



Development Fee Stakeholder Meeting

Buckeye, Arizona

October 3, 2024

Bethesda, MD | 301.320.6900

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Overview

- **Adoption Timeline**
- **Changes Since September 12th Meeting**
- **Fee Summary**
- **Fee Comparison**

LUA
& IIP

- **Aug 1:** Advertise LUA & IIP (60 days)
- **Aug 6:** Council Workshop
- **Oct 15:** LUA & IIP - Public Hearing (30 days)
- **Nov 19:** LUA & IIP - Adoption

Dev
Fees

- **Nov 20:** Development Fees - Advertise (30 days)
- **Jan 7, 2025:** Development Fees - Public Hearing (30 days)
- **Feb 18:** Development Fees - Adoption (75 days)
- **May 5:** Development Fees - Effective

- **Parks**

- Based on input from stakeholders / in recognition of parks provided by master planned communities
- North
 - Removed pools: -\$124 per person, -\$20 per job
 - Increased community park amenities timeline from 10 years to 15 years: -\$147 per person, -\$20 per job
- South
 - Removed pools: -\$87 per person, \$-11 per job

Fee Summary – Residential Non-Utility

DRAFT

Proposed

Residential Fees per Unit												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Low/Med Density (<8 DU/Acre)	\$1,762	\$544	\$2,568	\$875	\$544	\$605	\$1,655	\$3,119	\$1,657	\$1,597	\$527	\$263
High Density (≥8 DU/Acre)	\$1,376	\$425	\$2,006	\$684	\$425	\$472	\$1,293	\$2,437	\$1,295	\$1,142	\$377	\$188
Age Restricted (≤8 DU/Acre)	\$1,101	\$340	\$1,605	\$547	\$340	\$378	\$1,034	\$1,950	\$1,036	\$730	\$241	\$120

Current

Residential Fees per Unit												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Single Family	\$1,060	\$498	\$1,060	\$866	\$0	\$289	\$684	\$1,915	\$842	\$300	\$300	\$300
Multi-Family	\$828	\$389	\$828	\$676	\$0	\$225	\$534	\$1,496	\$658	\$173	\$173	\$173
Age Restricted	\$662	\$311	\$662	\$541	\$0	\$180	\$427	\$1,197	\$526	\$136	\$136	\$136

Difference

Residential Fees per Unit												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Low/Med Density (<8 DU/Acre)	\$702	\$46	\$1,508	\$9	\$544	\$316	\$971	\$1,204	\$815	\$1,297	\$227	(\$37)
High Density (≥8 DU/Acre)	\$548	\$36	\$1,178	\$8	\$425	\$247	\$759	\$941	\$637	\$969	\$204	\$15
Age Restricted (≤8 DU/Acre)	\$439	\$29	\$943	\$6	\$340	\$198	\$607	\$753	\$510	\$594	\$105	(\$16)

Fee Summary – Nonresidential Non-Utility

DRAFT

Proposed

Nonresidential Fees per 1,000 Square Feet												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Industrial	\$239	\$82	\$452	\$148	\$82	\$9	\$27	\$41	\$172	\$141	\$47	\$23
Commercial	\$1,502	\$516	\$2,839	\$927	\$516	\$53	\$172	\$257	\$2,444	\$2,072	\$683	\$342
Office & Other Services	\$2,302	\$791	\$4,350	\$1,420	\$791	\$82	\$263	\$393	\$1,085	\$895	\$295	\$148
Institutional	\$2,144	\$737	\$4,049	\$1,323	\$737	\$76	\$245	\$366	\$1,491	\$1,231	\$406	\$203

Current

Nonresidential Fees per 1,000 Square Feet												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Industrial	\$170	\$83	\$170	\$135	\$0	\$14	\$37	\$83	\$92	\$26	\$26	\$26
Commercial	\$1,168	\$568	\$1,168	\$927	\$0	\$96	\$252	\$573	\$1,323	\$337	\$337	\$337
Office & Other Services	\$1,483	\$721	\$1,483	\$1,176	\$0	\$121	\$320	\$727	\$517	\$146	\$146	\$146
Institutional	\$464	\$226	\$464	\$368	\$0	\$38	\$100	\$228	\$684	\$193	\$193	\$193

Difference

Nonresidential Fees per 1,000 Square Feet												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Industrial	\$69	(\$1)	\$282	\$13	\$82	(\$5)	(\$10)	(\$42)	\$80	\$115	\$21	(\$3)
Commercial	\$334	(\$52)	\$1,671	\$0	\$516	(\$43)	(\$80)	(\$316)	\$1,121	\$1,735	\$346	\$5
Office & Other Services	\$819	\$70	\$2,867	\$244	\$791	(\$39)	(\$57)	(\$334)	\$568	\$749	\$149	\$2
Institutional	\$1,680	\$511	\$3,585	\$955	\$737	\$38	\$145	\$138	\$807	\$1,038	\$213	\$10

• Water

- Single-Family Demand Adjustment
 - Preliminary data from master plan update
 - Max Day Demand
 - Current: 652 gallons
 - Proposed: 544 gallons
 - Demand reduction of 17%
 - Central will use adjustment
 - Tartesso will not use adjustment (cost recovery based on current factors)
- All residential land uses receive the same downward adjustment
- Meters larger than 1.5” can submit a water study if projected demand will vary from Buckeye Engineering Design Standards

City	Single-Family Demand per Unit	Occupancy	Gallons per Person
Avondale	743 max day	2.90	256
Buckeye (current)	652 max day	3.20	204
Buckeye (proposed)	544 max day	3.20	170
Phoenix (current)	460 max day	2.80	164
Avondale*	450 avg day	2.90	155
Goodyear	402 avg day	2.80	144
Phoenix (proposed)	430 max day	3.10	139
Surprise	320 avg day	2.70	119
Buckeye (current)*	362 avg day	3.20	113
Phoenix (current)	299 avg day	2.80	107
Buckeye (proposed)*	302 avg day	3.20	94
Phoenix (proposed)	289 avg day	3.10	93

*Included for comparison but not used to calculate development fees.

