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DRAFT LAND USE ASSUMPTIONS AND INFRASTRUCTURE IMPROVEMENT PLAN

TOWN OF QUEEN CREEK

Date: February 28, 2024

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TOWN OF QUEEN CREEK

DRAFT LAND USE ASSUMPTIONS AND INFRASTRUCTURE IMPROVEMENT PLAN

Prepared for:

Town of Queen Creek

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Queen Creek, AZ 85142

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I EXECUTIVE SUMMARY

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA was retained by the Town of Queen Creek (the "Town") to update the demographic projections and planned facilities lists that will be included in the Town's Land Use Assumptions ("LUA") and Infrastructure Improvement Plan ("IIP") and used as the basis for calculating the updated Development Impact Fees ("DIFs") for Police, Fire, Parks and Trails, and Streets. This Land Use Assumptions and Infrastructure Improvement Plan (the "Study") is intended to comply with Arizona Revised Statute ("ARS") §9-463.05 by identifying additional public facilities required by new residential and non-residential development ("Future Facilities") and determining the level of fees that may be imposed to pay the costs of the Future Facilities. Once the LUA and IIP have been approved by Town Council, the fee amounts that will finance facilities at LOS required by each of these Town departments as necessary to meet the needs of new development through the 10-year development period (the "10-Year Horizon") will be calculated and published.

A Organization of the Study

The Study is organized as follows:

- Section I – Executive Summary;
- Section II – Introduction of the Study, including a brief description of the Town and background information on the LUA and IIP update;
- Section III – Overview of the legal requirements;
- Section IV – Discussion of land use assumptions, including projected new residential and non-residential development and demand variables such as future population, extrapolated through the 10-Year Horizon and build-out; and
- Section V – Overview of the IIP for the Police, Fire, Parks and Trails, and Streets categories and description of the Future Facilities needed to serve new residential development that are eligible for funding by the DIFs, including estimated costs, net costs to the Town, and costs attributable to new development.

B Changes in Proposed Methodology from Prior Study

Table ES-1 summarizes the methodologies used in the current fee study. Table ES-2 summarizes the proposed methodology that DTA recommends be used to calculate the DIFs once the LUA and IIP have been approved.

Table ES-1: Current Fee Methodology (by Fee Category Type)

Fee Category	Methodology	Basis of Methodology
Police	Buy-In	Asset List
Fire	Buy-In	Asset List
Parks and Trails	Incremental	Needs List
Streets	Plan-Based Average Cost	Existing Standard and Needs List

Table ES-2: Proposed Fee Methodology (by Fee Category Type)

Fee Category	Methodology	Basis of Methodology
Police	Plan-Based	Needs List
Fire		
Parks and Trails		
Streets		

C IIP Overview

The following tables provide a summary of the IIP costs and estimated growth vs. non-growth share for each of the four (4) fee categories. Please see Section V for additional detail related to the IIP. To determine the allocation to growth vs. non-growth for Police, Fire, and Parks and Trails, DTA follows the steps outlined below for both existing and projected Equivalent Dwelling Units ("EDUs"). For Streets, the same steps are followed but for average daily trips rather than EDUs:

- Calculate the number of Persons Served. See Section IV for details on the Persons Served calculation.
- Calculate the Persons Served per unit and per 1,000 sq. ft.:
  - Persons Served per Unit equals population divided by the number of units for each residential land use category.
  - Persons Served per 1,000 sq. ft equals number of Persons Served divided by (the number of non-residential sq. ft. divided by 1,000) for each non-residential land use category.
- Calculate the total EDUs per unit or per 1,000 sq. ft., which, for each land use category, equals the Persons Served per unit or per 1,000 sq. ft. for the specific land use category, divided by the Persons Served per unit for the Single-Family land use category.
- Calculate the total number of EDUs, which equals the EDUs per unit or per 1,000 sq. ft. multiplied by the number of units or non-residential square feet for each respective land use category.

- Divide the existing EDUs by the total number of EDUs (existing + new) to determine the percentage of costs allocated to non-growth (existing) and the projected EDUs by the total number of EDUs (existing + new) to determine the percentage of costs allocated to growth (new).

Tables ES-3, ES-4, and ES-5 below illustrate the EDU calculation (Police, Fire, and Parks and Trails) and the average daily trip calculation (Streets) used to determine these percentages, and how those percentages are applied to the costs identified in the IIP. Additional detail illustrating the steps above can be found in Section IV.

