

DRAFT Land Use Assumptions Comparison

Buckeye, Arizona

January 12, 2024

Bethesda, MD | 301.320.6900

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Overview

- **Demand Factors**
- **2023 Projections**
- **2024 Projections**
- **Comparison**

We convert (1) projected population to housing units or (2) projected housing units to population using these factors.

2023

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family ¹	81,874	25,011	3.27	27,998	2.92	97.6%	10.67%
Multi-Family ²	1,835	648	2.83	693	2.65	2.4%	6.49%
Total	83,709	25,659	3.26	28,691	2.92	100.0%	10.57%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

1. Includes detached, attached (i.e., townhouses), and mobile home units.
2. Includes dwellings in structures with two or more units, RVs, and all other units.

2024

Type of Structure	Persons per Household
Single-Family Units ¹	3.20
Multi-Family Units ¹	2.50
Weighted Average ²	3.18

1. Buckeye Integrated Water Master Plan, 2017
2. TischlerBise calculation based on ACS housing mix

We convert (1) projected employment to nonresidential floor area or (2) projected nonresidential floor area to employment using these factors published by the Institute of Transportation Engineers.

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit ¹	Wkdy Trip Ends Per Employee ¹	Employees Per Dmd Unit	Square Feet Per Employee
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
254	Assisted Living	bed	2.60	4.24	0.61	na
310	Hotel	room	7.99	14.34	0.56	na
520	Elementary School	student	2.27	22.50	0.10	na
525	High School	student	1.94	21.95	0.09	na
565	Day Care	student	4.09	21.38	0.19	na
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
620	Nursing Home	bed	3.06	3.31	0.92	na
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
770	Business Park	1,000 Sq Ft	12.44	4.04	3.08	325
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471

1. Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

2023 Projections

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Population and Employment Projections based on Maricopa Association of Governments (MAG) 2023 Socioeconomic Projections

Population: MAG projection by year

Housing Units: Population ÷ ACS occupancy factors

Employment: MAG for 2020, 2030, and 2040 (straight-line allocation for interim years)

Floor Area: Employment X ITE factors

Buckeye, Arizona	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year Increase
	Base	1	2	3	4	5	6	7	8	9	10	
Population												
Single-Family	109,909	117,376	125,820	133,189	141,047	148,025	155,785	161,429	166,336	170,950	177,126	67,217
Multi-Family	1,591	1,724	1,880	2,011	2,153	2,275	2,415	3,271	3,364	3,450	3,574	1,983
Total	111,500	119,100	127,700	135,200	143,200	150,300	158,200	164,700	169,700	174,400	180,700	69,200
Housing Units												
Single-Family	37,222	39,776	42,665	45,186	47,875	50,262	52,917	54,822	56,500	58,079	60,191	22,969
Multi-Family	601	651	710	759	813	859	912	1,235	1,270	1,303	1,350	749
Total	37,823	40,428	43,375	45,946	48,688	51,121	53,829	56,057	57,771	59,382	61,541	23,718
Employment												
Industrial	2,775	2,909	3,044	3,178	3,312	3,446	3,581	3,715	3,985	4,254	4,524	1,749
Commercial	6,029	6,824	7,618	8,412	9,207	10,001	10,796	11,590	12,490	13,391	14,291	8,262
Office & Other Services	3,322	3,658	3,994	4,330	4,666	5,001	5,337	5,673	6,702	7,732	8,761	5,439
Institutional	3,067	3,337	3,607	3,876	4,146	4,416	4,685	4,955	5,325	5,695	6,065	2,998
Total	15,194	16,728	18,262	19,796	21,330	22,865	24,399	25,933	28,502	31,072	33,641	18,447
Nonres. Sq Ft (x1,000)												
Industrial	8,195	8,591	8,988	9,385	9,781	10,178	10,575	10,971	11,767	12,563	13,359	5,164
Commercial	2,838	3,212	3,586	3,960	4,333	4,707	5,081	5,455	5,879	6,303	6,726	3,889
Office & Other Services	1,021	1,124	1,227	1,330	1,433	1,536	1,640	1,743	2,059	2,375	2,691	1,671
Institutional	1,012	1,100	1,189	1,278	1,367	1,456	1,545	1,634	1,756	1,878	2,000	989
Total	13,065	14,027	14,990	15,953	16,915	17,878	18,841	19,803	21,461	23,119	24,777	11,712

2024 Projections

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Residential projections based on a mix of MAG population projections and multi-family units in the development pipeline.

Nonresidential projections based on MAG employment projections for institutional and recent trends for industrial, commercial, and office.

Population: Single family based on MAG.

Housing Units: Multi-family based on development pipeline.

Employment: MAG for institutional. Floor area ÷ ITE factors for other.

Floor Area: Recent trends for industrial, commercial, and office. Employment x ITE factors for institutional.

Buckeye, Arizona	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year Increase
	Base	1	2	3	4	5	6	7	8	9	10	
Population												
Single-Family	115,800	122,658	129,376	136,766	143,257	150,548	156,991	162,111	167,316	174,441	181,466	65,666
Multi-Family	3,244	4,983	6,722	8,768	11,201	13,634	15,772	17,907	19,657	21,407	23,157	19,913
Total	119,044	127,641	136,098	145,534	154,458	164,182	172,763	180,018	186,973	195,848	204,623	85,579
Housing Units												
Single-Family	38,782	41,092	43,325	45,739	47,878	50,257	52,380	54,088	55,736	58,062	60,324	21,542
Multi-Family	1,298	1,993	2,689	3,507	4,480	5,454	6,309	7,163	7,863	8,563	9,263	7,965
Total	40,080	43,085	46,014	49,246	52,358	55,711	58,689	61,250	63,599	66,625	69,587	29,507
Employment												
Industrial	5,540	6,165	6,790	7,415	7,755	8,207	8,658	9,024	9,390	9,756	10,121	4,581
Commercial	6,032	7,199	8,923	9,899	10,876	11,975	13,094	14,136	15,177	16,218	17,375	11,343
Office & Other Services	3,459	3,865	4,232	4,599	4,967	5,334	5,702	6,409	7,117	7,824	8,532	5,072
Institutional	3,215	3,460	3,705	3,950	4,195	4,469	4,684	5,037	5,389	5,741	6,148	2,933
Total	18,246	20,688	23,649	25,863	27,792	29,985	32,139	34,606	37,072	39,539	42,176	23,930
Nonres. Sq Ft (x1,000)												
Industrial	16,360	18,207	20,053	21,899	22,903	24,236	25,570	26,650	27,730	28,810	29,890	13,530
Commercial	2,839	3,388	4,200	4,659	5,119	5,636	6,163	6,653	7,143	7,634	8,178	5,339
Office & Other Services	1,063	1,187	1,300	1,413	1,526	1,639	1,752	1,969	2,186	2,404	2,621	1,558
Institutional	1,157	1,238	1,318	1,399	1,480	1,592	1,641	1,758	1,874	1,990	2,165	1,008
Total	21,419	24,019	26,871	29,370	31,027	33,104	35,127	37,030	38,934	40,837	42,854	21,435

2023 vs 2024

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MAG Population
2024: 119,100
2034: 186,900

2023

2024

Buckeye, Arizona	2023	2033	10-Year
	Base	10	Increase
Population			
Single-Family	109,909	177,126	67,217
Multi-Family	1,591	3,574	1,983
Total	111,500	180,700	69,200
Housing Units			
Single-Family	37,222	60,191	22,969
Multi-Family	601	1,350	749
Total	37,823	61,541	23,718
Employment			
Industrial	2,775	4,524	1,749
Commercial	6,029	14,291	8,262
Office & Other Services	3,322	8,761	5,439
Institutional	3,067	6,065	2,998
Total	15,194	33,641	18,447
Nonres. Sq Ft (x1,000)			
Industrial	8,195	13,359	5,164
Commercial	2,838	6,726	3,889
Office & Other Services	1,021	2,691	1,671
Institutional	1,012	2,000	989
Total	13,065	24,777	11,712

Buckeye, Arizona	2024	2034	10-Year
	Base	10	Increase
Population			
Single-Family	115,800	181,466	65,666
Multi-Family	3,244	23,157	19,913
Total	119,044	204,623	85,579
Housing Units			
Single-Family	38,782	60,324	21,542
Multi-Family	1,298	9,263	7,965
Total	40,080	69,587	29,507
Employment			
Industrial	5,540	10,121	4,581
Commercial	6,032	17,375	11,343
Office & Other Services	3,459	8,532	5,072
Institutional	3,215	6,148	2,933
Total	18,246	42,176	23,930
Nonres. Sq Ft (x1,000)			
Industrial	16,360	29,890	13,530
Commercial	2,839	8,178	5,339
Office & Other Services	1,063	2,621	1,558
Institutional	1,157	2,165	1,008
Total	21,419	42,854	21,435

Fire Service Area - Main

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2023

Fire Service Area: Main	2023	2033	10-Year
	Base	10	Increase
Population			
Single-Family	75,195	124,063	48,868
Multi-Family	1,332	2,609	1,276
Total	76,528	126,672	50,144
Housing Units			
Single-Family	21,292	37,997	16,705
Multi-Family	503	985	482
Total	21,795	38,982	17,187
Employment			
Industrial	2,739	4,475	1,736
Commercial	4,845	11,141	6,295
Office & Other Services	3,005	7,704	4,700
Institutional	2,320	4,623	2,303
Total	12,908	27,942	15,034
Nonres. Sq Ft (x1,000)			
Industrial	8,087	13,214	5,127
Commercial	2,281	5,244	2,963
Office & Other Services	923	2,367	1,444
Institutional	765	1,525	759
Total	12,056	22,349	10,293

2024

Fire Service Area: Main	2024	2034	10-Year
	Base	10	Increase
Population			
Single-Family	79,239	109,259	30,020
Multi-Family	3,033	20,995	17,963
Total	82,272	130,254	47,982
Housing Units			
Single-Family	22,026	31,405	9,379
Multi-Family	1,213	8,398	7,185
Total	23,239	39,803	16,564
Employment			
Industrial	5,512	9,415	3,903
Commercial	5,394	15,058	9,664
Office & Other Services	3,271	8,039	4,768
Institutional	2,443	4,811	2,368
Total	16,619	37,323	20,703
Nonres. Sq Ft (x1,000)			
Industrial	16,277	27,804	11,527
Commercial	2,539	7,087	4,549
Office & Other Services	1,005	2,470	1,465
Institutional	806	1,587	781
Total	20,626	38,948	18,321

Fire Service Area – Festival Ranch

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2023

Fire Service Area: Festival Ranch	2023	2033	10-Year
	Base	10	Increase
Population			
Single-Family	9,258	15,875	6,617
Multi-Family	0	0	0
Total	9,258	15,875	6,617
Housing Units			
Single-Family	5,430	7,698	2,268
Multi-Family	0	0	0
Total	5,430	7,698	2,268
Employment			
Industrial	8	11	4
Commercial	599	2,184	1,585
Office & Other Services	71	258	188
Institutional	208	612	404
Total	885	3,065	2,180
Nonres. Sq Ft (x1,000)			
Industrial	22	32	10
Commercial	282	1,028	746
Office & Other Services	22	79	58
Institutional	69	202	133
Total	394	1,342	947

2024

Fire Service Area: Festival Ranch	2024	2034	10-Year
	Base	10	Increase
Population			
Single-Family	9,731	15,189	5,458
Multi-Family	0	0	0
Total	9,731	15,189	5,458
Housing Units			
Single-Family	5,950	8,679	2,729
Multi-Family	0	0	0
Total	5,950	8,679	2,729
Employment			
Industrial	0	0	0
Commercial	17	478	461
Office & Other Services	52	216	164
Institutional	156	367	211
Total	226	1,061	835
Nonres. Sq Ft (x1,000)			
Industrial	0	0	0
Commercial	8	225	217
Office & Other Services	16	66	50
Institutional	51	121	70
Total	76	412	337

Fire Service Area – Tartesso West

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2023

Fire Service Area: Tartesso West	2023	2033	10-Year
	Base	10	Increase
Population			
Single-Family	9,475	14,190	4,715
Multi-Family	0	7	7
Total	9,475	14,197	4,722
Housing Units			
Single-Family	3,690	5,306	1,616
Multi-Family	0	3	3
Total	3,690	5,309	1,618
Employment			
Industrial	2	2	0
Commercial	9	36	27
Office & Other Services	0	0	0
Institutional	122	346	224
Total	133	384	251
Nonres. Sq Ft (x1,000)			
Industrial	6	6	0
Commercial	4	17	13
Office & Other Services	0	0	0
Institutional	40	114	74
Total	50	137	87

2024

Fire Service Area: Tartesso West	2024	2034	10-Year
	Base	10	Increase
Population			
Single-Family	9,918	14,738	4,820
Multi-Family	0	0	0
Total	9,918	14,738	4,820
Housing Units			
Single-Family	3,788	5,295	1,506
Multi-Family	0	0	0
Total	3,788	5,295	1,506
Employment			
Industrial	0	0	0
Commercial	0	41	41
Office & Other Services	0	0	0
Institutional	130	354	224
Total	130	395	266
Nonres. Sq Ft (x1,000)			
Industrial	0	0	0
Commercial	0	19	19
Office & Other Services	0	0	0
Institutional	139	213	74
Total	139	233	93

