

Stakeholder Group Meeting

October 19, 2023



Welcome

- ❖ Introduce City of Buckeye Staff
- ❖ Introduce members of Stakeholder Committee
- ❖ Introduce our Tischler Bise Representative Ben Griffin

Overview

- ❖ Group Expectations
- ❖ Project Timeline
- ❖ Development Fee Basics
- ❖ Land Use Assumptions
- ❖ Discussion

Group Expectations

- Outreach and Education
- Engagement and Support
- Bounce Ideas, receive input and feedback
- Frequency of meetings

Project Timeline

- ✓ May 2023: Initial Department Meetings
- ✓ October 19th : Stakeholder Group Meeting
- ☐ November 14th: Stakeholder Meeting
- ☐ December 12th : Stakeholder Meeting
- ☐ Jan 23rd , 2024: Stakeholder Meeting
- ☐ February 6th , 2024 : Draft Land Use Assumptions (LUA) / Infrastructure Improvements Plan (IIP)
- ☐ March 5th , 2024

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

Development Fee Basics

- Not a revenue raising mechanism, but a way to meet growth-related infrastructure needs
 - It's a land use regulation
 - Provide infrastructure as growth occurs
- New development's proportionate share of capital cost for system improvements
 - Demographic analysis and development projections
 - Infrastructure needs and cost analysis
- Fee payers must receive a benefit
 - Geographic service areas
 - Accounting and expenditure controls

Arizona Legislation

- **Three Integrated Products**
 - **Land Use Assumptions (LUA):** 10+ years
 - **Infrastructure Improvements Plan (IIP):** limited to 10 years
 - **Development Fees:** part of broader revenue strategy
- **Level of Service (LOS)**
 - May not exceed what is provided to existing development
 - Higher LOS must be paired with non-development fee funding source to cover existing development's share
- **Limitations on necessary public services**
 - Parks: 30 acres unless direct benefit to development
 - Libraries: 10,000 square feet
 - Public Safety: No regional training facilities

Overview of Adoption Process

Round One

- Land Use Assumptions
- Infrastructure Improvements Plan

Round Two

- Development Fees
- Modify Based on Round One Input / Decisions
 - Revenue Projections
 - Required Offsets

Eligible Costs

- Facilities / improvements required to serve new development - **Yes**
- Excess capacity in existing facilities – **Yes**
- Maintenance and repairs – **No**
- Improvements required to correct existing deficiencies
 - With funding plan – **Yes**
 - Without funding plan – **No**

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

Residential Demand Factors

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

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family ¹	81,874	25,011	3.27	27,998	2.92	97.6%	10.67%
Multi-Family ²	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.

Nonresidential Demand Factors

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

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254	Assisted Living	bed	2.60	4.24	0.61	na
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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).

Development Projections – Citywide

Population and Employment Projections based on Maricopa Association of Governments (MAG) 2023 Socioeconomic Projections

Population: MAG projection by year

Housing Units: Population ÷ ACS occupancy factors

Employment: MAG for 2020, 2030, and 2040 (straight-line allocation for interim years)

