

# CITY of ALBUQUERQUE

## TWENTY SIXTH COUNCIL

COUNCIL BILL NO. R-25-187 ENACTMENT NO. \_\_\_\_\_

SPONSORED BY: Klarissa Peña

1 RESOLUTION  
2 AMENDING THE CITY OF ALBUQUERQUE COMPONENT CAPITAL  
3 IMPLEMENTATION PROGRAM TO INCLUDE A ROADWAY FACILITIES  
4 PROJECT, UNSER BOULEVARD BETWEEN ANDERSON HILLS ROAD AND  
5 BLAKE ROAD.

6 WHEREAS, Chapter 5 Article 8 Section 3 the “Development Fees Act” of  
7 the New Mexico Annotated Code authorizes local governments to adopt  
8 impact fee ordinances to collect impact fees based on land use assumptions  
9 and capital improvements plans. The fees are collected from private  
10 development projects so as to fund community infrastructure form which a  
11 project will benefit; and

12 WHEREAS, Chapter 5 Article 8 Section 4 of the State Code requires the  
13 assignment of impact fees only to capital improvements or facility expansions  
14 identified in a capital improvements plan; and

15 WHEREAS, Chapter 5 Article 8 Section 30 of the Development Fees Act  
16 authorizes local governments to periodically to update the land use  
17 assumptions and capital improvement plans; and

18 WHEREAS, the City Council adopted § 14-19 ROA 1995, the Impact Fee  
19 Ordinance with the following findings:

20 1. The City is committed to funding the provision of capital facilities  
21 necessary to cure infrastructure deficiencies that exist in developed areas of  
22 the City.

23 2. An impact fee study commissioned by the City Council to develop  
24 land use assumptions and guide the establishment of impact fees determined  
25 that new development would continue and will place increasing demands on  
26 the City to provide additional capital improvements.

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1           3. Impact fees provide a reasonable method of assessing a new  
2 development for a portion of the costs for new capital facilities and  
3 improvements to existing facilities that in accordance with applicable law are  
4 rationally related to the new development and are growth related projects.

5           WHEREAS, § 14-19-7 (B) ROA 1994, adopts land use assumptions  
6 presented in the September 13<sup>th</sup>, 2012, Impact Fee Study that are:

- 7                   1. Applicable throughout the full impact fee service areas.
- 8                   2. Consistent with the principles set forth in § 14-13-2-3 ROA 1994 “  
9 The Planned Growth Strategy”.
- 10                  3. Derived from calculations created from databases developed by  
11 the Mid Region Council of Governments that report trends within the City of  
12 Albuquerque for population and employment growth and estimates for  
13 building square footage for single family and multi-family housing and non-  
14 residential structures.

15           WHEREAS, The City to comply with the Development Impact Fees Act has  
16 adopted, § 14-19-8 (D) ROA 1994 the Component Capital Improvements Plan  
17 (CCIP) for impact fees as part of the Capital Implementation program-Decade  
18 Plan; and

19           WHEREAS, § 14-19-13 ROA 1994 adopts recommendations and the impact  
20 fee schedule established through the September 13<sup>th</sup>, 2012, Impact Fee Study  
21 that:

- 22                   1. Establishes a consumption-based impact fee system where  
23 roadway impact fees are founded on an average cost for providing new  
24 roadway capacity and improving existing facilities.
- 25                   2. Derives the impact fee schedule for a roadway eligible to  
26 receive impact fees using an average cost model; a model type that can be  
27 amended without affecting the basis for the impact fee calculation.

28           WHEREAS, § 14-19-3 ROA 1994 provides that projects identified in the  
29 Capital Component Improvement Plan are restricted to those that support  
30 growth; and

31           WHEREAS, the Albuquerque City Engineer has determined that  
32 improvements on Unser Boulevard between Anderson Hill Road and 400 feet  
33 south of Blake Road is a growth related project, due to the development of

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1 single family housing abutting the west side of that segment of Unser  
2 Boulevard. The project fulfills the intent of, the Impact Fee Ordinance and  
3 therefore should be included as a Roadway Facilities Project in the  
4 Component Capital Improvement Plan; and

5 WHEREAS, Titan Development, the developer of the single family housing  
6 project, commissioned Bohannan Huston Engineering to prepare an  
7 engineering cost estimate to provide capacity and traffic safety improvements  
8 on Unser Boulevard between Anderson Hills Road and 400 feet south of Blake  
9 Road. The engineering study estimated the project cost at \$1,738,393.42.

