



# Updated Development Fees

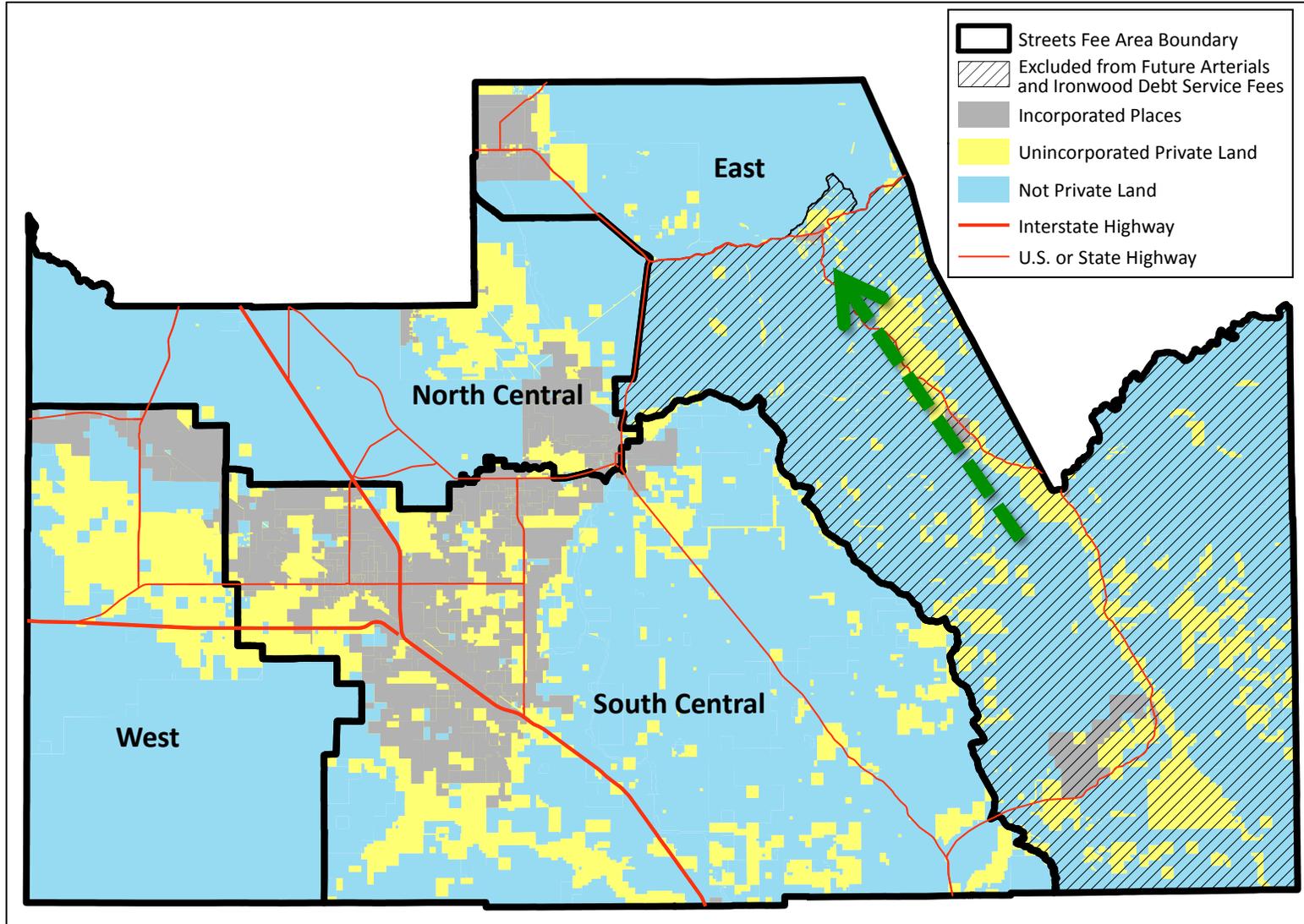
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December 9, 2015

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**TischlerBise.com**

# Streets Development Fee Areas



# North Central Fees

## Development Fees in North Central Streets Fee Area

### Residential (per housing unit)

Square Feet of Finished Floor Area	Parks	Public Safety	Streets	Proposed Fee*	Current Fee**	Increase or (Decrease)	Percent Change
1000 or less	\$188	\$258	\$3,494	\$3,940	\$4,462	-\$522	-12%
1001 to 1500	\$354	\$486	\$5,692	\$6,532	\$4,462	\$2,070	46%
1501 to 2100	\$494	\$679	\$7,527	\$8,700	\$8,725	-\$25	0%
2101 or more	\$536	\$736	\$7,978	\$9,250	\$8,725	\$525	6%

\* Maximum fee limited to average for all single family housing.