Fire Service Area – Teravalis

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Fire Service Area: Teravalis	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year
	Base	1	2	3	4	5	6	7	8	9	10	Increase
Population												
Single-Family	0	0	960	2,400	3,840	5,280	6,976	8,672	10,112	11,552	12,992	12,992
Multi-Family	0	0	0	0	388	775	1,163	1,548	1,548	1,548	1,548	1,548
Total	0	0	960	2,400	4,228	6,055	8,139	10,220	11,660	13,100	14,540	14,540
Housing Units												
Single-Family	0	0	300	750	1,200	1,650	2,180	2,710	3,160	3,610	4,060	4,060
Multi-Family	0	0	0	0	155	310	465	619	619	619	619	619
Total	0	0	300	750	1,355	1,960	2,645	3,329	3,779	4,229	4,679	4,679
Employment												
Industrial	0	0	0	0	0	112	223	335	447	559	670	670
Commercial	0	0	0	0	0	123	246	369	492	615	739	739
Office & Other Services	0	0	0	0	0	0	0	0	0	0	0	0
Institutional	0	0	0	0	0	29	0	0	0	0	0	0
Total	0	0	0	0	0	264	470	704	939	1,174	1,409	1,409
Nonres. Sq Ft (x1,000)												
Industrial	0	0	0	0	0	330	660	990	1,320	1,650	1,980	1,980
Commercial	0	0	0	0	0	58	116	174	232	290	348	348
Office & Other Services	0	0	0	0	0	0	0	0	0	0	0	0
Institutional	0	0	0	0	0	31	0	0	0	0	0	0
Total	0	0	0	0	0	419	776	1,164	1,552	1,940	2,327	2,327

Fire Service Area – North Star Ranch

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Fire Service Area: North Star Ranch	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year
	Base	1	2	3	4	5	6	7	8	9	10	Increase
Population												
Single-Family	0	0	0	0	0	0	320	960	2,240	3,840	5,440	5,440
Multi-Family	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	320	960	2,240	3,840	5,440	5,440
Housing Units												
Single-Family	0	0	0	0	0	0	100	300	700	1,200	1,700	1,700
Multi-Family	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	100	300	700	1,200	1,700	1,700
Employment												
Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Commercial	0	0	0	0	0	0	0	0	0	0	116	116
Office & Other Services	0	0	0	0	0	0	0	0	0	0	0	0
Institutional	0	0	0	0	0	0	0	0	0	0	55	55
Total	0	0	0	0	0	0	0	0	0	0	171	171
Nonres. Sq Ft (x1,000)												
Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Commercial	0	0	0	0	0	0	0	0	0	0	55	55
Office & Other Services	0	0	0	0	0	0	0	0	0	0	0	0
Institutional	0	0	0	0	0	0	0	0	0	0	59	59
Total	0	0	0	0	0	0	0	0	0	0	114	114

Fire Service Area – Verrado

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2023

Fire Service Area: Verrado	2023	2033	10-Year
	Base	10	Increase
Population			
Single-Family	15,981	22,997	7,017
Multi-Family	259	959	700
Total	16,239	23,956	7,717
Housing Units			
Single-Family	6,810	9,190	2,381
Multi-Family	98	362	264
Total	6,907	9,552	2,645
Employment			
Industrial	27	36	9
Commercial	576	930	354
Office & Other Services	247	799	552
Institutional	418	485	67
Total	1,268	2,250	982
Nonres. Sq Ft (x1,000)			
Industrial	79	106	27
Commercial	271	438	167
Office & Other Services	76	245	169
Institutional	138	160	22
Total	564	949	385

2024

Fire Service Area: Verrado	2024	2034	10-Year
	Base	10	Increase
Population			
Single-Family	16,912	23,849	6,936
Multi-Family	212	614	403
Total	17,124	24,463	7,339
Housing Units			
Single-Family	7,019	9,186	2,167
Multi-Family	85	246	161
Total	7,104	9,432	2,328
Employment			
Industrial	28	36	8
Commercial	621	944	322
Office & Other Services	136	276	140
Institutional	486	561	76
Total	1,272	1,817	546
Nonres. Sq Ft (x1,000)			
Industrial	83	106	23
Commercial	292	444	152
Office & Other Services	42	85	43
Institutional	160	185	25
Total	578	821	243



DRAFT Fire Development Fees

Buckeye, Arizona

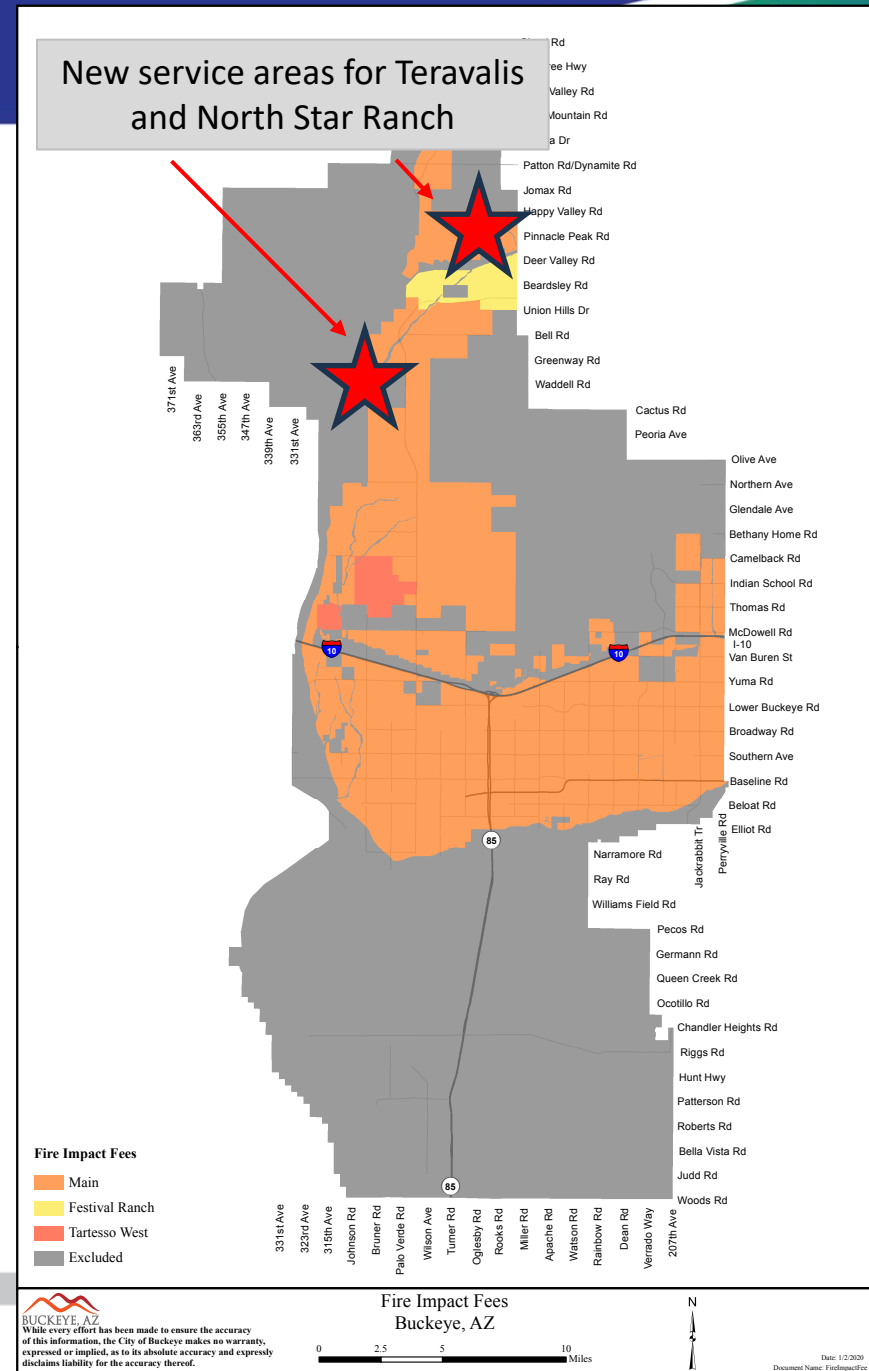
February 6, 2024

Bethesda, MD | 301.320.6900

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Overview

- **Development Fee Methodologies**
- **Development Projections**
- **Infrastructure Improvements Plans**
 - Citywide
 - Facilities (not stations), Apparatus, and Equipment
 - Fire Stations
 - Main, Festival Ranch, North Star Ranch, Tartesso West, and Teravalis (Floreo)



- **Cost Recovery Approach (Past)**
 - Future development is “buying in” to the cost the community has already incurred to provide growth-related capacity
 - Common in communities approaching buildout
- **Incremental Expansion Approach (Present)**
 - Formula-based approach based on existing levels of service
 - Fee is based on the current cost to replicate existing levels of service (i.e., replacement cost)
- **Plan-Based Approach (Future)**
 - Usually reflects an adopted CIP or master plan
 - Growth-related costs are more refined

Development Projections

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Fire Service Area	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year Increase
	Base	1	2	3	4	5	6	7	8	9	10	
Population												
Main	99,396	106,982	113,467	120,453	126,538	133,424	138,589	142,071	145,253	150,035	154,717	55,321
Festival Ranch	9,731	10,299	10,867	11,436	12,004	12,573	13,141	13,653	14,165	14,677	15,189	5,458
Tartesso West	9,918	10,361	10,803	11,246	11,689	12,131	12,574	13,115	13,656	14,197	14,738	4,820
Teravalis	0	0	960	2,400	4,228	6,055	8,139	10,220	11,660	13,100	14,540	14,540
North Star Ranch	0	0	0	0	0	0	320	960	2,240	3,840	5,440	5,440
Total	119,044	127,641	136,098	145,534	154,458	164,182	172,763	180,018	186,973	195,848	204,623	85,579
Employment												
Main	17,891	20,217	23,063	25,161	26,974	28,787	30,600	32,735	34,870	37,005	39,140	21,249
Festival Ranch	226	309	393	476	560	643	727	810	894	978	1,061	835
Tartesso West	130	162	194	226	258	290	342	355	369	382	395	266
Teravalis	0	0	0	0	0	264	470	704	939	1,174	1,409	1,409
North Star Ranch	0	0	0	0	0	0	0	0	0	0	171	171
Total	18,246	20,688	23,649	25,863	27,792	29,985	32,139	34,606	37,072	39,539	42,176	23,930

We allocate infrastructure based on calls for service / responses.

Residential development accounts for 82% of demand, and nonresidential development accounts for 18% of demand.

Description	2020	2021	2022	Total
Residential	5,706	6,257	4,953	16,916
Nonresidential	1,143	1,440	1,049	3,632
Total	6,849	7,697	6,002	20,548

Description	2020	2021	2022	Total
Residential	83%	81%	83%	82%
Nonresidential	17%	19%	17%	18%
Total	100%	100%	100%	100%

Source: Buckeye Fire Department

- **Service Area**
 - Citywide
- **Fee Components**
 - Fire Facilities (not fire stations): Incremental
 - Fire Apparatus: Incremental
 - Fire Equipment: Incremental
- **10-Year Demand**
 - Fire Facilities: 4,195 square feet, \$2.6 million
 - Fire Apparatus: 10 units, \$14.2 million
 - Fire Equipment: 12 units, \$3.2 million

Fire Facilities (Incremental)

CITYWIDE

DRAFT

Buckeye will use development fees to construct additional fire facilities.

Description	Square Feet
Fire Administration	5,081
Total	5,081

Cost Factors	
Resource (Support) Building	\$7,500,000
Square Feet	12,000
Cost per Square Foot	\$625

Level-of-Service (LOS) Standards	
Existing Square Feet	5,081
Residential	
Residential Share	82%
2024 Population	119,044
Square Feet per Person	0.0350
Cost per Person	\$21.87
Nonresidential	
Nonresidential Share	18%
2024 Jobs	18,246
Square Feet per Job	0.0501
Cost per Job	\$31.33

Source: Buckeye Fire Department

Using this project as a proxy for future growth-related fire facility costs.

Buckeye provides 0.0350 square feet per person to residential development in 2024.

Buckeye provides 0.0501 square feet per job to nonresidential development in 2024.