Water Fee Summary

DRAFT

September 12th

Proposed Residential Fees per Unit			
Residential Land Use	Max Day Gallons ¹	Central	Tartesso West
Low/Med Density (<8 DU/Acre)	652	\$11,430	\$3,723
High Density (≥8 DU/Acre)	509	\$8,923	\$2,906
Age Restricted (≤8 DU/Acre)	407	\$7,135	\$2,324

Current Residential Fees per Unit				
Residential Land Use	Max Day Gallons ¹	Central (Cent. Buckeye)	Central (Sundance)	Tartesso West
Low/Med Density (<8 DU/Acre)	652	\$7,675	\$7,467	\$3,717
High Density (≥8 DU/Acre)	-	-	-	-
Age Restricted (≤8 DU/Acre)	407	\$4,799	\$4,668	\$2,324

Difference Between Proposed and Current Residential Fees per Unit				
Residential Land Use	Max Day Gallons ¹	Central (Cent. Buckeye)	Central (Sundance)	Tartesso West
Low/Med Density (<8 DU/Acre)	652	\$3,755	\$3,963	\$6
High Density (≥8 DU/Acre)	-	-	-	-
Age Restricted (≤8 DU/Acre)	407	\$2,336	\$2,467	\$0

1. Buckeye Water Engineering Design Standards

October 3rd

Proposed Residential Fees per Unit			
Residential Land Use	Max Day Gallons ¹	Central	Tartesso West
Low/Med Density (<8 DU/Acre)	544	\$9,536	\$3,723
High Density (≥8 DU/Acre)	425	\$7,450	\$2,906
Age Restricted (≤8 DU/Acre)	340	\$5,960	\$2,324

Current Residential Fees per Unit				
Residential Land Use	Max Day Gallons ¹	Central (Cent. Buckeye)	Central (Sundance)	Tartesso West
Low/Med Density (<8 DU/Acre)	651	\$7,675	\$7,467	\$3,717
High Density (≥8 DU/Acre)	-	-	-	-
Age Restricted (≤8 DU/Acre)	407	\$4,799	\$4,668	\$2,324

Difference Between Proposed and Current Residential Fees per Unit				
Residential Land Use	Max Day Gallons ¹	Central (Cent. Buckeye)	Central (Sundance)	Tartesso West
Low/Med Density (<8 DU/Acre)	544	\$1,861	\$2,069	\$6
High Density (≥8 DU/Acre)	425	-	-	-
Age Restricted (≤8 DU/Acre)	340	\$1,161	\$1,292	\$0

1. Buckeye Water Resources Department

• Wastewater

- Single-Family Flow Adjustment
 - Preliminary data from master plan update
 - Average Day Flow
 - Current: 256 gallons
 - Proposed: 173 gallons
 - Flow reduction of 32%
 - Central and Sundance will use adjustment
 - Tartesso will not use adjustment (cost recovery based on current factors)
- All residential land uses receive the same downward adjustment
- Meters larger than 1.5” can submit a water study if projected flow will vary from Buckeye Engineering Design Standards

City	Single-Family Flow per Unit	Occupancy	Gallons per Person
Phoenix (current)	327 max day	2.80	117
Buckeye (current)	256 avg day	3.20	80
Phoenix (current)	218 avg day	2.80	78
Surprise	210 avg day	2.70	78
Avondale	218 avg day	2.90	75
Phoenix (proposed)	230 max day	3.10	74
Buckeye (proposed)	173 avg day	3.20	54
Goodyear	140 avg day	2.80	50
Phoenix (proposed)	153 avg day	3.10	49

Wastewater Fee Summary

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September 12th

Proposed Residential Fees per Unit				
Residential Land Use	Average Day Gallons ¹	Central	Sundance	Tartesso West
Low/Med Density (<8 DU/Acre)	256	\$11,133	\$7,990	\$7,672
High Density (≥8 DU/Acre)	200	\$8,698	\$6,242	\$5,994
Age Restricted (≤8 DU/Acre)	160	\$6,958	\$4,994	\$4,795

Current Residential Fees per Unit				
Residential Land Use	Average Day Gallons ¹	Central	Sundance	Tartesso West
Low/Med Density (<8 DU/Acre)	256	\$4,214	\$5,915	\$7,670
High Density (≥8 DU/Acre)	-	-	-	-
Age Restricted (≤8 DU/Acre)	160	\$2,634	\$3,697	\$4,794

Difference Between Proposed and Current Residential Fees per Unit				
Residential Land Use	Average Day Gallons ¹	Central	Sundance	Tartesso West
Low/Med Density (<8 DU/Acre)	256	\$6,919	\$2,075	\$2
High Density (≥8 DU/Acre)	-	-	-	-
Age Restricted (≤8 DU/Acre)	160	\$4,324	\$1,297	\$1

1. Buckeye Gravity Sewer Design Standards, Section 4-1.202

October 3rd

Proposed Residential Fees per Unit				
Residential Land Use	Average Day Gallons ¹	Central	Sundance	Tartesso West
Low/Med Density (<8 DU/Acre)	173	\$7,524	\$5,399	\$7,672
High Density (≥8 DU/Acre)	135	\$5,871	\$4,213	\$5,994
Age Restricted (≤8 DU/Acre)	108	\$4,697	\$3,371	\$4,795

Current Residential Fees per Unit				
Residential Land Use	Average Day Gallons ¹	Central	Sundance	Tartesso West
Low/Med Density (<8 DU/Acre)	256	\$4,214	\$5,915	\$7,670
High Density (≥8 DU/Acre)	-	-	-	-
Age Restricted (≤8 DU/Acre)	160	\$2,634	\$3,697	\$4,794

Difference Between Proposed and Current Residential Fees per Unit				
Residential Land Use	Average Day Gallons ¹	Central	Sundance	Tartesso West
Low/Med Density (<8 DU/Acre)	173	\$3,310	(\$516)	\$2
High Density (≥8 DU/Acre)	135	-	-	-
Age Restricted (≤8 DU/Acre)	108	\$2,063	(\$326)	\$1

