

**City Council Work Session:
Draft Land Use Assumptions and
Transportation Infrastructure Improvements Plan**

Glendale, Arizona

March 22, 2022

- **Development Fee Basics**
- **Land Use Assumptions**
 - East Glendale
 - West Glendale
- **Infrastructure Improvements Plan**
 - East Glendale
 - West Glendale
- **Fee Comparison**
- **Adoption Timeline**

- **Not a revenue raising mechanism, but a way to meet growth-related infrastructure needs**
 - It's a land use regulation
 - Provide infrastructure as growth occurs
- **New development's proportionate share of capital cost for system improvements**
 - Demographic analysis and development projections
 - Infrastructure needs and cost analysis
- **Fee payers must receive a benefit**
 - Geographic service areas
 - Accounting and expenditure controls

- **Three Integrated Products:**
 - **Land Use Assumptions:** 10+ years
 - **Infrastructure Improvements Plan (IIP):** limited to 10 years
 - **Development Fees:** part of broader revenue strategy
- **Level of service (LOS)**
 - May not exceed what is provided to existing development
 - Higher LOS must be paired with non-development fee funding source to cover existing development's share
- **Limitations on necessary public services**
 - Parks: 30 acres unless direct benefit to development
 - Libraries: 10,000 square feet
 - Public Safety: No regional training facilities

Round One

- Land Use Assumptions
- Infrastructure Improvement Plans

Round Two

- Development Fees
- Modify Based on Round One Input/Decisions
- Revenue Projections
- Required Offsets

- Facilities / improvements required to serve new development - **Yes**
- Maintenance and repairs – **No**
- Excess capacity in existing facilities – **Yes**
- Improvements required to correct existing deficiencies – **No, Unless there is a funding plan**

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

- **Site specific**
 - Developer constructs a capital facility included in fee calculations
- **Debt service**
 - Avoid double payment due to existing or future bonds
- **Dedicated revenues**
 - Property tax, local option sales tax, gas tax

Residential: MAG housing unit growth rates for 2020 - 2035. Housing units X ACS occupancy factors = population

Nonresidential: MAG employment growth rates for 2020 - 2035. Employment X ITE employment density factors = floor area

East Glendale	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	10-Year Increase
	Base Year	1	2	3	4	5	6	7	8	9	10	
Population												
Single Family	180,946	181,749	182,552	183,355	183,751	184,146	184,542	184,937	185,333	185,502	185,671	4,724
Multi-Family	82,625	83,107	83,590	84,073	84,729	85,384	86,039	86,694	87,349	87,958	88,566	5,942
Resident Population	263,571	264,857	266,143	267,429	268,480	269,530	270,581	271,632	272,682	273,460	274,237	10,666
Housing Units												
Single Family	56,796	57,051	57,306	57,561	57,686	57,812	57,937	58,063	58,189	58,242	58,296	1,500
Multi-Family	39,645	39,879	40,114	40,348	40,666	40,984	41,303	41,621	41,939	42,234	42,529	2,884
Total	96,441	96,930	97,420	97,909	98,353	98,796	99,240	99,684	100,127	100,476	100,825	4,384
Employment												
Industrial	8,051	8,250	8,448	8,646	8,855	9,064	9,272	9,481	9,690	9,826	9,962	1,910
Commercial	26,222	26,491	26,760	27,029	27,265	27,501	27,737	27,973	28,209	28,370	28,532	2,310
Office & Other Services	32,188	33,057	33,927	34,796	35,775	36,754	37,733	38,711	39,690	40,739	41,788	9,601
Institutional	10,860	10,987	11,113	11,239	11,319	11,398	11,478	11,558	11,637	11,763	11,889	1,029
Total	77,321	78,784	80,247	81,710	83,213	84,717	86,220	87,723	89,226	90,699	92,171	14,850
Nonres. Floor Area (x1,000)												
Industrial	6,956	7,128	7,299	7,470	7,651	7,831	8,011	8,192	8,372	8,489	8,607	1,650
Commercial	12,351	12,477	12,604	12,731	12,842	12,953	13,064	13,175	13,286	13,363	13,439	1,088
Office & Other Services	9,882	10,149	10,416	10,682	10,983	11,283	11,584	11,884	12,185	12,507	12,829	2,947
Institutional	3,584	3,626	3,667	3,709	3,735	3,761	3,788	3,814	3,840	3,882	3,923	339
Total	32,772	33,379	33,986	34,592	35,210	35,829	36,447	37,065	37,684	38,241	38,798	6,025

West Glendale

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Base year includes Luke Air Force Base

Residential: Development Services housing unit projections. Housing units X ACS occupancy factors = population