10 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
11 ALBUQUERQUE:

12 Section 1. The City Council accepts an engineering cost study  
13 (Attachment 1 to this Resolution), for capacity and traffic safety improvements  
14 on Unser Boulevard between Anderson Hills Road and 400 feet south of Blake  
15 Road completed by Bohannan Huston and accepted by the City Engineer of  
16 the City of Albuquerque.

17 Section 2. The following new project is included on the list of Roadway  
18 Facilities Projects in the Component Capital Implementation Plan.

<u>Project Description</u>
20 Unser Boulevard between Anderson Hills Road and Blake Road
<u>Cost Estimate</u>
22 \$1,738,393.42

23 Section 3. The City Council adopts Attachment 2 to this Resolution as the  
24 Updated Component Capital Improvements Plan (CCIP) for the period 2012-  
25 2022.

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# Attachment 1

ENGINEER'S OPINION OF PROBABLE COSTS UNSER BLVD SW WIDENING 8/6/2025				
Item No.	Short Description	Estimate	Estimate	Estimate
		Unit Price	Quantity	Amount
<b>REMOVALS</b>				
201.016	REMOVE EXST COBBLE / LANDSCAPING	\$1.92	4654 SY	\$8,935.68
201.020	TREES 12"-30" CIRC., R&D	\$1,360.22	27 EA	\$36,725.94
343.080	CURB & GUT, PCC, R&D	\$10.66	4324 LF	\$46,093.84
343.085	SIDEWALK, 4", PCC, R&D	\$14.51	243 SY	\$3,525.93
343.08X	MEDIAN NOTE, 4", PCC, R&D	\$14.51	25 SY	\$362.75
410.030	CHAIN LINK FENCE, REM & REL	\$82.50	41 LF	\$3,382.50
422.132	STREET LIGH, REM & REL	\$1,180.67	3 EA	\$3,542.01
425.102	ELECTRIC PULL BOX ANY TYPE, REM & REL	\$618.50	12 EA	\$7,422.00
443.101	REM PAV STRP	\$1.45	14814 LF	\$21,480.30
443.101	REM PAV STRP (OPTION YELLOW NORTH)	\$1.45	1101 LF	\$1,596.45
443.101	REM PAV STRP (OPTION YELLOW SOUTH)	\$1.45	395 LF	\$572.75
443.102	REM PAV ARR, SYM, WD	\$123.91	8 EA	\$991.28
450.102	SGN & POST, REM & RELOC	\$231.24	1 EA	\$231.24
501.020	CONCRETE DRAINAGE RUNDOWN, R&D	\$272.04	2 CY	\$544.08
801.1XX	IRR VLV, REM & REL	\$628.58	10 EA	\$6,285.80
915.07X	CATCH BASIN, REM & REL	\$1,931.51	2 EA	\$3,863.02
	<b>Subtotal for Removals</b>			<b>\$145,555.57</b>
<b>PAVING</b>				
301.020	SUBGRADE PREP, 12"	\$4.53	5483 SY	\$24,837.99
302.010	ABS, 6"	\$12.70	5483 SY	\$69,634.10
336.010	PRIME CT	\$0.94	5483 SY	\$5,154.02
336.023	ASP CONC, Superpave, 2-1/2", M	\$23.49	16447 SY	\$386,340.03
336.120	TK COAT	\$0.54	10965 SY	\$5,921.10
340.010	SIDEWALK, 4", PCC	\$72.54	208 SY	\$15,088.32
340.01X	MEDIAN NOSE, 4", PCC	\$72.54	25 SY	\$1,813.50
