



Stakeholder Group Meeting

Buckeye, Arizona

March 7, 2024

Bethesda, MD | 301.320.6900

[TischlerBise.com](https://www.tischlerbise.com)

- **Fee Methodologies**
- **Infrastructure Improvements Plan**
 - Street
 - Water
 - Water Resource
 - Wastewater
 - Review from February Meeting
- **Fee Summary**
- **Adoption Timeline**

- **Cost Recovery Approach (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 Approach (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 Approach (Future)**
 - Usually reflects an adopted CIP or master plan
 - Growth-related costs are more refined

- **Service Area**

- Interchange (ROW): Gila River to Greenway Rd
 - 100% Fee: Gila River to Glendale Ave
 - 50% Fee: Glendale Ave to Greenway Rd (only half of trips to I-10)
- Arterials: North of Gila River, East of SR 85, South of I-10

- **Fee Components**

- Interchange (ROW): Plan-Based
- Arterials: Plan-Based

- **10-Year Demand**

- Interchange (ROW): \$9.6 million (\$28.2 million total)
- Arterials: \$17.2 million (\$48.8 million total)

Travel Demand – Interchange

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Development Type	Development Unit	ITE Code	Weekday VTE	Trip Adjustment	Trip Length Adjustment	Weekday VMT
Single Family	HU	210	9.43	64%	117%	42.98
Multi-Family	HU	220	6.74	64%	117%	30.72
Industrial	KSF	150	1.71	50%	73%	3.80
Commercial	KSF	820	37.01	33%	75%	55.75
Office & Other Services	KSF	710	10.84	50%	73%	24.08
Institutional	KSF	730	22.59	33%	73%	33.12

VMC Per Lane Mile	8,700
Average Trip Length	6.087

5-Year VMT growth equals 30.7% of 2029 VMT.

10-Year VMT growth equals 43.3% of 2034 VMT.

We use these growth shares to allocate plan-based costs for interchange components.

Street Service Area: Interchange		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year Increase
		Base	1	2	3	4	5	6	7	8	9	10	
Development	Single Family Units	32,477	34,415	36,276	38,318	40,086	42,094	43,746	44,843	45,683	47,098	48,452	15,975
	Multi-Family Units	1,298	1,993	2,689	3,507	4,480	5,454	6,309	7,163	7,863	8,563	9,263	7,965
	Industrial KSF	16,360	18,207	20,053	21,899	22,903	24,236	25,570	26,627	27,684	28,740	29,797	13,436
	Commercial KSF	2,631	3,108	3,848	4,236	4,623	5,069	5,524	5,978	6,432	6,886	7,340	4,710
	Office & Other Services KSF	981	1,083	1,175	1,266	1,357	1,449	1,540	1,730	1,920	2,110	2,301	1,320
	Institutional KSF	1,076	1,143	1,209	1,276	1,342	1,440	1,475	1,582	1,688	1,795	1,901	825
Avg Weekday Vehicle Trips	Single-Family Trips	195,965	207,653	217,972	228,931	238,231	248,983	257,343	262,000	265,340	272,158	278,598	82,633
	Multi-Family Trips	5,598	8,598	11,598	15,128	18,993	22,857	26,211	29,562	32,582	35,601	38,621	33,023
	Residential Trips	201,563	216,251	229,570	244,059	257,224	271,840	283,553	291,562	297,921	307,760	317,219	115,656
	Industrial Trips	13,988	15,567	17,145	18,723	19,582	20,581	21,580	22,343	23,105	23,868	24,630	10,642
	Commercial Trips	32,113	37,937	46,968	51,700	56,432	61,518	66,719	71,909	77,098	82,288	87,478	55,365
	Office & Other Services Trips	5,314	5,872	6,367	6,862	7,357	7,852	8,347	9,365	10,383	11,402	12,420	7,106
	Institutional Trips	8,023	8,519	9,015	9,511	10,007	10,620	10,999	11,775	12,551	13,327	14,103	6,080
	Nonresidential Trips	59,438	67,894	79,495	86,796	93,378	100,571	107,645	115,391	123,138	130,885	138,631	79,193
	Total Vehicle Trips	261,001	284,145	309,065	330,855	350,601	372,411	391,198	406,954	421,059	438,644	455,850	194,849
VMT	Vehicle Miles Traveled (VMT)	1,429,967	1,562,007	1,698,664	1,823,826	1,936,356	2,061,988	2,166,428	2,252,300	2,326,427	2,425,327	2,521,532	1,091,565
							30.7%						43.3%

Interchange (Plan-Based)

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Buckeye will use development fees to acquire ROW for I-10 interchanges.

2020 Projects (carryover)

Description	Project Cost	Fund Balance	Eligible Cost	Growth Share ¹	Growth Cost
Dean Rd & I-10 (ROW)	\$12,545,280	(\$776,471)	\$11,768,809	30.7%	\$3,613,024
Johnson Rd & I-10 (ROW)	\$5,227,200	(\$323,529)	\$4,903,671	30.7%	\$1,505,427
Total	\$17,772,480	(\$1,100,000)	\$16,672,480	30.7%	\$5,118,451
5-Year VMT Increase					632,021
Cost per VMT					\$8.10

1. Growth share based on 5-year VMT increase

2024 Projects (new)

Description	Project Cost	Fund Balance	Eligible Cost	Growth Share ¹	Growth Cost
Wilson Rd & I-10 (ROW)	\$5,227,200	\$0	\$5,227,200	43.3%	\$2,263,378
Bruner Rd & I-10 (ROW)	\$5,227,200	\$0	\$5,227,200	43.3%	\$2,263,378
Total	\$10,454,400	\$0	\$10,454,400	43.3%	\$4,526,755
10-Year VMT Increase					1,091,565
Cost per VMT					\$4.15

1. Growth share based on 10-year VMT increase

Proposed Street Fees (Interchange Only)

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100% Fee Area (South of Glendale Ave)

Fee Component	Cost per VMT
I-10 Interchange ROW (2020)	\$8.10
I-10 Interchange ROW (2024)	\$4.15
Development Fee Report	\$0.04
Total	\$12.29

Residential Fees per Unit				
Development Type	Avg Wkdy VMT per Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	42.98	\$528	\$300	\$228
Multi-Family	30.72	\$377	\$173	\$204
Age Restricted	19.64	\$241	\$136	\$105

Nonresidential Fees per 1,000 Square Feet				
Development Type	Avg Wkdy VMT per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	3.80	\$47	\$26	\$21
Commercial	55.75	\$685	\$337	\$348
Office & Other Services	24.08	\$296	\$146	\$150
Institutional	33.12	\$407	\$193	\$214

1. See Land Use Assumptions

50% Fee Area (North of Glendale Ave and South of Greenway Rd)

Fee Component	Cost per VMT
I-10 Interchange ROW (2020)	\$8.10
I-10 Interchange ROW (2024)	\$4.15
Development Fee Report	\$0.04
Total	\$12.29

Residential Fees per Unit				
Development Type	Avg Wkdy VMT per Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	21.49	\$264	\$300	(\$36)
Multi-Family	15.36	\$189	\$173	\$16
Age Restricted	9.82	\$121	\$136	(\$15)

Nonresidential Fees per 1,000 Square Feet				
Development Type	Avg Wkdy VMT per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	1.90	\$23	\$26	(\$3)
Commercial	27.88	\$343	\$337	\$6
Office & Other Services	12.04	\$148	\$146	\$2
Institutional	16.56	\$203	\$193	\$10

1. See Land Use Assumptions

Travel Demand – Arterial

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Development Type	Development Unit	ITE Code	Weekday VTE	Trip Adjustment	Trip Length Adjustment	Weekday VMT
Single Family	HU	210	9.43	64%	117%	42.98
Multi-Family	HU	220	6.74	64%	117%	30.72
Industrial	KSF	150	1.71	50%	73%	3.80
Commercial	KSF	820	37.01	33%	75%	55.75
Office & Other Services	KSF	710	10.84	50%	73%	24.08
Institutional	KSF	730	22.59	33%	73%	33.12

2034 VMT equals 1,518,058.

10-Year VMT growth equals 35.2% of 2034 VMT.