Nonresidential: Economic Development floor area projections. Floor area ÷ ITE employment density factors = employment

West Glendale	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	10-Year Increase
	Base Year	1	2	3	4	5	6	7	8	9	10	
Population												
Single Family	1,952	2,395	2,837	3,280	3,722	4,165	4,607	5,050	5,493	5,935	6,378	4,426
Multi-Family	1,555	1,654	1,753	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	297
Resident Population	3,507	4,048	4,590	5,131	5,574	6,017	6,459	6,902	7,344	7,787	8,229	4,722
Housing Units												
Single Family	732	873	1,013	1,154	1,294	1,435	1,575	1,716	1,856	1,997	2,137	1,405
Multi-Family	1,796	1,844	1,892	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	144
Total	2,528	2,717	2,905	3,094	3,234	3,375	3,515	3,656	3,796	3,937	4,077	1,549
Employment												
Industrial	5,327	7,874	10,420	12,966	15,513	18,059	19,216	20,374	21,531	22,688	23,846	18,519
Commercial	268	310	353	395	438	480	502	523	544	565	586	318
Office & Other Services	236	236	236	236	236	236	236	236	236	236	236	0
Institutional	4,930	4,930	4,930	4,930	4,930	4,930	4,930	4,930	4,930	4,930	4,930	0
Total	10,761	13,350	15,939	18,528	21,116	23,705	24,884	26,062	27,241	28,420	29,598	18,837
Nonres. Floor Area (x1,000)												
Industrial	14,315	16,515	18,715	20,915	23,115	25,315	26,315	27,315	28,315	29,315	30,315	16,000
Commercial	126	146	166	186	206	226	236	246	256	266	276	150
Office & Other Services	72	72	72	72	72	72	72	72	72	72	72	0
Institutional	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	0
Total	16,141	18,361	20,581	22,801	25,021	27,241	28,251	29,261	30,271	31,281	32,291	16,150

- **Service Area: East Glendale**
- **Components:**
 - Street Improvements - Incremental
- **10-Year Demand**
 - Street Improvements: 11.6 lane miles, \$30.3 million

East Glendale Street Improvements Cost Factors

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Project	Location	Description	Lane Miles	Growth Cost
115th Avenue	Glendale Ave - Bethany Home Rd	New road	2.00	\$4,762,851
Bethany Home Road	115th Ave - Glen Harbor Blvd	New road	0.66	\$1,572,024
New River Road	Maryland Ave - Glen Harbor Blvd	New road	3.20	\$7,619,691
Glendale Avenue	115th Ave - 99th Ave	Add EB and WB lane	4.00	\$10,235,016
Ball Park Boulevard	Bethany Home Rd - Maryland Ave (Phase III)	New bridge, add EB and WB lane	1.40	\$3,643,396
67th Avenue	Beardsley Rd - Arrowhead Loop Rd	Add NB and SB lane	0.50	\$1,091,169
Ballpark Blvd	99th Ave Intersection - 600' Westward	Widen intersection	0.24	\$584,205
75th Avenue	Loop 101 - Deer Valley Rd	Add NB and SB lane	1.90	\$4,944,531
99th Avenue	Camelback Rd - Glendale Ave (various)	Add center turn lane, SB right turn lane	4.00	\$8,718,476
83rd Avenue	Glendale Ave - Northern Ave	Add NB and SB lane	2.00	\$5,204,540
99th Avenue	Glendale Ave - Northern Ave	Add NB and SB lane	1.32	\$3,992,614
67th Avenue	Arrowhead Loop Rd - Deer Valley Rd (E)	Add NB lane	0.80	\$3,487,825
Camelback Road	99th Ave - Loop 101	Add EB and WB lane	0.36	\$937,775
Camelback Road	43rd Ave - 51st Ave	Add EB and WB lane	2.00	\$5,204,540
67th Avenue	Greenway Rd - Bell Rd	Add NB and SB lane	2.00	\$5,204,540
67th Avenue	Deer Valley Rd - Pinnacle Peak Rd	Add NB and SB lane	2.00	\$5,204,540
New Collector Streets	TBD	Extension of existing roadway and/or new roadways	8.00	\$17,019,196
Incremental Lane Widening	TBD	Extension of existing roadway and/or new roadways	5.00	\$14,882,549
Intersection Improvements (4)	TBD	Additional anticipated intersection improvements (4)	0.00	\$21,371,906
Greenway Rd/57th Ave	Greenway Rd/57th Ave	Add new signal	0.00	\$744,127
Total			41.38	\$126,425,512

Source: City of Glendale, Arizona

East Glendale Proposed Street Fees

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Cost Factors	
Growth Cost	\$126,425,512
DIF Balance	(\$18,433,112)
Adjusted Cost	\$107,992,400
÷ Lane Miles	41.38
Cost per Lane Mile	\$2,609,773