To maintain the existing level of service, Buckeye needs to construct approximately 4,195 square feet to serve future development.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Fire Facilities	0.0350 Square Feet	per Person	\$625
	0.0501 Square Feet	per Job	

Demand for Fire Facilities					
Year	Population	Jobs	Square Feet		
			Residential	Nonresidential	Total
2024	119,044	18,246	4,166.4	914.6	5,081.0
2025	127,641	20,688	4,467.3	1,037.0	5,504.3
2026	136,098	23,649	4,763.3	1,185.4	5,948.7
2027	145,534	25,863	5,093.5	1,296.4	6,389.9
2028	154,458	27,792	5,405.9	1,393.1	6,798.9
2029	164,182	29,985	5,746.2	1,503.0	7,249.2
2030	172,763	32,139	6,046.5	1,611.0	7,657.4
2031	180,018	34,606	6,300.4	1,734.6	8,035.0
2032	186,973	37,072	6,543.9	1,858.2	8,402.1
2033	195,848	39,539	6,854.5	1,981.9	8,836.3
2034	204,623	42,176	7,161.6	2,114.1	9,275.6
10-Yr Increase	85,579	23,930	2,995.2	1,199.5	4,194.6

Growth-Related Expenditures	\$1,871,974	\$749,676	\$2,621,649
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Fire Apparatus (Incremental)

CITYWIDE

DRAFT

Buckeye will use development fees to acquire additional fire apparatus.

To maintain the existing level of service, Buckeye needs to acquire approximately 10 apparatus to serve future development.

Description	Units	Unit Cost	Total Cost
Pumper	10	\$1,250,000	\$12,500,000
Ladder Truck	2	\$2,350,000	\$4,700,000
Total	12	\$1,433,333	\$17,200,000

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Apparatus	0.00008 Units	per Person	\$1,433,333
	0.00012 Units	per Job	

Cost Factors	
Weighted Average per Unit	\$1,433,333

Please verify / update.

Level-of-Service (LOS) Standards	
Existing Units	12
Residential	
Residential Share	82%
2024 Population	119,044
Units per Person	0.00008
Cost per Person	\$118.48
Nonresidential	
Nonresidential Share	18%
2024 Jobs	18,246
Units per Job	0.00012
Cost per Job	\$169.68

Buckeye provides 0.00008 units per person to residential development in 2024.

Buckeye provides 0.00012 units per job to nonresidential development in 2024.

Source: Buckeye Fire Department

Demand for Fire Apparatus					
Year	Population	Jobs	Units		
			Residential	Nonresidential	Total
2024	119,044	18,246	9.8	2.2	12.0
2025	127,641	20,688	10.6	2.4	13.0
2026	136,098	23,649	11.2	2.8	14.0
2027	145,534	25,863	12.0	3.1	15.1
2028	154,458	27,792	12.8	3.3	16.1
2029	164,182	29,985	13.6	3.5	17.1
2030	172,763	32,139	14.3	3.8	18.1
2031	180,018	34,606	14.9	4.1	19.0
2032	186,973	37,072	15.5	4.4	19.8
2033	195,848	39,539	16.2	4.7	20.9
2034	204,623	42,176	16.9	5.0	21.9
10-Yr Increase	85,579	23,930	7.1	2.8	9.9

Growth-Related Expenditures	\$10,139,091	\$4,060,436	\$14,199,526
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Fire Equipment (Incremental)

CITYWIDE

DRAFT

Buckeye will use development fees to acquire additional fire equipment.

To maintain the existing level of service, Buckeye needs to acquire approximately 12 units to serve future development.

Description	Units	Unit Cost	Total Cost
Haz Mat Truck	1	\$1,500,000	\$1,500,000
Driver Training Simulator	1	\$341,100	\$341,100
Small Pickup Truck	10	\$72,000	\$720,000
Air and Light Trailer	1	\$82,000	\$82,000
Heavy Duty Pickup Truck	1	\$100,000	\$100,000
Regional Wireless (Fire Share)	1	\$1,181,466	\$1,181,466
Total	15	\$261,638	\$3,924,566

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Equipment	0.00010 Units	per Person	\$261,638
	0.00015 Units	per Job	

Cost Factors	
Weighted Average per Unit	\$261,638

Level-of-Service (LOS) Standards	
Existing Units	15
Residential	
Residential Share	82%
2024 Population	119,044
Units per Person	0.00010
Cost per Person	\$27.03
Nonresidential	
Nonresidential Share	18%
2024 Jobs	18,246
Units per Job	0.00015
Cost per Job	\$38.72

Please verify / update.

Buckeye provides 0.00010 units per person to residential development in 2024.

Buckeye provides 0.00015 units per job to nonresidential development in 2024.

Demand for Fire Equipment					
Year	Population	Jobs	Units		
			Residential	Nonresidential	Total
2024	119,044	18,246	12.3	2.7	15.0
2025	127,641	20,688	13.2	3.1	16.2
2026	136,098	23,649	14.1	3.5	17.6
2027	145,534	25,863	15.0	3.8	18.9
2028	154,458	27,792	16.0	4.1	20.1
2029	164,182	29,985	17.0	4.4	21.4
2030	172,763	32,139	17.9	4.8	22.6
2031	180,018	34,606	18.6	5.1	23.7
2032	186,973	37,072	19.3	5.5	24.8
2033	195,848	39,539	20.2	5.9	26.1
2034	204,623	42,176	21.1	6.2	27.4
10-Yr Increase	85,579	23,930	8.8	3.5	12.4

Growth-Related Expenditures	\$2,313,461	\$926,479	\$3,239,941
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Source: Buckeye Fire Department

- **Fire Stations**
- **Service Areas**
 - Main: Incremental
 - Festival Ranch: Cost Recovery
 - North Star Ranch: Cost Recovery
 - Tartesso West: Cost Recovery
 - Teravalis (Floreo): Cost Recovery
- **10-Year Demand**
 - Main: 23,781 square feet, \$22.8 million

Existing Fire Stations

Description	Total Sq Ft	Permanent Sq Ft
701 - Downtown	8,000	8,000
702 - Sundance	12,200	12,200
703 - Verrado	15,284	15,284
704 - Sun City Festival	11,870	11,870
705 - Tartesso	13,300	13,300
706 - Westpark	1,913	0
Total	62,567	60,654

← Please verify / update.

Planned Fire Stations

Cost per square foot based on Blue Horizons cost of approximately \$14.0 million.

Description	Square Feet	Cost	Cost per Sq Ft
701 - Downtown (Re-Build)	20,000	\$19,161,021	\$958
706 - Westpark	15,000	\$14,370,766	\$958
707 - Blue Horizons	14,613	\$14,000,000	\$958
708 - Victory	12,500	\$11,975,638	\$958
709 - Teravalis	17,500	\$16,765,893	\$958
710 - Northstar	12,500	\$11,975,638	\$958
711 - Infill / Airport	15,000	\$14,370,766	\$958
Total	107,113	\$102,619,722	\$958

← Please verify / update.

← Do costs include apparatus?

Source: Buckeye Fire Department

Fire Stations (Incremental)

MAIN

DRAFT

Buckeye will use development fees to construct additional fire stations.

Description	Total Sq Ft	Permanent Sq Ft
701 - Downtown	8,000	8,000
702 - Sundance	12,200	12,200
703 - Verrado	15,284	15,284
706 - Westpark	1,913	0
Total	37,397	35,484

Cost Factors	
Cost per Square Foot	\$958

Please verify / update.

Level-of-Service (LOS) Standards	
Existing Square Feet (Permanent)	35,484
Residential	
Residential Share	82%
2024 Population (Main)	99,396
Square Feet per Person	0.2927
Cost per Person	\$280.46
Nonresidential	
Nonresidential Share	18%
2024 Jobs (Main)	17,891
Square Feet per Job	0.3570
Cost per Job	\$342.03

Buckeye provides 0.2927 square feet per person to residential development in 2024.

Buckeye provides 0.3570 square feet per job to nonresidential development in 2024.

Source: Buckeye Fire Department

To maintain the existing level of service, Buckeye needs to construct approximately 23,781 square feet to serve future development.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Stations	0.2927 Square Feet	per Person	\$958
	0.3570 Square Feet	per Job	

Demand for Fire Stations					
Year	Population (Main)	Jobs (Main)	Square Feet		
			Residential	Nonresidential	Total
2024	99,396	17,891	29,096.9	6,387.1	35,484.0
2025	106,982	20,217	31,317.4	7,217.5	38,534.9
2026	113,467	23,063	33,216.0	8,233.6	41,449.6
2027	120,453	25,161	35,260.9	8,982.7	44,243.6
2028	126,538	26,974	37,042.3	9,630.0	46,672.3
2029	133,424	28,787	39,058.0	10,277.2	49,335.2
2030	138,589	30,600	40,570.1	10,924.5	51,494.6
2031	142,071	32,735	41,589.4	11,686.7	53,276.1
2032	145,253	34,870	42,520.9	12,448.8	54,969.8
2033	150,035	37,005	43,920.8	13,211.0	57,131.8
2034	154,717	39,140	45,291.4	13,973.2	59,264.6
10-Yr Increase	55,321	21,249	16,194.5	7,586.1	23,780.6

Growth-Related Expenditures	\$15,515,158	\$7,267,827	\$22,782,984
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Proposed Fire Fees

Single-family costs

Fee Component	Cost per Person	Cost per Job
Fire Stations	\$280.46	\$342.03
Fire Facilities	\$21.87	\$31.33
Fire Apparatus	\$118.48	\$169.68
Fire Equipment	\$27.03	\$38.72
Development Fee Report	\$0.50	\$0.42
Total	\$448.34	\$582.18

Single Family
\$897
\$70
\$379
\$86
\$2
\$1,435

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$1,435	\$1,060	\$375
Multi-Family	2.50	\$1,121	\$828	\$293
Age Restricted	2.00	\$897	\$662	\$235

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$197	\$170	\$27
Commercial	2.12	\$1,237	\$1,168	\$69
Office & Other Services	3.26	\$1,895	\$1,483	\$412
Institutional	3.03	\$1,765	\$464	\$1,301

1. See Land Use Assumptions

Fire Stations (Cost Recovery)

Festival Ranch gets a credit for fire station development fees.

Description	Square Feet	Cost	Cost per Sq Ft
704 - Sun City Festival	11,870	\$6,800,000	\$573
Total	11,870	\$6,800,000	\$573

Cost Factors	
Cost per Square Foot	\$573

Level-of-Service (LOS) Standards	
Existing Square Feet	11,870
Residential	
Residential Share	94%
Projected Population ¹	30,312
Square Feet per Person	0.3681
Cost per Person	\$210.87
Nonresidential	
Nonresidential Share	6%
Projected Jobs ¹	1,061
Square Feet per Job	0.6712
Cost per Job	\$384.50

Source: Buckeye Fire Department
 1. Based on Festival Ranch CMP, Planning Units E and F

↑
Please verify / update.

←
Buckeye **will provide** 0.3681 square feet per person to residential development at buildout.

←
Buckeye **will provide** 0.6712 square feet per job to nonresidential development at buildout.

During the next 10 years, future development will generate credits for approximately \$1.5 million.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Fire Stations	0.3681 Square Feet	per Person	\$573
	0.6712 Square Feet	per Job	

Demand for Fire Stations					
Year	Population	Jobs	Square Feet		
			Residential	Nonresidential	Total
2024	9,731	226	3,581.8	151.5	3,733.3
2025	10,299	309	3,791.0	207.6	3,998.6
2026	10,867	393	4,000.3	263.6	4,263.9
2027	11,436	476	4,209.5	319.7	4,529.2
2028	12,004	560	4,418.7	375.8	4,794.5
2029	12,573	643	4,628.0	431.9	5,059.8
2030	13,141	727	4,837.2	487.9	5,325.1
2031	13,653	810	5,025.6	544.0	5,569.6
2032	14,165	894	5,214.1	600.1	5,814.2
2033	14,677	978	5,402.6	656.1	6,058.7
2034	15,189	1,061	5,591.0	712.2	6,303.2
10-Yr Increase	5,458	835	2,009.2	560.7	2,569.9

Growth-Related Expenditures	\$1,151,032	\$321,208	\$1,472,240
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Is this fire station meant to serve only the area south of the canal?

Proposed Fire Fees

Single-family costs

Fee Component	Cost per Person	Cost per Job
Fire Stations	\$210.87	\$384.50
Fire Stations Credit	(\$210.87)	(\$384.50)
Fire Facilities	\$21.87	\$31.33
Fire Apparatus	\$118.48	\$169.68
Fire Equipment	\$27.03	\$38.72
Development Fee Report	\$0.50	\$0.42
Total	\$167.88	\$240.15

Single Family
\$675
(\$675)
\$70
\$379
\$86
\$2
\$537

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$537	\$498	\$39
Multi-Family	2.50	\$420	\$389	\$31
Age Restricted	2.00	\$336	\$311	\$25

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$81	\$83	(\$2)
Commercial	2.12	\$510	\$568	(\$58)
Office & Other Services	3.26	\$782	\$721	\$61
Institutional	3.03	\$728	\$226	\$502

1. See Land Use Assumptions

Fire Stations (Cost Recovery)

Buckeye will use development fees to repay the developer for construction of the fire station.

