

Demographic Estimates and Development Projections

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Prepared by:



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Executive Summary

TischlerBise has prepared documentation on current demographic *estimates* and *projections* for residential and nonresidential development that are used in the County's development fee study. The demographic data estimates are for July 1, 2009 (the beginning of FY2010) and are primarily used in calculating current levels-of-service (LOS). The development projections are used for several purposes including projecting capacities of infrastructure, the number of capital improvements, capital expenditures, and development fee revenues. Housing units and employment (by place of work) are key demand indicators that are used to derive other residential and nonresidential demand factors.

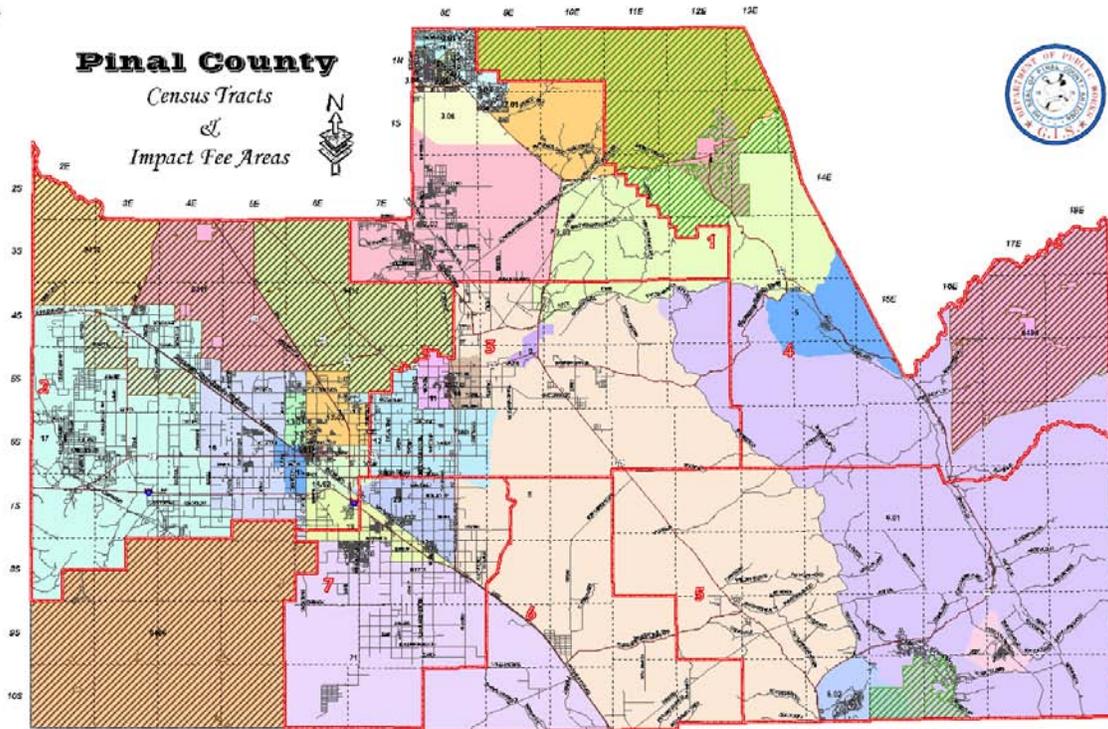
Incorporated and Unincorporated Pinal County

The demand bases for County facilities and infrastructure varies between incorporated and unincorporated portions of Pinal County. For example, the County's detention center serves the entire county, while the majority of infrastructure used by the Pinal County Sheriff's Office primarily serves the unincorporated areas of the County. Development fee are legally required to demonstrate that a particular type of development demands a particular type of infrastructure and that the fees are proportionate to the demand created by development for infrastructure. In order to better meet these legal requirements, the demographic estimates and development projections have been prepared for both incorporated and unincorporated areas of Pinal County.

Impact Fee Areas (IFA's)

To better plan, coordinate, and finance the planned infrastructure demanded by new development, the County has established seven impact fee areas shown in Figure 1 below.

Figure 1: Pinal County Impact Fee Areas



To better meet the legal requirements of development fees, TischlerBise recommends the County collect and expend the development fees according to these seven impact fee areas with the exception of components that are centralized which serve the entire County (these are noted in each of the development fee reports). These zones are used to document where in the County the development fee revenues are coming from and where capital projects for new growth will be provided. The collection and expenditures zone map in Figure is provided to give the reader a general indication of the IFA boundaries. Larger, detailed maps will be maintained by the County.

The demographic estimates and development projections have been prepared for each IFA.

Persons per Household

A differentiation by type of housing is necessary to make residential development fees proportionate and reasonably related to the demand for infrastructure. Household size is an important demographic factor that helps account for variations in infrastructure demand by different types of housing. The best source of this data is from the decennial census conducted by the Census Bureau. The 2000 data for all types of housing units in incorporated and unincorporated areas of Pinal County is shown at the top of Figure 2.

The 2000 Census data is several years old and does not include the changes in the County’s demographics over the past nine years. The Central Arizona Association of Governments (CAAG) has published housing and population data on a quarterly basis which can be used to calculate a more recent persons per household figure. As illustrated in Figure 2, a comparison of the 2000 Census data to the more recent CAAG data indicates that household sizes for all types of housing in both incorporated and unincorporated areas of Pinal County have increased by 4.2% and 4.5% respectively.

Figure 2: Comparison of Persons Per Household for All Types of Housing Units 2000 Census to July 1, 2008

2000 Census - Persons per Household for All Types of Housing

Incorporated Pinal County		Unincorporated Pinal County	
ALL UNITS	2.66	ALL UNITS	2.71

Source: 2000 US Census, Summary File 3.

July 1, 2008 - Person Per Household for All Types of Housing

Incorporated Pinal County		Unincorporated Pinal County	
ALL UNITS	2.77	ALL UNITS	2.83

Source: Quarterly housing and population data collected by Central Arizona Association of Governments (CAAG).

July 1, 2008 - Person Per Household Adjustment Factor

Incorporated Pinal County		Unincorporated Pinal County	
ALL UNITS	4.2%	ALL UNITS	4.5%

However, using the one figure for persons per household for all types of housing units in the development fee calculations is not a viable option. The resulting effect would be the County charging one fee for all types of housing, regardless of type. This would raise the likelihood of a challenge of the County’s fees on the basis of the “demand” and “proportionality” requirements of the rational nexus test.

TischlerBise recommends updating the 2000 Census persons per household by type of housing unit using the 2008 adjustment factor from CAAG. This adjustment would reflect the increase in household sizes between 2000 and 2008. The adjusted persons per household by type of housing unit are shown at the bottom of Figure 3.

Figure 3: Adjusted Persons Per Household By Type of Housing Unit July 1, 2008

2000 Census - Person Per Household by Type of Housing Unit

Incorporated Pinal County		Unincorporated Pinal County	
Single Family Detached*	2.98	Single Family Detached*	2.26
All Other Types of Housing**	2.28	All Other Types of Housing**	1.05

July 1, 2008 - Person Per Household Adjustment Factor

Incorporated Pinal County		Unincorporated Pinal County	
ALL UNITS	4.2%	ALL UNITS	4.5%

July 1, 2008 - Adjusted Person Per Household by Type of Housing Unit

Incorporated Pinal County		Unincorporated Pinal County	
Single Family Detached*	3.11	Single Family Detached*	2.36
All Other Types of Housing**	2.38	All Other Types of Housing**	1.10

* 1-Detached; Owner-Occupied and Renter-Occupied.

** 1-Attached, Two, 3-4, 5-9, 10-19, 20-49, 50 or more, Mobile Homes, Other; Owner-Occupied and Renter-Occupied.

Population Estimates and Projections

TischlerBise estimates the County population to be 354,711 persons on July 1, 2009. Persons in incorporated areas of the County will total 216,448 with the remaining 138,264 persons residing in unincorporated areas of the County.

To estimate the July 1, 2009 population, TischlerBise first analyzed July 1, 2008 population data from CAAG for the incorporated and unincorporated areas of each impact fee area. Next, the estimated new population from new housing units constructed between July 2008 and June 2009 were added to the July 1, 2008 population figures. TischlerBise collected residential permit data for each of the local governments in the County for the period of July 2008 to December 2008. This permit data was projected ahead for the next six month period through July 2009. The estimated number of housing units by type was then multiplied by the number of persons per household from Figure 3 for the incorporated and unincorporated areas of the County. The new population from these new housing units was then added to the July 1, 2008 population figure to arrive at the July 1, 2009 population estimate.

Figure 4 lists the population estimate for the incorporated and unincorporated portions of each impact fee area.

Figure 4: July 1, 2009 Population Estimate – Unincorporated and Incorporated IFA’s

	July 1, 2008*	Added During FY2009				Total Population Added	July 1, 2009
		Single Family Permits**	Persons Per Household***	All Other Permits**	Persons Per Household***		
IFA 1							
Incorporated Areas	47,458	20	3.11	84	2.38	262	47,720
Unincorporated Areas	73,522	538	2.36	50	1.10	1,325	74,847
SUBTOTAL	120,980	558		134		1,587	122,567
IFA 2							
Incorporated Areas	98,611	726	3.11	28	2.38	2,324	100,935
Unincorporated Areas	16,512	4	2.36	18	1.10	29	16,541
SUBTOTAL	115,123	730		46		2,353	117,476
IFA 3							
Incorporated Areas	39,413	370	3.11	12	2.38	1,179	40,591
Unincorporated Areas	9,559	24	2.36	6	1.10	63	9,623
SUBTOTAL	48,972	394		18		1,242	50,214
IFA 4							
Incorporated Areas	5,934	0	3.11	0	2.38	0	5,934
Unincorporated Areas	1,618	2	2.36	0	1.10	5	1,623
SUBTOTAL	7,552	2		0		5	7,557
IFA 5							
Incorporated Areas	2,055	0	3.11	0	2.38	0	2,055
Unincorporated Areas	20,802	98	2.36	4	1.10	236	21,038
SUBTOTAL	22,858	98		4		236	23,093
IFA 6							
Incorporated Areas	105	0	3.11	0	2.38	0	105
Unincorporated Areas	1,246	0	2.36	0	1.10	0	1,246
SUBTOTAL	1,351	0		0		0	1,351
IFA 7							
Incorporated Areas	18,969	40	3.11	6	2.38	139	19,107
Unincorporated Areas	13,337	2	2.36	4	1.10	9	13,346
SUBTOTAL	32,305	42		10		148	32,453
COUNTYWIDE							
Incorporated Areas	212,545	1,156	3.11	130	2.38	3,903	216,448
Unincorporated Areas	136,596	668	2.36	82	1.10	1,667	138,264
TOTAL	349,141	1,824		212		5,570	354,711

* TischlerBise analysis of data from Central Arizona Association of Governments (CAAG).