Source: City of Glendale, Arizona

Level-of-Service (LOS) Standards	
Existing Lane Miles	417.70
÷ VMC / VMT Ratio	2.33
Adjusted Lane Miles	179.32
2022 VMT	1,783,579
Lane Miles per 10,000 VMT	1.0054
Cost per VMT	\$262.38

Lane Miles per 10,000 VMT	1.0054
VMT Increase	115,663
Additional Arterial Lane Miles	11.63
Weighted Average per Lane Mile	\$2,609,773
Growth Cost	\$30,347,523

Fee Component	Cost per VMT
Street Improvements	\$262.38
Development Fee Report	\$0.49
Total	\$262.87

Residential Fees per Unit				
Development Type	Avg Wkdy VMT per Unit ¹	Proposed Fees	Current Fees	Increase / Decrease
Single Family	16.11	\$4,235	\$3,635	\$600
Multi-Family	11.52	\$3,028	\$2,819	\$209

Nonresidential Fees per 1,000 Square Feet				
Development Type	Avg Wkdy VMT per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Increase / Decrease
Industrial	2.81	\$739	\$634	\$105
Commercial	20.91	\$5,497	\$4,806	\$691
Office & Other Services	9.04	\$2,376	\$1,831	\$545
Institutional	12.44	\$3,270	\$2,422	\$848
Assisted Living (per bed)	2.17	\$570	N/A	N/A
Lodging (per room)	6.84	\$1,798	N/A	N/A

1. See Land Use Assumptions

- **Service Area: West Glendale**
- **Components:**
 - Street Improvements - Incremental
- **10-Year Demand**
 - Street Improvements: 6.7 lane miles, \$22.6 million

West Glendale Street Improvements Cost Factors

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Project	Location	Description	Lane Miles	Growth Cost
Bethany Home Rd/Citrus Rd	Bethany Home Rd/Citrus Rd	Add new signal	0.00	\$754,960
Bethany Home Rd/Sarival Ave	Bethany Home Rd/Sarival Ave	Add new signal	0.00	\$1,258,266
Camelback Rd/152nd Ave	Camelback Rd/152nd Ave	Add new signal	0.00	\$377,480
Camelback Rd/173rd Ave	Camelback Rd/173rd Ave	Add new signal	0.00	\$377,480
Camelback Rd/Alsup Ave	Camelback Rd/Alsup Ave	Add new signal	0.00	\$346,575
Camelback Rd/Citrus Rd	Camelback Rd/Citrus Rd	Add new signal	0.00	\$377,480
Camelback Rd/Cotton Lane	Camelback Rd/Cotton Lane	Add new signal	0.00	\$629,133
Camelback Rd/Reems Rd	Camelback Rd/Reems Rd	Add new signal	0.00	\$692,046
Cotton Lane/Glendale Ave	Cotton Lane/Glendale Ave	Add new signal	0.00	\$503,306
Cotton Ln/Bethany Home Rd	Cotton Ln/Bethany Home Rd	Add new signal	0.00	\$1,038,621
Intersection Improvements (4)	TBD	Additional anticipated intersection improvements (4)	0.00	\$4,026,451
Reems Rd/Northern Ave	Reems Rd/Northern Ave	Add new signal	0.00	\$251,653
Sarival Ave/Glendale Ave	Sarival Ave/Glendale Ave	Add new signal	0.00	\$1,258,266
Camelback Rd/Sarival Ave	Camelback Rd/Sarival Ave	Add new signal	0.00	\$1,258,266
Cotton Lane/Northern Ave	Cotton Lane/Northern Ave	Add new signal	0.00	\$503,306
Cotton Lane/Peoria Ave	Cotton Lane/Peoria Ave	Add new signal	0.00	\$503,306
Glendale Ave/Alsup Ave	Glendale Ave/Alsup Ave	Add new signal	0.00	\$943,699
Glendale Ave/Reems Rd	Glendale Ave/Reems Rd	Add new signal	0.00	\$1,887,399
Northern Ave/Alsup Ave	Northern Ave/Alsup Ave	Add new signal	0.00	\$472,402
Northern Ave/Bullard Ave	Northern Ave/Bullard Ave	Add new signal	0.00	\$1,006,613
Olive Ave/Bullard Ave	Olive Ave/Bullard Ave	Add new signal	0.00	\$817,873
Peoria Ave/Bullard Ave	Peoria Ave/Bullard Ave	Add new signal	0.00	\$377,480
Peoria Ave/Litchfield Rd	Peoria Ave/Litchfield Rd	Add new signal	0.00	\$251,653
Reems Rd/Olive Ave	Reems Rd/Olive Ave	Add new signal	0.00	\$1,887,399
Sarival Ave/Northern Ave	Sarival Ave/Northern Ave	Add new signal	0.00	\$503,306
Sarival Ave/Olive Ave	Sarival Ave/Olive Ave	Add new signal	0.00	\$1,887,399
Sarival Ave/Peoria Ave	Sarival Ave/Peoria Ave	Add new signal	0.00	\$377,480
Glendale Ave/Litchfield Rd	Glendale Ave/Litchfield Rd	Add NB to EB and WB to NB right turn lanes	0.00	\$754,960
Glendale Ave/Dysart Rd	Glendale Ave/Dysart Rd	Add new signal and right turn lanes	0.00	\$1,006,613
Glendale Ave/127th Ave	Glendale Ave/127th Ave	Add new signal and turn lanes	0.00	\$1,006,613
Glendale Ave/El Mirage Rd	Glendale Ave/El Mirage Rd	Add new signal, turn lanes, and thru lanes	0.00	\$1,509,919