### Nonresidential (per 1,000 square feet of building)

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

\*\* Based on IFA 1

Initial 4/14/15 draft had six residential size thresholds from 1100 to 3100 square feet with fees ranging from \$4,550 to \$12,150.

# South Central Fees

## Development Fees in South Central Streets Fee Area

### Residential (per housing unit)

Square Feet of Finished Floor Area	Parks	Public Safety	Streets	Proposed Fee*	Current Fee**	Increase or (Decrease)	Percent Change
1000 or less	\$188	\$203	\$1,148	\$1,539	\$3,317	-\$1,778	-54%
1001 to 1500	\$354	\$383	\$1,871	\$2,608	\$3,317	-\$709	-21%
1501 to 2100	\$494	\$535	\$2,474	\$3,503	\$6,528	-\$3,025	-46%
2101 or more	\$536	\$580	\$2,623	\$3,739	\$6,528	-\$2,789	-43%

\* Maximum fee limited to average for all single family housing.

### Nonresidential (per 1,000 square feet of building)

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

\*\* Based on IFA 7

Initial 4/14/15 draft had six residential size thresholds from 1100 to 3100 square feet with fees ranging from \$1,791 to \$4,926.

# East Fees

## Development Fees in East Streets Fee Area (with Arterials)

### Residential (per housing unit)

Square Feet of Finished Floor Area	Parks	Public Safety	Streets	Proposed Fee*	Current Fee**	Increase or (Decrease)	Percent Change
1000 or less	\$188	\$203	\$1,065	\$1,456	\$4,462	-\$3,006	-67%
1001 to 1500	\$354	\$383	\$1,734	\$2,471	\$4,462	-\$1,991	-45%
1501 to 2100	\$494	\$535	\$2,294	\$3,323	\$8,725	-\$5,402	-62%
2101 or more	\$536	\$580	\$2,431	\$3,547	\$8,725	-\$5,178	-59%

\* Maximum fee limited to average for all single family housing.

### Nonresidential (per 1,000 square feet of building)

Type	Parks	Public Safety	Streets	Proposed Fee	Current Fee**	Increase or (Decrease)	Percent Change
Industrial	\$0	\$194	\$561	\$755	\$2,080	-\$1,325	-64%
Institutional	\$0	\$557	\$1,607	\$2,164	\$4,640	-\$2,476	-53%
Commercial	\$0	\$1,394	\$4,022	\$5,416	\$11,090	-\$5,674	-51%
Office & Other Services	\$0	\$603	\$1,741	\$2,344	\$4,640	-\$2,296	-49%

\*\* Based on IFA 1

## Development Fees in East (without Arterials)

### Residential (per housing unit)

Square Feet of Finished Floor Area	Parks	Public Safety	Streets	Proposed Fee*	Current Fee**	Increase or (Decrease)	Percent Change
1000 or less	\$188	\$203	\$41	\$432	\$4,462	-\$4,030	-90%
1001 to 1500	\$354	\$383	\$68	\$805	\$4,462	-\$3,657	-82%
1501 to 2100	\$494	\$535	\$89	\$1,118	\$8,725	-\$7,607	-87%
2101 or more	\$536	\$580	\$95	\$1,211	\$8,725	-\$7,514	-86%

\* Maximum fee limited to average for all single family housing.

### Nonresidential (per 1,000 square feet of building)

Type	Parks	Public Safety	Streets	Proposed Fee	Current Fee**	Increase or (Decrease)	Percent Change
Industrial	\$0	\$194	\$22	\$216	\$2,080	-\$1,864	-90%
Institutional	\$0	\$557	\$63	\$620	\$4,640	-\$4,020	-87%
Commercial	\$0	\$1,394	\$157	\$1,551	\$11,090	-\$9,539	-86%
Office & Other Services	\$0	\$603	\$68	\$671	\$4,640	-\$3,969	-86%

\*\* Based on IFA 1

Initial 4/14/15 draft had six residential size thresholds from 1100 to 3100 square feet with fees ranging from \$1,695 to \$4,675 in the area with arterial improvements and \$520 to \$1,614 in the area without arterial improvements.