Description	Square Feet	Cost	Cost per Sq Ft
710 - North Star Ranch	12,500	\$11,975,638	\$958
Communication Tower	n/a	\$3,000,000	n/a
Total	12,500	\$14,975,638	\$1,198

Cost Factors	
Cost per Square Foot	\$1,198

Level-of-Service (LOS) Standards	
Planned Square Feet	12,500
Residential	
Residential Share	95%
Projected Population ¹	29,958
Square Feet per Person	0.3964
Cost per Person	\$474.89
Nonresidential	
Nonresidential Share	5%
Projected Jobs ¹	912
Square Feet per Job	0.6849
Cost per Job	\$820.60

Source: Buckeye Fire Department
 1. Based on North Star Ranch CMP

↑
Please verify / update.

Buckeye **will provide** 0.3964 square feet per person to residential development at buildout.

Buckeye **will provide** 0.6849 square feet per job to nonresidential development at buildout.

During the next 10 years, future development will generate credits for approximately \$2.7 million.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Fire Stations	0.3964 Square Feet	per Person	\$1,198
	0.6849 Square Feet	per Job	

Demand for Fire Stations					
Year	Population	Jobs	Square Feet		
			Residential	Nonresidential	Total
2024	0	0	0.0	0.0	0.0
2025	0	0	0.0	0.0	0.0
2026	0	0	0.0	0.0	0.0
2027	0	0	0.0	0.0	0.0
2028	0	0	0.0	0.0	0.0
2029	0	0	0.0	0.0	0.0
2030	320	0	126.8	0.0	126.8
2031	960	0	380.5	0.0	380.5
2032	2,240	0	887.9	0.0	887.9
2033	3,840	0	1,522.1	0.0	1,522.1
2034	5,440	171	2,156.3	117.1	2,273.4
10-Yr Increase	5,440	171	2,156.3	117.1	2,273.4

Growth-Related Expenditures	\$2,583,394	\$140,293	\$2,723,687
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Proposed Fire Fees

Single-family costs

Fee Component	Cost per Person	Cost per Job
Fire Stations	\$474.89	\$820.60
Fire Facilities	\$21.87	\$31.33
Fire Apparatus	\$118.48	\$169.68
Fire Equipment	\$27.03	\$38.72
Development Fee Report	\$0.50	\$0.42
Total	\$642.77	\$1,060.75

Single Family
\$1,520
\$70
\$379
\$86
\$2
\$2,057

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$2,057	\$1,060	\$997
Multi-Family	2.50	\$1,607	\$828	\$779
Age Restricted	2.00	\$1,286	\$662	\$624

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$359	\$170	\$189
Commercial	2.12	\$2,254	\$1,168	\$1,086
Office & Other Services	3.26	\$3,453	\$1,483	\$1,970
Institutional	3.03	\$3,216	\$464	\$2,752

1. See Land Use Assumptions

Fire Stations (Cost Recovery)

Buckeye will use development fees to repay the developer for construction of the fire station.

Description	Square Feet	Cost	Cost per Sq Ft
705 - Tartesso	13,300	\$5,750,000	\$432
Total	13,300	\$5,750,000	\$432

Cost Factors	
Cost per Square Foot	\$432

Level-of-Service (LOS) Standards	
Existing Square Feet	13,300
Residential	
Residential Share	78%
Projected Population ¹	40,986
Square Feet per Person	0.2531
Cost per Person	\$109.43
Nonresidential	
Nonresidential Share	22%
Projected Jobs ¹	6,205
Square Feet per Job	0.4715
Cost per Job	\$203.86

Source: Buckeye Fire Department

1. Based on Tartesso West CMP, Villages 1-3, 5

↑
Please verify / update.

←
Buckeye **will provide** 0.2531 square feet per person to residential development at buildout.

←
Buckeye **will provide** 0.4715 square feet per job to nonresidential development at buildout.

During the next 10 years, future development will generate credits for approximately \$582k.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Fire Stations	0.2531 Square Feet	per Person	\$432
	0.4715 Square Feet	per Job	

Demand for Fire Stations					
Year	Population	Jobs	Square Feet		
			Residential	Nonresidential	Total
2024	9,918	130	2,510.3	61.1	2,571.4
2025	10,361	162	2,622.4	76.2	2,698.6
2026	10,803	194	2,734.4	91.3	2,825.8
2027	11,246	226	2,846.5	106.5	2,952.9
2028	11,689	258	2,958.5	121.6	3,080.1
2029	12,131	290	3,070.6	136.7	3,207.3
2030	12,574	342	3,182.6	161.3	3,343.9
2031	13,115	355	3,319.5	167.5	3,487.1
2032	13,656	369	3,456.4	173.8	3,630.2
2033	14,197	382	3,593.3	180.1	3,773.4
2034	14,738	395	3,730.2	186.4	3,916.6
10-Yr Increase	4,820	266	1,219.9	125.2	1,345.2

Growth-Related Expenditures	\$527,419	\$54,148	\$581,568
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Proposed Fire Fees

TARTESSO WEST

DRAFT

Single-family costs

Fee Component	Cost per Person	Cost per Job
Fire Stations	\$109.43	\$203.86
Fire Facilities	\$21.87	\$31.33
Fire Apparatus	\$118.48	\$169.68
Fire Equipment	\$27.03	\$38.72
Development Fee Report	\$0.50	\$0.42
Total	\$277.31	\$444.01

Single Family
\$350
\$70
\$379
\$86
\$2
\$887

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$887	\$866	\$21
Multi-Family	2.50	\$693	\$676	\$17
Age Restricted	2.00	\$555	\$541	\$14

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$150	\$135	\$15
Commercial	2.12	\$943	\$927	\$16
Office & Other Services	3.26	\$1,445	\$1,176	\$269
Institutional	3.03	\$1,346	\$368	\$978

1. See Land Use Assumptions

Fire Stations (Cost Recovery)

Buckeye will use development fees to repay the developer for construction of the fire station.

Description	Square Feet	Cost	Cost per Sq Ft
709 - Teravalis	17,500	\$16,765,893	\$958
Total	17,500	\$16,765,893	\$958

Cost Factors	
Cost per Square Foot	\$958

Level-of-Service (LOS) Standards	
Planned Square Feet	17,500
Residential	
Residential Share	81%
Projected Population ¹	20,674
Square Feet per Person	0.6856
Cost per Person	\$656.88
Nonresidential	
Nonresidential Share	19%
Projected Jobs ¹	2,640
Square Feet per Job	1.2595
Cost per Job	\$1,206.67

Source: Buckeye Fire Department

1. Based on Floreo at Teravalis 4th Amendment to CMP, Villages 1-5

↑
Please verify / update.

Buckeye **will provide** 0.6856 square feet per person to residential development at buildout.

Buckeye **will provide** 1.2595 square feet per job to nonresidential development at buildout.

During the next 10 years, future development will generate credits for approximately \$11.3 million.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Fire Stations	0.6856 Square Feet	per Person	\$958
	1.2595 Square Feet	per Job	

Demand for Fire Stations					
Year	Population	Jobs	Square Feet		
			Residential	Nonresidential	Total
2024	0	0	0.0	0.0	0.0
2025	0	0	0.0	0.0	0.0
2026	960	0	658.2	0.0	658.2
2027	2,400	0	1,645.6	0.0	1,645.6
2028	4,228	0	2,898.6	0.0	2,898.6
2029	6,055	264	4,151.6	332.5	4,484.1
2030	8,139	470	5,580.1	591.5	6,171.6
2031	10,220	704	7,007.0	887.3	7,894.2
2032	11,660	939	7,994.3	1,183.0	9,177.3
2033	13,100	1,174	8,981.6	1,478.8	10,460.4
2034	14,540	1,409	9,969.0	1,774.5	11,743.5
10-Yr Increase	14,540	1,409	9,969.0	1,774.5	11,743.5

Growth-Related Expenditures	\$9,550,779	\$1,700,084	\$11,250,863
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Proposed Fire Fees

Single-family costs

Fee Component	Cost per Person	Cost per Job
Fire Stations	\$656.88	\$1,206.67
Fire Facilities	\$21.87	\$31.33
Fire Apparatus	\$118.48	\$169.68
Fire Equipment	\$27.03	\$38.72
Development Fee Report	\$0.50	\$0.42
Total	\$824.76	\$1,446.82

Single Family
\$2,102
\$70
\$379
\$86
\$2
\$2,639

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$2,639	\$1,060	\$1,579
Multi-Family	2.50	\$2,062	\$828	\$1,234
Age Restricted	2.00	\$1,650	\$662	\$988

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$490	\$170	\$320
Commercial	2.12	\$3,074	\$1,168	\$1,906
Office & Other Services	3.26	\$4,710	\$1,483	\$3,227
Institutional	3.03	\$4,387	\$464	\$3,923

1. See Land Use Assumptions

DRAFT Police Development Fees

Buckeye, Arizona
February 14, 2024

Bethesda, MD | 301.320.6900

[TischlerBise.com](https://www.tischlerbise.com)



Overview

- **Development Fee Methodologies**
- **Development Projections**
- **Infrastructure Improvements Plan**
- **Proposed Fees**

- **Cost Recovery Approach (Past)**
 - Future development is “buying in” to the cost the community has already incurred to provide growth-related capacity
 - Common in communities approaching buildout
- **Incremental Expansion Approach (Present)**
 - Formula-based approach based on existing levels of service
 - Fee is based on the current cost to replicate existing levels of service (i.e., replacement cost)
- **Plan-Based Approach (Future)**
 - Usually reflects an adopted CIP or master plan
 - Growth-related costs are more refined

Development Projections

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Police Service Area: Summary	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year Increase
	Base	1	2	3	4	5	6	7	8	9	10	
Population												
Single-Family	115,800	122,658	129,376	136,766	143,257	150,548	156,991	162,111	167,316	174,441	181,466	65,666
Multi-Family	3,244	4,983	6,722	8,768	11,201	13,634	15,772	17,907	19,657	21,407	23,157	19,913
Total	119,044	127,641	136,098	145,534	154,458	164,182	172,763	180,018	186,973	195,848	204,623	85,579
Housing Units												
Single-Family	38,782	41,092	43,325	45,739	47,878	50,257	52,380	54,088	55,736	58,062	60,324	21,542
Multi-Family	1,298	1,993	2,689	3,507	4,480	5,454	6,309	7,163	7,863	8,563	9,263	7,965
Total	40,080	43,085	46,014	49,246	52,358	55,711	58,689	61,250	63,599	66,625	69,587	29,507
Employment												
Industrial	5,540	6,165	6,790	7,415	7,755	8,207	8,658	9,024	9,390	9,756	10,121	4,581
Commercial	6,032	7,199	8,923	9,899	10,876	11,975	13,094	14,136	15,177	16,218	17,375	11,343
Office & Other Services	3,459	3,865	4,232	4,599	4,967	5,334	5,702	6,409	7,117	7,824	8,532	5,072
Institutional	3,215	3,460	3,705	3,950	4,195	4,469	4,684	5,037	5,389	5,741	6,148	2,933
Total	18,246	20,688	23,649	25,863	27,792	29,985	32,139	34,606	37,072	39,539	42,176	23,930
Nonres. Sq Ft (x1,000)												
Industrial	16,360	18,207	20,053	21,899	22,903	24,236	25,570	26,650	27,730	28,810	29,890	13,530
Commercial	2,839	3,388	4,200	4,659	5,119	5,636	6,163	6,653	7,143	7,634	8,178	5,339
Office & Other Services	1,063	1,187	1,300	1,413	1,526	1,639	1,752	1,969	2,186	2,404	2,621	1,558
Institutional	1,157	1,238	1,318	1,399	1,480	1,592	1,641	1,758	1,874	1,990	2,165	1,008
Total	21,419	24,019	26,871	29,370	31,027	33,104	35,127	37,030	38,934	40,837	42,854	21,435

- **Service Area**
 - Citywide
- **Fee Components**
 - Police Facilities: Incremental
 - Police Vehicles: Incremental
 - Police Equipment: Incremental
- **10-Year Demand**
 - Police Facilities: 53,294 square feet, \$40.7 million
 - Police Vehicles: 175 units, \$13.9 million
 - Police Equipment: 644 units, \$8.2 million

Existing Facilities

Please verify / update.

Description	Total Square Feet	Eligible Square Feet
PD Headquarters	9,700	9,700
Sundance Crossings	15,400	15,400
Criminal Investigations	4,600	4,600
Sun City Festival Substation	3,992	3,992
Evidence Building	17,316	17,316
Training and Vehicle Facility ¹	21,468	10,734
Communication Center	600	600
Tartesso Report Writing	600	600
Total	73,676	62,942

1. Training portion excluded from eligible square feet

Future Facilities

Please verify / update.

Description	Square Feet	Cost	Cost per Sq Ft
Communication Center	12,000	\$19,000,000	\$1,583
PD Headquarters	60,000	\$36,000,000	\$600
Total	72,000	\$55,000,000	\$764

Source: Buckeye Police Department

We use the cost per square foot as a proxy for future growth-related police costs. You aren't limited to these projects.

Description	Planned	Existing	Net New
Communication Center	12,000	600	11,400
PD Headquarters	60,000	9,700	50,300
Total	72,000	10,300	61,700

Source: Buckeye Police Department

You can't use development fees to replace existing square feet, but you can use them to fund additional square feet.