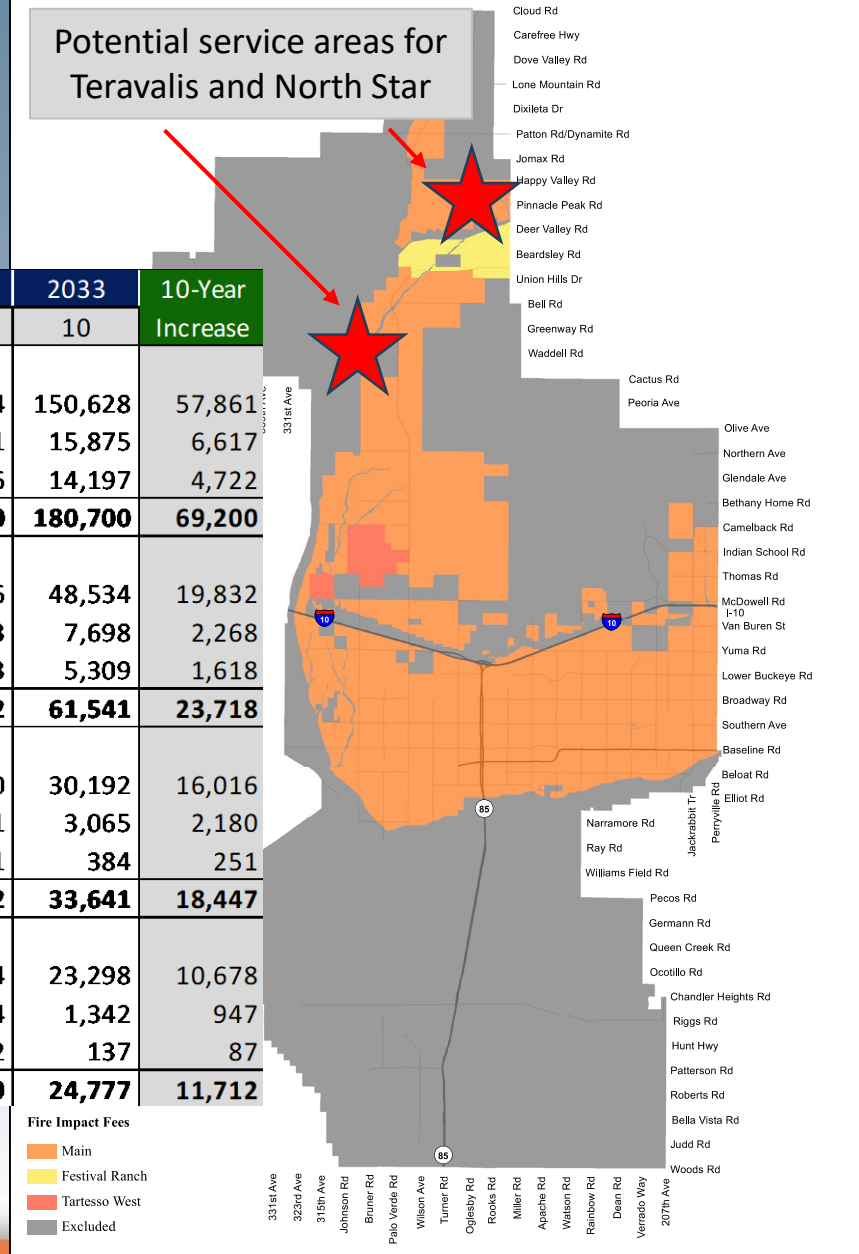
Floor Area: Employment X ITE factors

Buckeye, Arizona	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year Increase
	Base	1	2	3	4	5	6	7	8	9	10	
Population												
Single-Family	109,909	117,376	125,820	133,189	141,047	148,025	155,785	161,429	166,336	170,950	177,126	67,217
Multi-Family	1,591	1,724	1,880	2,011	2,153	2,275	2,415	3,271	3,364	3,450	3,574	1,983
Total	111,500	119,100	127,700	135,200	143,200	150,300	158,200	164,700	169,700	174,400	180,700	69,200
Housing Units												
Single-Family	37,222	39,776	42,665	45,186	47,875	50,262	52,917	54,822	56,500	58,079	60,191	22,969
Multi-Family	601	651	710	759	813	859	912	1,235	1,270	1,303	1,350	749
Total	37,823	40,428	43,375	45,946	48,688	51,121	53,829	56,057	57,771	59,382	61,541	23,718
Employment												
Industrial	2,775	2,909	3,044	3,178	3,312	3,446	3,581	3,715	3,985	4,254	4,524	1,749
Commercial	6,029	6,824	7,618	8,412	9,207	10,001	10,796	11,590	12,490	13,391	14,291	8,262
Office & Other Services	3,322	3,658	3,994	4,330	4,666	5,001	5,337	5,673	6,702	7,732	8,761	5,439
Institutional	3,067	3,337	3,607	3,876	4,146	4,416	4,685	4,955	5,325	5,695	6,065	2,998
Total	15,194	16,728	18,262	19,796	21,330	22,865	24,399	25,933	28,502	31,072	33,641	18,447
Nonres. Sq Ft (x1,000)												
Industrial	8,195	8,591	8,988	9,385	9,781	10,178	10,575	10,971	11,767	12,563	13,359	5,164
Commercial	2,838	3,212	3,586	3,960	4,333	4,707	5,081	5,455	5,879	6,303	6,726	3,889
Office & Other Services	1,021	1,124	1,227	1,330	1,433	1,536	1,640	1,743	2,059	2,375	2,691	1,671
Institutional	1,012	1,100	1,189	1,278	1,367	1,456	1,545	1,634	1,756	1,878	2,000	989
Total	13,065	14,027	14,990	15,953	16,915	17,878	18,841	19,803	21,461	23,119	24,777	11,712

Fire Service Area

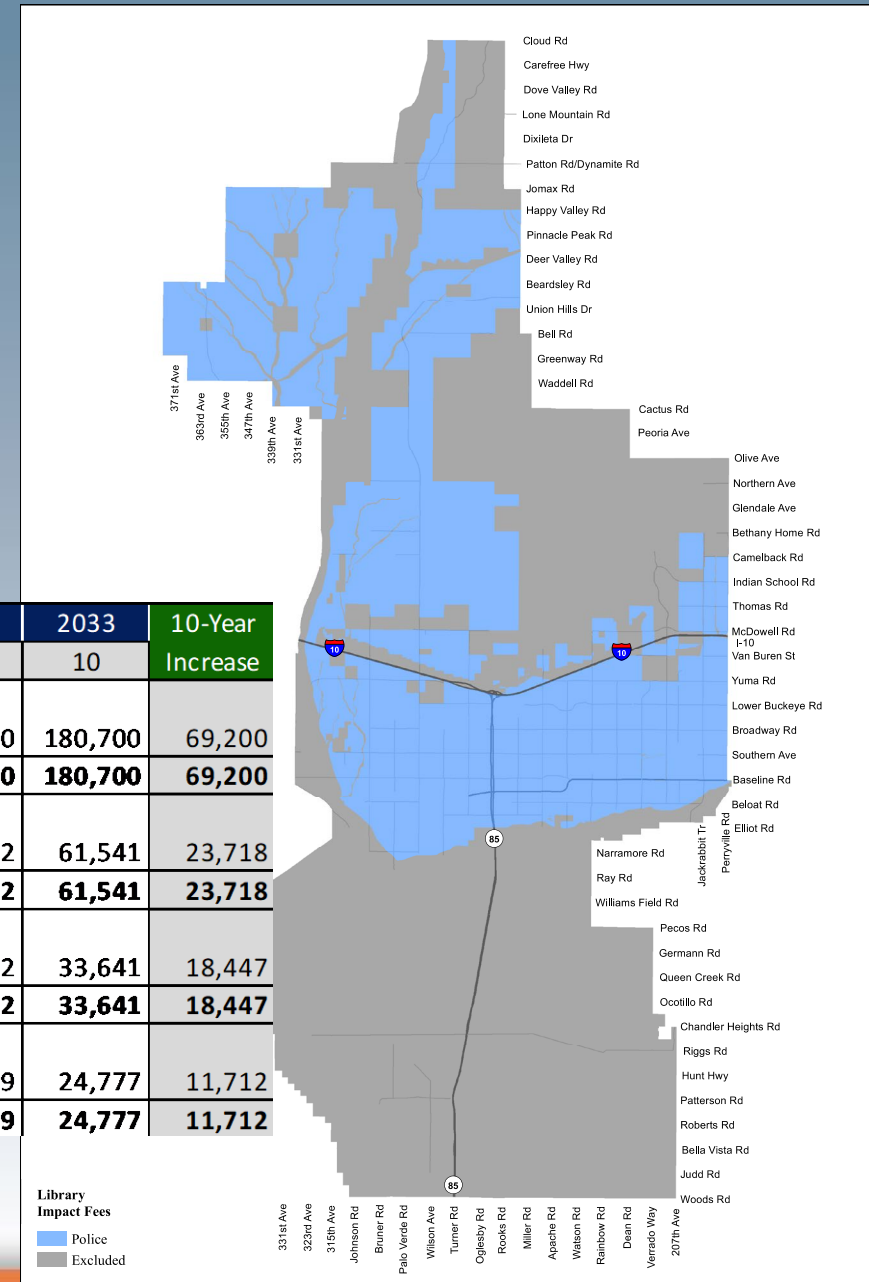
Fire Service Area	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year Increase
	Base	1	2	3	4	5	6	7	8	9	10	
Population												
Main	92,767	99,324	106,881	113,337	120,294	126,351	133,208	138,665	142,319	145,674	150,628	57,861
Festival Ranch	9,258	9,859	10,459	11,059	11,660	12,260	12,861	13,461	14,266	15,071	15,875	6,617
Tartesso West	9,475	9,918	10,361	10,803	11,246	11,689	12,131	12,574	13,115	13,656	14,197	4,722
Total	111,500	119,100	127,700	135,200	143,200	150,300	158,200	164,700	169,700	174,400	180,700	69,200
Housing Units												
Main	28,702	30,950	33,540	35,753	38,137	40,213	42,563	44,434	45,686	46,836	48,534	19,832
Festival Ranch	5,430	5,636	5,842	6,048	6,253	6,459	6,665	6,871	7,147	7,423	7,698	2,268
Tartesso West	3,690	3,842	3,994	4,145	4,297	4,449	4,601	4,752	4,938	5,123	5,309	1,618
Total	37,823	40,428	43,375	45,946	48,688	51,121	53,829	56,057	57,771	59,382	61,541	23,718
Employment												
Main	14,176	15,418	16,660	17,901	19,143	20,385	21,626	22,868	25,309	27,750	30,192	16,016
Festival Ranch	885	1,147	1,410	1,672	1,934	2,196	2,459	2,721	2,836	2,951	3,065	2,180
Tartesso West	133	163	193	223	253	284	314	344	357	371	384	251
Total	15,194	16,728	18,262	19,796	21,330	22,865	24,399	25,933	28,502	31,072	33,641	18,447
Nonres. Sq Ft (x1,000)												
Main	12,620	13,458	14,296	15,133	15,971	16,809	17,646	18,484	20,089	21,694	23,298	10,678
Festival Ranch	394	509	624	739	853	968	1,083	1,198	1,246	1,294	1,342	947
Tartesso West	50	60	71	81	91	101	111	122	127	132	137	87
Total	13,065	14,027	14,990	15,953	16,915	17,878	18,841	19,803	21,461	23,119	24,777	11,712