1. Buckeye Water Resources Department

Single-Family Comparison

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Single-Family Unit (Low/Med Density, <8 DU/Acre)	Fees Effective	Fire	Library	Park	Police	Street	Other	Non-Utility Subtotal	Water	Water Resource	Waste- water	Utility Subtotal	Total
Phoenix - Northwest (Draft)	TBD	\$1,237	\$245	\$2,119	\$285	\$5,619	\$0	\$9,505	\$25,278	\$2,123	\$9,333	\$36,734	\$46,239
Phoenix - Northeast (Draft)	TBD	\$1,198	\$233	\$1,955	\$285	\$5,619	\$0	\$9,290	\$25,278	\$2,123	\$9,333	\$36,734	\$46,024
Gilbert	2024	\$1,447	\$0	\$9,358	\$1,138	\$4,764	\$0	\$16,707	\$8,310	\$5,826	\$4,467	\$18,603	\$35,310
Peoria - West (Proposed)	Dec 2024	\$1,415	\$0	\$2,041	\$1,034	\$10,349	\$0	\$14,839	\$6,318	\$936	\$8,968	\$16,222	\$31,061
Buckeye - Central (Proposed)	2025	\$1,762	\$605	\$3,119	\$1,657	\$1,597	\$0	\$8,740	\$9,536	\$0	\$7,524	\$17,060	\$25,800
Peoria - North (Proposed)	Dec 2024	\$1,415	\$0	\$2,667	\$1,034	\$7,417	\$0	\$12,533	\$3,038	\$936	\$7,346	\$11,320	\$23,853
Surprise - SPA 2	2024	\$1,737	\$0	\$1,800	\$581	\$0	\$208	\$4,326	\$5,296	\$3,649	\$9,003	\$17,948	\$22,274
Apache Junction	2022	\$0	\$550	\$1,707	\$1,229	\$3,250	\$0	\$6,736	\$7,590	\$3,486	\$4,295	\$15,371	\$22,107
Surprise - SPA 3	2024	\$1,737	\$0	\$1,800	\$581	\$0	\$208	\$4,326	\$3,142	\$3,649	\$9,108	\$15,899	\$20,225
Surprise - SPA 4	2024	\$1,737	\$0	\$1,800	\$581	\$0	\$208	\$4,326	\$2,966	\$3,649	\$9,190	\$15,805	\$20,131
Peoria - West (Current)	2019	\$1,047	\$0	\$1,412	\$677	\$7,559	\$0	\$10,695	\$4,725	\$730	\$3,157	\$8,612	\$19,307
Chandler	2024	\$308	\$61	\$5,242	\$74	\$3,792	\$110	\$9,587	\$2,460	\$1,094	\$5,989	\$9,543	\$19,130
Goodyear - South	2024	\$1,647	\$0	\$728	\$1,198	\$0	\$0	\$3,573	\$8,836	\$0	\$5,918	\$14,754	\$18,327
Surprise - SPA 1	2024	\$1,737	\$0	\$1,800	\$581	\$0	\$208	\$4,326	\$5,325	\$3,649	\$4,481	\$13,455	\$17,781
Buckeye - Tartesso West (Proposed)	2025	\$875	\$605	\$1,655	\$1,657	\$527	\$0	\$5,319	\$3,723	\$0	\$7,672	\$11,395	\$16,714
Goodyear - North	2024	\$1,647	\$0	\$1,360	\$1,198	\$0	\$0	\$4,205	\$8,317	\$0	\$3,886	\$12,203	\$16,408
Buckeye - Central (Current)	2020	\$1,060	\$289	\$1,915	\$842	\$300	\$0	\$4,406	\$7,675	\$0	\$4,214	\$11,889	\$16,295
Peoria - North (Current)	2019	\$1,047	\$0	\$1,515	\$677	\$6,306	\$0	\$9,545	\$3,745	\$730	\$1,913	\$6,388	\$15,933
Phoenix - Northwest (Current)	2020	\$516	\$105	\$1,368	\$293	\$3,080	\$0	\$5,362	\$6,330	\$0	\$3,303	\$9,633	\$14,995
Phoenix - Northeast (Current)	2020	\$551	\$105	\$1,236	\$314	\$3,080	\$0	\$5,286	\$6,330	\$0	\$3,303	\$9,633	\$14,919
Avondale	2023	\$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)	2020	\$866	\$289	\$684	\$842	\$300	\$0	\$2,981	\$3,717	\$0	\$7,670	\$11,388	\$14,369
Glendale - East	2020/2024	\$655	\$195	\$936	\$719	\$4,270	\$0	\$6,775	\$3,330	\$0	\$3,795	\$7,125	\$13,900
Queen Creek	2023	\$1,175	\$0	\$3,189	\$640	\$2,118	\$0	\$7,122	\$2,382	\$0	\$2,901	\$5,283	\$12,405
Maricopa - South	2024	\$2,650	\$248	\$791	\$613	\$5,942	\$0	\$10,244	\$0	\$0	\$0	\$0	\$10,244
Maricopa - North	2024	\$946	\$248	\$791	\$613	\$5,942	\$0	\$8,540	\$0	\$0	\$0	\$0	\$8,540
Glendale - West	2020/2024	\$655	\$195	\$936	\$719	\$4,575	\$0	\$7,080	\$0	\$0	\$0	\$0	\$7,080
Buckeye - North Star Ranch (Proposed)	2025	\$2,568	\$605	\$1,655	\$1,657	\$0	\$0	\$6,485	\$0	\$0	\$0	\$0	\$6,485
Buckeye - Teravalis (Proposed)	2025	\$544	\$605	\$1,655	\$1,657	\$263	\$0	\$4,724	\$0	\$0	\$0	\$0	\$4,724
Buckeye - Festival Ranch (Proposed)	2025	\$544	\$605	\$1,655	\$1,657	\$0	\$0	\$4,461	\$0	\$0	\$0	\$0	\$4,461
Buckeye - North Star Ranch (Current)	2020	\$1,060	\$289	\$684	\$842	\$0	\$0	\$2,875	\$0	\$0	\$0	\$0	\$2,875
Buckeye - Festival Ranch (Current)	2020	\$498	\$289	\$684	\$842	\$0	\$0	\$2,313	\$0	\$0	\$0	\$0	\$2,313
Buckeye - Teravalis (Current)	2020	\$0	\$289	\$684	\$0	\$0	\$0	\$973	\$0	\$0	\$0	\$0	\$973