VMC Per Lane Mile	8,700
Average Trip Length	6.087

Arterial Service Area		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year Increase
		Base	1	2	3	4	5	6	7	8	9	10	
Development	Single Family Units	17,547	18,787	19,651	20,482	21,039	21,837	22,197	21,548	20,721	20,470	20,156	2,609
	Multi-Family Units	1,212	1,827	2,442	3,260	4,079	4,897	5,597	6,297	6,997	7,697	8,397	7,185
	Industrial KSF	15,623	17,458	19,293	21,127	22,119	23,112	24,104	24,636	25,168	25,699	26,231	10,608
	Commercial KSF	1,836	2,177	2,781	3,032	3,284	3,535	3,786	3,938	4,090	4,241	4,393	2,556
	Office & Other Services KSF	572	651	719	786	853	921	988	969	950	932	913	341
	Institutional KSF	516	536	556	575	595	615	635	682	729	777	824	308
Avg Weekday Vehicle Trips	Single-Family Trips	105,898	113,384	118,597	123,615	126,976	131,788	133,965	130,048	125,054	123,539	121,645	15,748
	Multi-Family Trips	5,228	7,881	10,534	14,064	17,594	21,124	24,143	27,163	30,182	33,202	36,221	30,993
	Residential Trips	111,126	121,265	129,130	137,679	144,569	152,912	158,109	157,210	155,236	156,741	157,867	46,741
	Industrial Trips	13,358	14,927	16,495	18,064	18,912	19,761	20,609	21,064	21,518	21,973	22,428	9,070
	Commercial Trips	22,428	26,591	33,961	37,032	40,103	43,174	46,245	48,096	49,947	51,799	53,650	31,222
	Office & Other Services Trips	3,102	3,529	3,894	4,259	4,624	4,989	5,354	5,253	5,151	5,050	4,948	1,846
	Institutional Trips	3,850	3,996	4,143	4,290	4,437	4,583	4,730	5,083	5,437	5,790	6,143	2,294
	Nonresidential Trips	42,737	49,043	58,493	63,645	68,076	72,507	76,939	79,496	82,054	84,611	87,169	44,432
	Total Vehicle Trips	153,862	170,308	187,624	201,324	212,645	225,419	235,047	236,706	237,290	241,352	245,035	91,173
VMT	Vehicle Miles Traveled (VMT)	983,981	1,084,711	1,183,611	1,267,754	1,336,883	1,416,354	1,473,427	1,478,618	1,476,148	1,498,451	1,518,058	534,078
													35.2%

Arterials (Plan-Based)

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Buckeye will use development fees to fix scalloped arterials.

Projects located adjacent to developed parcels (County islands) or canals. There are no adjacent vacant parcels that will construct these improvements as part of a half-street requirement.

Cost allocated to all development within the arterial service area in 2034.

Description	Cost
Van Buren Intersection and 215th	\$7,290,000
Watson Road, Elwood to RID	\$7,225,000
Watson Road Bridge at RID	\$10,275,000
Miller Road Bridge at RID	\$7,525,000
Apache Rd., Roeser South (Napolitano Frontage)	\$4,125,000
Apache Rd., Maricopa Rd. to Altavista	\$3,675,000
249th Ave/Yuma Road, Store All American to Jones Ford	\$3,670,000
Miller Rd., Broadway to Warner St. (Including Signal)	\$4,987,000
Total	\$48,772,000

Cost Factors	
Arterial Cost	\$48,772,000
2034 VMT	1,518,058
Cost per VMT	\$32.13

VMT Increase	534,078
Cost per VMT	\$32.13
Growth Cost	\$17,159,919
Total Cost	\$48,772,000
Growth Share	35.2%

Growth pays for approximately 35% of total cost.

Proposed Street Fees (Arterial)

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Fee Component	Cost per VMT
Arterials	\$32.13
I-10 Interchange ROW (2020)	\$8.10
I-10 Interchange ROW (2024)	\$4.15
Development Fee Report	\$0.04
Total	\$44.42

Residential Fees per Unit				
Development Type	Avg Wkdy VMT per Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	42.98	\$1,909	\$300	\$1,609
Multi-Family	30.72	\$1,364	\$173	\$1,191
Age Restricted	19.64	\$872	\$136	\$736

Nonresidential Fees per 1,000 Square Feet				
Development Type	Avg Wkdy VMT per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	3.80	\$169	\$26	\$143
Commercial	55.75	\$2,476	\$337	\$2,139
Office & Other Services	24.08	\$1,070	\$146	\$924
Institutional	33.12	\$1,471	\$193	\$1,278

1. See Land Use Assumptions

- **Service Area**
 - **North:** North of Northern Ave
 - **White Tanks:** I-10 to Northern Ave
 - **Central:** North of Gila River to I-10
- **Fee Components: Plan-Based**
 - Well
 - Arsenic Treatment
 - Pump Station
 - Storage Tank
 - WC Land
 - Water Lines (≥ 16 ")

Buckeye Water Engineering Design Standards, Section 3-1.202

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
Active Adult (max 8 units per acre)	2	113	226	per unit
Service And Employment				
Land Use	Design	Use	Unit	
Commercial / Mixed Use	Master Planning	2,009	gpad	
Commercial / Mixed Use	Specific Use	240	gppd	
Commercial High Rise / Multi Story	Master Planning and Specific Use	240	gppd or per 1,500 sf	
Industrial ¹	Master Planning	2,009	gpad	
Industrial ¹	Specific Use	130	gppd	
Hotel / Motel	Master Planning and Specific Use	200	gprd	
School ²	Master Planning	5,000	gpad	
School ² (without lunch or showers)	Specific Use	75	gpsd	
School ² (with lunch or showers)	Specific Use	125	gpsd	
Malls / Retail Areas	Master Planning and Specific Use	0.5	gpsfd	
Non-Specified ³	Master Planning and Specific Use	220	GPR	
1. Does not include water for industrial and hospital operations. 2. Does not include irrigation for landscape areas. 3. All non-specified uses require approval by the City Engineer.				
Landscaping				
Land Use	Design	Use	Unit	
Turf	Master Planning and Specific Use	4,325	gpad	
Developed Open Space (non-turf areas) / Public Right-of-Way	Master Planning and Specific Use	1,786	gpad	

Note: Complete design flows are not provided for industrial and hospital facilities because case-by-case evaluation is necessary due to varying water demands observed for these use types. Some industrial uses such as data warehouses, food processing, bottling plants, and semi-conductor manufacturing can use more than ten times as much water as compared to warehousing or dry assembly manufacturing with no cooling tower use. Water use in hospitals varies greatly depending upon cooling tower and boiler use, the extent of which the hospital is used as a research and teaching facility, the amount of out-patient versus in-patient services provided, and the types of equipment used. Estimates of anticipated water use and wastewater generation must be produced for each new development or

TABLE 2 DEMAND PEAKING FACTORS

Demand	Peaking Factor
Maximum Day Demand	1.8 x Average Day Demand
Peak Hour Demand	3.0 x Average Day Demand

Proposed Max Day Residential Demand Factors

Residential Land Use	Dwelling Units per Acre	Persons per Dwelling Unit	Average Day Demand/Person	Average Day Gallons
Low and Medium Density	less than 8	3.20	113	362
High Density (includes apartments)	8 or more	2.50	113	283
Active Adult	max 8	2.00	113	226

Source: Buckeye Water Engineering Design Standards, Section 3-1.202

Residential Land Use	Dwelling Units per Acre	Average Day Gallons	Maximum Day Peaking Factor	Maximum Day Gallons
Low and Medium Density	less than 8	362	1.8	652
High Density (includes apartments)	8 or more	283	1.8	509
Active Adult	max 8	226	1.8	407

Source: Buckeye Water Engineering Design Standards, Section 3-1.202

2024 Level of Service

Existing Level of Service for Wells	North	White Tanks	Central	Total
Average Day Demand (mgd), 2024	1.64	1.55	6.95	10.14
x Max Day Peaking Factor ¹	1.80	1.80	1.80	1.80
Max Day Demand (mgd), 2024	2.95	2.79	12.51	18.25
Long-Term Firm Capacity (mgd)	5.72	3.59	15.57	24.88
– Max Day Demand (mgd), 2024	(2.95)	(2.79)	(12.51)	(18.25)
Available Capacity (mgd)	2.77	0.80	3.06	6.63
÷ Long-Term Firm Capacity (mgd)	5.72	3.59	15.57	24.88
Percent Available Capacity	48.50%	22.20%	19.60%	26.60%

