

# Demographic Estimates and Development Projections

Prepared for:



June 12, 2009

Prepared by:



## Table of Contents

<b>EXECUTIVE SUMMARY</b> .....	<b>3</b>
<b>INCORPORATED AND UNINCORPORATED PINAL COUNTY</b> .....	<b>3</b>
<b>IMPACT FEE AREAS (IFA’S)</b> .....	<b>3</b>
Figure 1: Pinal County Impact Fee Areas.....	4
<b>PERSONS PER HOUSEHOLD</b> .....	<b>5</b>
Figure 2: Comparison of Persons Per Household for All Types of Housing Units 2000 Census to July 1, 2008 .....	5
Figure 3: Adjusted Persons Per Household By Type of Housing Unit July 1, 2008.....	6
<b>POPULATION ESTIMATES AND PROJECTIONS</b> .....	<b>7</b>
Figure 4: July 1, 2009 Population Estimate – Unincorporated and Incorporated IFA’s .....	8
Figure 5: Annual Population Projection Assumptions FY2009 to FY2029 – Incorporated IFA’s and Unincorporated Areas of the County.....	9
Figure 6: Population Projections FY2010 to FY2029 – Incorporated and Unincorporated IFA’s.....	10
<b>HOUSING UNIT ESTIMATES AND PROJECTIONS</b> .....	<b>10</b>
<b>UNINCORPORATED COUNTY</b> .....	10
Figure 7: July 1, 2009 Estimate of Housing Units by Type – Unincorporated IFA’s.....	11
Figure 8: FY2009-FY2029 Projection of Housing Units by Type – Unincorporated IFA’s .....	12
<b>INCORPORATED COUNTY</b> .....	12
Figure 9: July 1, 2009 Estimate of Housing Units by Type – Incorporated IFA’s.....	13
Figure 10: FY2009-FY2029 Projection of Housing Units by Type – Incorporated IFA’s.....	14
<b>NONRESIDENTIAL MULTIPLIERS</b> .....	<b>14</b>
Figure 11: Floor Area per Employee and Nonresidential Trip Rates .....	15
<b>JOB ESTIMATES AND PROJECTIONS</b> .....	<b>16</b>
Figure 12: July 1, 2008 Estimate of Jobs by Type – Incorporated and Unincorporated IFA’s.....	17
Figure 13: Comparison of Projected FY2029 Population to Buildout Population of Incorporated IFA’s and Unincorporated County.....	20
Figure 14: Projected Total Number of Jobs in FY2029 in Incorporated IFA’s and Unincorporated County.....	21
Figure 15: Projected Total Number of Jobs in FY2029 in Unincorporated IFA’s .....	21
Figure 16: Projected Jobs by Type FY2029 for Incorporated IFA’s and Unincorporated County.....	22
Figure 17: Projected Jobs by Type FY2029 for Unincorporated IFA’s.....	24
<b>NONRESIDENTIAL SQUARE FOOTAGE</b> .....	<b>25</b>
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).....	25
<b>AVERAGE WEEKDAY VEHICLE TRIPS</b> .....	<b>27</b>
Figure 19: Current and Projected FY2029 Average Weekday Vehicle Trips for Incorporated and Unincorporated IFA’s .....	29
<b>SUMMARY</b> .....	<b>31</b>
Figure 20: Summary of Key Residential and Nonresidential Demographic Data by Incorporated and Unincorporated IFA .....	32