** Source for incorporated areas: Projection of data from Realty Studies, Morrison School, Arizona State University Polytechnic Campus.

<http://www.poly.asu.edu/arec/marketupdate/construction/ConstructionQ308.xls>

<http://www.poly.asu.edu/arec/marketupdate/construction/ConstructionQ408.xls>

Source for unincorporated areas: Based on permits issued from July 1, 2008 through December 31, 2008, Pinal County Development Services.

*** Taken from Figure 3.

Annual population growth rates from CAAG for incorporated and unincorporated areas of the County are used as the basis for population projections for the next twenty years. These are shown in Figure 5.

Figure 5: Annual Population Projection Assumptions FY2009 to FY2029 – Incorporated IFA’s and Unincorporated Areas of the County

	During FY	5 Year Increments							
		2010	2011	2012	2013	2014	2019	2024	2029
IFA 1 - INCORPORATED AREAS		8.3%	7.7%	7.2%	6.8%	6.4%	4.9%	3.9%	3.2%
IFA 2 - INCORPORATED AREAS		8.4%	7.8%	7.3%	6.8%	6.4%	4.9%	3.9%	3.2%
IFA 3 - INCORPORATED AREAS		8.2%	7.6%	7.2%	6.7%	6.3%	4.9%	3.9%	3.2%
IFA 4 - INCORPORATED AREAS		2.2%	2.2%	2.1%	2.0%	1.9%	1.7%	1.5%	1.3%
IFA 5 - INCORPORATED AREAS		1.9%	1.8%	1.7%	1.6%	1.6%	1.4%	1.2%	1.1%
IFA 6 - INCORPORATED AREAS		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
IFA 7 - INCORPORATED AREAS		8.9%	8.2%	7.7%	7.2%	6.7%	5.1%	4.0%	3.3%
UNINCORPORATED AREAS		6.2%	5.9%	5.6%	5.3%	5.1%	4.1%	3.3%	2.8%

TischlerBise analysis of *Pinal Sub-County Population Projections 2006-2055*, Central Arizona Association of Governments (CAAG), October 2007.

The annual population growth rates from Figure 5 are applied to the July 1, 2009 population estimates from Figure 4 to project the population for the incorporated and unincorporated areas of each impact fee area over the next twenty years. The population projections are shown in Figure 6.

Figure 6: Population Projections FY2010 to FY2029 – Incorporated and Unincorporated IFA’s

	Start of FY	2010	2011	2012	2013	5 Year Increments			
						2014	2019	2024	2029
IFA 1									
Incorporated Areas		47,720	51,664	55,641	59,652	63,689	84,124	104,618	124,853
Unincorporated Area:		74,847	80,991	87,168	93,380	99,618	131,036	162,381	193,240
SUBTOTAL		122,567	132,655	142,810	153,032	163,307	215,161	266,999	318,093
IFA 2									
Incorporated Areas		100,935	109,400	117,938	126,548	135,216	179,104	223,128	266,601
Unincorporated Area:		16,541	17,063	17,587	18,114	18,643	21,309	23,969	26,588
SUBTOTAL		117,476	126,463	135,525	144,663	153,860	200,414	247,097	293,189
IFA 3									
Incorporated Areas		40,591	43,923	47,282	50,670	54,079	71,336	88,640	105,725
Unincorporated Area:		9,623	10,068	10,515	10,964	11,416	13,691	15,960	18,194
SUBTOTAL		50,214	53,990	57,797	61,634	65,495	85,026	104,600	123,919
IFA 4									
Incorporated Areas		5,934	6,067	6,198	6,326	6,453	7,064	7,648	8,210
Unincorporated Area:		1,623	1,631	1,640	1,649	1,657	1,701	1,745	1,788
SUBTOTAL		7,557	7,698	7,838	7,975	8,110	8,765	9,393	9,998
IFA 5									
Incorporated Areas		2,055	2,094	2,131	2,167	2,203	2,371	2,528	2,680
Unincorporated Area:		21,038	21,742	22,450	23,161	23,876	27,476	31,067	34,602
SUBTOTAL		23,093	23,836	24,581	25,329	26,079	29,846	33,595	37,282
IFA 6									
Incorporated Areas		105	105	105	105	105	105	105	105
Unincorporated Area:		1,246	1,310	1,374	1,438	1,503	1,828	2,153	2,473
SUBTOTAL		1,351	1,415	1,479	1,543	1,608	1,933	2,258	2,578
IFA 7									
Incorporated Areas		19,107	20,808	22,524	24,255	25,999	34,834	43,706	52,470
Unincorporated Area:		13,346	14,082	14,822	15,566	16,314	20,078	23,834	27,531
SUBTOTAL		32,453	34,890	37,346	39,821	42,312	54,913	67,539	80,001
COUNTYWIDE									
Incorporated Areas		216,448	234,060	251,819	269,723	287,743	378,939	470,373	560,644
Unincorporated Area:		138,264	146,887	155,556	164,273	173,027	217,120	261,109	304,416
TOTAL		354,711	380,947	407,375	433,996	460,770	596,059	731,482	865,060

Housing Unit Estimates and Projections

UNINCORPORATED COUNTY

TischlerBise estimates there will be 62,703 housing units in unincorporated areas of Pinal County on July 1, 2009. Single family units will total 54,420 units with the balance of 8,283 units being comprised of all other types of housing units. This estimate is based on July 1, 2008 estimates from CAAG plus a projection of housing permits to be issued by the County between July 2008 and July 2009. Figure 4 lists the July 1, 2009 estimates for the unincorporated area of each impact fee area.

Figure 7: July 1, 2009 Estimate of Housing Units by Type – Unincorporated IFA’s

	July 1, 2008 TOTAL*	Units Added During FY2009**	July 1, 2009 TOTAL
IFA 1 - UNINCORPORATED AREAS			
Single Family Detached	33,158	538	33,696
All Other Types of Housing	2,201	50	2,251
TOTAL	35,359	588	35,947
IFA 2 - UNINCORPORATED AREAS			
Single Family Detached	4,329	4	4,333
All Other Types of Housing	2,052	18	2,070
TOTAL	6,381	22	6,403
IFA 3 - UNINCORPORATED AREAS			
Single Family Detached	2,413	24	2,437
All Other Types of Housing	1,272	6	1,278
TOTAL	3,685	30	3,715
IFA 4 - UNINCORPORATED AREAS			
Single Family Detached	105	2	107
All Other Types of Housing	671	0	671
TOTAL	776	2	778
IFA 5 - UNINCORPORATED AREAS			
Single Family Detached	9,509	98	9,607
All Other Types of Housing	9	4	13
TOTAL	9,518	102	9,620
IFA 6 - UNINCORPORATED AREAS			
Single Family Detached	239	0	239
All Other Types of Housing	299	0	299
TOTAL	538	0	538
IFA 7 - UNINCORPORATED AREAS			
Single Family Detached	3,999	2	4,001
All Other Types of Housing	1,697	4	1,701
TOTAL	5,696	6	5,702
UNINCORPORATED COUNTY			
Single Family Detached	53,752	668	54,420
All Other Types of Housing	8,201	82	8,283
TOTAL	61,953	750	62,703

* Based on Figure 6, *Demographic Estimates and Development Projections*, May 24, 2006 TischlerBise and Dennis Zwagerman and Associates plus residential building permit data reported by Central Arizona Association of Governments (CAAG).

** Based on permits issued from July 1, 2008 through December 31, 2008, Pinal County Development Services.

The twenty year housing unit projections for the incorporated areas of the impact fee areas is based on the population projections listed in Figure 6. The population projections are divided by the number of persons per household from Figure 3 which yields the total number of housing units by type.

Figure 8: FY2009-FY2029 Projection of Housing Units by Type – Unincorporated IFA’s

<i>Start of FY</i>	2009	2010	2011	2012	2013	<i>5 Year Increments</i>				
						2014	2019	2024	2029	
IFA 1 - UNINCORPORATED AREAS										
Single Family Detached	33,696	35,725	37,765	39,816	41,875	43,942	54,327	64,655	74,795	
All Other Types of Housing	2,251	2,391	2,533	2,675	2,818	2,962	3,682	4,399	5,103	
SUBTOTAL	35,947	38,117	40,298	42,491	44,694	46,904	58,009	69,054	79,898	
IFA 2 - UNINCORPORATED AREAS										
Single Family Detached	4,333	4,457	4,583	4,709	4,835	4,962	5,600	6,235	6,857	
All Other Types of Housing	2,070	2,130	2,189	2,250	2,310	2,371	2,675	2,978	3,275	
SUBTOTAL	6,403	6,587	6,772	6,958	7,145	7,333	8,275	9,212	10,133	
IFA 3 - UNINCORPORATED AREAS										
Single Family Detached	2,437	2,538	2,640	2,742	2,845	2,947	3,465	3,979	4,484	
All Other Types of Housing	1,278	1,334	1,390	1,447	1,504	1,561	1,848	2,133	2,413	
SUBTOTAL	3,715	3,872	4,030	4,189	4,348	4,508	5,312	6,112	6,897	
IFA 4 - UNINCORPORATED AREAS										
Single Family Detached	107	107	108	108	108	109	111	114	116	
All Other Types of Housing	671	674	676	679	682	684	698	711	724	
SUBTOTAL	778	781	784	787	790	793	809	824	839	
IFA 5 - UNINCORPORATED AREAS										
Single Family Detached	9,607	9,855	10,105	10,356	10,608	10,861	12,132	13,397	14,638	
All Other Types of Housing	13	14	14	14	14	14	15	16	17	
SUBTOTAL	9,620	9,869	10,118	10,370	10,622	10,875	12,148	13,413	14,655	
IFA 6 - UNINCORPORATED AREAS										
Single Family Detached	239	249	259	269	279	289	339	390	439	
All Other Types of Housing	299	312	324	337	350	363	427	492	555	
SUBTOTAL	538	560	583	606	629	652	767	881	994	
IFA 7 - UNINCORPORATED AREAS										
Single Family Detached	4,001	4,184	4,367	4,551	4,737	4,922	5,856	6,784	7,695	
All Other Types of Housing	1,701	1,778	1,856	1,935	2,013	2,092	2,490	2,885	3,273	
SUBTOTAL	5,702	5,962	6,223	6,486	6,750	7,015	8,345	9,669	10,968	
TOTAL UNINCORPORATED AREAS	62,703	65,748	68,809	71,887	74,978	78,080	93,665	109,166	124,384	

INCORPORATED COUNTY

TischlerBise estimates there will be 90,761 housing units in incorporated areas of Pinal County on July 1, 2009. Single family units will total 53,225 units with the balance of 37,536 units being comprised of all other types of housing units. This estimate is based on July 1, 2008 estimates from CAAG plus a projection of housing permits to be issued by the local governments between July 2008 and July 2009. Figure 9 lists the July 1, 2009 estimates for the incorporated area of each impact fee area.