1. Buckeye Water Engineering Design Standards, 2020

← Approximately 27% of capacity available

2034 Level of Service

Future Level of Service for Wells	North	White Tanks	Central	Total
Average Day Demand (mgd), 2034	5.58	4.74	18.50	28.82
x Max Day Peaking Factor ¹	1.80	1.80	1.80	1.80
Max Day Demand (mgd), 2034	10.05	8.52	33.30	51.87
Long-Term Firm Capacity (mgd)	5.72	3.59	15.57	24.88
– Max Day Demand (mgd), 2034	(10.05)	(8.52)	(33.30)	(51.87)
Available Capacity (mgd)	(4.33)	(4.93)	(17.73)	(26.99)
÷ Long-Term Firm Capacity (mgd)	5.72	3.59	15.57	24.88
Percent Available Capacity	(75.60%)	(137.60%)	(113.90%)	(108.50%)

1. Buckeye Water Engineering Design Standards, 2020

← Approximately 109% capacity deficit

Existing Level of Service

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This represents the existing water system.

Existing Quantity					
System Component	Unit	North	White Tanks	Central	Total
Well	each	3.00	5.00	23.00	31.00
Arsenic Treatment	mgd	0.00	0.00	5.00	5.00
Pump Station	mgd	7.92	13.20	49.46	70.58
Storage Tank	mg	2.60	2.13	15.82	20.55
WC Land	acres	4.66	3.20	61.32	69.18
Water Line, ≥16"	lin. ft.	32,894	48,259	303,072	384,226

This represents the quantity per well mgd of the existing water system.

System Component	Unit	Existing Quantity			Quantity per Well mgd		
		North	White Tanks	Central	North	White Tanks	Central
Well (Firm)	mgd	5.72	3.59	15.57	1.00	1.00	1.00
Arsenic Treatment	mgd	0.00	0.00	5.00	0.00	0.00	0.32
Pump Station	mgd	7.92	13.20	49.46	1.38	3.68	3.18
Storage Tank	mg	2.60	2.13	15.82	0.45	0.59	1.02
WC Land	acres	4.66	3.20	61.32	0.81	0.89	3.94
Water Line, ≥16"	lin. ft.	32,894	48,259	303,072	5,747	13,459	19,467

North wells have higher capacity per well.



Central has high LOS compared to other service areas.

Existing System Value

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Existing Quantity X Unit Cost = Existing System Value

Existing Quantity					
System Component	Unit	North	White Tanks	Central	Total
Well	each	3.00	5.00	23.00	31.00
Arsenic Treatment	mgd	0.00	0.00	5.00	5.00
Pump Station	mgd	7.92	13.20	49.46	70.58
Storage Tank	mg	2.60	2.13	15.82	20.55
WC Land	acres	4.66	3.20	61.32	69.18
Water Line, ≥ 16"	lin. ft.	32,894	48,259	303,072	384,226

Unit Costs			
System Component	Unit	Unit Cost	Cost Basis
Well	each	\$3,800,000	Well 13 CIP project
Arsenic Treatment	mgd	\$6,000,000	2 x AS coag vessels, media, reclaim tank, sludge tank, and
Pump Station	mgd	\$7,906,977	Farallon WC CIP project
Storage Tank	mg	\$1,360,000	Farallon WC CIP project
WC Land	acres	\$60,000	estimate
Water Line, ≥ 16"	lin. ft.	\$568	Reach Line and Verrado Line CIP projects

This represents the value of the existing water system.

System Values				
System Component	North	White Tanks	Central	Total
Well	\$11,400,000	\$19,000,000	\$87,400,000	\$117,800,000
Arsenic Treatment	\$0	\$0	\$30,000,000	\$30,000,000
Pump Station	\$62,623,256	\$104,353,116	\$391,110,697	\$558,087,069
Storage Tank	\$3,536,000	\$2,896,800	\$21,515,200	\$27,948,000
WC Land	\$279,600	\$192,000	\$3,679,200	\$4,150,800
Water Line, ≥ 16"	\$18,690,000	\$27,420,000	\$172,200,000	\$218,310,000
Total	\$96,528,856	\$153,861,916	\$705,905,097	\$956,295,869

Cost per Gallon

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System Component	System Values			Well Capacity (mgd)			Cost per Gallon		
	North	White Tanks	Central	North	White Tanks	Central	North	White Tanks	Central
Well	\$11,400,000	\$19,000,000	\$87,400,000	5.72	3.59	15.57	\$1.99	\$5.30	\$5.61
Arsenic Treatment	\$0	\$0	\$30,000,000	5.72	3.59	15.57	\$0.00	\$0.00	\$1.93
Pump Station	\$62,623,256	\$104,353,116	\$391,110,697	17.17	10.76	46.70	\$3.65	\$9.70	\$8.37
Storage Tank	\$3,536,000	\$2,896,800	\$21,515,200	5.72	3.59	15.57	\$0.62	\$0.81	\$1.38
WC Land	\$279,600	\$192,000	\$3,679,200	5.72	3.59	15.57	\$0.05	\$0.05	\$0.24
Water Line, ≥ 16"	\$18,690,000	\$27,420,000	\$172,200,000	17.17	10.76	46.70	\$1.09	\$2.55	\$3.69
Total	\$96,528,856	\$153,861,916	\$705,905,097				\$7.40	\$18.41	\$21.22

Proposed Water Fees

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Proposed

Proposed Fees per Residential Unit				
Residential Land Use	Max Day Gallons	North	White Tanks	Central
Low/Med Density (<8 DU/acre)	652	\$4,831	\$12,010	\$13,842
High Density (8 or more DU/acre)	509	\$3,772	\$9,376	\$10,806
Age Restricted (max 8 DU/acre)	407	\$3,016	\$7,497	\$8,641

Current

Current Fees per Residential Unit							
Residential Land Use	Max Day Gallons	North	White Tanks (Buckeye North)	White Tanks (Tartesso West)	Central (Cent. Buckeye)	Central (Sundance)	Central (Westpark)
Low/Med Density (<8 DU/acre)	652	-	\$7,076	\$3,717	\$7,675	\$7,467	\$12,323
High Density (8 or more DU/acre)	-	-	-	-	-	-	-
Age Restricted (max 8 DU/acre)	407	-	\$4,424	\$2,324	\$4,799	\$4,668	\$7,705

Difference

Difference Between Proposed and Current Fees per Residential Unit							
Residential Land Use	Max Day Gallons	North	White Tanks (Buckeye North)	White Tanks (Tartesso West)	Central (Cent. Buckeye)	Central (Sundance)	Central (Westpark)
Low/Med Density (<8 DU/acre)	652	\$4,831	\$4,934	\$8,293	\$6,167	\$6,375	\$1,519
High Density (8 or more DU/acre)	-	-	-	-	-	-	-
Age Restricted (max 8 DU/acre)	407	\$3,016	\$3,073	\$5,173	\$3,842	\$3,973	\$936

- **Service Area**
 - Citywide
- **Fee Components**
 - Water Resource: Plan-Based
- **10-Year Demand**
 - Water Resource: 17,829 acre-feet, \$8.9 million

Water resource demand is based on the amount of water not reclaimed / recharged.

Water Recovery Factor		
Water Reclaimed / Recharged (AFY)	1,700	14.8%
Water Not Reclaimed / Recharged (AFY)	9,800	85.2%
Existing Demand (AFY)	11,500	100.0%

Source: Buckeye Water Resource Department

The average single-family unit demand is 0.3450 acre-feet per year.