## 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.

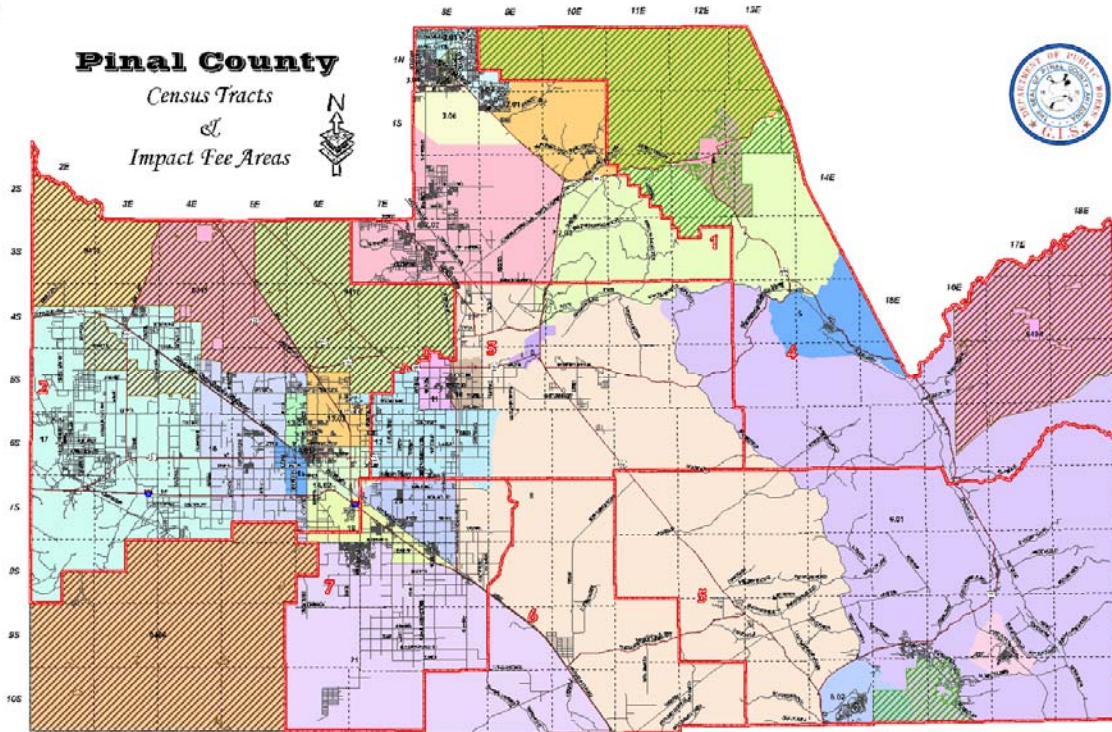
## Incorporated and Unincorporated Pinal County

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***		
<b>IFA 1</b>							
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
<b>SUBTOTAL</b>	<b>120,980</b>	<b>558</b>		<b>134</b>		<b>1,587</b>	<b>122,567</b>
<b>IFA 2</b>							
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
<b>SUBTOTAL</b>	<b>115,123</b>	<b>730</b>		<b>46</b>		<b>2,353</b>	<b>117,476</b>
<b>IFA 3</b>							
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
<b>SUBTOTAL</b>	<b>48,972</b>	<b>394</b>		<b>18</b>		<b>1,242</b>	<b>50,214</b>
<b>IFA 4</b>							
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
<b>SUBTOTAL</b>	<b>7,552</b>	<b>2</b>		<b>0</b>		<b>5</b>	<b>7,557</b>
<b>IFA 5</b>							
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
<b>SUBTOTAL</b>	<b>22,858</b>	<b>98</b>		<b>4</b>		<b>236</b>	<b>23,093</b>
<b>IFA 6</b>							
Incorporated Areas	105	0	3.11	0	2.38	0	105
Unincorporated Areas	1,246	0	2.36	0	1.10	0	1,246
<b>SUBTOTAL</b>	<b>1,351</b>	<b>0</b>		<b>0</b>		<b>0</b>	<b>1,351</b>
<b>IFA 7</b>							
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
<b>SUBTOTAL</b>	<b>32,305</b>	<b>42</b>		<b>10</b>		<b>148</b>	<b>32,453</b>
<b>COUNTYWIDE</b>							
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
<b>TOTAL</b>	<b>349,141</b>	<b>1,824</b>		<b>212</b>		<b>5,570</b>	<b>354,711</b>