Police Facilities (Incremental)

DRAFT

Buckeye will use development fees to construct additional police facilities.

Cost Factors	
Cost per Square Foot	\$764

Level-of-Service (LOS) Standards	
Eligible Square Feet	62,942
Residential	
Residential Share	83%
2024 Population	119,044
Square Feet per Person	0.4388
Cost per Person	\$335.23
Nonresidential	
Nonresidential Share	17%
2024 Vehicle Trips	63,048
Square Feet per Vehicle Trip	0.1697
Cost per Vehicle Trip	\$129.64

Source: Buckeye Police Department

Buckeye provides 0.4388 square feet per person to residential development in 2024.

Buckeye provides 0.1697 square feet per vehicle trip to nonresidential development in 2024.

To maintain the existing level of service, Buckeye needs to construct approximately 53,294 square feet to serve future development. This is approximately 86% of the net new square footage of planned facilities.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Facilities	0.4388 Square Feet	per Person	\$764
	0.1697 Square Feet	per Vehicle Trip	

Demand for Police Facilities					
Year	Population	Vehicle Trips	Eligible Square Feet		
			Residential	Nonresidential	Total
2024	119,044	63,048	52,241.9	10,700.1	62,942.0
2025	127,641	72,608	56,014.4	12,322.6	68,337.0
2026	136,098	85,312	59,725.5	14,478.7	74,204.3
2027	145,534	93,718	63,866.7	15,905.2	79,771.9
2028	154,458	101,403	67,783.0	17,209.5	84,992.5
2029	164,182	110,311	72,050.4	18,721.4	90,771.8
2030	172,763	118,867	75,815.7	20,173.5	95,989.2
2031	180,018	127,820	78,999.9	21,692.8	100,692.7
2032	186,973	136,772	82,052.0	23,212.2	105,264.2
2033	195,848	145,725	85,946.7	24,731.6	110,678.3
2034	204,623	155,784	89,797.5	26,438.8	116,236.3
10-Yr Increase	85,579	92,736	37,555.7	15,738.6	53,294.3

Growth-Related Expenditures	\$28,688,348	\$12,022,562	\$40,710,910
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Existing Vehicles

Description	Units	Unit Cost	Total Cost
Patrol	116	\$85,000	\$9,860,000
Patrol - Reserve	38	\$85,000	\$3,230,000
Detective	25	\$65,000	\$1,625,000
Detective - Reserve	8	\$65,000	\$520,000
City Code Truck	2	\$35,000	\$70,000
Prisoner Transport Van	2	\$90,000	\$180,000
Bearcat	1	\$450,000	\$450,000
DUI Van	1	\$100,000	\$100,000
Volunteer	4	\$30,000	\$120,000
Property and Evidence	3	\$30,000	\$90,000
Community Program	5	\$30,000	\$150,000
Administrative	2	\$30,000	\$60,000
Total	207	\$79,493	\$16,455,000

Source: Buckeye Police Department

We use the cost per unit as a proxy for future growth-related police costs.

Police Vehicles (Incremental)

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Buckeye will use development fees to acquire additional police vehicles.

Cost Factors	
Weighted Average per Vehicle	\$79,493

Level-of-Service (LOS) Standards	
Existing Vehicles	207
Residential	
Residential Share	83%
2024 Population	119,044
Vehicles per Person	0.0014
Cost per Person	\$114.73
Nonresidential	
Nonresidential Share	17%
2024 Vehicle Trips	63,048
Vehicles per Vehicle Trip	0.0006
Cost per Vehicle Trip	\$44.37

Source: Buckeye Police Department

Buckeye provides 0.0014 vehicles per person to residential development in 2024.

Buckeye provides 0.0006 vehicles per vehicle trip to nonresidential development in 2024.

To maintain the existing level of service, Buckeye needs to acquire approximately 175 vehicles to serve future development.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Vehicles	0.0014 Vehicles	per Person	\$79,493
	0.0006 Vehicles	per Vehicle Trip	

Demand for Police Vehicles					
Year	Population	Vehicle Trips	Vehicles		
			Residential	Nonresidential	Total
2024	119,044	63,048	171.8	35.2	207.0
2025	127,641	72,608	184.2	40.5	224.7
2026	136,098	85,312	196.4	47.6	244.0
2027	145,534	93,718	210.0	52.3	262.3
2028	154,458	101,403	222.9	56.6	279.5
2029	164,182	110,311	237.0	61.6	298.5
2030	172,763	118,867	249.3	66.3	315.7
2031	180,018	127,820	259.8	71.3	331.2
2032	186,973	136,772	269.8	76.3	346.2
2033	195,848	145,725	282.7	81.3	364.0
2034	204,623	155,784	295.3	87.0	382.3
10-Yr Increase	85,579	92,736	123.5	51.8	175.3

Growth-Related Expenditures	\$9,818,219	\$4,114,567	\$13,932,786
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Existing Equipment

Description	Units	Unit Cost	Total Cost
Regional Wireless (Police Share)	1	\$3,858,755	\$3,858,755
Equipment per Sworn Officer	116	\$7,248	\$840,768
Portable Radio	178	\$10,000	\$1,780,000
Vehicle Radio	147	\$10,000	\$1,470,000
Dispatch Console	6	\$90,117	\$540,701
Automated Fingerprint System	1	\$46,629	\$46,629
Cisco Phone System	1	\$14,375	\$14,375
Mobile Data Terminal	140	\$5,200	\$728,000
Pole Cam	2	\$13,288	\$26,576
Desktops	52	\$1,000	\$52,000
Tablet	16	\$1,000	\$16,000
Laptop	41	\$1,300	\$53,300
Accident Trailer	1	\$36,240	\$36,240
Message Board	2	\$20,000	\$40,000
Radar Trailer	4	\$15,000	\$60,000
Automated Ext. Defibrillator	50	\$2,174	\$108,720
Interview Room Equipment	2	\$20,000	\$40,000
Contraband Inspection Kit	1	\$20,778	\$20,778
Total	761	\$12,790	\$9,732,842

Source: Buckeye Police Department

We use the cost per unit as a proxy for future growth-related police costs.

Police Equipment (Incremental)

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Buckeye will use development fees to acquire additional police equipment.

Cost Factors	
Weighted Average per Unit	\$12,790

Level-of-Service (LOS) Standards	
Existing Units	761
Residential	
Residential Share	83%
2024 Population	119,044
Units per Person	0.0053
Cost per Person	\$67.86
Nonresidential	
Nonresidential Share	17%
2024 Vehicle Trips	63,048
Units per Vehicle Trip	0.0021
Cost per Vehicle Trip	\$26.24

Source: Buckeye Police Department

Buckeye provides 0.0053 units per person to residential development in 2024.

Buckeye provides 0.0021 units per vehicle trip to nonresidential development in 2024.

To maintain the existing level of service, Buckeye needs to acquire approximately 644 units to serve future development.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Equipment	0.0053 Units	per Person	\$12,790
	0.0021 Units	per Vehicle Trip	

Demand for Police Equipment					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2024	119,044	63,048	631.6	129.4	761.0
2025	127,641	72,608	677.2	149.0	826.2
2026	136,098	85,312	722.1	175.1	897.2
2027	145,534	93,718	772.2	192.3	964.5
2028	154,458	101,403	819.5	208.1	1,027.6
2029	164,182	110,311	871.1	226.4	1,097.5
2030	172,763	118,867	916.6	243.9	1,160.6
2031	180,018	127,820	955.1	262.3	1,217.4
2032	186,973	136,772	992.0	280.6	1,272.7
2033	195,848	145,725	1,039.1	299.0	1,338.2
2034	204,623	155,784	1,085.7	319.7	1,405.4
10-Yr Increase	85,579	92,736	454.1	190.3	644.4

Growth-Related Expenditures	\$5,807,303	\$2,433,694	\$8,240,997
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Proposed Police Fees

DRAFT

Fee Component	Cost per Person	Cost per Trip
Police Facilities	\$335.23	\$129.64
Police Vehicles	\$114.73	\$44.37
Police Equipment	\$67.86	\$26.24
Development Fee Report	\$0.51	\$0.10
Total	\$518.33	\$200.35

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$1,659	\$842	\$817
Multi-Family	2.50	\$1,296	\$658	\$638
Age Restricted	2.00	\$1,037	\$526	\$511

Nonresidential Fees per 1,000 Square Feet				
Development Type	AWVT per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.86	\$172	\$92	\$80
Commercial	12.21	\$2,446	\$1,323	\$1,123
Office & Other Services	5.42	\$1,086	\$517	\$569
Institutional	7.45	\$1,493	\$684	\$809

1. See Land Use Assumptions

DRAFT Parks and Recreational Development Fees

Buckeye, Arizona

February 5, 2024

Bethesda, MD | 301.320.6900

[TischlerBise.com](https://www.tischlerbise.com)

- **Summary of Changes**
- **Land Use Assumptions**
 - Demand Factors
 - Development Projections
- **Infrastructure Improvements Plan**
 - Citywide
 - North
 - South
- **Proposed Development Fees**
- **Fee Comprison**



Summary of Changes

- **Residential Occupancy**
 - Single Family from 2.92 to 3.20
 - Multi-family from 2.65 to 2.50
- **Development Projections**
 - Population increase from +69,200 to +85,579
 - North +24,304 to +44,829
 - South +44,896 to +40,750
 - Employment increase from +18,447 to +23,930
 - North +6,413 to +6,529
 - South +12,035 to +17,401
 - Overall demand for park infrastructure
 - North increase
 - South decrease



Summary of Changes

- **Level of Service**
 - Change base year from 2023 to 2024
 - This decreases the LOS slightly
- **Fee Component Adjustments**
 - Remove regional trails (citywide)
 - Remove community park land (north)
 - Change pools from “units” to “square feet”

We convert (1) projected population to housing units or (2) projected housing units to population using these factors.

2023

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family ¹	81,874	25,011	3.27	27,998	2.92	97.6%	10.67%
Multi-Family ²	1,835	648	2.83	693	2.65	2.4%	6.49%
Total	83,709	25,659	3.26	28,691	2.92	100.0%	10.57%

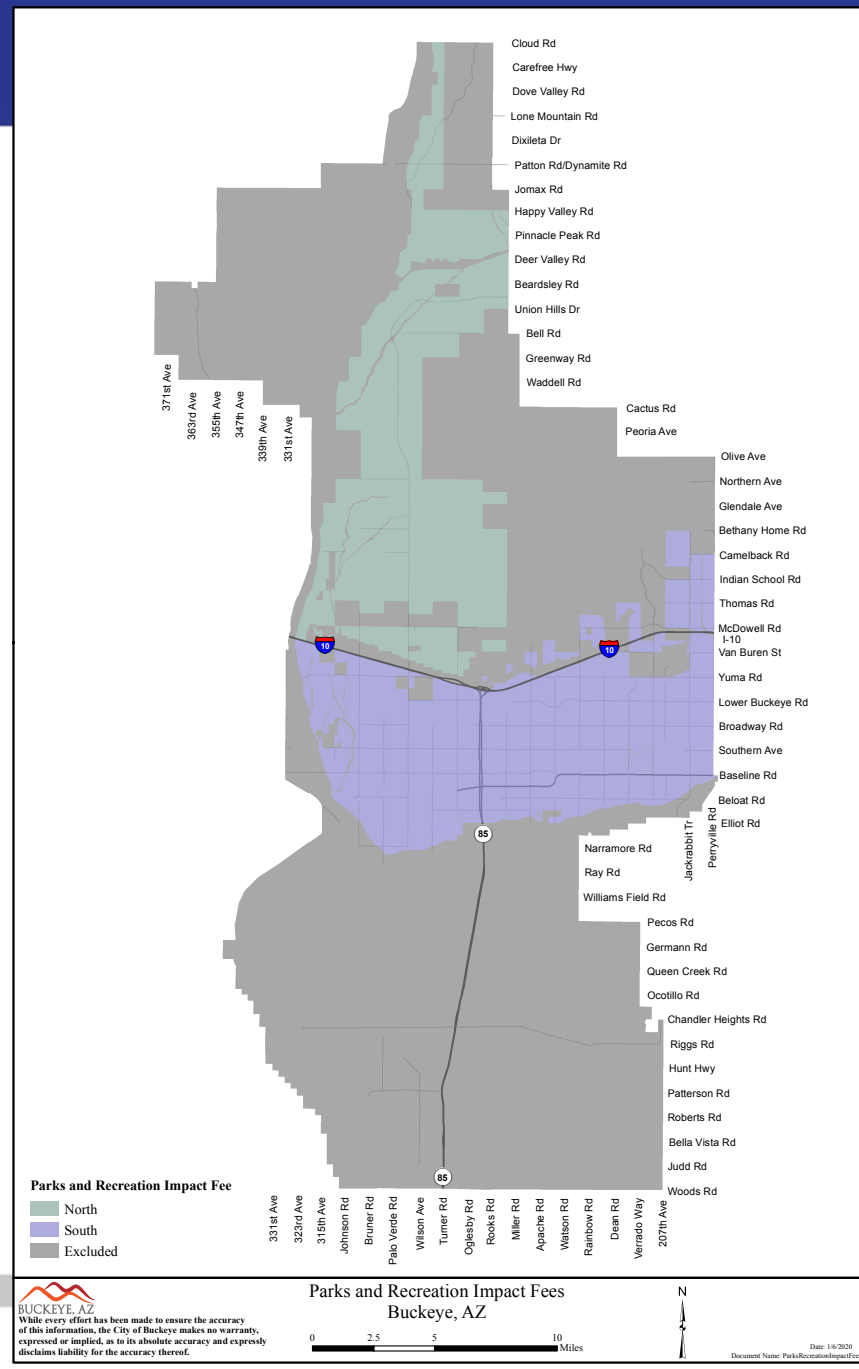
Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

1. Includes detached, attached (i.e., townhouses), and mobile home units.
2. Includes dwellings in structures with two or more units, RVs, and all other units.

