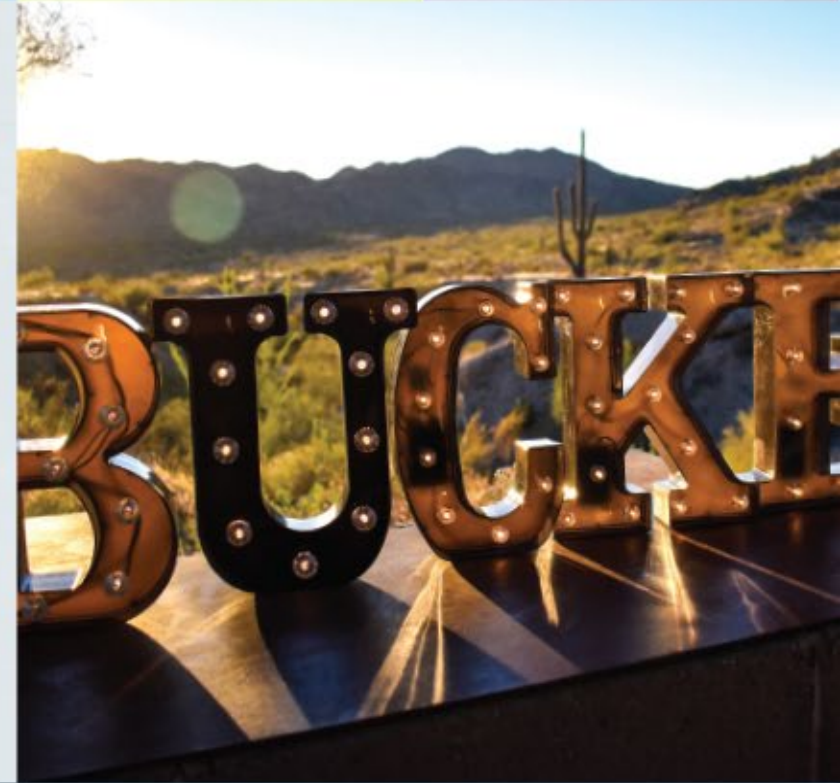


# Stakeholder Group Meeting

December 12, 2023



# Overview

- Project Timeline
- Land Use Assumptions Update
- Library IIP
- Parks & Recreational IIP
- Discussion

# Project Timeline

- ✓ May 2023: Initial Department Meetings
- ✓ October 19<sup>th</sup> : Stakeholder Group Meeting
- ✓ December 12<sup>th</sup> : Stakeholder Meeting
- ☐ Jan 23<sup>rd</sup>, 2024: Stakeholder Meeting to discuss Streets and Public Safety
- ☐ February 6<sup>th</sup>, 2024 : Stakeholder Meeting to discuss Water and Waste Water
- ☐ March 5<sup>th</sup>, 2024: Stakeholder Meeting, Draft Land Use Assumptions (LUA) / Infrastructure Improvements Plan (IIP)

# Project Timeline

- April 2024: Publish LUA and IIP
- June 2024: Public Hearing, LUA and IIP
- July 2024: Adoption, LUA and IIP
- July 2024: Publish Development Fees
- September 2024: Public Hearing, Development Fees
- October 2024: Adoption, Development Fees
- January 1, 2025: Development Fees Effective

# American Community Survey

B25033 Population	Buckeye city, Arizona	
	Estimate	Margin of Error
Total:	83,709	951
<b>Owner occupied:</b>	<b>69,122</b>	<b>2,088</b>
1, detached or attached	68,327	2,026
2 to 4	0	31
5 or more	11	18
Mobile home	784	399
Boat, RV, van, etc.	0	31
<b>Renter occupied:</b>	<b>14,587</b>	<b>1,965</b>
1, detached or attached	11,920	1,694
2 to 4	332	232
5 or more	1,492	682
Mobile home	843	711
Boat, RV, van, etc.	0	31

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

B25024 Housing Units	Buckeye city, Arizona	
	Estimate	Margin of Error
Total:	28,691	827
1, detached	27,047	827
1, attached	394	198
2	32	47
3 or 4	126	82
5 to 9	108	79
10 to 19	167	107
20 to 49	65	61
50 or more	195	128
Mobile home	557	192
Boat, RV, van, etc.	0	31

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

We use American Community Survey (ACS) data to calculate residential demand factors.