Figure 9: July 1, 2009 Estimate of Housing Units by Type – Incorporated IFA’s

	July 1, 2008 TOTAL*	Units Added During FY2009**	July 1, 2009 TOTAL
IFA 1 - INCORPORATED AREAS			
Single Family Detached	10,039	20	10,059
All Other Types of Housing	22,295	84	22,379
TOTAL	32,334	104	32,438
IFA 2 - INCORPORATED AREAS			
Single Family Detached	30,787	726	31,513
All Other Types of Housing	7,961	28	7,989
TOTAL	38,748	754	39,502
IFA 3 - INCORPORATED AREAS			
Single Family Detached	5,794	370	6,164
All Other Types of Housing	4,560	12	4,572
TOTAL	10,354	382	10,736
IFA 4 - INCORPORATED AREAS			
Single Family Detached	2,152	0	2,152
All Other Types of Housing	458	0	458
TOTAL	2,610	0	2,610
IFA 5 - INCORPORATED AREAS			
Single Family Detached	451	0	451
All Other Types of Housing	339	0	339
TOTAL	790	0	790
IFA 6 - INCORPORATED AREAS			
Single Family Detached	47	0	47
All Other Types of Housing	0	0	0
TOTAL	47	0	47
IFA 7 - INCORPORATED AREAS			
Single Family Detached	2,799	40	2,839
All Other Types of Housing	1,793	6	1,799
TOTAL	4,592	46	4,638
INCORPORATED COUNTY			
Single Family Detached	52,069	1,156	53,225
All Other Types of Housing	37,406	130	37,536
TOTAL	89,475	1,286	90,761

* Based on Figure 6, *Demographic Estimates and Development Projections*, May 24, 2006 TischlerBise and Dennis Zwagerman and Associates plus residential building permit data reported by Central Arizona Association of Governments (CAAG).

** Realty Studies, Morrison School, Arizona State University Polytechnic Campus.
<http://www.poly.asu.edu/arec/marketupdate/construction/ConstructionQ308.xls>
<http://www.poly.asu.edu/arec/marketupdate/construction/ConstructionQ408.xls>

The twenty year housing unit projections for the incorporated areas of the impact fee areas is based on the population projections listed in Figure 6. The population projections are divided by the number of persons per household from Figure 3 which yields the total number of housing units by type.

Figure 10: FY2009-FY2029 Projection of Housing Units by Type – Incorporated IFA’s

	Start of FY	2009	2010	2011	2012	2013	2014	2019	2024	2029
IFA 1 - INCORPORATED AREAS										
Single Family Detached		10,059	10,518	10,980	11,447	11,917	12,389	14,773	17,154	19,498
All Other Types of Housing		22,379	23,345	24,318	25,300	26,289	27,282	32,297	37,307	42,239
SUBTOTAL		32,438	33,862	35,299	36,747	38,206	39,671	47,070	54,461	61,738
IFA 2 - INCORPORATED AREAS										
Single Family Detached		31,513	34,418	37,349	40,304	43,279	46,270	61,369	76,458	91,313
All Other Types of Housing		7,989	8,141	8,295	8,449	8,605	8,762	9,552	10,342	11,120
SUBTOTAL		39,502	42,559	45,643	48,753	51,884	55,031	70,921	86,800	102,433
IFA 3 - INCORPORATED AREAS										
Single Family Detached		6,164	7,301	8,163	9,033	9,909	10,789	15,230	19,668	24,036
All Other Types of Housing		4,572	4,639	4,689	4,740	4,791	4,843	5,103	5,363	5,618
SUBTOTAL		10,736	11,939	12,852	13,773	14,700	15,632	20,333	25,031	29,654
IFA 4 - INCORPORATED AREAS										
Single Family Detached		2,152	2,204	2,256	2,306	2,355	2,404	2,641	2,867	3,085
All Other Types of Housing		458	464	471	477	483	489	519	547	574
SUBTOTAL		2,610	2,669	2,726	2,783	2,838	2,893	3,159	3,414	3,660
IFA 5 - INCORPORATED AREAS										
Single Family Detached		451	455	460	464	467	471	489	507	523
All Other Types of Housing		339	349	360	370	379	389	434	477	518
SUBTOTAL		790	805	819	833	847	860	924	984	1,041
IFA 6 - INCORPORATED AREAS										
Single Family Detached		47	47	47	47	47	47	47	47	47
All Other Types of Housing		0	0	0	0	0	0	0	0	0
SUBTOTAL		47	47	47	47	47	47	47	47	47
IFA 7 - INCORPORATED AREAS										
Single Family Detached		2,839	3,180	3,524	3,872	4,222	4,574	6,351	8,129	9,880
All Other Types of Housing		1,799	1,871	1,943	2,016	2,089	2,163	2,536	2,908	3,276
SUBTOTAL		4,638	5,051	5,467	5,888	6,311	6,736	8,887	11,038	13,156
TOTAL INCORPORATED AREAS		90,761	96,932	102,854	108,824	114,832	120,871	151,341	181,775	211,728

Nonresidential Multipliers

In addition to data on residential development, the calculation of development fees requires data on nonresidential construction in Pinal County. To convert employment estimates to gross floor area of nonresidential development, average square feet per employee multipliers are used. The multipliers shown in Figure 11 are derived from national data published by the Institute of Transportation Engineers (ITE) *Trip Generation Manual* and the Urban Land Institute (ULI) *Dollars and Cents of Shopping Centers*.

Figure 11: Floor Area per Employee and Nonresidential Trip Rates

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit*	Wkdy Trip Ends Per Employee*	Emp Per Dmd Unit**	Sq Ft Per Emp
Commercial/Shopping Center***						
820	10K gross leasable area	1,000 Sq Ft	152.03	na	3.33	300
820	25K gross leasable area	1,000 Sq Ft	110.32	na	3.33	300
820	50K gross leasable area	1,000 Sq Ft	86.56	na	2.86	350
820	100K gross leasable area	1,000 Sq Ft	67.91	na	2.50	400
820	200K gross leasable area	1,000 Sq Ft	53.28	na	2.22	450
820	400K gross leasable area	1,000 Sq Ft	41.80	na	2.00	500
857	Discount Club	1,000 Sq Ft	41.80	32.21	1.30	771
General Office****						
710	10K gross floor area	1,000 Sq Ft	22.66	5.06	4.48	223
710	25K gross floor area	1,000 Sq Ft	18.35	4.43	4.14	241
710	50K gross floor area	1,000 Sq Ft	15.65	4.00	3.91	256
710	100K gross floor area	1,000 Sq Ft	13.34	3.61	3.70	271
710	200K gross floor area	1,000 Sq Ft	11.37	3.26	3.49	287
710	Average	1,000 Sq Ft	11.01	3.32	3.32	302
Other Nonresidential						
770	Business Park*****	1,000 Sq Ft	12.76	4.04	3.16	317
760	Research & Dev Center	1,000 Sq Ft	8.11	2.77	2.93	342
730	Government Office Building	1,000 Sq Ft	68.93	11.95	5.77	173
610	Hospital	1,000 Sq Ft	16.50	5.20	3.17	315
565	Day Care	student	4.48	28.13	0.16	na
550	University/College	student	2.38	9.13	0.26	na
530	High School	student	1.71	19.74	0.09	na
520	Elementary School	student	1.29	15.71	0.08	na
520	Elementary School	1,000 Sq Ft	15.43	15.71	0.98	1,018
320	Lodging	room	5.63	12.81	0.44	na
150	Warehousing	1,000 Sq Ft	3.56	3.89	0.92	1,093
140	Manufacturing	1,000 Sq Ft	3.82	2.13	1.79	558
110	Light Industrial	1,000 Sq Ft	6.97	3.02	2.31	433

* *Trip Generation*, Institute of Transportation Engineers, 2008.

** Employees per demand unit calculated from trip rates, except for Shopping Center data, which are derived from *Development Handbook* and *Dollars and Cents of Shopping Centers*, published by the Urban Land Institute.

*** Based on data published by ITE in *Trip Generation Handbook* (2004), the best correlation between floor area and trips is a trendline with the equation $((0.65 * \text{LN}(\text{KSF})) + 5.83)$.

**** Based on data published by ITE in *Trip Generation Handbook* (2004), the best correlation between floor area and trips is a trendline with the equation $((0.77 * \text{LN}(\text{KSF})) + 3.65)$.

***** According to ITE, a Business Park is a group of flex-type buildings served by a common roadway system. The tenant space includes a variety of uses with an average mix of 20-30% office/commercial and 70-80% industrial/warehousing.

The square feet per employee multipliers shown in the last column on the right of Figure 11 are used to convert employment estimates into thousands of square feet (KSF) of nonresidential floor area.

Job Estimates and Projections

TischlerBise’s analysis of the most recent job data from CAAG indicates a total of 57,900 jobs in the County of which 47,802 are incorporated areas while 10,098 are in unincorporated areas. Figure 12 below lists the number of jobs by type in the incorporated and unincorporated areas of each impact fee.

Figure 12: July 1, 2008 Estimate of Jobs by Type – Incorporated and Unincorporated IFA’s

		<i>Start of FY 2008*</i>
IFA 1		
INCORPORATED AREAS		
Commercial		2,036
Office/Institutional		2,952
Industrial/Flex		5,191
SUBTOTAL		10,179
UNINCORPORATED AREAS		
Commercial		68
Office/Institutional		2,684
Industrial/Flex		646
SUBTOTAL		3,398
IFA 1 TOTAL		13,577
IFA 2		
INCORPORATED AREAS		
Commercial		8,042
Office/Institutional		8,796
Industrial/Flex		8,293
SUBTOTAL		25,130
UNINCORPORATED AREAS		
Commercial		773
Office/Institutional		331
Industrial/Flex		1,104
SUBTOTAL		2,208
IFA 2 TOTAL		27,338
IFA 3		
INCORPORATED AREAS		
Commercial		764
Office/Institutional		1,359
Industrial/Flex		6,371
SUBTOTAL		8,494
UNINCORPORATED AREAS		
Commercial		414
Office/Institutional		745
Industrial/Flex		497
SUBTOTAL		1,656
IFA 3 TOTAL		10,150

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IFA 4

INCORPORATED AREAS

Commercial	76
Office/Institutional	129
Industrial/Flex	563
SUBTOTAL	761

UNINCORPORATED AREAS

Commercial	2
Office/Institutional	3
Industrial/Flex	4
SUBTOTAL	8

IFA 4 TOTAL 769

IFA 5

INCORPORATED AREAS

Commercial	83
Office/Institutional	119
Industrial/Flex	154
SUBTOTAL	357

UNINCORPORATED AREAS

Commercial	211
Office/Institutional	544
Industrial/Flex	414
SUBTOTAL	1,169

IFA 5 TOTAL 1,526

IFA 6

INCORPORATED AREAS

Commercial	2
Office/Institutional	12
Industrial/Flex	3
SUBTOTAL	16

UNINCORPORATED AREAS

Commercial	120
Office/Institutional	193
Industrial/Flex	289
SUBTOTAL	602

IFA 6 TOTAL 618

IFA 7

INCORPORATED AREAS

Commercial	172
Office/Institutional	2,636
Industrial/Flex	57
SUBTOTAL	2,865

UNINCORPORATED AREAS

Commercial	233
Office/Institutional	201
Industrial/Flex	624
SUBTOTAL	1,057

IFA 7 TOTAL	3,922
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COUNTYWIDE

INCORPORATED AREAS

Commercial	11,175
Office/Institutional	16,003
Industrial/Flex	20,632
TOTAL	47,802

UNINCORPORATED AREAS

Commercial	1,820
Office/Institutional	4,701
Industrial/Flex	3,577
TOTAL	10,098

COUNTY TOTAL	57,900
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* TischlerBise analysis of data from Central Arizona Association of Governments (CAAG).