Table ES-3: Summary of Growth vs. Non-Growth Share of Costs

Development	EDUs	Percentage of Cost Allocated	Average Daily Trips	Percentage of Cost Allocated
Existing Development [1]	31,374	53.99%	422,373	53.67%
New Development (Build-Out) [2]	26,731	46.01%	364,647	46.33%
Total	**58,106**	**100.00%**	**787,021**	**100.00%**

Notes:

1. For existing EDU calculations, please refer to Tables 4 and 5 in Section IV.
2. For projected EDU calculations, please refer to Tables 12 and 13 in Section IV.

Table ES-4: Allocation of Infrastructure Improvement Plan Costs (by Fee Category Type) [1]

Fee Type	Total Infrastructure	Growth ($)	Growth (%)	Non-Growth ($)	Non-Growth (%)
Police	$144,054,066	$66,272,087	46.01%	$77,781,979	53.99%
Fire	$67,940,891	$31,256,214	46.01%	$36,684,677	53.99%
Parks and Trails [2]	$146,447,366	$67,373,126	46.01%	$79,074,241	53.99%
Streets	$211,431,896	$97,961,973	46.33%	$113,469,923	53.67%
Total	**$569,874,219**	**$262,863,399**	-	**$307,010,820**	-

Notes:

1. Figures may not sum due to rounding.
2. Reflects the impact fee-eligible costs, pursuant to ARS §9-463.05.

Table ES-5: Allocation of Infrastructure Improvement Plan Cost Summary

10-Year Total Infrastructure Needs	
Growth (46.13%)	$262,863,399
Non-Growth (53.87%)	$307,010,820
Total	**$569,874,219**

II INTRODUCTION

The Town of Queen Creek (the "Town") was incorporated on Sept. 5, 1989, and was founded on a deep-rooted history in agriculture. The community's founding families were drawn to this portion of the Sonoran Desert, known as Rittenhouse, in the early 1900s to farm cotton, corn, and potatoes. The fertile valley below the San Tan Mountains offered safe haven for the early Indian communities and the homesteaders who farmed and ranched along Queen Creek Wash. Citrus, cotton, pecans, vegetables, and other crops still provide for area families, and the wash is a key element in the Town's plan for future recreational trails and open space.

Queen Creek is located primarily in Maricopa County, with eastern portions of the Town in Pinal County, and is located within 10 minutes of Phoenix-Mesa Gateway Airport and 45 minutes of Sky Harbor International Airport. The Town's planning area is bordered to the north by the Town of Mesa, to the west by the Town of Gilbert, to the northeast by the Town of Apache Junction planning area, and to the southeast by the Town of Florence planning area. The east is bordered by an unincorporated area of Pinal County, San Tan Valley, and the south is bordered by San Tan Mountain Regional Park, a 10,200-acre park managed by Maricopa County.

In 1990, just after the Town incorporated, Queen Creek's population was just over 2,500. The next 10 years experienced a relatively rapid growth rate, with the Town's population escalating significantly by 2010. The Great Recession tempered growth for several years, but by 2015, Queen Creek was one of the fastest growing communities in Arizona. The Town's population continued to increase at a steady, manageable pace, and now has an estimated population of 76,500 as of 2023.

To adequately plan for new residential and non-residential development and identify the public facilities and costs to the Town associated with providing necessary public services to new development, DTA was retained by the Town to prepare an updated Land Use Assumptions ("LUA") and Infrastructure Improvement Plan ("IIP") for the following fee categories: Police, Fire, Parks and Trails, and Streets. This Study updates elements of the LUA and IIP prepared in 2019 by Willdan Financial Services and is intended to comply with Arizona Revised Statute ("ARS") §9-463.05, which was enacted by the State of Arizona on January 1, 2012. ARS §9-463.05 requires that the LUA and IIP be updated every 5 years and must identify projections of changes in land uses and demographics, as well as the public facilities required by new residential and non-residential development ("Future Facilities") over a 10-year period. Once the LUA and IIP have been approved by Town Council, DTA will determine the level of fees that may be imposed to pay the costs of the Future Facilities. This iteration of the Study will address the LUA and IIP components required by the statute, with the DIF update to come at a later date.