**Single-Family:** 1 detached or attached, mobile home

**Multi-Family:** 2 or more, boat, RV, van, etc.

B25032 Households	Buckeye city, Arizona	
	Estimate	Margin of Error
Total:	25,659	855
<b>Owner-occupied housing units:</b>	<b>21,572</b>	<b>869</b>
1, detached	21,079	863
1, attached	152	109
2	0	31
3 or 4	0	31
5 to 9	11	18
10 to 19	0	31
20 to 49	0	31
50 or more	0	31
Mobile home	330	131
Boat, RV, van, etc.	0	31
<b>Renter-occupied housing units:</b>	<b>4,087</b>	<b>522</b>
1, detached	3,166	441
1, attached	98	81
2	11	17
3 or 4	126	82
5 to 9	97	76
10 to 19	167	107
20 to 49	41	50
50 or more	195	128
Mobile home	186	144
Boat, RV, van, etc.	0	31

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

# Residential Demand Factors

We will convert projected population to housing units using these occupancy factors calculated from American Community Survey estimates.

Proposed: ACS Data

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family <sup>1</sup>	81,874	25,011	3.27	27,998	2.92	97.6%	10.67%
Multi-Family <sup>2</sup>	1,835	648	2.83	693	2.65	2.4%	6.49%
Total	83,709	25,659	3.26	28,691	2.92	100.0%	10.57%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

1. Includes detached, attached (i.e., townhouses), and mobile home units.
2. Includes dwellings in structures with two or more units, RVs, and all other units.

## Section 3-1

## WATER ENGINEERING DESIGN STANDARDS



TABLE 1 AVERAGE DAY WATER DEMANDS IN GALLONS PER DAY

AVERAGE DAY WATER DEMANDS				
Residential Demand per Dwelling Unit (gallons)				
Land Use	Capita/DU	Use	Total Use	Unit
Low and Medium Density (less than dwelling units per acre)	3.2	113	362	per unit
High Density (Greater than 8 units per acre includes apartments)	2.5	113	283	per unit

Alternative: Buckeye Water Engineering Design Standards

# Nonresidential Demand Factors

We will convert projected employment to nonresidential floor area using these factors published by the Institute of Transportation Engineers.

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit <sup>1</sup>	Wkdy Trip Ends Per Employee <sup>1</sup>	Employees Per Dmd Unit	Square Feet Per Employee
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
254	Assisted Living	bed	2.60	4.24	0.61	na
310	Hotel	room	7.99	14.34	0.56	na
520	Elementary School	student	2.27	22.50	0.10	na
525	High School	student	1.94	21.95	0.09	na
565	Day Care	student	4.09	21.38	0.19	na
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
620	Nursing Home	bed	3.06	3.31	0.92	na
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
770	Business Park	1,000 Sq Ft	12.44	4.04	3.08	325
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471

1. Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

# Land Use Assumptions Update

- Revising some projections based on recent trends and development pipeline:
  - Multi-Family: Increase to 7,600 new units (from 749) over next 10 years (Development Services)
  - Nonresidential: Increase industrial and commercial development, decrease office development (Economic Development)
- Meetings with master developers to refine projections/assess need for additional service areas



# Fee Methodologies

- **Cost Recovery (Past)**
  - Future development is “buying in” to the cost the community has already incurred to provide growth-related capacity
  - Common in communities approaching buildout
- **Incremental Expansion (Present)**
  - Formula-based approach based on existing levels of service
  - Fee is based on the current cost to replicate existing levels of service (i.e., replacement cost)
- **Plan-Based (Future)**
  - Usually reflects an adopted CIP or master plan
  - Growth-related costs are more refined

# Library IIP

- Service Area
  - Citywide
- Fee Components
  - Library Facilities: Incremental
- 10-Year Demand
  - Library Facilities: 12,650 square feet; \$12.4 million

# Proportionate Share

We will allocate infrastructure based on functional population.

Residential development accounts for 98% of demand, and nonresidential development accounts for 2% of demand.

Development Type	Service Unit	Impact Hours per Year	Total Impact Hours per Year	Proportionate Share
Residential	91,502 residents	8,760 hours	801,557,520	98%
Nonresidential	8,282 inflow commuters	1,600 hours	13,251,200	2%
<b>Total</b>			<b>814,808,720</b>	<b>100%</b>

Residential Impact: 8,760 hours per year (24 hours per day X 365 days per year)

Nonresidential Impact: 1,600 hours per year (8 hours per day X 4 days per week X 50 weeks per year)

# Library Facilities (Incremental)

## Existing Library Facilities

Description	Square Feet
Coyote Branch	16,232
Downtown Library	6,370
Total	22,602

Eligible Square Feet	
Eligible Square Feet (per Library)	10,000
÷ Average Square Feet (per Library)	11,301
Adjustment Factor (Eligible ÷ Avg)	88%
Total Square Feet	22,602
x Adjustment Factor	88%
Eligible Square Feet	20,000

Arizona's development fee enabling legislation limits library facilities to 10,000 square feet.

10,000 square feet represents 88% of the average size of Buckeye's existing libraries, so the analysis uses 88% of Buckeye's existing 22,602 square feet.