West Glendale Street Improvements Cost Factors

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Project	Location	Description	Lane Miles	Growth Cost
Glendale Ave	Sarival Ave - Reems Rd	Add EB and WB lane	2.00	\$3,711,884
Litchfield Rd	Northern Ave - Glendale Ave	Add turn lanes	1.60	\$2,970,170
Northern Ave	Sarival Ave - Reems Rd (S)	Add EB lane	1.10	\$2,043,026
Reems Rd	Glendale Ave - Northern Ave (W)	Add SB lane	0.50	\$929,351
Sarival Ave	Bethany Home Rd - Glendale Ave (W)	Add NB lane	0.20	\$371,961
Sarival Ave	Bethany Home Rd - Glendale Ave (E)	Add SB lane	0.60	\$1,113,676
Sarival Ave	Glendale Ave - Northern Ave (W)	Add NB lane	1.00	\$1,856,494
Sarival Ave	Glendale Ave - Northern Ave (E)	Add SB lane	2.00	\$3,711,884
Dysart Rd	Orangewood Ave - Northern Ave (E)	Add street improvements, acquire ROW	1.00	\$1,856,494
Dysart Rd	Glendale Ave - Orangewood Ave	Add street improvements, acquire ROW	2.00	\$3,711,884
Litchfield Rd	Glendale Ave - Missouri Ave (W)	Add street improvements, acquire ROW	1.00	\$1,856,494
Litchfield Rd	Glendale Ave - Missouri Ave (E)	Add street improvements, acquire ROW	1.40	\$2,599,312
Northern Ave	Cotton Ln - Sarival Ave (N)	Add WB lane	0.60	\$1,113,676
Northern Ave	Cotton Ln - Sarival Ave (S)	Add EB lane	0.40	\$742,818
Northern Ave	Reems Rd - Litchfield Rd (N)	Add WB lane	1.00	\$1,856,494
Northern Ave	Reems Rd - Litchfield Rd (S)	Add EB lane	3.00	\$5,568,378
Reems Rd	Olive Ave - Peoria Ave (W)	Add SB lane	2.00	\$3,711,884
Reems Rd	Olive Ave - Peoria Ave (E)	Add NB lane	0.20	\$371,961
Sarival Ave	Olive Ave - Peoria Ave (E)	Add NB lane	0.80	\$1,485,637
Bethany Home Rd	El Mirage Rd - 115th Ave	New road	2.00	\$4,832,183
Glendale Ave	El Mirage Rd - 115th Ave (concrete)	Add EB and WB lane	1.40	\$3,634,622
Glendale Ave	El Mirage Rd - 115th Ave (asphalt)	Add EB and WB lane	0.50	\$999,990
Alsup Rd	Northern Ave - Bethany Home Rd (W)	Add SB lane	3.20	\$7,730,609
Camelback Rd	Litchfield Rd - Reems Rd (N)	Add WB lanes	1.65	\$2,513,221
Camelback Rd	Alsup Rd - 1000' W of SR303 (N)	Add WB lanes	3.00	\$4,271,482
Camelback Rd	Drainage and ROW	Add WB lanes	0.00	\$28,697,292
Incremental Lane Widening	TBD	Extension of existing roadway and/or new roadways	5.00	\$15,041,796
New Collector Streets	TBD	Extension of existing roadway and/or new roadways	6.00	\$14,493,236
Total			45.15	\$152,645,313

West Glendale Proposed Street Fees

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Cost Factors	
Growth Cost	\$152,645,313
DIF Balance	(\$973,937)
Adjusted Cost	\$151,671,376
÷ Lane Miles	45.15
Cost per Lane Mile	\$3,359,277