Pursuant to ARS §9-463.05, the costs for necessary public services made necessary by new development shall be based on the same level of service ("LOS") provided to existing development in the service area. The Future Facilities and associated construction costs are identified in Section V. All residential and non-residential development may be required to pay its "fair share" of the cost of the Future Facilities through the DIF program. The following items will be addressed in this iteration of the Study:

- **Land Use Assumptions** : Identification of future growth that represents the increased demand for public facilities; and
- **Infrastructure Improvement Plan and Costs** : Identification of the public facilities required to support the new development and the costs of such facilities.

The next iteration of this Study will include the following information:

- **Cost Allocation** : Allocation costs per EDU; and
- **Fee Schedule** : Fee calculation per residential unit or per non-residential square foot.

III LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEES

The levy of DIFs is one authorized method of financing the public facilities necessary to mitigate the impacts of new development. The Arizona statute governing the imposition and collection of DIFs is ARS §9-463.05, which states that a municipality must update the LUA and IIP at least every 5 years, with the initial five-year period beginning on the day the IIP is adopted. Additionally, "a municipality may assess development fees to offset costs to the municipality associated with providing necessary public services to a development, including the costs of infrastructure, improvements, real property, engineering, and architectural services, financing and professional services required for the preparation or revision of a development fee pursuant to this section, including the relevant portion of the infrastructure improvement plan."

Before a DIF program is adopted or amended, ARS §9-463.05 requires that the governing body of a municipality adopt an update to the LUA and IIP for the designated service area. The municipality is also required to conduct a public hearing on the LUA and IIP a minimum of thirty (30) days prior to the adoption or update of the plan. The municipality must release the plan to the public and include the following information:

- LUA;
- The time period of the projections;
- A description of the necessary public services included in the IIP; and
- A map of the service area to which the LUA apply.

The documents used to prepare the LUA and IIP must be available to the public and public notice must be given at least sixty (60) days before the public hearing. ARS §9-463.05 also requires that the LUA and IIP be approved or disapproved within sixty (60) days after the public hearing on the LUA and IIP and at least thirty (30) days before the public hearing on the DIF study.

Pursuant to ARS §9-463.05 and the Town's Municipal Code Section 7-7-8, for each necessary public service that is the subject of a DIF, the IIP shall:

- Specify the categories of necessary public services for which the Town will impose a DIF.
- Define and provide a map of the service area that demonstrates a substantial nexus between the capital facilities to be provided in the service area and the service units to be served by those capital facilities.
- Identify and describe the LUAs upon which the IIP is based.
- Analyze and identify the existing LOS provided by the Town to existing service units for each category of necessary public services.

- Identify the LOS to be provided by the Town for each category of necessary public services based on the relevant LUA and any established Town standards or policies related to required LOS.
- Analyze and identify the existing capacity of the capital facilities in each service area, the utilization of those capital facilities by existing service units, and the available excess capacity of those capital facilities to serve new service units including any existing or planned commitments or agreements for the usage of such capacity. The IIP shall additionally identify any changes or upgrades to existing capital facilities that will be needed to achieve or maintain the planned LOS to existing service units, or to meet new safety, efficiency, environmental, or other regulatory requirements for services provided to existing service units.
- Identify any grandfathered facilities and the impact thereof on the need for necessary public services in each affected service area.
- Estimate the total number of existing and future service units based on the Town's LUA and projected new service units.
- Provide a summary table or tables describing the LOS for each category of necessary public services by relating the required capital facilities to service units in the service Area, and identifying the applicable service units factor associated with each category of development.
- Analyze and identify the projected utilization of any available excess capacity in existing capital facilities, and all new or expanded capital facilities that will be required to provide and maintain the planned LOS, as a result of the new projected service units, for a period not to exceed 10 years.
- Estimate the total cost of any available excess capacity and/or new or expanded capital facilities that will be required to serve new service units, including costs of land acquisition, improvements, engineering and architectural services, studies leading to design, design, construction, financing, and administrative costs, as well as projected costs of inflation. Such total costs shall not include costs for ongoing operation and maintenance of capital facilities, nor for replacement of capital facilities to the extent that such replacement is necessary to serve existing service units. If the IIP includes changes or upgrades to existing capital facilities that will be needed to achieve or maintain the planned LOS to existing service units, or to meet new regulatory requirements for services provided to existing service units, such costs shall be identified and distinguished in the IIP.
- Forecast the revenues from taxes, fees, assessments or other sources that will be available to fund the new or expanded capital facilities identified in the IIP, which shall include estimated state-shared revenue, highway users revenue, federal revenue, ad valorem property taxes, construction contracting or similar excise taxes and the capital recovery portion of utility fees attributable to development based on

the approved land use assumptions. The IIP shall additionally estimate the time required to finance, construct, and implement the new or expanded capital facilities.