Demand per Low and Medium Density Residential Unit	
Average Day Demand (gallons)	362
x Percent of Water Not Reclaimed / Recharged	85.2%
Average Day Water Resource Demand (gallons)	308
x Days per Year	365
Annual Water Resource Demand (gallons)	112,420
÷ Gallons per Acre-Foot	325,851
Annual Water Resource Demand (acre-feet)	0.3450

Proposed Residential Water Resource Demand Factors

Residential Land Use	Dwelling Units per Acre	Average Day Gallons ¹	Not Reclaimed / Recharged	Avg Day Water Resource Gallons
Low and Medium Density	less than 8	362	85.2%	308
High Density (includes apartments)	8 or more	283	85.2%	241
Active Adult	max 8	226	85.2%	193

Residential Land Use	Dwelling Units per Acre	Annual Water Resource Gallons	Gallons per Acre-Foot	Annual Demand Acre-Feet
Low and Medium Density	less than 8	112,420	325,851	0.3450
High Density (includes apartments)	8 or more	87,965	325,851	0.2700
Active Adult	max 8	70,445	325,851	0.2162

1. Buckeye Water Engineering Design Standards, Section 3-1.202

Projected water resource demand increases by 17,829 acre-feet per year.

Year	Average Day Water Resource Demand (mgd)				Annual Water Resource Demand (AFY)			
	North	White Tanks	Central	Total	North	White Tanks	Central	Total
Base 2024	1.39	1.32	5.92	8.64	1,562	1,478	6,633	9,673
1 2025	1.73	1.59	6.91	10.23	1,939	1,782	7,735	11,456
2 2026	2.07	1.86	7.89	11.82	2,315	2,087	8,837	13,239
3 2027	2.40	2.13	8.87	13.41	2,692	2,391	9,939	15,022
4 2028	2.74	2.41	9.86	15.00	3,069	2,695	11,042	16,805
5 2029	3.08	2.68	10.84	16.59	3,445	2,999	12,144	18,588
6 2030	3.41	2.95	11.83	18.19	3,822	3,303	13,246	20,371
7 2031	3.75	3.22	12.81	19.78	4,198	3,607	14,348	22,154
8 2032	4.08	3.49	13.79	21.37	4,575	3,912	15,450	23,937
9 2033	4.42	3.76	14.78	22.96	4,952	4,216	16,553	25,720
10 2034	4.76	4.04	15.76	24.55	5,328	4,520	17,655	27,503
10-Yr Increase	3.36	2.72	9.84	15.92	3,766	3,042	11,022	17,829

Source: TischlerBise calculation based on 85.2 percent of annual water demand

Proposed Water Resource Fees

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Fee Component	Cost per AF
Water Resource	\$500.00
Development Fee Report	\$1.12
Total	\$501.12

Fees per Residential Unit		
Residential Land Use	Acre-Feet per Year	Proposed Fees
Low/Med Density (<8 DU/acre)	0.3450	\$173
High Density (8 or more DU/acre)	0.2700	\$135
Age Restricted (max 8 DU/acre)	0.2162	\$108

- **Service Area**
 - Central
 - Sundance
 - Tartesso
 - Festival
- **Fee Components: Plan-Based**
 - Water Reclamation Facility (WRF)
 - Lift Station
 - Land
 - Collection Line ($\geq 15''$)
 - Reclaimed Line
 - Recharge Basin

Buckeye Gravity Sewer Design Standards, Section 4-1.202

Proposed Residential Flow Factors

TABLE 1 DESIGN FLOW CRITERIA

LAND USE		AVERAGE DAILY FLOW
Low-density Residential (Less than 2 dwelling units per acre)	Use 3.2 persons per dwelling unit	80 Gallons per person per day
Medium Density Residential (Less than 4.5 dwelling units per acre)	Use 3.2 persons per dwelling unit	80 Gallons per person per day
Medium High Density Residential (Less than 8 dwelling units per acre)	Use 3.2 persons per dwelling unit	80 Gallons per person per day
High Density Residential (8 or more units per acre)	Use 2.5 persons per dwelling unit	80 Gallons per person per day
Age Restricted Communities	Use 2.0 Persons per dwelling unit	80 Gallons per person per day

Residential Land Use	Dwelling Units per Acre	Persons per Dwelling Unit	Average Day Flow/Person	Average Day Gallons
Low and Medium Density	less than 8	3.20	80	256
High Density (includes apartments)	8 or more	2.50	80	200
Active Adult	max 8	2.00	80	160

Source: Buckeye Gravity Sewer Design Standards, Section 4-1.202

2024 Level of Service

Existing Level of Service for WRF	Central	Sundance	Tartesso	Festival	Total
Existing Capacity (mgd)	4.50	3.50	1.20	1.00	10.20
– Average Day Flow (mgd), 2024	(2.25)	(1.90)	(0.63)	(0.51)	(5.29)
Available Capacity (mgd)	2.25	1.61	0.57	0.49	4.91
÷ Existing Capacity (mgd)	4.50	3.50	1.20	1.00	10.20
Percent Available Capacity	50.00%	45.90%	47.60%	48.70%	48.20%

1. Buckeye Water Engineering Design Standards, 2020

← Approximately 48% of capacity available

2034 Level of Service

Future Level of Service for WRF	Central	Sundance	Tartesso	Festival	Total
Existing Capacity (mgd)	4.50	3.50	1.20	1.00	10.20
– Average Day Flow (mgd), 2034	(5.99)	(5.04)	(1.89)	(2.23)	(15.16)
Available Capacity (mgd)	(1.49)	(1.54)	(0.69)	(1.23)	(4.96)
÷ Existing Capacity (mgd)	4.50	3.50	1.20	1.00	10.20
Percent Available Capacity	(33.00%)	(44.10%)	(57.90%)	(123.30%)	(48.60%)

1. Buckeye Water Engineering Design Standards, 2020

← Approximately 49% capacity deficit

Existing Level of Service

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This represents the existing wastewater system.

Existing Quantity						
System Component	Unit	Central	Sundance	Tartesso	Festival	Total
WRFs, <5 mgd	mgd	4.5	3.5	1.2	1.0	10.2
Lift Stations	mgd	1.5	2.8	0.0	0.0	4.3
WRF Land	acres	52.0	5.4	44.0	3.2	104.6
Collection Lines, ≥15"	lin. ft.	105,219.0	90,479.0	35,769.0	44,705.0	276,172.0
Reclaimed Lines	lin. ft.	1,216.0	0.0	0.0	2,445.0	3,661.0
Recharge Basins	acres	0.0	0.0	2.0	0.0	2.0

This represents the quantity per WRF mgd of the existing wastewater system.

System Component	Unit	Existing Quantity				Quantity per WRF mgd			
		Central	Sundance	Tartesso	Festival	Central	Sundance	Tartesso	Festival
WRFs, <5 mgd	mgd	4.5	3.5	1.2	1.0	1.0	1.0	1.0	1.0
Lift Stations	mgd	1.5	2.8	0.0	0.0	0.3	0.8	0.0	0.0
WRF Land	acres	52.0	5.4	44.0	3.2	11.6	1.5	36.7	3.2
Collection Lines, ≥15"	lin. ft.	105,219.0	90,479.0	35,769.0	44,705.0	23,382.0	25,851.1	29,807.5	44,705.0
Reclaimed Lines	lin. ft.	1,216.0	0.0	0.0	2,445.0	270.2	0.0	0.0	2,445.0
Recharge Basins	acres	0.0	0.0	2.0	0.0	0.0	0.0	1.7	0.0

Existing System Value

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Existing Quantity X Unit Cost = Existing System Value

Existing Quantity						
System Component	Unit	Central	Sundance	Tartesso	Festival	Total
WRFs, < 5 mgd	mgd	4.5	3.5	1.2	1.0	10.2
Lift Stations	mgd	1.5	2.8	0.0	0.0	4.3
WRF Land	acres	52.0	5.4	44.0	3.2	104.6
Collection Lines, ≥ 15"	lin. ft.	105,219.0	90,479.0	35,769.0	44,705.0	276,172.0
Reclaimed Lines	lin. ft.	1,216.0	0.0	0.0	2,445.0	3,661.0
Recharge Basins	acres	0.0	0.0	2.0	0.0	2.0

Unit Costs			
System Component	Unit	Unit Cost	Cost Basis
WRFs, < 5 mgd	mgd	\$25,000,000	PERC estimate
Lift Stations	mgd	\$1,500,000	estimate
WRF Land	acres	\$60,000	estimate
Collection Lines, ≥ 15"	lin. ft.	\$760	BNF Contracting
Reclaimed Lines	lin. ft.	\$760	BNF Contracting
Recharge Basins	acres	\$60,000	estimate

This represents the value of the existing water system.

