

# DRAFT Land Use Assumptions Comparison

Buckeye, Arizona

January 30, 2024

Bethesda, MD | 301.320.6900

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



# 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 <sup>1</sup>	81,874	25,011	3.27	27,998	2.92	97.6%	10.67%
Multi-Family <sup>2</sup>	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 <sup>1</sup>	3.20
Multi-Family Units <sup>1</sup>	2.50
Weighted Average <sup>2</sup>	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 <sup>1</sup>	Wkdy Trip Ends Per Employee <sup>1</sup>	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	
<b>Population</b>												
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
<b>Total</b>	<b>111,500</b>	<b>119,100</b>	<b>127,700</b>	<b>135,200</b>	<b>143,200</b>	<b>150,300</b>	<b>158,200</b>	<b>164,700</b>	<b>169,700</b>	<b>174,400</b>	<b>180,700</b>	<b>69,200</b>
<b>Housing Units</b>												
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
<b>Total</b>	<b>37,823</b>	<b>40,428</b>	<b>43,375</b>	<b>45,946</b>	<b>48,688</b>	<b>51,121</b>	<b>53,829</b>	<b>56,057</b>	<b>57,771</b>	<b>59,382</b>	<b>61,541</b>	<b>23,718</b>
<b>Employment</b>												
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
<b>Total</b>	<b>15,194</b>	<b>16,728</b>	<b>18,262</b>	<b>19,796</b>	<b>21,330</b>	<b>22,865</b>	<b>24,399</b>	<b>25,933</b>	<b>28,502</b>	<b>31,072</b>	<b>33,641</b>	<b>18,447</b>
<b>Nonres. Sq Ft (x1,000)</b>												
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
<b>Total</b>	<b>13,065</b>	<b>14,027</b>	<b>14,990</b>	<b>15,953</b>	<b>16,915</b>	<b>17,878</b>	<b>18,841</b>	<b>19,803</b>	<b>21,461</b>	<b>23,119</b>	<b>24,777</b>	<b>11,712</b>

# 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	
<b>Population</b>												
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
<b>Total</b>	<b>119,044</b>	<b>127,641</b>	<b>136,098</b>	<b>145,534</b>	<b>154,458</b>	<b>164,182</b>	<b>172,763</b>	<b>180,018</b>	<b>186,973</b>	<b>195,848</b>	<b>204,623</b>	<b>85,579</b>
<b>Housing Units</b>												
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
<b>Total</b>	<b>40,080</b>	<b>43,085</b>	<b>46,014</b>	<b>49,246</b>	<b>52,358</b>	<b>55,711</b>	<b>58,689</b>	<b>61,250</b>	<b>63,599</b>	<b>66,625</b>	<b>69,587</b>	<b>29,507</b>
<b>Employment</b>												
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
<b>Total</b>	<b>18,246</b>	<b>20,688</b>	<b>23,649</b>	<b>25,863</b>	<b>27,792</b>	<b>29,985</b>	<b>32,139</b>	<b>34,606</b>	<b>37,072</b>	<b>39,539</b>	<b>42,176</b>	<b>23,930</b>
<b>Nonres. Sq Ft (x1,000)</b>												
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
<b>Total</b>	<b>21,419</b>	<b>24,019</b>	<b>26,871</b>	<b>29,370</b>	<b>31,027</b>	<b>33,104</b>	<b>35,127</b>	<b>37,030</b>	<b>38,934</b>	<b>40,837</b>	<b>42,854</b>	<b>21,435</b>