- Calculate required offsets by:
  - Setting aside a portion of the Town's construction sales tax to be used exclusively for the capital costs of necessary public services;
  - Calculating the excess portion, which shall be the portion of any construction contracting, or similar excise tax rate that exceeds the percentage amount of the transaction privilege tax rate that is imposed on the majority of other transaction privilege tax classifications in the Town;
  - Depositing the excess portion into a separate fund, the proceeds of which shall be used only for the capital cost of necessary public services; and
  - Taking into account the reserved amounts when calculating development fees.
- Calculate the plan-based cost per service unit by dividing the total projected costs to provide capital facilities to new service units into the number of new service units projected over a period not to exceed ten years, considering the specific service units factor(s) associated with such service units for each category of necessary public services and taking into account the reserved amounts calculated.

IV LAND USE ASSUMPTIONS

Pursuant to ARS §9-463.05, implementation of updated DIFs requires documentation of Land Use Assumptions ("LUA"), which includes "…projections of changes in land uses, densities, intensities, and population for a specified service area over a period of at least 10 years and pursuant to the general plan of the municipality." In order to determine the public facilities needed to serve new development as well as establish fee amounts to fund such facilities, DTA used projections of future population and development within the Town provided by provided by the Town from sources including the Maricopa Association of Governments ("MAG") Traffic Analysis Zones ("TAZ"), the Nielsen Company, the U.S. Census, and CoStar, a leading real estate software platform. DTA categorized developable residential land uses as Single-Family or Multi-Family. Developable non-residential land uses within the Town are categorized as Commercial, Office, and Industrial. Additional details are included in Table 1 on the following page.

In the next iteration of this Study, DTA will establish fees for the five (5) land use categories detailed on the following page to acknowledge the difference in impacts resulting from various land uses and to make the resulting fee program implementable. There are many methods or ways of calculating fees, but they are all based on determining the cost of needed improvements and assigning those costs equitably to various types of development. Each of the fee calculations employs the concept of an Equivalent Dwelling Unit ("EDU") to allocate benefit among the five (5) land use classes across the four (4) facility types addressed in this Study. EDUs are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit for each type of public facility. Importantly, for many of the facilities considered in this Fee Study, EDUs are calculated based on the number of residents, employees, and visitors ("Persons Served") generated by each land use class. For other facilities, different measures, such as number of trips, more accurately represent the benefit provided to each land use class. The EDU/average daily trip methodology is appropriate because it allows DTA to determine each land use type's proportionate demand, benefit, and impact and allocate the costs accordingly.

Table 1: Summary of Land Use Categories

Land Use Classification Fee Study	Definition
Single-Family	Includes Single-Family homes
Multi-Family	Includes buildings with attached residential units, including apartments, town homes, condominiums, and all other residential units not classified as Single-Family.
Commercial	Includes but is not limited to buildings used as the following: ▪ Retail; ▪ Service-oriented business activities, such as wineries/vineyards, and car washes; ▪ Department stores, discount stores, furniture/appliance outlets, home improvement centers; ▪ Entertainment centers; and ▪ Sub-regional and regional shopping centers.
Office	Includes but is not limited to buildings used as the following: ▪ Business/professional/administrative offices; ▪ Animal hospitals/kennels/pounds; ▪ Banks and credit unions; and ▪ Professional medical offices and hospitals
Industrial	Includes, but is not limited to, buildings used as the following: ▪ Light manufacturing, warehouse/distribution, wholesaling; ▪ Large-scale warehouse commercial; ▪ Self-storage facilities; and ▪ Other uses.

Data provided by the Town and CoStar were used to estimate the number of housing units and non-residential building square feet to be built within the Town. These estimates were verified against data provided by MAG, the Town of Queen Creek's 2018 General Plan (updated January 2024), and other sources.

Notably, DTA attempted to utilize metrics (e.g., average household size) that standardized existing demographics with the projections provided by the Town, because future residents, employees, and visitors will create additional demand for facilities that cannot be adequately served by existing public facilities.

As of 2023, the Town's population was 76,500, with 23,887 single-family dwelling units and 2,879 multi-family dwelling units. Tables 2 and 3 on the following page summarize the incremental development project through the 10-Year Horizon.