340.025	ADA RAMP, 4", PCC	\$3,032.38	1 EA	\$3,032.38
340.030	VALLEY GUTTER, PCC	\$108.82	101 SY	\$10,990.82
340.050	C & G, STANDARD, PCC	\$32.55	356 LF	\$11,587.80
340.060	C & G, MEDIAN, PCC	\$25.39	3920 LF	\$99,528.80
340.210	24" CONCRETE RUNDOWN	\$2,901.80	1 EA	\$2,901.80
701.110	TRCH, BF, 18-36" SWR, 8-12'	\$49.87	50 LF	\$2,493.50
910.005	18" RCP, III	\$50.58	50 LF	\$2,529.00
920.070	MH, 4' DIA, C or E	\$7,073.13	1 EA	\$7,073.13
915.060	CTH BSN, D, DG	\$9,884.24	1 EA	\$9,884.24
915.020	CATCH BSN TYPE A, DOUBLE GRATE	\$6,515.17	1 EA	\$6,515.17
	<b>Subtotal for Roadway</b>			<b>\$665,325.70</b>
<b>STRIPING</b>				
441.001	REF PLAS MRK 4" YELLOW	\$1.38	4397 LF	\$6,067.86
441.001	REF PLAS MRK 4" (OPTION YELLOW NORTH)	\$1.38	1101 LF	\$1,519.38
441.001	REF PLAS MRK 4" (OPTION YELLOW SOUTH)	\$1.38	395 LF	\$545.10
441.001	REF PLAS MRK 4" SOLID WHITE	\$1.38	7092 LF	\$9,786.96
441.001	REF PLAS MRK 4" DASHED WHITE	\$1.38	5903 LF	\$8,146.14
441.010	REF PLAS ARW RT	\$235.30	3 EA	\$705.90
441.011	REF PLAS ARW LT	\$218.98	3 EA	\$656.94
441.012	REF PLAS ARW TH	\$154.16	4 EA	\$616.64
441.020	REF PLAS WD ONLY	\$246.65	4 EA	\$986.60
	<b>Subtotal for Striping</b>			<b>\$29,031.52</b>
<b>GRADING</b>				
301.010	GRADING, <2"	\$8.16	5483 SY	\$44,741.28
	<b>Subtotal for Grading</b>			<b>\$44,741.28</b>
	<b>Subtotal</b>			<b>\$884,654.07</b>
<b>MISCELLANEOUS</b>				
	MOBILIZATION	\$50,000.00	1 LS	\$50,000.00
	TRAFFIC CONTROL	\$75,000.00	1 LS	\$75,000.00
	STAKING	5.0%		\$44,232.70
	SURVEY	2.5%		\$22,116.35
	NPDES PERMITTING	2.0%		\$17,693.08
	TESTING	5.0%		\$44,232.70
	CONST. MANAGEMENT	\$25,000.00	1 LS	\$25,000.00
	ENGINEERING	\$50,000.00	1 LS	\$50,000.00
	LANDSCAPE	\$35,000.00	1 LS	\$35,000.00
	DRY UTILITY RELOCATION	\$25,000.00	1 LS	\$25,000.00
	TRAFFIC STUDY	\$20,000.00	1 LS	\$20,000.00
	<b>Subtotal for Miscellaneous</b>			<b>\$408,274.84</b>
	<b>SUBTOTAL</b>			<b>\$1,292,928.91</b>
	CONTINGENCY	25.0%		\$323,232.23
	<b>SUBTOTAL CONSTRUCTION</b>			<b>\$1,616,161.14</b>
	NMGR	7.625%		\$123,232.29
	<b>TOTAL COST (HARD &amp; SOFT)</b>			<b>\$1,739,393.42</b>
Assumptions: The above estimate does not include the following items: utility expansion charges, perimeter/privacy walls, interior sideyard, backyard or frontyard privacy walls unless otherwise listed above landscaping, irrigation, entry signs, land costs, speed humps, permitting fees and cost associated with lowering overhead dry utility poles (electric, Qwest, Cable)				