# 2023 vs 2024

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

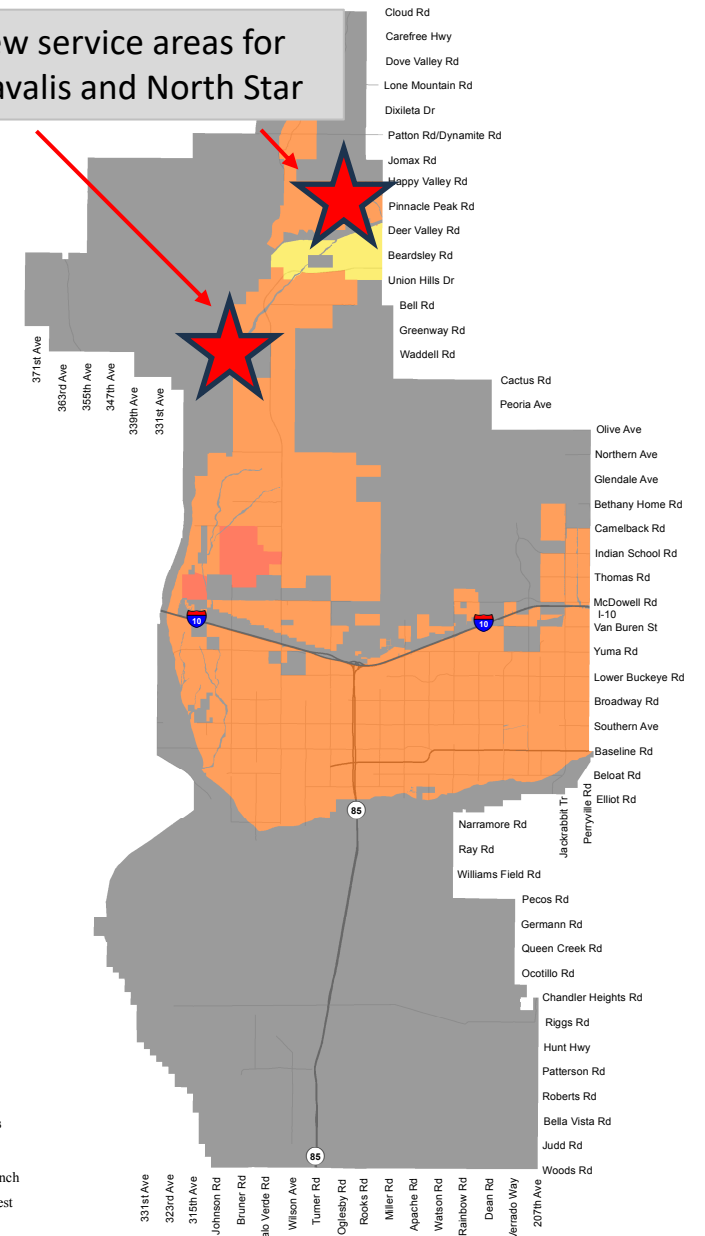
2023

2024

Buckeye, Arizona	2023 Base	2033 10	10-Year Increase
<b>Population</b>			
Single-Family	109,909	177,126	67,217
Multi-Family	1,591	3,574	1,983
<b>Total</b>	<b>111,500</b>	<b>180,700</b>	<b>69,200</b>
<b>Housing Units</b>			
Single-Family	37,222	60,191	22,969
Multi-Family	601	1,350	749
<b>Total</b>	<b>37,823</b>	<b>61,541</b>	<b>23,718</b>
<b>Employment</b>			
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
<b>Total</b>	<b>15,194</b>	<b>33,641</b>	<b>18,447</b>
<b>Nonres. Sq Ft (x1,000)</b>			
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
<b>Total</b>	<b>13,065</b>	<b>24,777</b>	<b>11,712</b>

Buckeye, Arizona	2024 Base	2034 10	10-Year Increase
<b>Population</b>			
Single-Family	115,800	181,466	65,666
Multi-Family	3,244	23,157	19,913
<b>Total</b>	<b>119,044</b>	<b>204,623</b>	<b>85,579</b>
<b>Housing Units</b>			
Single-Family	38,782	60,324	21,542
Multi-Family	1,298	9,263	7,965
<b>Total</b>	<b>40,080</b>	<b>69,587</b>	<b>29,507</b>
<b>Employment</b>			
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
<b>Total</b>	<b>18,246</b>	<b>42,176</b>	<b>23,930</b>
<b>Nonres. Sq Ft (x1,000)</b>			
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
<b>Total</b>	<b>21,419</b>	<b>42,854</b>	<b>21,435</b>

New service areas for  
 Teravalis and North Star



# Fire Service Area - Main

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2023

Fire Service Area: Main	2023	2033	10-Year
	Base	10	Increase
<b>Population</b>			
Single-Family	75,195	124,063	48,868
Multi-Family	1,332	2,609	1,276
<b>Total</b>	<b>76,528</b>	<b>126,672</b>	<b>50,144</b>
<b>Housing Units</b>			
Single-Family	21,292	37,997	16,705
Multi-Family	503	985	482
<b>Total</b>	<b>21,795</b>	<b>38,982</b>	<b>17,187</b>
<b>Employment</b>			
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
<b>Total</b>	<b>12,908</b>	<b>27,942</b>	<b>15,034</b>
<b>Nonres. Sq Ft (x1,000)</b>			
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
<b>Total</b>	<b>12,056</b>	<b>22,349</b>	<b>10,293</b>

2024

Fire Service Area: Main	2024	2034	10-Year
	Base	10	Increase
<b>Population</b>			
Single-Family	79,239	109,259	30,020
Multi-Family	3,033	20,995	17,963
<b>Total</b>	<b>82,272</b>	<b>130,254</b>	<b>47,982</b>
<b>Housing Units</b>			
Single-Family	22,026	31,405	9,379
Multi-Family	1,213	8,398	7,185
<b>Total</b>	<b>23,239</b>	<b>39,803</b>	<b>16,564</b>
<b>Employment</b>			
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
<b>Total</b>	<b>16,619</b>	<b>37,323</b>	<b>20,703</b>
<b>Nonres. Sq Ft (x1,000)</b>			
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
<b>Total</b>	<b>20,626</b>	<b>38,948</b>	<b>18,321</b>

# Fire Service Area – Festival Ranch

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2023

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

2024

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

# Fire Service Area – Tartesso West

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2023

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

2024

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

# 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 Increase
	Base	1	2	3	4	5	6	7	8	9	10	
<b>Population</b>												
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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>960</b>	<b>2,400</b>	<b>4,228</b>	<b>6,055</b>	<b>8,139</b>	<b>10,220</b>	<b>11,660</b>	<b>13,100</b>	<b>14,540</b>	<b>14,540</b>
<b>Housing Units</b>												
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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>300</b>	<b>750</b>	<b>1,355</b>	<b>1,960</b>	<b>2,645</b>	<b>3,329</b>	<b>3,779</b>	<b>4,229</b>	<b>4,679</b>	<b>4,679</b>
<b>Employment</b>												
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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>264</b>	<b>470</b>	<b>704</b>	<b>939</b>	<b>1,174</b>	<b>1,409</b>	<b>1,409</b>
<b>Nonres. Sq Ft (x1,000)</b>												
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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>419</b>	<b>776</b>	<b>1,164</b>	<b>1,552</b>	<b>1,940</b>	<b>2,327</b>	<b>2,327</b>

