



Development Fee Stakeholder Meeting

Buckeye, Arizona
September 12, 2024

Bethesda, MD | 301.320.6900

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Overview

- **Adoption Timeline**
- **Changes Since August 6th Draft**
- **Fee Summary**
- **Fee Comparison**

LUA
& IIP

- **Aug 1:** Advertise LUA & IIP (60 days)
- **Aug 6:** Council Workshop
- **Oct 15:** LUA & IIP - Public Hearing (30 days)
- **Nov 19:** LUA & IIP - Adoption

Previously Scheduled Oct 1

Dev
Fees

- **Nov 20:** Development Fees - Advertise (30 days)
- **Jan 7, 2025:** Development Fees - Public Hearing (30 days)
- **Feb 18:** Development Fees - Adoption (75 days)
- **May 5:** Development Fees - Effective

- **Non-Utility: None**
- **Water**
 - Reduced Arsenic Treatment Unit Cost
 - Reduced Pump Station Unit Cost
 - Central Service Area
 - Removed Sonoran Ridge well, pump station, and storage (lower LOS)
 - Reduced Cost per Gallon: \$22.56 to \$17.53
 - Revised Project List
- **Wastewater**
 - Revised Project List
 - Fixed Sundance Revenue vs. Expenditure Imbalance in Revenue Table

Fee Summary – Residential Non-Utility

DRAFT

Proposed

Residential Fees per Unit												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Low/Med Density (<8 DU/Acre)	\$1,762	\$544	\$2,568	\$875	\$544	\$605	\$2,525	\$3,397	\$1,657	\$1,597	\$527	\$263
High Density (≥8 DU/Acre)	\$1,376	\$425	\$2,006	\$684	\$425	\$472	\$1,972	\$2,654	\$1,295	\$1,142	\$377	\$188
Age Restricted (≤8 DU/Acre)	\$1,101	\$340	\$1,605	\$547	\$340	\$378	\$1,578	\$2,123	\$1,036	\$730	\$241	\$120

Current

Residential Fees per Unit												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Single Family	\$1,060	\$498	\$1,060	\$866	\$0	\$289	\$684	\$1,915	\$842	\$300	\$300	\$300
Multi-Family	\$828	\$389	\$828	\$676	\$0	\$225	\$534	\$1,496	\$658	\$173	\$173	\$173
Age Restricted	\$662	\$311	\$662	\$541	\$0	\$180	\$427	\$1,197	\$526	\$136	\$136	\$136

Difference

Residential Fees per Unit												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Low/Med Density (<8 DU/Acre)	\$702	\$46	\$1,508	\$9	\$544	\$316	\$1,841	\$1,482	\$815	\$1,297	\$227	(\$37)
High Density (≥8 DU/Acre)	\$548	\$36	\$1,178	\$8	\$425	\$247	\$1,438	\$1,158	\$637	\$969	\$204	\$15
Age Restricted (≤8 DU/Acre)	\$439	\$29	\$943	\$6	\$340	\$198	\$1,151	\$926	\$510	\$594	\$105	(\$16)

Fee Summary – Nonresidential Non-Utility

DRAFT

Proposed

Nonresidential Fees per 1,000 Square Feet												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Industrial	\$239	\$82	\$452	\$148	\$82	\$9	\$41	\$44	\$172	\$141	\$47	\$23
Commercial	\$1,502	\$516	\$2,839	\$927	\$516	\$53	\$257	\$279	\$2,444	\$2,072	\$683	\$342
Office & Other Services	\$2,302	\$791	\$4,350	\$1,420	\$791	\$82	\$393	\$428	\$1,085	\$895	\$295	\$148
Institutional	\$2,144	\$737	\$4,049	\$1,323	\$737	\$76	\$366	\$398	\$1,491	\$1,231	\$406	\$203

Current

Nonresidential Fees per 1,000 Square Feet												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Industrial	\$170	\$83	\$170	\$135	\$0	\$14	\$37	\$83	\$92	\$26	\$26	\$26
Commercial	\$1,168	\$568	\$1,168	\$927	\$0	\$96	\$252	\$573	\$1,323	\$337	\$337	\$337
Office & Other Services	\$1,483	\$721	\$1,483	\$1,176	\$0	\$121	\$320	\$727	\$517	\$146	\$146	\$146
Institutional	\$464	\$226	\$464	\$368	\$0	\$38	\$100	\$228	\$684	\$193	\$193	\$193

Difference

Nonresidential Fees per 1,000 Square Feet												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Industrial	\$69	(\$1)	\$282	\$13	\$82	(\$5)	\$4	(\$39)	\$80	\$115	\$21	(\$3)
Commercial	\$334	(\$52)	\$1,671	\$0	\$516	(\$43)	\$5	(\$294)	\$1,121	\$1,735	\$346	\$5
Office & Other Services	\$819	\$70	\$2,867	\$244	\$791	(\$39)	\$73	(\$299)	\$568	\$749	\$149	\$2
Institutional	\$1,680	\$511	\$3,585	\$955	\$737	\$38	\$266	\$170	\$807	\$1,038	\$213	\$10