## Attachment 2

<b>Component Capital Improvement Plan (CCIP)</b>		<b>2012 through 2025</b>	
<b>Roadway Facilities</b>			
Service Area	Project Description	Est. Project Cost	Antic. Fee Funding
	98th Street, Colobell-Blake	\$3,200,000	
	Irving Blvd Widening, Unser-Rio Los Pinos	\$4,500,000	
	Paseo Del Norte Widening (II), Golf Course-Universe	\$9,300,000	
	Paseo Del Norte Widening, Universe-to Western City Limit	\$17,865,000	
	St Joseph's, Coors-Atrisco	\$1,300,000	
	Tower Road, Unser-Coors	\$600,000	
	Universe Blvd, Paseo-Unser	\$5,000,000	
	Unser Blvd Widening (III), Paseo del Norte-Paradise	\$6,300,000	
	Blake/98th Intersection	\$1,000,000	
	Unser and Central Intersections	\$5,000,000	
	Alameda Blvd Widening, San Pedro to Louisiana	\$2,100,000	
	Alameda/Louisiana Intersection	\$500,000	
	Carmel/Holly and Barstow Intersection	\$400,000	
	Lomas/Louisiana Intersection	\$300,000	
	Menaul/Wyoming Intersection	\$300,000	
	Holly and Ventura Traffic Circle	\$727,655	
	Unser Blvd Widening, Anderson Hills Road to Blake Road	\$1,738,393	
	<b>TOTAL ROADWAY FACILITIES</b>	<b>\$60,131,048</b>	<b>\$35,546,283</b>
<b>Component Capital Improvement Plan (CCIP)</b>		<b>2012 through 2022</b>	
<b>Storm Drain Facilities</b>			
Service Area	Project Description	Est. Project Cost	Antic. Fee Funding
<b>Far Northeast Service Area</b>	La Cueva Channel Improvements (MAAMDP-C-4), Barstow-Ventura	\$1,000,000	
	<b>Sub-Total: Far Northeast Service Area</b>	<b>\$1,000,000</b>	
<b>Northwest Service Area</b>	Paseo Del Norte Storm Drain Improvements (PMDMP-B and C), Unser-escarpment	\$3,000,000	
	Unser Storm Drain Improvements, Rainbow-Paseo	\$2,000,000	
	Unser Storm Drain Improvements (PMDMP-A), Paseo-Paradise	\$2,000,000	
	Boca Negra Dam	\$2,500,000	
	<b>Sub-Total: Northwest Service Area</b>	<b>\$9,500,000</b>	
<b>Southwest Service Area</b>	Tower Road Storm Drain, Unser-Coors	\$1,000,000	
	<b>Sub-Total: Southwest Service Area</b>	<b>\$1,000,000</b>	
<b>Tijeras Service Area</b>	Bank Stabilization on the Tijeras Arroyo within the City Limits (TDMP-3A and 7)	\$1,000,000	
	<b>Sub-Total: Tijeras Service Area</b>	<b>\$1,000,000</b>	
	<b>Total Storm Drain Facilities</b>	<b>\$12,500,000</b>	<b>\$6,929,582</b>