\* 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
<b>IFA 1</b>									
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
<b>SUBTOTAL</b>		<b>122,567</b>	<b>132,655</b>	<b>142,810</b>	<b>153,032</b>	<b>163,307</b>	<b>215,161</b>	<b>266,999</b>	<b>318,093</b>
<b>IFA 2</b>									
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
<b>SUBTOTAL</b>		<b>117,476</b>	<b>126,463</b>	<b>135,525</b>	<b>144,663</b>	<b>153,860</b>	<b>200,414</b>	<b>247,097</b>	<b>293,189</b>
<b>IFA 3</b>									
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
<b>SUBTOTAL</b>		<b>50,214</b>	<b>53,990</b>	<b>57,797</b>	<b>61,634</b>	<b>65,495</b>	<b>85,026</b>	<b>104,600</b>	<b>123,919</b>
<b>IFA 4</b>									
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
<b>SUBTOTAL</b>		<b>7,557</b>	<b>7,698</b>	<b>7,838</b>	<b>7,975</b>	<b>8,110</b>	<b>8,765</b>	<b>9,393</b>	<b>9,998</b>
<b>IFA 5</b>									
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
<b>SUBTOTAL</b>		<b>23,093</b>	<b>23,836</b>	<b>24,581</b>	<b>25,329</b>	<b>26,079</b>	<b>29,846</b>	<b>33,595</b>	<b>37,282</b>
<b>IFA 6</b>									
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
<b>SUBTOTAL</b>		<b>1,351</b>	<b>1,415</b>	<b>1,479</b>	<b>1,543</b>	<b>1,608</b>	<b>1,933</b>	<b>2,258</b>	<b>2,578</b>
<b>IFA 7</b>									
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
<b>SUBTOTAL</b>		<b>32,453</b>	<b>34,890</b>	<b>37,346</b>	<b>39,821</b>	<b>42,312</b>	<b>54,913</b>	<b>67,539</b>	<b>80,001</b>
<b>COUNTYWIDE</b>									
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
<b>TOTAL</b>		<b>354,711</b>	<b>380,947</b>	<b>407,375</b>	<b>433,996</b>	<b>460,770</b>	<b>596,059</b>	<b>731,482</b>	<b>865,060</b>

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

\* 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**

	Start of FY	2009	2010	2011	2012	2013	5 Year Increments			
							2014	2019	2024	2029
<b>IFA 1 - UNINCORPORATED AREAS</b>										
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
<b>SUBTOTAL</b>		<b>35,947</b>	<b>38,117</b>	<b>40,298</b>	<b>42,491</b>	<b>44,694</b>	<b>46,904</b>	<b>58,009</b>	<b>69,054</b>	<b>79,898</b>
<b>IFA 2 - UNINCORPORATED AREAS</b>										
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
<b>SUBTOTAL</b>		<b>6,403</b>	<b>6,587</b>	<b>6,772</b>	<b>6,958</b>	<b>7,145</b>	<b>7,333</b>	<b>8,275</b>	<b>9,212</b>	<b>10,133</b>
<b>IFA 3 - UNINCORPORATED AREAS</b>										
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
<b>SUBTOTAL</b>		<b>3,715</b>	<b>3,872</b>	<b>4,030</b>	<b>4,189</b>	<b>4,348</b>	<b>4,508</b>	<b>5,312</b>	<b>6,112</b>	<b>6,897</b>
<b>IFA 4 - UNINCORPORATED AREAS</b>										
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
<b>SUBTOTAL</b>		<b>778</b>	<b>781</b>	<b>784</b>	<b>787</b>	<b>790</b>	<b>793</b>	<b>809</b>	<b>824</b>	<b>839</b>
<b>IFA 5 - UNINCORPORATED AREAS</b>										
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
<b>SUBTOTAL</b>		<b>9,620</b>	<b>9,869</b>	<b>10,118</b>	<b>10,370</b>	<b>10,622</b>	<b>10,875</b>	<b>12,148</b>	<b>13,413</b>	<b>14,655</b>
<b>IFA 6 - UNINCORPORATED AREAS</b>										
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
<b>SUBTOTAL</b>		<b>538</b>	<b>560</b>	<b>583</b>	<b>606</b>	<b>629</b>	<b>652</b>	<b>767</b>	<b>881</b>	<b>994</b>
<b>IFA 7 - UNINCORPORATED AREAS</b>										
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
<b>SUBTOTAL</b>		<b>5,702</b>	<b>5,962</b>	<b>6,223</b>	<b>6,486</b>	<b>6,750</b>	<b>7,015</b>	<b>8,345</b>	<b>9,669</b>	<b>10,968</b>
<b>TOTAL UNINCORPORATED AREAS</b>		<b>62,703</b>	<b>65,748</b>	<b>68,809</b>	<b>71,887</b>	<b>74,978</b>	<b>78,080</b>	<b>93,665</b>	<b>109,166</b>	<b>124,384</b>

