



Development Fee Update Changes after Work Session on 2/11/15



May 6, 2015



Fee Components, Methods & Cost Allocation

| Type of Fee | Service Area | Cost Recovery (past) | Incremental Expansion (present) | Plan-Based (future) | Cost Allocation |
|---------------|--------------------------------|-------------------------------|--|--|---|
| Parks | Unincorporated | | | Regional Open Space and Trails | Year- Round Population |
| Public Safety | Unincorporated | Detention Center Debt Service | Sheriff & Detention Vehicles | Judicial Court Facilities and Communications Equipment | Year- Round Population & Nonresidential VMT |
| Public Safety | North Central Streets Fee Area | | | San Tan Substation | Year- Round Population & Nonresidential VMT |
| Streets | Unincorporated | | Support Facilities, Vehicles & Equipment | | Vehicle Miles of Travel |
| Streets | North Central Streets Fee Area | Ironwood Road Debt Service | | Future Arterials | Vehicle Miles of Travel |
| Streets | South Central Streets Fee Area | | | Future Arterials | Vehicle Miles of Travel |
| Streets | East Streets Fee Area | Ironwood Road Debt Service | | Future Arterials | Vehicle Miles of Travel |
| Streets | West Streets Fee Area | | | Future Arterials | Vehicle Miles of Travel |

Switched from Functional Population to Vehicle Miles of Travel, which reduced fees for nonresidential (especially industrial).

Public Safety Development Fees in Unincorporated Area

Unincorporated Communications & Vehicles Development Fees

Average Miles per Trip

| | Cost per Person | Cost per VMT |
|------------------------------|-----------------|--------------|
| Detention Center | \$110 | \$7 |
| Judicial Courts | \$25 | \$1 |
| Communications System | \$31 | \$2 |
| Sheriff & Detention Vehicles | \$71 | \$4 |
| TOTAL | \$237 | \$14 |



Residential (per housing unit)

| Square Feet of Finished Floor Area | Persons per Hsg Unit* | Unincorporated Public Safety Fee | Current Fee | Increase or (Decrease) | Percent Change |
|------------------------------------|-----------------------|----------------------------------|-------------|------------------------|----------------|
| 1100 or less | 1.04 | \$246 | \$582 | \$336 | -58% |
| 1101 to 1600 | 1.74 | \$412 | \$1,252 | \$840 | -67% |
| 1601 to 2100 | 2.26 | \$535 | \$1,252 | \$717 | -57% |
| 2101 to 2600 | 2.66 | \$630 | \$1,252 | \$622 | -50% |
| 2601 to 3100 | 2.99 | \$708 | \$1,252 | \$544 | -43% |
| 3101 or more | 3.27 | \$774 | \$1,252 | \$478 | -38% |

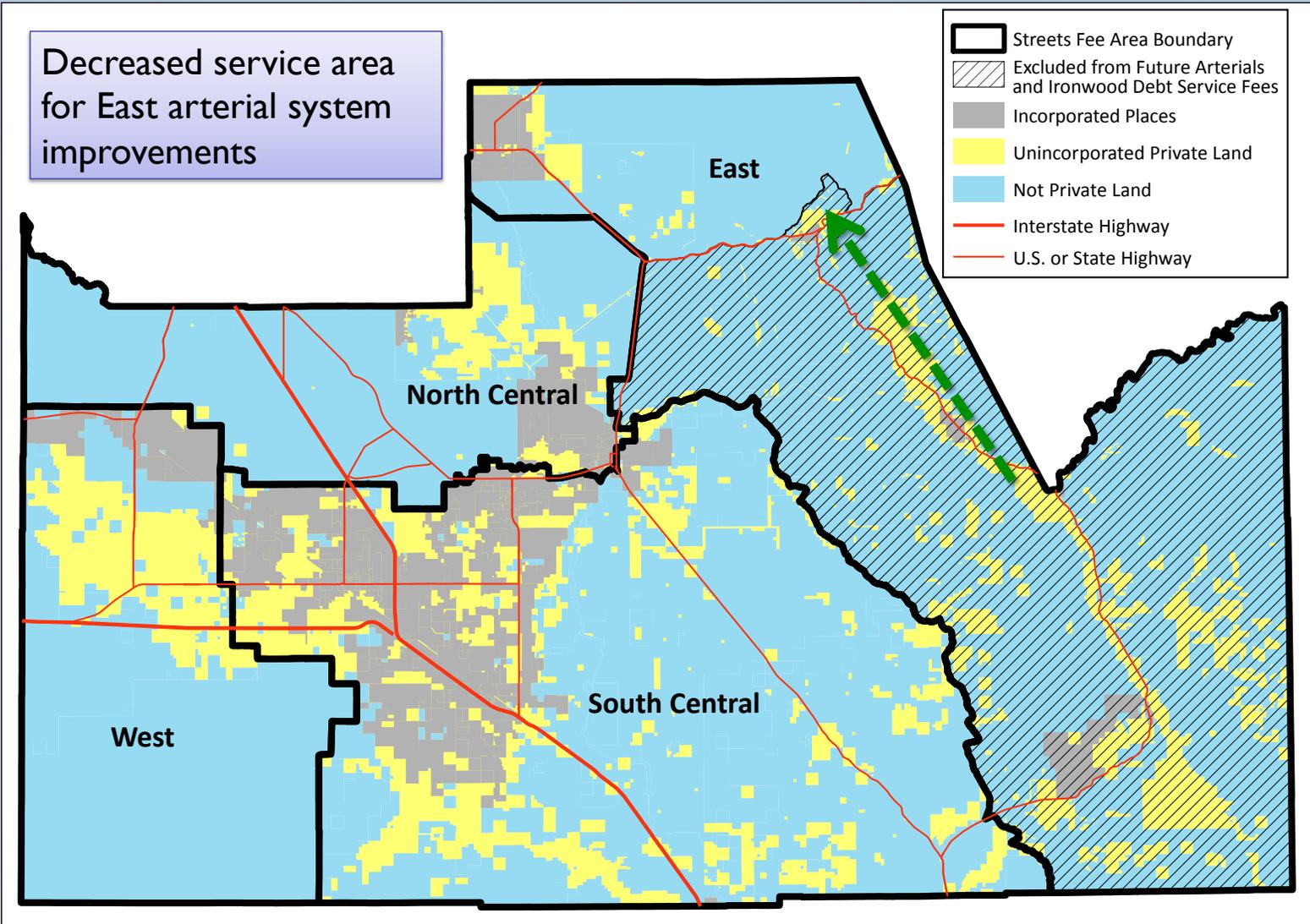
* See Figure A12.