Potential service areas for Teravalis and North Star



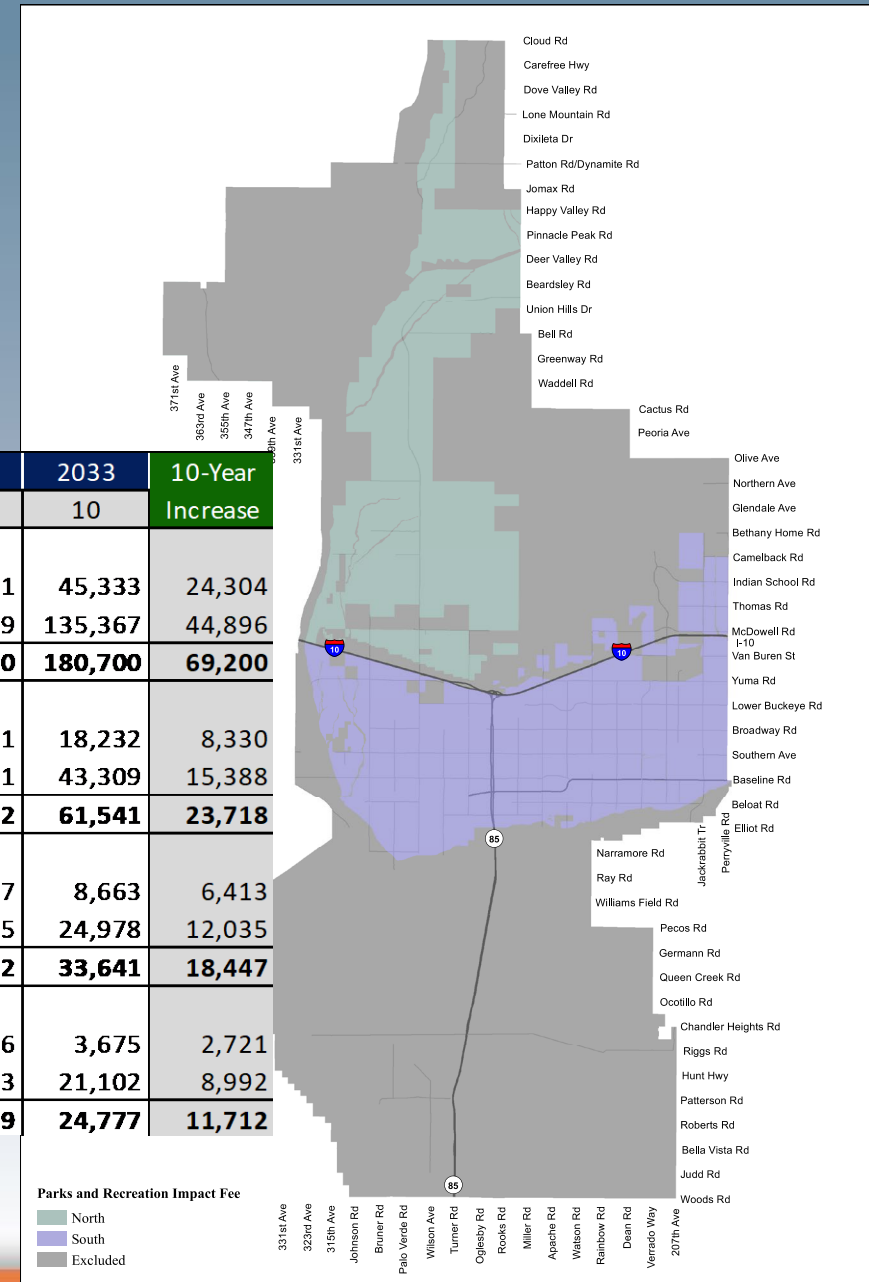
Library Service Area

Library Service Area	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year Increase
	Base	1	2	3	4	5	6	7	8	9	10	
Population												
Library	111,500	119,100	127,700	135,200	143,200	150,300	158,200	164,700	169,700	174,400	180,700	69,200
Total	111,500	119,100	127,700	135,200	143,200	150,300	158,200	164,700	169,700	174,400	180,700	69,200
Housing Units												
Library	37,823	40,428	43,375	45,946	48,688	51,121	53,829	56,057	57,771	59,382	61,541	23,718
Total	37,823	40,428	43,375	45,946	48,688	51,121	53,829	56,057	57,771	59,382	61,541	23,718
Employment												
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Parks and Rec Service Area