Fee Summary – Utility

DRAFT

Water

Proposed Residential Fees per Unit			
Residential Land Use	Max Day Gallons ¹	Central	Tartesso West
Low/Med Density (<8 DU/Acre)	652	\$11,430	\$3,723
High Density (≥8 DU/Acre)	509	\$8,923	\$2,906
Age Restricted (≤8 DU/Acre)	407	\$7,135	\$2,324

Current Residential Fees per Unit				
Residential Land Use	Max Day Gallons ¹	Central (Cent. Buckeye)	Central (Sundance)	Tartesso West
Low/Med Density (<8 DU/Acre)	652	\$7,675	\$7,467	\$3,717
High Density (≥8 DU/Acre)	-	-	-	-
Age Restricted (≤8 DU/Acre)	407	\$4,799	\$4,668	\$2,324

Difference Between Proposed and Current Residential Fees per Unit				
Residential Land Use	Max Day Gallons ¹	Central (Cent. Buckeye)	Central (Sundance)	Tartesso West
Low/Med Density (<8 DU/Acre)	652	\$3,755	\$3,963	\$6
High Density (≥8 DU/Acre)	-	-	-	-
Age Restricted (≤8 DU/Acre)	407	\$2,336	\$2,467	\$0

1. Buckeye Water Engineering Design Standards

Wastewater

Proposed Residential Fees per Unit				
Residential Land Use	Average Day Gallons ¹	Central	Sundance	Tartesso West
Low/Med Density (<8 DU/Acre)	256	\$11,133	\$7,990	\$7,672
High Density (≥8 DU/Acre)	200	\$8,698	\$6,242	\$5,994
Age Restricted (≤8 DU/Acre)	160	\$6,958	\$4,994	\$4,795

Current Residential Fees per Unit				
Residential Land Use	Average Day Gallons ¹	Central	Sundance	Tartesso West
Low/Med Density (<8 DU/Acre)	256	\$4,214	\$5,915	\$7,670
High Density (≥8 DU/Acre)	-	-	-	-
Age Restricted (≤8 DU/Acre)	160	\$2,634	\$3,697	\$4,794

Difference Between Proposed and Current Residential Fees per Unit				
Residential Land Use	Average Day Gallons ¹	Central	Sundance	Tartesso West
Low/Med Density (<8 DU/Acre)	256	\$6,919	\$2,075	\$2
High Density (≥8 DU/Acre)	-	-	-	-
Age Restricted (≤8 DU/Acre)	160	\$4,324	\$1,297	\$1