2024

Type of Structure	Persons per Household
Single-Family Units ¹	3.20
Multi-Family Units ¹	2.50
Weighted Average ²	3.18

1. Buckeye Integrated Water Master Plan, 2017
2. TischlerBise calculation based on ACS housing mix



Development Projections - North

DRAFT

Parks and Recreational Service Area: North	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year Increase
	Base	1	2	3	4	5	6	7	8	9	10	
Population												
Single-Family	22,491	24,101	26,670	29,720	32,770	35,819	39,445	45,579	52,096	58,934	65,772	43,281
Multi-Family	0	0	0	0	388	775	1,163	1,548	1,548	1,548	1,548	1,548
Total	22,491	24,101	26,670	29,720	33,157	36,594	40,608	47,126	53,644	60,482	67,319	44,829
Housing Units												
Single-Family	10,629	11,239	12,149	13,208	14,268	15,327	16,567	18,580	20,713	22,945	25,178	14,549
Multi-Family	0	0	0	0	155	310	465	619	619	619	619	619
Total	10,629	11,239	12,149	13,208	14,423	15,637	17,032	19,199	21,332	23,564	25,797	15,168
Employment												
Industrial	0	0	0	0	0	112	223	344	465	586	706	706
Commercial	1,066	1,374	1,683	1,991	2,299	2,731	3,182	3,522	3,863	4,203	4,660	3,594
Office & Other Services	535	672	809	947	1,084	1,221	1,358	1,492	1,627	1,761	1,895	1,360
Institutional	392	472	552	632	712	821	871	955	1,039	1,122	1,261	869
Total	1,994	2,519	3,044	3,569	4,095	4,884	5,635	6,314	6,993	7,672	8,523	6,529
Nonres. Sq Ft (x1,000)												
Industrial	0	0	0	0	0	330	660	1,016	1,373	1,730	2,086	2,086
Commercial	502	647	792	937	1,082	1,285	1,498	1,658	1,818	1,978	2,193	1,692
Office & Other Services	164	207	249	291	333	375	417	458	500	541	582	418
Institutional	226	252	279	305	331	389	384	412	439	467	553	327
Total	892	1,106	1,319	1,533	1,746	2,379	2,959	3,544	4,130	4,716	5,415	4,523

Development Projections - South

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Parks and Recreational Service Area: South	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year Increase
	Base	1	2	3	4	5	6	7	8	9	10	
Population												
Single-Family	76,397	80,961	84,425	87,881	90,437	93,793	95,725	94,205	92,385	92,165	91,846	15,449
Multi-Family	3,033	4,570	6,108	8,153	10,199	12,245	13,995	15,745	17,495	19,245	20,995	17,963
Total	79,429	85,531	90,533	96,034	100,636	106,038	109,720	109,950	109,880	111,410	112,841	33,411
Housing Units												
Single-Family	21,134	22,621	23,730	24,808	25,611	26,654	27,261	26,797	26,155	26,089	25,960	4,826
Multi-Family	1,213	1,828	2,443	3,261	4,080	4,898	5,598	6,298	6,998	7,698	8,398	7,185
Total	22,347	24,449	26,173	28,069	29,691	31,552	32,859	33,095	33,153	33,787	34,358	12,011
Employment												
Industrial	5,512	6,135	6,759	7,383	7,722	8,060	8,399	8,644	8,889	9,134	9,379	3,867
Commercial	4,345	5,158	6,529	7,153	7,776	8,399	9,023	9,710	10,397	11,085	11,772	7,427
Office & Other Services	2,788	3,045	3,264	3,483	3,702	3,922	4,141	4,696	5,250	5,805	6,360	3,572
Institutional	2,337	2,498	2,658	2,819	2,980	3,141	3,302	3,558	3,814	4,070	4,326	1,989
Total	14,981	16,836	19,211	20,838	22,180	23,522	24,864	26,607	28,350	30,093	31,836	16,855
Nonres. Sq Ft (x1,000)												
Industrial	16,277	18,119	19,962	21,804	22,804	23,804	24,804	25,527	26,251	26,974	27,698	11,421
Commercial	2,045	2,428	3,073	3,367	3,660	3,953	4,247	4,570	4,894	5,217	5,541	3,496
Office & Other Services	856	935	1,003	1,070	1,137	1,205	1,272	1,442	1,613	1,783	1,954	1,097
Institutional	771	824	877	930	983	1,036	1,089	1,173	1,258	1,342	1,427	656
Total	19,949	22,306	24,914	27,170	28,584	29,998	31,412	32,714	34,015	35,317	36,619	16,670

Development Projections - Citywide

DRAFT

Parks and Recreational Service Area: Summary	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year Increase
	Base	1	2	3	4	5	6	7	8	9	10	
Population												
Single-Family	115,800	122,658	129,376	136,766	143,257	150,548	156,991	162,111	167,316	174,441	181,466	65,666
Multi-Family	3,244	4,983	6,722	8,768	11,201	13,634	15,772	17,907	19,657	21,407	23,157	19,913
Total	119,044	127,641	136,098	145,534	154,458	164,182	172,763	180,018	186,973	195,848	204,623	85,579
Housing Units												
Single-Family	38,782	41,092	43,325	45,739	47,878	50,257	52,380	54,088	55,736	58,062	60,324	21,542
Multi-Family	1,298	1,993	2,689	3,507	4,480	5,454	6,309	7,163	7,863	8,563	9,263	7,965
Total	40,080	43,085	46,014	49,246	52,358	55,711	58,689	61,250	63,599	66,625	69,587	29,507
Employment												
Industrial	5,540	6,165	6,790	7,415	7,755	8,207	8,658	9,024	9,390	9,756	10,121	4,581
Commercial	6,032	7,199	8,923	9,899	10,876	11,975	13,094	14,136	15,177	16,218	17,375	11,343
Office & Other Services	3,459	3,865	4,232	4,599	4,967	5,334	5,702	6,409	7,117	7,824	8,532	5,072
Institutional	3,215	3,460	3,705	3,950	4,195	4,469	4,684	5,037	5,389	5,741	6,148	2,933
Total	18,246	20,688	23,649	25,863	27,792	29,985	32,139	34,606	37,072	39,539	42,176	23,930
Nonres. Sq Ft (x1,000)												
Industrial	16,360	18,207	20,053	21,899	22,903	24,236	25,570	26,650	27,730	28,810	29,890	13,530
Commercial	2,839	3,388	4,200	4,659	5,119	5,636	6,163	6,653	7,143	7,634	8,178	5,339
Office & Other Services	1,063	1,187	1,300	1,413	1,526	1,639	1,752	1,969	2,186	2,404	2,621	1,558
Institutional	1,157	1,238	1,318	1,399	1,480	1,592	1,641	1,758	1,874	1,990	2,165	1,008
Total	21,419	24,019	26,871	29,370	31,027	33,104	35,127	37,030	38,934	40,837	42,854	21,435

We will allocate infrastructure based on functional population.

Residential development accounts for 98% of demand, and nonresidential development accounts for 2% of demand.

Development Type	Service Unit	Impact Hours per Year	Total Impact Hours per Year	Proportionate Share
Residential	91,502 residents	8,760 hours	801,557,520	98%
Nonresidential	8,282 inflow commuters	1,600 hours	13,251,200	2%
Total			814,808,720	100%

Residential Impact: 8,760 hours per year (24 hours per day X 365 days per year)

Nonresidential Impact: 1,600 hours per year (8 hours per day X 4 days per week X 50 weeks per year)

- **Service Area**
 - Citywide
- **Fee Components**
 - Regional Parks: Incremental
 - Community Centers: Incremental
- **10-Year Demand**
 - Regional Parks: 11.0 acres, \$12.6 million (land and amenities)
 - Community Centers: 6,577 square feet, \$3.9 million

Regional Parks (Incremental)

CITYWIDE

DRAFT

Buckeye will use development fees to expand regional parks.

Description	Total Acres	Improved Acres
Skyline Regional Park	100.00	15.00
Total	100.00	15.00

Cost Factors	
Cost per Acre - Land Acquisition	\$150,000
Cost per Acre - Amenities	\$1,000,000
Cost per Acre - Total	\$1,150,000

Level-of-Service (LOS) Standards	
Improved Acres	15.0
Residential	
Residential Share	98%
2024 Population	119,044
Improved Acres per Person	0.00012
Cost per Person	\$142.01
Nonresidential	
Nonresidential Share	2%
2024 Jobs	18,246
Improved Acres per Job	0.00002
Cost per Job	\$18.91

Source: Buckeye Community Services Department



Please verify / update.



Buckeye provides 0.00012 improved acres per person to residential development in 2024.



Buckeye provides 0.00002 improved acres per job to nonresidential development in 2024.

To maintain the existing level of service, Buckeye needs to acquire and improve approximately 11.0 acres to serve future development.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Regional Parks	0.00012 Improved Acres	per Person	\$1,150,000
	0.00002 Improved Acres	per Job	

Demand for Regional Parks					
Year	Population	Jobs	Improved Acres		
			Residential	Nonresidential	Total
2024	119,044	18,246	14.7	0.3	15.0
2025	127,641	20,688	15.8	0.3	16.1
2026	136,098	23,649	16.8	0.4	17.2
2027	145,534	25,863	18.0	0.4	18.4
2028	154,458	27,792	19.1	0.5	19.5
2029	164,182	29,985	20.3	0.5	20.8
2030	172,763	32,139	21.3	0.5	21.9
2031	180,018	34,606	22.2	0.6	22.8
2032	186,973	37,072	23.1	0.6	23.7
2033	195,848	39,539	24.2	0.7	24.8
2034	204,623	42,176	25.3	0.7	26.0
10-Yr Increase	85,579	23,930	10.6	0.4	11.0

Growth-Related Expenditures	\$12,152,675	\$452,471	\$12,605,146
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Community Centers (Incremental)

CITYWIDE

DRAFT

Arizona’s development fee enabling legislation limits recreation facilities to 3,000 square feet.

The proposed fees will use “eligible square feet” for the level-of-service analysis.

To maintain the existing level of service, Buckeye needs to construct approximately 6,577 square feet to serve future development.

Buckeye will use development fees to construct additional community centers.

Description	Total Sq Ft	Eligible Sq Ft
Buckeye Community Center	7,976	3,000
Dr. Saide Community Center	8,013	3,000
Sundance Recreation Center	4,114	3,000
Total	20,103	9,000

Cost Factors	
Cost per Square Foot	\$600

Please verify / update.

Level-of-Service (LOS) Standards	
Eligible Square Feet	9,000
Residential	
Residential Share	98%
2024 Population	119,044
Eligible Square Feet per Person	0.0741
Cost per Person	\$44.45
Nonresidential	
Nonresidential Share	2%
2024 Jobs	18,246
Eligible Square Feet per Job	0.0099
Cost per Job	\$5.92

Buckeye provides 0.0741 eligible square feet per person to residential development in 2024.

Buckeye provides 0.0099 eligible square feet per job to nonresidential development in 2024.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Community Centers	0.0741 Eligible Sq Feet	per Person	\$600
	0.0099 Eligible Sq Feet	per Job	

Demand for Community Centers					
Year	Population	Jobs	Eligible Square Feet		
			Residential	Nonresidential	Total
2024	119,044	18,246	8,820.0	180.0	9,000.0
2025	127,641	20,688	9,456.9	204.1	9,661.0
2026	136,098	23,649	10,083.5	233.3	10,316.8
2027	145,534	25,863	10,782.6	255.1	11,037.8
2028	154,458	27,792	11,443.8	274.2	11,718.0
2029	164,182	29,985	12,164.3	295.8	12,460.1
2030	172,763	32,139	12,800.0	317.1	13,117.0
2031	180,018	34,606	13,337.6	341.4	13,679.0
2032	186,973	37,072	13,852.9	365.7	14,218.6
2033	195,848	39,539	14,510.4	390.1	14,900.4
2034	204,623	42,176	15,160.5	416.1	15,576.6
10-Yr Increase	85,579	23,930	6,340.5	236.1	6,576.6

Growth-Related Expenditures	\$3,804,316	\$141,643	\$3,945,959
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Source: Buckeye Community Services Department

- **Service Area**
 - North
- **Fee Components**
 - Community Park Amenities: Plan-Based
 - Pool: Plan-Based
- **10-Year Demand**
 - Community Park Amenities: 30.0 acres, \$30.0 million (total)
 - Growth Share: 20.0 acres, \$20.0 million
 - Existing Share: 10.0 acres, \$10.0 million
 - Pool: 7,500 square feet, \$8.55 million (total)
 - Growth Share: 5,009 square feet, \$5.71 million
 - Existing Share: 2,491 square feet, \$2.84 million

Community Park Amenities (Plan-Based)

NORTH

DRAFT

Buckeye will use development fees to construct future development's share of planned community park amenities.