CAAG has prepared projections of jobs by type for both incorporated and unincorporated areas of the County through buildout. However, the buildout projections do not include a timeframe over which this projected to occur. Nonresidential development typically follows residential development. Thus it is reasonable to assume that projected nonresidential development will occur in accordance with projected residential development. To project nonresidential development, TischlerBise first compared the projected population in FY2029 to projections of residential development. This analysis provides a point of reference as to where the County will be in twenty years compared to buildout. The projected percentages of buildout achieved in the next twenty years are shown at the far right of Figure 13.

Figure 13: Comparison of Projected FY2029 Population to Buildout Population of Incorporated IFA’s and Unincorporated County

	<i>Start of FY2008 Population*</i>	<i>Start of FY2029 Population**</i>	<i>Net Increase</i>	<i>Start of FY2008 Population</i>	<i>Projected Buildout Population***</i>	<i>Net Increase</i>	<i>Percentage of Buildout Projected Next 21 Years</i>
IFA 1 INCORPORATED AREAS	47,458	124,853	77,395	47,458	289,932	242,474	32%
IFA 2 INCORPORATED AREAS	98,611	266,601	167,990	98,611	1,772,803	1,674,192	10%
IFA 3 INCORPORATED AREAS	39,413	105,725	66,312	39,413	1,480,913	1,441,500	5%
IFA 4 INCORPORATED AREAS	5,934	8,210	2,276	5,934	21,951	16,017	14%
IFA 5 INCORPORATED AREAS	2,055	2,680	624	2,055	42,547	40,492	2%
IFA 6 INCORPORATED AREAS	105	105	0	105	58,984	58,879	0%
IFA 7 INCORPORATED AREAS	18,969	52,470	33,501	18,969	1,229,804	1,210,835	3%
COUNTY UNINCORPORATED AREAS	136,596	304,416	167,820	136,596	1,054,897	918,301	18%
TOTAL COUNTYWIDE	349,141	865,060	515,919	349,141	5,951,831	5,602,690	9%

* Figure 4.

** Figure 6.

*** TischlerBise analysis of CAAG data from April 16, 2009 POPTAC meeting.

The percentages from the far right of Figure 13 are applied to the projected increases in jobs between now and buildout in order to project the increase in jobs over the next twenty years. This comparison results in a projected increase of 213,428 jobs in incorporated areas of the County and an increase of 68,726 jobs in unincorporated areas of the County. A comparison of population to job ratios for FY2008, FY2029, and buildout are shown at the far right of Figure 14 to put these figures in context.

Figure 14: Projected Total Number of Jobs in FY2029 in Incorporated IFA’s and Unincorporated County

	<i>Start of FY2008 Jobs*</i>	<i>Projected Buildout Jobs**</i>	<i>Net Increase</i>	<i>Percentage of Buildout Projects Next 21 Years***</i>	<i>Projected Increase of Jobs</i>	<i>Start of FY2029 Jobs</i>	<i>Jobs:Pop Ratio FY2008</i>	<i>Jobs:Pop Ratio FY2029</i>	<i>Jobs:Pop Ratio Buildout</i>
IFA 1									
INCORPORATED AREAS	10,179	204,725	194,546	32%	62,097	72,276	0.21	0.58	0.71
IFA 2									
INCORPORATED AREAS	25,130	920,340	895,210	10%	89,826	114,956	0.25	0.43	0.52
IFA 3									
INCORPORATED AREAS	8,494	946,356	937,862	5%	43,144	51,638	0.22	0.49	0.64
IFA 4									
INCORPORATED AREAS	769	27,112	26,343	14%	3,744	4,512	0.13	0.55	1.24
IFA 5									
INCORPORATED AREAS	357	34,968	34,611	2%	534	891	0.17	0.33	0.82
IFA 6									
INCORPORATED AREAS	16	45,947	45,931	0%	0	16	0.15	0.15	0.78
IFA 7									
INCORPORATED AREAS	2,865	511,890	509,025	3%	14,084	16,949	0.15	0.32	0.42
COUNTY									
UNINCORPORATED AREAS	10,098	386,161	376,063	18%	68,726	78,824	0.07	0.26	0.37
TOTAL									
COUNTYWIDE	57,900	3,077,499	3,019,599	9%	282,154	340,061	0.17	0.39	0.52

* Figure 12.

** TischlerBise analysis of CAAG data from April 16, 2009 POPTAC meeting.

*** Figure 13.

The CAAG data which serves as the basis of the jobs projections in Figure 14 provides only sufficient data for the incorporated areas of the IFA’s and the unincorporated areas of the County as a whole. To project the total number of jobs for the unincorporated areas of the IFA’s, TischlerBise allocated the total number of projected jobs for the unincorporated areas of the County to the IFA’s based on the percentage of projected unincorporated County population growth for each IFA. The total number of jobs projected for FY2029 for the unincorporated areas of each IFA is shown at the far right of Figure 15.

Figure 15: Projected Total Number of Jobs in FY2029 in Unincorporated IFA’s

	<i>Projected Net Increase Population FY2008-FY2029*</i>	<i>Percentage of Projected County Population Growth</i>	<i>Projected Net Increase Unincorp. Jobs FY2008-FY2029**</i>	<i>Projected Net Increase Unincorp. Jobs by IFA FY2008-FY2029</i>	<i>Total Jobs Unincorp. County by IFA FY2008-FY2029</i>
IFA 1					
UNINCORPORATED AREAS	119,718	71%		49,027	52,425
IFA 2					
UNINCORPORATED AREAS	10,076	6%		4,126	6,334
IFA 3					
UNINCORPORATED AREAS	8,635	5%		3,536	5,192
IFA 4					
UNINCORPORATED AREAS	170	0.1%		70	78
IFA 5					
UNINCORPORATED AREAS	13,800	8%		5,651	6,820
IFA 6					
UNINCORPORATED AREAS	1,227	1%		503	1,105
IFA 7					
UNINCORPORATED AREAS	14,194	8%		5,813	6,870
SUBTOTAL					
UNINCORPORATED AREAS	167,820		68,726		78,824

* Figure 3.

** Figure 14.

In order to better meet the rational nexus requirements of “demand” and “proportionality”, projections of jobs by type must be prepared in addition to projections of total jobs. The CAAG buildout data which serves as the basis of the job projections in Figures 13, 14, and 15 also lists the

buildout number of jobs by type. TischlerBise applied the buildout percentages from Figure 13 to the buildout projections for each type of job to determine the total number of jobs by type in FY2029 for the incorporated areas of each IFA and the unincorporated County as a whole. These projections are shown in Figure 16 below.

Figure 16: Projected Jobs by Type FY2029 for Incorporated IFA’s and Unincorporated County

IFA 1	FY2008	Buildout	Net Increase	Percentage of	Projected	
	Jobs*	Jobs**	Jobs	Buildout Projected	Increase of	FY2029
INCORPORATED AREAS				Next 21 Years***	Jobs	Jobs
Commercial	2,036	25,033	22,997	32%	7,341	9,376
Office/Institutional	2,952	104,517	101,566	32%	32,419	35,371
Industrial/Flex	5,191	75,174	69,983	32%	22,338	27,529
SUBTOTAL	10,179	204,725	194,546	32%	62,097	72,276
IFA 2						
INCORPORATED AREAS						
Commercial	8,042	169,311	161,269	10%	16,182	24,223
Office/Institutional	8,796	382,014	373,218	10%	37,449	46,245
Industrial/Flex	8,293	369,016	360,723	10%	36,195	44,488
SUBTOTAL	25,130	920,340	895,210	10%	89,826	114,956
IFA 3						
INCORPORATED AREAS						
Commercial	764	151,003	150,239	5%	6,911	7,676
Office/Institutional	1,359	322,481	321,122	5%	14,772	16,131
Industrial/Flex	6,371	472,873	466,502	5%	21,460	27,831
SUBTOTAL	8,494	946,356	937,862	5%	43,144	51,638
IFA 4						
INCORPORATED AREAS						
Commercial	76	947	871	14%	124	200
Office/Institutional	129	12,852	12,722	14%	1,808	1,937
Industrial/Flex	563	13,313	12,750	14%	1,812	2,375
SUBTOTAL	769	27,112	26,343	14%	3,744	4,512
IFA 5						
INCORPORATED AREAS						
Commercial	83	2,171	2,088	2%	32	116
Office/Institutional	119	8,485	8,365	2%	129	248
Industrial/Flex	154	24,312	24,158	2%	372	527
SUBTOTAL	357	34,968	34,611	2%	534	891

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IFA 6

INCORPORATED AREAS

Commercial	2	12,907	12,905	0%	2
Office/Institutional	12	20,785	20,773	0%	12
Industrial/Flex	3	12,255	12,253	0%	3
SUBTOTAL	16	45,947	45,931	0%	16

IFA 7

INCORPORATED AREAS

Commercial	172	78,389	78,217	3%	2,336
Office/Institutional	2,636	146,558	143,922	3%	6,618
Industrial/Flex	57	286,943	286,886	3%	7,995
SUBTOTAL	2,865	511,890	509,025	3%	16,949

COUNTYWIDE

INCORPORATED AREAS

Commercial	11,175	439,761	428,586	7%	43,929
Office/Institutional	16,003	997,691	981,688	7%	106,562
Industrial/Flex	20,632	1,253,886	1,233,254	7%	110,747
SUBTOTAL	47,802	2,691,338	2,643,536	7%	261,230

UNINCORPORATED AREAS

Commercial	1,820	46,587	44,766	18%	10,001
Office/Institutional	4,701	77,140	72,439	18%	17,940
Industrial/Flex	3,577	262,434	258,857	18%	50,883
SUBTOTAL	10,098	386,161	376,063	18%	78,824

* Figure 12.

