed building sites and new amenities; how is the developer planning to accommodate the excess water created by both the increase in imperviousness and the filling of these ponds? How do they plan to get the water to the new ponds, will it be piped? Will buildings have gutters and cisterns? Will landscaped areas be swaled to hold water? Etc…

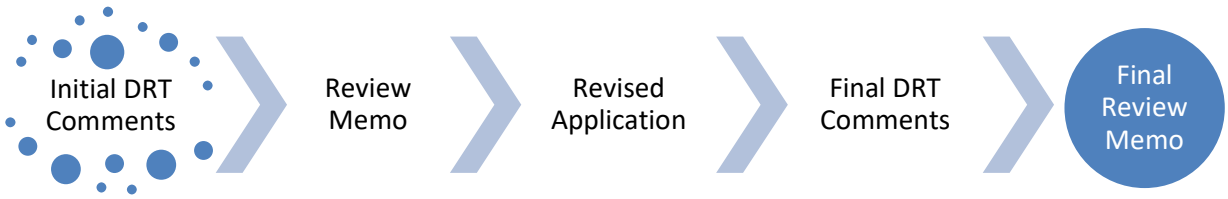
Historical drainage: are they making sure to account for the entire basin in their drainage calcs, including offsite flows entering the property, esp. off the parking lot behind the school to the south if there is any?

Form Updated: April 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

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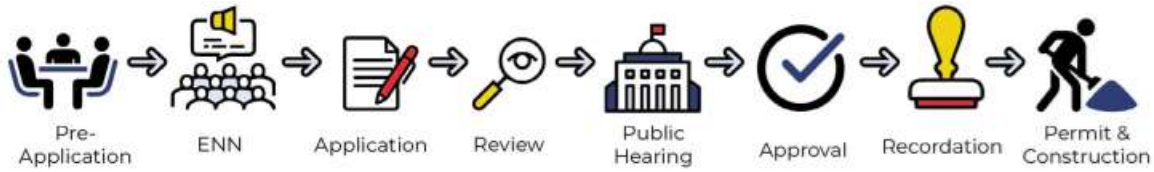
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 9/4/2025

DRT Member: Stan Holland

Dept/Div: Utilities/Wastewater Division

Case No.: 2025/11030

Case Planner: Alexa N. Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. The 6-inch sewer service line(s) will be required to connect to a sewer manhole	Prior to Recordation	
2. All 4-inch sewer lines shall connect directly to the public sewer lines	Prior to Recordation	
3. The Wastewater Division has concerns for the existing public sewer line with regards to the sites existing conditions. We are requesting to do a walk thru with the design engineer to discuss the landscaping, access and the condition of the sewer line in the field	Prior to Recordation	
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. The Wastewater Division shows all existing public sewer lines being 8-inch concrete pipe		
2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT) Comment Form

Date: October 17, 2025

DRT Member: Leroy Pacheco, PE and Phil Gallegos, PE (Wilson&Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Girl's Inc. - Case #2025-11028, 11029, and 11030. General Plan Amendment, Rezoning, and Master Plan

Case Planner: Land Use Department - Alexa Hempel, Senior Planner

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Conditions of Approval and Technical Corrections Tables
Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response:**

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
See attached comments response letter dated 10/17/25 from Wilson & Company regarding Bohannon Huston, revised draft Traffic Impact Study dated 10/6/25.	Prior to Development Plan Approval	

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Any and all future proposed improvements of this site that affect public infrastructure will be subject to **City Code Chapter 23** and additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. may be required at that time.

   City Code Chapter 23-3.18 City construction and assessment.
   Nothing in subsections 23-3.12 and 23-3.15 SFCC 1987 prevents the city from ordering construction of curbs, gutters and sidewalks and assessing the cost thereof against the property benefited in any manner provided by the laws of the state. (Code 1953, § 24-28; Code 1973, § 30-29; SFCC 1981, § 4-13-18; Ord. #38-1987, § 8).