Multi-Family Comparison

DRAFT

Multi-Family: 252 Units 2 x 2.0-Inch Disc, 2.0-Inch Disc (LS)	Fire	Library	Park	Police	Street	Other	Non-Utility Subtotal	Water	Water Resource	Waste- water	Utility Subtotal	Total	Total per Unit
Phoenix - Northwest (Draft)	\$289,903	\$57,418	\$496,609	\$66,793	\$948,712	\$0	\$1,859,435	\$3,567,231	\$299,598	\$1,575,784	\$5,442,613	\$7,302,048	\$28,976
Phoenix - Northeast (Draft)	\$280,763	\$54,606	\$458,174	\$66,793	\$948,712	\$0	\$1,809,048	\$3,567,231	\$299,598	\$1,575,784	\$5,442,613	\$7,251,660	\$28,776
Buckeye - Central (Proposed)	\$346,752	\$118,944	\$614,124	\$326,340	\$287,784	\$0	\$1,693,944	\$1,877,400	\$0	\$1,479,492	\$3,356,892	\$5,050,836	\$20,043
Apache Junction	\$0	\$108,864	\$337,680	\$243,180	\$448,308	\$0	\$1,138,032	\$1,602,720	\$689,976	\$759,780	\$3,052,476	\$4,190,508	\$16,629
Buckeye - Tartesso West (Proposed)	\$172,368	\$118,944	\$325,836	\$326,340	\$95,004	\$0	\$1,038,492	\$732,312	\$0	\$1,510,488	\$2,242,800	\$3,281,292	\$13,021
Gilbert	\$234,360	\$0	\$1,516,032	\$184,464	\$857,304	\$0	\$2,792,160	\$132,876	\$93,159	\$47,618	\$273,653	\$3,065,813	\$12,166
Goodyear - South	\$257,544	\$0	\$113,904	\$187,236	\$0	\$0	\$558,684	\$1,229,760	\$0	\$1,171,800	\$2,401,560	\$2,960,244	\$11,747
Chandler	\$65,268	\$11,088	\$1,114,848	\$15,624	\$518,868	\$19,908	\$1,745,604	\$207,144	\$116,928	\$639,828	\$963,900	\$2,709,504	\$10,752
Goodyear - North	\$257,544	\$0	\$212,436	\$187,236	\$0	\$0	\$657,216	\$1,186,668	\$0	\$769,608	\$1,956,276	\$2,613,492	\$10,371
Maricopa - South	\$880,236	\$50,652	\$162,036	\$139,356	\$1,070,244	\$0	\$2,302,524	\$0	\$0	\$0	\$0	\$2,302,524	\$9,137
Phoenix - Northwest (Current)	\$97,524	\$19,908	\$258,552	\$55,440	\$582,120	\$0	\$1,013,544	\$572,796	\$0	\$391,104	\$963,900	\$1,977,444	\$7,847
Phoenix - Northeast (Current)	\$104,076	\$19,908	\$233,604	\$59,472	\$582,120	\$0	\$999,180	\$572,796	\$0	\$391,104	\$963,900	\$1,963,080	\$7,790
Peoria - West (Proposed)	\$213,948	\$0	\$308,700	\$156,240	\$1,055,880	\$0	\$1,734,768	\$101,025	\$14,967	\$95,598	\$211,590	\$1,946,358	\$7,724
Peoria - West (Current)	\$180,180	\$0	\$241,920	\$116,424	\$1,140,300	\$0	\$1,678,824	\$74,067	\$11,679	\$32,834	\$118,580	\$1,797,404	\$7,133
Maricopa - North	\$314,244	\$50,652	\$162,036	\$139,356	\$1,070,244	\$0	\$1,736,532	\$0	\$0	\$0	\$0	\$1,736,532	\$6,891
