



**Work Session on Draft Land Use Assumptions,
Infrastructure Improvements Plan, and
Preliminary Development Fees**



November 6, 2013

TischlerBise
Fiscal, Economic & Planning Consultants



Overview of Adoption Process

Round 1

- Land Use Assumptions
- Infrastructure Improvement Plans

Round 2

Development Fees

- Modify based on Round 1 input/decisions
 - Revenue projections
 - Required offsets

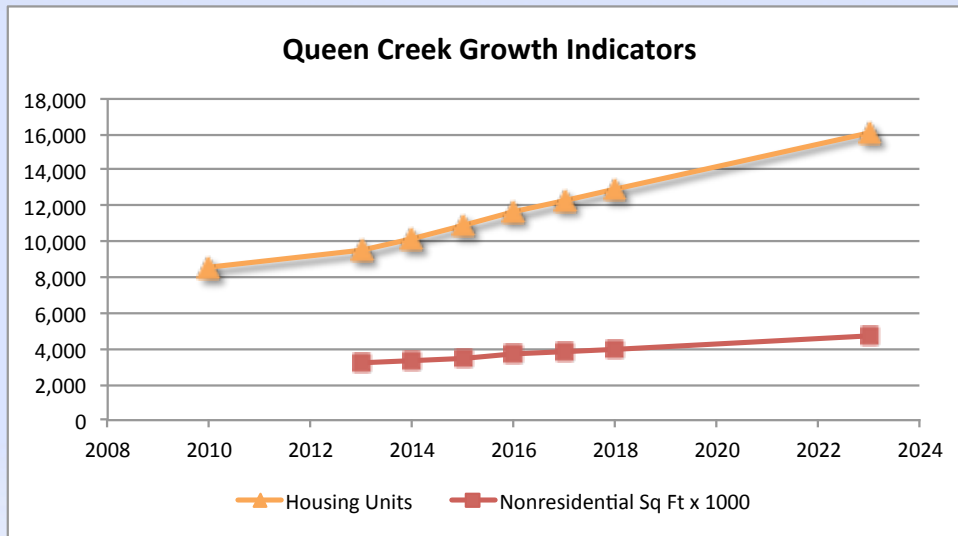
Effective by August 2014

Queen Creek Adoption Process Schedule

- November 6, 2013 work session; notice of public hearing on Land Use (LU) assumptions and Infrastructure Improvements Plan (IIP); publish draft on municipal website
 - 60 days for consensus building
- January 15, 2014 public hearing on LU & IIP
 - 30 days for consensus buildings and changes to LU & IIP
- February 19, 2014 adopt LU & IIP, provide notice of public hearing on development fees, and publish materials on website
 - 30 days for consensus building
- April 2, 2014 public hearing on fees
 - 30 days for consensus building and changes to development fees
- May 7, 2014 adopt fees
 - wait 75 days
- August 1, 2014 fees become effective

Demographic and Service Areas

- Housing unit projection provided by Town staff
- Nonresidential floor area market capture provided by the Chesapeake Group
- Converted housing units to population and nonresidential floor area to jobs
- All IIPs and fees are town-wide (one service area)



	2013 to 2018 Average Annual	
	Increase	Linear Growth Rate
Residential Units	688	7.3%
Nonresidential Sq Ft x 1000	152	4.7%

Development Fee Methods and Cost Components

<i>Type of Fee</i>	<i>Cost Recovery (past)</i>	<i>Incremental Expansion (present)</i>	<i>Plan-Based (future)</i>
<i>1. Parks & Recreation</i>	Debt Service	Mid-size Parks and Trails	
<i>2. Library</i>	Debt Service		
<i>3. Town Facilities</i>	Debt Service		
<i>4. Streets</i>	Debt Service		Lane Miles of Arterials & RR Crossing
<i>5. Police</i>		Buildings, Vehicles and Equipment	
<i>6. Fire</i>		Fire Stations & Apparatus	

Queen Creek currently collects a development fee for wastewater facilities. TischlerBise recommends switching to capacity charges for both water and wastewater facilities.