# Fire Service Area – North Star Ranch

DRAFT

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
<b>Population</b>												
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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>320</b>	<b>960</b>	<b>2,240</b>	<b>3,840</b>	<b>5,440</b>	<b>5,440</b>
<b>Housing Units</b>												
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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>300</b>	<b>700</b>	<b>1,200</b>	<b>1,700</b>	<b>1,700</b>
<b>Employment</b>												
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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>171</b>	<b>171</b>
<b>Nonres. Sq Ft (x1,000)</b>												
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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>114</b>	<b>114</b>

# Fire Service Area – Verrado

DRAFT

2023

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

2024

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

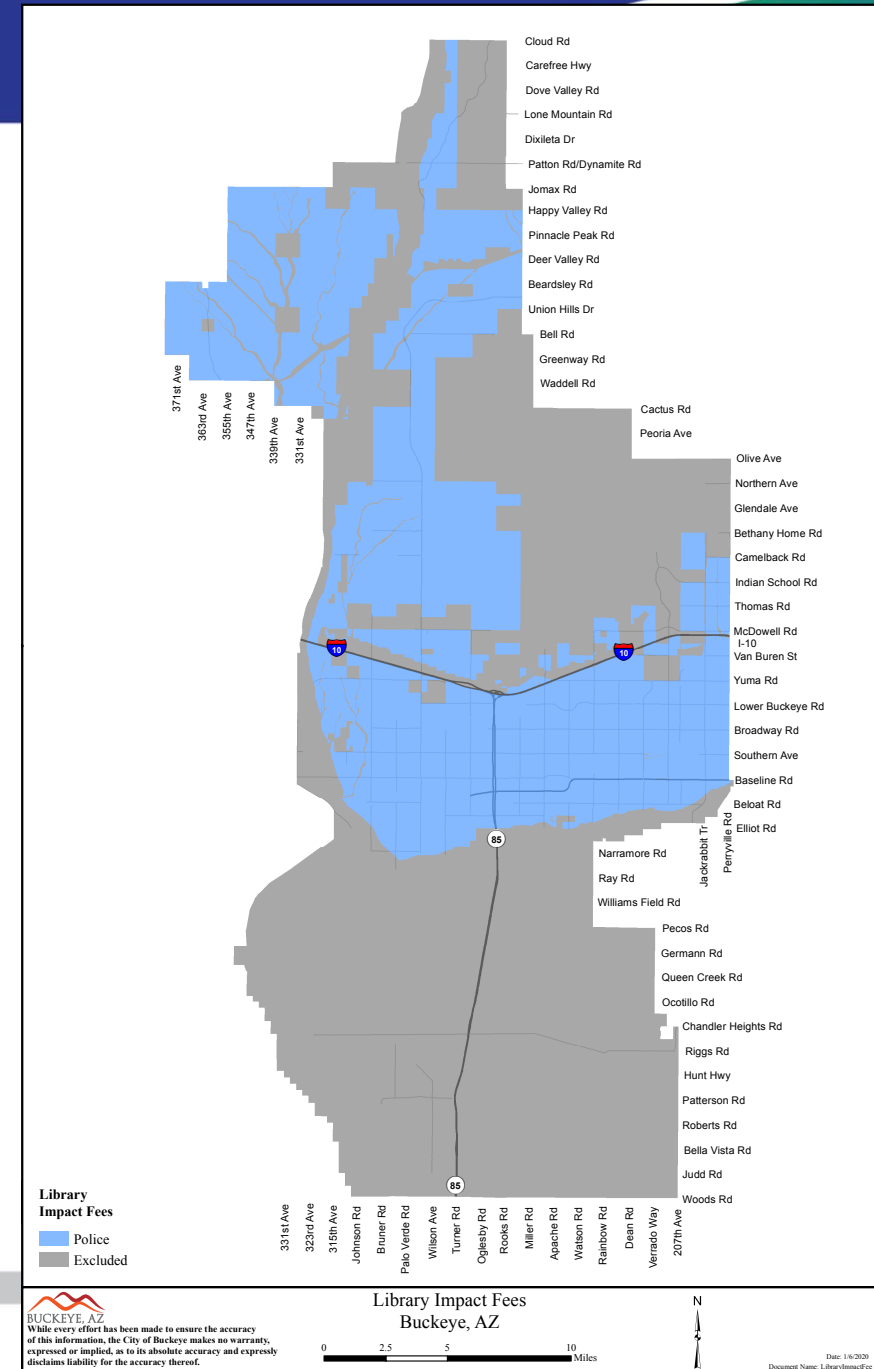
# Library Service Area

2023

Library Service Area	2023	2033	10-Year
	Base	10	Increase
<b>Population</b>			
Library	111,500	180,700	69,200
<b>Total</b>	<b>111,500</b>	<b>180,700</b>	<b>69,200</b>
<b>Housing Units</b>			
Library	37,823	61,541	23,718
<b>Total</b>	<b>37,823</b>	<b>61,541</b>	<b>23,718</b>
<b>Employment</b>			
Library	15,194	33,641	18,447
<b>Total</b>	<b>15,194</b>	<b>33,641</b>	<b>18,447</b>
<b>Nonres. Sq Ft (x1,000)</b>			
Library	13,065	24,777	11,712
<b>Total</b>	<b>13,065</b>	<b>24,777</b>	<b>11,712</b>