Peoria - North (Proposed)	\$213,948	\$0	\$403,200	\$156,240	\$756,756	\$0	\$1,530,144	\$48,579	\$14,967	\$78,308	\$141,854	\$1,671,998	\$6,635
Peoria - North (Current)	\$180,180	\$0	\$259,560	\$116,424	\$951,300	\$0	\$1,507,464	\$58,386	\$11,679	\$19,564	\$89,629	\$1,597,093	\$6,338
Queen Creek	\$212,940	\$0	\$577,836	\$115,920	\$372,708	\$0	\$1,279,404	\$38,091	\$0	\$30,924	\$69,015	\$1,348,419	\$5,351
Glendale - East	\$109,116	\$32,508	\$155,736	\$119,700	\$769,608	\$0	\$1,186,668	\$53,244	\$0	\$40,510	\$93,754	\$1,280,422	\$5,081
Buckeye - North Star Ranch (Proposed)	\$505,512	\$118,944	\$325,836	\$326,340	\$0	\$0	\$1,276,632	\$0	\$0	\$0	\$0	\$1,276,632	\$5,066
Glendale - West	\$109,116	\$32,508	\$155,736	\$119,700	\$824,292	\$0	\$1,241,352	\$0	\$0	\$0	\$0	\$1,241,352	\$4,926
Avondale	\$130,788	\$20,160	\$252,504	\$140,364	\$415,548	\$0	\$959,364	\$56,034	\$0	\$33,632	\$89,666	\$1,049,030	\$4,163
Buckeye - Central (Current)	\$208,656	\$56,700	\$376,992	\$165,816	\$43,596	\$0	\$851,760	\$55,262	\$0	\$20,225	\$75,487	\$927,247	\$3,680
Buckeye - Teravalis (Proposed)	\$107,100	\$118,944	\$325,836	\$326,340	\$47,376	\$0	\$925,596	\$0	\$0	\$0	\$0	\$925,596	\$3,673
Surprise - SPA 2	\$268,128	\$0	\$277,704	\$89,712	\$0	\$36,036	\$671,580	\$84,684	\$58,344	\$95,968	\$238,996	\$910,576	\$3,613
Buckeye - Festival Ranch (Proposed)	\$107,100	\$118,944	\$325,836	\$326,340	\$0	\$0	\$878,220	\$0	\$0	\$0	\$0	\$878,220	\$3,485
Surprise - SPA 3	\$268,128	\$0	\$277,704	\$89,712	\$0	\$36,036	\$671,580	\$50,247	\$58,344	\$97,088	\$205,679	\$877,259	\$3,481
Surprise - SPA 4	\$268,128	\$0	\$277,704	\$89,712	\$0	\$36,036	\$671,580	\$47,433	\$58,344	\$97,962	\$203,739	\$875,319	\$3,473
Surprise - SPA 1	\$268,128	\$0	\$277,704	\$89,712	\$0	\$36,036	\$671,580	\$85,143	\$58,344	\$47,772	\$191,259	\$862,839	\$3,424
Buckeye - Tartesso West (Current)	\$170,352	\$56,700	\$134,568	\$165,816	\$43,596	\$0	\$571,032	\$26,764	\$0	\$36,818	\$63,582	\$634,614	\$2,518
Buckeye - North Star Ranch (Current)	\$208,656	\$56,700	\$134,568	\$165,816	\$0	\$0	\$565,740	\$0	\$0	\$0	\$0	\$565,740	\$2,245
Buckeye - Festival Ranch (Current)	\$98,028	\$56,700	\$134,568	\$165,816	\$0	\$0	\$455,112	\$0	\$0	\$0	\$0	\$455,112	\$1,806
Buckeye - Teravalis (Current)	\$0	\$56,700	\$134,568	\$0	\$0	\$0	\$191,268	\$0	\$0	\$0	\$0	\$191,268	\$759