1. Buckeye Gravity Sewer Design Standards, Section 4-1.202

Single-Family Comparison

DRAFT

Single-Family Unit (Low/Med Density, <8 DU/Acre)	Fees Effective	Fire	Library	Park	Police	Street	Other	Non-Utility Subtotal	Water	Water Resource	Waste- water	Utility Subtotal	Total
Gilbert	2024	\$1,447	\$0	\$9,358	\$1,138	\$4,764	\$0	\$16,707	\$8,310	\$5,826	\$4,467	\$18,603	\$35,310
Buckeye - Central (Proposed)	2025	\$1,762	\$605	\$3,397	\$1,657	\$1,597	\$0	\$9,018	\$11,430	\$0	\$11,133	\$22,563	\$31,581
Peoria - West (Proposed)	Dec 2024	\$1,415	\$0	\$2,041	\$1,034	\$10,349	\$0	\$14,839	\$6,318	\$936	\$8,968	\$16,222	\$31,061
Peoria - North (Proposed)	Dec 2024	\$1,415	\$0	\$2,667	\$1,034	\$7,417	\$0	\$12,533	\$3,038	\$936	\$7,346	\$11,320	\$23,853
Surprise - SPA 2	2024	\$1,737	\$0	\$1,800	\$581	\$0	\$208	\$4,326	\$5,296	\$3,649	\$9,003	\$17,948	\$22,274
Apache Junction	2022	\$0	\$550	\$1,707	\$1,229	\$3,250	\$0	\$6,736	\$7,590	\$3,486	\$4,295	\$15,371	\$22,107
Surprise - SPA 3	2024	\$1,737	\$0	\$1,800	\$581	\$0	\$208	\$4,326	\$3,142	\$3,649	\$9,108	\$15,899	\$20,225
Surprise - SPA 4	2024	\$1,737	\$0	\$1,800	\$581	\$0	\$208	\$4,326	\$2,966	\$3,649	\$9,190	\$15,805	\$20,131
Peoria - West (Current)	2019	\$1,047	\$0	\$1,412	\$677	\$7,559	\$0	\$10,695	\$4,725	\$730	\$3,157	\$8,612	\$19,307
Chandler	2024	\$308	\$61	\$5,242	\$74	\$3,792	\$110	\$9,587	\$2,460	\$1,094	\$5,989	\$9,543	\$19,130
Goodyear - South	2024	\$1,647	\$0	\$728	\$1,198	\$0	\$0	\$3,573	\$8,836	\$0	\$5,918	\$14,754	\$18,327
Surprise - SPA 1	2024	\$1,737	\$0	\$1,800	\$581	\$0	\$208	\$4,326	\$5,325	\$3,649	\$4,481	\$13,455	\$17,781
Buckeye - Tartesso West (Proposed)	2025	\$875	\$605	\$2,525	\$1,657	\$527	\$0	\$6,189	\$3,723	\$0	\$7,672	\$11,395	\$17,584
Goodyear - North	2024	\$1,647	\$0	\$1,360	\$1,198	\$0	\$0	\$4,205	\$8,317	\$0	\$3,886	\$12,203	\$16,408
Buckeye - Central (Current)	2020	\$1,060	\$289	\$1,915	\$842	\$300	\$0	\$4,406	\$7,675	\$0	\$4,214	\$11,889	\$16,295
Peoria - North (Current)	2019	\$1,047	\$0	\$1,515	\$677	\$6,306	\$0	\$9,545	\$3,745	\$730	\$1,913	\$6,388	\$15,933
Phoenix - Northwest (Current)	2020	\$516	\$105	\$1,368	\$293	\$3,080	\$0	\$5,362	\$6,330	\$0	\$3,303	\$9,633	\$14,995
Phoenix - Northeast (Current)	2020	\$551	\$105	\$1,236	\$314	\$3,080	\$0	\$5,286	\$6,330	\$0	\$3,303	\$9,633	\$14,919
Avondale	2023	\$2,184	\$0	\$1,697	\$2,089	\$1,790	\$0	\$7,760	\$3,519	\$0	\$3,153	\$6,672	\$14,432
Buckeye - Tartesso West (Current)	2020	\$866	\$289	\$684	\$842	\$300	\$0	\$2,981	\$3,717	\$0	\$7,670	\$11,388	\$14,369
Glendale - East	2020/2024	\$655	\$195	\$936	\$719	\$4,270	\$0	\$6,775	\$3,330	\$0	\$3,795	\$7,125	\$13,900
Queen Creek	2023	\$1,175	\$0	\$3,189	\$640	\$2,118	\$0	\$7,122	\$2,382	\$0	\$2,901	\$5,283	\$12,405
Maricopa - South	2024	\$2,650	\$248	\$791	\$613	\$5,942	\$0	\$10,244	\$0	\$0	\$0	\$0	\$10,244
Maricopa - North	2024	\$946	\$248	\$791	\$613	\$5,942	\$0	\$8,540	\$0	\$0	\$0	\$0	\$8,540
Buckeye - North Star Ranch (Proposed)	2025	\$2,568	\$605	\$2,525	\$1,657	\$0	\$0	\$7,355	\$0	\$0	\$0	\$0	\$7,355
Glendale - West	2020/2024	\$655	\$195	\$936	\$719	\$4,575	\$0	\$7,080	\$0	\$0	\$0	\$0	\$7,080
Buckeye - Teravalis (Proposed)	2025	\$544	\$605	\$2,525	\$1,657	\$263	\$0	\$5,594	\$0	\$0	\$0	\$0	\$5,594
Buckeye - Festival Ranch (Proposed)	2025	\$544	\$605	\$2,525	\$1,657	\$0	\$0	\$5,331	\$0	\$0	\$0	\$0	\$5,331
Buckeye - North Star Ranch (Current)	2020	\$1,060	\$289	\$684	\$842	\$0	\$0	\$2,875	\$0	\$0	\$0	\$0	\$2,875
Buckeye - Festival Ranch (Current)	2020	\$498	\$289	\$684	\$842	\$0	\$0	\$2,313	\$0	\$0	\$0	\$0	\$2,313
Buckeye - Teravalis (Current)	2020	\$0	\$289	\$684	\$0	\$0	\$0	\$973	\$0	\$0	\$0	\$0	\$973