The IIP uses "eligible square feet" for the level-of-service analysis.

## Library Facilities Cost Factors

Future Library	Square Feet	Cost	Cost per Sq Ft
Festival Library	10,000	\$9,800,000	\$980
Teravalis Library	10,000	\$9,800,000	\$980
South Library	10,000	\$9,800,000	\$980
Total	30,000	\$29,400,000	\$980

Source: Buckeye Community Services Department

# Library Facilities (Incremental)

To maintain the existing level of service, Buckeye needs to construct approximately 12,650 square feet to serve future development.

Cost Factors	
Cost per Square Foot	\$980
Level-of-Service (LOS) Standards	
Eligible Square Feet	20,000
Residential	
Residential Share	98%
2023 Population	111,500
Eligible Square Feet per Person	0.1758
Cost per Person	\$172.27
Nonresidential	
Nonresidential Share	2%
2023 Jobs	15,194
Eligible Square Feet per Job	0.0263
Cost per Job	\$25.80

Source: Buckeye Community Services Department

Buckeye provides 0.1758 eligible square feet per person to residential development in 2023.

Buckeye provides 0.0263 eligible square feet per job to nonresidential development in 2023.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit		
Library Facilities	0.1758 Eligible Sq Ft	per Person	\$980		
	0.0263 Eligible Sq Ft	per Job			
Demand for Library Facilities					
Year	Population	Jobs	Eligible Square Feet		
			Residential	Nonresidential	Total
2023	111,500	15,194	19,600.0	400.0	20,000.0
2024	119,100	16,728	20,936.0	440.4	21,376.4
2025	127,700	18,262	22,447.7	480.8	22,928.5
2026	135,200	19,796	23,766.1	521.2	24,287.3
2027	143,200	21,330	25,172.4	561.6	25,733.9
2028	150,300	22,865	26,420.4	602.0	27,022.4
2029	158,200	24,399	27,809.1	642.3	28,451.5
2030	164,700	25,933	28,951.7	682.7	29,634.5
2031	169,700	28,502	29,830.7	750.4	30,581.0
2032	174,400	31,072	30,656.9	818.0	31,474.9
2033	180,700	33,641	31,764.3	885.7	32,650.0
10-Yr Increase	69,200	18,447	12,164.3	485.7	12,650.0
Growth-Related Expenditures		\$11,921,019	\$475,947	\$12,396,966	

# Proposed Library Fees

Fee Component	Cost per Person	Cost per Job		
Library Facilities	\$172.27	\$25.80		
Development Fee Report	\$0.23	\$0.02		
Total	\$172.50	\$25.82		
Residential Fees per Unit				
Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Difference
Single Family	2.92	\$504	\$289	\$215
Multi-Family	2.65	\$457	\$225	\$232
Age Restricted	2.00	\$345	\$180	\$165
Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$9	\$14	(\$5)
Commercial	2.12	\$55	\$96	(\$41)
Office & Other Services	3.26	\$84	\$121	(\$37)
Institutional	3.03	\$78	\$38	\$40

1. See Land Use Assumptions

# Parks and Recreational IIP

- Service Area
  - Citywide
- Fee Components
  - Regional Parks: Incremental
  - Regional Trails: Incremental
  - Community Centers: Incremental
- 10-Year Demand
  - Regional Parks: 9.5 acres; \$10.9 million
  - Regional Trails: 13.9 miles; \$1.3 million
  - Community Centers: 5,693 square feet; \$3.4 million

# Proportionate Share

We will allocate infrastructure based on functional population.

Residential development accounts for 98% of demand, and nonresidential development accounts for 2% of demand.

Development Type	Service Unit	Impact Hours per Year	Total Impact Hours per Year	Proportionate Share
Residential	91,502 residents	8,760 hours	801,557,520	98%
Nonresidential	8,282 inflow commuters	1,600 hours	13,251,200	2%
<b>Total</b>			<b>814,808,720</b>	<b>100%</b>

Residential Impact: 8,760 hours per year (24 hours per day X 365 days per year)

Nonresidential Impact: 1,600 hours per year (8 hours per day X 4 days per week X 50 weeks per year)



# Regional Parks (Incremental)

To maintain the existing level of service, Buckeye needs to acquire and improve approximately 9.5 acres to serve future development.

Description	Total Acres	Improved Acres
Skyline Regional Park	100.00	15.00
<b>Total</b>	<b>100.00</b>	<b>15.00</b>

Cost Factors	
Cost per Acre - Land Acquisition	\$150,000
Cost per Acre - Amenities	\$1,000,000
<b>Cost per Acre - Total</b>	<b>\$1,150,000</b>

Level-of-Service (LOS) Standards	
Improved Acres	15.0
Residential	
Residential Share	98%
2023 Population	111,500
Improved Acres per Person	0.00013
<b>Cost per Person</b>	<b>\$151.61</b>
Nonresidential	
Nonresidential Share	2%
2023 Jobs	15,194
Improved Acres per Job	0.00002
<b>Cost per Job</b>	<b>\$22.71</b>

Source: Buckeye Community Services Department

Buckeye provides 0.00013 improved acres per person to residential development in 2023.