Memorandum

WILSON & COMPANY
HIGHER RELATIONSHIPS

To: Leroy Pacheco, PE COSF

From: Philip A. Gallegos, PE, Senior Transportation Engineer

CC: Robert Luna, PE, PTOE, Traffic Engineering Practice Lead, SW Region

Date: 10/17/2025

Re: Girl's Inc. TIA Review

Wilson and Company has reviewed the Revised DRAFT TIA dated October 6, 2025 for the Girl's Inc. Development prepared by Bohannan Huston and have the following comments. Please let me know if you have any questions or require further information.

REPORT COMMENTS

- All original Comments have been addressed
- On page 48 the report states that the common crash type was rear-end collisions for Richards and Rufina however on table 24 the highest crash type is Another Vehicle at an Angle. This should be corrected in the narrative.
- There is a large percentage of crashes that were not classified by Crash Type. The Crash Summary Tables shall also include the percentage of crash types with the "not available or not classified" crash types removed from the total number of crashes. Therefore, showing percentages of total known crash types.
- All developer mitigations shall be shown on the developments site plan.
- For the intersection of Calle del Cielo and Cerrillos Road the report recommends evaluation of a cost share with the COSF due to the spillover occurring in existing condition. Since this LOS is made worse by the added traffic by the developer this mitigation shall be implemented by the developer.

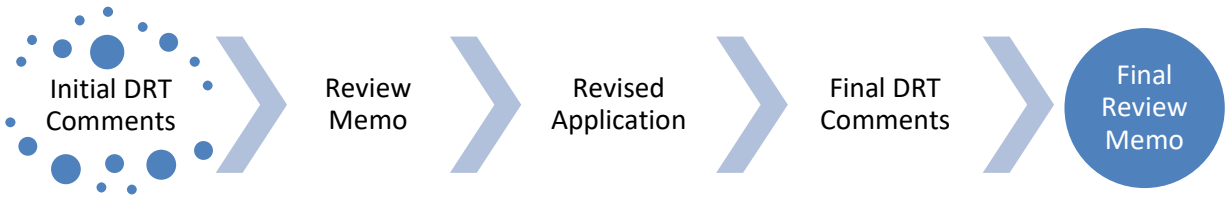
Sincerely,

Philip A Gallegos, PE
Senior Transportation Engineer

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



Timing of Conditions of Approval + Technical Corrections

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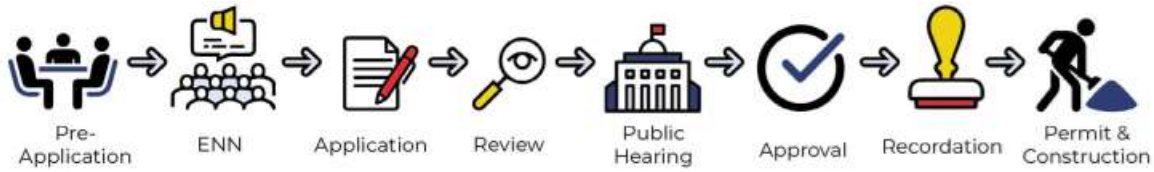
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/20/25

DRT Member: Alexa Hempel

Dept/Div: Current Planning

Case No.: #2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Add all textures/symbols used on Proposed Site Master Plan (Sheet C-2) into legend (ex: gravel texture, utility lines, log shaped drawings, etc)	Planning Commission. Complete	
~~2. Appropriate easements must be in place to cross between Lot 3 and 2-2 in perpetuity~~ Applicant shall consolidate Lots 3 and 2A, 2-2 concurrent with Development Plan review **or** place appropriate easements between Lots 3 and 2A, 2-2 in perpetuity concurrent with Development Plan review	Planning Commission Development Plan. Applicant submitted affidavit acknowledging condition.	
3. Add Case #2025-11030 to Master Plan sheets	Planning Commission. Complete	
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Submit a parking analysis at time of Development Plan	Development Plan	
2. All utilities shall be underground	Development Plan	
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: October 07, 2025