Multi-Family Comparison

DRAFT

Multi-Family: 252 Units 2 x 2.0-Inch Disc, 2.0-Inch Disc (LS)	Fire	Library	Park	Police	Street	Other	Non-Utility Subtotal	Water	Water Resource	Waste- water	Utility Subtotal	Total	Total per Unit
Buckeye - Central (Proposed)	\$346,752	\$118,944	\$668,808	\$326,340	\$287,784	\$0	\$1,748,628	\$2,248,596	\$0	\$2,191,896	\$4,440,492	\$6,189,120	\$24,560
Apache Junction	\$0	\$108,864	\$337,680	\$243,180	\$448,308	\$0	\$1,138,032	\$1,602,720	\$689,976	\$759,780	\$3,052,476	\$4,190,508	\$16,629
Buckeye - Tartesso West (Proposed)	\$172,368	\$118,944	\$496,944	\$326,340	\$95,004	\$0	\$1,209,600	\$732,312	\$0	\$1,510,488	\$2,242,800	\$3,452,400	\$13,700
Gilbert	\$234,360	\$0	\$1,516,032	\$184,464	\$857,304	\$0	\$2,792,160	\$132,876	\$93,159	\$47,618	\$273,653	\$3,065,813	\$12,166
Goodyear - South	\$257,544	\$0	\$113,904	\$187,236	\$0	\$0	\$558,684	\$1,229,760	\$0	\$1,171,800	\$2,401,560	\$2,960,244	\$11,747
Chandler	\$65,268	\$11,088	\$1,114,848	\$15,624	\$518,868	\$19,908	\$1,745,604	\$207,144	\$116,928	\$639,828	\$963,900	\$2,709,504	\$10,752
Goodyear - North	\$257,544	\$0	\$212,436	\$187,236	\$0	\$0	\$657,216	\$1,186,668	\$0	\$769,608	\$1,956,276	\$2,613,492	\$10,371
Maricopa - South	\$880,236	\$50,652	\$162,036	\$139,356	\$1,070,244	\$0	\$2,302,524	\$0	\$0	\$0	\$0	\$2,302,524	\$9,137
Phoenix - Northwest (Current)	\$97,524	\$19,908	\$258,552	\$55,440	\$582,120	\$0	\$1,013,544	\$572,796	\$0	\$391,104	\$963,900	\$1,977,444	\$7,847
Phoenix - Northeast (Current)	\$104,076	\$19,908	\$233,604	\$59,472	\$582,120	\$0	\$999,180	\$572,796	\$0	\$391,104	\$963,900	\$1,963,080	\$7,790
Peoria - West (Proposed)	\$213,948	\$0	\$308,700	\$156,240	\$1,055,880	\$0	\$1,734,768	\$101,025	\$14,967	\$95,598	\$211,590	\$1,946,358	\$7,724
Peoria - West (Current)	\$180,180	\$0	\$241,920	\$116,424	\$1,140,300	\$0	\$1,678,824	\$74,067	\$11,679	\$32,834	\$118,580	\$1,797,404	\$7,133
Maricopa - North	\$314,244	\$50,652	\$162,036	\$139,356	\$1,070,244	\$0	\$1,736,532	\$0	\$0	\$0	\$0	\$1,736,532	\$6,891
Peoria - North (Proposed)	\$213,948	\$0	\$403,200	\$156,240	\$756,756	\$0	\$1,530,144	\$48,579	\$14,967	\$78,308	\$141,854	\$1,671,998	\$6,635