System Values					
System Component	Central	Sundance	Tartesso	Festival	Total
WRFs, < 5 mgd	\$112,500,000	\$87,500,000	\$30,000,000	\$25,000,000	\$255,000,000
Lift Stations	\$2,250,000	\$4,200,000	\$0	\$0	\$6,450,000
WRF Land	\$3,120,000	\$321,000	\$2,640,000	\$192,000	\$6,273,000
Collection Lines, ≥ 15"	\$79,966,440	\$68,764,040	\$27,184,440	\$33,975,800	\$209,890,720
Reclaimed Lines	\$924,160	\$0	\$0	\$1,858,200	\$2,782,360
Recharge Basins	\$0	\$0	\$120,000	\$0	\$120,000
Total	\$198,760,600	\$160,785,040	\$59,944,440	\$61,026,000	\$480,516,080

Cost per Gallon

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System Component	System Values				WRF Capacity (mgd)				Cost per Gallon			
	Central	Sundance	Tartesso	Festival	Central	Sundance	Tartesso	Festival	Central	Sundance	Tartesso	Festival
WRFs, <5 mgd	\$112,500,000	\$87,500,000	\$30,000,000	\$25,000,000	4.50	3.50	1.20	1.00	\$25.00	\$25.00	\$25.00	\$25.00
Lift Stations	\$2,250,000	\$4,200,000	\$0	\$0	4.50	3.50	1.20	1.00	\$0.50	\$1.20	\$0.00	\$0.00
WRF Land	\$3,120,000	\$321,000	\$2,640,000	\$192,000	4.50	3.50	1.20	1.00	\$0.69	\$0.09	\$2.20	\$0.19
Collection Lines, ≥ 15"	\$79,966,440	\$68,764,040	\$27,184,440	\$33,975,800	4.50	3.50	1.20	1.00	\$17.77	\$19.65	\$22.65	\$33.98
Reclaimed Lines	\$924,160	\$0	\$0	\$1,858,200	4.50	3.50	1.20	1.00	\$0.21	\$0.00	\$0.00	\$1.86
Recharge Basins	\$0	\$0	\$120,000	\$0	4.50	3.50	1.20	1.00	\$0.00	\$0.00	\$0.10	\$0.00
Total	\$198,760,600	\$160,785,040	\$59,944,440	\$61,026,000					\$44.17	\$45.94	\$49.95	\$61.03

Proposed Wastewater Fees

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Proposed

Proposed Fees per Residential Unit					
Residential Land Use	Average Day Gallons	Central	Sundance	Tartesso	Festival
Low/Med Density (<8 DU/acre)	256	\$11,310	\$11,763	\$12,790	\$15,626
High Density (8 or more DU/acre)	200	\$8,836	\$9,190	\$9,992	\$12,208
Age Restricted (max 8 DU/acre)	160	\$7,069	\$7,352	\$7,994	\$9,766

Current

Current Fees per Residential Unit							
Residential Land Use	Average Day Gallons	Central (Cent. Buckeye)	Central (Palo Verde)	Central (Watson CFD)	Sundance	Tartesso	Festival
Low/Med Density (<8 DU/acre)	256	\$4,214	\$6,291	\$4,965	\$5,915	\$7,670	-
High Density (8 or more DU/acre)	-	-	-	-	-	-	-
Age Restricted (max 8 DU/acre)	160	\$2,634	\$3,933	\$3,103	\$3,697	\$4,794	-

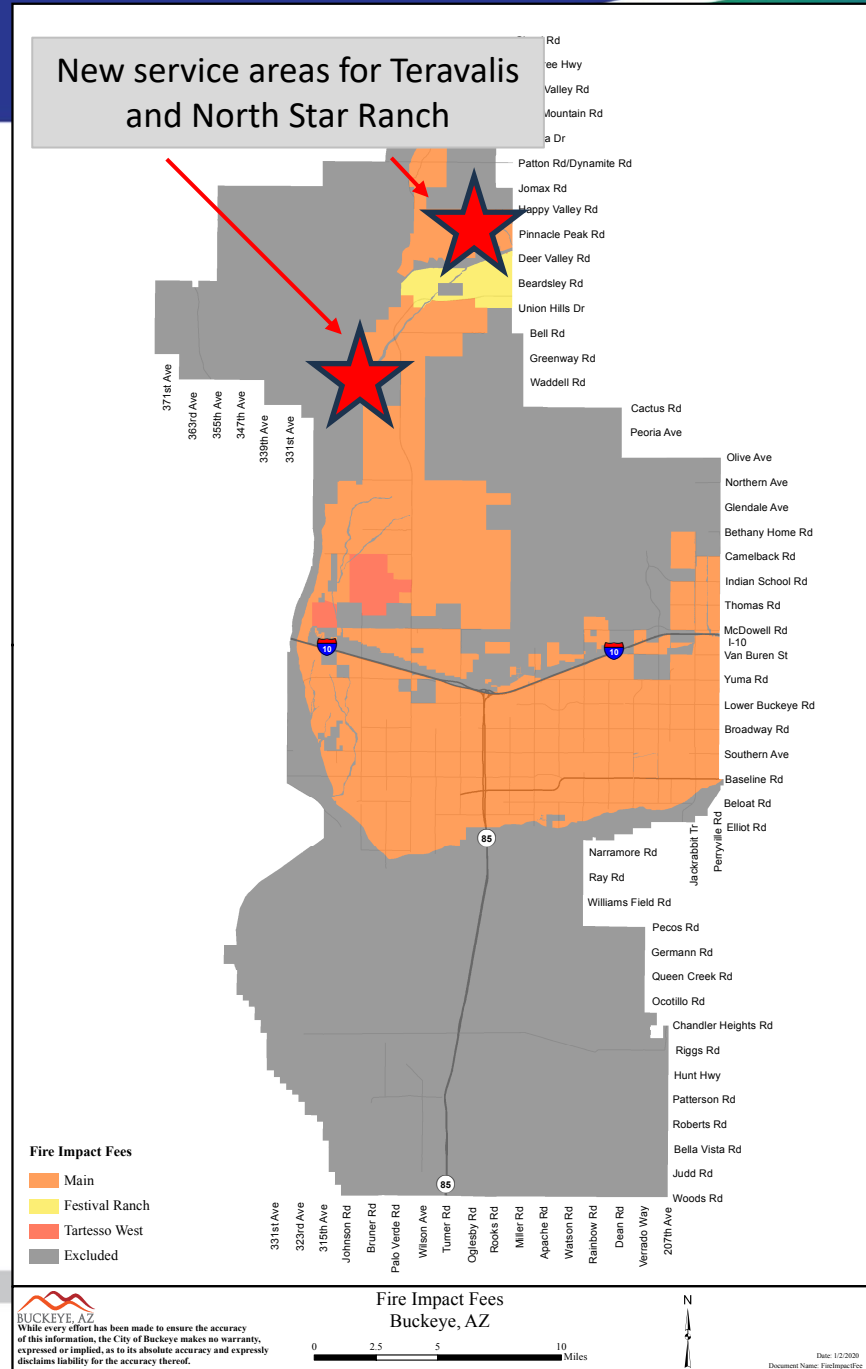
Difference

Difference Between Proposed and Current Fees per Residential Unit							
Residential Land Use	Average Day Gallons	Central (Cent. Buckeye)	Central (Palo Verde)	Central (Watson CFD)	Sundance	Tartesso	Festival
Low/Med Density (<8 DU/acre)	256	\$7,096	\$5,019	\$6,345	\$5,848	\$5,120	\$15,626
High Density (8 or more DU/acre)	-	-	-	-	-	-	-
Age Restricted (max 8 DU/acre)	160	\$4,435	\$3,136	\$3,966	\$3,655	\$3,200	\$9,766