2024

Library Service Area	2024	2034	10-Year
	Base	10	Increase
<b>Population</b>			
Library	119,044	204,623	85,579
<b>Total</b>	<b>119,044</b>	<b>204,623</b>	<b>85,579</b>
<b>Housing Units</b>			
Library	40,080	69,587	29,507
<b>Total</b>	<b>40,080</b>	<b>69,587</b>	<b>29,507</b>
<b>Employment</b>			
Library	18,246	42,176	23,930
<b>Total</b>	<b>18,246</b>	<b>42,176</b>	<b>23,930</b>
<b>Nonres. Sq Ft (x1,000)</b>			
Library	21,419	42,854	21,435
<b>Total</b>	<b>21,419</b>	<b>42,854</b>	<b>21,435</b>



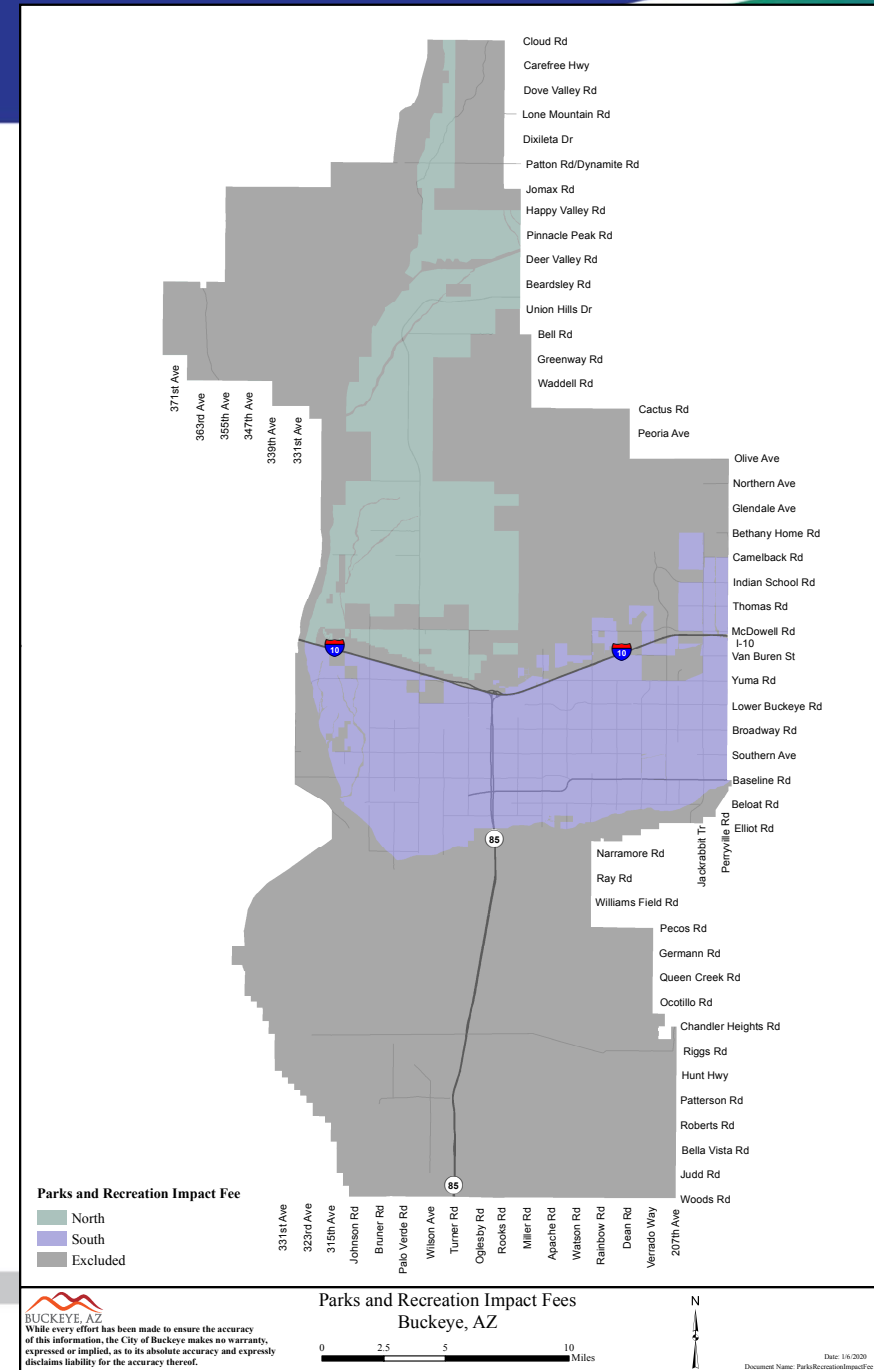
# Parks and Rec Service Area

2023

Parks and Recreational Service Area	2023	2033	10-Year Increase
	Base	10	
<b>Population</b>			
North	21,029	45,333	24,304
South	90,471	135,367	44,896
<b>Total</b>	<b>111,500</b>	<b>180,700</b>	<b>69,200</b>
<b>Housing Units</b>			
North	9,902	18,232	8,330
South	27,921	43,309	15,388
<b>Total</b>	<b>37,823</b>	<b>61,541</b>	<b>23,718</b>
<b>Employment</b>			
North	2,250	8,663	6,413
South	12,943	24,978	12,035
<b>Total</b>	<b>15,194</b>	<b>33,641</b>	<b>18,447</b>
<b>Nonres. Sq Ft (x1,000)</b>			
North	954	3,675	2,721
South	12,111	21,102	8,992
<b>Total</b>	<b>13,065</b>	<b>24,777</b>	<b>11,712</b>