Growth Share of Debt Service in Queen Creek

- Authorized in ARS 9-463.05.R
- Parks and Recreation (\$10.2 million)
 - Desert Mountain Park
 - Land for Westside and Eastside Community Parks
 - Horseshoe Park / Equestrian Center
- Library (\$6.6 million)
- Town Facilities (\$5.6 million)
- Street Facilities (\$6.3 million)

Summary of Ten-Year Plan for Infrastructure Needed to Maintain Current LOS

➤ Parks & Recreation

- 53 acres of parks (land plus improvements \$17.6 million)
- 22,700 linear feet of trails (\$3.5 million)

➤ Police

- 34 additional vehicles or equipment items (\$0.7 million)
- 2,000 square feet of building space (\$0.6 million)

➤ Fire

- new station at Queen Creek & Signal Butte in next 5 years
- ~8,000 square feet funded by fees (\$2.2 million)
- 6 vehicles (\$1.7 million)

Queen Creek IIP for Street Facilities

<i>Project</i>	<i>FY14-15</i>	<i>FY15-16</i>	<i>FY16-17</i>	<i>FY17-18</i>	<i>FY18-19</i>	<i>5-Year Cost</i>	<i>Growth Share</i>	<i>Growth Cost</i>
Ellsworth Rd from Ocotillo to Rittenhouse	\$1,673,478	\$2,849,998	\$0	\$0	\$0	\$4,523,476	50%	\$2,262,000
Rittenhouse, West of Vestar	\$3,342,126	\$0	\$0	\$0	\$0	\$3,342,126	50%	\$1,671,000
Ocotillo UPRR Crossing	\$1,385,000	\$0	\$0	\$0	\$0	\$1,385,000	38%	\$532,000
Total	\$6,400,604	\$2,849,998	\$0	\$0	\$0	\$9,250,602	48%	\$4,465,000

Intersection improvements can be added to IIP after documenting existing LOS.

Current and Preliminary Fees

Current Residential Fee per Housing Unit

Type	Parks and Recreation	Library	Town Facilities	Streets	Police	Fire	TOTAL
Single Family Detached	\$4,325	\$1,370	\$1,218	\$631	\$704	\$693	\$8,941
Multi-family	\$2,846	\$901	\$801	\$415	\$463	\$456	\$5,882

Current Nonresidential Fee per 1,000 Square Feet of Floor Area

Type	Parks and Recreation	Library	Town Facilities	Streets	Police	Fire	TOTAL
Light Industrial	\$0	\$0	\$823	\$668	\$39	\$190	\$1,720
Commercial 100,001 Sq Ft	\$0	\$0	\$791	\$3,063	\$180	\$869	\$4,903
Office 100,001 Sq Ft	\$0	\$0	\$1,193	\$940	\$55	\$267	\$2,455

Proposed Residential Fee per Housing Unit

Units per Structure	Parks and Recreation	Library	Town Facilities	Streets	Police	Fire	TOTAL
Single Unit	\$4,161	\$761	\$475	\$1,003	\$180	\$471	\$7,051
2+ Units	\$3,064	\$560	\$349	\$700	\$132	\$347	\$5,152

Proposed Nonresidential Fee per 1,000 Square Feet of Floor Area

Type	Parks and Recreation	Library	Town Facilities	Streets	Police	Fire	TOTAL
Industrial	\$0	\$0	\$341	\$340	\$32	\$410	\$1,123
Commercial	\$0	\$0	\$295	\$1,246	\$132	\$355	\$2,028
Office/Other Services	\$0	\$0	\$289	\$539	\$51	\$347	\$1,226

Residential Fee Increase / (Decrease)

Units per Structure	Parks and Recreation	Library	Town Facilities	Streets	Police	Fire	TOTAL	% Change
Single Unit	(\$164)	(\$609)	(\$743)	\$372	(\$524)	(\$222)	(\$1,890)	-21%
2+ Units	\$218	(\$341)	(\$452)	\$285	(\$331)	(\$109)	(\$730)	-12%

Nonresidential Fee Increase / (Decrease)

Type	Parks and Recreation	Library	Town Facilities	Streets	Police	Fire	TOTAL	% Change
Industrial	\$0	\$0	(\$482)	(\$328)	(\$7)	\$220	(\$597)	-35%
Commercial	\$0	\$0	(\$496)	(\$1,817)	(\$48)	(\$514)	(\$2,875)	-59%
Office/Other Services	\$0	\$0	(\$904)	(\$401)	(\$4)	\$80	(\$1,229)	-50%