Industrial Comparison

DRAFT

Industrial: 261,000 Sq Ft 2.0-Inch Disc, 1.5-Inch Disc (LS)	Fire	Library	Park	Police	Street	Other	Non-Utility Subtotal	Water	Water Resource	Waste- water	Utility Subtotal	Total	Total per KSF
Buckeye - Central (Proposed)	\$62,379	\$2,349	\$10,701	\$44,892	\$36,801	\$0	\$157,122	\$2,151,264	\$0	\$1,475,877	\$3,627,141	\$3,784,263	\$14,499
Goodyear - South	\$163,125	\$0	\$10,701	\$121,104	\$0	\$0	\$294,930	\$1,299,392	\$0	\$1,169,104	\$2,468,495	\$2,763,425	\$10,588
Goodyear - North	\$163,125	\$0	\$8,352	\$121,104	\$0	\$0	\$292,581	\$1,253,872	\$0	\$767,786	\$2,021,658	\$2,314,239	\$8,867
Gilbert	\$172,260	\$0	\$313,461	\$612,045	\$642,843	\$0	\$1,740,609	\$71,964	\$50,454	\$23,809	\$146,227	\$1,886,836	\$7,229
Buckeye - Tartesso West (Proposed)	\$38,628	\$2,349	\$7,047	\$44,892	\$12,267	\$0	\$105,183	\$700,725	\$0	\$1,017,062	\$1,717,787	\$1,822,970	\$6,985
Phoenix - Northwest (Draft)	\$64,571	\$1,279	\$11,061	\$14,877	\$469,299	\$0	\$561,087	\$571,349	\$47,985	\$129,834	\$749,168	\$1,310,255	\$5,020
Phoenix - Northeast (Draft)	\$62,536	\$1,216	\$10,205	\$14,877	\$469,299	\$0	\$558,133	\$571,349	\$47,985	\$129,834	\$749,168	\$1,307,301	\$5,009
Apache Junction	\$0	\$18,270	\$57,420	\$177,480	\$240,120	\$0	\$493,290	\$95,490	\$30,193	\$527,545	\$653,228	\$1,146,518	\$4,393
Peoria - West (Industrial)(Proposed)	\$99,702	\$0	\$9,657	\$72,819	\$836,505	\$0	\$1,018,683	\$54,714	\$8,106	\$47,799	\$110,619	\$1,129,302	\$4,327
Peoria - North (Industrial)(Proposed)	\$99,702	\$0	\$12,528	\$72,819	\$599,517	\$0	\$784,566	\$26,310	\$8,106	\$39,154	\$73,570	\$858,136	\$3,288
Queen Creek	\$117,450	\$0	\$291,015	\$63,945	\$187,920	\$0	\$660,330	\$20,630	\$0	\$15,462	\$36,092	\$696,422	\$2,668
Maricopa - South	\$94,221	\$2,349	\$7,569	\$20,358	\$500,598	\$0	\$625,095	\$0	\$0	\$0	\$0	\$625,095	\$2,395
Peoria - West (Warehouse)(Proposed)	\$33,147	\$0	\$2,610	\$24,273	\$424,908	\$0	\$484,938	\$54,714	\$8,106	\$47,799	\$110,619	\$595,557	\$2,282
Maricopa - North	\$33,669	\$2,349	\$7,569	\$20,358	\$500,598	\$0	\$564,543	\$0	\$0	\$0	\$0	\$564,543	\$2,163
Phoenix - Northeast (Current)	\$40,194	\$522	\$6,525	\$22,968	\$257,346	\$0	\$327,555	\$119,975	\$0	\$42,297	\$162,272	\$489,827	\$1,877
Phoenix - Northwest (Current)	\$37,584	\$522	\$7,047	\$21,402	\$257,346	\$0	\$323,901	\$119,975	\$0	\$42,297	\$162,272	\$486,173	\$1,863
Peoria - North (Warehouse)(Proposed)	\$33,147	\$0	\$3,393	\$24,273	\$304,587	\$0	\$365,400	\$26,310	\$8,106	\$39,154	\$73,570	\$438,970	\$1,682
Chandler	\$20,097	\$0	\$0	\$4,698	\$274,050	\$5,220	\$304,065	\$31,980	\$14,222	\$47,912	\$94,114	\$398,179	\$1,526
Surprise - SPA 2	\$102,834	\$0	\$30,015	\$71,775	\$0	\$12,789	\$217,413	\$45,864	\$31,598	\$47,984	\$125,446	\$342,859	\$1,314
Surprise - SPA 3	\$102,834	\$0	\$30,015	\$71,775	\$0	\$12,789	\$217,413	\$27,213	\$31,598	\$48,544	\$107,355	\$324,768	\$1,244
Surprise - SPA 4	\$102,834	\$0	\$30,015	\$71,775	\$0	\$12,789	\$217,413	\$25,689	\$31,598	\$48,981	\$106,268	\$323,681	\$1,240
Surprise - SPA 1	\$102,834	\$0	\$30,015	\$71,775	\$0	\$12,789	\$217,413	\$46,113	\$31,598	\$23,886	\$101,597	\$319,010	\$1,222
Glendale - East	\$27,666	\$2,349	\$12,528	\$30,537	\$194,445	\$0	\$267,525	\$28,837	\$0	\$20,255	\$49,092	\$316,617	\$1,213
Glendale - West	\$27,666	\$2,349	\$12,528	\$30,537	\$208,278	\$0	\$281,358	\$0	\$0	\$0	\$0	\$281,358	\$1,078
Buckeye - North Star Ranch (Proposed)	\$117,972	\$2,349	\$7,047	\$44,892	\$0	\$0	\$172,260	\$0	\$0	\$0	\$0	\$172,260	\$660
Buckeye - Central (Current)	\$44,370	\$3,654	\$21,663	\$24,012	\$6,786	\$0	\$100,485	\$31,469	\$0	\$10,112	\$41,581	\$142,066	\$544
Avondale	\$10,440	\$0	\$18,270	\$10,440	\$54,810	\$0	\$93,960	\$30,498	\$0	\$16,816	\$47,314	\$141,274	\$541
Buckeye - Tartesso West (Current)	\$35,235	\$3,654	\$9,657	\$24,012	\$6,786	\$0	\$79,344	\$15,241	\$0	\$18,409	\$33,650	\$112,994	\$433
Buckeye - Teravalis (Proposed)	\$21,402	\$2,349	\$7,047	\$44,892	\$6,003	\$0	\$81,693	\$0	\$0	\$0	\$0	\$81,693	\$313
Buckeye - North Star Ranch (Current)	\$44,370	\$3,654	\$9,657	\$24,012	\$0	\$0	\$81,693	\$0	\$0	\$0	\$0	\$81,693	\$313
Buckeye - Festival Ranch (Proposed)	\$21,402	\$2,349	\$7,047	\$44,892	\$0	\$0	\$75,690	\$0	\$0	\$0	\$0	\$75,690	\$290
Buckeye - Festival Ranch (Current)	\$21,663	\$3,654	\$9,657	\$24,012	\$0	\$0	\$58,986	\$0	\$0	\$0	\$0	\$58,986	\$226
Buckeye - Teravalis (Current)	\$0	\$3,654	\$9,657	\$0	\$0	\$0	\$13,311	\$0	\$0	\$0	\$0	\$13,311	\$51