2024

Parks and Recreational Service Area	2024	2034	10-Year Increase
	Base	10	
<b>Population</b>			
North	22,491	67,319	44,829
South	96,554	137,304	40,750
<b>Total</b>	<b>119,044</b>	<b>204,623</b>	<b>85,579</b>
<b>Housing Units</b>			
North	10,629	25,797	15,168
South	29,451	43,790	14,339
<b>Total</b>	<b>40,080</b>	<b>69,587</b>	<b>29,507</b>
<b>Employment</b>			
North	1,994	8,523	6,529
South	16,252	33,654	17,401
<b>Total</b>	<b>18,246</b>	<b>42,176</b>	<b>23,930</b>
<b>Nonres. Sq Ft (x1,000)</b>			
North	892	5,415	4,523
South	20,527	37,439	16,912
<b>Total</b>	<b>21,419</b>	<b>42,854</b>	<b>21,435</b>



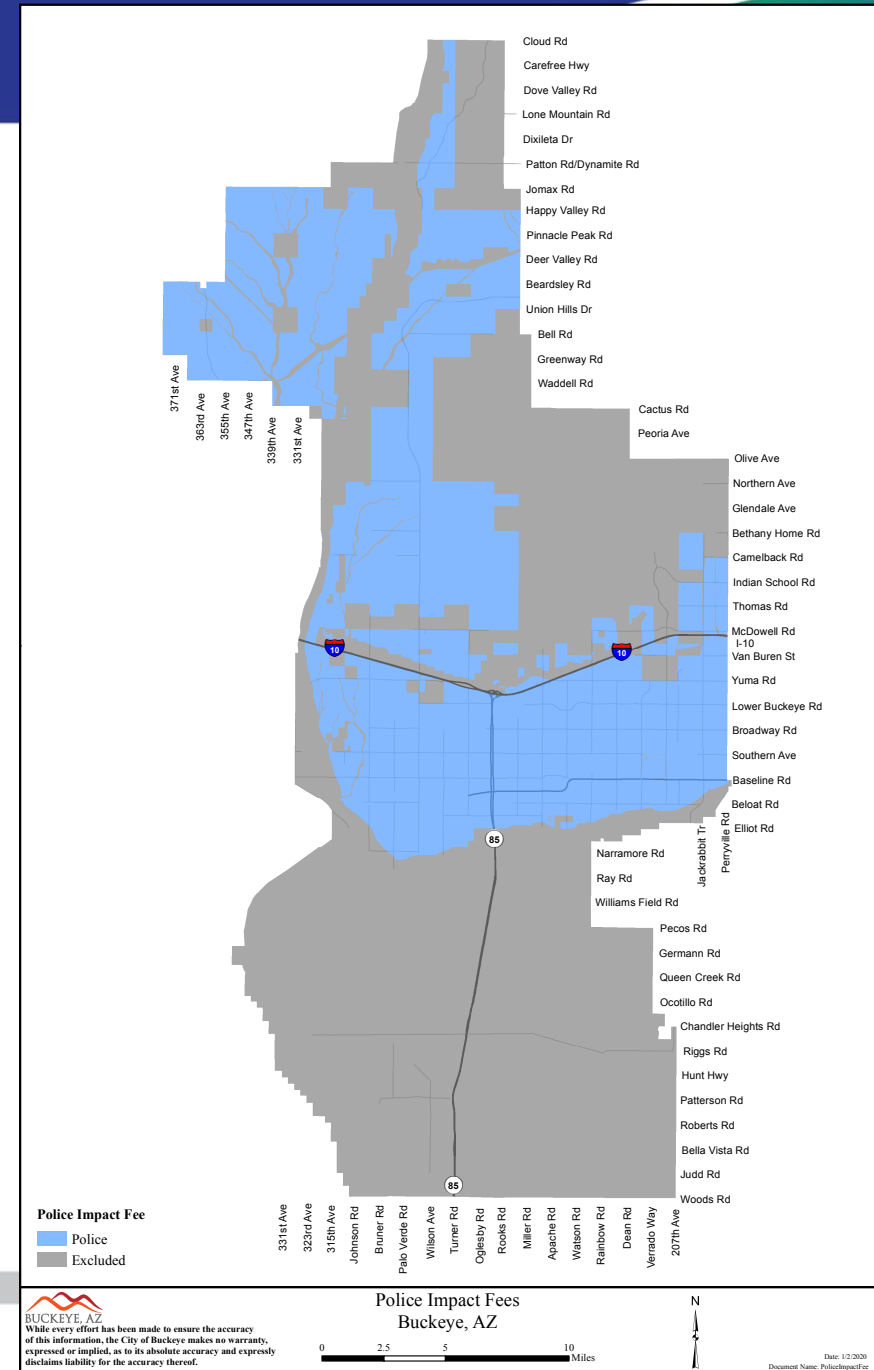
# Police Service Area

2023

Police Service Area	2023	2033	10-Year Increase
	Base	10	
<b>Population</b>			
Police	111,500	180,700	69,200
<b>Total</b>	<b>111,500</b>	<b>180,700</b>	<b>69,200</b>
<b>Housing Units</b>			
Police	37,823	61,541	23,718
<b>Total</b>	<b>37,823</b>	<b>61,541</b>	<b>23,718</b>
<b>Employment</b>			
Police	15,194	33,641	18,447
<b>Total</b>	<b>15,194</b>	<b>33,641</b>	<b>18,447</b>
<b>Nonres. Sq Ft (x1,000)</b>			
Police	13,065	24,777	11,712
<b>Total</b>	<b>13,065</b>	<b>24,777</b>	<b>11,712</b>

