



Proposed Development Fee Update

Pinal Partnership Breakfast Panel

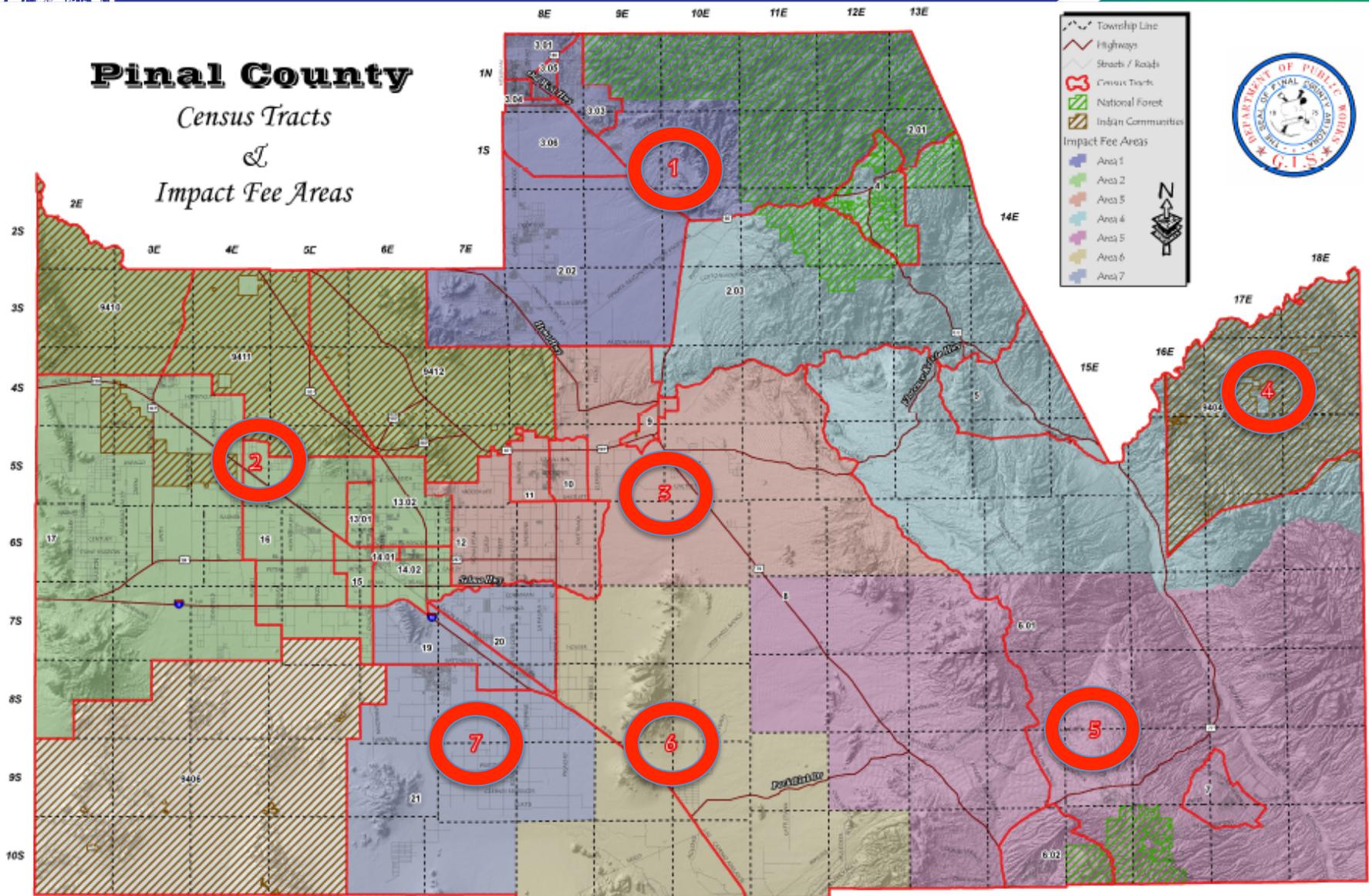
January 15, 2016

Bethesda, MD | 301.320.6900

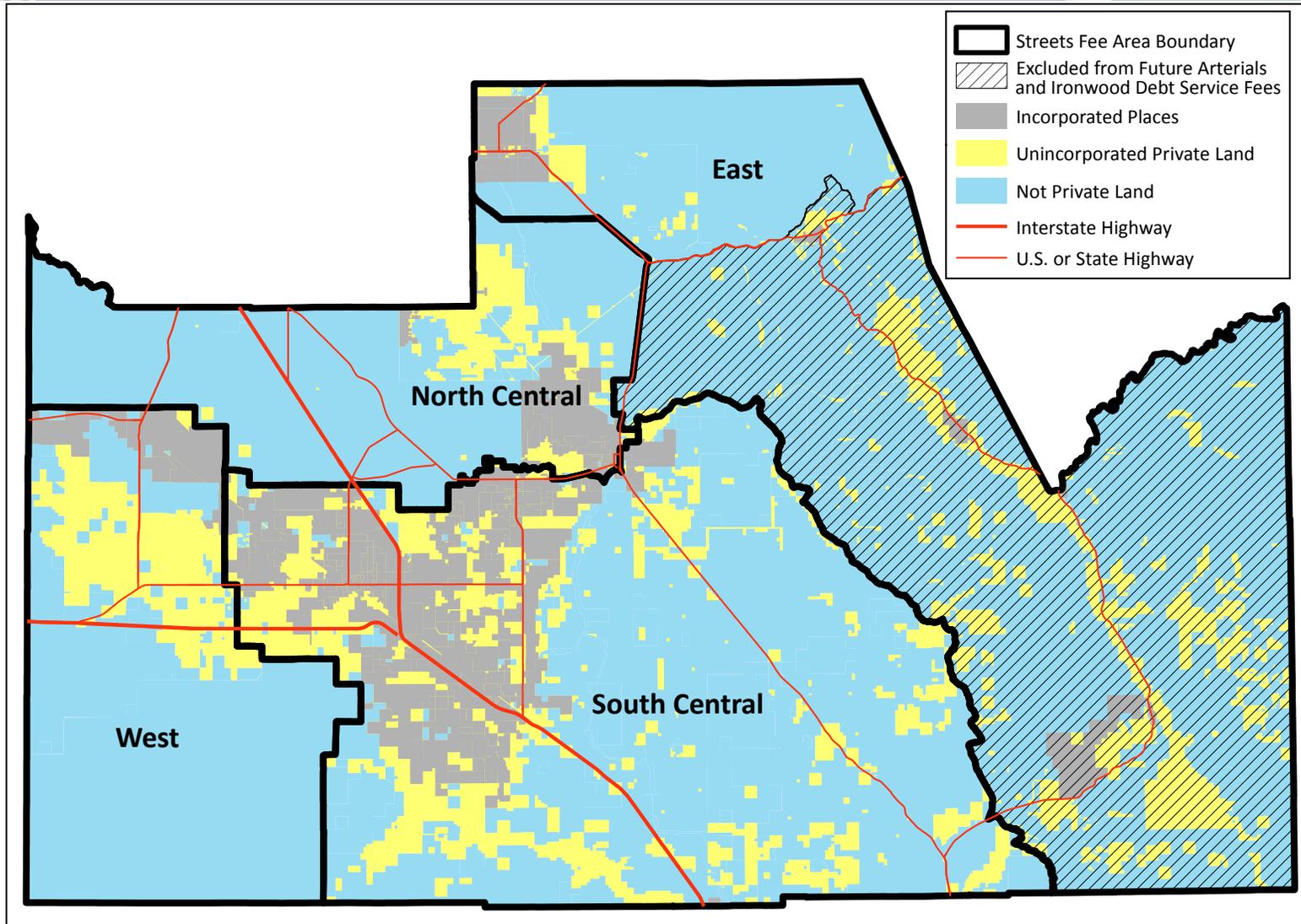
Bradenton, FL | 443.280.0723

TischlerBise.com

7 Current Development Fee Areas



Proposed 4 Fee Areas for Streets



Changes to Fee Structure

Residential (per unit)

Single Family Detached

All Other Types of Housing

Nonresidential (per square foot except where noted)

Commercial / Shopping Center 0-100,000 SF

Commercial / Shopping Center 100,001+ SF

Business Park

Office/ Institutional (all sizes)

Hospital (per bed)

Church

Mini-warehouse (self storage)

Warehousing

Manufacturing

Light Industrial

High School (per student)

Middle School/Junior High School (per student)

Elementary School (per student)

Hotel (per room)

Assisted Living (per bed)

Development Fees in North Central Streets Fee Area

Residential (per housing unit)

Square Feet of Finished Floor Area	Parks	Public Safety	Streets	Proposed Fee*
1000 or less	\$188	\$245	\$3,494	\$3,927
1001 to 1500	\$354	\$462	\$5,692	\$6,508
1501 to 2100	\$494	\$645	\$7,527	\$8,666
2101 or more	\$536	\$700	\$7,978	\$9,214