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

\* 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
<b>IFA 1 - INCORPORATED AREAS</b>										
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
<b>SUBTOTAL</b>		<b>32,438</b>	<b>33,862</b>	<b>35,299</b>	<b>36,747</b>	<b>38,206</b>	<b>39,671</b>	<b>47,070</b>	<b>54,461</b>	<b>61,738</b>
<b>IFA 2 - INCORPORATED AREAS</b>										
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
<b>SUBTOTAL</b>		<b>39,502</b>	<b>42,559</b>	<b>45,643</b>	<b>48,753</b>	<b>51,884</b>	<b>55,031</b>	<b>70,921</b>	<b>86,800</b>	<b>102,433</b>
<b>IFA 3 - INCORPORATED AREAS</b>										
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
<b>SUBTOTAL</b>		<b>10,736</b>	<b>11,939</b>	<b>12,852</b>	<b>13,773</b>	<b>14,700</b>	<b>15,632</b>	<b>20,333</b>	<b>25,031</b>	<b>29,654</b>
<b>IFA 4 - INCORPORATED AREAS</b>										
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
<b>SUBTOTAL</b>		<b>2,610</b>	<b>2,669</b>	<b>2,726</b>	<b>2,783</b>	<b>2,838</b>	<b>2,893</b>	<b>3,159</b>	<b>3,414</b>	<b>3,660</b>
<b>IFA 5 - INCORPORATED AREAS</b>										
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
<b>SUBTOTAL</b>		<b>790</b>	<b>805</b>	<b>819</b>	<b>833</b>	<b>847</b>	<b>860</b>	<b>924</b>	<b>984</b>	<b>1,041</b>
<b>IFA 6 - INCORPORATED AREAS</b>										
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
<b>SUBTOTAL</b>		<b>47</b>	<b>47</b>	<b>47</b>	<b>47</b>	<b>47</b>	<b>47</b>	<b>47</b>	<b>47</b>	<b>47</b>
<b>IFA 7 - INCORPORATED AREAS</b>										
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
<b>SUBTOTAL</b>		<b>4,638</b>	<b>5,051</b>	<b>5,467</b>	<b>5,888</b>	<b>6,311</b>	<b>6,736</b>	<b>8,887</b>	<b>11,038</b>	<b>13,156</b>
<b>TOTAL INCORPORATED AREAS</b>		<b>90,761</b>	<b>96,932</b>	<b>102,854</b>	<b>108,824</b>	<b>114,832</b>	<b>120,871</b>	<b>151,341</b>	<b>181,775</b>	<b>211,728</b>

## 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
<b>Commercial/Shopping Center***</b>						
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
<b>General Office****</b>						
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
<b>Other Nonresidential</b>						
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
<b>SUBTOTAL</b>		<b>10,179</b>
UNINCORPORATED AREAS		
Commercial		68
Office/Institutional		2,684
Industrial/Flex		646
<b>SUBTOTAL</b>		<b>3,398</b>
<b>IFA 1 TOTAL</b>		<b>13,577</b>
IFA 2		
INCORPORATED AREAS		
Commercial		8,042
Office/Institutional		8,796
Industrial/Flex		8,293
<b>SUBTOTAL</b>		<b>25,130</b>
UNINCORPORATED AREAS		
Commercial		773
Office/Institutional		331
Industrial/Flex		1,104
<b>SUBTOTAL</b>		<b>2,208</b>
<b>IFA 2 TOTAL</b>		<b>27,338</b>
IFA 3		
INCORPORATED AREAS		
Commercial		764
Office/Institutional		1,359
Industrial/Flex		6,371
<b>SUBTOTAL</b>		<b>8,494</b>
UNINCORPORATED AREAS		
Commercial		414
Office/Institutional		745
Industrial/Flex		497
<b>SUBTOTAL</b>		<b>1,656</b>
<b>IFA 3 TOTAL</b>		<b>10,150</b>

DEMOGRAPHIC ESTIMATES AND DEVELOPMENT PROJECTIONS – PINAL COUNTY, ARIZONA

IFA 4

INCORPORATED AREAS

Commercial	76
Office/Institutional	129
Industrial/Flex	563
<b>SUBTOTAL</b>	<b>761</b>

UNINCORPORATED AREAS

Commercial	2
Office/Institutional	3
Industrial/Flex	4
<b>SUBTOTAL</b>	<b>8</b>

<b>IFA 4 TOTAL</b>	<b>769</b>
--------------------	------------

IFA 5

INCORPORATED AREAS

Commercial	83
Office/Institutional	119
Industrial/Flex	154
<b>SUBTOTAL</b>	<b>357</b>