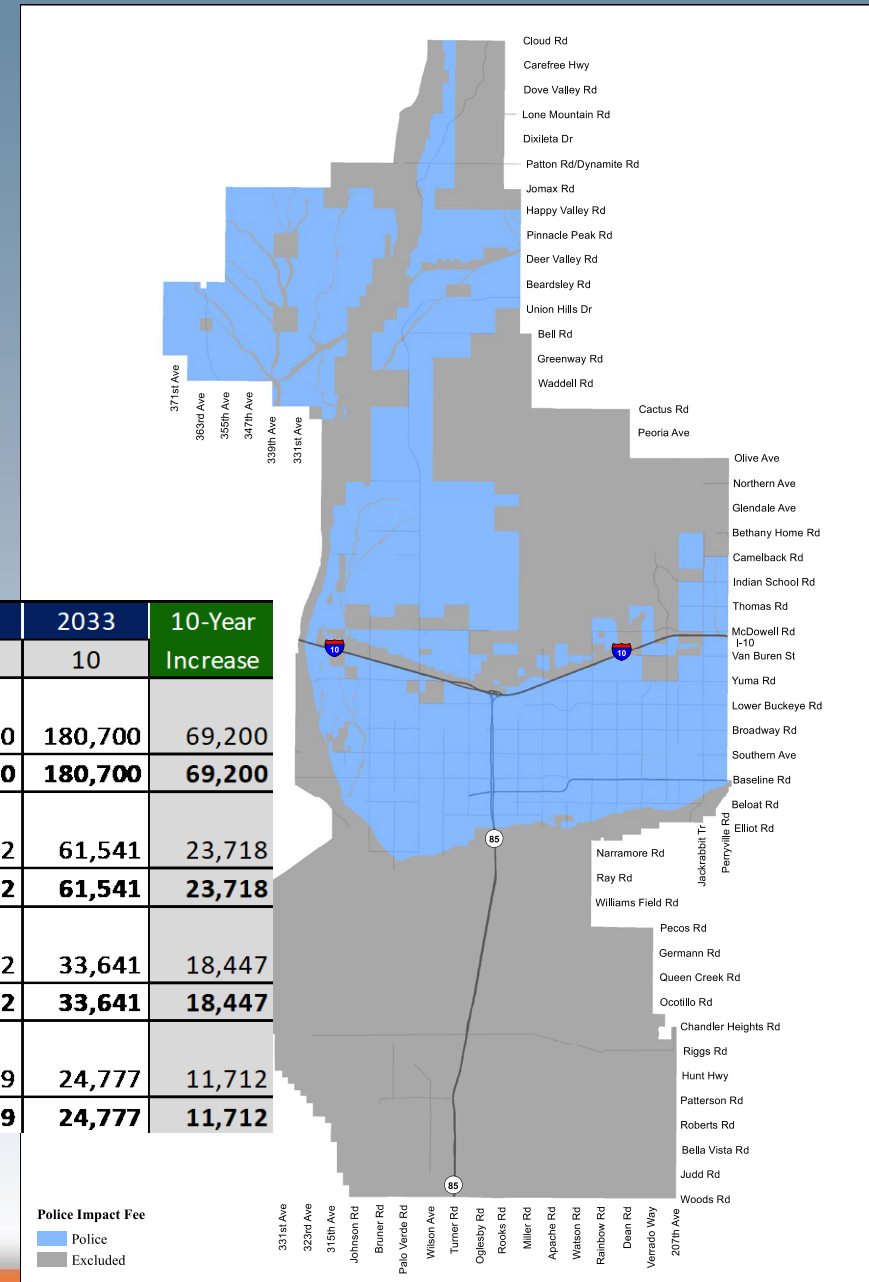
Parks and Recreational Service Area	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year Increase
	Base	1	2	3	4	5	6	7	8	9	10	
Population												
North	21,029	22,674	24,320	25,965	27,610	29,255	30,900	32,545	36,808	41,071	45,333	24,304
South	90,471	96,426	103,381	109,235	115,590	121,045	127,300	132,155	132,892	133,329	135,367	44,896
Total	111,500	119,100	127,700	135,200	143,200	150,300	158,200	164,700	169,700	174,400	180,700	69,200
Housing Units												
North	9,902	10,465	11,029	11,593	12,157	12,721	13,285	13,849	15,310	16,771	18,232	8,330
South	27,921	29,962	32,346	34,353	36,531	38,401	40,544	42,208	42,461	42,611	43,309	15,388
Total	37,823	40,428	43,375	45,946	48,688	51,121	53,829	56,057	57,771	59,382	61,541	23,718
Employment												
North	2,250	2,954	3,657	4,360	5,064	5,767	6,471	7,174	7,670	8,167	8,663	6,413
South	12,943	13,774	14,605	15,436	16,267	17,097	17,928	18,759	20,832	22,905	24,978	12,035
Total	15,194	16,728	18,262	19,796	21,330	22,865	24,399	25,933	28,502	31,072	33,641	18,447
Nonres. Sq Ft (x1,000)												
North	954	1,249	1,544	1,839	2,134	2,429	2,723	3,018	3,237	3,456	3,675	2,721
South	12,111	12,778	13,446	14,114	14,782	15,449	16,117	16,785	18,224	19,663	21,102	8,992
Total	13,065	14,027	14,990	15,953	16,915	17,878	18,841	19,803	21,461	23,119	24,777	11,712



