

DEVELOPMENT FEES

Prepared for:

City of Sierra Vista, Arizona

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EXECUTIVE SUMMARY

The City of Sierra Vista has engaged TischlerBise to update its Infrastructure Improvements Plans and development fees for several categories of necessary public services pursuant to Arizona Revised Statutes (ARS) 9-463.05. TischlerBise previously calculated development fees for the City in 2006 and 2009.

Municipalities in Arizona may assess development fees to offset infrastructure costs to a municipality associated with providing necessary public services to a development. The development fees must be based on an Infrastructure Improvements Plan. Development fees cannot be used for, among other things: projects not included in the Infrastructure Improvements Plan, projects related to existing development, or costs related to operations and maintenance.

This update of the City's Infrastructure Improvements Plan and associated update to its development fees includes the following necessary public services:

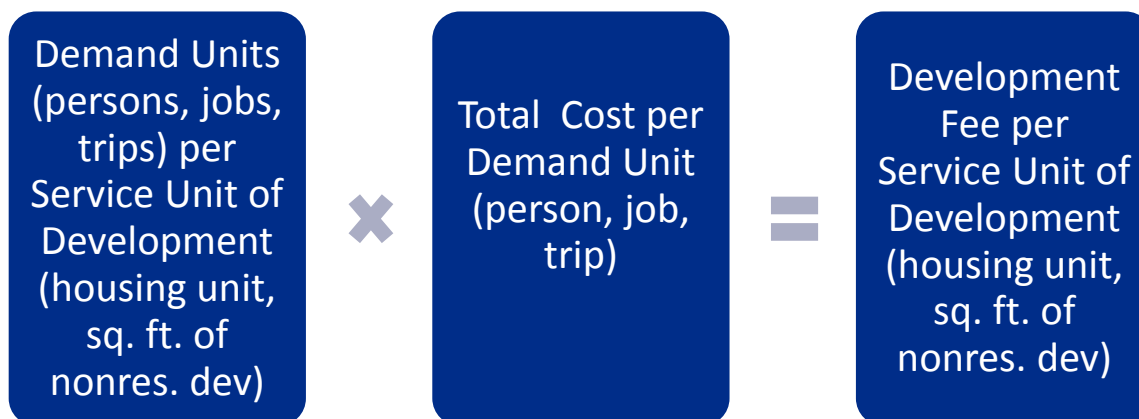
- Neighborhood Parks and Recreational Facilities
- Library Facilities
- Police Facilities
- Fire Facilities
- Streets Facilities

This update also includes all necessary elements required to be in full compliance with SB 1525.

CALCULATION FORMULA

The general formula for calculating the development fees is illustrated below:

Figure 1: Development Fee Calculation Formula



Taken from Land Use Assumptions Document.

*Taken from Infrastructure Improvements Plan.
Includes all components and credits (if applicable).*

PROPOSED DEVELOPMENT FEES

Under the new requirements of the development fee enabling legislation, development fees may be used only for construction, acquisition or expansion of public facilities that are necessary public services. "Necessary public service" means any of the following categories of facilities that have a life expectancy of three or more years and that are owned and operated by or on behalf of the municipality:

- Water Facilities
- Wastewater Facilities
- Storm Water, Drainage, and Flood Control Facilities
- Library Facilities
- Streets Facilities
- Fire and Police Facilities
- Neighborhood Parks and Recreational Facilities
- Any facility that was financed before June 1, 2011 and that meets the following requirements:
 1. Development fees were pledged to repay debt service obligations related to the construction of the facility.
 2. After August 1, 2014, any development fees collected are used solely for the payment of principal and interest on the portion of the bonds, notes or other debt service obligations issued before June 1, 2011 to finance construction of the facility.