Source: City of Glendale, Arizona

Level-of-Service (LOS) Standards	
Existing Lane Miles	41.50
÷ VMC / VMT Ratio	4.64
Adjusted Lane Miles	8.95
2022 VMT	81,544
Lane Miles per 10,000 VMT	1.0971
Cost per VMT	\$368.54

Lane Miles per 10,000 VMT	1.0971
VMT Increase	61,349
Additional Arterial Lane Miles	6.73
Weighted Average per Lane Mile	\$3,359,277
Growth Cost	\$22,609,575

Fee Component	Cost per VMT
Street Improvements	\$368.54
Development Fee Report	\$0.49
Total	\$369.03

Residential Fees per Unit				
Development Type	Avg Wkdy VMT per Unit ¹	Proposed Fees	Current Fees ²	Increase / Decrease
Single Family	13.65	\$5,037	\$3,635	\$1,402
Multi-Family	9.76	\$3,602	\$2,819	\$783

Nonresidential Fees per 1,000 Square Feet				
Development Type	Avg Wkdy VMT per 1,000 Sq Ft ¹	Proposed Fees	Current Fees ²	Increase / Decrease
Industrial	2.38	\$878	\$634	\$244
Commercial	17.71	\$6,536	\$4,806	\$1,730
Office & Other Services	7.66	\$2,827	\$1,831	\$996
Institutional	10.54	\$3,890	\$2,422	\$1,468
Assisted Living (per bed)	1.84	\$679	N/A	N/A
Lodging (per room)	5.79	\$2,137	N/A	N/A

1. See Land Use Assumptions

2. Negotiated on a case-by-case basis as the Streets In Lieu Fee

Fee Comparison – Single Family

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Single Family	Fire	Library	Park	Police	Street	Other	Total
Peoria - West	\$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	\$1,047	\$0	\$1,515	\$677	\$6,306	\$0	\$9,545
Apache Junction - North (Proposed)	\$0	\$982	\$2,540	\$1,229	\$3,487	\$0	\$8,238
Glendale West (Proposed)	\$655	\$195	\$936	\$719	\$5,037	\$0	\$7,542
Goodyear - South	\$971	\$0	\$2,255	\$820	\$3,330	\$0	\$7,376
Queen Creek	\$1,175	\$167	\$3,189	\$640	\$2,118	\$76	\$7,365
Glendale East (Proposed)	\$655	\$195	\$936	\$719	\$4,235	\$0	\$6,740
Chandler	\$218	\$61	\$2,338	\$127	\$3,869	\$110	\$6,723
Avondale	\$775	\$119	\$1,497	\$832	\$3,171	\$0	\$6,394
Glendale (Current)*	\$655	\$195	\$936	\$719	\$3,635	\$0	\$6,140
Apache Junction (Current)	\$0	\$1,004	\$1,168	\$609	\$3,151	\$0	\$5,932
Goodyear - North	\$911	\$0	\$1,375	\$820	\$2,669	\$0	\$5,775
Maricopa (City)	\$674	\$131	\$1,207	\$496	\$2,965	\$0	\$5,473
Casa Grande	\$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	\$426	\$0	\$1,058	\$0	\$3,235	\$0	\$4,719
Buckeye - Central	\$1,060	\$289	\$1,915	\$842	\$300	\$0	\$4,406
Tempe - North	\$481	\$0	\$2,797	\$619	\$454	\$0	\$4,351
Tempe - South	\$481	\$0	\$2,797	\$619	\$356	\$0	\$4,253
Eloy	\$0	\$0	\$1,852	\$526	\$1,671	\$0	\$4,049
Fountain Hills	\$122	\$0	\$1,916	\$0	\$1,935	\$0	\$3,973
Surprise - SPA 1	\$789	\$0	\$1,845	\$385	\$0	\$235	\$3,254
Buckeye - North	\$1,060	\$289	\$684	\$842	\$300	\$0	\$3,175
Buckeye - Tartesso West	\$866	\$289	\$684	\$842	\$300	\$0	\$2,981
Apache Junction - South (Proposed)	\$0	\$982	\$0	\$1,229	\$0	\$0	\$2,211
Mesa	\$272	\$0	\$0	\$402	\$0	\$366	\$1,040