DRT Member: Fire Marshal Geronimo Griego

Dept/Div: Fire Marshal's Office

Case No.: 2025-11028,11029, & 11030

Case Planner: Alexa Hempel, Senior Planner

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



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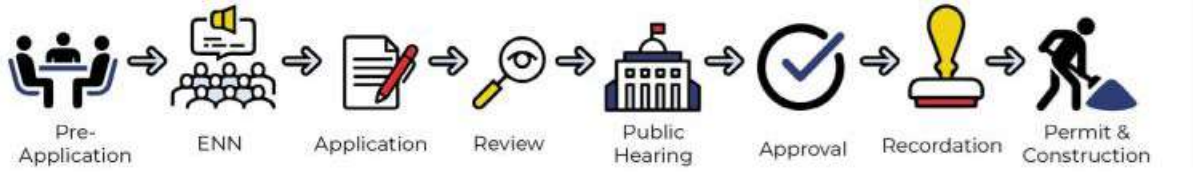
d. *At the time of development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall comply with the most currently adopted International Fire Code.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Notes on revised plans sheet C2 verify compliance with IFC 2021, Section 903, and Aerial Apparatus access road from 2 points of access to building.

Explanation of Conditions or Corrections (if needed):

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



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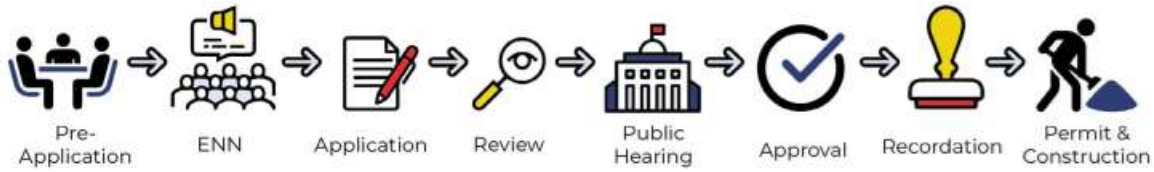

*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 8/18/2025

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2025-11028/11029/11030

Case Planner: Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case # 2025-11028/11029/11030

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Prior to Building Permit Approval	
2. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to approval of Development Plan	
3. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	
4. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
5. Each lot shall be served by a separate City water service.	At the time of development	

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Developer will work with CoSFW Engineering to appropriately size and locate meters and fire hydrants. CoSFW will not approve new public infrastructure on private property.	Prior to Water Plan Approval	

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Form Updated: April 2024

(see following pages for notes required)

City of Santa Fe, New Mexico
Memorandum

DATE: **February 17, 2026**

TO: **Mayor Michael J. Garcia**

FROM: **Chelsey Johnson, Arts & Culture Director**

SUBJECT: **Arts Commission Appointment**

Summary:

As of February 2026, the Arts Commission has one vacancy to fill due to a Commissioner stepping down. This memo recommends the new appointment of one vetted candidate to join the Arts Commission.

Background:

Per City ordinance:

> There is created the "Santa Fe Arts Commission," hereinafter referred to as the "commission." The commission shall be advisory to the governing body and shall initiate, sponsor or conduct, alone or in cooperation with other public or private agencies, public programs to further the development and public awareness of, and interest in the fine and performing arts and cultural properties. The commission shall organize and adopt administrative rules and procedures necessary to accomplish its purposes. (Code of Ordinances 6-1.1)
>
> ... The commission shall consist of nine (9) members. On the first commission, four (4) of the members shall be appointed for one (1) year terms and five (5) shall be appointed for two (2) year terms. Subsequent terms shall be for two (2) years to maintain staggering of terms. Vacancies, other than by expiration of terms, shall be filled for the unexpired term in the same manner as original appointments. The mayor, with the advice and consent of the city council, shall appoint the commission members and the commission chairperson. All terms expire in October. (Code of Ordinances 6-1.1)

Following a public call for applicants, in early 2025, the Arts Commission's governance subcommittee reviewed and scored 49 applications, interviewed and scored ten, and submitted this list for mayoral approval. Mayor Garcia has selected **Oriana Lee** as the next new Commissioner from that list.

