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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, 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, 2012, Impact Fee Study
21 that:

- 22 1. Establishes a consumption-based impact fee system where roadway
23 impact fees are founded on an average cost for providing new roadway
24 capacity and improving existing facilities.
25 2. Derives the impact fee schedule for a roadway eligible to receive
26 impact fees using an average cost model; a model type that can be amended
27 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.

19 Project Description

20 Unser Boulevard between Anderson Hills Road and Blake Road

21 Cost Estimate

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 2025.

1 PASSED AND ADOPTED THIS 17th DAY OF November, 2025
2 BY A VOTE OF: 8 FOR 0 AGAINST.

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For: Baca, Bassan, Champine, Fiebelkorn, Grout, Lewis, Rogers, Sanchez
Excused: Peña

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Brook Bassan, President
City Council

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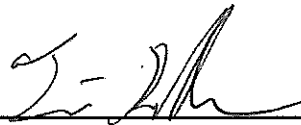
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APPROVED THIS 25 DAY OF November, 2025

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Bill No. R-25-187

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Timothy M. Keller, Mayor
City of Albuquerque

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ATTEST:



Ethan Watson, City Clerk

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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	
		Unit Price	Quantity	Amount	
REMOVALS					
201.015	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	\$3,625.93
343.08X	MEDIAN NOTE, 4", PCC, R&D	\$14.51	25	SY	\$362.75
410.030	CHAIN LINK FENCE, REM & REL	\$62.50	41	LF	\$3,382.50
422.132	STREET LIGH, REM & REL	\$1,180.67	3	EA	\$3,542.01
425.100	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	SGH & POST, REM & RELOC	\$231.24	1	EA	\$231.24
501.020	CONCRETE DRAINAGE RUNDOWN, R&D	\$272.04	2	CY	\$544.08
801.1XX	ARR VLV, REM & REL	\$628.58	10	EA	\$6,285.80
915.07X	CATCH BASIN, REM & REL	\$1,931.51	2	EA	\$3,863.02
	Subtotal for Removals				\$145,666.87
PAVING					
301.020	SUBGRADE PREP, 12"	\$4.53	5483	SY	\$24,837.69
302.010	ABS, 6"	\$12.70	5483	SY	\$69,634.10
336.010	PRIME CT	\$0.84	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	358	LF	\$11,587.60
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, 16-36" SWR, 8-12"	\$49.87	50	LF	\$2,493.50
910.005	18" RCP, III	\$50.56	50	LF	\$2,528.00
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
	Subtotal for Roadway				\$685,325.70
STRIPING					
441.001	REF PLAS MRK 4" YELLOW	\$1.38	4397	LF	\$6,067.66
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	\$9,788.98
441.001	REF PLAS MRK 4" DASHED WHITE	\$1.38	5803	LF	\$8,146.14
441.010	REF PLAS ARW RT	\$235.30	3	EA	\$705.90
441.011	REF PLAS ARW LT	\$218.99	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
	Subtotal for Striping				\$28,031.52
GRADING					
301.010	GRADING, <2'	\$8.16	5483	SY	\$44,741.28
	Subtotal for Grading				\$44,741.28
	Subtotal				\$884,854.07
MISCELLANEOUS					
	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
	Subtotal for Miscellaneous				\$408,274.84
	SUBTOTAL				\$1,292,928.91
	CONTINGENCY	25.0%			\$323,232.23
	SUBTOTAL CONSTRUCTION				\$1,616,161.14
	NMGRT	7.625%			\$123,232.26
	TOTAL COST (HARD & SOFT)				\$1,739,393.42

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

Component Capital Improvement Plan (CCIP)		2012 through 2025	
Roadway Facilities			
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	
	TOTAL ROADWAY FACILITIES	\$60,131,048	\$35,546,283
Component Capital Improvement Plan (CCIP)		2012 through 2022	
Storm Drain Facilities			
Service Area	Project Description	Est. Project Cost	Antic. Fee Funding
Far Northeast Service Area	La Cueva Channel Improvements (MAAMDP-C-4), Barstow-Ventura	\$1,000,000	
	Sub-Total: Far Northeast Service Area	\$1,000,000	
Northwest Service Area	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	
	Sub-Total: Northwest Service Area	\$9,500,000	
Southwest Service Area	Tower Road Storm Drain, Unser-Coors	\$1,000,000	
	Sub-Total: Southwest Service Area	\$1,000,000	
Tijeras Service Area	Bank Stabilization on the Tijeras Arroyo within the City Limits (TDMP-3A and 7)	\$1,000,000	
	Sub-Total: Tijeras Service Area	\$1,000,000	
	Total Storm Drain Facilities	\$12,500,000	\$6,929,582

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Component Capital Improvement Plan (CCIP)			
Park Facilities			
Service Area	Description	Est. Project Cost	Antic. Fee Funding
Southeast Service Area	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	
		Sub-Total: Southeast Service Area	\$11,145,000
Northeast Service Area	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	
		Sub-Total: Northeast Service Area	\$6,075,000
Southwest Service Area	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	
	Sub-Total: Southwest Service Area	\$9,336,000	\$2,428,272

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Northwest Service Area	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	
		Sub-Total: Northwest Service Area	\$23,800,000
	TOTAL PARK FACILITIES	\$50,356,000	\$12,398,872

Attachment 2

Component Capital Improvement Plan (CCIP)		2012 through 2022	
Open Space Land and Facilities			
Service Area	Project Description	Est. Project Cost	Antic. Fee Funding
City Wide	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		
	TOTAL OPEN SPACE LAND & FACILITIES	\$76,250,000	\$6,168,547

Attachment 2

Component Capital Improvement Plan (CCIP)		2012 through 2022		
Public Safety: Fire Facilities				
Service Area	Description	Est. Project Cost	Eligible Cost	Antic. Fee Funding
City Wide	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	
	TOTAL FIRE FACILITIES	\$26,790,250	\$16,011,760	\$3,145,725
* Fire share				
Component Capital Improvement Plan (CCIP)		2012 through 2022		
Public Safety: Police Facilities				
Service Area	Description	Est. Project Cost	Eligible Cost	Antic. Fee Funding
City Wide	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	
	TOTAL POLICE FACILITIES	\$6,702,015	\$3,919,515	\$1,369,261
* Police share				