Buckeye provides 0.00002 improved acres per job to nonresidential development in 2023.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Regional Parks	0.00013 Improved Acres	per Person	<b>\$1,150,000</b>
	0.00002 Improved Acres	per Job	

Demand for Regional Parks					
Year	Population	Jobs	Improved Acres		
			Residential	Nonresidential	Total
2023	111,500	15,194	14.7	0.3	15.0
2024	119,100	16,728	15.7	0.3	16.0
2025	127,700	18,262	16.8	0.4	17.2
2026	135,200	19,796	17.8	0.4	18.2
2027	143,200	21,330	18.9	0.4	19.3
2028	150,300	22,865	19.8	0.5	20.3
2029	158,200	24,399	20.9	0.5	21.3
2030	164,700	25,933	21.7	0.5	22.2
2031	169,700	28,502	22.4	0.6	22.9
2032	174,400	31,072	23.0	0.6	23.6
2033	180,700	33,641	23.8	0.7	24.5
10-Yr Increase	69,200	18,447	9.1	0.4	9.5

Growth-Related Expenditures	\$10,491,713	\$418,882	\$10,910,595
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# Regional Trails (Incremental)

To maintain the existing level of service, Buckeye needs to construct approximately 13.9 miles to serve future development.

Description	Miles
Skyline Regional Park	22.0
<b>Total</b>	<b>22.0</b>
<b>Cost Factors</b>	
<b>Cost per Mile</b>	<b>\$90,000</b>
<b>Level-of-Service (LOS) Standards</b>	
Existing Miles	22.0
<b>Residential</b>	
Residential Share	98%
2023 Population	111,500
Miles per Person	0.00019
<b>Cost per Person</b>	<b>\$17.40</b>
<b>Nonresidential</b>	
Nonresidential Share	2%
2023 Jobs	15,194
Miles per Job	0.00003
<b>Cost per Job</b>	<b>\$2.61</b>

Source: Buckeye Community Services Department

Buckeye provides 0.00019 miles per person to residential development in 2023.

Buckeye provides 0.00003 miles per job to nonresidential development in 2023.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Regional Trails	0.00019 Miles	per Person	\$90,000
	0.00003 Miles	per Job	

Demand for Regional Trails					
Year	Population	Jobs	Miles		
			Residential	Nonresidential	Total
2023	111,500	15,194	21.6	0.4	22.0
2024	119,100	16,728	23.0	0.5	23.5
2025	127,700	18,262	24.7	0.5	25.2
2026	135,200	19,796	26.1	0.6	26.7
2027	143,200	21,330	27.7	0.6	28.3
2028	150,300	22,865	29.1	0.7	29.7
2029	158,200	24,399	30.6	0.7	31.3
2030	164,700	25,933	31.8	0.8	32.6
2031	169,700	28,502	32.8	0.8	33.6
2032	174,400	31,072	33.7	0.9	34.6
2033	180,700	33,641	34.9	1.0	35.9
10-Yr Increase	69,200	18,447	13.4	0.5	13.9

<b>Growth-Related Expenditures</b>	<b>\$1,204,266</b>	<b>\$48,080</b>	<b>\$1,252,347</b>
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# Community Centers (Incremental)

Arizona’s development fee enabling legislation limits recreation facilities to 3,000 square feet.

Description	Total Sq Ft	Eligible Sq Ft
Buckeye Community Center	7,976	3,000
Dr. Saide Community Center	8,013	3,000
Sundance Recreation Center	4,114	3,000
<b>Total</b>	<b>20,103</b>	<b>9,000</b>

The proposed fees will use “eligible square feet” for the level-of-service analysis.

To maintain the existing level of service, Buckeye needs to construct approximately 5,693 square feet to serve future development.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Community Centers	0.0791 Eligible Sq Feet	per Person	\$600
	0.0118 Eligible Sq Feet	per Job	

Cost Factors	
Cost per Square Foot	\$600
Level-of-Service (LOS) Standards	
Eligible Square Feet	9,000
Residential	
Residential Share	98%
2023 Population	111,500
Eligible Square Feet per Person	0.0791
Cost per Person	\$47.46
Nonresidential	
Nonresidential Share	2%
2023 Jobs	15,194
Eligible Square Feet per Job	0.0118
Cost per Job	\$7.11

Buckeye provides 0.0791 eligible square feet per person to residential development in 2023.

Buckeye provides 0.0118 eligible square feet per job to nonresidential development in 2023.