Based on the data, assumptions, and calculation methodologies in the *Land Use Assumptions* document and *Infrastructure Improvements Plan*, the proposed development fees are listed in the figure below:

Figure 2: Proposed Development Fees

RESIDENTIAL DEVELOPMENT	DEVELOPMENT FEES PER UNIT					
	Parks and Recreational Facilities	Library Facilities	Police Facilities	Fire Facilities	Streets Facilities	TOTAL
Single Family Detached	\$2,102	\$88	\$372	\$439	\$2,608	\$5,610
Multi-family	\$1,493	\$63	\$265	\$312	\$1,812	\$3,945
Mobile Homes	\$2,069	\$87	\$367	\$432	\$1,360	\$4,314
All Other Types of Housing	\$1,043	\$44	\$185	\$218	\$1,583	\$3,072

NONRESIDENTIAL DEVELOPMENT	DEVELOPMENT FEES PER 1 SQUARE FOOT OF BUILDING (UNLESS OTHERWISE NOTED)					
	Parks and Recreational Facilities	Library Facilities	Police Facilities	Fire Facilities	Streets Facilities	TOTAL
Commercial/Retail Development						
0 - 100,000 square feet	\$0.00	\$0.00	\$1.07	\$0.28	\$4.57	\$5.92
100,001 - 200,000 square feet	\$0.00	\$0.00	\$0.96	\$0.25	\$4.10	\$5.31
Over 200,001 square feet	\$0.00	\$0.00	\$0.85	\$0.22	\$3.62	\$4.68
Office/Institutional						
0 - 100,000 square feet	\$0.00	\$0.00	\$0.50	\$0.13	\$2.26	\$2.89
Over 100,001 square feet	\$0.00	\$0.00	\$0.43	\$0.11	\$1.93	\$2.47
Business Park	\$0.00	\$0.00	\$0.48	\$0.12	\$2.16	\$2.77
Light Industrial	\$0.00	\$0.00	\$0.26	\$0.07	\$1.18	\$1.51
Warehousing	\$0.00	\$0.00	\$0.13	\$0.03	\$0.60	\$0.77
Manufacturing	\$0.00	\$0.00	\$0.14	\$0.04	\$0.65	\$0.83
Hotel (per room)	\$0	\$0	\$212	\$54	\$955	\$1,221

COMPARISON TO CURRENT DEVELOPMENT FEES

The City of Sierra Vista currently collects development fees for the following infrastructure categories:

- Parks and Recreational Facilities
- Library Facilities
- Police Facilities
- General Government Facilities
- Streets Facilities

The City's interim development fee schedule effective January 1, 2012 is shown below:

Figure 3: January 1, 2012 Interim Development Fees

RESIDENTIAL DEVELOPMENT	DEVELOPMENT FEES PER UNIT					
Type	Parks and Recreational Facilities	Library Facilities	Police Facilities	Fire Facilities	Streets Facilities	TOTAL
Single Family Detached	\$1,318	\$98	\$585	\$540	\$2,657	\$5,199
Multi-family	\$937	\$69	\$416	\$384	\$1,846	\$3,652
Mobile Homes	\$1,298	\$96	\$576	\$532	\$1,385	\$3,886
All Other Types of Housing	\$656	\$49	\$291	\$269	\$1,613	\$2,878

NONRESIDENTIAL DEVELOPMENT	DEVELOPMENT FEES PER 1 SQUARE FOOT OF BUILDING (UNLESS OTHERWISE NOTED)					
Type	Parks and Recreational Facilities	Library Facilities	Police Facilities	Fire Facilities	Streets Facilities	TOTAL
Commercial/Retail Development						
0 - 100,000 square feet	\$0.00	\$0.00	\$0.32	\$0.33	\$4.33	\$4.97
100,001 - 200,000 square feet	\$0.00	\$0.00	\$0.28	\$0.29	\$3.88	\$4.46
Over 200,001 square feet	\$0.00	\$0.00	\$0.25	\$0.26	\$3.43	\$3.94
Office/Institutional						
0 - 100,000 square feet	\$0.00	\$0.00	\$0.15	\$0.15	\$2.17	\$2.47
Over 100,001 square feet	\$0.00	\$0.00	\$0.13	\$0.13	\$1.85	\$2.11
Business Park	\$0.00	\$0.00	\$0.14	\$0.15	\$2.07	\$2.36
Light Industrial	\$0.00	\$0.00	\$0.08	\$0.08	\$1.13	\$1.29
Warehousing	\$0.00	\$0.00	\$0.04	\$0.04	\$0.57	\$0.65
Manufacturing	\$0.00	\$0.00	\$0.04	\$0.04	\$0.62	\$0.70
Hotel (per room)	\$0	\$0	\$62	\$64	\$917.00	\$1,043