Parks and Recreation Impact Fee
 North
 South
 Excluded

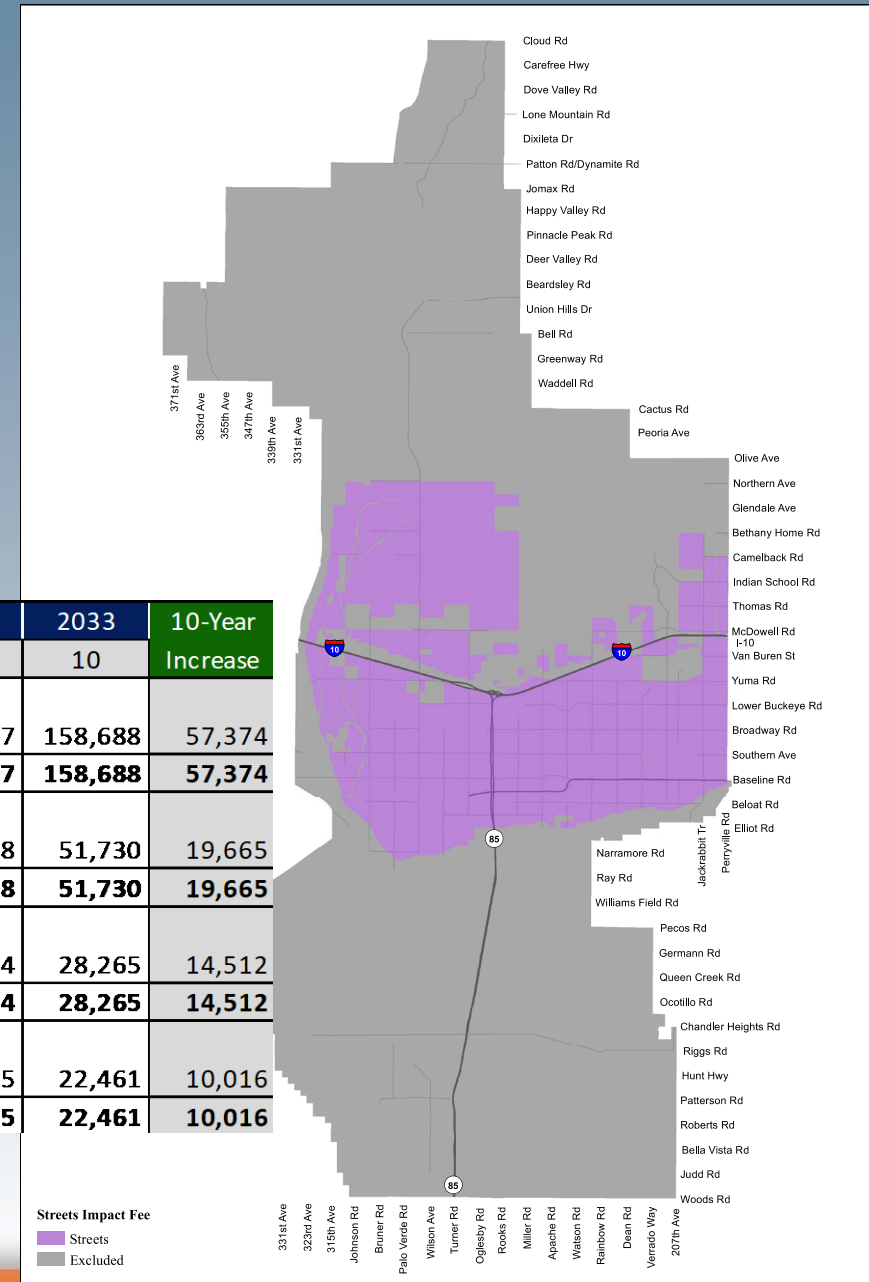
Police Service Area

Police Service Area	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year Increase
	Base	1	2	3	4	5	6	7	8	9	10	
Population												
Police	111,500	119,100	127,700	135,200	143,200	150,300	158,200	164,700	169,700	174,400	180,700	69,200
Total	111,500	119,100	127,700	135,200	143,200	150,300	158,200	164,700	169,700	174,400	180,700	69,200
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Police	37,823	40,428	43,375	45,946	48,688	51,121	53,829	56,057	57,771	59,382	61,541	23,718
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Street Service Area

Street Service Area	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year Increase
	Base	1	2	3	4	5	6	7	8	9	10	
Population												
Street	101,314	108,021	115,729	122,336	129,443	135,650	142,657	148,264	151,405	154,247	158,688	57,374
Total	101,314	108,021	115,729	122,336	129,443	135,650	142,657	148,264	151,405	154,247	158,688	57,374
Housing Units												
Street	32,066	34,365	37,006	39,271	41,707	43,834	46,236	48,158	49,234	50,208	51,730	19,665
Total	32,066	34,365	37,006	39,271	41,707	43,834	46,236	48,158	49,234	50,208	51,730	19,665
Employment												
Street	13,753	14,840	15,927	17,014	18,101	19,187	20,274	21,361	23,662	25,964	28,265	14,512
Total	13,753	14,840	15,927	17,014	18,101	19,187	20,274	21,361	23,662	25,964	28,265	14,512
Nonres. Sq Ft (x1,000)												
Street	12,445	13,218	13,990	14,763	15,535	16,308	17,081	17,853	19,389	20,925	22,461	10,016
Total	12,445	13,218	13,990	14,763	15,535	16,308	17,081	17,853	19,389	20,925	22,461	10,016



Questions?