Demand for Community Centers					
Year	Population	Jobs	Eligible Square Feet		
			Residential	Nonresidential	Total
2023	111,500	15,194	8,820.0	180.0	9,000.0
2024	119,100	16,728	9,421.2	198.2	9,619.4
2025	127,700	18,262	10,101.5	216.4	10,317.8
2026	135,200	19,796	10,694.7	234.5	10,929.3
2027	143,200	21,330	11,327.6	252.7	11,580.3
2028	150,300	22,865	11,889.2	270.9	12,160.1
2029	158,200	24,399	12,514.1	289.1	12,803.2
2030	164,700	25,933	13,028.3	307.2	13,335.5
2031	169,700	28,502	13,423.8	337.7	13,761.5
2032	174,400	31,072	13,795.6	368.1	14,163.7
2033	180,700	33,641	14,293.9	398.5	14,692.5
10-Yr Increase	69,200	18,447	5,473.9	218.5	5,692.5

Growth-Related Expenditures	\$3,284,362	\$131,128	\$3,415,491
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Source: Buckeye Community Services Department

# Proposed Parks and Recreational Fees

Proposed fees paid by all development citywide

Fee Component	Cost per Person	Cost per Job
Regional Parks	\$151.61	\$22.71
Regional Trails	\$17.40	\$2.61
Community Centers	\$47.46	\$7.11
Total	\$216.47	\$32.43

Single Family
\$443
\$51
\$139
\$632

Residential Fees per Unit		
Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees
Single Family	2.92	\$632
Multi-Family	2.65	\$574
Age Restricted	2.00	\$433

Nonresidential Fees per 1,000 Square Feet		
Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees
Industrial	0.34	\$73
Commercial	2.12	\$460
Office & Other Services	3.26	\$705
Institutional	3.03	\$656

1. See Land Use Assumptions

Proposed citywide fees without regional trails

Fee Component	Cost per Person	Cost per Job
Regional Parks	\$151.61	\$22.71
Regional Trails	-	-
Community Centers	\$47.46	\$7.11
Total	\$199.07	\$29.82

Single Family
\$443
-
\$139
\$581

Residential Fees per Unit		
Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees
Single Family	2.92	\$581
Multi-Family	2.65	\$528
Age Restricted	2.00	\$398

Nonresidential Fees per 1,000 Square Feet		
Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees
Industrial	0.34	\$67
Commercial	2.12	\$423
Office & Other Services	3.26	\$648
Institutional	3.03	\$604

1. See Land Use Assumptions

# Parks and Recreational IIP

- Service Area
  - North
- Fee Components
  - Community Park Land: Incremental
  - Community Park Amenities: Plan-Based
  - Pools: Plan-Based
- 10-Year Demand
  - Community Park Land: 35.7 acres; \$5.4 million
  - Community Park Amenities: 16.2 acres; \$16.2 million (total 30 acres; \$30.0 million)
  - Pools: \$16.2 million (total \$30.0 million)

# Community Park Land (Incremental)

To maintain the existing level of service, Buckeye needs to acquire approximately 35.7 acres to serve future development.

Description	Total Acres	Eligible Acres
North Municipal Campus	100.00	30.00
<b>Total</b>	<b>100.00</b>	<b>30.00</b>

Cost Factors	
<b>Cost per Acre - Land Acquisition</b>	<b>\$150,000</b>
<b>Level-of-Service (LOS) Standards</b>	
Eligible Acres	30.0
<b>Residential</b>	
Residential Share	98%
2023 Population (North)	21,029
Eligible Acres per Person	0.00140
<b>Cost per Person</b>	<b>\$209.71</b>
<b>Nonresidential</b>	
Nonresidential Share	2%
2023 Jobs (North)	2,250
Eligible Acres per Job	0.00027
<b>Cost per Job</b>	<b>\$40.00</b>

Source: Buckeye Community Services Department

Buckeye provides 0.00140 eligible acres per person to residential development in 2023.

Buckeye provides 0.00027 eligible acres per job to nonresidential development in 2023.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Community Park Land	0.00140 Eligible Acres	per Person	<b>\$150,000</b>
	0.00027 Eligible Acres	per Job	

Demand for Community Park Land					
Year	Population (North)	Jobs (North)	Eligible Acres		
			Residential	Nonresidential	Total
2023	21,029	2,250	29.4	0.6	<b>30.0</b>
2024	22,674	2,954	31.7	0.8	32.5
2025	24,320	3,657	34.0	1.0	35.0
2026	25,965	4,360	36.3	1.2	37.5
2027	27,610	5,064	38.6	1.4	39.9
2028	29,255	5,767	40.9	1.5	42.4
2029	30,900	6,471	43.2	1.7	44.9
2030	32,545	7,174	45.5	1.9	47.4
2031	36,808	7,670	51.5	2.0	53.5
2032	41,071	8,167	57.4	2.2	59.6
2033	45,333	8,663	63.4	2.3	65.7
10-Yr Increase	24,304	6,413	34.0	1.7	35.7

<b>Growth-Related Expenditures</b>	<b>\$5,096,750</b>	<b>\$256,484</b>	<b>\$5,353,234</b>
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# Community Park Amenities (Plan-Based)

To achieve the planned level of service, Buckeye will improve 30.0 acres of community parks. Future development's share is 16.2 acres.