Table 2: Incremental Development Projections

Development	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Single-Family (Units)	800	1,060	1,250	1,530	1,593	1,477	1,244	1,022	985	955
Multi-Family (Units)	686	240	253	536	436	460	496	322	400	260
Commercial (1,000 sq. ft.)	229	229	229	229	229	229	229	229	229	229
Office (1,000 sq. ft.)	72	72	72	72	72	72	72	72	72	72
Industrial (1,000 sq. ft.)	31	31	31	31	31	31	31	31	31	31

Table 3: Incremental Development Summary

Development	10-Year Total
Single-Family (Units)	11,916
Multi-Family (Units)	4,089
Commercial (1,000 sq. ft.)	2,290
Office (1,000 sq. ft.)	720
Industrial (1,000 sq. ft.)	310

By the end of the 10-Year Horizon, the Town's population is anticipated to grow by 51,800 residents, representing an additional 11,916 single-family units and 4,089 multi-family units, with a projected additional 3,317,670 square feet of non-residential development.

The following sections summarize the existing and future development figures that will be used in calculating the DIFs in the next iteration of this Study.

A.1 Existing Development for Land Use Categories

DTA has updated the existing land use assumptions, including single-family and multi-family population and housing units, as well as commercial, office, and industrial employees and square footage. The figures presented in Tables 4 and 5 on the following page reflect these assumptions ("Existing Development") and represent DTA's recent effort in updating the Town's LUA.

Table 4: Persons Served Calculation for Existing Development as of 2023

Land Use	Residents	Employees	Visitors [2]	Persons Served [3]
Single-Family [1]	69,535	-	-	69,535
Multi-Family [1]	6,965	-	-	6,965
Commercial	-	8,095	161,136	12,104
Office	-	3,143	9,907	2,067
Industrial	-	1,251	656	658
Total	**76,500**	**12,489**	**171,699**	**91,330**

Notes:

1. Existing residential units and population figures are based on numbers provided by Town staff.
2. Number of visitors is based on trip generation rates of 37.75, 9.74, and 4.96 for Commercial, Office, and Industrial, respectively. Additionally, the calculation assumes persons per trip factors of 1.96, 1.86, and 1.24 for Commercial, Office, and Industrial, respectively.
3. Persons served equals residents plus 50% of employees plus 5% of visitors.

Table 5: EDU Calculation for Existing Development

Land Use	Persons Served	Persons Served per Unit/per 1,000 Sq. Ft. [1]	EDUs per Unit/per 1,000 Non-Res. SF	Housing Units	Square Footage [2]	Total Number of EDUs
Single-Family	69,535	2.91	1.00	23,887	-	23,887
Multi-Family	6,965	2.42	0.83	2,879	-	2,393
Commercial	12,104	2.65	0.91	-	4,574,427	4,158
Office	2,067	1.43	0.49	-	1,440,725	710
Industrial	658	1.06	0.36	-	620,140	226
Total	**91,330**	**-**	**-**	**26,766**	**6,635,292**	**31,374**

Notes:

1. Persons per residential unit and employees per 1,000 square feet were determined by DTA using the Nielsen Company and data provided by the Town.
2. Existing non-residential square footage for the Town was determined using the CoStar Real Estate Software Platform.

According to information provided by the Town, there are 69,535 existing Single-Family and 6,965 existing Multi-Family residents residing within the Town. DTA used demographic information provided by the Town, the Maricopa Association of Governments ("MAG") Traffic Analysis Zones ("TAZ"), and the U.S. Census, which assumes Townwide resident-per-unit factors of 2.91 and 2.42 per Single-Family and Multi-Family unit, respectively. Therefore, the Townwide population is comprised of

76,500 residents living in a total of 23,887 Single-Family and 2,879 Multi-Family homes, respectively.

In terms of Town non-residential property, DTA utilized information from CoStar, a leading commercial real estate database, to calculate estimates of 4,574,427 square feet of existing Commercial development, 1,440,725 square feet of existing Office development, and 620,140 square feet of existing Industrial development within the Town.

DTA has also utilized non-residential demographic information provided by the Nielsen Company, which assumes 8,095 Commercial employees, 3,143 Office employees, and 1,251 Industrial employees Townwide. Using these estimates, DTA derived employees-per-thousand-square-foot factors of 2.65, 1.43, and 1.06 for Commercial, Office, and Industrial, respectively.