Commercial / Retail Comparison

DRAFT

Commercial/Retail: 123,000 Sq Ft 3.0-Inch Turbine, 1.5-Inch Turbine (LS)	Fire	Library	Park	Police	Street	Other	Non-Utility Subtotal	Water	Water Resource	Waste- water	Utility Subtotal	Total	Total per KSF
Peoria - West (Proposed)	\$187,944	\$0	\$7,503	\$137,391	\$2,048,073	\$0	\$2,380,911	\$116,883	\$17,316	\$130,036	\$264,235	\$2,645,146	\$21,505
Gilbert	\$109,593	\$0	\$199,506	\$389,418	\$1,631,349	\$0	\$2,329,866	\$124,650	\$87,390	\$52,130	\$264,170	\$2,594,036	\$21,090
Phoenix - Northwest (Draft)	\$74,554	\$904	\$7,819	\$17,177	\$843,187	\$0	\$943,641	\$1,176,345	\$98,797	\$353,207	\$1,628,349	\$2,571,990	\$20,910
Phoenix - Northeast (Draft)	\$72,203	\$860	\$7,214	\$17,177	\$843,187	\$0	\$940,641	\$1,176,345	\$98,797	\$353,207	\$1,628,349	\$2,568,990	\$20,886
Buckeye - Central (Proposed)	\$184,746	\$6,519	\$31,611	\$300,612	\$254,856	\$0	\$778,344	\$793,513	\$0	\$816,568	\$1,610,081	\$2,388,425	\$19,418
Maricopa - South	\$533,328	\$1,476	\$4,797	\$227,427	\$1,305,891	\$0	\$2,072,919	\$0	\$0	\$0	\$0	\$2,072,919	\$16,853
Peoria - North (Proposed)	\$187,944	\$0	\$9,840	\$137,391	\$1,467,759	\$0	\$1,802,934	\$56,203	\$17,316	\$106,517	\$180,036	\$1,982,970	\$16,122
Maricopa - North	\$190,404	\$1,476	\$4,797	\$227,427	\$1,305,891	\$0	\$1,729,995	\$0	\$0	\$0	\$0	\$1,729,995	\$14,065
Peoria - West (Current)	\$141,081	\$0	\$15,621	\$91,143	\$1,179,201	\$0	\$1,427,046	\$61,663	\$9,733	\$30,697	\$102,093	\$1,529,139	\$12,432
Buckeye - Tartesso West (Proposed)	\$114,021	\$6,519	\$21,156	\$300,612	\$84,009	\$0	\$526,317	\$258,469	\$0	\$562,717	\$821,186	\$1,347,503	\$10,955
Goodyear - South	\$141,081	\$0	\$9,225	\$104,673	\$0	\$0	\$254,979	\$559,347	\$0	\$503,182	\$1,062,529	\$1,317,508	\$10,711
Apache Junction	\$0	\$12,300	\$36,900	\$418,200	\$580,560	\$0	\$1,047,960	\$129,900	\$48,811	\$85,210	\$263,921	\$1,311,881	\$10,666
Peoria - North (Current)	\$141,081	\$0	\$16,728	\$91,143	\$983,631	\$0	\$1,232,583	\$48,596	\$9,733	\$18,257	\$76,586	\$1,309,169	\$10,644
Goodyear - North	\$141,081	\$0	\$7,134	\$104,673	\$0	\$0	\$252,888	\$539,752	\$0	\$330,455	\$870,207	\$1,123,095	\$9,131
Glendale - East	\$97,047	\$2,337	\$11,931	\$106,641	\$681,789	\$0	\$899,745	\$46,619	\$0	\$40,488	\$87,107	\$986,852	\$8,023
Glendale - West	\$97,047	\$2,337	\$11,931	\$106,641	\$730,128	\$0	\$948,084	\$0	\$0	\$0	\$0	\$948,084	\$7,708
Phoenix - Northeast (Current)	\$54,858	\$615	\$7,626	\$31,242	\$462,234	\$0	\$556,575	\$242,995	\$0	\$111,155	\$354,150	\$910,725	\$7,404
Phoenix - Northwest (Current)	\$51,414	\$615	\$8,364	\$29,151	\$462,234	\$0	\$551,778	\$242,995	\$0	\$111,155	\$354,150	\$905,928	\$7,365
Surprise - SPA 2	\$292,863	\$0	\$25,953	\$204,426	\$0	\$32,103	\$555,345	\$74,144	\$51,082	\$96,059	\$221,285	\$776,630	\$6,314
Surprise - SPA 3	\$292,863	\$0	\$25,953	\$204,426	\$0	\$32,103	\$555,345	\$43,993	\$51,082	\$97,179	\$192,254	\$747,599	\$6,078
Surprise - SPA 4	\$292,863	\$0	\$25,953	\$204,426	\$0	\$32,103	\$555,345	\$41,529	\$51,082	\$98,053	\$190,664	\$746,009	\$6,065
Surprise - SPA 1	\$292,863	\$0	\$25,953	\$204,426	\$0	\$32,103	\$555,345	\$74,548	\$51,082	\$47,817	\$173,447	\$728,792	\$5,925
Chandler	\$39,729	\$0	\$0	\$9,594	\$478,962	\$14,760	\$543,045	\$55,350	\$24,615	\$104,808	\$184,773	\$727,818	\$5,917
Queen Creek	\$137,145	\$0	\$91,266	\$74,784	\$323,490	\$0	\$626,685	\$31,755	\$0	\$29,009	\$60,764	\$687,449	\$5,589
Buckeye - North Star Ranch (Proposed)	\$349,197	\$6,519	\$21,156	\$300,612	\$0	\$0	\$677,484	\$0	\$0	\$0	\$0	\$677,484	\$5,508
Avondale	\$79,950	\$0	\$13,530	\$76,260	\$307,500	\$0	\$477,240	\$49,266	\$0	\$33,632	\$82,898	\$560,138	\$4,554
Buckeye - Central (Current)	\$143,664	\$11,808	\$70,479	\$162,729	\$41,451	\$0	\$430,131	\$77,520	\$0	\$30,337	\$107,858	\$537,989	\$4,374
Buckeye - Tartesso West (Current)	\$114,021	\$11,808	\$30,996	\$162,729	\$41,451	\$0	\$361,005	\$37,544	\$0	\$55,227	\$92,771	\$453,776	\$3,689
Buckeye - Teravalis (Proposed)	\$63,468	\$6,519	\$21,156	\$300,612	\$42,066	\$0	\$433,821	\$0	\$0	\$0	\$0	\$433,821	\$3,527
Buckeye - Festival Ranch (Proposed)	\$63,468	\$6,519	\$21,156	\$300,612	\$0	\$0	\$391,755	\$0	\$0	\$0	\$0	\$391,755	\$3,185
Buckeye - North Star Ranch (Current)	\$143,664	\$11,808	\$30,996	\$162,729	\$0	\$0	\$349,197	\$0	\$0	\$0	\$0	\$349,197	\$2,839
Buckeye - Festival Ranch (Current)	\$69,864	\$11,808	\$30,996	\$162,729	\$0	\$0	\$275,397	\$0	\$0	\$0	\$0	\$275,397	\$2,239
Buckeye - Teravalis (Current)	\$0	\$11,808	\$30,996	\$0	\$0	\$0	\$42,804	\$0	\$0	\$0	\$0	\$42,804	\$348