** TischlerBise analysis of CAAG data from April 16, 2009 POPTAC meeting.

*** Figure 13.

Similar to Figure 14, the CAAG data which serves as the basis of the jobs projections by type in Figure 16 provides only sufficient data for the incorporated areas of the IFA's and the unincorporated areas of the County as a whole. To project the total number of jobs by type for the unincorporated areas of the IFA's, TischlerBise allocated the total number of projected jobs by type for the unincorporated areas of the County to the IFA's based on the percentage of projected unincorporated County population growth for each IFA from Figure 15. The total number of jobs by type projected for FY2029 for the unincorporated areas of each IFA is shown at the far right of Figure 17 below.

Figure 17: Projected Jobs by Type FY2029 for Unincorporated IFA’s

IFA		<i>Projected Net Increase Unincorp. Jobs FY2008-FY2029*</i>	<i>Percentage of Projected County Population Growth**</i>	<i>Projected Net Increase Unincorp. Jobs by IFA FY2008-FY2029</i>	<i>Total Jobs Unincorp. County by IFA FY2029</i>
IFA 1	UNINCORPORATED AREAS				
	Commercial	8,181	71%	5,836	5,904
	Office/Institutional	13,238	71%	9,444	12,128
	Industrial/Flex	47,306	71%	33,747	34,393
	SUBTOTAL	68,726	71%	49,027	52,425
IFA 2	UNINCORPORATED AREAS				
	Commercial	8,181	6%	491	1,264
	Office/Institutional	13,238	6%	795	1,126
	Industrial/Flex	47,306	6%	2,840	3,944
	SUBTOTAL	68,726	6%	4,126	6,334
IFA 3	UNINCORPORATED AREAS				
	Commercial	8,181	5%	421	835
	Office/Institutional	13,238	5%	681	1,426
	Industrial/Flex	47,306	5%	2,434	2,931
	SUBTOTAL	68,726	5%	3,536	5,192
IFA 4	UNINCORPORATED AREAS				
	Commercial	8,181	0.1%	8	10
	Office/Institutional	13,238	0.1%	13	16
	Industrial/Flex	47,306	0.1%	48	51
	SUBTOTAL	68,726	0.1%	70	78
IFA 5	UNINCORPORATED AREAS				
	Commercial	8,181	8%	673	883
	Office/Institutional	13,238	8%	1,089	1,633
	Industrial/Flex	47,306	8%	3,890	4,304
	SUBTOTAL	68,726	8%	5,651	6,820
IFA 6	UNINCORPORATED AREAS				
	Commercial	8,181	1%	60	180
	Office/Institutional	13,238	1%	97	289
	Industrial/Flex	47,306	1%	346	635
	SUBTOTAL	68,726	1%	503	1,105
IFA 7	UNINCORPORATED AREAS				
	Commercial	8,181	8%	692	924
	Office/Institutional	13,238	8%	1,120	1,321
	Industrial/Flex	47,306	8%	4,001	4,625
	TOTAL	68,726	8%	5,813	6,870

* Figure 16.

** Figure 15.

Nonresidential Square Footage

The current estimate and future projection of jobs by type for the incorporated and unincorporated areas of the IFA’s are multiplied by the square feet per job multipliers from Figure 11 in order to calculate the current and future square footage of nonresidential development. Note the figure in Figure 18 are expressed in 1,000’s of square feet.

Figure 18: Current Estimate and FY2029 Projection of Nonresidential Square Footage for Incorporated and Unincorporated Areas of IFA’s (1,000’s of Square Feet)

IFA 1	Start of FY	2008	2009	2010	2011	2012	2013	5 Year Increments				
								2014	2019	2024	2029	
INCORPORATED AREAS	SF/job*											
Commercial	350	713	835	957	1,080	1,202	1,324	1,447	2,058	2,670	3,282	
Office/Institutional	241	711	1,083	1,455	1,828	2,200	2,572	2,944	4,804	6,664	8,524	
Industrial/Flex	433	2,248	2,708	3,169	3,630	4,090	4,551	5,011	7,314	9,617	11,920	
SUBTOTAL		3,672	4,627	5,582	6,537	7,492	8,447	9,402	14,176	18,951	23,726	
UNINCORPORATED AREAS												
Commercial	350	24	121	218	316	413	510	607	1,094	1,580	2,066	
Office/Institutional	241	647	755	864	972	1,080	1,189	1,297	1,839	2,381	2,923	
Industrial/Flex	433	280	975	1,671	2,367	3,063	3,759	4,455	7,934	11,413	14,892	
SUBTOTAL		950	1,852	2,753	3,655	4,556	5,458	6,359	10,867	15,374	19,881	
TOTAL		4,622	6,479	8,335	10,191	12,048	13,904	15,761	25,043	34,325	43,608	
IFA 2	Start of FY	2008	2009	2010	2011	2012	2013	2014	2019	2024	2029	
INCORPORATED AREAS	SF/job*											
Commercial	350	2,815	3,084	3,354	3,624	3,893	4,163	4,433	5,781	7,130	8,478	
Office/Institutional	241	2,120	2,549	2,979	3,409	3,839	4,269	4,698	6,847	8,996	11,145	
Industrial/Flex	433	3,591	4,337	5,083	5,830	6,576	7,322	8,069	11,800	15,532	19,263	
SUBTOTAL		8,525	9,971	11,417	12,862	14,308	15,754	17,200	24,429	31,658	38,887	
UNINCORPORATED AREAS												
Commercial	350	270	279	287	295	303	311	320	361	401	442	
Office/Institutional	241	80	89	98	107	116	125	135	180	226	271	
Industrial/Flex	433	478	537	595	654	712	771	829	1,122	1,415	1,708	
SUBTOTAL		828	904	980	1,056	1,132	1,208	1,284	1,663	2,042	2,422	
TOTAL		9,353	10,875	12,397	13,918	15,440	16,962	18,483	26,092	33,700	41,308	
IFA 3	Start of FY	2008	2009	2010	2011	2012	2013	2014	2019	2024	2029	
INCORPORATED AREAS	SF/job*											
Commercial	350	268	383	498	613	728	844	959	1,535	2,111	2,687	
Office/Institutional	241	328	497	667	836	1,006	1,175	1,345	2,192	3,040	3,888	
Industrial/Flex	433	2,758	3,201	3,643	4,086	4,528	4,971	5,413	7,626	9,838	12,051	
SUBTOTAL		3,354	4,081	4,808	5,535	6,262	6,990	7,717	11,353	14,989	18,625	
UNINCORPORATED AREAS												
Commercial	350	145	152	159	166	173	180	187	222	257	292	
Office/Institutional	241	180	187	195	203	211	219	226	266	305	344	
Industrial/Flex	433	215	265	315	366	416	466	516	767	1,018	1,269	
SUBTOTAL		540	605	670	735	800	865	930	1,255	1,580	1,905	
TOTAL		3,893	4,685	5,478	6,270	7,062	7,854	8,646	12,608	16,569	20,530	

DEMOGRAPHIC ESTIMATES AND DEVELOPMENT PROJECTIONS – PINAL COUNTY, ARIZONA

IFA 4	Start of FY	2008	2009	2010	2011	2012	2013	2014	2019	2024	2029
INCORPORATED AREAS	SF/job*										
Commercial	350	27	29	31	33	35	37	39	49	60	70
Office/Institutional	241	31	52	73	93	114	135	156	259	363	467
Industrial/Flex	433	244	281	319	356	393	431	468	655	842	1,028
SUBTOTAL		302	362	422	482	542	603	663	964	1,264	1,565
UNINCORPORATED AREAS											
Commercial	350	1	1	1	1	1	1	1	2	3	3
Office/Institutional	241	1	1	1	1	1	1	2	2	3	4
Industrial/Flex	433	2	3	4	5	6	6	7	12	17	22
SUBTOTAL		3	4	5	7	8	9	10	17	23	30
TOTAL		304	366	427	489	550	612	673	980	1,288	1,595
IFA 5	Start of FY	2008	2009	2010	2011	2012	2013	2014	2019	2024	2029
INCORPORATED AREAS	SF/job*										
Commercial	350	29	30	30	31	31	32	32	35	38	40
Office/Institutional	241	29	30	32	33	35	36	38	45	52	60
Industrial/Flex	433	67	74	82	90	97	105	113	151	190	228
SUBTOTAL		125	134	144	154	163	173	183	231	280	328
UNINCORPORATED AREAS											
Commercial	350	74	85	96	107	119	130	141	197	253	309
Office/Institutional	241	131	144	156	169	181	194	206	269	331	394
Industrial/Flex	433	179	259	340	420	500	580	661	1,062	1,463	1,864
SUBTOTAL		384	488	592	696	800	904	1,008	1,527	2,047	2,566
TOTAL		509	623	736	850	963	1,077	1,191	1,759	2,327	2,895
IFA 6	Start of FY	2008	2009	2010	2011	2012	2013	2014	2019	2024	2029
INCORPORATED AREAS	SF/job*										
Commercial	350	1	1	1	1	1	1	1	1	1	1
Office/Institutional	241	3	3	3	3	3	3	3	3	3	3
Industrial/Flex	433	1	1	1	1	1	1	1	1	1	1
SUBTOTAL		5									
UNINCORPORATED AREAS											
Commercial	350	42	43	44	45	46	47	48	53	58	63
Office/Institutional	241	46	48	49	50	51	52	53	59	64	70
Industrial/Flex	433	125	132	139	147	154	161	168	204	239	275
SUBTOTAL		214	223	232	241	251	260	269	315	362	408
TOTAL		218	228	237	246	255	264	274	320	366	412
IFA 7	Start of FY	2008	2009	2010	2011	2012	2013	2014	2019	2024	2029
INCORPORATED AREAS	SF/job*										
Commercial	350	60	96	132	168	204	241	277	457	637	818
Office/Institutional	241	635	681	727	772	818	864	909	1,138	1,366	1,595
Industrial/Flex	433	25	188	352	516	679	843	1,007	1,825	2,643	3,462
SUBTOTAL		720	966	1,211	1,457	1,702	1,947	2,193	3,420	4,647	5,874
UNINCORPORATED AREAS											
Commercial	350	81	93	104	116	128	139	151	208	266	324
Office/Institutional	241	48	61	74	87	100	113	125	190	254	318
Industrial/Flex	433	270	353	435	518	600	683	765	1,178	1,590	2,003
SUBTOTAL		400	507	614	720	827	934	1,041	1,576	2,110	2,644
TOTAL		1,120	1,472	1,825	2,177	2,529	2,882	3,234	4,995	6,757	8,519

DEMOGRAPHIC ESTIMATES AND DEVELOPMENT PROJECTIONS – PINAL COUNTY, ARIZONA

COUNTYWIDE	Start of FY	2008	2009	2010	2011	2012	2013	2014	2019	2024	2029
INCORPORATED AREAS											
Commercial		3,911	4,457	5,003	5,549	6,095	6,641	7,187	9,916	12,646	15,375
Office/Institutional		3,857	4,896	5,935	6,974	8,014	9,053	10,092	15,289	20,485	25,681
Industrial/Flex		8,934	10,792	12,650	14,508	16,366	18,224	20,082	29,373	38,663	47,954
SUBTOTAL		16,702	20,145	23,588	27,031	30,475	33,918	37,361	54,577	71,794	89,010
UNINCORPORATED AREAS											
Commercial		637	773	910	1,046	1,182	1,319	1,455	2,137	2,819	3,500
Office/Institutional		1,133	1,285	1,437	1,589	1,741	1,893	2,045	2,804	3,564	4,323
Industrial/Flex		1,549	2,524	3,500	4,475	5,450	6,426	7,401	12,278	17,155	22,032
SUBTOTAL		3,319	4,582	5,846	7,110	8,373	9,637	10,901	17,219	23,538	29,856
TOTAL		20,020	24,727	29,434	34,141	38,848	43,555	48,262	71,797	95,331	118,866

* Figure 11.