Nonresidential (per 1,000 square feet of building)

| Type | Avg Wkdy Veh Trip Ends** | Trip Rate Adjustment | Trip Length Adjustment | Unincorporated Public Safety Fee | Current Fee | Increase or (Decrease) | Percent Change |
|-------------------------|--------------------------|----------------------|------------------------|----------------------------------|-------------|------------------------|----------------|
| Industrial | 3.56 | 50% | 73% | \$194 | \$70 | \$124 | 177% |
| Institutional | 15.43 | 33% | 73% | \$557 | \$170 | \$387 | 228% |
| Commercial | 42.70 | 33% | 66% | \$1,394 | \$430 | \$964 | 224% |
| Office & Other Services | 11.03 | 50% | 73% | \$603 | \$170 | \$433 | 255% |

** See Figure A6.

Proposed Areas for Street Development Fees



North Central Fees Decrease 35%

Development Fees in North Central Streets Fee Area

Residential (per housing unit)

| Square Feet of Finished Floor Area | Parks | Public Safety | Streets | Proposed Fee | Current Fee* | Increase or (Decrease) | Percent Change |
|------------------------------------|-------|---------------|----------|--------------|--------------|------------------------|----------------|
| 1100 or less | \$227 | \$312 | \$4,011 | \$4,550 | \$4,462 | \$88 | 2% |
| 1101 to 1600 | \$381 | \$523 | \$6,044 | \$6,948 | \$8,725 | -\$1,777 | -20% |
| 1601 to 2100 | \$494 | \$679 | \$7,527 | \$8,700 | \$8,725 | -\$25 | 0% |
| 2101 to 2600 | \$582 | \$800 | \$8,681 | \$10,063 | \$8,725 | \$1,338 | 15% |
| 2601 to 3100 | \$654 | \$899 | \$9,637 | \$11,190 | \$8,725 | \$2,465 | 28% |
| 3101 or more | \$716 | \$983 | \$10,451 | \$12,150 | \$8,725 | \$3,425 | 39% |

Nonresidential (per 1,000 square feet of building)

| Type | Parks | Public Safety | Streets | Proposed Fee | Current Fee* | Increase or (Decrease) | Percent Change |
|-------------------------|-------|---------------|----------|--------------|--------------|------------------------|----------------|
| Industrial | \$0 | \$228 | \$1,844 | \$2,072 | \$2,080 | -\$8 | 0% |
| Institutional | \$0 | \$654 | \$5,274 | \$5,928 | \$4,640 | \$1,288 | 28% |
| Commercial | \$0 | \$1,638 | \$13,197 | \$14,835 | \$11,090 | \$3,745 | 34% |
| Office & Other Services | \$0 | \$708 | \$5,713 | \$6,421 | \$4,640 | \$1,781 | 38% |