2024

Police Service Area	2024	2034	10-Year Increase
	Base	10	
<b>Population</b>			
Police	119,044	204,623	85,579
<b>Total</b>	<b>119,044</b>	<b>204,623</b>	<b>85,579</b>
<b>Housing Units</b>			
Police	40,080	69,587	29,507
<b>Total</b>	<b>40,080</b>	<b>69,587</b>	<b>29,507</b>
<b>Employment</b>			
Police	18,246	42,176	23,930
<b>Total</b>	<b>18,246</b>	<b>42,176</b>	<b>23,930</b>
<b>Nonres. Sq Ft (x1,000)</b>			
Police	21,419	42,854	21,435
<b>Total</b>	<b>21,419</b>	<b>42,854</b>	<b>21,435</b>



# 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 <sup>1</sup>	81,874	25,011	3.27	27,998	2.92	97.6%	10.67%
Multi-Family <sup>2</sup>	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%

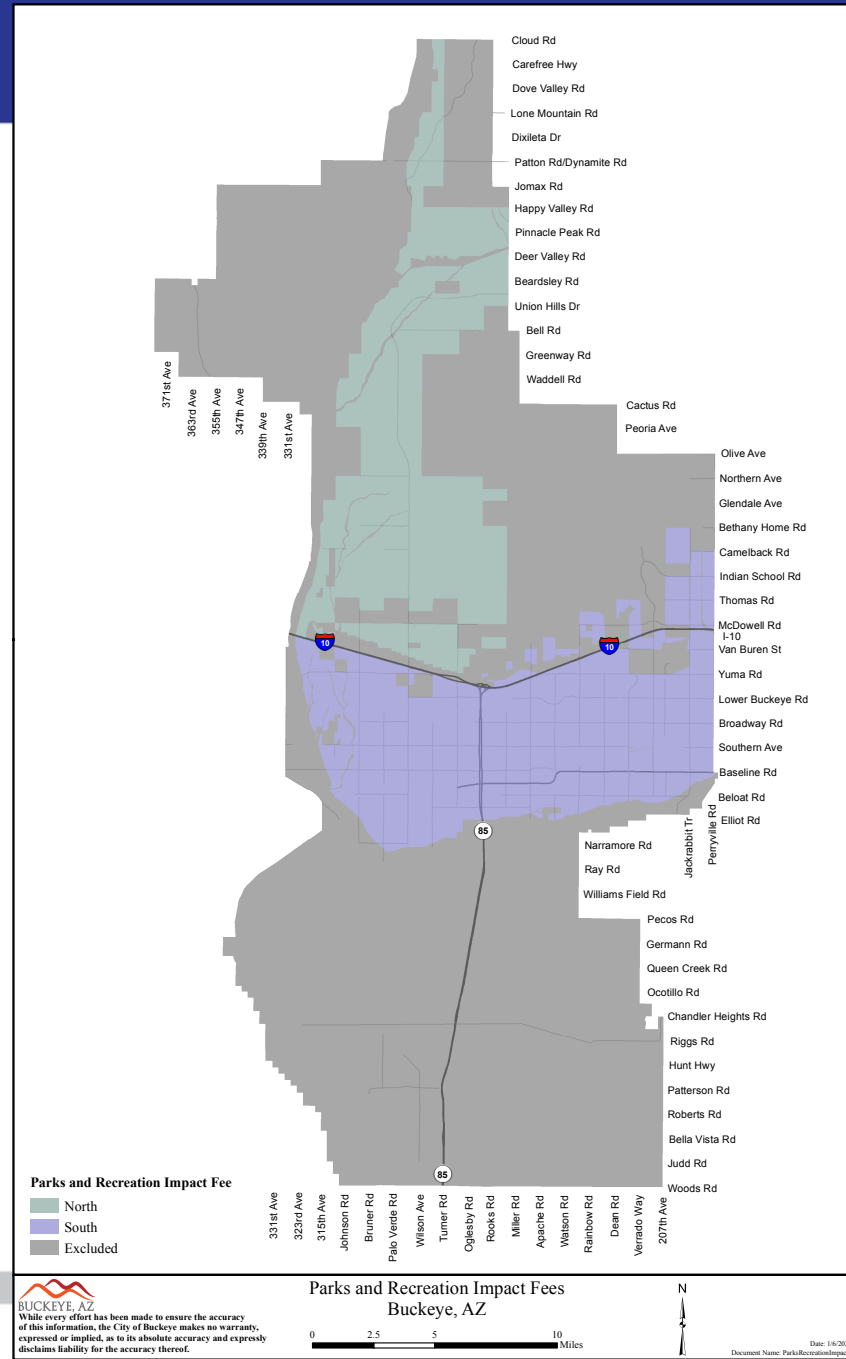
Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