The changes between the proposed fees and the interim fees are shown in the figure below. Note: the red figures in parentheses represent decreases in fee amounts.

Figure 4: Changes between Proposed and January 1, 2012 Interim Development Fees

RESIDENTIAL DEVELOPMENT	DEVELOPMENT FEES PER UNIT					
Type	Parks and Recreational Facilities	Library Facilities	Police Facilities	Fire Facilities	Streets Facilities	TOTAL
Single Family Detached	\$784	(\$10)	(\$213)	(\$101)	(\$49)	\$411
Multi-family	\$556	(\$6)	(\$151)	(\$72)	(\$34)	\$293
Mobile Homes	\$771	(\$9)	(\$209)	(\$100)	(\$25)	\$428
All Other Types of Housing	\$387	(\$5)	(\$106)	(\$51)	(\$30)	\$194

NONRESIDENTIAL DEVELOPMENT	DEVELOPMENT FEES PER 1 SQUARE FOOT OF BUILDING (UNLESS OTHERWISE NOTED)					
Type	Parks and Recreational Facilities	Library Facilities	Police Facilities	Fire Facilities	Streets Facilities	TOTAL
Commercial/Retail Development						
0 - 100,000 square feet	\$0.00	\$0.00	\$0.75	(\$0.05)	\$0.24	\$0.95
100,001 - 200,000 square feet	\$0.00	\$0.00	\$0.68	(\$0.04)	\$0.22	\$0.85
Over 200,001 square feet	\$0.00	\$0.00	\$0.60	(\$0.04)	\$0.19	\$0.74
Office/Institutional						
0 - 100,000 square feet	\$0.00	\$0.00	\$0.35	(\$0.02)	\$0.09	\$0.42
Over 100,001 square feet	\$0.00	\$0.00	\$0.30	(\$0.02)	\$0.08	\$0.36
Business Park	\$0.00	\$0.00	\$0.34	(\$0.03)	\$0.09	\$0.41
Light Industrial	\$0.00	\$0.00	\$0.18	(\$0.01)	\$0.05	\$0.22
Warehousing	\$0.00	\$0.00	\$0.09	(\$0.01)	\$0.03	\$0.12
Manufacturing	\$0.00	\$0.00	\$0.10	(\$0.00)	\$0.03	\$0.13
Hotel (per room)	\$0	\$0	\$150	(\$10)	\$38	\$178

NEIGHBORHOOD PARKS AND RECREATIONAL FACILITIES

OVERVIEW

The Neighborhood Parks and Recreational Facilities IIP includes components for parks, recreation facilities, The Cove, linear parks, trails, maintenance facility, and the cost of preparing the Neighborhood Parks and Recreational Facilities IIP and development fees. The buy-in methodology is used for past investments in parks and maintenance facility made by the City which still have available capacity to serve new development. The plan-based methodology utilizing the City's list of capital improvement projects from the adopted FY 2011 – 2012 annual budget is used to calculate new development's share of planned recreation facilities, linear parks, and trails.

SERVICE AREA

The City plans to provide a uniform level-of-service and equal service for parks and recreational facilities throughout the City. The City's parks and recreation programs are structured and provided to make full use of the City's inventory of facilities. As a result, the service area for the Parks and Recreational Facilities IIP is citywide.

PROPORTIONATE SHARE

ARS 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to provide necessary public services to the development. The Neighborhood Parks and Recreational Facilities IIP and development fees are assessed only on residential development as this type of development creates 100% of the burden for additional parks and recreational facilities. Nonresidential development does not create additional burden for parks and recreational facilities, thus its proportionate share is 0% and is not assessed this IIP and development fees.