Importantly, for many of the facilities considered in this Fee Study, EDUs are calculated based on the number of Persons Served generated by each land use class. Please see Section IV for additional information regarding EDUs. Persons Served equals residents plus 50% of employees plus 5% of visitors, which generally suggests that a resident benefits from services 24 hours a day, an employee benefits from services 12 hours a day, and a visitor would frequent an establishment for approximately an hour per day. In other words, a resident has twice the fiscal impact of an employee and nearly twenty times the impact of a visitor and captures the reduced LOS demanded by employees and visitors. For existing Persons Served estimates, please reference Table 4 above.

A.2 Future Development for New Land Use Categories (10-Year Horizon)

DTA has updated the projected land use assumptions, including single-family and multi-family population and housing units, as well as commercial, office, and industrial employees and square footage. The figures presented in Tables 6 and 7 on the following page reflect these assumptions over the 10-Year Horizon.

Table 6: Persons Served Calculation for 10-Year Horizon

Land Use	Residents	Employees	Visitors [1]	Persons Served [2]
Single-Family	111,407	-	-	111,407
Multi-Family	16,893	-	-	16,893
Commercial	-	12,143	241,704	18,156
Office	-	4,715	14,861	3,100
Industrial	-	1,877	984	987
Total	**128,300**	**18,734**	**257,550**	**150,544**

Notes:

1. Number of visitors is based on trip generation rates of 37.75, 9.74, and 4.96 for Commercial, Office, and Industrial, respectively. Additionally, the calculation assumes persons per trip factors of 1.96, 1.86, and 1.24 for Commercial, Office, and Industrial, respectively.
2. Persons served equals residents plus 50% of employees plus 5% of visitors.

Table 7: EDU Calculation for 10-Year Horizon

Land Use	Persons Served	Persons Served per Unit/per 1,000 Sq. Ft. [1]	EDUs per Unit/per 1,000 Non-Res. SF	Housing Units	Square Footage [2]	Total Number of EDUs
Single-Family	111,407	3.11	1.00	35,803	-	35,803
Multi-Family	16,893	2.42	0.78	6,968	-	5,429
Commercial	18,156	2.65	0.85	-	6,861,657	5,835
Office	3,100	1.43	0.46	-	2,161,093	996
Industrial	987	1.06	0.34	-	930,212	317
Total	**150,544**	**-**	**-**	**42,771**	**9,952,962**	**48,381**

Notes:

1. Persons per residential unit and employees per 1,000 square feet were determined by DTA using the Nielsen Company and data provided by the Town.
2. Existing non-residential square footage for the Town was determined using the CoStar Real Estate Software Platform.

The projected population was generated by using the annual growth rates provided by the Town and applying the growth rate to the 10-Year Horizon to generate the projected unit total. The projected non-residential square footage was determined by DTA based on data provided by the Nielsen Company, MAG, and CoStar.

Based on population and growth trend projections provided by the Town, DTA estimates 111,407 future Single-Family and 16,893 future Multi-Family residents residing within the Town by the end of the 10-Year Horizon. DTA used demographic information provided by the Town, the Maricopa Association of Governments

("MAG") Traffic Analysis Zones ("TAZ"), and the U.S. Census, which assumes Townwide resident-per-unit factors by the end of the 10-Year Horizon of 3.11 and 2.42 per Single-Family and Multi-Family unit, respectively. Therefore, the Townwide population is anticipated to be comprised of 128,300 residents living in a total of 35,803 Single-Family and 6,968 Multi-Family homes, respectively.

In terms of Town non-residential property, DTA utilized information provided by the Town to calculate estimates of 6,861,657 square feet of future Commercial development, 2,161,093 square feet of future Office development, and 930,212 square feet of future Industrial development within the Town by the end of the 10-Year Horizon.

DTA also estimates 12,143 Commercial employees, 4,715 Office employees, and 1,877 Industrial future employees Townwide by the end of the 10-Year Horizon.

A.3 Future Development for New Land Use Categories (Build-Out)

DTA has also updated the projected land use assumptions through the build-out period ("Build-Out"), as shown in Tables 8 and 9 below.