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

Nonresidential (per 1,000 square feet of building)

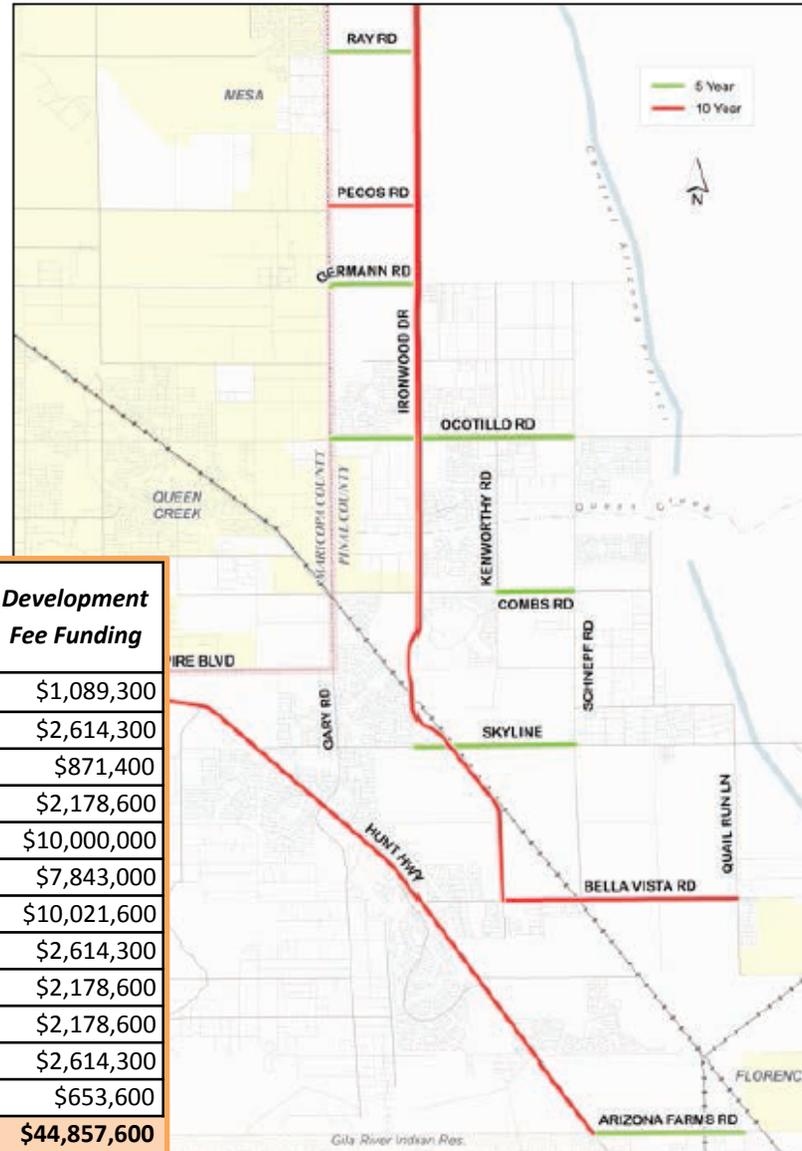
Type	Parks	Public Safety	Streets	Proposed Fee
Industrial	\$0	\$192	\$1,844	\$2,036
Institutional	\$0	\$550	\$5,274	\$5,824
Commercial	\$0	\$1,379	\$13,197	\$14,576
Office & Other Services	\$0	\$596	\$5,713	\$6,309

- Residential by dwelling size rather than type, capped based on Pinal data for average single family housing
- Eliminated commercial size thresholds and simplified nonresidential categories