DEVELOPMENT FEES FOR NEIGHBORHOOD PARKS AND RECREATIONAL FACILITIES

The proposed development fees for Neighborhood Parks and Recreational Facilities is shown in the figure below. For residential development, the development fee is calculated by multiplying the number of persons by type of housing unit by the total cost per person.

Figure 5: Parks and Recreational Facilities Development Fees

RESIDENTIAL DEVELOPMENT			COST PER PERSON ²								Development Fee per Service Unit	
Type	Service Unit	# of Persons ¹	Parks	Recreation Facilities	The Cove	Trails	Linear Parks	Maintenance Facility	IIP and Development Fee Study	Credit for Future Revenues		TOTAL
Single Family Detached	1 unit	2.37	\$682.04	\$81.20	\$96.60	\$3.69	\$15.43	\$19.80	\$9.82	(\$20.73)	\$887.85	\$2,102
Multi-family	1 unit	1.68	\$682.04	\$81.20	\$96.60	\$3.69	\$15.43	\$19.80	\$9.82	(\$20.73)	\$887.85	\$1,493
Mobile Home	1 unit	2.33	\$682.04	\$81.20	\$96.60	\$3.69	\$15.43	\$19.80	\$9.82	(\$20.73)	\$887.85	\$2,069
All Other Types of Housing	1 unit	1.17	\$682.04	\$81.20	\$96.60	\$3.69	\$15.43	\$19.80	\$9.82	(\$20.73)	\$887.85	\$1,043

1. Land Use Assumptions document.
2. Infrastructure Improvement Plan.

LIBRARY FACILITIES

OVERVIEW

The Library Facilities IIP includes a buy-in component for the Sierra Vista Public Library and the cost of preparing the Library Facilities IIP and Development Fees.

SERVICE AREA

The City has one library. Thus the service area for the Library Facilities IIP is citywide.

PROPORTIONATE SHARE

ARS 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to provide necessary public services to the development. The Library Facilities IIP and development fees are assessed only on residential development as this type of development creates 100% of the burden for additional library facilities. Nonresidential development does not create additional burden for library facilities, thus its proportionate share is 0% and is not assessed this IIP and development fees.

DEVELOPMENT FEES FOR LIBRARY FACILITIES

The proposed development fees for Library Facilities are shown in the figure below. For residential development, the development fee is calculated by multiplying the number of persons by type of housing unit by the total cost per person.

Figure 6: Library Facilities Development Fees

RESIDENTIAL DEVELOPMENT			COST PER PERSON ²			Development Fee per Service Unit
Type	Service Unit	# of Persons ¹	Library Facilities	IIP and Development Fee Study	TOTAL	
Single Family Detached	1 unit	2.37	\$32.29	\$5.06	\$37.35	\$88
Multi-family	1 unit	1.68	\$32.29	\$5.06	\$37.35	\$63
Mobile Home	1 unit	2.33	\$32.29	\$5.06	\$37.35	\$87
All Other Types of Housing	1 unit	1.17	\$32.29	\$5.06	\$37.35	\$44

1. Land Use Assumptions document.
2. Infrastructure Improvement Plan.

POLICE FACILITIES

OVERVIEW

The Police Facilities IIP includes components for Police facilities, Police vehicles, Police communications equipment, the Animal Control Facility, Animal Control vehicles, and the cost of preparing the Police Facilities IIP and Development Fees. The buy-in methodology is used to calculate the Police facilities and Animal Control Facilities components of the Police Facilities IIP and Development Fees. The incremental expansion methodology based on the current level-of-service is used to calculate the remaining components of the Police IIP and Development Fees.

SERVICE AREA

The City's Police Department strives to provide a uniform response time citywide. The City has one facility for Police and one facility for Animal Control. Patrol vehicles and equipment are dispatched from across the City. As a result, the service area for the Police Facilities IIP is citywide.