* Based on IFA 1

South Central Fees Decreased 59%

Development Fees in South Central Streets Fee Area

Residential (per housing unit)

| Square Feet of Finished Floor Area | Parks | Public Safety | Streets | Proposed Fee | Current Fee* | Increase or (Decrease) | Percent Change |
|------------------------------------|-------|---------------|---------|--------------|--------------|------------------------|----------------|
| 1100 or less | \$227 | \$246 | \$1,318 | \$1,791 | \$3,317 | -\$1,526 | -46% |
| 1101 to 1600 | \$381 | \$412 | \$1,987 | \$2,780 | \$6,528 | -\$3,748 | -57% |
| 1601 to 2100 | \$494 | \$535 | \$2,474 | \$3,503 | \$6,528 | -\$3,025 | -46% |
| 2101 to 2600 | \$582 | \$630 | \$2,854 | \$4,066 | \$6,528 | -\$2,462 | -38% |
| 2601 to 3100 | \$654 | \$708 | \$3,168 | \$4,530 | \$6,528 | -\$1,998 | -31% |
| 3101 or more | \$716 | \$774 | \$3,436 | \$4,926 | \$6,528 | -\$1,602 | -25% |

Nonresidential (per 1,000 square feet of building)

| Type | Parks | Public Safety | Streets | Proposed Fee | Current Fee* | Increase or (Decrease) | Percent Change |
|-------------------------|-------|---------------|---------|--------------|--------------|------------------------|----------------|
| Industrial | \$0 | \$194 | \$606 | \$800 | \$1,500 | -\$700 | -47% |
| Institutional | \$0 | \$557 | \$1,734 | \$2,291 | \$3,350 | -\$1,059 | -32% |
| Commercial | \$0 | \$1,394 | \$4,339 | \$5,733 | \$8,070 | -\$2,337 | -29% |
| Office & Other Services | \$0 | \$603 | \$1,878 | \$2,481 | \$3,350 | -\$869 | -26% |

* Based on IFA 7

East Fees Decreased 2%

| Development Fees in East Streets Fee Area (with Arterials) | | | | | | | |
|---|--------------|----------------------|----------------|---------------------|---------------------|-------------------------------|-----------------------|
| Residential (per housing unit) | | | | | | | |
| <i>Square Feet of Finished Floor Area</i> | <i>Parks</i> | <i>Public Safety</i> | <i>Streets</i> | <i>Proposed Fee</i> | <i>Current Fee*</i> | <i>Increase or (Decrease)</i> | <i>Percent Change</i> |
| 1100 or less | \$227 | \$246 | \$1,222 | \$1,695 | \$4,462 | -\$2,767 | -62% |
| 1101 to 1600 | \$381 | \$412 | \$1,842 | \$2,635 | \$8,725 | -\$6,090 | -70% |
| 1601 to 2100 | \$494 | \$535 | \$2,294 | \$3,323 | \$8,725 | -\$5,402 | -62% |
| 2101 to 2600 | \$582 | \$630 | \$2,645 | \$3,857 | \$8,725 | -\$4,868 | -56% |
| 2601 to 3100 | \$654 | \$708 | \$2,937 | \$4,299 | \$8,725 | -\$4,426 | -51% |
| 3101 or more | \$716 | \$774 | \$3,185 | \$4,675 | \$8,725 | -\$4,050 | -46% |
| Nonresidential (per 1,000 square feet of building) | | | | | | | |
| <i>Type</i> | <i>Parks</i> | <i>Public Safety</i> | <i>Streets</i> | <i>Proposed Fee</i> | <i>Current Fee*</i> | <i>Increase or (Decrease)</i> | <i>Percent Change</i> |
| Industrial | \$0 | \$194 | \$561 | \$755 | \$2,080 | -\$1,325 | -64% |
| Institutional | \$0 | \$557 | \$1,607 | \$2,164 | \$4,640 | -\$2,476 | -53% |
| Commercial | \$0 | \$1,394 | \$4,022 | \$5,416 | \$11,090 | -\$5,674 | -51% |
| Office & Other Services | \$0 | \$603 | \$1,741 | \$2,344 | \$4,640 | -\$2,296 | -49% |