## Attachment 2

<b>Component Capital Improvement Plan (CCIP)</b>			
<b>Park Facilities</b>			
<b>Service Area</b>	<b>Description</b>	<b>Est. Project Cost</b>	<b>Antic. Fee Funding</b>
<b>Southeast Service Area</b>	Four Hills Park	\$525,000	
	Los Altos Swimming Pool Expansion	\$3,000,000	
	Manzano Mesa Park	\$1,020,000	
	New Day Park	\$500,000	
	Phil Chacon Park	\$500,000	
	Sunport Park	\$250,000	
	Korean War Veterans Park	\$500,000	
	Land Acquisition	\$500,000	
	New Park Development	\$3,000,000	
	Balduini Park	\$400,000	
	Crestview Heights Park	\$700,000	
	Veloport/BMX facility	\$250,000	
	<b>Sub-Total: Southeast Service Area</b>		<b>\$11,145,000</b>
<b>Northeast Service Area</b>	North Domingo Baca Park	\$2,500,000	
	Lafayette Park	\$175,000	
	Arroyo del Oso Park	\$1,000,000	
	Comanche North Park	\$1,000,000	
	San Antonio Corridor Park	\$500,000	
	Tanoan Corridor Park	\$700,000	
	Land Acquisition	\$200,000	
	<b>Sub-Total: Northeast Service Area</b>		<b>\$6,075,000</b>
<b>Southwest Service Area</b>	Silver Tree Park	\$1,400,000	
	El Rancho Grande Park	\$875,000	
	El Rancho Grande Unit 17 Park	\$2,500,000	
	Anderson Heights Park	\$700,000	
	Sunrise Terrace Park	\$861,000	
	Tower Pond Park	\$500,000	
	Westgate Community Park	\$1,000,000	
	Land Acquisition	\$500,000	
	New Park Development	\$1,000,000	
	<b>Sub-Total: Southwest Service Area</b>		<b>\$9,336,000</b>

## Attachment 2

<b>Northwest Service Area</b>	Ridgeview Village	\$700,000	
	Andalucia Park	\$850,000	
	Shawn McWethy Park	\$1,800,000	
	Creighton Park	\$2,300,000	
	Piedras Marcadas Dam Park	\$350,000	
	Vista Alegre Park	\$3,000,000	
	Ventana Ranch Community Park	\$1,000,000	
	Vista del Norte Park	\$5,000,000	
	Land Acquisition	\$1,000,000	
	New Park Development	\$2,000,000	
	Country Meadows Park	\$1,500,000	
	Ouray Off Leash Dog Area/Ladera Pond	\$800,000	
	Paradise Skies Park	\$1,000,000	
	Tuscany Park	\$1,000,000	
	Tres Placitas Park	\$600,000	
	East Atrisco Park	\$900,000	
	<b>Sub-Total: Northwest Service Area</b>	<b>\$23,800,000</b>	<b>\$6,164,912</b>
	<b>TOTAL PARK FACILITIES</b>	<b>\$50,356,000</b>	<b>\$12,398,872</b>

## Attachment 2

<b>Component Capital Improvement Plan (CCIP)</b>		<b>2012 through 2022</b>	
<b>Open Space Land and Facilities</b>			
<b>Service Area</b>	<b>Project Description</b>	<b>Est. Project Cost</b>	<b>Antic. Fee Funding</b>
<b>City Wide</b>	Land: Calabacillas Arroyo	\$1,500,000	
	Land: North Geologic Window	\$3,500,000	
	Land: Northern Sand Dunes	\$2,000,000	
	Land: North Rio Puerco Escarpment	\$23,000,000	
	Land: Volcano Cliffs/Volcano Heights Master Plan	\$3,750,000	
	Land: Cerro Colorado Volcano	\$2,250,000	
	Land: Southwest Mesa / "Ceja"	\$17,500,000	
	Land: South Rio Puerco Escarpment	\$5,850,000	
	Land: Southern Sand Dunes	\$1,350,000	
	Land: Tijeras Arroyo	\$3,750,000	
	Land: Tijeras Canyon	\$1,250,000	
	Fencing/Protection/Access Control	\$1,500,000	
	Atrisco Terrace Trails & Parking	\$250,000	
	Calabacillas Arroyo Facilities	\$200,000	
	Candelaria Farm	\$200,000	
	Equestrian Complex	\$250,000	
	Maloof Airfield	\$250,000	
	Northern Sand Dunes Trails & Parking	\$350,000	
	Petroglyph / West Mesa Trails & Parking	\$500,000	
	Piedras Marcadas Pueblo	\$1,000,000	
	Poblanos Fields	\$250,000	
	Shooting Range	\$1,000,000	
	Visitor Center	\$1,000,000	
	Hubbell Farm	\$200,000	
	Southwest Mesa / "Ceja" - Trails & Parking	\$200,000	
	Rio Grande Valley State Park Improvements	\$2,000,000	
	Elena Gallegos / Foothills	\$500,000	
	Tijeras Arroyo/Canyon Facilities	\$250,000	
	Manzano / Four Hills	\$250,000	
	Montessa Park	\$200,000	
	Tres Pistolas/ East Mountains Facilities	\$200,000	
	<b>TOTAL OPEN SPACE LAND &amp; FACILITIES</b>	<b>\$76,250,000</b>	<b>\$6,168,547</b>