Peoria - North (Current)	\$180,180	\$0	\$259,560	\$116,424	\$951,300	\$0	\$1,507,464	\$58,386	\$11,679	\$19,564	\$89,629	\$1,597,093	\$6,338
Buckeye - North Star Ranch (Proposed)	\$505,512	\$118,944	\$496,944	\$326,340	\$0	\$0	\$1,447,740	\$0	\$0	\$0	\$0	\$1,447,740	\$5,745
Queen Creek	\$212,940	\$0	\$577,836	\$115,920	\$372,708	\$0	\$1,279,404	\$38,091	\$0	\$30,924	\$69,015	\$1,348,419	\$5,351
Glendale - East	\$109,116	\$32,508	\$155,736	\$119,700	\$769,608	\$0	\$1,186,668	\$53,244	\$0	\$40,510	\$93,754	\$1,280,422	\$5,081
Glendale - West	\$109,116	\$32,508	\$155,736	\$119,700	\$824,292	\$0	\$1,241,352	\$0	\$0	\$0	\$0	\$1,241,352	\$4,926
Buckeye - Teravalis (Proposed)	\$107,100	\$118,944	\$496,944	\$326,340	\$47,376	\$0	\$1,096,704	\$0	\$0	\$0	\$0	\$1,096,704	\$4,352
Buckeye - Festival Ranch (Proposed)	\$107,100	\$118,944	\$496,944	\$326,340	\$0	\$0	\$1,049,328	\$0	\$0	\$0	\$0	\$1,049,328	\$4,164
Avondale	\$130,788	\$20,160	\$252,504	\$140,364	\$415,548	\$0	\$959,364	\$56,034	\$0	\$33,632	\$89,666	\$1,049,030	\$4,163
Buckeye - Central (Current)	\$208,656	\$56,700	\$376,992	\$165,816	\$43,596	\$0	\$851,760	\$55,262	\$0	\$20,225	\$75,487	\$927,247	\$3,680
Surprise - SPA 2	\$268,128	\$0	\$277,704	\$89,712	\$0	\$36,036	\$671,580	\$84,684	\$58,344	\$95,968	\$238,996	\$910,576	\$3,613
Surprise - SPA 3	\$268,128	\$0	\$277,704	\$89,712	\$0	\$36,036	\$671,580	\$50,247	\$58,344	\$97,088	\$205,679	\$877,259	\$3,481
Surprise - SPA 4	\$268,128	\$0	\$277,704	\$89,712	\$0	\$36,036	\$671,580	\$47,433	\$58,344	\$97,962	\$203,739	\$875,319	\$3,473
Surprise - SPA 1	\$268,128	\$0	\$277,704	\$89,712	\$0	\$36,036	\$671,580	\$85,143	\$58,344	\$47,772	\$191,259	\$862,839	\$3,424
Buckeye - Tartesso West (Current)	\$170,352	\$56,700	\$134,568	\$165,816	\$43,596	\$0	\$571,032	\$26,764	\$0	\$36,818	\$63,582	\$634,614	\$2,518
Buckeye - North Star Ranch (Current)	\$208,656	\$56,700	\$134,568	\$165,816	\$0	\$0	\$565,740	\$0	\$0	\$0	\$0	\$565,740	\$2,245
Buckeye - Festival Ranch (Current)	\$98,028	\$56,700	\$134,568	\$165,816	\$0	\$0	\$455,112	\$0	\$0	\$0	\$0	\$455,112	\$1,806
Buckeye - Teravalis (Current)	\$0	\$56,700	\$134,568	\$0	\$0	\$0	\$191,268	\$0	\$0	\$0	\$0	\$191,268	\$759