Brought forward for appointment to the Arts Commission by Mayor Garcia and confirmation by the Governing Body is the following candidate:

- **Oriana Lee,** first term 3/2026 to 10/2027
  Replacing Robyne Robinson, term 10/25-10/27

Action Requested:
The Arts Commission, along with Arts and Culture Department staff, respectfully requests appointment to the Commission of Oriana Lee to serve from March 2026 through October 2027.

CANDIDATE BIO

Oriana Lee is an entrepreneur, interdisciplinary artist, well-being coach, educator, and mother of five currently residing in Santa Fe, New Mexico. As a compelling creative and social justice activist, Lee explores themes of relationality, well-being, empowerment, and human rights while inspiring critical thinking, promoting human connection, and engaging leading-edge thought. Lee's contemporary art practices include recycled/upcycled, visual art, installation art, vocal artistry, written works, performance/theatrical, film, and circus arts. Lee is currently a member of Vital Spaces.

Lee holds a B.A. in English/Professional Writing with Teacher's Certification from Tennessee State University (Nashville, TN), pursued an M.A. in Marriage and Family Therapy at Harding School of Theology (Memphis, TN), has been ordained as a minister, and holds certification as a Life Coach. For over 25 years, Lee has been on the leading edge of the home-education movement and has organized educational support groups and developed curriculum across a diverse range of subject areas and ability levels. Lee has also served on a number of boards.

Lee is the founder of ESHE Wellness & Art, a business that helps people both personally and professionally to discover what they want, what's blocking them, and what works to move them forward so that they will be empowered to achieve successful results. As a wellness coach, Lee also partners with local and national organizations to create "well work environments'' through mindfulness practices.

Résumé attached.

ORIANA LEE

Santa Fe, NM | [redacted]

SUMMARY

I'm a whole systems thinker who understands the relationships between quality non-profit programming, arts, social justice, community participation, and input. Always in roles involving strategic planning and leadership, facilitation, teaching, curricula development, and outreach, I use my successes as fuel and evidence that growth and evolution through research, critical thinking, and collaboration create brave and conscious change agents and quality, culturally relevant programs and partnerships. Well-being, mindfulness, and mental health are core components considered in my programming and facilitation.

PROFESSIONAL EXPERIENCE

SEPTEMBER 2024 – NOW

Teaching Artist (Contract) Santa Fe Public Schools Visiting Artist; Santa Fe Opera (ALTO); Museum of Modern Native Arts, Artworks, Santa Fe, New Mexico

- Teach and manage/develop curriculum for schools and other government educational organizations, and Pueblos in the subject areas of art, poetry, and Hiphop
- Conduct museum tours around centered exhibitions

MAY 2010 – NOW

Well-being Coach & Educator, ESHE Wellness & Art, LLC., Memphis, Tennessee; Santa Fe, New Mexico

- Assists individuals with achieving life goals by providing them with the proper tools for success
- Assists organizations with personal development skills that create unity within the organization while strengthening the organization's bottom line
- World-recognized human rights activist, speaker, and advocate
- Founded and implemented, and continue to facilitate life coaching components in Wise Fool programming and classes
- Critical-thinker and solution-focused problem-solver and leader
- Facilitates "restorative justice"/mediation style healing processes for government, non-profit organizations, and businesses, with both youth and adults
- Facilitates art workshops with businesses, non-profits, and companies across New Mexico
- Facilitates mindfulness workshops and classes with businesses, non-profits, and companies across New Mexico
- Manages and facilitates ESHE Women's Group and Parenting group
- Manages and facilitates Lit Sanctuary