* Based on IFA 1

| Development Fees in East (without Arterials) | | | | | | | |
|---|--------------|----------------------|----------------|---------------------|---------------------|-------------------------------|-----------------------|
| Residential (per housing unit) | | | | | | | |
| <i>Square Feet of Finished Floor Area</i> | <i>Parks</i> | <i>Public Safety</i> | <i>Streets</i> | <i>Proposed Fee</i> | <i>Current Fee*</i> | <i>Increase or (Decrease)</i> | <i>Percent Change</i> |
| 1100 or less | \$227 | \$246 | \$47 | \$520 | \$4,462 | -\$3,942 | -88% |
| 1101 to 1600 | \$381 | \$412 | \$72 | \$865 | \$8,725 | -\$7,860 | -90% |
| 1601 to 2100 | \$494 | \$535 | \$89 | \$1,118 | \$8,725 | -\$7,607 | -87% |
| 2101 to 2600 | \$582 | \$630 | \$103 | \$1,315 | \$8,725 | -\$7,410 | -85% |
| 2601 to 3100 | \$654 | \$708 | \$115 | \$1,477 | \$8,725 | -\$7,248 | -83% |
| 3101 or more | \$716 | \$774 | \$124 | \$1,614 | \$8,725 | -\$7,111 | -82% |
| Nonresidential (per 1,000 square feet of building) | | | | | | | |
| <i>Type</i> | <i>Parks</i> | <i>Public Safety</i> | <i>Streets</i> | <i>Proposed Fee</i> | <i>Current Fee*</i> | <i>Increase or (Decrease)</i> | <i>Percent Change</i> |
| Industrial | \$0 | \$194 | \$22 | \$216 | \$2,080 | -\$1,864 | -90% |
| Institutional | \$0 | \$557 | \$63 | \$620 | \$4,640 | -\$4,020 | -87% |
| Commercial | \$0 | \$1,394 | \$157 | \$1,551 | \$11,090 | -\$9,539 | -86% |
| Office & Other Services | \$0 | \$603 | \$68 | \$671 | \$4,640 | -\$3,969 | -86% |

* Based on IFA 1

West Fees Decreased 61%

Development Fees in West Streets Fee Area

Residential (per housing unit)

| Square Feet of Finished Floor Area | Parks | Public Safety | Streets | Proposed Fee | Current Fee* | Increase or (Decrease) | Percent Change |
|------------------------------------|-------|---------------|---------|--------------|--------------|------------------------|----------------|
| 1100 or less | \$227 | \$246 | \$760 | \$1,233 | \$5,054 | -\$3,821 | -76% |
| 1101 to 1600 | \$381 | \$412 | \$1,145 | \$1,938 | \$9,859 | -\$7,921 | -80% |
| 1601 to 2100 | \$494 | \$535 | \$1,426 | \$2,455 | \$9,859 | -\$7,404 | -75% |
| 2101 to 2600 | \$582 | \$630 | \$1,645 | \$2,857 | \$9,859 | -\$7,002 | -71% |
| 2601 to 3100 | \$654 | \$708 | \$1,826 | \$3,188 | \$9,859 | -\$6,671 | -68% |
| 3101 or more | \$716 | \$774 | \$1,980 | \$3,470 | \$9,859 | -\$6,389 | -65% |

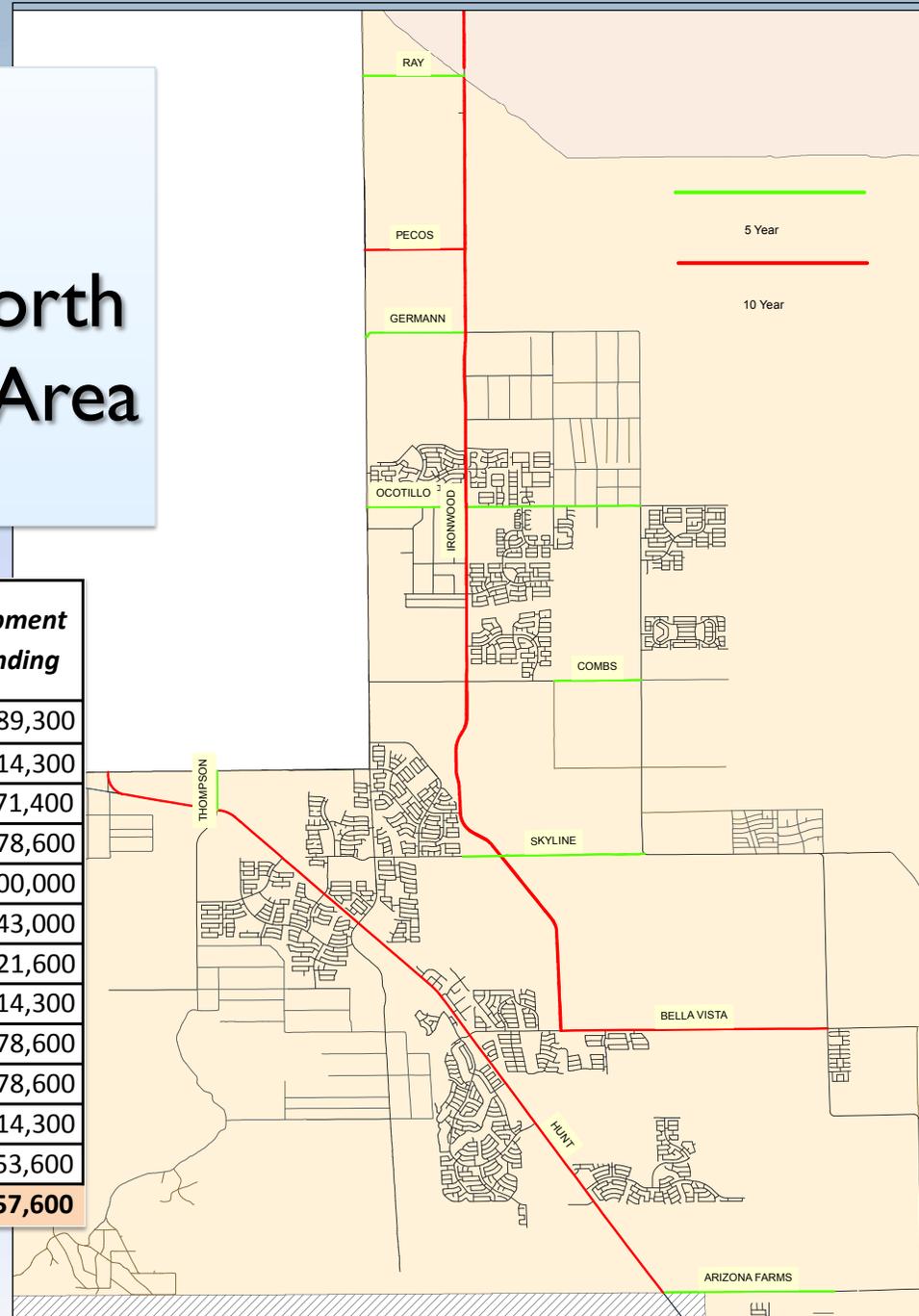
Nonresidential (per 1,000 square feet of building)