- **Service Area**
 - Citywide
- **Fee Components**
 - Fire Facilities (not fire stations): Incremental
 - Fire Apparatus: Incremental
 - Fire Equipment: Incremental
- **10-Year Demand**
 - Fire Facilities: 4,195 square feet, \$3.1 million
 - Fire Apparatus: 10 units, \$14.2 million
 - Fire Equipment: 12 units, \$3.2 million

Fire IIP

- **Fire Stations**
- **Service Areas**
 - Main: Incremental
 - Festival Ranch: Cost Recovery
 - North Star Ranch: Cost Recovery
 - Tartesso West: Cost Recovery
 - Teravalis (Floreo): Cost Recovery
- **10-Year Demand**
 - Main: 23,781 square feet, \$30.9 million



MAIN

Fee Component	Cost per Person	Cost per Job
Fire Stations	\$380.56	\$464.11
Fire Facilities	\$26.25	\$37.59
Fire Apparatus	\$118.48	\$169.68
Fire Equipment	\$27.03	\$38.72
Development Fee Report	\$0.50	\$0.42
Total	\$552.82	\$710.52

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$1,769	\$1,060	\$709
Multi-Family	2.50	\$1,382	\$828	\$554
Age Restricted	2.00	\$1,106	\$662	\$444

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$241	\$170	\$71
Commercial	2.12	\$1,510	\$1,168	\$342
Office & Other Services	3.26	\$2,313	\$1,483	\$830
Institutional	3.03	\$2,154	\$464	\$1,690

1. See Land Use Assumptions

Proposed Fire Fees

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FESTIVAL RANCH

Fee Component	Cost per Person	Cost per Job
Fire Stations	\$210.87	\$384.50
Fire Stations Credit	(\$210.87)	(\$384.50)
Fire Facilities	\$26.25	\$37.59
Fire Apparatus	\$118.48	\$169.68
Fire Equipment	\$27.03	\$38.72
Development Fee Report	\$0.50	\$0.42
Total	\$172.26	\$246.41

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$551	\$498	\$53
Multi-Family	2.50	\$431	\$389	\$42
Age Restricted	2.00	\$345	\$311	\$34

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$83	\$83	\$0
Commercial	2.12	\$524	\$568	(\$44)
Office & Other Services	3.26	\$802	\$721	\$81
Institutional	3.03	\$747	\$226	\$521

1. See Land Use Assumptions

NORTH STAR RANCH

Fee Component	Cost per Person	Cost per Job
Fire Stations	\$632.63	\$1,093.17
Fire Facilities	\$26.25	\$37.59
Fire Apparatus	\$118.48	\$169.68
Fire Equipment	\$27.03	\$38.72
Development Fee Report	\$0.50	\$0.42
Total	\$804.89	\$1,339.58

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$2,576	\$1,060	\$1,516
Multi-Family	2.50	\$2,012	\$828	\$1,184
Age Restricted	2.00	\$1,610	\$662	\$948

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$454	\$170	\$284
Commercial	2.12	\$2,846	\$1,168	\$1,678
Office & Other Services	3.26	\$4,361	\$1,483	\$2,878
Institutional	3.03	\$4,062	\$464	\$3,598

1. See Land Use Assumptions

Proposed Fire Fees

DRAFT

TARTESSO WEST

Fee Component	Cost per Person	Cost per Job
Fire Stations	\$103.66	\$193.11
Fire Facilities	\$26.25	\$37.59
Fire Apparatus	\$118.48	\$169.68
Fire Equipment	\$27.03	\$38.72
Development Fee Report	\$0.50	\$0.42
Total	\$275.92	\$439.52

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$883	\$866	\$17
Multi-Family	2.50	\$690	\$676	\$14
Age Restricted	2.00	\$552	\$541	\$11

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$149	\$135	\$14
Commercial	2.12	\$934	\$927	\$7
Office & Other Services	3.26	\$1,431	\$1,176	\$255
Institutional	3.03	\$1,333	\$368	\$965

1. See Land Use Assumptions

TERAVALIS

Fee Component	Cost per Person	Cost per Job
Fire Stations	\$891.34	\$1,637.35
Fire Facilities	\$26.25	\$37.59
Fire Apparatus	\$118.48	\$169.68
Fire Equipment	\$27.03	\$38.72
Development Fee Report	\$0.50	\$0.42
Total	\$1,063.60	\$1,883.76

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$3,404	\$1,060	\$2,344
Multi-Family	2.50	\$2,659	\$828	\$1,831
Age Restricted	2.00	\$2,127	\$662	\$1,465

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$638	\$170	\$468
Commercial	2.12	\$4,002	\$1,168	\$2,834
Office & Other Services	3.26	\$6,132	\$1,483	\$4,649
Institutional	3.03	\$5,712	\$464	\$5,248

1. See Land Use Assumptions

- **Service Area**
 - Citywide
- **Fee Components**
 - Library Facilities: Incremental
- **10-Year Demand**
 - Library Facilities: 14,615 square feet, \$20.5 million

Proposed Library Fees

DRAFT

Fee Component	Cost per Person	Cost per Job
Library Facilities	\$230.50	\$30.69
Development Fee Report	\$0.25	\$0.02
Total	\$230.75	\$30.71

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$738	\$289	\$449
Multi-Family	2.50	\$577	\$225	\$352
Age Restricted	2.00	\$462	\$180	\$282

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$10	\$14	(\$4)
Commercial	2.12	\$65	\$96	(\$31)
Office & Other Services	3.26	\$100	\$121	(\$21)
Institutional	3.03	\$93	\$38	\$55

1. See Land Use Assumptions

- **Service Area**
 - Citywide
- **Fee Components**
 - Regional Parks: Incremental
 - Community Centers: Incremental
- **10-Year Demand**
 - Regional Parks: 11.0 acres, \$12.6 million (land and amenities)
 - Community Centers: 6,577 square feet, \$9.2 million

- **Service Area**
 - North
- **Fee Components**
 - Community Park Amenities: Plan-Based
 - Pool: Plan-Based
- **10-Year Demand**
 - Community Park Amenities: 30.0 acres, \$30.0 million (total)
 - Growth Share: 20.0 acres, \$20.0 million
 - Existing Share: 10.0 acres, \$10.0 million
 - Pool: 7,500 square feet, \$8.55 million (total)
 - Growth Share: 5,009 square feet, \$5.71 million
 - Existing Share: 2,491 square feet, \$2.84 million

- **Service Area**
 - South
- **Fee Components**
 - Community Parks: Incremental
 - Pool: Incremental
- **10-Year Demand**
 - Community Parks: 27.8 acres, \$32.0 million (land and amenities)
 - Pool: 3,263 square feet, \$3.7 million

Proposed Parks and Recreational Fees

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NORTH

Fee Component	Cost per Person	Cost per Job
Community Park Amenities	\$436.72	\$70.40
Pools	\$124.47	\$20.06
Regional Parks	\$142.01	\$18.91
Community Centers	\$103.73	\$13.81
Development Fee Report	\$0.51	\$0.03
Total	\$807.44	\$123.21

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$2,584	\$684	\$1,900
Multi-Family	2.50	\$2,019	\$534	\$1,485
Age Restricted	2.00	\$1,615	\$427	\$1,188

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$42	\$37	\$5
Commercial	2.12	\$262	\$252	\$10
Office & Other Services	3.26	\$401	\$320	\$81
Institutional	3.03	\$374	\$100	\$274

1. See Land Use Assumptions

SOUTH

Fee Component	Cost per Person	Cost per Job
Community Parks	\$747.03	\$90.57
Pools	\$86.78	\$10.52
Regional Parks	\$142.01	\$18.91
Community Centers	\$103.73	\$13.81
Development Fee Report	\$0.51	\$0.03
Total	\$1,080.06	\$133.84

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$3,456	\$1,915	\$1,541
Multi-Family	2.50	\$2,700	\$1,496	\$1,204
Age Restricted	2.00	\$2,160	\$1,197	\$963

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$45	\$83	(\$38)
Commercial	2.12	\$284	\$573	(\$289)
Office & Other Services	3.26	\$436	\$727	(\$291)
Institutional	3.03	\$406	\$228	\$178