Average Weekday Vehicle Trips

Vehicle trips generated by land uses in the County are used to measure the demand for the Streets Development Fees and the nonresidential portion of the Public Safety Development Fees. The housing unit data from Figure 8 and nonresidential square footage data from Figure 18 are multiplied by the average weekday vehicle trip rates from the nonresidential multipliers in Figure 11.

Average Weekday Vehicle Trip Ends are from the reference book, *Trip Generation*, published by the Institute of Transportation Engineers (ITE) in 2008. A “trip end” represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). Trip ends are calculated based on the number of units for residential development and per thousand square feet for nonresidential development. The ITE *Trip Generation* provides estimates, shown in Figure 11, of the number of trips for each type of unit.

Trip rates are adjusted to avoid over-estimating the number of actual trips because one vehicle trip is counted in the trip rates of both the origination and destination points. A simple factor of 50% has been applied to the residential, institutional/government, office, and goods production categories.

The commercial category has a trip factor of less than 50% due to two characteristics of this land use. First, commercial development attracts vehicles as they pass-by on arterial and collector roads (“pass-by” trips). For example, when someone stops at a convenience store on their way home from work, the convenience store is not their primary destination.

A second adjustment for diverted linked trips is made to the commercial category. Diverted linked trips are trips that are attracted from the traffic volume on roads in the vicinity of commercial development but require a diversion from one road to another road to gain access to the commercial development. These trips add traffic to streets adjacent to the development, but do not add trips to a community’s transportation network.

Using a 100,000 square foot shopping center as an example, pass-by trips account for 34% of total trips while diverted link trip account for an additional 24% of total trips. The remaining 42% of primary trips (100%-34%-24% = 42%) is adjusted by 50% to avoid over-estimating the number of actual trips because one vehicle trip is counted in the trip rates of both the origination and

destination points. The total commercial trip adjustment factor for a 100,000 square foot shopping center is 21% (42% x 50% = 21%).

Figure 19 summarizes the commercial trip adjustments for pass-by trips and diverted linked trips.

Figure 19: Trip Rate Adjustment Factors for ITE Land Use Code 820 (Shopping Centers)

Floor Area in thousands (KSF)	All Commercial Trips (a)	Comm. Pass-by Trips (b)*	Comm. Diverted-Link Trips (c)**	Primary Comm. Trips (d=(a-(b+c)))	Origin - Destination Adj. Factor (e)***	Commercial Trip Adj Factor (d x e)
10	100%	52%	24%	24%	50%	12%
25	100%	45%	24%	31%	50%	16%
50	100%	39%	24%	37%	50%	19%
100	100%	34%	24%	42%	50%	21%
200	100%	29%	24%	47%	50%	24%
400	100%	23%	24%	53%	50%	27%
800	100%	18%	24%	58%	50%	29%

* Based on data published by ITE in *Trip Generation Handbook* (2004), the best trendline correlation between pass-by trips and floor area is a logarithmic curve with the equation $(-7.6967 \cdot \ln(\text{KSF})) + 69.448$.
 ** Based on data published by ITE in *Trip Generation Handbook* (2004).
 *** To account for the origin-destination relationship of a trip, an adjustment factor of 50% is applied to the primary trips to account for only the trip destinations, i.e. the trips attracted to a land use.

TischlerBise has taken these trip end estimates and adjustment factors to calculate the current estimate and future projections of average weekday trip ends for each category of residential and nonresidential development in Figure 19.

Figure 19: Current and Projected FY2029 Average Weekday Vehicle Trips for Incorporated and Unincorporated IFA's

IFA 1	Trip Rate*	Trip Adj. Factor**	Start of FY	2010	2011	2012	2013	5 Year Increments			
								2014	2019	2024	2029
INCORPORATED AREAS											
Single Family Detached	9.57	50%		48,131	50,327	52,542	54,775	57,022	68,401	79,811	91,078
All Other Types of Housing	4.99	50%		55,836	58,245	60,675	63,124	65,590	78,072	90,590	102,950
Commercial	86.56	19%		15,743	17,755	19,767	21,779	23,791	33,852	43,912	53,973
Office/Institutional	18.35	50%		13,354	16,768	20,181	23,595	27,008	44,076	61,143	78,211
Industrial/Flex	6.97	50%		11,044	12,649	14,254	15,859	17,464	25,490	33,516	41,542
SUBTOTAL				144,108	155,744	167,419	179,132	190,876	249,890	308,972	367,753
UNINCORPORATED AREAS											
Single Family Detached	9.57	50%		161,237	170,945	180,704	190,518	200,374	250,014	299,537	348,292
All Other Types of Housing	4.99	50%		5,615	5,967	6,320	6,675	7,032	8,828	10,620	12,384
Commercial	86.56	19%		3,591	5,190	6,790	8,390	9,990	17,988	25,987	33,986
Office/Institutional	18.35	50%		7,924	8,919	9,913	10,908	11,902	16,874	21,846	26,818
Industrial/Flex	6.97	50%		5,824	8,249	10,674	13,099	15,524	27,649	39,774	51,899
SUBTOTAL				184,192	199,270	214,402	229,590	244,821	321,353	397,763	473,378
TOTAL				328,300	355,014	381,820	408,722	435,697	571,243	706,736	841,131
IFA 2	Trip Rate*	Trip Adj. Factor**	Start of FY	2010	2011	2012	2013	5 Year Increments			
								2014	2019	2024	2029
INCORPORATED AREAS											
Single Family Detached	9.57	50%		150,789	164,691	178,713	192,853	207,088	279,163	351,461	422,854
All Other Types of Housing	4.99	50%		19,933	20,312	20,695	21,081	21,469	23,437	25,410	27,359
Commercial	86.56	19%		55,161	59,596	64,032	68,467	72,903	95,081	117,258	139,436
Office/Institutional	18.35	50%		27,335	31,278	35,221	39,164	43,107	62,823	82,539	102,255
Industrial/Flex	6.97	50%		17,716	20,317	22,918	25,519	28,119	41,124	54,128	67,133
SUBTOTAL				270,933	296,194	321,578	347,084	372,687	501,627	630,797	759,037
UNINCORPORATED AREAS											
Single Family Detached	9.57	50%		20,733	21,329	21,929	22,531	23,137	26,186	29,228	32,223
All Other Types of Housing	4.99	50%		5,165	5,313	5,463	5,613	5,763	6,522	7,279	8,025
Commercial	86.56	19%		4,718	4,852	4,987	5,122	5,256	5,929	6,603	7,276
Office/Institutional	18.35	50%		900	983	1,067	1,151	1,234	1,653	2,071	2,490
Industrial/Flex	6.97	50%		2,074	2,278	2,482	2,686	2,890	3,911	4,931	5,952
SUBTOTAL				33,589	34,756	35,928	37,103	38,281	44,201	50,113	55,965
TOTAL				304,522	330,950	357,506	384,187	410,969	545,829	680,909	815,002
IFA 3	Trip Rate*	Trip Adj. Factor**	Start of FY	2010	2011	2012	2013	5 Year Increments			
								2014	2019	2024	2029
INCORPORATED AREAS											
Single Family Detached	9.57	50%		29,494	34,933	39,061	43,223	47,412	68,616	89,879	110,872
All Other Types of Housing	4.99	50%		11,408	11,574	11,700	11,827	11,954	12,602	13,251	13,891
Commercial	86.56	19%		8,189	10,084	11,978	13,873	15,767	25,239	34,711	44,183
Office/Institutional	18.35	50%		6,116	7,671	9,227	10,782	12,338	20,115	27,892	35,669
Industrial/Flex	6.97	50%		12,697	14,239	15,781	17,323	18,865	26,576	34,286	41,996
SUBTOTAL				67,904	78,501	87,747	97,028	106,337	153,148	200,019	246,612
UNINCORPORATED AREAS											
Single Family Detached	9.57	50%		11,663	12,146	12,632	13,121	13,611	16,083	18,549	20,976
All Other Types of Housing	4.99	50%		3,188	3,328	3,468	3,610	3,752	4,467	5,180	5,883
Commercial	86.56	19%		2,614	2,729	2,845	2,960	3,075	3,652	4,229	4,806
Office/Institutional	18.35	50%		1,791	1,863	1,935	2,006	2,078	2,437	2,795	3,154
Industrial/Flex	6.97	50%		1,099	1,274	1,449	1,624	1,799	2,674	3,548	4,423
SUBTOTAL				20,355	21,340	22,329	23,321	24,316	29,313	34,302	39,242
TOTAL				88,259	99,841	110,075	120,349	130,652	182,460	234,321	285,854