| Type | Parks | Public Safety | Streets | Proposed Fee | Current Fee* | Increase or (Decrease) | Percent Change |
|-------------------------|-------|---------------|---------|--------------|--------------|------------------------|----------------|
| Industrial | \$0 | \$194 | \$349 | \$543 | \$2,380 | -\$1,837 | -77% |
| Institutional | \$0 | \$557 | \$999 | \$1,556 | \$5,300 | -\$3,744 | -71% |
| Commercial | \$0 | \$1,394 | \$2,501 | \$3,895 | \$12,640 | -\$8,745 | -69% |
| Office & Other Services | \$0 | \$603 | \$1,082 | \$1,685 | \$5,300 | -\$3,615 | -68% |

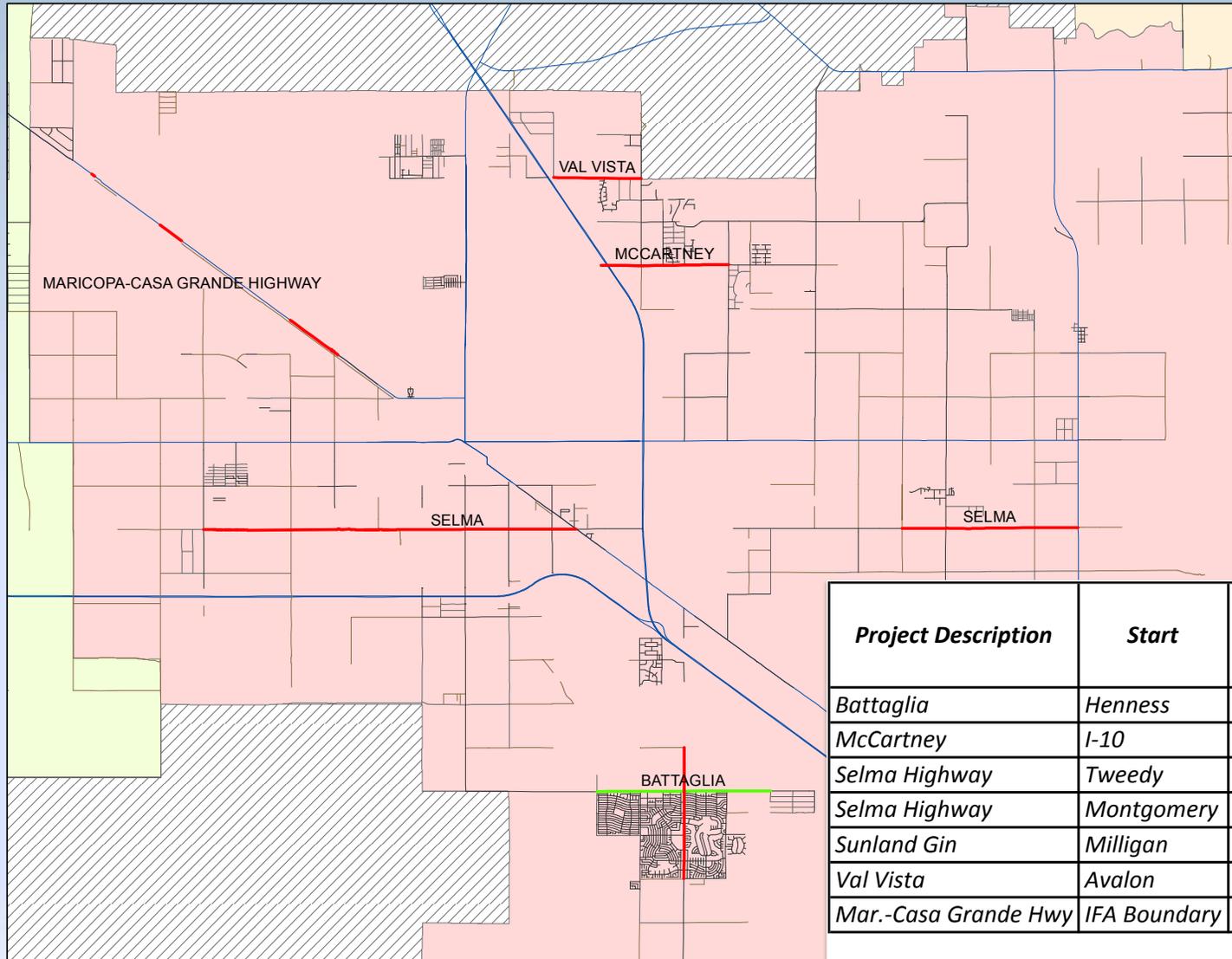
* Based on IFA 2

Future Arterial Improvements in North Central Streets Fee Area

| <i>Project Description</i> | <i>Start</i> | <i>End</i> | <i>Development Fee Funding</i> |