North Central Street Improvements

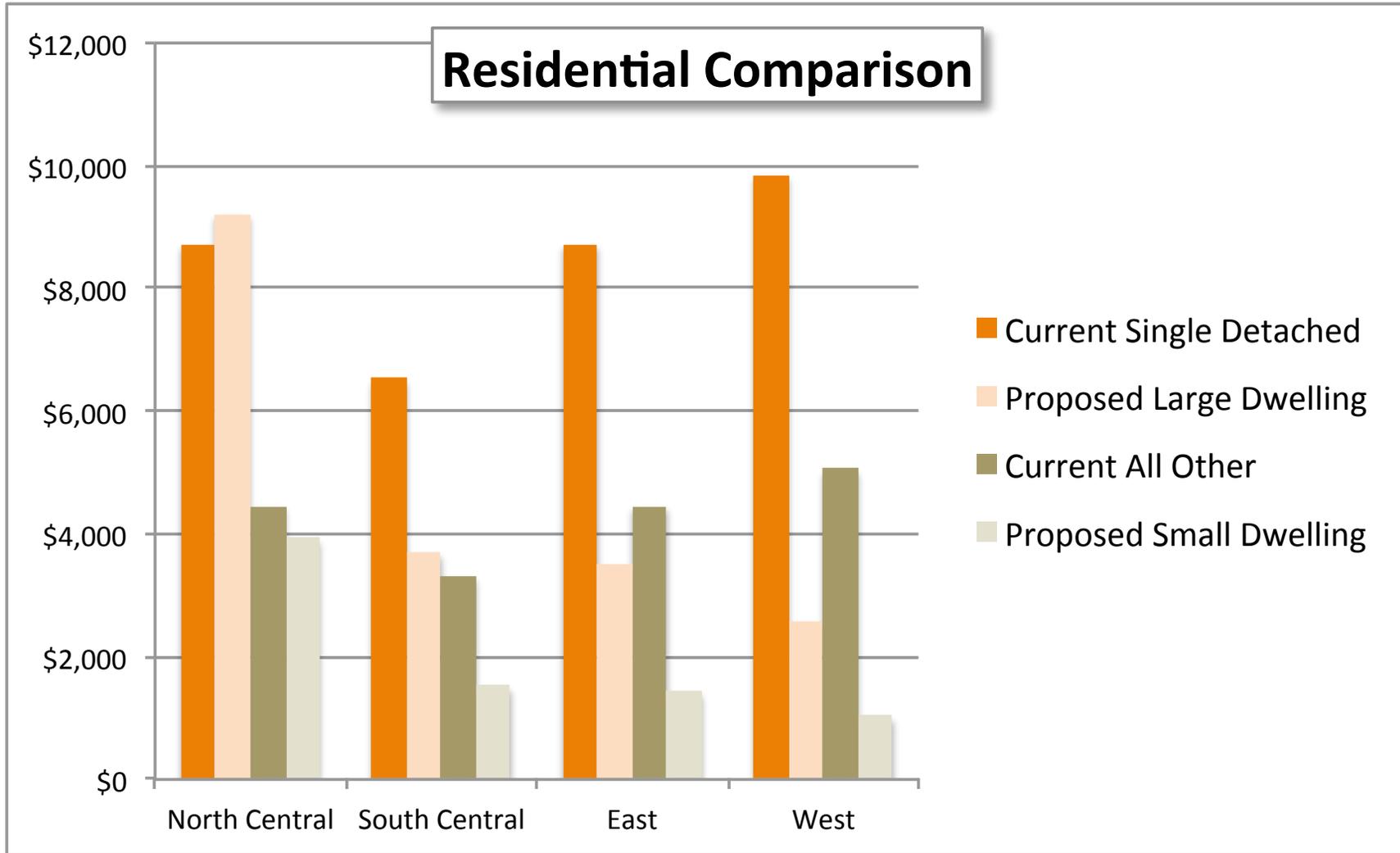
Figure S8: Map of Improvements in North Central SFA

North Central fees are higher due to existing Ironwood debt and major future improvements (e.g. Ironwood and Hunt Highway) over the next ten years.



Project Description	Start	End	Estimated Cost	Growth Share	Development Fee Funding
Arizona Farms	Hunt Highway	Quail Run	\$4,357,221	25.0%	\$1,089,300
Bella Vista	Gantzel	Quail Run	\$5,228,666	50.0%	\$2,614,300
Combs	Kenworthy	Schnepf	\$1,742,889	50.0%	\$871,400
Germann	Meridian	Ironwood	\$4,357,221	50.0%	\$2,178,600
Hunt Highway	Arizona Farms	Gary	\$20,000,000	50.0%	\$10,000,000
Hunt Highway	Arizona Farms	Empire	\$15,685,997	50.0%	\$7,843,000
Ironwood	Bella Vista	IFA Boundary	\$20,043,219	50.0%	\$10,021,600
Ocotillo	Meridian	Schnepf	\$5,228,666	50.0%	\$2,614,300
Pecos	Meridian	Ironwood	\$4,357,221	50.0%	\$2,178,600
Ray	Meridian	Ironwood	\$4,357,221	50.0%	\$2,178,600
Skyline	Terminus	Schnepf	\$5,228,666	50.0%	\$2,614,300
Thompson	Hunt Highway	Empire	\$1,307,166	50.0%	\$653,600
TOTAL			\$91,894,154	48.8%	\$44,857,600

Residential Development Fees



Nonresidential Fee Comparison