PROPORTIONATE SHARE

ARS 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to provide necessary public services to the development.

The Police Facilities IIP and development fees are assessed on both residential and nonresidential development as both types of development create a burden for additional police facilities. Calls for service by land use are used to determine the proportionate share of this burden. Based on call data for fiscal years 2008 through 2011, approximately 48% of non-road related calls were to residential addresses with the remaining 52% going to nonresidential addresses. Road related calls are omitted from this analysis because the origin and destination of these trips is unknown and thus these calls cannot be attributed to residential or nonresidential land uses.

DEVELOPMENT FEES FOR POLICE FACILITIES

The proposed development fees for Police Facilities are shown in the figure below. For residential development, the development fee is calculated by multiplying the number of persons by type of housing unit by the total cost per person. Nonresidential development fees are calculated by multiplying the number of vehicle trips per square foot of building space by the total cost per vehicle trip.

Figure 7: Police Facilities Development Fees

RESIDENTIAL DEVELOPMENT			COST PER PERSON ²							Development Fee per Service Unit	
Type	Service Unit	# of Persons ¹	Facilities	Vehicles	Communications Equipment	Animal Control Facilities	Animal Control Vehicles	IIP and Development Fee Study	Credit for Future Revenues		TOTAL
Single Family Detached	1 Unit	2.37	\$80.01	\$47.60	\$32.08	\$78.94	\$4.40	\$3.62	(\$89.35)	\$157.30	\$372
Multi-family	1 Unit	1.68	\$80.01	\$47.60	\$32.08	\$78.94	\$4.40	\$3.62	(\$89.35)	\$157.30	\$265
Mobile Home	1 Unit	2.33	\$80.01	\$47.60	\$32.08	\$78.94	\$4.40	\$3.62	(\$89.35)	\$157.30	\$367
All Other Types of Housing	1 Unit	1.17	\$80.01	\$47.60	\$32.08	\$78.94	\$4.40	\$3.62	(\$89.35)	\$157.30	\$185

NONRESIDENTIAL DEVELOPMENT			COST PER TRIP ²							Development Fee per Service Unit	
Type	Service Unit	# of Adjusted Trip Ends ¹	Facilities	Vehicles	Communications Equipment	Animal Control Facilities	Animal Control Vehicles	IIP and Development Fee Study	Credit for Future Revenues		TOTAL
Commercial/Retail Development											
0 - 100,000 square feet	1 sq ft of building	0.01426	\$50.22	\$27.56	\$18.58	\$0.00	\$0.00	\$4.08	(\$25.18)	\$75.26	\$1.07
100,001 - 200,000 square feet	1 sq ft of building	0.01279	\$50.22	\$27.56	\$18.58	\$0.00	\$0.00	\$4.08	(\$25.18)	\$75.26	\$0.96
Over 200,001 square feet	1 sq ft of building	0.01129	\$50.22	\$27.56	\$18.58	\$0.00	\$0.00	\$4.08	(\$25.18)	\$75.26	\$0.85
Office/Institutional											
0 - 100,000 square feet	1 sq ft of building	0.0067	\$50.22	\$27.56	\$18.58	\$0.00	\$0.00	\$4.08	(\$25.18)	\$75.26	\$0.50
Over 100,000 square feet	1 sq ft of building	0.0057	\$50.22	\$27.56	\$18.58	\$0.00	\$0.00	\$4.08	(\$25.18)	\$75.26	\$0.43
Business Park	1 sq ft of building	0.0064	\$50.22	\$27.56	\$18.58	\$0.00	\$0.00	\$4.08	(\$25.18)	\$75.26	\$0.48
Light Industrial	1 sq ft of building	0.0035	\$50.22	\$27.56	\$18.58	\$0.00	\$0.00	\$4.08	(\$25.18)	\$75.26	\$0.26
Warehousing	1 sq ft of building	0.0018	\$50.22	\$27.56	\$18.58	\$0.00	\$0.00	\$4.08	(\$25.18)	\$75.26	\$0.13
Manufacturing	1 sq ft of building	0.0019	\$50.22	\$27.56	\$18.58	\$0.00	\$0.00	\$4.08	(\$25.18)	\$75.26	\$0.14
Hotel (per room)	1 room	2.815	\$50.22	\$27.56	\$18.58	\$0.00	\$0.00	\$4.08	(\$25.18)	\$75.26	\$212