|----------------------------|---------------|--------------|--------------------------------|
| Arizona Farms | Hunt Highway | Quail Run | \$1,089,300 |
| Bella Vista | Gantzel | Quail Run | \$2,614,300 |
| Combs | Kenworthy | Schnepf | \$871,400 |
| Germann | Meridian | Ironwood | \$2,178,600 |
| Hunt Highway | Arizona Farms | Gary | \$10,000,000 |
| Hunt Highway | Arizona Farms | Empire | \$7,843,000 |
| Ironwood | Bella Vista | IFA Boundary | \$10,021,600 |
| Ocotillo | Meridian | Schnepf | \$2,614,300 |
| Pecos | Meridian | Ironwood | \$2,178,600 |
| Ray | Meridian | Ironwood | \$2,178,600 |
| Skyline | Terminus | Schnepf | \$2,614,300 |
| Thompson | Hunt Highway | Empire | \$653,600 |
| TOTAL | | | \$44,857,600 |



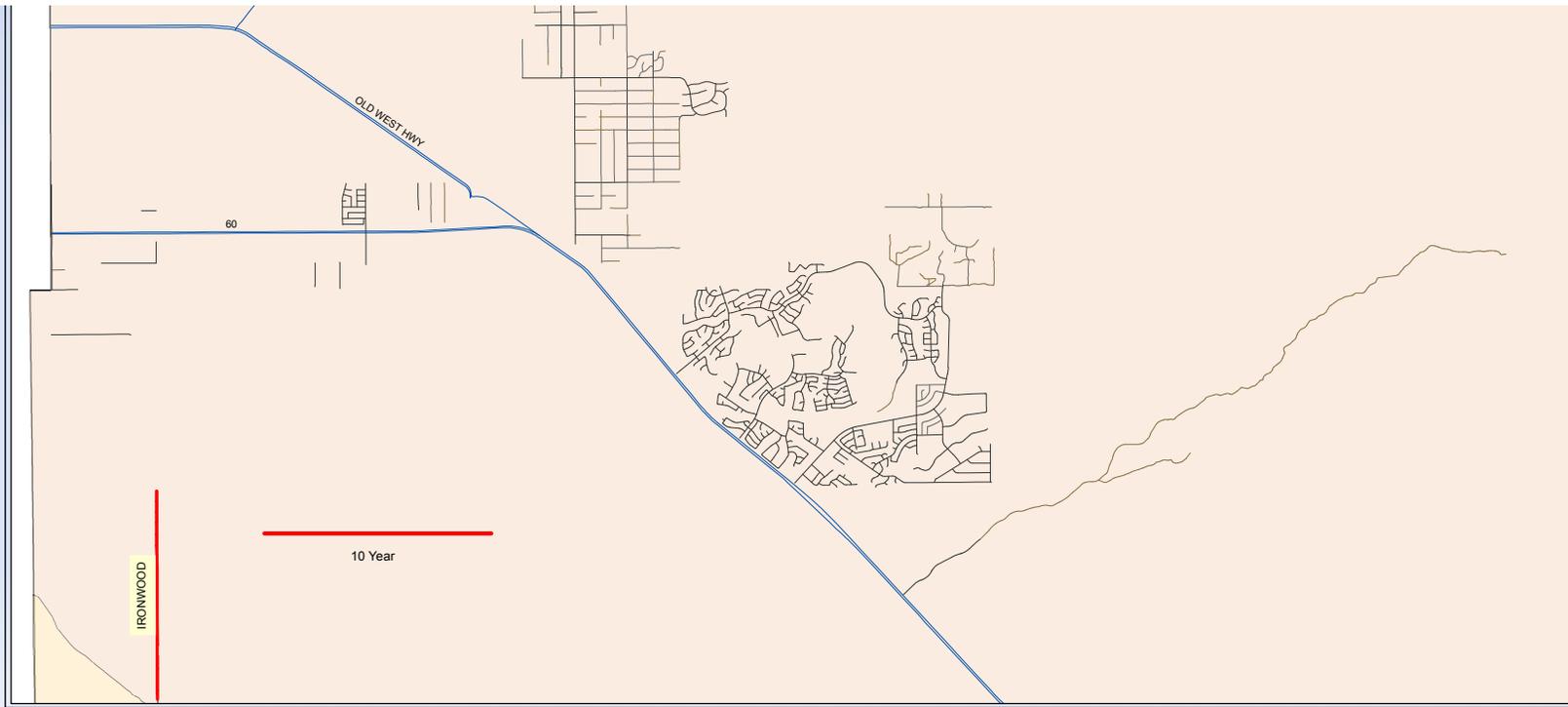
Future South Central Arterial Improvements