Description	Improved Acres	Unit Cost	Total Cost
Community Services Campus	30.0	\$1,000,000	\$30,000,000
Total	30.0	\$1,000,000	\$30,000,000

Cost Factors	
Cost per Acre - Amenities	\$1,000,000

Level-of-Service (LOS) Standards	
Improved Acres (Planned)	30.0
Residential	
Residential Share	98%
2024 Population (North)	67,319
Improved Acres per Person	0.00044
Cost per Person	\$436.72
Nonresidential	
Nonresidential Share	2%
2024 Jobs (North)	8,523
Improved Acres per Job	0.00007
Cost per Job	\$70.40

Source: Buckeye Community Services Department

Please verify / update.

Buckeye **will provide** 0.00044 improved acres per person to residential development in 2034.

Buckeye **will provide** 0.00007 improved acres per job to nonresidential development in 2034.

To achieve the planned level of service in the north, Buckeye plans to construct 30.0 acres of community park amenities. Future development's share is approximately 20.0 acres.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Community Park Amenities	0.00044 Improved Acres	per Person	\$1,000,000
	0.00007 Improved Acres	per Job	

Demand for Community Park Amenities					
Year	Population (North)	Jobs (North)	Improved Acres		
			Residential	Nonresidential	Total
2024	22,491	1,994	9.8	0.1	10.0
2025	24,101	2,519	10.5	0.2	10.7
2026	26,670	3,044	11.6	0.2	11.9
2027	29,720	3,569	13.0	0.3	13.2
2028	33,157	4,095	14.5	0.3	14.8
2029	36,594	4,884	16.0	0.3	16.3
2030	40,608	5,635	17.7	0.4	18.1
2031	47,126	6,314	20.6	0.4	21.0
2032	53,644	6,993	23.4	0.5	23.9
2033	60,482	7,672	26.4	0.5	27.0
2034	67,319	8,523	29.4	0.6	30.0
10-Yr Increase	44,829	6,529	19.6	0.5	20.0

Growth-Related Expenditures	\$19,577,712	\$459,640	\$20,037,353
Non-Growth Expenditures	\$9,822,288	\$140,360	\$9,962,647
Total Expenditures	\$29,400,000	\$600,000	\$30,000,000

Pool (Plan-Based)

NORTH

DRAFT

Buckeye will use development fees to construct future development's share of a planned pool.

Description	Square Feet	Total Cost	Eligible Cost
Future Pool	7,500	\$8,550,000	\$8,550,000
Total	7,500	\$8,550,000	\$8,550,000

Cost Factors	
Cost per Square Foot	\$1,140

Please verify / update.

Level-of-Service (LOS) Standards	
Planned Square Feet	7,500
Residential	
Residential Share	98%
2034 Population (North)	67,319
Square Feet per Person	0.1092
Cost per Person	\$124.47
Nonresidential	
Nonresidential Share	2%
2034 Jobs (North)	8,523
Square Feet per Job	0.0176
Cost per Job	\$20.06

Buckeye will provide 0.1092 square feet per person to residential development in 2034.

Buckeye will provide 0.0176 square feet per job to nonresidential development in 2034.

Source: Buckeye Community Services Department

To achieve the planned level of service in the north, Buckeye plans to construct a pool with 7,500 square feet of water surface area. Future development's share is approximately 5,009 square feet.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Pools	0.1092 Square Feet	per Person	\$1,140
	0.0176 Square Feet	per Job	

Demand for Pools					
Year	Population (North)	Jobs (North)	Square Feet		
			Residential	Nonresidential	Total
2024	22,491	1,994	2,455.6	35.1	2,490.7
2025	24,101	2,519	2,631.3	44.3	2,675.7
2026	26,670	3,044	2,911.9	53.6	2,965.5
2027	29,720	3,569	3,244.9	62.8	3,307.7
2028	33,157	4,095	3,620.1	72.1	3,692.2
2029	36,594	4,884	3,995.4	86.0	4,081.4
2030	40,608	5,635	4,433.6	99.2	4,532.7
2031	47,126	6,314	5,145.3	111.1	5,256.4
2032	53,644	6,993	5,856.9	123.1	5,980.0
2033	60,482	7,672	6,603.5	135.0	6,738.5
2034	67,319	8,523	7,350.0	150.0	7,500.0
10-Yr Increase	44,829	6,529	4,894.4	114.9	5,009.3

Growth-Related Expenditures	\$5,579,648	\$130,997	\$5,710,645
Non-Growth Expenditures	\$2,799,352	\$40,003	\$2,839,355
Total Expenditures	\$8,379,000	\$171,000	\$8,550,000

Proposed Parks and Recreational Fees

NORTH

DRAFT

2023

Single-family costs

Fee Component	Cost per Person	Cost per Job
Community Park Land	-	-
Community Park Amenities	\$648.53	\$69.26
Pools	\$648.53	\$69.26
Regional Parks	\$151.61	\$22.71
Regional Trails	-	-
Community Centers	\$47.46	\$7.11
Development Fee Report	\$0.46	\$0.05
Total	\$1,496.59	\$168.39

Single Family
-
\$1,894
\$1,894
\$443
-
\$139
\$1
\$4,370

2024

Single-family costs

Fee Component	Cost per Person	Cost per Job
Community Park Amenities	\$436.72	\$70.40
Pools	\$124.47	\$20.06
Regional Parks	\$142.01	\$18.91
Community Centers	\$44.45	\$5.92
Development Fee Report	\$0.40	\$0.03
Total	\$748.05	\$115.32

Single Family
\$1,398
\$398
\$454
\$142
\$1
\$2,394

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	2.92	\$4,370	\$684	\$3,686
Multi-Family	2.65	\$3,966	\$534	\$3,432
Age Restricted	2.00	\$2,993	\$427	\$2,566

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$2,394	\$684	\$1,710
Multi-Family	2.50	\$1,870	\$534	\$1,336
Age Restricted	2.00	\$1,496	\$427	\$1,069

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$57	\$37	\$20
Commercial	2.12	\$358	\$252	\$106
Office & Other Services	3.26	\$548	\$320	\$228
Institutional	3.03	\$511	\$100	\$411

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$39	\$37	\$2
Commercial	2.12	\$245	\$252	(\$7)
Office & Other Services	3.26	\$375	\$320	\$55
Institutional	3.03	\$350	\$100	\$250

1. See Land Use Assumptions

1. See Land Use Assumptions

- **Service Area**
 - South
- **Fee Components**
 - Community Parks: Incremental
 - Pool: Incremental
- **10-Year Demand**
 - Community Parks: 27.8 acres, \$32.0 million (land and amenities)
 - Pool: 3,263 square feet, \$3.7 million

Community Parks (Incremental)

SOUTH

DRAFT

Arizona’s development fee enabling legislation limits parks to 30 acres unless they provide a direct benefit to development.

Buckeye will use development fees to acquire land and construct amenities for community parks.

Description	Total Acres	Eligible Acres
Earl Edgar Park	26.00	26.00
Town Park	8.00	8.00
Sundance Park	68.00	30.00
Total	102.00	64.00

The proposed fees will use “eligible acres” for the level-of-service analysis.

To maintain the existing level of service in the south, Buckeye needs to acquire and improve approximately 27.8 acres to serve future development.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Community Parks	0.00065 Eligible Acres	per Person	\$1,150,000
	0.00008 Eligible Acres	per Job	

Cost Factors	
Land Acquisition (per acre)	\$150,000
Amenities (per acre)	\$1,000,000
Total (per acre)	\$1,150,000

Please verify / update.

Level-of-Service (LOS) Standards	
Eligible Acres	64.0
Residential	
Residential Share	98%
2024 Population (South)	96,554
Eligible Acres per Person	0.00065
Cost per Person	\$747.03
Nonresidential	
Nonresidential Share	2%
2024 Jobs (South)	16,252
Eligible Acres per Job	0.00008
Cost per Job	\$90.57

Buckeye provides 0.00065 eligible acres per person to residential development in 2024.

Buckeye provides 0.00008 eligible acres per job to nonresidential development in 2024.

Demand for Community Parks					
Year	Population (South)	Jobs (South)	Eligible Acres		
			Residential	Nonresidential	Total
2024	96,554	16,252	62.7	1.3	64.0
2025	103,541	18,169	67.3	1.4	68.7
2026	109,427	20,605	71.1	1.6	72.7
2027	115,814	22,294	75.2	1.8	77.0
2028	121,301	23,698	78.8	1.9	80.7
2029	127,588	25,101	82.9	2.0	84.9
2030	132,155	26,504	85.8	2.1	87.9
2031	132,892	28,292	86.3	2.2	88.6
2032	133,329	30,079	86.6	2.4	89.0
2033	135,367	31,866	87.9	2.5	90.4
2034	137,304	33,654	89.2	2.7	91.8
10-Yr Increase	40,750	17,401	26.5	1.4	27.8

Growth-Related Expenditures	\$30,441,438	\$1,576,040	\$32,017,478
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Source: Buckeye Community Services Department

Pool (Incremental)

SOUTH

DRAFT

Buckeye will use development fees to construct an additional pool.

Description	Square Feet
Buckeye Aquatic Center	7,500
Total	7,500

Cost Factors	
Cost per Square Foot	\$1,140

Level-of-Service (LOS) Standards	
Existing Square Feet	7,500
Residential	
Residential Share	98%
2024 Population (South)	96,554
Square Feet per Person	0.0761
Cost per Person	\$86.78
Nonresidential	
Nonresidential Share	2%
2024 Jobs (South)	16,252
Square Feet per Job	0.0092
Cost per Job	\$10.52

Source: Buckeye Community Services Department

Please verify / update.

Buckeye provides 0.0761 square feet per person to residential development in 2024.

Buckeye provides 0.0092 square feet per job to nonresidential development in 2024.

To maintain the existing level of service in the south, Buckeye needs to construct approximately 3,263 square feet of pools to serve future development.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Pools	0.0761 Square Feet	per Person	\$1,140
	0.0092 Square Feet	per Job	

Demand for Pools					
Year	Population (South)	Jobs (South)	Square Feet		
			Residential	Nonresidential	Total
2024	96,554	16,252	7,350.0	150.0	7,500.0
2025	103,541	18,169	7,881.9	167.7	8,049.6
2026	109,427	20,605	8,330.0	190.2	8,520.2
2027	115,814	22,294	8,816.2	205.8	9,022.0
2028	121,301	23,698	9,233.9	218.7	9,452.6
2029	127,588	25,101	9,712.5	231.7	9,944.1
2030	132,155	26,504	10,060.1	244.6	10,304.7
2031	132,892	28,292	10,116.2	261.1	10,377.3
2032	133,329	30,079	10,149.5	277.6	10,427.1
2033	135,367	31,866	10,304.6	294.1	10,598.7
2034	137,304	33,654	10,452.0	310.6	10,762.7
10-Yr Increase	40,750	17,401	3,102.0	160.6	3,262.7

Growth-Related Expenditures	\$3,536,336	\$183,086	\$3,719,422
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Proposed Parks and Recreational Fees

SOUTH

DRAFT

2023

Single-family costs

Fee Component	Cost per Person	Cost per Job
Community Parks	\$797.25	\$113.73
Pools	\$324.97	\$46.36
Regional Parks	\$151.61	\$22.71
Regional Trails	-	-
Community Centers	\$47.46	\$7.11
Development Fee Report	\$0.46	\$0.05
Total	\$1,321.75	\$189.96

Single Family
\$2,328
\$949
\$443
-
\$139
\$1
\$3,860

2024

Single-family costs

Fee Component	Cost per Person	Cost per Job
Community Parks	\$747.03	\$90.57
Pools	\$86.78	\$10.52
Regional Parks	\$142.01	\$18.91
Community Centers	\$44.45	\$5.92
Development Fee Report	\$0.40	\$0.03
Total	\$1,020.67	\$125.95

Single Family
\$2,390
\$278
\$454
\$142
\$1
\$3,266

Residential Fees per Unit

Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	2.92	\$3,860	\$1,915	\$1,945
Multi-Family	2.65	\$3,503	\$1,496	\$2,007
Age Restricted	2.00	\$2,644	\$1,197	\$1,447

Residential Fees per Unit

Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$3,266	\$1,915	\$1,351
Multi-Family	2.50	\$2,552	\$1,496	\$1,056
Age Restricted	2.00	\$2,041	\$1,197	\$844