Table 8: Persons Served Calculation through Build-Out

Land Use	Residents	Employees	Visitors [1]	Persons Served [2]
Single-Family	132,474	-	-	132,474
Multi-Family	19,899	-	-	19,899
Commercial	-	14,977	298,125	22,395
Office	-	5,815	18,330	3,824
Industrial	-	2,315	1,214	1,218
Total	**152,373**	**23,106**	**317,669**	**179,810**

Notes:

1. Number of visitors is based on trip generation rates of 37.75, 9.74, and 4.96 for Commercial, Office, and Industrial, respectively. Additionally, the calculation assumes persons per trip factors of 1.96, 1.86, and 1.24 for Commercial, Office, and Industrial, respectively.
2. Persons served equals residents plus 50% of employees plus 5% of visitors.

Table 9: EDU Calculation through Build-Out

Land Use	Persons Served	Persons Served per Unit/per 1,000 Sq. Ft. [1]	EDUs per Unit/per 1,000 Non-Res. SF	Housing Units	Square Footage [2]	Total Number of EDUs
Single-Family	132,474	3.09	1.00	42,902	-	42,902
Multi-Family	19,899	2.57	0.83	7,754	-	6,444
Commercial	22,395	2.65	0.86	-	8,463,366	7,253
Office	3,824	1.43	0.46	-	2,665,555	1,238
Industrial	1,218	1.06	0.34	-	1,147,350	394
Total	**179,810**	**-**	**-**	**50,656**	**12,276,271**	**58,232**

Notes:

1. Persons per residential unit and employees per 1,000 square feet were determined by DTA using the Nielsen Company and data provided by the Town.
2. Existing non-residential square footage for the Town was determined using the CoStar Real Estate Software Platform.

The projected Build-Out population was generated by using the annual growth rates provided by the Town and applying the growth rate to the Build-Out period (FYs 2024-2040) to generate the projected unit total. The projected non-residential square footage was determined by DTA based on data provided by the Nielsen Company, MAG, and CoStar.

Based on population and growth trend projections provided by the Town, DTA estimates 132,474 future Single-Family and 19,899 future Multi-Family residents residing within the Town by Build-Out. DTA used demographic information provided by the Town, the Maricopa Association of Governments ("MAG") Traffic Analysis Zones ("TAZ"), and the U.S. Census, which assumes Townwide resident-per-unit factors at Build-Out of 3.09 and 2.57 per Single-Family and Multi-Family unit, respectively. Therefore, the Townwide population is anticipated to be comprised of 152,373 residents living in a total of 42,902 Single-Family and 7,754 Multi-Family homes, respectively.

In terms of Town non-residential property, DTA utilized information provided by the Town to calculate estimates of 8,463,366 square feet of future Commercial development, 2,665,555 square feet of future Office development, and 1,147,350 square feet of future Industrial development within the Town by Build-Out.

DTA also estimates 14,977 Commercial employees, 5,815 Office employees, and 2,315 Industrial future employees Townwide by Build-Out.

Tables 10 and 11 on the following page provide the calculation for the projected new EDUs over the 10-Year Horizon.

Table 10: Projected New Persons Served Calculation (10-Year Horizon)

Land Use	Residents	Employees	Visitors [1]	Persons Served [2]
Single-Family	41,872	-	-	41,872
Multi-Family	9,928	-	-	9,928
Commercial	-	4,048	80,569	6,052
Office	-	1,572	4,954	1,033
Industrial	-	626	328	329
Total	**51,800**	**6,245**	**85,850**	**59,215**

Notes:

1. Number of visitors is based on trip generation rates of 37.75, 9.74, and 4.96 for Commercial, Office, and Industrial, respectively. Additionally, the calculation assumes persons per trip factors of 1.96, 1.86, and 1.24 for Commercial, Office, and Industrial, respectively.
2. Persons served equals residents plus 50% of employees plus 5% of visitors.

Table 11: Projected New EDU Calculation (10-Year Horizon)

Land Use	Persons Served	Persons Served per Unit/per 1,000 Sq. Ft.	EDUs per Unit/per 1,000 Non-Res. SF	Housing Units	Square Footage	Total Number of EDUs
Single-Family	41,872	3.51	1.00	11,916	-	11,916
Multi-Family	9,928	2.43	0.69	4,089	-	2,825
Commercial	6,052	2.65	0.75	-	2,287,230	1,722
Office	1,033	1.43	0.41	-	720,368	294
Industrial	329	1.06	0.30	-	310,072	94
Total	**59,215**	**-**	**-**	**16,005**	**3,317,670**	**16,851**

Tables 12 and 13 on the following page provide the calculation for the projected new EDUs through Build-Out.