*Negotiated on a case-by-case basis as the Streets In Lieu Fee in West Glendale

Fee Comparison – Multi-Family

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Multi-Family	Fire	Library	Park	Police	Street	Other	Total
Peoria - West	\$715	\$0	\$960	\$462	\$4,525	\$0	\$6,662
Gilbert	\$607	\$0	\$3,358	\$283	\$1,761	\$651	\$6,660
Peoria - East	\$715	\$0	\$1,030	\$462	\$3,775	\$0	\$5,982
Apache Junction - North (Proposed)	\$0	\$771	\$1,993	\$965	\$1,909	\$0	\$5,638
Goodyear - South	\$728	\$0	\$1,690	\$616	\$2,582	\$0	\$5,616
Glendale West (Proposed)	\$433	\$129	\$618	\$475	\$3,602	\$0	\$5,257
Queen Creek	\$845	\$120	\$2,293	\$460	\$1,479	\$54	\$5,251
Apache Junction (Current)	\$0	\$979	\$1,138	\$594	\$2,117	\$0	\$4,828
Glendale East (Proposed)	\$433	\$129	\$618	\$475	\$3,028	\$0	\$4,683
Glendale (Current)*	\$433	\$129	\$618	\$475	\$2,819	\$0	\$4,474
Goodyear - North	\$682	\$0	\$1,030	\$616	\$2,069	\$0	\$4,397
Chandler	\$161	\$44	\$1,735	\$94	\$2,190	\$79	\$4,303
Phoenix - Northwest	\$387	\$79	\$1,026	\$220	\$2,310	\$0	\$4,022
Maricopa (City)	\$454	\$88	\$814	\$334	\$2,299	\$0	\$3,989
Phoenix - Northeast	\$413	\$79	\$927	\$236	\$2,310	\$0	\$3,965
Avondale	\$519	\$80	\$1,002	\$557	\$1,649	\$0	\$3,807
Buckeye - Central	\$828	\$225	\$1,496	\$658	\$173	\$0	\$3,380
Coolidge	\$361	\$0	\$896	\$0	\$2,070	\$0	\$3,327
Casa Grande	\$420	\$0	\$821	\$127	\$1,744	\$166	\$3,278
Tempe - North	\$323	\$0	\$1,879	\$416	\$306	\$0	\$2,924
Tempe - South	\$323	\$0	\$1,879	\$416	\$241	\$0	\$2,859
Eloy	\$0	\$0	\$1,444	\$410	\$816	\$0	\$2,670
Fountain Hills	\$94	\$0	\$1,479	\$0	\$964	\$0	\$2,537
Buckeye - North	\$828	\$225	\$534	\$658	\$173	\$0	\$2,418
Buckeye - Tartesso West	\$676	\$225	\$534	\$658	\$173	\$0	\$2,266
Surprise - SPA 1	\$481	\$0	\$1,227	\$235	\$0	\$143	\$2,086
Apache Junction - South (Proposed)	\$0	\$771	\$0	\$965	\$0	\$0	\$1,736
Mesa	\$230	\$0	\$0	\$388	\$0	\$195	\$813

*Negotiated on a case-by-case basis as the Streets In Lieu Fee in West Glendale

Fee Comparison – Industrial (500KSF)

DRAFT

Industrial/Warehouse: 500,000 Sq Ft	Fire	Library	Park	Police	Street	Other	Total
Gilbert	\$240,500	\$0	\$385,000	\$218,500	\$398,000	\$215,000	\$1,457,000
Queen Creek	\$225,000	\$29,000	\$557,500	\$122,500	\$360,000	\$13,000	\$1,307,000
Apache Junction - North (Proposed)	\$0	\$65,000	\$165,000	\$340,000	\$490,000	\$0	\$1,060,000
Apache Junction (Current)	\$0	\$60,000	\$15,000	\$135,000	\$595,000	\$0	\$805,000
Peoria - West	\$36,000	\$0	\$7,000	\$23,500	\$696,000	\$0	\$762,500
Peoria - East	\$36,000	\$0	\$7,500	\$23,500	\$580,500	\$0	\$647,500
Fountain Hills	\$50,000	\$0	\$280,000	\$0	\$315,000	\$0	\$645,000
Phoenix - Northeast	\$77,000	\$1,000	\$12,500	\$44,000	\$493,000	\$0	\$627,500
Casa Grande	\$225,000	\$0	\$60,000	\$25,000	\$290,000	\$25,000	\$625,000
Chandler	\$20,000	\$0	\$0	\$10,000	\$585,000	\$10,000	\$625,000
Phoenix - Northwest	\$72,000	\$1,000	\$13,500	\$41,000	\$493,000	\$0	\$620,500
Goodyear - South	\$204,000	\$0	\$55,000	\$166,500	\$189,000	\$0	\$614,500
Glendale West (Proposed)	\$53,000	\$4,500	\$24,000	\$58,500	\$439,000	\$0	\$579,000
Goodyear - North	\$181,000	\$0	\$11,500	\$166,500	\$151,500	\$0	\$510,500
Glendale East (Proposed)	\$53,000	\$4,500	\$24,000	\$58,500	\$369,500	\$0	\$509,500
Coolidge	\$65,000	\$0	\$121,500	\$0	\$317,500	\$0	\$504,000
Glendale (Current)*	\$53,000	\$4,500	\$24,000	\$58,500	\$317,000	\$0	\$457,000
Eloy	\$0	\$0	\$163,500	\$104,500	\$186,500	\$0	\$454,500
Apache Junction - South (Proposed)	\$0	\$65,000	\$0	\$340,000	\$0	\$0	\$405,000
Mesa	\$107,500	\$0	\$0	\$159,000	\$0	\$119,000	\$385,500
Tempe - North	\$39,500	\$0	\$109,000	\$95,500	\$107,500	\$0	\$351,500
Tempe - South	\$39,500	\$0	\$109,000	\$95,500	\$84,500	\$0	\$328,500
Maricopa (City)	\$55,000	\$1,000	\$9,000	\$42,000	\$133,500	\$0	\$240,500
Avondale	\$25,000	\$5,000	\$40,000	\$30,000	\$125,000	\$0	\$225,000
Buckeye - Central	\$85,000	\$7,000	\$41,500	\$46,000	\$13,000	\$0	\$192,500
Buckeye - North	\$85,000	\$7,000	\$18,500	\$46,000	\$13,000	\$0	\$169,500
Surprise - SPA 1	\$83,000	\$0	\$16,000	\$40,500	\$0	\$24,500	\$164,000
Buckeye - Tartesso West	\$67,500	\$7,000	\$18,500	\$46,000	\$13,000	\$0	\$152,000