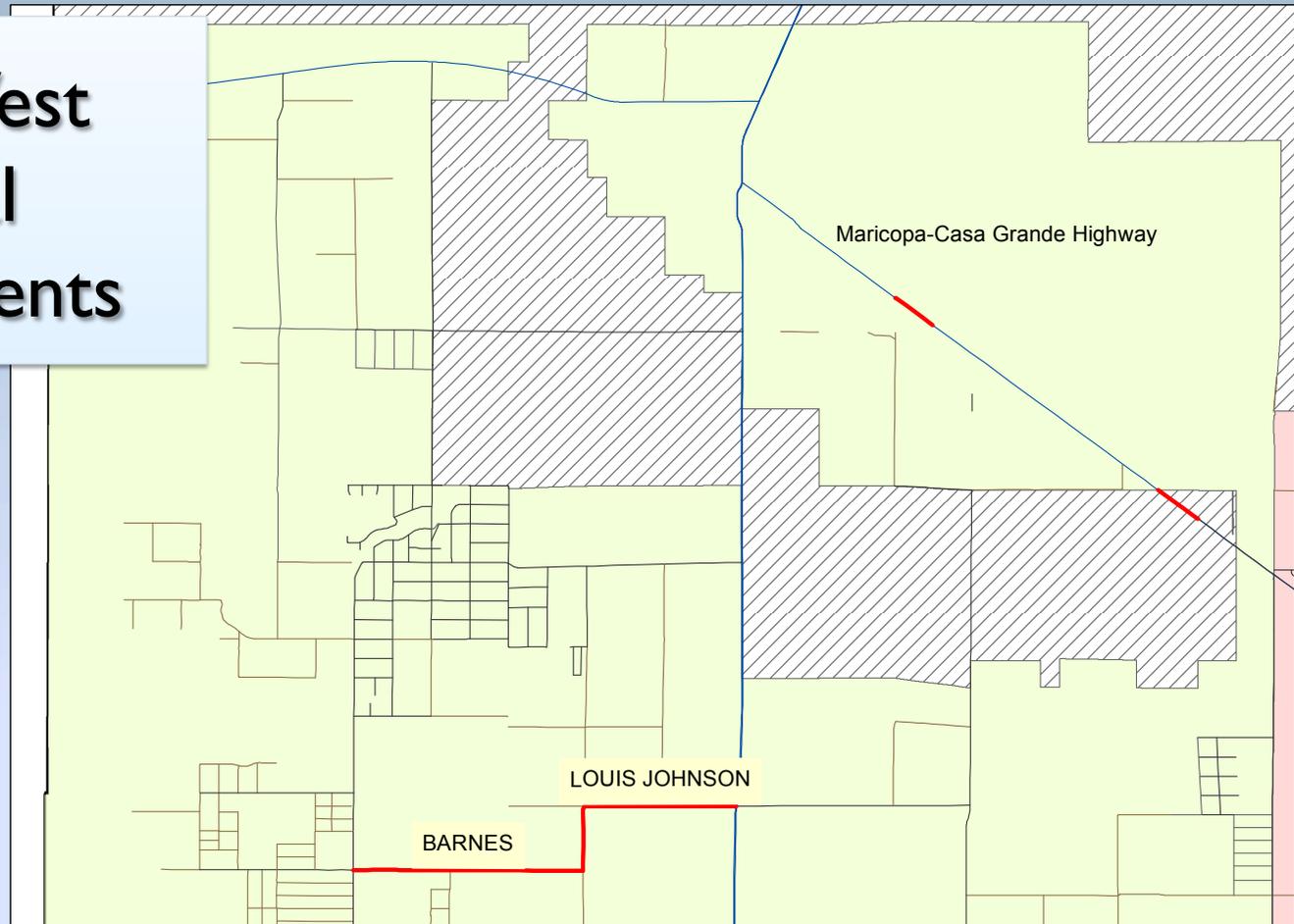
| <i>Project Description</i> | <i>Start</i> | <i>End</i> | <i>Development Fee Funding</i> |
|-----------------------------|---------------------|----------------------|--------------------------------|
| <i>Battaglia</i> | <i>Hennes</i> | <i>City Limit</i> | \$2,292,800 |
| <i>McCartney</i> | <i>I-10</i> | <i>Overfield</i> | \$955,300 |
| <i>Selma Highway</i> | <i>Tweedy</i> | <i>SR 87</i> | \$1,528,600 |
| <i>Selma Highway</i> | <i>Montgomery</i> | <i>Jimmie Kerr</i> | \$3,248,200 |
| <i>Sunland Gin</i> | <i>Milligan</i> | <i>Houser</i> | \$1,146,400 |
| <i>Val Vista</i> | <i>Avalon</i> | <i>Cox</i> | \$764,300 |
| <i>Mar.-Casa Grande Hwy</i> | <i>IFA Boundary</i> | <i>CG City Limit</i> | \$2,006,200 |
| TOTAL | | | \$11,941,800 |