DEMOGRAPHIC ESTIMATES AND DEVELOPMENT PROJECTIONS – PINAL COUNTY, ARIZONA

IFA 4	Trip Rate*	Trip Adj. Factor**	Start of FY	2010	2011	2012	2013	5 Year Increments			
								2014	2019	2024	2029
INCORPORATED AREAS											
Single Family Detached	9.57	50%		10,299	10,548	10,793	11,033	11,270	12,414	13,506	14,558
All Other Types of Housing	4.99	50%		1,142	1,158	1,174	1,190	1,205	1,280	1,351	1,419
Commercial	86.56	19%		506	540	574	608	642	811	981	1,151
Office/Institutional	18.35	50%		667	857	1,048	1,238	1,428	2,380	3,332	4,284
Industrial/Flex	6.97	50%		1,110	1,240	1,371	1,501	1,631	2,282	2,933	3,584
SUBTOTAL				13,724	14,344	14,958	15,569	16,176	19,167	22,103	24,996
UNINCORPORATED AREAS											
Single Family Detached	9.57	50%		510	513	515	517	519	530	541	552
All Other Types of Housing	4.99	50%		1,675	1,681	1,688	1,694	1,701	1,734	1,767	1,799
Commercial	86.56	19%		14	16	19	21	23	35	46	57
Office/Institutional	18.35	50%		9	10	12	13	14	22	29	36
Industrial/Flex	6.97	50%		12	16	19	23	26	43	60	78
SUBTOTAL				2,221	2,236	2,252	2,268	2,284	2,363	2,442	2,521
TOTAL				15,945	16,580	17,211	17,837	18,460	21,530	24,545	27,517
IFA 5	Trip Rate*	Trip Adj. Factor**	Start of FY	2010	2011	2012	2013	5 Year Increments			
								2014	2019	2024	2029
INCORPORATED AREAS											
Single Family Detached	9.57	50%		2,159	2,179	2,199	2,218	2,237	2,325	2,408	2,487
All Other Types of Housing	4.99	50%		845	871	897	922	946	1,061	1,169	1,273
Commercial	86.56	19%		498	507	516	524	533	577	621	666
Office/Institutional	18.35	50%		291	305	319	332	346	414	481	549
Industrial/Flex	6.97	50%		286	313	340	366	393	527	661	795
SUBTOTAL				4,080	4,176	4,270	4,363	4,455	4,904	5,341	5,770
UNINCORPORATED AREAS											
Single Family Detached	9.57	50%		45,967	47,156	48,351	49,552	50,759	56,836	62,899	68,869
All Other Types of Housing	4.99	50%		34	34	34	35	35	38	40	42
Commercial	86.56	19%		1,582	1,766	1,950	2,135	2,319	3,241	4,163	5,085
Office/Institutional	18.35	50%		1,433	1,547	1,662	1,777	1,891	2,464	3,037	3,610
Industrial/Flex	6.97	50%		1,184	1,463	1,743	2,022	2,302	3,700	5,097	6,495
SUBTOTAL				50,199	51,967	53,741	55,521	57,307	66,279	75,237	84,102
TOTAL				54,279	56,142	58,010	59,884	61,762	71,183	80,578	89,871
IFA 6	Trip Rate*	Trip Adj. Factor**	Start of FY	2010	2011	2012	2013	5 Year Increments			
								2014	2019	2024	2029
INCORPORATED AREAS											
Single Family Detached	9.57	50%		225	225	225	225	225	225	225	225
All Other Types of Housing	4.99	50%		0	0	0	0	0	0	0	0
Commercial	86.56	19%		9	9	9	9	9	9	9	9
Office/Institutional	18.35	50%		25	25	25	25	25	25	25	25
Industrial/Flex	6.97	50%		4	4	4	4	4	4	4	4
SUBTOTAL				264	264	264	264	264	264	264	264
UNINCORPORATED AREAS											
Single Family Detached	9.57	50%		1,144	1,191	1,239	1,286	1,334	1,576	1,816	2,053
All Other Types of Housing	4.99	50%		746	777	809	841	873	1,034	1,195	1,353
Commercial	86.56	19%		726	742	759	775	791	873	955	1,037
Office/Institutional	18.35	50%		446	457	467	477	487	538	589	640
Industrial/Flex	6.97	50%		486	511	535	560	585	710	834	958
SUBTOTAL				3,548	3,678	3,809	3,940	4,071	4,731	5,390	6,042
TOTAL				3,812	3,942	4,073	4,204	4,335	4,995	5,653	6,306
IFA 7	Trip Rate*	Trip Adj. Factor**	Start of FY	2010	2011	2012	2013	5 Year Increments			
								2014	2019	2024	2029
INCORPORATED AREAS											
Single Family Detached	9.57	50%		13,584	15,217	16,865	18,527	20,201	28,685	37,202	45,617
All Other Types of Housing	4.99	50%		4,489	4,667	4,847	5,029	5,212	6,140	7,071	7,991
Commercial	86.56	19%		2,176	2,769	3,362	3,955	4,549	7,515	10,481	13,447
Office/Institutional	18.35	50%		6,667	7,086	7,505	7,925	8,344	10,440	12,537	14,633
Industrial/Flex	6.97	50%		1,227	1,798	2,368	2,938	3,509	6,361	9,212	12,064
SUBTOTAL				28,143	31,537	34,947	38,374	41,814	59,140	76,503	93,753
UNINCORPORATED AREAS											
Single Family Detached	9.57	50%		19,147	20,020	20,897	21,779	22,665	27,126	31,577	35,959
All Other Types of Housing	4.99	50%		4,243	4,436	4,631	4,827	5,023	6,013	7,001	7,974
Commercial	86.56	19%		1,718	1,908	2,097	2,287	2,477	3,425	4,373	5,322
Office/Institutional	18.35	50%		680	798	916	1,034	1,151	1,741	2,330	2,920
Industrial/Flex	6.97	50%		1,516	1,804	2,091	2,379	2,666	4,104	5,541	6,979
SUBTOTAL				27,304	28,965	30,632	32,305	33,982	42,409	50,823	59,153
TOTAL				55,447	60,502	65,579	70,679	75,797	101,549	127,326	152,906

DEMOGRAPHIC ESTIMATES AND DEVELOPMENT PROJECTIONS – PINAL COUNTY, ARIZONA

COUNTYWIDE	Start of FY	2010	2011	2012	2013	5 Year Increments			
						2014	2019	2024	2029
INCORPORATED AREAS									
Single Family Detached		254,682	278,121	300,397	322,854	345,456	459,828	574,492	687,691
All Other Types of Housing		93,652	96,827	99,987	103,172	106,377	122,591	138,842	154,884
Commercial		82,282	91,260	100,238	109,216	118,194	163,084	207,974	252,864
Office/Institutional		54,455	63,991	73,526	83,061	92,597	140,273	187,950	235,626
Industrial/Flex		44,085	50,560	57,036	63,511	69,986	102,364	134,741	167,118
SUBTOTAL		529,156	580,759	631,183	681,814	732,610	988,140	1,243,999	1,498,184
UNINCORPORATED AREAS									
Single Family Detached		260,401	273,300	286,266	299,304	312,398	378,351	444,148	508,924
All Other Types of Housing		20,665	21,537	22,413	23,294	24,179	28,636	33,082	37,460
Commercial		14,962	17,204	19,447	21,689	23,932	35,144	46,357	57,569
Office/Institutional		13,183	14,577	15,971	17,365	18,759	25,728	32,698	39,667
Industrial/Flex		12,196	15,595	18,994	22,394	25,793	42,790	59,786	76,783
SUBTOTAL		321,407	342,213	363,091	384,046	405,061	510,649	616,071	720,403
TOTAL		850,563	922,972	994,274	1,065,861	1,137,671	1,498,789	1,860,069	2,218,587
COUNTYWIDE	Start of FY	2010	2011	2012	2013	5 Year Increments			
						2014	2019	2024	2029
INCORPORATED AREAS									
Residential		348,334	374,948	400,384	426,026	451,833	582,420	713,334	842,575
Nonresidential		180,822	205,810	230,799	255,788	280,777	405,721	530,665	655,609
SUBTOTAL		529,156	580,759	631,183	681,814	732,610	988,140	1,243,999	1,498,184
UNINCORPORATED AREAS									
Residential		281,067	294,836	308,679	322,599	336,577	406,987	477,230	546,384
Nonresidential		40,341	47,376	54,412	61,448	68,484	103,662	138,841	174,019
SUBTOTAL		321,407	342,213	363,091	384,046	405,061	510,649	616,071	720,403
COUNTYWIDE									
Residential		629,401	669,785	709,063	748,625	788,410	989,406	1,190,564	1,388,958
Nonresidential		221,162	253,187	285,211	317,236	349,260	509,383	669,506	829,628
TOTAL		850,563	922,972	994,274	1,065,861	1,137,671	1,498,789	1,860,069	2,218,587

* Figure 11.
 ** Figure 18.

Summary

Figure 20 below summarizes the estimates and projections from several of the previous tables for key residential and nonresidential demographic data by IFA for incorporated and unincorporated Pinal County.

Figure 20: Summary of Key Residential and Nonresidential Demographic Data by Incorporated and Unincorporated IFA

IFA 1	Start of FY	2010	2011	2012	2013	5 Year Increments			
						2014	2019	2024	2029
INCORPORATED AREAS									
Population		47,720	51,664	55,641	59,652	63,689	84,124	104,618	124,853
Housing Units		33,862	35,299	36,747	38,206	39,671	47,070	54,461	61,738
Jobs		16,093	19,050	22,007	24,964	27,921	42,706	57,491	72,276
Nonresidential Square Footage (1,000's sq. ft.)		5,582	6,537	7,492	8,447	9,402	14,176	18,951	23,726
Ave. Weekday Trip Ends		144,108	155,744	167,419	179,132	190,876	249,890	308,972	367,753
UNINCORPORATED AREAS									
Population		74,847	80,991	87,168	93,380	99,618	131,036	162,381	193,240
Housing Units		38,117	40,298	42,491	44,694	46,904	58,009	69,054	79,898
Jobs		8,067	10,402	12,736	15,071	17,406	29,079	40,752	52,425
Nonresidential Square Footage (1,000's sq. ft.)		2,753	3,655	4,556	5,458	6,359	10,867	15,374	19,881
Ave. Weekday Trip Ends		184,192	199,270	214,402	229,590	244,821	321,353	397,763	473,378
IFA SUBTOTAL									
Population		122,567	132,655	142,810	153,032	163,307	215,161	266,999	318,093
Housing Units		71,979	75,597	79,239	82,899	86,575	105,079	123,516	141,635
Jobs		24,160	29,452	34,743	40,035	45,327	71,785	98,243	124,701
Nonresidential Square Footage (1,000's sq. ft.)		8,335	10,191	12,048	13,904	15,761	25,043	34,325	43,608
Ave. Weekday Trip Ends		328,300	355,014	381,820	408,722	435,697	571,243	706,736	841,131
IFA 2	Start of FY	2010	2011	2012	2013	5 Year Increments			
						2014	2019	2024	2029
INCORPORATED AREAS									
Population		100,935	109,400	117,938	126,548	135,216	179,104	223,128	266,601
Housing Units		42,559	45,643	48,753	51,884	55,031	70,921	86,800	102,433
Jobs		33,685	37,962	42,240	46,517	50,795	72,182	93,569	114,956
Nonresidential Square Footage (1,000's sq. ft.)		11,417	12,862	14,308	15,754	17,200	24,429	31,658	38,887
Ave. Weekday Trip Ends		270,933	296,194	321,578	347,084	372,687	501,627	630,797	759,037
UNINCORPORATED AREAS									
Population		16,541	17,063	17,587	18,114	18,643	21,309	23,969	26,588
Housing Units		6,587	6,772	6,958	7,145	7,333	8,275	9,212	10,133
Jobs		2,601	2,797	2,994	3,190	3,387	4,369	5,352	6,334
Nonresidential Square Footage (1,000's sq. ft.)		980	1,056	1,132	1,208	1,284	1,663	2,042	2,422
Ave. Weekday Trip Ends		33,589	34,756	35,928	37,103	38,281	44,201	50,113	55,965
IFA SUBTOTAL									
Population		117,476	126,463	135,525	144,663	153,860	200,414	247,097	293,189
Housing Units		49,146	52,415	55,711	59,029	62,364	79,196	96,013	112,565
Jobs		36,286	40,760	45,234	49,708	54,182	76,551	98,921	121,290
Nonresidential Square Footage (1,000's sq. ft.)		12,397	13,918	15,440	16,962	18,483	26,092	33,700	41,308
Ave. Weekday Trip Ends		304,522	330,950	357,506	384,187	410,969	545,829	680,909	815,002
IFA 3	Start of FY	2010	2011	2012	2013	5 Year Increments			
						2014	2019	2024	2029
INCORPORATED AREAS									
Population		40,591	43,923	47,282	50,670	54,079	71,336	88,640	105,725
Housing Units		11,939	12,852	13,773	14,700	15,632	20,333	25,031	29,654
Jobs		12,603	14,657	16,712	18,766	20,821	31,093	41,365	51,638
Nonresidential Square Footage (1,000's sq. ft.)		4,808	5,535	6,262	6,990	7,717	11,353	14,989	18,625
Ave. Weekday Trip Ends		67,904	78,501	87,747	97,028	106,337	153,148	200,019	246,612
UNINCORPORATED AREAS									
Population		9,623	10,068	10,515	10,964	11,416	13,691	15,960	18,194
Housing Units		3,872	4,030	4,189	4,348	4,508	5,312	6,112	6,897
Jobs		1,993	2,161	2,330	2,498	2,666	3,508	4,350	5,192
Nonresidential Square Footage (1,000's sq. ft.)		670	735	800	865	930	1,255	1,580	1,905
Ave. Weekday Trip Ends		20,355	21,340	22,329	23,321	24,316	29,313	34,302	39,242
IFA SUBTOTAL									
Population		50,214	53,990	57,797	61,634	65,495	85,026	104,600	123,919
Housing Units		15,811	16,882	17,962	19,048	20,140	25,646	31,143	36,551
Jobs		14,596	16,819	19,041	21,264	23,487	34,601	45,715	56,830
Nonresidential Square Footage (1,000's sq. ft.)		5,478	6,270	7,062	7,854	8,646	12,608	16,569	20,530
Ave. Weekday Trip Ends		88,259	99,841	110,075	120,349	130,652	182,460	234,321	285,854