1. Land Use Assumptions document.
 2. Infrastructure Improvement Plan.

FIRE FACILITIES

OVERVIEW

The Fire Facilities IIP includes components for facilities, apparatus, the Fire Department's share of the public safety communications equipment, and the cost of preparing the Fire Facilities IIP and Development Fees. The buy-in methodology is used to calculate the facilities component of the Fire Facilities IIP and Development Fees. The incremental expansion methodology based on the current level-of-service is used to calculate the apparatus and communications equipment components of the Fire IIP and Development Fees.

SERVICE AREA

The City's Fire Department strives to provide a uniform response time citywide. The City's networks of fire stations are planned and operate as an integrated network. Depending on the number and type of calls, apparatus can be dispatched across the City from any of the stations. As a result, the service area for the Fire Facilities IIP is citywide.

PROPORTIONATE SHARE

ARS 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to provide necessary public services to the development.

The Fire Facilities IIP and development fees are assessed on both residential and nonresidential development as both types of development create a burden for additional police facilities. Calls for service by land use are used to determine the proportionate share of this burden. Based call data for FY 2011, approximately 85% of non-road related calls were to residential addresses with the remaining 15% going to nonresidential addresses. Road related calls are omitted from this analysis because the origin and destination of these trips is unknown and thus these calls cannot be attributed to residential or nonresidential land uses.

DEVELOPMENT FEES FOR FIRE FACILITIES

The proposed development fees for Fire Facilities are shown in the figure below. For residential development, the development fee is calculated by multiplying the number of persons by type of housing unit by the total cost per person. Nonresidential development fees are calculated by multiplying the number of vehicle trips per square foot of building space by the total cost per job.

Figure 8: Fire Facilities Development Fees

RESIDENTIAL DEVELOPMENT			COST PER PERSON ²						Development Fee per Service Unit
Type	Service Unit	# of Persons ¹	Facilities	Apparatus and Vehicles	Communications Equipment	IIP and Development Fee Study	Credit for Future Revenues	TOTAL	
Single Family Detached	1 Unit	2.37	\$149.13	\$92.74	\$6.96	\$4.88	(\$68.28)	\$185.43	\$439
Multi-family	1 Unit	1.68	\$149.13	\$92.74	\$6.96	\$4.88	(\$68.28)	\$185.43	\$312
Mobile Home	1 Unit	2.33	\$149.13	\$92.74	\$6.96	\$4.88	(\$68.28)	\$185.43	\$432
All Other Types of Housing	1 Unit	1.17	\$149.13	\$92.74	\$6.96	\$4.88	(\$68.28)	\$185.43	\$218