UNINCORPORATED AREAS

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

<b>IFA 5 TOTAL</b>	<b>1,526</b>
--------------------	--------------

IFA 6

INCORPORATED AREAS

Commercial	2
Office/Institutional	12
Industrial/Flex	3
<b>SUBTOTAL</b>	<b>16</b>

UNINCORPORATED AREAS

Commercial	120
Office/Institutional	193
Industrial/Flex	289
<b>SUBTOTAL</b>	<b>602</b>

<b>IFA 6 TOTAL</b>	<b>618</b>
--------------------	------------

IFA 7

INCORPORATED AREAS

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

UNINCORPORATED AREAS

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

<b>IFA 7 TOTAL</b>	<b>3,922</b>
--------------------	--------------

COUNTYWIDE

INCORPORATED AREAS

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

UNINCORPORATED AREAS

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

<b>COUNTY TOTAL</b>	<b>57,900</b>
---------------------	---------------

\* 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
<b>SUBTOTAL</b>	<b>10,179</b>	<b>204,725</b>	<b>194,546</b>	<b>32%</b>	<b>62,097</b>	<b>72,276</b>
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
<b>SUBTOTAL</b>	<b>25,130</b>	<b>920,340</b>	<b>895,210</b>	<b>10%</b>	<b>89,826</b>	<b>114,956</b>
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
<b>SUBTOTAL</b>	<b>8,494</b>	<b>946,356</b>	<b>937,862</b>	<b>5%</b>	<b>43,144</b>	<b>51,638</b>
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
<b>SUBTOTAL</b>	<b>769</b>	<b>27,112</b>	<b>26,343</b>	<b>14%</b>	<b>3,744</b>	<b>4,512</b>
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
<b>SUBTOTAL</b>	<b>357</b>	<b>34,968</b>	<b>34,611</b>	<b>2%</b>	<b>534</b>	<b>891</b>

DEMOGRAPHIC ESTIMATES AND DEVELOPMENT PROJECTIONS – PINAL COUNTY, ARIZONA

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
<b>SUBTOTAL</b>	<b>16</b>	<b>45,947</b>	<b>45,931</b>	<b>0%</b>	<b>16</b>

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
<b>SUBTOTAL</b>	<b>2,865</b>	<b>511,890</b>	<b>509,025</b>	<b>3%</b>	<b>16,949</b>

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
<b>SUBTOTAL</b>	<b>47,802</b>	<b>2,691,338</b>	<b>2,643,536</b>	<b>7%</b>	<b>261,230</b>

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
<b>SUBTOTAL</b>	<b>10,098</b>	<b>386,161</b>	<b>376,063</b>	<b>18%</b>	<b>78,824</b>

\* 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 1	<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>
<b>UNINCORPORATED AREAS</b>				
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
<b>SUBTOTAL</b>	<b>68,726</b>	<b>71%</b>	<b>49,027</b>	<b>52,425</b>
<b>IFA 2</b>				
<b>UNINCORPORATED AREAS</b>				
Commercial	8,181	6%	491	1,264
Office/Institutional	13,238	6%	795	1,126
Industrial/Flex	47,306	6%	2,840	3,944
<b>SUBTOTAL</b>	<b>68,726</b>	<b>6%</b>	<b>4,126</b>	<b>6,334</b>
<b>IFA 3</b>				
<b>UNINCORPORATED AREAS</b>				
Commercial	8,181	5%	421	835
Office/Institutional	13,238	5%	681	1,426
Industrial/Flex	47,306	5%	2,434	2,931
<b>SUBTOTAL</b>	<b>68,726</b>	<b>5%</b>	<b>3,536</b>	<b>5,192</b>
<b>IFA 4</b>				
<b>UNINCORPORATED AREAS</b>				
Commercial	8,181	0.1%	8	10
Office/Institutional	13,238	0.1%	13	16
Industrial/Flex	47,306	0.1%	48	51
<b>SUBTOTAL</b>	<b>68,726</b>	<b>0.1%</b>	<b>70</b>	<b>78</b>
<b>IFA 5</b>				
<b>UNINCORPORATED AREAS</b>				
Commercial	8,181	8%	673	883
Office/Institutional	13,238	8%	1,089	1,633
Industrial/Flex	47,306	8%	3,890	4,304
<b>SUBTOTAL</b>	<b>68,726</b>	<b>8%</b>	<b>5,651</b>	<b>6,820</b>
<b>IFA 6</b>				
<b>UNINCORPORATED AREAS</b>				
Commercial	8,181	1%	60	180
Office/Institutional	13,238	1%	97	289
Industrial/Flex	47,306	1%	346	635
<b>SUBTOTAL</b>	<b>68,726</b>	<b>1%</b>	<b>503</b>	<b>1,105</b>
<b>IFA 7</b>				
<b>UNINCORPORATED AREAS</b>				
Commercial	8,181	8%	692	924
Office/Institutional	13,238	8%	1,120	1,321
Industrial/Flex	47,306	8%	4,001	4,625
<b>TOTAL</b>	<b>68,726</b>	<b>8%</b>	<b>5,813</b>	<b>6,870</b>