DRAFT Parks and Recreational Development Fees

Buckeye, Arizona

October 2, 2023

Bethesda, MD | 301.320.6900

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

- **Fee Methodologies**
- **Land Use Assumptions**
 - Demand Factors
 - Development Projections
- **Infrastructure Improvements Plan**
 - Citywide
 - North
 - South
- **Proposed Development Fees**
 - North
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- **Cost Recovery Approach (Past)**
 - Future development is “buying in” to the cost the community has already incurred to provide growth-related capacity
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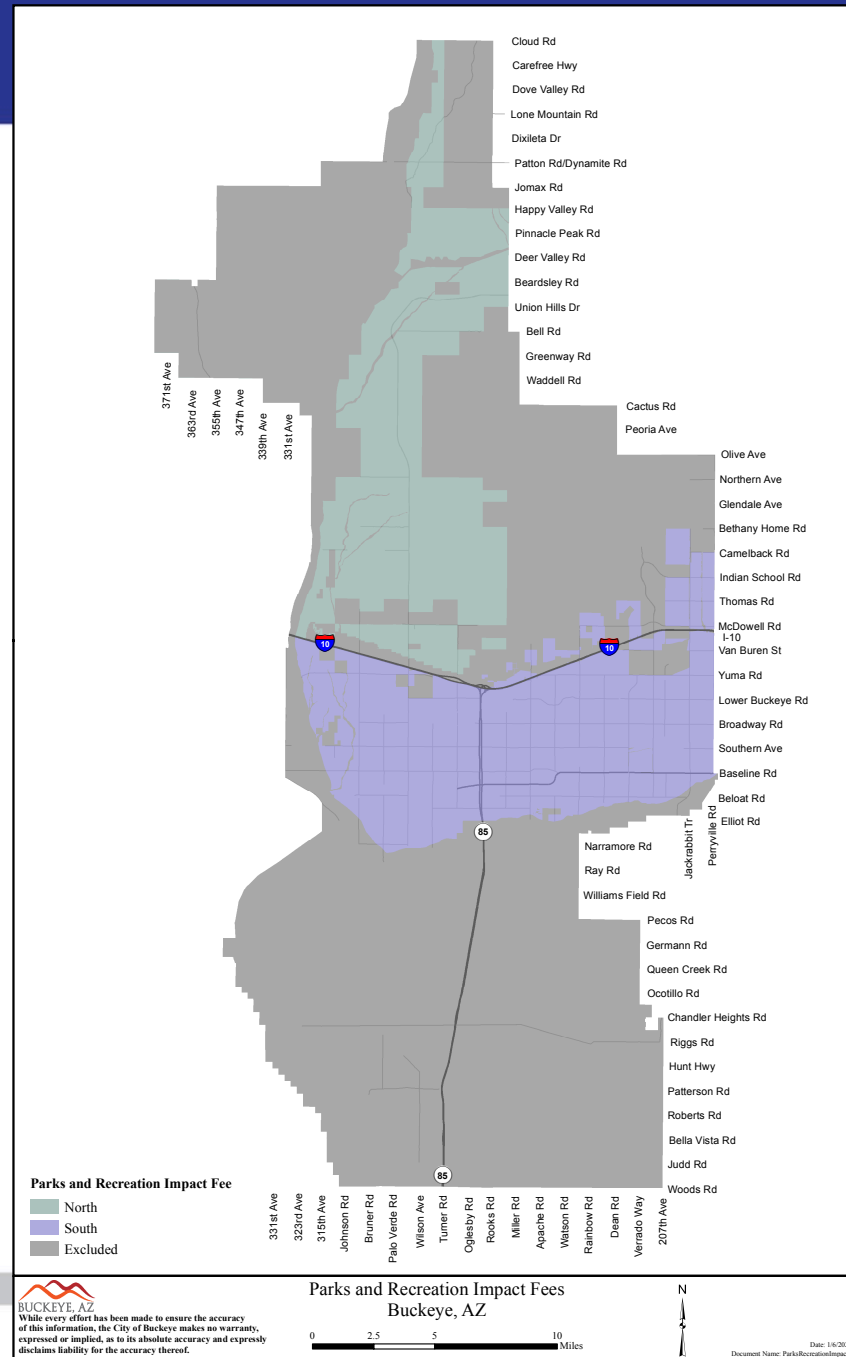
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Development Projections - Citywide

DRAFT

Projections based on Maricopa Association of Governments (MAG) 2023 Socioeconomic Projections

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Institutional	3,067	3,337	3,607	3,876	4,146	4,416	4,685	4,955	5,325	5,695	6,065	2,998
Total	15,194	16,728	18,262	19,796	21,330	22,865	24,399	25,933	28,502	31,072	33,641	18,447
Nonres. Sq Ft (x1,000)												
Industrial	8,195	8,591	8,988	9,385	9,781	10,178	10,575	10,971	11,767	12,563	13,359	5,164
Commercial	2,838	3,212	3,586	3,960	4,333	4,707	5,081	5,455	5,879	6,303	6,726	3,889
Office & Other Services	1,021	1,124	1,227	1,330	1,433	1,536	1,640	1,743	2,059	2,375	2,691	1,671
Institutional	1,012	1,100	1,189	1,278	1,367	1,456	1,545	1,634	1,756	1,878	2,000	989
Total	13,065	14,027	14,990	15,953	16,915	17,878	18,841	19,803	21,461	23,119	24,777	11,712

Development Projections - North

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Projections based on Maricopa Association of Governments (MAG) 2023 Socioeconomic Projections

Parks and Recreational Service Area: North	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year Increase
	Base	1	2	3	4	5	6	7	8	9	10	
Population												
Single-Family	21,029	22,674	24,320	25,965	27,610	29,255	30,900	32,539	36,801	41,063	45,326	24,296
Multi-Family	0	0	0	0	0	0	0	6	7	7	8	8
Total	21,029	22,674	24,320	25,965	27,610	29,255	30,900	32,545	36,808	41,071	45,333	24,304
Housing Units												
Single-Family	9,902	10,465	11,029	11,593	12,157	12,721	13,285	13,846	15,307	16,768	18,229	8,327
Multi-Family	0	0	0	0	0	0	0	2	3	3	3	3
Total	9,902	10,465	11,029	11,593	12,157	12,721	13,285	13,849	15,310	16,771	18,232	8,330
Employment												
Industrial	10	10	11	11	12	12	13	13	22	31	40	31
Commercial	1,398	1,858	2,317	2,776	3,236	3,695	4,155	4,614	4,860	5,107	5,353	3,955
Office & Other Services	433	572	711	849	988	1,127	1,266	1,405	1,544	1,684	1,823	1,390
Institutional	410	514	619	724	828	933	1,037	1,142	1,244	1,345	1,447	1,037
Total	2,250	2,954	3,657	4,360	5,064	5,767	6,471	7,174	7,670	8,167	8,663	6,413
Nonres. Sq Ft (x1,000)												
Industrial	28	30	31	32	34	35	37	38	65	92	118	90
Commercial	658	874	1,091	1,307	1,523	1,739	1,956	2,172	2,288	2,404	2,520	1,862
Office & Other Services	133	176	218	261	304	346	389	432	474	517	560	427
Institutional	135	170	204	239	273	308	342	377	410	444	477	342
Total	954	1,249	1,544	1,839	2,134	2,429	2,723	3,018	3,237	3,456	3,675	2,721

Development Projections - South

DRAFT

Projections based on Maricopa Association of Governments (MAG) 2023 Socioeconomic Projections