Description	Improved Acres	Unit Cost	Total Cost
Community Services Campus	30.0	\$1,000,000	\$30,000,000
<b>Total</b>	<b>30.0</b>	<b>\$1,000,000</b>	<b>\$30,000,000</b>

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Community Park Amenities	0.00065 Improved Acres	per Person	\$1,000,000
	0.00007 Improved Acres	per Job	

Cost Factors	
Cost per Acre - Amenities	\$1,000,000
<b>Level-of-Service (LOS) Standards</b>	
Improved Acres (Planned)	30.0
<b>Residential</b>	
Residential Share	98%
2033 Population (North)	45,333
Improved Acres per Person	0.00065
<b>Cost per Person</b>	<b>\$648.53</b>
<b>Nonresidential</b>	
Nonresidential Share	2%
2033 Jobs (North)	8,663
Improved Acres per Job	0.00007
<b>Cost per Job</b>	<b>\$69.26</b>

Buckeye will provide 0.00065 improved acres per person to residential development in 2033.

Buckeye will provide 0.00007 improved acres per job to nonresidential development in 2033.

Demand for Community Park Amenities					
Year	Population (North)	Jobs (North)	Improved Acres		
			Residential	Nonresidential	Total
2023	21,029	2,250	13.6	0.2	13.8
2024	22,674	2,954	14.7	0.2	14.9
2025	24,320	3,657	15.8	0.3	16.0
2026	25,965	4,360	16.8	0.3	17.1
2027	27,610	5,064	17.9	0.4	18.3
2028	29,255	5,767	19.0	0.4	19.4
2029	30,900	6,471	20.0	0.4	20.5
2030	32,545	7,174	21.1	0.5	21.6
2031	36,808	7,670	23.9	0.5	24.4
2032	41,071	8,167	26.6	0.6	27.2
2033	45,333	8,663	29.4	0.6	30.0
10-Yr Increase	24,304	6,413	15.8	0.4	16.2

Growth-Related Expenditures	\$15,761,900	\$444,149	\$16,206,049
Non-Growth Expenditures	\$13,638,100	\$155,851	\$13,793,951
<b>Total Expenditures</b>	<b>\$29,400,000</b>	<b>\$600,000</b>	<b>\$30,000,000</b>

Source: Buckeye Community Services Department



# Pools (Plan-Based)

To achieve the planned level of service, Buckeye will construct a pool in the north. Future development's share is 54 percent of the planned pool.

Description	Units	Total Cost	Eligible Cost
Future Pool	1.0	\$30,000,000	\$30,000,000
<b>Total</b>	<b>1.0</b>	<b>\$30,000,000</b>	<b>\$30,000,000</b>

Cost Factors	
<b>Cost per Pool</b>	<b>\$30,000,000</b>
<b>Level-of-Service (LOS) Standards</b>	
Planned Pools	1.0
<b>Residential</b>	
Residential Share	98%
2033 Population (North)	45,333
Pools per Person	0.000022
<b>Cost per Person</b>	<b>\$648.53</b>
<b>Nonresidential</b>	
Nonresidential Share	2%
2033 Jobs (North)	8,663
Pools per Job	0.000002
<b>Cost per Job</b>	<b>\$69.26</b>

Source: Buckeye Community Services Department

Buckeye will provide 0.000022 pools per person to residential development in 2033.

Buckeye will provide 0.000002 pools per job to nonresidential development in 2033.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Pools	0.000022 Pools	per Person	\$30,000,000
	0.000002 Pools	per Job	

Demand for Pools					
Year	Population (North)	Jobs (North)	Pools		
			Residential	Nonresidential	Total
2023	21,029	2,250	0.45	0.01	<b>0.46</b>
2024	22,674	2,954	0.49	0.01	0.50
2025	24,320	3,657	0.53	0.01	0.53
2026	25,965	4,360	0.56	0.01	0.57
2027	27,610	5,064	0.60	0.01	0.61
2028	29,255	5,767	0.63	0.01	0.65
2029	30,900	6,471	0.67	0.01	0.68
2030	32,545	7,174	0.70	0.02	0.72
2031	36,808	7,670	0.80	0.02	0.81
2032	41,071	8,167	0.89	0.02	0.91
2033	45,333	8,663	0.98	0.02	1.00
10-Yr Increase	24,304	6,413	0.53	0.01	0.54