NONRESIDENTIAL DEVELOPMENT			COST PER TRIP ²						Development Fee per Service Unit
Type	Service Unit	# of Adjusted Trip Ends ¹	Facilities	Apparatus and Vehicles	Communications Equipment	IIP and Development Fee Study	Credit for Future Revenues	TOTAL	
Commercial/Retail Development									
0 - 100,000 square feet	1 sq ft of building	0.01426	\$15.48	\$8.92	\$0.67	\$0.92	(\$6.69)	\$19.29	\$0.28
100,001 - 200,000 square feet	1 sq ft of building	0.01279	\$15.48	\$8.92	\$0.67	\$0.92	(\$6.69)	\$19.29	\$0.25
Over 200,001 square feet	1 sq ft of building	0.01129	\$15.48	\$8.92	\$0.67	\$0.92	(\$6.69)	\$19.29	\$0.22
Office/Institutional									
0 - 100,000 square feet	1 sq ft of building	0.0067	\$15.48	\$8.92	\$0.67	\$0.92	(\$6.69)	\$19.29	\$0.13
Over 100,001 square feet	1 sq ft of building	0.0057	\$15.48	\$8.92	\$0.67	\$0.92	(\$6.69)	\$19.29	\$0.11
Business Park	1 sq ft of building	0.0064	\$15.48	\$8.92	\$0.67	\$0.92	(\$6.69)	\$19.29	\$0.12
Light Industrial	1 sq ft of building	0.0035	\$15.48	\$8.92	\$0.67	\$0.92	(\$6.69)	\$19.29	\$0.07
Warehousing	1 sq ft of building	0.0018	\$15.48	\$8.92	\$0.67	\$0.92	(\$6.69)	\$19.29	\$0.03
Manufacturing	1 sq ft of building	0.0019	\$15.48	\$8.92	\$0.67	\$0.92	(\$6.69)	\$19.29	\$0.04
Hotel (per room)	1 room	2.815	\$15.48	\$8.92	\$0.67	\$0.92	(\$6.69)	\$19.29	\$54

1. Land Use Assumptions document.
2. Infrastructure Improvement Plan.

STREET FACILITIES

OVERVIEW

The Street Facilities IIP includes components for arterial street improvements, arterial intersection improvements, and the cost of preparing the Street Facilities IIP and development fees. The plan-based methodology utilizing capital projects from the City's FY 2011 -2012 budget is used to calculate the Street Facilities IIP.

SERVICE AREA

The Streets Facilities IIP and Development Fees include arterial street and intersection improvements. The City's arterial street network is designed to efficiently move traffic throughout the City. Thus the service area for the Street Facilities IIP and Development Fees is Citywide.

PROPORTIONATE SHARE

ARS 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to provide necessary public services to the development.

Trip generation rates and trip adjustment factors from *Trip Generation* published by the Institute of Transportation Engineers is used to determine the proportionate impact of residential, commercial, office, and industrial land uses on the City's network of streets.

DEVELOPMENT FEES FOR STREET FACILITIES

The proposed development fees for Street Facilities are shown in the figure below. For residential development, the development fee is calculated by multiplying the number of trips by type of housing unit by the total cost per trip. Nonresidential development fees are calculated by multiplying the number of trips per square foot of building space by the total cost per trip.

Figure 9: Street Facilities Development Fees

RESIDENTIAL DEVELOPMENT				COST PER TRIP ²							Development Fee per Service Unit
Type	Service Unit	# of Trips ¹	Trip Adjustment Factor ¹	Average Trip Length	Trip Length Adjustment Factor	Cost per VMT	Arterial Improve. Cost per Ave. Trip Length	Intersection Cost per Ave. Trip Length	IIP and Development Fee Study	TOTAL Cost per Ave. Trip Length	
Single Family	1 Unit	9.57	58%	0.76	122%	\$353.30	\$329.31	\$133.53	\$3.31	\$466.15	\$2,608
Multi-family	1 Unit	6.65	58%	0.76	122%	\$353.30	\$329.31	\$133.53	\$3.31	\$466.15	\$1,812
Mobile Homes	1 Unit	4.99	58%	0.76	122%	\$353.30	\$329.31	\$133.53	\$3.31	\$466.15	\$1,360
All Other Types of Housing	1 Unit	5.81	58%	0.76	122%	\$353.30	\$329.31	\$133.53	\$3.31	\$466.15	\$1,583