1. See Land Use Assumptions

- **Service Area**
 - Citywide
- **Fee Components**
 - Police Facilities: Incremental
 - Police Vehicles: Incremental
 - Police Equipment: Incremental
- **10-Year Demand**
 - Police Facilities: 53,294 square feet, \$40.7 million
 - Police Vehicles: 175 units, \$13.9 million
 - Police Equipment: 644 units, \$8.2 million

Proposed Police Fees

DRAFT

Fee Component	Cost per Person	Cost per Trip
Police Facilities	\$335.23	\$129.64
Police Vehicles	\$114.73	\$44.37
Police Equipment	\$67.86	\$26.24
Development Fee Report	\$0.51	\$0.10
Total	\$518.33	\$200.35

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$1,659	\$842	\$817
Multi-Family	2.50	\$1,296	\$658	\$638
Age Restricted	2.00	\$1,037	\$526	\$511

Nonresidential Fees per 1,000 Square Feet				
Development Type	AWVT per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.86	\$172	\$92	\$80
Commercial	12.21	\$2,446	\$1,323	\$1,123
Office & Other Services	5.42	\$1,086	\$517	\$569
Institutional	7.45	\$1,493	\$684	\$809

1. See Land Use Assumptions

Single-Family Comparison

DRAFT

Single-Family Unit	Fire	Library	Park	Police	Street	Other	Non-Utility Subtotal	Water	Water Resource	Waste-water	Utility Subtotal	Total
Buckeye - Central (Proposed)	\$1,769	\$738	\$3,456	\$1,659	\$1,909	\$0	\$9,531	\$13,842	\$3,763	\$11,310	\$28,915	\$38,446
Gilbert (Proposed)	\$1,447	\$0	\$9,358	\$1,138	\$4,764	\$0	\$16,707	\$8,310	\$5,826	\$4,467	\$18,603	\$35,310
Buckeye - Tartesso West (Proposed)	\$883	\$738	\$2,584	\$1,659	\$528	\$0	\$6,392	\$12,010	\$3,763	\$12,790	\$28,563	\$34,955
Buckeye - North Star Ranch (Proposed)	\$2,576	\$738	\$2,584	\$1,659	\$0	\$0	\$7,557	\$4,831	\$3,763	\$15,626	\$24,220	\$31,777
Peoria - West (Proposed)	\$1,418	\$0	\$2,514	\$1,059	\$6,898	\$0	\$11,889	\$6,914	\$3,236	\$8,968	\$19,118	\$31,007
Buckeye - Festival Ranch (Proposed)	\$551	\$738	\$2,584	\$1,659	\$0	\$0	\$5,532	\$4,831	\$3,763	\$15,626	\$24,220	\$29,752
Peoria - North (Proposed)	\$1,418	\$0	\$3,379	\$1,059	\$8,213	\$0	\$14,069	\$3,231	\$3,236	\$7,346	\$13,813	\$27,882
Surprise - SPA 2 (Proposed)	\$1,737	\$0	\$1,800	\$581	\$0	\$208	\$4,326	\$5,296	\$3,649	\$9,003	\$17,948	\$22,274
Apache Junction	\$0	\$550	\$1,707	\$1,229	\$3,250	\$0	\$6,736	\$7,590	\$3,486	\$4,295	\$15,371	\$22,107
Surprise - SPA 3 (Proposed)	\$1,737	\$0	\$1,800	\$581	\$0	\$208	\$4,326	\$3,142	\$3,649	\$9,108	\$15,899	\$20,225
Surprise - SPA 4 (Proposed)	\$1,737	\$0	\$1,800	\$581	\$0	\$208	\$4,326	\$2,966	\$3,649	\$9,190	\$15,805	\$20,131
Peoria - West (Current)	\$1,047	\$0	\$1,412	\$677	\$7,559	\$0	\$10,695	\$4,725	\$730	\$3,157	\$8,612	\$19,307
Chandler (Proposed)	\$308	\$61	\$5,242	\$74	\$3,792	\$110	\$9,587	\$2,460	\$1,094	\$5,989	\$9,543	\$19,130
Goodyear - South	\$1,647	\$0	\$728	\$1,198	\$0	\$0	\$3,573	\$8,836	\$0	\$5,918	\$14,754	\$18,327
Surprise - SPA 1 (Proposed)	\$1,737	\$0	\$1,800	\$581	\$0	\$208	\$4,326	\$5,325	\$3,649	\$4,481	\$13,455	\$17,781
Surprise - SPA 3 (Current)	\$789	\$0	\$1,060	\$385	\$0	\$208	\$2,442	\$2,486	\$2,880	\$9,225	\$14,591	\$17,033
Surprise - SPA 2 (Current)	\$789	\$0	\$1,060	\$385	\$0	\$208	\$2,442	\$2,836	\$2,880	\$8,495	\$14,211	\$16,653
Goodyear - North	\$1,647	\$0	\$1,360	\$1,198	\$0	\$0	\$4,205	\$8,317	\$0	\$3,886	\$12,203	\$16,408
Buckeye - Central (Current)	\$1,060	\$289	\$1,915	\$842	\$300	\$0	\$4,406	\$7,675	\$0	\$4,214	\$11,889	\$16,295
Peoria - North (Current)	\$1,047	\$0	\$1,515	\$677	\$6,306	\$0	\$9,545	\$3,745	\$730	\$1,913	\$6,388	\$15,933
Phoenix - Northwest	\$516	\$105	\$1,368	\$293	\$3,080	\$0	\$5,362	\$6,330	\$0	\$3,303	\$9,633	\$14,995
Phoenix - Northeast	\$551	\$105	\$1,236	\$314	\$3,080	\$0	\$5,286	\$6,330	\$0	\$3,303	\$9,633	\$14,919
Avondale	\$2,184	\$0	\$1,697	\$2,089	\$1,790	\$0	\$7,760	\$3,519	\$0	\$3,153	\$6,672	\$14,432
Buckeye - Tartesso West (Current)	\$866	\$289	\$684	\$842	\$300	\$0	\$2,981	\$3,717	\$0	\$7,670	\$11,388	\$14,369
Glendale - East	\$655	\$195	\$936	\$719	\$4,270	\$0	\$6,775	\$3,330	\$0	\$3,795	\$7,125	\$13,900
Buckeye - Teravalis (Proposed)	\$3,404	\$738	\$2,584	\$1,659	\$264	\$0	\$8,649	\$0	\$3,763	\$0	\$3,763	\$12,412
Queen Creek	\$1,175	\$0	\$3,189	\$640	\$2,118	\$0	\$7,122	\$2,382	\$0	\$2,901	\$5,283	\$12,405
Surprise - SPA 1 (Current)	\$789	\$0	\$1,060	\$385	\$0	\$208	\$2,442	\$2,985	\$2,880	\$3,018	\$8,883	\$11,325
Maricopa - South (Proposed)	\$2,650	\$248	\$791	\$613	\$5,942	\$0	\$10,244	\$0	\$0	\$0	\$0	\$10,244
Maricopa - North (Proposed)	\$946	\$248	\$791	\$613	\$5,942	\$0	\$8,540	\$0	\$0	\$0	\$0	\$8,540
Glendale - West	\$655	\$195	\$936	\$719	\$4,575	\$0	\$7,080	\$0	\$0	\$0	\$0	\$7,080
Surprise - SPA 4 (Current)	\$789	\$0	\$1,060	\$385	\$0	\$208	\$2,442	\$0	\$2,880	\$0	\$2,880	\$5,322
Buckeye - North Star Ranch (Current)	\$1,060	\$289	\$684	\$842	\$0	\$0	\$2,875	\$0	\$0	\$0	\$0	\$2,875
Buckeye - Teravalis (Current)	\$1,060	\$289	\$684	\$842	\$0	\$0	\$2,875	\$0	\$0	\$0	\$0	\$2,875
Buckeye - Festival Ranch (Current)	\$498	\$289	\$684	\$842	\$0	\$0	\$2,313	\$0	\$0	\$0	\$0	\$2,313