Future East Arterial Improvements

| <i>Project Description</i> | <i>Start</i> | <i>End</i> | <i>Current</i> | <i>Proposed</i> | <i>Additional Travel Lane-Miles</i> | <i>Time-frame</i> | <i>Estimated Cost</i> | <i>Growth Share</i> | <i>Development Fee Funding</i> | |
|----------------------------|--------------|------------|----------------|-----------------|-------------------------------------|-------------------|-----------------------|---------------------------------------|--------------------------------|-------------|
| Ironwood | IFA Boundary | City Limit | 5 lanes | 7 lanes | 4 | 10 years | \$3,216,286 | 50.0% | \$1,608,100 | |
| Total | | | | | 4 | | \$3,216,286 | 50.0% | \$1,608,100 | |
| | | | | | | | | Funding from Other Revenue Sources => | 50.0% | \$1,608,186 |



Future West Arterial Improvements



| <i>Project Description</i> | <i>Start</i> | <i>End</i> | <i>Current</i> | <i>Proposed</i> | <i>Additional Travel Lane-Miles</i> | <i>Time-frame</i> | <i>Estimated Cost</i> | <i>Growth Share</i> | <i>Development Fee Funding</i> | |
|-----------------------------|----------------------------|------------------------|----------------|-----------------|-------------------------------------|-------------------|-----------------------|---------------------------------------|--------------------------------|-------------|
| <i>Barnes</i> | <i>Warren</i> | <i>Amarillo Valley</i> | Dirt | 2 lanes | 6 | 10 years | \$4,265,658 | 25.0% | \$1,066,400 | |
| <i>Amarillo Valley</i> | <i>Barnes</i> | <i>Louis Johnson</i> | Dirt | 2 lanes | 2 | 10 years | \$1,421,886 | 25.0% | \$355,500 | |
| <i>Louis Johnson</i> | <i>Amarillo Valley</i> | <i>SR 347</i> | Dirt | 2 lanes | 4 | 10 years | \$2,843,772 | 25.0% | \$710,900 | |
| <i>Mar.-Casa Grande Hwy</i> | <i>Maricopa City Limit</i> | <i>IFA Boundary</i> | 2 lane ARDP | 5 lanes | 5.2 | 10 years | \$4,621,129 | 25.0% | \$1,155,300 | |
| Total | | | | | 17.2 | | \$13,152,444 | 25.0% | \$3,288,100 | |
| | | | | | | | | Funding from Other Revenue Sources => | 75.0% | \$9,864,344 |

Timeline and Next Steps

- September 2014 started work on Land Use Assumptions
- October 2014 Work Session
- April 14, 2015 Draft Impact Fee Report
- May 6, 2015 Notice of Intent
 - minimum 120 days advance notice for new or increased fee
- Presentations & Meetings
- September 2015 Final Impact Fee Report & Adoption
 - minimum of 90 days before new or increase fees can be effective
- December 2015 Collection of New/Increased Fee