NONRESIDENTIAL DEVELOPMENT				COST PER TRIP ²							Development Fee per Service Unit
Type	Service Unit	# of Trips ¹	Trip Adjustment Factor ¹	Average Trip Length	Trip Length Adjustment Factor	Cost per VMT	Arterial Improve. Cost per Ave. Trip Length	Intersection Cost per Ave. Trip Length	IIP and Development Fee Study	TOTAL Cost per Ave. Trip Length	
Commercial/Retail Development											
0 - 100,000 square feet	1 sq ft of building	0.06791	21%	0.76	68%	\$353.30	\$183.55	\$133.53	\$3.31	\$320.39	\$4.57
100,001 - 200,000 square feet	1 sq ft of building	0.05328	24%	0.76	68%	\$353.30	\$183.55	\$133.53	\$3.31	\$320.39	\$4.10
Over 200,001 square feet	1 sq ft of building	0.04180	27%	0.76	68%	\$353.30	\$183.55	\$133.53	\$3.31	\$320.39	\$3.62
Office											
0 - 100,000 square feet	1 sq ft of building	0.01334	50%	0.76	75%	\$353.30	\$202.44	\$133.53	\$3.31	\$339.28	\$2.26
Over 100,001 square feet	1 sq ft of building	0.01137	50%	0.76	75%	\$353.30	\$202.44	\$133.53	\$3.31	\$339.28	\$1.93
Business Park	1 sq ft of building	0.01276	50%	0.76	75%	\$353.30	\$202.44	\$133.53	\$3.31	\$339.28	\$2.16
Light Industrial	1 sq ft of building	0.00697	50%	0.76	75%	\$353.30	\$202.44	\$133.53	\$3.31	\$339.28	\$1.18
Warehousing	1 sq ft of building	0.00356	50%	0.76	75%	\$353.30	\$202.44	\$133.53	\$3.31	\$339.28	\$0.60
Manufacturing	1 sq ft of building	0.00382	50%	0.76	75%	\$353.30	\$202.44	\$133.53	\$3.31	\$339.28	\$0.65
Hotel (per room)	1 hotel room	5.63	50%	0.76	75%	\$353.30	\$202.44	\$133.53	\$3.31	\$339.28	\$955

1. Land Use Assumptions document.
 2. Infrastructure Improvement Plan.

The proposed development fees are shown in the figure below.

Figure 10: Proposed Development Fees

RESIDENTIAL DEVELOPMENT	DEVELOPMENT FEES PER UNIT					
Type	Parks and Recreational Facilities	Library Facilities	Police Facilities	Fire Facilities	Streets Facilities	TOTAL
Single Family Detached	\$2,102	\$88	\$372	\$439	\$2,608	\$5,610
Multi-family	\$1,493	\$63	\$265	\$312	\$1,812	\$3,945
Mobile Homes	\$2,069	\$87	\$367	\$432	\$1,360	\$4,314
All Other Types of Housing	\$1,043	\$44	\$185	\$218	\$1,583	\$3,072

NONRESIDENTIAL DEVELOPMENT	DEVELOPMENT FEES PER 1 SQUARE FOOT OF BUILDING (UNLESS OTHERWISE NOTED)					
Type	Parks and Recreational Facilities	Library Facilities	Police Facilities	Fire Facilities	Streets Facilities	TOTAL
Commercial/Retail Development						
0 - 100,000 square feet	\$0.00	\$0.00	\$1.07	\$0.28	\$4.57	\$5.92
100,001 - 200,000 square feet	\$0.00	\$0.00	\$0.96	\$0.25	\$4.10	\$5.31
Over 200,001 square feet	\$0.00	\$0.00	\$0.85	\$0.22	\$3.62	\$4.68
Office/Institutional						
0 - 100,000 square feet	\$0.00	\$0.00	\$0.50	\$0.13	\$2.26	\$2.89
Over 100,001 square feet	\$0.00	\$0.00	\$0.43	\$0.11	\$1.93	\$2.47
Business Park	\$0.00	\$0.00	\$0.48	\$0.12	\$2.16	\$2.77
Light Industrial	\$0.00	\$0.00	\$0.26	\$0.07	\$1.18	\$1.51
Warehousing	\$0.00	\$0.00	\$0.13	\$0.03	\$0.60	\$0.77
Manufacturing	\$0.00	\$0.00	\$0.14	\$0.04	\$0.65	\$0.83
Hotel (per room)	\$0	\$0	\$212	\$54	\$955	\$1,221