<b>Growth-Related Expenditures</b>	<b>\$15,761,900</b>	<b>\$444,149</b>	<b>\$16,206,049</b>
Non-Growth Expenditures	\$13,638,100	\$155,851	\$13,793,951
<b>Total Expenditures</b>	<b>\$29,400,000</b>	<b>\$600,000</b>	<b>\$30,000,000</b>



# Proposed Parks and Recreational Fees

Proposed fees paid by all development in the north

Fee Component	Cost per Person	Cost per Job	Single Family
Community Park Land	\$209.71	\$40.00	\$612
Community Park Amenities	\$648.53	\$69.26	\$1,894
Pools	\$648.53	\$69.26	\$1,894
Regional Parks	\$151.61	\$22.71	\$443
Regional Trails	\$17.40	\$2.61	\$51
Community Centers	\$47.46	\$7.11	\$139
Development Fee Report	\$0.46	\$0.05	\$1
<b>Total</b>	<b>\$1,723.70</b>	<b>\$211.00</b>	<b>\$5,033</b>

Proposed north fees without community park land and regional trails

Fee Component	Cost per Person	Cost per Job	Single Family
Community Park Land	-	-	-
Community Park Amenities	\$648.53	\$69.26	\$1,894
Pools	\$648.53	\$69.26	\$1,894
Regional Parks	\$151.61	\$22.71	\$443
Regional Trails	-	-	-
Community Centers	\$47.46	\$7.11	\$139
Development Fee Report	\$0.46	\$0.05	\$1
<b>Total</b>	<b>\$1,496.59</b>	<b>\$168.39</b>	<b>\$4,370</b>

Residential Fees per Unit

Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Difference
Single Family	2.92	\$5,033	\$684	\$4,349
Multi-Family	2.65	\$4,568	\$534	\$4,034
Age Restricted	2.00	\$3,447	\$427	\$3,020

Residential Fees per Unit

Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Difference
Single Family	2.92	\$4,370	\$684	\$3,686
Multi-Family	2.65	\$3,966	\$534	\$3,432
Age Restricted	2.00	\$2,993	\$427	\$2,566

Nonresidential Fees per 1,000 Square Feet

Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$71	\$37	\$34
Commercial	2.12	\$448	\$252	\$196
Office & Other Services	3.26	\$687	\$320	\$367
Institutional	3.03	\$640	\$100	\$540

Nonresidential Fees per 1,000 Square Feet

Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$57	\$37	\$20
Commercial	2.12	\$358	\$252	\$106
Office & Other Services	3.26	\$548	\$320	\$228
Institutional	3.03	\$511	\$100	\$411

1. See Land Use Assumptions

1. See Land Use Assumptions

# Parks and Recreational IIP

- Service Area
  - South
- Fee Components
  - Community Parks: Incremental
  - Pools: Incremental
- 10-Year Demand
  - Community Parks: 32.3 acres; \$37.2 million
  - Pools: approximately 50 percent; \$15.1 million

# Community Parks (Incremental)

To maintain the existing level of service, Buckeye needs to acquire and improve approximately 32.3 acres to serve future development.

Description	Total Acres	Eligible Acres
Earl Edgar Park	26.00	26.00
Town Park	8.00	8.00
Sundance Park	68.00	30.00
<b>Total</b>	<b>102.00</b>	<b>64.00</b>

Cost Factors	
Cost per Acre - Land Acquisition	\$150,000
Cost per Acre - Amenities	\$1,000,000
<b>Cost per Acre - Total</b>	<b>\$1,150,000</b>

Level-of-Service (LOS) Standards	
Eligible Acres	64.0
Residential	
Residential Share	98%
2023 Population (South)	90,471
Eligible Acres per Person	0.00069
<b>Cost per Person</b>	<b>\$797.25</b>
Nonresidential	
Nonresidential Share	2%
2023 Jobs (South)	12,943
Eligible Acres per Job	0.00010
<b>Cost per Job</b>	<b>\$113.73</b>

Source: Buckeye Community Services Department

Buckeye provides 0.00069 eligible acres per person to residential development in 2023.