DEMOGRAPHIC ESTIMATES AND DEVELOPMENT PROJECTIONS – PINAL COUNTY, ARIZONA

IFA 4	Start of FY	2010	2011	2012	2013	5 Year Increments			
						2014	2019	2024	2029
INCORPORATED AREAS									
Population		5,934	6,067	6,198	6,326	6,453	7,064	7,648	8,210
Housing Units		2,669	2,726	2,783	2,838	2,893	3,159	3,414	3,660
Jobs		1,118	1,297	1,476	1,654	1,833	2,726	3,619	4,512
Nonresidential Square Footage (1,000's sq. ft.)		422	482	542	603	663	964	1,264	1,565
Ave. Weekday Trip Ends		13,724	14,344	14,958	15,569	16,176	19,167	22,103	24,996
UNINCORPORATED AREAS									
Population		1,623	1,631	1,640	1,649	1,657	1,701	1,745	1,788
Housing Units		781	784	787	790	793	809	824	839
Jobs		15	18	21	25	28	44	61	78
Nonresidential Square Footage (1,000's sq. ft.)		5	7	8	9	10	17	23	30
Ave. Weekday Trip Ends		2,221	2,236	2,252	2,268	2,284	2,363	2,442	2,521
IFA SUBTOTAL									
Population		7,557	7,698	7,838	7,975	8,110	8,765	9,393	9,998
Housing Units		3,450	3,510	3,570	3,628	3,686	3,968	4,238	4,499
Jobs		1,133	1,315	1,497	1,679	1,861	2,770	3,680	4,590
Nonresidential Square Footage (1,000's sq. ft.)		427	489	550	612	673	980	1,288	1,595
Ave. Weekday Trip Ends		15,945	16,580	17,211	17,837	18,460	21,530	24,545	27,517
IFA 5	Start of FY	2010	2011	2012	2013	5 Year Increments			
						2014	2019	2024	2029
INCORPORATED AREAS									
Population		2,055	2,094	2,131	2,167	2,203	2,371	2,528	2,680
Housing Units		805	819	833	847	860	924	984	1,041
Jobs		408	433	459	484	509	637	764	891
Nonresidential Square Footage (1,000's sq. ft.)		144	154	163	173	183	231	280	328
Ave. Weekday Trip Ends		4,080	4,176	4,270	4,363	4,455	4,904	5,341	5,770
UNINCORPORATED AREAS									
Population		21,038	21,742	22,450	23,161	23,876	27,476	31,067	34,602
Housing Units		9,869	10,118	10,370	10,622	10,875	12,148	13,413	14,655
Jobs		1,707	1,976	2,245	2,515	2,784	4,129	5,475	6,820
Nonresidential Square Footage (1,000's sq. ft.)		592	696	800	904	1,008	1,527	2,047	2,566
Ave. Weekday Trip Ends		50,199	51,967	53,741	55,521	57,307	66,279	75,237	84,102
IFA SUBTOTAL									
Population		23,093	23,836	24,581	25,329	26,079	29,846	33,595	37,282
Housing Units		10,673	10,938	11,203	11,469	11,735	13,071	14,397	15,697
Jobs		2,115	2,410	2,704	2,999	3,293	4,766	6,238	7,711
Nonresidential Square Footage (1,000's sq. ft.)		736	850	963	1,077	1,191	1,759	2,327	2,895
Ave. Weekday Trip Ends		54,279	56,142	58,010	59,884	61,762	71,183	80,578	89,871
IFA 6	Start of FY	2010	2011	2012	2013	5 Year Increments			
						2014	2019	2024	2029
INCORPORATED AREAS									
Population		105	105	105	105	105	105	105	105
Housing Units		47	47	47	47	47	47	47	47
Jobs		16	16	16	16	16	16	16	16
Nonresidential Square Footage (1,000's sq. ft.)		5	5	5	5	5	5	5	5
Ave. Weekday Trip Ends		264	264	264	264	264	264	264	264
UNINCORPORATED AREAS									
Population		1,246	1,310	1,374	1,438	1,503	1,828	2,153	2,473
Housing Units		560	583	606	629	652	767	881	994
Jobs		650	674	698	722	746	865	985	1,105
Nonresidential Square Footage (1,000's sq. ft.)		232	241	251	260	269	315	362	408
Ave. Weekday Trip Ends		3,548	3,678	3,809	3,940	4,071	4,731	5,390	6,042
IFA SUBTOTAL									
Population		1,351	1,415	1,479	1,543	1,608	1,933	2,258	2,578
Housing Units		607	630	653	676	699	814	928	1,041
Jobs		666	690	714	738	762	881	1,001	1,121
Nonresidential Square Footage (1,000's sq. ft.)		237	246	255	264	274	320	366	412
Ave. Weekday Trip Ends		3,812	3,942	4,073	4,204	4,335	4,995	5,653	6,306

DEMOGRAPHIC ESTIMATES AND DEVELOPMENT PROJECTIONS – PINAL COUNTY, ARIZONA

IFA 7	Start of FY	2010	2011	2012	2013	5 Year Increments			
						2014	2019	2024	2029
INCORPORATED AREAS									
Population		19,107	20,808	22,524	24,255	25,999	34,834	43,706	52,470
Housing Units		5,051	5,467	5,888	6,311	6,736	8,887	11,038	13,156
Jobs		4,206	4,877	5,548	6,218	6,889	10,242	13,595	16,949
Nonresidential Square Footage (1,000's sq. ft.)		1,211	1,457	1,702	1,947	2,193	3,420	4,647	5,874
Ave. Weekday Trip Ends		28,143	31,537	34,947	38,374	41,814	59,140	76,503	93,753
UNINCORPORATED AREAS									
Population		13,346	14,082	14,822	15,566	16,314	20,078	23,834	27,531
Housing Units		5,962	6,223	6,486	6,750	7,015	8,345	9,669	10,968
Jobs		1,611	1,887	2,164	2,441	2,718	4,102	5,486	6,870
Nonresidential Square Footage (1,000's sq. ft.)		614	720	827	934	1,041	1,576	2,110	2,644
Ave. Weekday Trip Ends		27,304	28,965	30,632	32,305	33,982	42,409	50,823	59,153
IFA SUBTOTAL									
Population		32,453	34,890	37,346	39,821	42,312	54,913	67,539	80,001
Housing Units		11,013	11,691	12,374	13,061	13,751	17,232	20,706	24,124
Jobs		5,817	6,764	7,712	8,659	9,607	14,344	19,081	23,819
Nonresidential Square Footage (1,000's sq. ft.)		1,825	2,177	2,529	2,882	3,234	4,995	6,757	8,519
Ave. Weekday Trip Ends		55,447	60,502	65,579	70,679	75,797	101,549	127,326	152,906
COUNTYWIDE									
	Start of FY	2010	2011	2012	2013	5 Year Increments			
		2014	2019	2024	2029				
INCORPORATED AREAS									
Population		216,448	234,060	251,819	269,723	287,743	378,939	470,373	560,644
Housing Units		96,932	102,854	108,824	114,832	120,871	151,341	181,775	211,728
Jobs		68,129	78,293	88,456	98,620	108,784	159,602	210,420	261,238
Nonresidential Square Footage (1,000's sq. ft.)		23,588	27,031	30,475	33,918	37,361	54,577	71,794	89,010
Ave. Weekday Trip Ends		529,156	580,759	631,183	681,814	732,610	988,140	1,243,999	1,498,184
UNINCORPORATED AREAS									
Population		138,264	146,887	155,556	164,273	173,027	217,120	261,109	304,416
Housing Units		65,748	68,809	71,887	74,978	78,080	93,665	109,166	124,384
Jobs		16,643	19,916	23,189	26,461	29,734	46,097	62,460	78,824
Nonresidential Square Footage (1,000's sq. ft.)		5,846	7,110	8,373	9,637	10,901	17,219	23,538	29,856
Ave. Weekday Trip Ends		321,407	342,213	363,091	384,046	405,061	510,649	616,071	720,403
COUNTY TOTAL									
Population		354,711	380,947	407,375	433,996	460,770	596,059	731,482	865,060
Housing Units		162,680	171,663	180,711	189,810	198,951	245,006	290,940	336,112
Jobs		84,773	98,209	111,645	125,081	138,518	205,699	272,880	340,061
Nonresidential Square Footage (1,000's sq. ft.)		29,434	34,141	38,848	43,555	48,262	71,797	95,331	118,866
Ave. Weekday Trip Ends		850,563	922,972	994,274	1,065,861	1,137,671	1,498,789	1,860,069	2,218,587