Parks and Recreational Service Area: South	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year Increase
	Base	1	2	3	4	5	6	7	8	9	10	
Population												
Single-Family	88,880	94,701	101,501	107,224	113,437	118,770	124,885	128,890	129,535	129,887	131,800	42,921
Multi-Family	1,591	1,724	1,880	2,011	2,153	2,275	2,415	3,265	3,357	3,443	3,566	1,975
Total	90,471	96,426	103,381	109,235	115,590	121,045	127,300	132,155	132,892	133,329	135,367	44,896
Housing Units												
Single-Family	27,320	29,311	31,636	33,593	35,718	37,541	39,632	40,975	41,193	41,311	41,962	14,642
Multi-Family	601	651	710	759	813	859	912	1,233	1,268	1,300	1,347	746
Total	27,921	29,962	32,346	34,353	36,531	38,401	40,544	42,208	42,461	42,611	43,309	15,388
Employment												
Industrial	2,765	2,899	3,033	3,167	3,301	3,434	3,568	3,702	3,963	4,223	4,484	1,718
Commercial	4,631	4,966	5,301	5,636	5,971	6,306	6,641	6,976	7,630	8,284	8,938	4,307
Office & Other Services	2,890	3,087	3,284	3,480	3,677	3,874	4,071	4,268	5,158	6,048	6,938	4,049
Institutional	2,657	2,822	2,988	3,153	3,318	3,483	3,648	3,813	4,082	4,350	4,619	1,961
Total	12,943	13,774	14,605	15,436	16,267	17,097	17,928	18,759	20,832	22,905	24,978	12,035
Nonres. Sq Ft (x1,000)												
Industrial	8,167	8,562	8,957	9,352	9,747	10,143	10,538	10,933	11,702	12,471	13,241	5,074
Commercial	2,180	2,337	2,495	2,653	2,810	2,968	3,126	3,283	3,591	3,899	4,207	2,027
Office & Other Services	888	948	1,009	1,069	1,130	1,190	1,251	1,311	1,585	1,858	2,131	1,244
Institutional	876	931	985	1,040	1,094	1,149	1,203	1,257	1,346	1,435	1,523	647
Total	12,111	12,778	13,446	14,114	14,782	15,449	16,117	16,785	18,224	19,663	21,102	8,992

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%
Total			814,808,720	100%

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)

- E. For each **necessary public service** that is the subject of a development fee, the infrastructure improvements plan shall include:
1. A description of the existing **necessary public services** in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.
- T. For the purposes of this section:
7. **"Necessary Public Service"** means any of the following facilities that have a life expectancy of three or more years and that are owned and operated by or on behalf of the municipality:
 - (g) **neighborhood parks and recreational facilities on real property up to thirty acres in area, or parks and recreational facilities larger than thirty acres if the facilities provide a direct benefit to the development.** **Park and recreational facilities do not include** vehicles, equipment or that portion of any facility that is used for amusement parks, aquariums, **aquatic centers**, auditoriums, **arenas**, arts and cultural facilities, bandstand and orchestra facilities, bathhouses, boathouses, clubhouses, **community centers greater than three thousand square feet in floor area**, environmental education centers, equestrian facilities, golf course facilities, greenhouses, **lakes**, museums, theme parks, water reclamation or riparian areas, wetlands, zoo facilities or similar recreational facilities, but may include swimming pools.

- **Service Area**
 - Citywide
- **Fee Components**
 - Regional Parks: Incremental
 - Regional Trails: Incremental
 - Community Centers: Incremental
- **10-Year Demand**
 - Regional Parks: 9.5 acres, \$10.2 million
 - Regional Trails: 13.9 miles, \$1.0 million
 - Community Centers: 5,693 square feet, \$3.4 million

Regional Parks (Incremental)

CITYWIDE

DRAFT

Buckeye will use development fees to expand regional parks.

Description	Total Acres	Improved Acres
Skyline Regional Park	100.00	15.00
Total	100.00	15.00

Cost Factors	
Cost per Acre - Land Acquisition	\$80,000
Cost per Acre - Amenities	\$1,000,000
Cost per Acre - Total	\$1,080,000

Level-of-Service (LOS) Standards	
Improved Acres	15.0
Residential	
Residential Share	98%
2023 Population	111,500
Improved Acres per Person	0.00013
Cost per Person	\$142.39
Nonresidential	
Nonresidential Share	2%
2023 Jobs	15,194
Improved Acres per Job	0.00002
Cost per Job	\$21.32

Source: Buckeye Community Services Department

← Please verify / update.

← 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.

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

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Regional Parks	0.00013 Improved Acres	per Person	\$1,080,000
	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	\$9,853,087	\$393,385	\$10,246,472
North Share	\$3,460,555	\$136,749	\$3,597,304
South Share	\$6,392,532	\$256,636	\$6,649,168

Regional Trails (Incremental)

CITYWIDE

DRAFT

Buckeye will use development fees to expand regional trails.

Description	Miles
Skyline Regional Park	22.0
Total	22.0

Cost Factors	
Cost per Mile	\$75,000

Level-of-Service (LOS) Standards	
Existing Miles	22.0
Residential	
Residential Share	98%
2023 Population	111,500
Miles per Person	0.00019
Cost per Person	\$14.50
Nonresidential	
Nonresidential Share	2%
2023 Jobs	15,194
Miles per Job	0.00003
Cost per Job	\$2.17

Source: Buckeye Community Services Department

Please verify / update.

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

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

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

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Regional Trails	0.00019 Miles	per Person	\$75,000
	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

Growth-Related Expenditures	\$1,003,555	\$40,067	\$1,043,622
North Share	\$352,464	\$13,928	\$366,392
South Share	\$651,091	\$26,139	\$677,230

Community Centers (Incremental)

CITYWIDE

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

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.

Buckeye will use development fees to construct additional community centers.

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
Total	20,103	9,000

Cost Factors	
Cost per Square Foot	\$600

Please verify / update.

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 0.00019 eligible square feet per person to residential development in 2023.

Buckeye provides 0.00003 eligible square feet per job to nonresidential development in 2023.

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

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
North Share	\$1,153,518	\$45,583	\$1,199,101
South Share	\$2,130,844	\$85,545	\$2,216,389

Source: Buckeye Community Services Department

- **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, \$2.9 million
- Community Park Amenities: 30.0 acres, \$30.0 million (total)
 - Future Development Share: 16.2 acres, \$16.2 million
- Pools: 1.0 pool, \$16.3 million (total)
 - Future Development Share: \$8.8 million (54%)

Community Park Land (Incremental)

NORTH

DRAFT

Arizona’s development fee enabling legislation limits parks to 30 acres unless they provide a direct benefit to development.