\* 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	
<b>SUBTOTAL</b>		<b>3,672</b>	<b>4,627</b>	<b>5,582</b>	<b>6,537</b>	<b>7,492</b>	<b>8,447</b>	<b>9,402</b>	<b>14,176</b>	<b>18,951</b>	<b>23,726</b>	
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	
<b>SUBTOTAL</b>		<b>950</b>	<b>1,852</b>	<b>2,753</b>	<b>3,655</b>	<b>4,556</b>	<b>5,458</b>	<b>6,359</b>	<b>10,867</b>	<b>15,374</b>	<b>19,881</b>	
<b>TOTAL</b>		<b>4,622</b>	<b>6,479</b>	<b>8,335</b>	<b>10,191</b>	<b>12,048</b>	<b>13,904</b>	<b>15,761</b>	<b>25,043</b>	<b>34,325</b>	<b>43,608</b>	
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	
<b>SUBTOTAL</b>		<b>8,525</b>	<b>9,971</b>	<b>11,417</b>	<b>12,862</b>	<b>14,308</b>	<b>15,754</b>	<b>17,200</b>	<b>24,429</b>	<b>31,658</b>	<b>38,887</b>	
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	
<b>SUBTOTAL</b>		<b>828</b>	<b>904</b>	<b>980</b>	<b>1,056</b>	<b>1,132</b>	<b>1,208</b>	<b>1,284</b>	<b>1,663</b>	<b>2,042</b>	<b>2,422</b>	
<b>TOTAL</b>		<b>9,353</b>	<b>10,875</b>	<b>12,397</b>	<b>13,918</b>	<b>15,440</b>	<b>16,962</b>	<b>18,483</b>	<b>26,092</b>	<b>33,700</b>	<b>41,308</b>	
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	
<b>SUBTOTAL</b>		<b>3,354</b>	<b>4,081</b>	<b>4,808</b>	<b>5,535</b>	<b>6,262</b>	<b>6,990</b>	<b>7,717</b>	<b>11,353</b>	<b>14,989</b>	<b>18,625</b>	
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	
<b>SUBTOTAL</b>		<b>540</b>	<b>605</b>	<b>670</b>	<b>735</b>	<b>800</b>	<b>865</b>	<b>930</b>	<b>1,255</b>	<b>1,580</b>	<b>1,905</b>	
<b>TOTAL</b>		<b>3,893</b>	<b>4,685</b>	<b>5,478</b>	<b>6,270</b>	<b>7,062</b>	<b>7,854</b>	<b>8,646</b>	<b>12,608</b>	<b>16,569</b>	<b>20,530</b>	