*Negotiated on a case-by-case basis as the Streets In Lieu Fee in West Glendale

Fee Comparison – Commercial (100KSF)

DRAFT

Commercial/Retail: 100,000 Sq Ft	Fire	Library	Park	Police	Street	Other	Total
Peoria - West	\$114,700	\$0	\$12,700	\$74,100	\$958,700	\$0	\$1,160,200
Peoria - East	\$114,700	\$0	\$13,600	\$74,100	\$799,700	\$0	\$1,002,100
Apache Junction - North (Proposed)	\$0	\$18,000	\$45,000	\$340,000	\$507,000	\$0	\$910,000
Glendale West (Proposed)	\$78,900	\$1,900	\$9,700	\$86,700	\$653,600	\$0	\$830,800
Apache Junction (Current)	\$0	\$17,000	\$18,000	\$137,000	\$614,000	\$0	\$786,000
Glendale East (Proposed)	\$78,900	\$1,900	\$9,700	\$86,700	\$549,700	\$0	\$726,900
Maricopa (City)	\$158,800	\$1,400	\$12,900	\$121,600	\$392,000	\$0	\$686,700
Gilbert	\$69,300	\$0	\$110,900	\$62,900	\$353,900	\$61,000	\$658,000
Glendale (Current)*	\$78,900	\$1,900	\$9,700	\$86,700	\$480,600	\$0	\$657,800
Casa Grande	\$97,000	\$0	\$25,000	\$38,000	\$415,000	\$12,000	\$587,000
Goodyear - South	\$52,600	\$0	\$14,200	\$42,900	\$451,700	\$0	\$561,400
Avondale	\$78,000	\$9,000	\$54,000	\$83,000	\$331,000	\$0	\$555,000
Chandler	\$22,000	\$0	\$0	\$13,000	\$504,000	\$12,000	\$551,000
Coolidge	\$82,500	\$0	\$35,800	\$0	\$424,500	\$0	\$542,800
Queen Creek	\$111,500	\$3,900	\$74,200	\$60,800	\$263,000	\$1,800	\$515,200
Goodyear - North	\$46,700	\$0	\$2,900	\$42,900	\$362,100	\$0	\$454,600
Phoenix - Northeast	\$44,600	\$500	\$6,200	\$25,400	\$375,800	\$0	\$452,500
Phoenix - Northwest	\$41,800	\$500	\$6,800	\$23,700	\$375,800	\$0	\$448,600
Eloy	\$0	\$0	\$48,100	\$132,500	\$242,500	\$0	\$423,100
Fountain Hills	\$14,000	\$0	\$81,000	\$0	\$286,000	\$0	\$381,000
Apache Junction - South (Proposed)	\$0	\$18,000	\$0	\$340,000	\$0	\$0	\$358,000
Buckeye - Central	\$116,800	\$9,600	\$57,300	\$132,300	\$33,700	\$0	\$349,700
Buckeye - North	\$116,800	\$9,600	\$25,200	\$132,300	\$33,700	\$0	\$317,600
Buckeye - Tartesso West	\$92,700	\$9,600	\$25,200	\$132,300	\$33,700	\$0	\$293,500
Tempe - North	\$39,700	\$0	\$31,300	\$95,900	\$107,800	\$0	\$274,700
Tempe - South	\$39,700	\$0	\$31,300	\$95,900	\$84,700	\$0	\$251,600
Surprise - SPA 1	\$87,600	\$0	\$3,200	\$42,700	\$0	\$26,100	\$159,600
Mesa	\$21,500	\$0	\$0	\$31,800	\$0	\$23,800	\$77,100