Multi-Family Comparison

DRAFT

Multi-Family: 150 Units	Fire	Library	Park	Police	Street	Other	Non-Utility Subtotal	Water	Water Resource	Waste-water	Utility Subtotal	Total	Total per Unit
Buckeye - Central (Proposed)	\$207,300	\$86,550	\$405,000	\$194,400	\$204,600	\$0	\$1,097,850	\$1,620,900	\$441,750	\$1,325,400	\$3,388,050	\$4,485,900	\$29,906
Buckeye - Tartesso West (Proposed)	\$103,500	\$86,550	\$302,850	\$194,400	\$56,550	\$0	\$743,850	\$1,406,400	\$441,750	\$1,498,800	\$3,346,950	\$4,090,800	\$27,272
Buckeye - North Star Ranch (Proposed)	\$301,800	\$86,550	\$302,850	\$194,400	\$0	\$0	\$885,600	\$565,800	\$441,750	\$1,831,200	\$2,838,750	\$3,724,350	\$24,829
Buckeye - Festival Ranch (Proposed)	\$64,650	\$86,550	\$302,850	\$194,400	\$0	\$0	\$648,450	\$565,800	\$441,750	\$1,831,200	\$2,838,750	\$3,487,200	\$23,248
Apache Junction	\$0	\$64,800	\$201,000	\$144,750	\$266,850	\$0	\$677,400	\$954,000	\$410,700	\$452,250	\$1,816,950	\$2,494,350	\$16,629
Gilbert (Proposed)	\$139,500	\$0	\$902,400	\$109,800	\$510,300	\$0	\$1,662,000	\$166,200	\$116,520	\$89,340	\$372,060	\$2,034,060	\$13,560
Goodyear - South	\$153,300	\$0	\$67,800	\$111,450	\$0	\$0	\$332,550	\$732,000	\$0	\$697,500	\$1,429,500	\$1,762,050	\$11,747
Chandler (Proposed)	\$38,850	\$6,600	\$663,600	\$9,300	\$308,850	\$11,850	\$1,039,050	\$123,300	\$69,600	\$380,850	\$573,750	\$1,612,800	\$10,752
Goodyear - North	\$153,300	\$0	\$126,450	\$111,450	\$0	\$0	\$391,200	\$706,350	\$0	\$458,100	\$1,164,450	\$1,555,650	\$10,371
Buckeye - Teravalis (Proposed)	\$398,850	\$86,550	\$302,850	\$194,400	\$28,350	\$0	\$1,011,000	\$0	\$441,750	\$0	\$441,750	\$1,452,750	\$9,685
Maricopa - South (Proposed)	\$523,950	\$30,150	\$96,450	\$82,950	\$637,050	\$0	\$1,370,550	\$0	\$0	\$0	\$0	\$1,370,550	\$9,137
Peoria - North (Proposed)	\$127,650	\$0	\$304,050	\$95,400	\$498,750	\$0	\$1,025,850	\$53,861	\$20,537	\$122,458	\$196,856	\$1,222,706	\$8,151
Phoenix - Northwest	\$58,050	\$11,850	\$153,900	\$33,000	\$346,500	\$0	\$603,300	\$340,950	\$0	\$232,800	\$573,750	\$1,177,050	\$7,847
Phoenix - Northeast	\$61,950	\$11,850	\$139,050	\$35,400	\$346,500	\$0	\$594,750	\$340,950	\$0	\$232,800	\$573,750	\$1,168,500	\$7,790
Peoria - West (Proposed)	\$127,650	\$0	\$226,200	\$95,400	\$418,950	\$0	\$868,200	\$115,256	\$20,537	\$149,497	\$285,290	\$1,153,490	\$7,690
Peoria - West (Current)	\$107,250	\$0	\$144,000	\$69,300	\$678,750	\$0	\$999,300	\$76,901	\$12,167	\$51,097	\$140,165	\$1,139,465	\$7,596
Maricopa - North (Proposed)	\$187,050	\$30,150	\$96,450	\$82,950	\$637,050	\$0	\$1,033,650	\$0	\$0	\$0	\$0	\$1,033,650	\$6,891
Peoria - North (Current)	\$107,250	\$0	\$154,500	\$69,300	\$566,250	\$0	\$897,300	\$60,568	\$12,167	\$30,364	\$103,099	\$1,000,399	\$6,669
Queen Creek	\$126,750	\$0	\$343,950	\$69,000	\$221,850	\$0	\$761,550	\$39,711	\$0	\$48,358	\$88,069	\$849,619	\$5,664
Glendale - East	\$64,950	\$19,350	\$92,700	\$71,250	\$458,100	\$0	\$706,350	\$55,509	\$0	\$63,255	\$118,764	\$825,114	\$5,501
Glendale - West	\$64,950	\$19,350	\$92,700	\$71,250	\$490,650	\$0	\$738,900	\$0	\$0	\$0	\$0	\$738,900	\$4,926
Surprise - SPA 2 (Proposed)	\$159,600	\$0	\$165,300	\$53,400	\$0	\$21,450	\$399,750	\$88,284	\$60,824	\$150,075	\$299,183	\$698,933	\$4,660
Avondale	\$77,850	\$12,000	\$150,300	\$83,550	\$247,350	\$0	\$571,050	\$58,650	\$0	\$52,550	\$111,200	\$682,250	\$4,548
Surprise - SPA 3 (Proposed)	\$159,600	\$0	\$165,300	\$53,400	\$0	\$21,450	\$399,750	\$52,384	\$60,824	\$151,825	\$265,033	\$664,783	\$4,432
Surprise - SPA 4 (Proposed)	\$159,600	\$0	\$165,300	\$53,400	\$0	\$21,450	\$399,750	\$49,450	\$60,824	\$153,191	\$263,465	\$663,215	\$4,421
Buckeye - Central (Current)	\$124,200	\$33,750	\$224,400	\$98,700	\$25,950	\$0	\$507,000	\$76,753	\$0	\$42,135	\$118,888	\$625,888	\$4,173
Surprise - SPA 1 (Proposed)	\$159,600	\$0	\$165,300	\$53,400	\$0	\$21,450	\$399,750	\$88,764	\$60,824	\$74,705	\$224,293	\$624,043	\$4,160
Buckeye - Tartesso West (Current)	\$101,400	\$33,750	\$80,100	\$98,700	\$25,950	\$0	\$339,900	\$37,172	\$0	\$76,704	\$113,876	\$453,776	\$3,025
Surprise - SPA 2 (Current)	\$72,150	\$0	\$97,050	\$35,250	\$0	\$21,450	\$225,900	\$47,276	\$37,991	\$42,408	\$127,675	\$353,575	\$2,357
Surprise - SPA 1 (Current)	\$72,150	\$0	\$97,050	\$35,250	\$0	\$21,450	\$225,900	\$49,760	\$37,991	\$36,541	\$124,292	\$350,192	\$2,335
Buckeye - North Star Ranch (Current)	\$124,200	\$33,750	\$80,100	\$98,700	\$0	\$0	\$336,750	\$0	\$0	\$0	\$0	\$336,750	\$2,245
Buckeye - Teravalis (Current)	\$124,200	\$33,750	\$80,100	\$98,700	\$0	\$0	\$336,750	\$0	\$0	\$0	\$0	\$336,750	\$2,245
Surprise - SPA 3 (Current)	\$72,150	\$0	\$97,050	\$35,250	\$0	\$21,450	\$225,900	\$41,442	\$37,991	\$0	\$79,433	\$305,333	\$2,036
Buckeye - Festival Ranch (Current)	\$58,350	\$33,750	\$80,100	\$98,700	\$0	\$0	\$270,900	\$0	\$0	\$0	\$0	\$270,900	\$1,806
Surprise - SPA 4 (Current)	\$72,150	\$0	\$97,050	\$35,250	\$0	\$21,450	\$225,900	\$0	\$37,991	\$0	\$37,991	\$263,891	\$1,759

- **April 1, 2024:** Advertise LUA & IIP (60 days)
- **June 4:** LUA & IIP - Public Hearing (30 days)
- **July 16:** LUA & IIP - Adoption
- **July 17:** Development Fees - Advertise (30 days)
- **Sept 3:** Development Fees - Public Hearing (30 days)
- **Oct 15:** Development Fees - Adoption (75 days)
- **January 1, 2025:** Development Fees - Effective