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

Buckeye will use development fees to acquire land for community parks.

Description	Total Acres	Eligible Acres
Community Services Campus	100.00	30.00
Total	100.00	30.00

Cost Factors	
Cost per Acre - Land Acquisition	\$80,000

Level-of-Service (LOS) Standards	
Eligible Acres	30.0
Residential	
Residential Share	98%
2023 Population (North)	21,029
Eligible Acres per Person	0.00140
Cost per Person	\$111.84
Nonresidential	
Nonresidential Share	2%
2023 Jobs (North)	2,250
Eligible Acres per Job	0.00027
Cost per Job	\$21.33

Source: Buckeye Community Services Department

Please verify / update.

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

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

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

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Community Park Land	0.00140 Eligible Acres	per Person	\$80,000
	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	30.0
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

Growth-Related Expenditures	\$2,718,267	\$136,791	\$2,855,058
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Community Park Amenities (Plan-Based)

NORTH

DRAFT

Buckeye will use development fees to construct future development's share of planned community park amenities.

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

Cost Factors	
Cost per Acre - Amenities	\$1,000,000

Please verify / update.

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

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.

Source: Buckeye Community Services Department

To achieve the planned level of service in the north, Buckeye plans to construct 30.0 acres of community park amenities. Future development's share is approximately 16.2 acres.

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	

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
Total Expenditures	\$29,400,000	\$600,000	\$30,000,000

Pool (Plan-Based)

NORTH

DRAFT

Buckeye will use development fees to construct future development's share of planned community park amenities.

Description	Units	Total Cost	Eligible Cost
Community Serv. Campus Pool	1.0	\$16,300,000	\$16,300,000
Total	1.0	\$16,300,000	\$16,300,000

Cost Factors	
Cost per Pool	\$16,300,000

Please verify / update.

Level-of-Service (LOS) Standards	
Planned Pools	1.0
Residential	
Residential Share	98%
2033 Population (North)	45,333
Pools per Person	0.000022
Cost per Person	\$352.37
Nonresidential	
Nonresidential Share	2%
2033 Jobs (North)	8,663
Pools per Job	0.000002
Cost per Job	\$37.63

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.

Source: Buckeye Community Services Department

To achieve the planned level of service in the north, Buckeye plans to construct a pool at the planned community services campus. Future development's share is approximately 54 percent.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Pools	0.000022 Pools	per Person	\$16,300,000
	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	0.46
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

Growth-Related Expenditures	\$8,563,966	\$241,321	\$8,805,287
Non-Growth Expenditures	\$7,410,034	\$84,679	\$7,494,713
Total Expenditures	\$15,974,000	\$326,000	\$16,300,000

Proposed Parks and Recreational Fees

NORTH

DRAFT

Fee Component	Cost per Person	Cost per Job
Community Park Land	\$111.84	\$21.33
Community Park Amenities	\$648.53	\$69.26
Pools	\$352.37	\$37.63
Regional Parks	\$142.39	\$21.32
Regional Trails	\$14.50	\$2.17
Community Centers	\$47.46	\$7.11
Development Fee Report	\$0.46	\$0.05
Total	\$1,317.55	\$158.87

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	2.92	\$3,847	\$684	\$3,163
Multi-Family	2.65	\$3,492	\$534	\$2,958
Age Restricted	2.00	\$2,635	\$427	\$2,208

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$54	\$37	\$17
Commercial	2.12	\$338	\$252	\$86
Office & Other Services	3.26	\$517	\$320	\$197
Institutional	3.03	\$482	\$100	\$382

1. See Land Use Assumptions

- **Service Area**
 - South
- **Fee Components**
 - Community Parks: Incremental
- **10-Year Demand**
 - Community Parks: 32.3 acres, \$34.9 million
- **Discussion: Should we include pools?**

Community Parks (Incremental)

SOUTH

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Arizona’s development fee enabling legislation limits parks to 30 acres unless they provide a direct benefit to development.

Buckeye will use development fees to acquire land and construct amenities for community parks.

Description	Total Acres	Eligible Acres
Earl Edgar Park	26.00	26.00
Town Park	8.00	8.00
Sundance Park	68.00	30.00
Total	102.00	64.00

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

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

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Community Parks	0.00069 Eligible Acres	per Person	\$1,080,000
	0.00010 Eligible Acres	per Job	

Cost Factors	
Cost per Acre - Land Acquisition	\$80,000
Cost per Acre - Amenities	\$1,000,000
Cost per Acre - Total	\$1,080,000

Please verify / update.

Level-of-Service (LOS) Standards	
Eligible Acres	64.0
Residential	
Residential Share	98%
2023 Population (South)	90,471
Eligible Acres per Person	0.00069
Cost per Person	\$748.72
Nonresidential	
Nonresidential Share	2%
2023 Jobs (South)	12,943
Eligible Acres per Job	0.00010
Cost per Job	\$106.80

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.

Demand for Community Parks					
Year	Population (South)	Jobs (South)	Eligible Acres		
			Residential	Nonresidential	Total
2023	90,471	12,943	62.7	1.3	64.0
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	\$33,614,646	\$1,285,344	\$34,899,990
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Source: Buckeye Community Services Department

Proposed Parks and Recreational Fees

SOUTH

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Fee Component	Cost per Person	Cost per Job
Community Parks	\$748.72	\$106.80
Regional Parks	\$142.39	\$21.32
Regional Trails	\$14.50	\$2.17
Community Centers	\$47.46	\$7.11
Development Fee Report	\$0.46	\$0.05
Total	\$953.53	\$137.45

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	2.92	\$2,784	\$1,915	\$869
Multi-Family	2.65	\$2,527	\$1,496	\$1,031
Age Restricted	2.00	\$1,907	\$1,197	\$710

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$47	\$83	(\$36)
Commercial	2.12	\$292	\$573	(\$281)
Office & Other Services	3.26	\$447	\$727	(\$280)
Institutional	3.03	\$417	\$228	\$189

1. See Land Use Assumptions