*Negotiated on a case-by-case basis as the Streets In Lieu Fee in West Glendale

Fee Comparison – Office (100KSF)

DRAFT

Office & Other Services: 100,000 Sq Ft	Fire	Library	Park	Police	Street	Other	Total
Peoria - West	\$70,400	\$0	\$21,200	\$45,500	\$409,500	\$0	\$546,600
Gilbert	\$87,800	\$0	\$140,500	\$79,700	\$156,500	\$78,000	\$542,500
Peoria - East	\$70,400	\$0	\$22,700	\$45,500	\$341,600	\$0	\$480,200
Apache Junction - North (Proposed)	\$0	\$28,000	\$69,000	\$151,000	\$219,000	\$0	\$467,000
Coolidge	\$32,200	\$0	\$45,400	\$0	\$367,900	\$0	\$445,500
Chandler	\$20,000	\$0	\$0	\$11,000	\$404,000	\$8,000	\$443,000
Casa Grande	\$161,000	\$0	\$42,000	\$15,000	\$179,000	\$20,000	\$417,000
Goodyear - South	\$91,900	\$0	\$24,700	\$75,100	\$211,900	\$0	\$403,600
Glendale West (Proposed)	\$30,800	\$2,400	\$12,300	\$33,900	\$282,700	\$0	\$362,100
Apache Junction (Current)	\$0	\$22,000	\$23,000	\$53,000	\$234,000	\$0	\$332,000
Goodyear - North	\$81,600	\$0	\$5,000	\$75,100	\$169,800	\$0	\$331,500
Queen Creek	\$56,900	\$5,700	\$109,900	\$31,000	\$113,900	\$2,600	\$320,000
Glendale East (Proposed)	\$30,800	\$2,400	\$12,300	\$33,900	\$237,600	\$0	\$317,000
Buckeye - Central	\$148,300	\$12,100	\$72,700	\$51,700	\$14,600	\$0	\$299,400
Avondale	\$31,000	\$11,000	\$68,000	\$32,000	\$143,000	\$0	\$285,000
Maricopa (City)	\$62,000	\$1,700	\$16,300	\$47,500	\$149,400	\$0	\$276,900
Glendale (Current)*	\$30,800	\$2,400	\$12,300	\$33,900	\$183,100	\$0	\$262,500
Buckeye - North	\$148,300	\$12,100	\$32,000	\$51,700	\$14,600	\$0	\$258,700
Fountain Hills	\$18,000	\$0	\$103,000	\$0	\$124,000	\$0	\$245,000
Phoenix - Northeast	\$35,300	\$700	\$8,700	\$20,100	\$169,400	\$0	\$234,200
Phoenix - Northwest	\$33,000	\$700	\$9,600	\$18,800	\$169,400	\$0	\$231,500
Buckeye - Tartesso West	\$117,600	\$12,100	\$32,000	\$51,700	\$14,600	\$0	\$228,000
Eloy	\$0	\$0	\$61,100	\$51,800	\$92,400	\$0	\$205,300
Apache Junction - South (Proposed)	\$0	\$28,000	\$0	\$151,000	\$0	\$0	\$179,000
Tempe - North	\$15,500	\$0	\$39,800	\$37,500	\$44,200	\$0	\$137,000
Tempe - South	\$15,500	\$0	\$39,800	\$37,500	\$33,100	\$0	\$125,900
Surprise - SPA 1	\$49,700	\$0	\$7,400	\$24,300	\$0	\$14,800	\$96,200
Mesa	\$21,500	\$0	\$0	\$31,800	\$0	\$23,800	\$77,100

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- **Sept 22, 2021:** Kick-Off Meeting
- **Mar 22, 2022:** City Council Work Session
- **Apr TBD:** Stakeholder Outreach
- **Apr 29:** LUA & IIP - Advertise (60 days)
- **Jun 28:** LUA & IIP - Public Hearing (30 days)
- **Aug 9:** LUA & IIP - Adoption
- **Aug 10:** Development Fees - Advertise (30 days)
- **Sept 13:** Development Fees - Public Hearing (30 days)
- **Oct 25:** Development Fees - Adoption (75 days)
- **Jan 9:** Development Fees - Effective