Industrial Comparison

DRAFT

Industrial: 261,000 Sq Ft 2.0-Inch Disc, 1.5-Inch Disc (LS)	Fire	Library	Park	Police	Street	Other	Non-Utility Subtotal	Water	Water Resource	Waste- water	Utility Subtotal	Total	Total per KSF
Buckeye - Central (Proposed)	\$62,379	\$2,349	\$11,484	\$44,892	\$36,801	\$0	\$157,905	\$2,151,264	\$0	\$1,475,877	\$3,627,141	\$3,785,046	\$14,502
Goodyear - South	\$163,125	\$0	\$10,701	\$121,104	\$0	\$0	\$294,930	\$1,299,392	\$0	\$1,169,104	\$2,468,495	\$2,763,425	\$10,588
Goodyear - North	\$163,125	\$0	\$8,352	\$121,104	\$0	\$0	\$292,581	\$1,253,872	\$0	\$767,786	\$2,021,658	\$2,314,239	\$8,867
Gilbert	\$172,260	\$0	\$313,461	\$612,045	\$642,843	\$0	\$1,740,609	\$71,964	\$50,454	\$23,809	\$146,227	\$1,886,836	\$7,229
Buckeye - Tartesso West (Proposed)	\$38,628	\$2,349	\$10,701	\$44,892	\$12,267	\$0	\$108,837	\$700,725	\$0	\$1,017,062	\$1,717,787	\$1,826,624	\$6,999
Apache Junction	\$0	\$18,270	\$57,420	\$177,480	\$240,120	\$0	\$493,290	\$95,490	\$30,193	\$527,545	\$653,228	\$1,146,518	\$4,393
Peoria - West (Industrial)(Proposed)	\$99,702	\$0	\$9,657	\$72,819	\$836,505	\$0	\$1,018,683	\$54,714	\$8,106	\$47,799	\$110,619	\$1,129,302	\$4,327
Peoria - North (Industrial)(Proposed)	\$99,702	\$0	\$12,528	\$72,819	\$599,517	\$0	\$784,566	\$26,310	\$8,106	\$39,154	\$73,570	\$858,136	\$3,288
Queen Creek	\$117,450	\$0	\$291,015	\$63,945	\$187,920	\$0	\$660,330	\$20,630	\$0	\$15,462	\$36,092	\$696,422	\$2,668
Maricopa - South	\$94,221	\$2,349	\$7,569	\$20,358	\$500,598	\$0	\$625,095	\$0	\$0	\$0	\$0	\$625,095	\$2,395
Peoria - West (Warehouse)(Proposed)	\$33,147	\$0	\$2,610	\$24,273	\$424,908	\$0	\$484,938	\$54,714	\$8,106	\$47,799	\$110,619	\$595,557	\$2,282
Maricopa - North	\$33,669	\$2,349	\$7,569	\$20,358	\$500,598	\$0	\$564,543	\$0	\$0	\$0	\$0	\$564,543	\$2,163
Phoenix - Northeast (Current)	\$40,194	\$522	\$6,525	\$22,968	\$257,346	\$0	\$327,555	\$119,975	\$0	\$42,297	\$162,272	\$489,827	\$1,877
Phoenix - Northwest (Current)	\$37,584	\$522	\$7,047	\$21,402	\$257,346	\$0	\$323,901	\$119,975	\$0	\$42,297	\$162,272	\$486,173	\$1,863
Peoria - North (Warehouse)(Proposed)	\$33,147	\$0	\$3,393	\$24,273	\$304,587	\$0	\$365,400	\$26,310	\$8,106	\$39,154	\$73,570	\$438,970	\$1,682
Chandler	\$20,097	\$0	\$0	\$4,698	\$274,050	\$5,220	\$304,065	\$31,980	\$14,222	\$47,912	\$94,114	\$398,179	\$1,526
Surprise - SPA 2	\$102,834	\$0	\$30,015	\$71,775	\$0	\$12,789	\$217,413	\$45,864	\$31,598	\$47,984	\$125,446	\$342,859	\$1,314
Surprise - SPA 3	\$102,834	\$0	\$30,015	\$71,775	\$0	\$12,789	\$217,413	\$27,213	\$31,598	\$48,544	\$107,355	\$324,768	\$1,244
Surprise - SPA 4	\$102,834	\$0	\$30,015	\$71,775	\$0	\$12,789	\$217,413	\$25,689	\$31,598	\$48,981	\$106,268	\$323,681	\$1,240
Surprise - SPA 1	\$102,834	\$0	\$30,015	\$71,775	\$0	\$12,789	\$217,413	\$46,113	\$31,598	\$23,886	\$101,597	\$319,010	\$1,222
Glendale - East	\$27,666	\$2,349	\$12,528	\$30,537	\$194,445	\$0	\$267,525	\$28,837	\$0	\$20,255	\$49,092	\$316,617	\$1,213
Glendale - West	\$27,666	\$2,349	\$12,528	\$30,537	\$208,278	\$0	\$281,358	\$0	\$0	\$0	\$0	\$281,358	\$1,078
Buckeye - North Star Ranch (Proposed)	\$117,972	\$2,349	\$10,701	\$44,892	\$0	\$0	\$175,914	\$0	\$0	\$0	\$0	\$175,914	\$674
Buckeye - Central (Current)	\$44,370	\$3,654	\$21,663	\$24,012	\$6,786	\$0	\$100,485	\$31,469	\$0	\$10,112	\$41,581	\$142,066	\$544
Avondale	\$10,440	\$0	\$18,270	\$10,440	\$54,810	\$0	\$93,960	\$30,498	\$0	\$16,816	\$47,314	\$141,274	\$541
Buckeye - Tartesso West (Current)	\$35,235	\$3,654	\$9,657	\$24,012	\$6,786	\$0	\$79,344	\$15,241	\$0	\$18,409	\$33,650	\$112,994	\$433
Buckeye - Teravalis (Proposed)	\$21,402	\$2,349	\$10,701	\$44,892	\$6,003	\$0	\$85,347	\$0	\$0	\$0	\$0	\$85,347	\$327
Buckeye - North Star Ranch (Current)	\$44,370	\$3,654	\$9,657	\$24,012	\$0	\$0	\$81,693	\$0	\$0	\$0	\$0	\$81,693	\$313
Buckeye - Festival Ranch (Proposed)	\$21,402	\$2,349	\$10,701	\$44,892	\$0	\$0	\$79,344	\$0	\$0	\$0	\$0	\$79,344	\$304
Buckeye - Festival Ranch (Current)	\$21,663	\$3,654	\$9,657	\$24,012	\$0	\$0	\$58,986	\$0	\$0	\$0	\$0	\$58,986	\$226
Buckeye - Teravalis (Current)	\$0	\$3,654	\$9,657	\$0	\$0	\$0	\$13,311	\$0	\$0	\$0	\$0	\$13,311	\$51