MARCH 2016 – NOW

Teaching Artist & Performer, Wise Fool New Mexico, Santa Fe, New Mexico

- Teach and manage/develop curriculum in several programs and dozens of classes across multiple circus disciplines, across a wide range of programming.
- Directs several performance shows

MARCH 2016 – MAY 2022

Co-Executive Director of Education, Outreach Director and Employee Relations, Teaching Artist & Performer, Wise Fool New Mexico, Santa Fe, New Mexico

- Teach and manage/develop curriculum in several programs and dozens of classes across multiple circus disciplines, across a wide range of programming with youth and adults.
- Participates in and contributes to the design and development of curricula, strategic planning, evaluation, organizational leadership, and professional development.
- Identifies opportunities for need and collaboration within the organization and the community and creates pathways for partnership.
- Identifies opportunities for organizational growth, development, and evaluation; coaches and develops training for organizational teachers and leadership.
- Facilitates and participates in necessary professional development.
- Identifies curricula and teaching development opportunities by creating consistent, measurable outcomes and best practices.
- Program management: Elevate, CircAspire; BUST; youth and afterschool programs and camps
- Performs in Circus Luminous (2016-2018) professional show
- Directs several performance shows
- Participates in the development of program budgets
- Manages a staff of 20+ employees

JUNE 2000 – NOW

Freelance Journalist/Writer, Nashville & Memphis, TN; Santa Fe, New Mexico

- Have written primarily articles on entertainment, celebrity interviews, and socio-political subjects
- Some of the publications include: Santa Fe Reporter; USA Today; Tennessee Tribune, All the Rage; Big Wheel at the Cracker Factory
- Have written several theatrical scripts for performance

JANUARY 2000 – MAY 2024

Head Master True Skool Academy, Nashville & Memphis, TN; Santa Fe, New Mexico

- Two decades of ongoing curricula design, development, implementation, and evaluation for K-12, across all disciplines.
- Holds and is responsible for the implementation of the big-picture overview of all educational programs, including adhering to federal and state standards and expectations.
- Graduated our high school graduates, and one 8th-grade graduate
- Integrates self-empowerment into all educational programming
- Nationally recognized leading-edge educator in the homeschool movement
- Runs a technology-based, human rights-centered, entrepreneurial school

VOLUNTEER WORK

May 2010– NOW

Performer, Santa Fe Women's March
Volunteer, Wise Fool NM, Santa Fe, NM; Vital Spaces
Board Member, Y.U.W.S.C. Board Secretary, Plant-Based Food Festival, Memphis Homeschool Association
Group Leader, Ebony Homeschoolers

SKILLS

- Education and curriculum development
- Conflict resolution with youth and adults
- Strong oral and written communication skills, using Google Suite, Microsoft Office, and social Media
- Experience creating and managing budgets, using Excel and/or Quickbooks
- Strong leadership skills with the ability to organize multiple programs at a time and to plan ahead
- Leadership in social justice, anti-oppression, mindfulness, and self-empowerment activities with youth and adults
- Experience with website content management and registration software

EDUCATION

2014
Life Coaching Institute of Orange County, New York
Life Coaching Certification

2013
Harding Graduate School of Theology, Memphis, Tennessee
Masters in Counseling, Marriage & Family Therapy/ Pastoral Counseling
Completed 65 hours toward M.A.

2000
Tennessee State University, Tennessee
Bachelor of Arts, English & Professional Writing with Teacher's Certification, Cum Laude (3.4)
Phi Theta Kappa, Honor Society

CONFERENCES AND PROFESSIONAL PROGRAMS

2023-2024
Leadership Santa Fe, Santa Fe, NM
Participant

2022
Creative Startups, Santa Fe, NM
Participant

2022
American Circus Educators Conference (ACE), Austin, TX

Facilitated Director’s Talk and Queer Community Circle

2019

American Youth Circus Organization Festival (AYCO), San Diego, CA
Taught Stiltwalking workshops

2018

American Circus Educators Conference (ACE), Atlanta, GA