# West Fees

## Development Fees in West Streets Fee Area

### Residential (per housing unit)

Square Feet of Finished Floor Area	Parks	Public Safety	Streets	Proposed Fee*	Current Fee**	Increase or (Decrease)	Percent Change
1000 or less	\$188	\$203	\$662	\$1,053	\$5,054	-\$4,001	-79%
1001 to 1500	\$354	\$383	\$1,078	\$1,815	\$5,054	-\$3,239	-64%
1501 to 2100	\$494	\$535	\$1,426	\$2,455	\$9,859	-\$7,404	-75%
2101 or more	\$536	\$580	\$1,512	\$2,628	\$9,859	-\$7,231	-73%

\* Maximum fee limited to average for all single family housing.

### Nonresidential (per 1,000 square feet of building)

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

\*\* Based on IFA 2

Initial 4/14/15 draft had six residential size thresholds from 1100 to 3100 square feet with fees ranging from \$1,233 to \$3,470.

# Comparison of Park Fees by Size and Type

Capped at the average for all Single Family housing

HBA's proposal increases fees for small apartments and small single-family units. The fee for average-size and large units is the same for both methods.

## HBA proposal

	<b>Cost Per Person</b>
<i>Regional Park and Open Space Land</i>	\$155
<i>Regional Park Improvements</i>	\$40
<i>Regional Trails</i>	\$24
<b>Total</b>	<b>\$219</b>

## Residential (per housing unit)

<b>Dwelling Type</b>	<b>Persons per Housing Unit</b>	<b>Alternative Parks Fee</b>
Mobile Home	1.60	<b>\$350</b>
Duplex/Apartment	1.76	<b>\$385</b>
Single Family	2.45	<b>\$536</b>

## Input Variables

	<b>Cost Per Person</b>
<i>Regional Park and Open Space Land</i>	\$155
<i>Regional Park Improvements</i>	\$40
<i>Regional Trails</i>	\$24
<b>Total</b>	<b>\$219</b>

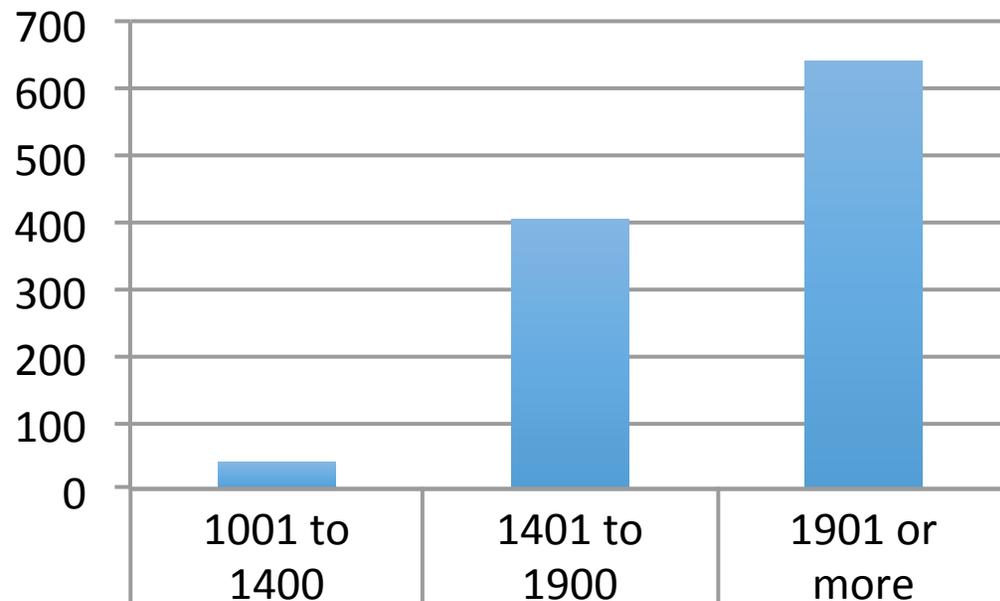
## Residential (per housing unit)

<b>Square Feet of Finished Floor Area</b>	<b>Persons per Housing Unit*</b>	<b>Parks Development Fee</b>	<b>Current Fee</b>	<b>Increase or (Decrease)</b>	<b>Percent Change</b>
1000 or less	0.86	<b>\$188</b>	\$128	\$60	47%
1001 to 1500	1.62	<b>\$354</b>	\$276	\$78	28%
1501 to 2100	2.26	<b>\$494</b>	\$276	\$218	79%
2101 or more	2.45	<b>\$536</b>	\$276	\$260	94%

\* See Figure A12. Maximum fee limited to average for all single family housing.