Commercial / Retail Comparison

DRAFT

Commercial/Retail: 123,000 Sq Ft 3.0-Inch Turbine, 1.5-Inch Turbine (LS)	Fire	Library	Park	Police	Street	Other	Non-Utility Subtotal	Water	Water Resource	Waste- water	Utility Subtotal	Total	Total per KSF
Peoria - West (Proposed)	\$187,944	\$0	\$7,503	\$137,391	\$2,048,073	\$0	\$2,380,911	\$116,883	\$17,316	\$130,036	\$264,235	\$2,645,146	\$21,505
Gilbert	\$109,593	\$0	\$199,506	\$389,418	\$1,631,349	\$0	\$2,329,866	\$124,650	\$87,390	\$52,130	\$264,170	\$2,594,036	\$21,090
Buckeye - Central (Proposed)	\$184,746	\$6,519	\$34,317	\$300,612	\$254,856	\$0	\$781,050	\$793,513	\$0	\$816,568	\$1,610,081	\$2,391,131	\$19,440
Maricopa - South	\$533,328	\$1,476	\$4,797	\$227,427	\$1,305,891	\$0	\$2,072,919	\$0	\$0	\$0	\$0	\$2,072,919	\$16,853
Peoria - North (Proposed)	\$187,944	\$0	\$9,840	\$137,391	\$1,467,759	\$0	\$1,802,934	\$56,203	\$17,316	\$106,517	\$180,036	\$1,982,970	\$16,122
Maricopa - North	\$190,404	\$1,476	\$4,797	\$227,427	\$1,305,891	\$0	\$1,729,995	\$0	\$0	\$0	\$0	\$1,729,995	\$14,065
Peoria - West (Current)	\$141,081	\$0	\$15,621	\$91,143	\$1,179,201	\$0	\$1,427,046	\$61,663	\$9,733	\$30,697	\$102,093	\$1,529,139	\$12,432
Buckeye - Tartesso West (Proposed)	\$114,021	\$6,519	\$31,611	\$300,612	\$84,009	\$0	\$536,772	\$258,469	\$0	\$562,717	\$821,186	\$1,357,958	\$11,040
Goodyear - South	\$141,081	\$0	\$9,225	\$104,673	\$0	\$0	\$254,979	\$559,347	\$0	\$503,182	\$1,062,529	\$1,317,508	\$10,711
Apache Junction	\$0	\$12,300	\$36,900	\$418,200	\$580,560	\$0	\$1,047,960	\$129,900	\$48,811	\$85,210	\$263,921	\$1,311,881	\$10,666
Peoria - North (Current)	\$141,081	\$0	\$16,728	\$91,143	\$983,631	\$0	\$1,232,583	\$48,596	\$9,733	\$18,257	\$76,586	\$1,309,169	\$10,644
Goodyear - North	\$141,081	\$0	\$7,134	\$104,673	\$0	\$0	\$252,888	\$539,752	\$0	\$330,455	\$870,207	\$1,123,095	\$9,131
Glendale - East	\$97,047	\$2,337	\$11,931	\$106,641	\$681,789	\$0	\$899,745	\$46,619	\$0	\$40,488	\$87,107	\$986,852	\$8,023
Glendale - West	\$97,047	\$2,337	\$11,931	\$106,641	\$730,128	\$0	\$948,084	\$0	\$0	\$0	\$0	\$948,084	\$7,708
Phoenix - Northeast (Current)	\$54,858	\$615	\$7,626	\$31,242	\$462,234	\$0	\$556,575	\$242,995	\$0	\$111,155	\$354,150	\$910,725	\$7,404
Phoenix - Northwest (Current)	\$51,414	\$615	\$8,364	\$29,151	\$462,234	\$0	\$551,778	\$242,995	\$0	\$111,155	\$354,150	\$905,928	\$7,365
Surprise - SPA 2	\$292,863	\$0	\$25,953	\$204,426	\$0	\$32,103	\$555,345	\$74,144	\$51,082	\$96,059	\$221,285	\$776,630	\$6,314
Surprise - SPA 3	\$292,863	\$0	\$25,953	\$204,426	\$0	\$32,103	\$555,345	\$43,993	\$51,082	\$97,179	\$192,254	\$747,599	\$6,078
Surprise - SPA 4	\$292,863	\$0	\$25,953	\$204,426	\$0	\$32,103	\$555,345	\$41,529	\$51,082	\$98,053	\$190,664	\$746,009	\$6,065
Surprise - SPA 1	\$292,863	\$0	\$25,953	\$204,426	\$0	\$32,103	\$555,345	\$74,548	\$51,082	\$47,817	\$173,447	\$728,792	\$5,925
Chandler	\$39,729	\$0	\$0	\$9,594	\$478,962	\$14,760	\$543,045	\$55,350	\$24,615	\$104,808	\$184,773	\$727,818	\$5,917
Buckeye - North Star Ranch (Proposed)	\$349,197	\$6,519	\$31,611	\$300,612	\$0	\$0	\$687,939	\$0	\$0	\$0	\$0	\$687,939	\$5,593
Queen Creek	\$137,145	\$0	\$91,266	\$74,784	\$323,490	\$0	\$626,685	\$31,755	\$0	\$29,009	\$60,764	\$687,449	\$5,589
Avondale	\$79,950	\$0	\$13,530	\$76,260	\$307,500	\$0	\$477,240	\$49,266	\$0	\$33,632	\$82,898	\$560,138	\$4,554
Buckeye - Central (Current)	\$143,664	\$11,808	\$70,479	\$162,729	\$41,451	\$0	\$430,131	\$77,520	\$0	\$30,337	\$107,858	\$537,989	\$4,374
Buckeye - Tartesso West (Current)	\$114,021	\$11,808	\$30,996	\$162,729	\$41,451	\$0	\$361,005	\$37,544	\$0	\$55,227	\$92,771	\$453,776	\$3,689
Buckeye - Teravalis (Proposed)	\$63,468	\$6,519	\$31,611	\$300,612	\$42,066	\$0	\$444,276	\$0	\$0	\$0	\$0	\$444,276	\$3,612
Buckeye - Festival Ranch (Proposed)	\$63,468	\$6,519	\$31,611	\$300,612	\$0	\$0	\$402,210	\$0	\$0	\$0	\$0	\$402,210	\$3,270
Buckeye - North Star Ranch (Current)	\$143,664	\$11,808	\$30,996	\$162,729	\$0	\$0	\$349,197	\$0	\$0	\$0	\$0	\$349,197	\$2,839
Buckeye - Festival Ranch (Current)	\$69,864	\$11,808	\$30,996	\$162,729	\$0	\$0	\$275,397	\$0	\$0	\$0	\$0	\$275,397	\$2,239
Buckeye - Teravalis (Current)	\$0	\$11,808	\$30,996	\$0	\$0	\$0	\$42,804	\$0	\$0	\$0	\$0	\$42,804	\$348