- 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 <sup>1</sup>	3.20
Multi-Family Units <sup>1</sup>	2.50
Weighted Average <sup>2</sup>	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	
<b>Population</b>												
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
<b>Total</b>	<b>22,491</b>	<b>24,101</b>	<b>26,670</b>	<b>29,720</b>	<b>33,157</b>	<b>36,594</b>	<b>40,608</b>	<b>47,126</b>	<b>53,644</b>	<b>60,482</b>	<b>67,319</b>	<b>44,829</b>
<b>Housing Units</b>												
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
<b>Total</b>	<b>10,629</b>	<b>11,239</b>	<b>12,149</b>	<b>13,208</b>	<b>14,423</b>	<b>15,637</b>	<b>17,032</b>	<b>19,199</b>	<b>21,332</b>	<b>23,564</b>	<b>25,797</b>	<b>15,168</b>
<b>Employment</b>												
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
<b>Total</b>	<b>1,994</b>	<b>2,519</b>	<b>3,044</b>	<b>3,569</b>	<b>4,095</b>	<b>4,884</b>	<b>5,635</b>	<b>6,314</b>	<b>6,993</b>	<b>7,672</b>	<b>8,523</b>	<b>6,529</b>
<b>Nonres. Sq Ft (x1,000)</b>												
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
<b>Total</b>	<b>892</b>	<b>1,106</b>	<b>1,319</b>	<b>1,533</b>	<b>1,746</b>	<b>2,379</b>	<b>2,959</b>	<b>3,544</b>	<b>4,130</b>	<b>4,716</b>	<b>5,415</b>	<b>4,523</b>

# Development Projections - South

DRAFT

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	
<b>Population</b>												
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
<b>Total</b>	<b>79,429</b>	<b>85,531</b>	<b>90,533</b>	<b>96,034</b>	<b>100,636</b>	<b>106,038</b>	<b>109,720</b>	<b>109,950</b>	<b>109,880</b>	<b>111,410</b>	<b>112,841</b>	<b>33,411</b>
<b>Housing Units</b>												
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
<b>Total</b>	<b>22,347</b>	<b>24,449</b>	<b>26,173</b>	<b>28,069</b>	<b>29,691</b>	<b>31,552</b>	<b>32,859</b>	<b>33,095</b>	<b>33,153</b>	<b>33,787</b>	<b>34,358</b>	<b>12,011</b>
<b>Employment</b>												
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
<b>Total</b>	<b>14,981</b>	<b>16,836</b>	<b>19,211</b>	<b>20,838</b>	<b>22,180</b>	<b>23,522</b>	<b>24,864</b>	<b>26,607</b>	<b>28,350</b>	<b>30,093</b>	<b>31,836</b>	<b>16,855</b>
<b>Nonres. Sq Ft (x1,000)</b>												
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
<b>Total</b>	<b>19,949</b>	<b>22,306</b>	<b>24,914</b>	<b>27,170</b>	<b>28,584</b>	<b>29,998</b>	<b>31,412</b>	<b>32,714</b>	<b>34,015</b>	<b>35,317</b>	<b>36,619</b>	<b>16,670</b>

# 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	
<b>Population</b>												
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
<b>Total</b>	<b>119,044</b>	<b>127,641</b>	<b>136,098</b>	<b>145,534</b>	<b>154,458</b>	<b>164,182</b>	<b>172,763</b>	<b>180,018</b>	<b>186,973</b>	<b>195,848</b>	<b>204,623</b>	<b>85,579</b>
<b>Housing Units</b>												
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
<b>Total</b>	<b>40,080</b>	<b>43,085</b>	<b>46,014</b>	<b>49,246</b>	<b>52,358</b>	<b>55,711</b>	<b>58,689</b>	<b>61,250</b>	<b>63,599</b>	<b>66,625</b>	<b>69,587</b>	<b>29,507</b>
<b>Employment</b>												
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
<b>Total</b>	<b>18,246</b>	<b>20,688</b>	<b>23,649</b>	<b>25,863</b>	<b>27,792</b>	<b>29,985</b>	<b>32,139</b>	<b>34,606</b>	<b>37,072</b>	<b>39,539</b>	<b>42,176</b>	<b>23,930</b>
<b>Nonres. Sq Ft (x1,000)</b>												
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
<b>Total</b>	<b>21,419</b>	<b>24,019</b>	<b>26,871</b>	<b>29,370</b>	<b>31,027</b>	<b>33,104</b>	<b>35,127</b>	<b>37,030</b>	<b>38,934</b>	<b>40,837</b>	<b>42,854</b>	<b>21,435</b>

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
<b>Total</b>	<b>100.00</b>	<b>15.00</b>

Cost Factors	
Cost per Acre - Land Acquisition	\$150,000
Cost per Acre - Amenities	\$1,000,000
<b>Cost per Acre - Total</b>	<b>\$1,150,000</b>

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

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
<b>10-Yr Increase</b>	<b>85,579</b>	<b>23,930</b>	<b>10.6</b>	<b>0.4</b>	<b>11.0</b>

<b>Growth-Related Expenditures</b>	<b>\$12,152,675</b>	<b>\$452,471</b>	<b>\$12,605,146</b>
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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
<b>Total</b>	<b>20,103</b>	<b>9,000</b>

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
<b>Cost per Person</b>	<b>\$44.45</b>
Nonresidential	
Nonresidential Share	2%
2024 Jobs	18,246
Eligible Square Feet per Job	0.0099
<b>Cost per Job</b>	<b>\$5.92</b>

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
<b>Total</b>	<b>30.0</b>	<b>\$1,000,000</b>	<b>\$30,000,000</b>