Nonresidential Fees per 1,000 Square Feet

Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$64	\$83	(\$19)
Commercial	2.12	\$404	\$573	(\$169)
Office & Other Services	3.26	\$618	\$727	(\$109)
Institutional	3.03	\$576	\$228	\$348

Nonresidential Fees per 1,000 Square Feet

Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$43	\$83	(\$40)
Commercial	2.12	\$268	\$573	(\$305)
Office & Other Services	3.26	\$410	\$727	(\$317)
Institutional	3.03	\$382	\$228	\$154

1. See Land Use Assumptions

1. See Land Use Assumptions

Comparison

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Proposed Parks and Recreational Fees

2023

North: \$4,370

South: \$3,860

2024

North: \$2,394

South: \$3,266

Single-Family Detached, Base Meter Size	Fire	Library	Park	Police	Street	Other	Non-Utility Subtotal
Maricopa - South (Proposed)	\$2,650	\$248	\$791	\$613	\$9,036	\$0	\$13,338
Maricopa - North (Proposed)	\$946	\$248	\$791	\$613	\$9,036	\$0	\$11,634
Peoria - West (Updating)	\$1,047	\$0	\$1,412	\$677	\$7,559	\$0	\$10,695
Gilbert	\$935	\$0	\$5,167	\$435	\$2,272	\$1,002	\$9,811
Peoria - East (Updating)	\$1,047	\$0	\$1,515	\$677	\$6,306	\$0	\$9,545
Avondale	\$2,184	\$0	\$1,697	\$2,089	\$1,790	\$0	\$7,760
Queen Creek	\$1,175	\$0	\$3,189	\$640	\$2,118	\$0	\$7,122
Glendale - West	\$655	\$195	\$936	\$719	\$4,575	\$0	\$7,080
Glendale - East	\$655	\$195	\$936	\$719	\$4,270	\$0	\$6,775
Apache Junction	\$0	\$550	\$1,707	\$1,229	\$3,250	\$0	\$6,736
Chandler	\$218	\$61	\$2,338	\$127	\$3,869	\$110	\$6,723
Casa Grande - Zone A (Updating)	\$589	\$0	\$1,153	\$179	\$3,230	\$233	\$5,384
Casa Grande - Zone B (Updating)	\$589	\$0	\$1,153	\$179	\$3,230	\$233	\$5,384
Phoenix - Northwest	\$516	\$105	\$1,368	\$293	\$3,080	\$0	\$5,362
Phoenix - Northeast	\$551	\$105	\$1,236	\$314	\$3,080	\$0	\$5,286
Coolidge (Updating)	\$426	\$0	\$1,058	\$0	\$3,235	\$0	\$4,719
Buckeye - Sundance (Current)	\$1,060	\$289	\$1,915	\$842	\$300	\$0	\$4,406
Buckeye - Central (Current)	\$1,060	\$289	\$1,915	\$842	\$300	\$0	\$4,406
Goodyear - North	\$1,647	\$0	\$1,360	\$1,198	\$0	\$0	\$4,205
Goodyear - South	\$1,647	\$0	\$728	\$1,198	\$0	\$0	\$3,573
Pinal County - North Central	\$0	\$0	\$259	\$489	\$2,621	\$0	\$3,370
Buckeye - Tartesso West (Current)	\$866	\$289	\$684	\$842	\$300	\$0	\$2,981
Surprise - SPA 2 (Updating)	\$789	\$0	\$1,060	\$385	\$0	\$208	\$2,442
Surprise - SPA 3 (Updating)	\$789	\$0	\$1,060	\$385	\$0	\$208	\$2,442
Surprise - SPA 1 (Updating)	\$789	\$0	\$1,060	\$385	\$0	\$208	\$2,442
Buckeye - Festival Ranch (Current)	\$498	\$289	\$684	\$842	\$0	\$0	\$2,313
Pinal County - West	\$0	\$0	\$259	\$446	\$1,589	\$0	\$2,294
Pinal County - South Central	\$0	\$0	\$259	\$446	\$1,345	\$0	\$2,050
Pinal County - East	\$0	\$0	\$259	\$446	\$847	\$0	\$1,552
Mesa	\$272	\$0	\$0	\$402	\$0	\$0	\$674

DRAFT Library Development Fees

Buckeye, Arizona

February 2, 2024

Bethesda, MD | 301.320.6900

[TischlerBise.com](https://www.tischlerbise.com)

- **Summary of Changes**
- **Land Use Assumptions**
 - Demand Factors
 - Development Projections
- **Infrastructure Improvements Plan**
- **Proposed Development Fees**



Summary of Changes

- **Residential Occupancy**
 - Single Family from 2.92 to 3.20
 - Multi-family from 2.65 to 2.5
- **Development Projections**
 - Population increase from +69,200 to +85,579
 - Employment increase from +18,447 to +23,930
 - This increases overall demand for library facilities
- **Level of Service**
 - Change base year from 2023 to 2024
 - This decreases the LOS slightly

We convert (1) projected population to housing units or (2) projected housing units to population using these factors.

2023

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family ¹	81,874	25,011	3.27	27,998	2.92	97.6%	10.67%
Multi-Family ²	1,835	648	2.83	693	2.65	2.4%	6.49%
Total	83,709	25,659	3.26	28,691	2.92	100.0%	10.57%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

1. Includes detached, attached (i.e., townhouses), and mobile home units.
2. Includes dwellings in structures with two or more units, RVs, and all other units.

2024

Type of Structure	Persons per Household
Single-Family Units ¹	3.20
Multi-Family Units ¹	2.50
Weighted Average ²	3.18

1. Buckeye Integrated Water Master Plan, 2017
2. TischlerBise calculation based on ACS housing mix

Development Projections

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Library Service Area: Summary	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year Increase
	Base	1	2	3	4	5	6	7	8	9	10	
Population												
Single-Family	115,800	122,658	129,376	136,766	143,257	150,548	156,991	162,111	167,316	174,441	181,466	65,666
Multi-Family	3,244	4,983	6,722	8,768	11,201	13,634	15,772	17,907	19,657	21,407	23,157	19,913
Total	119,044	127,641	136,098	145,534	154,458	164,182	172,763	180,018	186,973	195,848	204,623	85,579
Housing Units												
Single-Family	38,782	41,092	43,325	45,739	47,878	50,257	52,380	54,088	55,736	58,062	60,324	21,542
Multi-Family	1,298	1,993	2,689	3,507	4,480	5,454	6,309	7,163	7,863	8,563	9,263	7,965
Total	40,080	43,085	46,014	49,246	52,358	55,711	58,689	61,250	63,599	66,625	69,587	29,507
Employment												
Industrial	5,540	6,165	6,790	7,415	7,755	8,207	8,658	9,024	9,390	9,756	10,121	4,581
Commercial	6,032	7,199	8,923	9,899	10,876	11,975	13,094	14,136	15,177	16,218	17,375	11,343
Office & Other Services	3,459	3,865	4,232	4,599	4,967	5,334	5,702	6,409	7,117	7,824	8,532	5,072
Institutional	3,215	3,460	3,705	3,950	4,195	4,469	4,684	5,037	5,389	5,741	6,148	2,933
Total	18,246	20,688	23,649	25,863	27,792	29,985	32,139	34,606	37,072	39,539	42,176	23,930
Nonres. Sq Ft (x1,000)												
Industrial	16,360	18,207	20,053	21,899	22,903	24,236	25,570	26,650	27,730	28,810	29,890	13,530
Commercial	2,839	3,388	4,200	4,659	5,119	5,636	6,163	6,653	7,143	7,634	8,178	5,339
Office & Other Services	1,063	1,187	1,300	1,413	1,526	1,639	1,752	1,969	2,186	2,404	2,621	1,558
Institutional	1,157	1,238	1,318	1,399	1,480	1,592	1,641	1,758	1,874	1,990	2,165	1,008
Total	21,419	24,019	26,871	29,370	31,027	33,104	35,127	37,030	38,934	40,837	42,854	21,435

We will allocate infrastructure based on functional population.

Residential development accounts for 98% of demand, and nonresidential development accounts for 2% of demand.

Development Type	Service Unit	Impact Hours per Year	Total Impact Hours per Year	Proportionate Share
Residential	91,502 residents	8,760 hours	801,557,520	98%
Nonresidential	8,282 inflow commuters	1,600 hours	13,251,200	2%
Total			814,808,720	100%

Residential Impact: 8,760 hours per year (24 hours per day X 365 days per year)

Nonresidential Impact: 1,600 hours per year (8 hours per day X 4 days per week X 50 weeks per year)

- **Service Area**
 - Citywide
- **Fee Components**
 - Library Facilities: Incremental
- **10-Year Demand**
 - Library Facilities: 14,615 square feet, \$14.3 million

Library Facilities (Incremental)

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Description	Square Feet
Coyote Branch	16,232
Downtown Library	6,370
Total	22,602

Eligible Square Feet	
Eligible Square Feet (per Library)	10,000
÷ Average Square Feet (per Library)	11,301
Adjustment Factor (Eligible ÷ Avg)	88%
Total Square Feet	22,602
x Adjustment Factor	88%
Eligible Square Feet	20,000

Arizona’s development fee enabling legislation limits library facilities to 10,000 square feet.

10,000 square feet represents 88% of the average size of Buckeye’s existing libraries, so the analysis uses 88% of Buckeye’s existing 22,602 square feet.

The proposed fees will use “eligible square feet” for the level-of-service analysis.

We will use \$9.8 million (from kick off meeting discussion) for the cost of future facilities.

Future Library	Square Feet	Cost	Cost per Sq Ft
Festival Library	10,000	\$9,800,000	\$980
Teravalis Library	10,000	\$9,800,000	\$980
South Library	10,000	\$9,800,000	\$980
Total	30,000	\$29,400,000	\$980

Source: Buckeye Community Services Department



Please verify / update.

Library Facilities (Incremental)

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Buckeye will use development fees to construct additional libraries.

Cost Factors	
Cost per Square Foot	\$980

Please verify / update.

Level-of-Service (LOS) Standards	
Eligible Square Feet	20,000
Residential	
Residential Share	98%
2024 Population	119,044
Eligible Square Feet per Person	0.1646
Cost per Person	\$161.35
Nonresidential	
Nonresidential Share	2%
2024 Jobs	18,246
Eligible Square Feet per Job	0.0219
Cost per Job	\$21.48

Buckeye provides 0.1646 eligible square feet per person to residential development in 2024.

Buckeye provides 0.0219 eligible square feet per job to nonresidential development in 2024.

Source: Buckeye Community Services Department

To maintain the existing level of service, Buckeye needs to construct approximately 14,615 square feet to serve future development.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Library Facilities	0.1646 Eligible Sq Ft	per Person	\$980
	0.0219 Eligible Sq Ft	per Job	

Demand for Library Facilities					
Year	Population	Jobs	Eligible Square Feet		
			Residential	Nonresidential	Total
2024	119,044	18,246	19,600.0	400.0	20,000.0
2025	127,641	20,688	21,015.4	453.5	21,468.9
2026	136,098	23,649	22,407.7	518.5	22,926.2
2027	145,534	25,863	23,961.4	567.0	24,528.4
2028	154,458	27,792	25,430.7	609.3	26,040.0
2029	164,182	29,985	27,031.7	657.3	27,689.1
2030	172,763	32,139	28,444.4	704.6	29,149.0
2031	180,018	34,606	29,639.0	758.6	30,397.7
2032	186,973	37,072	30,784.1	812.7	31,596.8
2033	195,848	39,539	32,245.3	866.8	33,112.1
2034	204,623	42,176	33,690.1	924.6	34,614.7
10-Yr Increase	85,579	23,930	14,090.1	524.6	14,614.7

Growth-Related Expenditures	\$13,808,257	\$514,112	\$14,322,369
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Proposed Library Fees

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2023

Fee Component	Cost per Person	Cost per Job
Library Facilities	\$172.27	\$25.80
Development Fee Report	\$0.23	\$0.02
Total	\$172.50	\$25.82

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	2.92	\$504	\$289	\$215
Multi-Family	2.65	\$457	\$225	\$232
Age Restricted	2.00	\$345	\$180	\$165

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$9	\$14	(\$5)
Commercial	2.12	\$55	\$96	(\$41)
Office & Other Services	3.26	\$84	\$121	(\$37)
Institutional	3.03	\$78	\$38	\$40

1. See Land Use Assumptions

2024

Fee Component	Cost per Person	Cost per Job
Library Facilities	\$161.35	\$21.48
Development Fee Report	\$0.20	\$0.02
Total	\$161.55	\$21.50

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	3.20	\$517	\$289	\$228
Multi-Family	2.50	\$404	\$225	\$179
Age Restricted	2.00	\$323	\$180	\$143

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$7	\$14	(\$7)
Commercial	2.12	\$46	\$96	(\$50)
Office & Other Services	3.26	\$70	\$121	(\$51)
Institutional	3.03	\$65	\$38	\$27

1. See Land Use Assumptions