Office & Other Services Comparison

DRAFT

Office & Other Services: 62,500 Sq Ft 2.0-Inch Disc, 1.5-Inch Disc (LS)	Fire	Library	Park	Police	Street	Other	Non-Utility Subtotal	Water	Water Resource	Waste- water	Utility Subtotal	Total	Total per KSF
Gilbert	\$85,625	\$0	\$155,875	\$304,313	\$341,938	\$0	\$887,750	\$71,964	\$50,454	\$23,809	\$146,227	\$1,033,977	\$16,544
Buckeye - Central (Proposed)	\$143,875	\$5,125	\$26,750	\$67,813	\$55,938	\$0	\$299,500	\$302,708	\$0	\$260,766	\$563,474	\$862,974	\$13,808
Peoria - West (Proposed)	\$69,000	\$0	\$6,375	\$50,375	\$364,313	\$0	\$490,063	\$54,714	\$8,106	\$47,799	\$110,619	\$600,682	\$9,611
Goodyear - South	\$109,875	\$0	\$7,250	\$81,438	\$0	\$0	\$198,563	\$210,876	\$0	\$189,750	\$400,626	\$599,189	\$9,587
Goodyear - North	\$109,875	\$0	\$5,625	\$81,438	\$0	\$0	\$196,938	\$203,489	\$0	\$124,615	\$328,103	\$525,041	\$8,401
Buckeye - Tartesso West (Proposed)	\$88,750	\$5,125	\$24,563	\$67,813	\$18,438	\$0	\$204,688	\$98,600	\$0	\$179,700	\$278,300	\$482,988	\$7,728
Peoria - North (Proposed)	\$69,000	\$0	\$8,313	\$50,375	\$261,125	\$0	\$388,813	\$26,310	\$8,106	\$39,154	\$73,570	\$462,383	\$7,398
Chandler	\$10,563	\$0	\$0	\$2,563	\$334,188	\$5,000	\$352,313	\$31,980	\$14,222	\$47,912	\$94,114	\$446,427	\$7,143
Apache Junction	\$0	\$10,000	\$28,750	\$94,375	\$127,500	\$0	\$260,625	\$95,490	\$30,193	\$53,270	\$178,953	\$439,578	\$7,033
Peoria - West (Current)	\$44,000	\$0	\$13,250	\$28,438	\$255,938	\$0	\$341,625	\$40,164	\$6,326	\$16,417	\$62,907	\$404,532	\$6,473
Buckeye - North Star Ranch (Proposed)	\$271,875	\$5,125	\$24,563	\$67,813	\$0	\$0	\$369,375	\$0	\$0	\$0	\$0	\$369,375	\$5,910
Peoria - North (Current)	\$44,000	\$0	\$14,188	\$28,438	\$213,500	\$0	\$300,125	\$31,670	\$6,326	\$9,782	\$47,778	\$347,903	\$5,566
Maricopa - South	\$45,188	\$1,188	\$3,750	\$9,188	\$266,813	\$0	\$326,125	\$0	\$0	\$0	\$0	\$326,125	\$5,218
Phoenix - Northeast (Current)	\$22,063	\$438	\$5,438	\$12,563	\$105,875	\$0	\$146,375	\$119,975	\$0	\$42,297	\$162,272	\$308,647	\$4,938
Phoenix - Northwest (Current)	\$20,625	\$438	\$6,000	\$11,750	\$105,875	\$0	\$144,688	\$119,975	\$0	\$42,297	\$162,272	\$306,960	\$4,911
Maricopa - North	\$16,125	\$1,188	\$3,750	\$9,188	\$266,813	\$0	\$297,063	\$0	\$0	\$0	\$0	\$297,063	\$4,753
Surprise - SPA 2	\$71,313	\$0	\$20,250	\$49,750	\$0	\$9,250	\$150,563	\$45,864	\$31,598	\$47,984	\$125,446	\$276,009	\$4,416
Surprise - SPA 3	\$71,313	\$0	\$20,250	\$49,750	\$0	\$9,250	\$150,563	\$27,213	\$31,598	\$48,544	\$107,355	\$257,918	\$4,127
Surprise - SPA 4	\$71,313	\$0	\$20,250	\$49,750	\$0	\$9,250	\$150,563	\$25,689	\$31,598	\$48,981	\$106,268	\$256,831	\$4,109
Surprise - SPA 1	\$71,313	\$0	\$20,250	\$49,750	\$0	\$9,250	\$150,563	\$46,113	\$31,598	\$23,886	\$101,597	\$252,160	\$4,035
Glendale - East	\$19,250	\$1,500	\$7,688	\$21,188	\$149,750	\$0	\$199,375	\$28,837	\$0	\$20,255	\$49,092	\$248,467	\$3,975
Queen Creek	\$35,563	\$0	\$68,688	\$19,375	\$71,188	\$0	\$194,813	\$20,630	\$0	\$15,462	\$36,092	\$230,905	\$3,694
Buckeye - Central (Current)	\$92,688	\$7,563	\$45,438	\$32,313	\$9,125	\$0	\$187,125	\$31,469	\$0	\$10,112	\$41,581	\$228,706	\$3,659
Glendale - West	\$19,250	\$1,500	\$7,688	\$21,188	\$160,438	\$0	\$210,063	\$0	\$0	\$0	\$0	\$210,063	\$3,361
Buckeye - Tartesso West (Current)	\$73,500	\$7,563	\$20,000	\$32,313	\$9,125	\$0	\$142,500	\$15,241	\$0	\$18,409	\$33,650	\$176,150	\$2,818
Avondale	\$18,125	\$0	\$10,000	\$16,875	\$83,125	\$0	\$128,125	\$30,498	\$0	\$16,816	\$47,314	\$175,439	\$2,807
Buckeye - Teravalis (Proposed)	\$49,438	\$5,125	\$24,563	\$67,813	\$9,250	\$0	\$156,188	\$0	\$0	\$0	\$0	\$156,188	\$2,499
Buckeye - North Star Ranch (Current)	\$92,688	\$7,563	\$20,000	\$32,313	\$0	\$0	\$152,563	\$0	\$0	\$0	\$0	\$152,563	\$2,441
Buckeye - Festival Ranch (Proposed)	\$49,438	\$5,125	\$24,563	\$67,813	\$0	\$0	\$146,938	\$0	\$0	\$0	\$0	\$146,938	\$2,351
Buckeye - Festival Ranch (Current)	\$45,063	\$7,563	\$20,000	\$32,313	\$0	\$0	\$104,938	\$0	\$0	\$0	\$0	\$104,938	\$1,679
Buckeye - Teravalis (Current)	\$0	\$7,563	\$20,000	\$0	\$0	\$0	\$27,563	\$0	\$0	\$0	\$0	\$27,563	\$441