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
<b>SUBTOTAL</b>		<b>302</b>	<b>362</b>	<b>422</b>	<b>482</b>	<b>542</b>	<b>603</b>	<b>663</b>	<b>964</b>	<b>1,264</b>	<b>1,565</b>
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
<b>SUBTOTAL</b>		<b>3</b>	<b>4</b>	<b>5</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>17</b>	<b>23</b>	<b>30</b>
<b>TOTAL</b>		<b>304</b>	<b>366</b>	<b>427</b>	<b>489</b>	<b>550</b>	<b>612</b>	<b>673</b>	<b>980</b>	<b>1,288</b>	<b>1,595</b>
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
<b>SUBTOTAL</b>		<b>125</b>	<b>134</b>	<b>144</b>	<b>154</b>	<b>163</b>	<b>173</b>	<b>183</b>	<b>231</b>	<b>280</b>	<b>328</b>
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
<b>SUBTOTAL</b>		<b>384</b>	<b>488</b>	<b>592</b>	<b>696</b>	<b>800</b>	<b>904</b>	<b>1,008</b>	<b>1,527</b>	<b>2,047</b>	<b>2,566</b>
<b>TOTAL</b>		<b>509</b>	<b>623</b>	<b>736</b>	<b>850</b>	<b>963</b>	<b>1,077</b>	<b>1,191</b>	<b>1,759</b>	<b>2,327</b>	<b>2,895</b>
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
<b>SUBTOTAL</b>		<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>
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
<b>SUBTOTAL</b>		<b>214</b>	<b>223</b>	<b>232</b>	<b>241</b>	<b>251</b>	<b>260</b>	<b>269</b>	<b>315</b>	<b>362</b>	<b>408</b>
<b>TOTAL</b>		<b>218</b>	<b>228</b>	<b>237</b>	<b>246</b>	<b>255</b>	<b>264</b>	<b>274</b>	<b>320</b>	<b>366</b>	<b>412</b>
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
<b>SUBTOTAL</b>		<b>720</b>	<b>966</b>	<b>1,211</b>	<b>1,457</b>	<b>1,702</b>	<b>1,947</b>	<b>2,193</b>	<b>3,420</b>	<b>4,647</b>	<b>5,874</b>
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
<b>SUBTOTAL</b>		<b>400</b>	<b>507</b>	<b>614</b>	<b>720</b>	<b>827</b>	<b>934</b>	<b>1,041</b>	<b>1,576</b>	<b>2,110</b>	<b>2,644</b>
<b>TOTAL</b>		<b>1,120</b>	<b>1,472</b>	<b>1,825</b>	<b>2,177</b>	<b>2,529</b>	<b>2,882</b>	<b>3,234</b>	<b>4,995</b>	<b>6,757</b>	<b>8,519</b>

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
<b>SUBTOTAL</b>		<b>16,702</b>	<b>20,145</b>	<b>23,588</b>	<b>27,031</b>	<b>30,475</b>	<b>33,918</b>	<b>37,361</b>	<b>54,577</b>	<b>71,794</b>	<b>89,010</b>
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
<b>SUBTOTAL</b>		<b>3,319</b>	<b>4,582</b>	<b>5,846</b>	<b>7,110</b>	<b>8,373</b>	<b>9,637</b>	<b>10,901</b>	<b>17,219</b>	<b>23,538</b>	<b>29,856</b>
<b>TOTAL</b>		<b>20,020</b>	<b>24,727</b>	<b>29,434</b>	<b>34,141</b>	<b>38,848</b>	<b>43,555</b>	<b>48,262</b>	<b>71,797</b>	<b>95,331</b>	<b>118,866</b>

\* 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.





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
<b>SUBTOTAL</b>		<b>529,156</b>	<b>580,759</b>	<b>631,183</b>	<b>681,814</b>	<b>732,610</b>	<b>988,140</b>	<b>1,243,999</b>	<b>1,498,184</b>
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
<b>SUBTOTAL</b>		<b>321,407</b>	<b>342,213</b>	<b>363,091</b>	<b>384,046</b>	<b>405,061</b>	<b>510,649</b>	<b>616,071</b>	<b>720,403</b>
<b>TOTAL</b>		<b>850,563</b>	<b>922,972</b>	<b>994,274</b>	<b>1,065,861</b>	<b>1,137,671</b>	<b>1,498,789</b>	<b>1,860,069</b>	<b>2,218,587</b>
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
<b>SUBTOTAL</b>		<b>529,156</b>	<b>580,759</b>	<b>631,183</b>	<b>681,814</b>	<b>732,610</b>	<b>988,140</b>	<b>1,243,999</b>	<b>1,498,184</b>
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
<b>SUBTOTAL</b>		<b>321,407</b>	<b>342,213</b>	<b>363,091</b>	<b>384,046</b>	<b>405,061</b>	<b>510,649</b>	<b>616,071</b>	<b>720,403</b>
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
<b>TOTAL</b>		<b>850,563</b>	<b>922,972</b>	<b>994,274</b>	<b>1,065,861</b>	<b>1,137,671</b>	<b>1,498,789</b>	<b>1,860,069</b>	<b>2,218,587</b>

\* 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.





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									
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									
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
<b>INCORPORATED AREAS</b>									
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
<b>UNINCORPORATED AREAS</b>									
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
<b>IFA SUBTOTAL</b>									
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
<b>COUNTYWIDE</b>									
	Start of FY	2010	2011	2012	2013	5 Year Increments			
		2014	2019	2024	2029				
<b>INCORPORATED AREAS</b>									
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
<b>UNINCORPORATED AREAS</b>									
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
<b>COUNTY TOTAL</b>									
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