## Attachment 2

<u>Component Capital Improvement Plan (CCIP)</u>		<u>2012 through 2022</u>	
<b>Trail Facilities</b>			
<u>Service Area</u>	<u>Project Description</u>	<u>Est. Project Cost</u>	<u>Antic. Fee Funding</u>
<b>City Wide</b>	Central/Unser Gap	\$100,000	
	Unser Trail (Montano – Dellyne)	\$125,000	
	Unser Trail (McMahon – City Limits, Rio Rancho)	\$75,000	
	Unser Trail (McMahon – Bandelier)	\$100,000	
	Boca Negra Dam Trail (Around Dam)	\$187,500	
	Piedras Marcadas Trail	\$300,000	
	MRGCD Drain from Paseo del Norte along Coors to Eagle Ranch	\$300,000	
	I-40 West Trail – Continue La Presa Dam to 98th St.	\$260,000	
	University Blvd Trail from Gibson to Rio Bravo	\$800,000	
	East I-40 Trail from 6th St. to University	\$500,000	
	Balloon Museum Dr. to Jefferson	\$100,000	
	North Diversion Channel Trail @ Paseo del Norte to Edith Con	\$200,000	
	98th Tt. Gibson to Dennis Chavez	\$350,000	
	Skyview Trail	\$250,000	
	Ventana Ranch Community Park Trail (Around Dam)	\$300,000	
	<b>TOTAL TRAIL FACILITIES</b>		<b>\$3,947,500</b>

## Attachment 2

<b>Component Capital Improvement Plan (CCIP)</b>		<b>2012 through 2022</b>		
<b>Public Safety: Fire Facilities</b>				
<b>Service Area</b>	<b>Description</b>	<b>Est. Project Cost</b>	<b>Eligible Cost</b>	<b>Antic. Fee Funding</b>
<b>City Wide</b>	New Volcano Vista Fire Station	\$4,800,000	\$4,800,000	
	Logistics/Fleet	\$9,683,500	\$3,001,885	
	Station 9 Reconstruction	\$4,903,750	\$2,451,875	
	New SW Mesa Fire Station	\$5,053,000	\$5,053,000	
	Communications Center and Equipment*	\$2,350,000	\$705,000	
<b>TOTAL FIRE FACILITIES</b>		<b>\$26,790,250</b>	<b>\$16,011,760</b>	<b>\$3,145,725</b>

\* Fire share

<b>Component Capital Improvement Plan (CCIP)</b>		<b>2012 through 2022</b>		
<b>Public Safety: Police Facilities</b>				
<b>Service Area</b>	<b>Description</b>	<b>Est. Project Cost</b>	<b>Eligible Cost</b>	<b>Antic. Fee Funding</b>
<b>City Wide</b>	Communications Center and Equipment*	\$3,975,000	\$1,192,500	
	Land for Permanent Family Advocacy Center	\$1,280,476	\$1,280,476	
	Acquire Firearms Training Solution (Simulator)	\$200,000	\$200,000	
	Expand Communications Center Call Capacity	\$100,000	\$100,000	
	SW Area Command Parking Lot Expansion	\$419,539	\$419,539	
	NE Area Command Expansion/Parking	\$227,000	\$227,000	
	Expansion of Fleet of Marked and Unmarked Vehicles	\$500,000	\$500,000	
<b>TOTAL POLICE FACILITIES</b>		<b>\$6,702,015</b>	<b>\$3,919,515</b>	<b>\$1,369,261</b>

\* Police share