# 2015 Detached Dwelling Size Distribution

**Detached Dwellings by Size Range**



Detached Dwellings	40	404	642
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HBA's proposal increases fees for approximately 41% of detached units.

# Public Safety Impact Fee

## Unincorporated Communications & Vehicles Development Fees

Average Miles per Trip

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

Capped at the average for all Single Family housing

## Residential (per housing unit)

Square Feet of Finished Floor Area	Persons per Hsg Unit*	Unincorporated Public Safety Fee	Current Fee	Increase or (Decrease)	Percent Change
1000 or less	0.86	\$203	\$582	-\$379	-65%
1001 to 1500	1.62	\$383	\$1,252	-\$869	-69%
1501 to 2100	2.26	\$535	\$1,252	-\$717	-57%
2101 or more	2.45	\$580	\$1,252	-\$672	-54%

\* See Figure A12. Maximum fee limited to average for all single family housing.

## Nonresidential (per 1,000 square feet of building)

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

\*\* See Figure A6.

# Additional San Tan Substation Impact Fee

## North Central San Tan Substation Development Fees

Average Miles per Trip

	Cost per Person	Cost per VMT
San Tan Substation	\$64	\$2

## Residential (per housing unit)

Square Feet of Finished Floor Area	Persons per Hsg Unit*	Additional North Central Public Safety Fees
1000 or less	0.86	\$55
1001 to 1500	1.62	\$103
1501 to 2100	2.26	\$144
2101 or more	2.45	\$156

\* See Figure A12. Maximum fee limited to average for all single family housing.

## Nonresidential (per 1,000 square feet of building)

Type	Avg Wkdy Veh Trip Ends**	Trip Rate Adjustment	Trip Length Adjustment	Additional North Central Public Safety Fees
Industrial	3.56	50%	73%	\$34
Institutional	15.43	33%	73%	\$97
Commercial	42.70	33%	66%	\$244
Office & Other Services	11.03	50%	73%	\$105

\*\* See Figure A6.

Capped at the average for all Single Family housing

# Example of Proposed Streets Fee

## North Central Streets Fee Area Input Variables

Average Miles per Trip	13.14				
CIP Growth Cost	\$44,857,600				
VMT Increase Over Ten Years	682,504				
	<b>Future Arterials</b>	<b>Ironwood Arterial Debt Service</b>	<b>Vehicles &amp; Equipment</b>	<b>Support Facilities</b>	<b>Total</b>
Capital Cost per VMT	\$65	\$35	\$7	\$1	\$108

Capped at the average for all Single Family housing

## Residential (per housing unit)

Development Type	Avg Wkdy Veh Trip Ends*	Trip Rate Adjustment	Trip Length Adjustment	North Central Streets Development Fees	Current Fee in IFA 1	Increase or (Decrease)	Percent Change
1000 or less	3.18	64%	121%	\$3,494	\$3,752	-\$258	-7%
1001 to 1500	5.18	64%	121%	\$5,692	\$7,197	-\$1,505	-21%
1501 to 2100	6.85	64%	121%	\$7,527	\$7,197	\$330	5%
2101 or more	7.26	64%	121%	\$7,978	\$7,197	\$781	11%

\* See Figure A13. Maximum fee limited to average for all single family housing.

## Nonresidential (per 1,000 Square Feet of Floor Area)

Development Type	Avg Wkdy Veh Trip Ends**	Trip Rate Adjustment	Trip Length Adjustment	North Central Streets Development Fees	Current Fee in IFA 1	Increase or (Decrease)	Percent Change
Industrial	3.56	50%	73%	\$1,844	\$2,010	-\$166	-8%
Institutional	15.43	33%	73%	\$5,274	\$4,470	\$804	18%
Commercial	42.70	33%	66%	\$13,197	\$10,660	\$2,537	24%
Office & Other Services	11.03	50%	73%	\$5,713	\$4,470	\$1,243	28%

\*\* See Figure A6.