Buckeye provides 0.00010 eligible acres per job to nonresidential development in 2023.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Community Parks	0.00069 Eligible Acres	per Person	<b>\$1,150,000</b>
	0.00010 Eligible Acres	per Job	

Demand for Community Parks					
Year	Population (South)	Jobs (South)	Eligible Acres		
			Residential	Nonresidential	Total
2023	90,471	12,943	62.7	1.3	<b>64.0</b>
2024	96,426	13,774	66.8	1.4	68.2
2025	103,381	14,605	71.7	1.4	73.1
2026	109,235	15,436	75.7	1.5	77.3
2027	115,590	16,267	80.1	1.6	81.7
2028	121,045	17,097	83.9	1.7	85.6
2029	127,300	17,928	88.3	1.8	90.0
2030	132,155	18,759	91.6	1.9	93.5
2031	132,892	20,832	92.1	2.1	94.2
2032	133,329	22,905	92.4	2.3	94.7
2033	135,367	24,978	93.8	2.5	96.3
10-Yr Increase	44,896	12,035	31.1	1.2	32.3

Growth-Related Expenditures	\$35,793,373	\$1,368,653	\$37,162,026
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# Pools (Incremental)

To maintain the existing level of service, Buckeye needs to construct approximately half of a pool to serve future development in the south.

Cost Factors	
<b>Cost per Unit</b>	<b>\$30,000,000</b>
Level-of-Service (LOS) Standards	
Existing Pools	1
Residential	
Residential Share	98%
2023 Population (South)	90,471
Pools per Person	0.000011
<b>Cost per Person</b>	<b>\$324.97</b>
Nonresidential	
Nonresidential Share	2%
2023 Jobs (South)	12,943
Pools per Job	0.000002
<b>Cost per Job</b>	<b>\$46.36</b>

Source: Buckeye Community Services Department

Buckeye provides 0.000011 pools per person to residential development in 2023.

Buckeye provides 0.000002 pools per job to nonresidential development in 2023.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Pools	0.00001 Pools	per Person	\$30,000,000
	0.00000 Pools	per Job	

Demand for Pools					
Year	Population (South)	Jobs (South)	Pools		
			Residential	Nonresidential	Total
2023	90,471	12,943	0.98	0.02	1.00
2024	96,426	13,774	1.04	0.02	1.07
2025	103,381	14,605	1.12	0.02	1.14
2026	109,235	15,436	1.18	0.02	1.21
2027	115,590	16,267	1.25	0.03	1.28
2028	121,045	17,097	1.31	0.03	1.34
2029	127,300	17,928	1.38	0.03	1.41
2030	132,155	18,759	1.43	0.03	1.46
2031	132,892	20,832	1.44	0.03	1.47
2032	133,329	22,905	1.44	0.04	1.48
2033	135,367	24,978	1.47	0.04	1.50
10-Yr Increase	44,896	12,035	0.49	0.02	0.50

<b>Growth-Related Expenditures</b>	<b>\$14,589,690</b>	<b>\$557,875</b>	<b>\$15,147,565</b>
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# Proposed Parks and Recreational Fees

Proposed fees paid by all development in the south

Fee Component	Cost per Person	Cost per Job	Single Family
Community Parks	\$797.25	\$113.73	\$2,328
Pools	\$324.97	\$46.36	\$949
Regional Parks	\$151.61	\$22.71	\$443
Regional Trails	\$17.40	\$2.61	\$51
Community Centers	\$47.46	\$7.11	\$139
Development Fee Report	\$0.46	\$0.05	\$1
<b>Total</b>	<b>\$1,339.15</b>	<b>\$192.57</b>	<b>\$3,910</b>

Residential Fees per Unit

Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Difference
Single Family	2.92	\$3,910	\$1,915	\$1,995
Multi-Family	2.65	\$3,549	\$1,496	\$2,053
Age Restricted	2.00	\$2,678	\$1,197	\$1,481

Nonresidential Fees per 1,000 Square Feet

Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$65	\$83	(\$18)
Commercial	2.12	\$409	\$573	(\$164)
Office & Other Services	3.26	\$627	\$727	(\$100)
Institutional	3.03	\$584	\$228	\$356

1. See Land Use Assumptions

Proposed south fees without regional trails

Fee Component	Cost per Person	Cost per Job	Single Family
Community Parks	\$797.25	\$113.73	\$2,328
Pools	\$324.97	\$46.36	\$949
Regional Parks	\$151.61	\$22.71	\$443
Regional Trails	-	-	-
Community Centers	\$47.46	\$7.11	\$139
Development Fee Report	\$0.46	\$0.05	\$1
<b>Total</b>	<b>\$1,321.75</b>	<b>\$189.96</b>	<b>\$3,860</b>

Residential Fees per Unit

Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Difference
Single Family	2.92	\$3,860	\$1,915	\$1,945
Multi-Family	2.65	\$3,503	\$1,496	\$2,007
Age Restricted	2.00	\$2,644	\$1,197	\$1,447

Nonresidential Fees per 1,000 Square Feet

Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$64	\$83	(\$19)
Commercial	2.12	\$404	\$573	(\$169)
Office & Other Services	3.26	\$618	\$727	(\$109)
Institutional	3.03	\$576	\$228	\$348

1. See Land Use Assumptions

# Questions?