Office & Other Services Comparison

DRAFT

Office & Other Services: 62,500 Sq Ft 2.0-Inch Disc, 1.5-Inch Disc (LS)	Fire	Library	Park	Police	Street	Other	Non-Utility Subtotal	Water	Water Resource	Waste- water	Utility Subtotal	Total	Total per KSF
Gilbert	\$85,625	\$0	\$155,875	\$304,313	\$341,938	\$0	\$887,750	\$71,964	\$50,454	\$23,809	\$146,227	\$1,033,977	\$16,544
Phoenix - Northwest (Draft)	\$47,161	\$919	\$7,946	\$10,866	\$214,224	\$0	\$281,116	\$571,349	\$47,985	\$129,834	\$749,168	\$1,030,284	\$16,485
Phoenix - Northeast (Draft)	\$45,674	\$874	\$7,331	\$10,866	\$214,224	\$0	\$278,969	\$571,349	\$47,985	\$129,834	\$749,168	\$1,028,137	\$16,450
Buckeye - Central (Proposed)	\$143,875	\$5,125	\$24,563	\$67,813	\$55,938	\$0	\$297,313	\$302,708	\$0	\$260,766	\$563,474	\$860,787	\$13,773
Peoria - West (Proposed)	\$69,000	\$0	\$6,375	\$50,375	\$364,313	\$0	\$490,063	\$54,714	\$8,106	\$47,799	\$110,619	\$600,682	\$9,611
Goodyear - South	\$109,875	\$0	\$7,250	\$81,438	\$0	\$0	\$198,563	\$210,876	\$0	\$189,750	\$400,626	\$599,189	\$9,587
Goodyear - North	\$109,875	\$0	\$5,625	\$81,438	\$0	\$0	\$196,938	\$203,489	\$0	\$124,615	\$328,103	\$525,041	\$8,401
Buckeye - Tartesso West (Proposed)	\$88,750	\$5,125	\$16,438	\$67,813	\$18,438	\$0	\$196,563	\$98,600	\$0	\$179,700	\$278,300	\$474,863	\$7,598
Peoria - North (Proposed)	\$69,000	\$0	\$8,313	\$50,375	\$261,125	\$0	\$388,813	\$26,310	\$8,106	\$39,154	\$73,570	\$462,383	\$7,398
Chandler	\$10,563	\$0	\$0	\$2,563	\$334,188	\$5,000	\$352,313	\$31,980	\$14,222	\$47,912	\$94,114	\$446,427	\$7,143
Apache Junction	\$0	\$10,000	\$28,750	\$94,375	\$127,500	\$0	\$260,625	\$95,490	\$30,193	\$53,270	\$178,953	\$439,578	\$7,033
Peoria - West (Current)	\$44,000	\$0	\$13,250	\$28,438	\$255,938	\$0	\$341,625	\$40,164	\$6,326	\$16,417	\$62,907	\$404,532	\$6,473
Buckeye - North Star Ranch (Proposed)	\$271,875	\$5,125	\$16,438	\$67,813	\$0	\$0	\$361,250	\$0	\$0	\$0	\$0	\$361,250	\$5,780
Peoria - North (Current)	\$44,000	\$0	\$14,188	\$28,438	\$213,500	\$0	\$300,125	\$31,670	\$6,326	\$9,782	\$47,778	\$347,903	\$5,566
Maricopa - South	\$45,188	\$1,188	\$3,750	\$9,188	\$266,813	\$0	\$326,125	\$0	\$0	\$0	\$0	\$326,125	\$5,218
Phoenix - Northeast (Current)	\$22,063	\$438	\$5,438	\$12,563	\$105,875	\$0	\$146,375	\$119,975	\$0	\$42,297	\$162,272	\$308,647	\$4,938
Phoenix - Northwest (Current)	\$20,625	\$438	\$6,000	\$11,750	\$105,875	\$0	\$144,688	\$119,975	\$0	\$42,297	\$162,272	\$306,960	\$4,911
Maricopa - North	\$16,125	\$1,188	\$3,750	\$9,188	\$266,813	\$0	\$297,063	\$0	\$0	\$0	\$0	\$297,063	\$4,753
Surprise - SPA 2	\$71,313	\$0	\$20,250	\$49,750	\$0	\$9,250	\$150,563	\$45,864	\$31,598	\$47,984	\$125,446	\$276,009	\$4,416
Surprise - SPA 3	\$71,313	\$0	\$20,250	\$49,750	\$0	\$9,250	\$150,563	\$27,213	\$31,598	\$48,544	\$107,355	\$257,918	\$4,127
Surprise - SPA 4	\$71,313	\$0	\$20,250	\$49,750	\$0	\$9,250	\$150,563	\$25,689	\$31,598	\$48,981	\$106,268	\$256,831	\$4,109
Surprise - SPA 1	\$71,313	\$0	\$20,250	\$49,750	\$0	\$9,250	\$150,563	\$46,113	\$31,598	\$23,886	\$101,597	\$252,160	\$4,035
Glendale - East	\$19,250	\$1,500	\$7,688	\$21,188	\$149,750	\$0	\$199,375	\$28,837	\$0	\$20,255	\$49,092	\$248,467	\$3,975
Queen Creek	\$35,563	\$0	\$68,688	\$19,375	\$71,188	\$0	\$194,813	\$20,630	\$0	\$15,462	\$36,092	\$230,905	\$3,694
Buckeye - Central (Current)	\$92,688	\$7,563	\$45,438	\$32,313	\$9,125	\$0	\$187,125	\$31,469	\$0	\$10,112	\$41,581	\$228,706	\$3,659
Glendale - West	\$19,250	\$1,500	\$7,688	\$21,188	\$160,438	\$0	\$210,063	\$0	\$0	\$0	\$0	\$210,063	\$3,361
Buckeye - Tartesso West (Current)	\$73,500	\$7,563	\$20,000	\$32,313	\$9,125	\$0	\$142,500	\$15,241	\$0	\$18,409	\$33,650	\$176,150	\$2,818
Avondale	\$18,125	\$0	\$10,000	\$16,875	\$83,125	\$0	\$128,125	\$30,498	\$0	\$16,816	\$47,314	\$175,439	\$2,807
Buckeye - North Star Ranch (Current)	\$92,688	\$7,563	\$20,000	\$32,313	\$0	\$0	\$152,563	\$0	\$0	\$0	\$0	\$152,563	\$2,441
Buckeye - Teravalis (Proposed)	\$49,438	\$5,125	\$16,438	\$67,813	\$9,250	\$0	\$148,063	\$0	\$0	\$0	\$0	\$148,063	\$2,369
Buckeye - Festival Ranch (Proposed)	\$49,438	\$5,125	\$16,438	\$67,813	\$0	\$0	\$138,813	\$0	\$0	\$0	\$0	\$138,813	\$2,221
Buckeye - Festival Ranch (Current)	\$45,063	\$7,563	\$20,000	\$32,313	\$0	\$0	\$104,938	\$0	\$0	\$0	\$0	\$104,938	\$1,679
Buckeye - Teravalis (Current)	\$0	\$7,563	\$20,000	\$0	\$0	\$0	\$27,563	\$0	\$0	\$0	\$0	\$27,563	\$441