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
<b>Cost per Person</b>	<b>\$436.72</b>
Nonresidential	
Nonresidential Share	2%
2024 Jobs (North)	8,523
Improved Acres per Job	0.00007
<b>Cost per Job</b>	<b>\$70.40</b>

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
<b>Total Expenditures</b>	<b>\$29,400,000</b>	<b>\$600,000</b>	<b>\$30,000,000</b>

# 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
<b>Total</b>	<b>\$1,496.59</b>	<b>\$168.39</b>

Single Family
-
\$1,894
\$1,894
\$443
-
\$139
\$1
<b>\$4,370</b>

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
<b>Total</b>	<b>\$748.05</b>	<b>\$115.32</b>

Single Family
\$1,398
\$398
\$454
\$142
\$1
<b>\$2,394</b>

Residential Fees per Unit				
Development Type	Persons per Housing Unit <sup>1</sup>	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 <sup>1</sup>	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 <sup>1</sup>	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 <sup>1</sup>	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
<b>Total</b>	<b>102.00</b>	<b>64.00</b>

**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
<b>Total (per acre)</b>	<b>\$1,150,000</b>

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
<b>Cost per Person</b>	<b>\$747.03</b>
Nonresidential	
Nonresidential Share	2%
2024 Jobs (South)	16,252
Eligible Acres per Job	0.00008
<b>Cost per Job</b>	<b>\$90.57</b>

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
<b>10-Yr Increase</b>	<b>40,750</b>	<b>17,401</b>	<b>26.5</b>	<b>1.4</b>	<b>27.8</b>

<b>Growth-Related Expenditures</b>	<b>\$30,441,438</b>	<b>\$1,576,040</b>	<b>\$32,017,478</b>
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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
<b>Total</b>	<b>7,500</b>

Cost Factors	
Cost per Square Foot	<b>\$1,140</b>

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

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
<b>Total</b>	<b>\$1,321.75</b>	<b>\$189.96</b>

Single Family
\$2,328
\$949
\$443
-
\$139
\$1
<b>\$3,860</b>

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
<b>Total</b>	<b>\$1,020.67</b>	<b>\$125.95</b>

Single Family
\$2,390
\$278
\$454
\$142
\$1
<b>\$3,266</b>

## Residential Fees per Unit

Development Type	Persons per Housing Unit <sup>1</sup>	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 <sup>1</sup>	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 <sup>1</sup>	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 <sup>1</sup>	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
<b>Buckeye - Sundance (Current)</b>	<b>\$1,060</b>	<b>\$289</b>	<b>\$1,915</b>	<b>\$842</b>	<b>\$300</b>	<b>\$0</b>	<b>\$4,406</b>
<b>Buckeye - Central (Current)</b>	<b>\$1,060</b>	<b>\$289</b>	<b>\$1,915</b>	<b>\$842</b>	<b>\$300</b>	<b>\$0</b>	<b>\$4,406</b>
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
<b>Buckeye - Tartesso West (Current)</b>	<b>\$866</b>	<b>\$289</b>	<b>\$684</b>	<b>\$842</b>	<b>\$300</b>	<b>\$0</b>	<b>\$2,981</b>
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
<b>Buckeye - Festival Ranch (Current)</b>	<b>\$498</b>	<b>\$289</b>	<b>\$684</b>	<b>\$842</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,313</b>
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 <sup>1</sup>	81,874	25,011	3.27	27,998	2.92	97.6%	10.67%
Multi-Family <sup>2</sup>	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 <sup>1</sup>	3.20
Multi-Family Units <sup>1</sup>	2.50
Weighted Average <sup>2</sup>	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	
<b>Population</b>												
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
<b>Total</b>	<b>119,044</b>	<b>127,641</b>	<b>136,098</b>	<b>145,534</b>	<b>154,458</b>	<b>164,182</b>	<b>172,763</b>	<b>180,018</b>	<b>186,973</b>	<b>195,848</b>	<b>204,623</b>	<b>85,579</b>
<b>Housing Units</b>												
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
<b>Total</b>	<b>40,080</b>	<b>43,085</b>	<b>46,014</b>	<b>49,246</b>	<b>52,358</b>	<b>55,711</b>	<b>58,689</b>	<b>61,250</b>	<b>63,599</b>	<b>66,625</b>	<b>69,587</b>	<b>29,507</b>
<b>Employment</b>												
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
<b>Total</b>	<b>18,246</b>	<b>20,688</b>	<b>23,649</b>	<b>25,863</b>	<b>27,792</b>	<b>29,985</b>	<b>32,139</b>	<b>34,606</b>	<b>37,072</b>	<b>39,539</b>	<b>42,176</b>	<b>23,930</b>
<b>Nonres. Sq Ft (x1,000)</b>												
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
<b>Total</b>	<b>21,419</b>	<b>24,019</b>	<b>26,871</b>	<b>29,370</b>	<b>31,027</b>	<b>33,104</b>	<b>35,127</b>	<b>37,030</b>	<b>38,934</b>	<b>40,837</b>	<b>42,854</b>	<b>21,435</b>

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
<b>Total</b>	<b>\$172.50</b>	<b>\$25.82</b>

Residential Fees per Unit				
Development Type	Persons per Housing Unit <sup>1</sup>	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 <sup>1</sup>	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
<b>Total</b>	<b>\$161.55</b>	<b>\$21.50</b>

Residential Fees per Unit				
Development Type	Persons per Housing Unit <sup>1</sup>	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 <sup>1</sup>	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