Table 12: Projected New Persons Served Calculation (Build-Out)

Land Use	Residents	Employees	Visitors [1]	Persons Served [2]
Single-Family	62,939	-	-	62,939
Multi-Family	12,934	-	-	12,934
Commercial	-	6,882	136,989	10,290
Office	-	2,672	8,423	1,757
Industrial	-	1,064	558	560
Total	**75,873**	**10,617**	**145,970**	**88,480**

Notes:

1. Number of visitors is based on trip generation rates of 37.75, 9.74, and 4.96 for Commercial, Office, and Industrial, respectively. Additionally, the calculation assumes persons per trip factors of 1.96, 1.86, and 1.24 for Commercial, Office, and Industrial, respectively.
2. Persons served equals residents plus 50% of employees plus 5% of visitors.

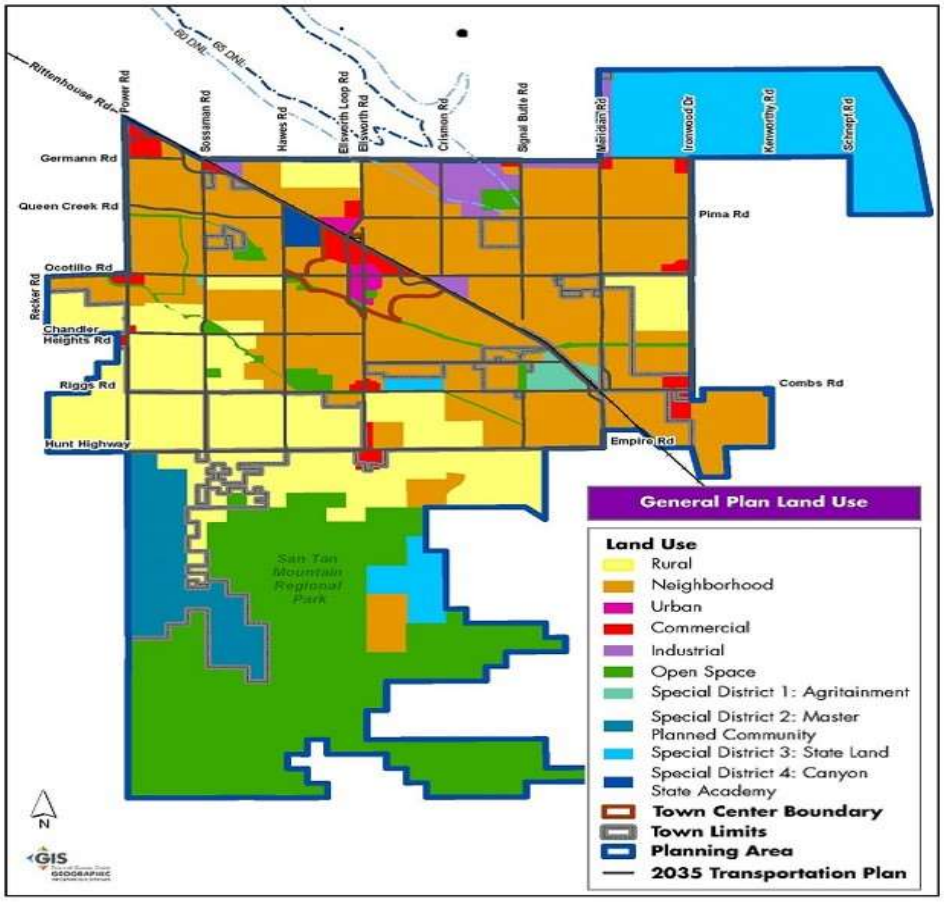
Table 13: Projected New EDU Calculation (Build-Out)

Land Use	Persons Served	Persons Served per Unit/per 1,000 Sq. Ft.	EDUs per Unit/per 1,000 Non-Res. SF	Housing Units	Square Footage	Total Number of EDUs
Single-Family	62,939	3.31	1.00	19,015	-	19,015
Multi-Family	12,934	2.65	0.80	4,875	-	3,908
Commercial	10,290	2.65	0.80	-	3,888,939	3,109
Office	1,757	1.43	0.43	-	1,224,830	531
Industrial	560	1.06	0.32	-	527,210	169
Total	**88,480**	**-**	**-**	**23,890**	**5,640,980**	**26,731**

A.4 Service Area

ARS §9-463.05 requires the identification of the service area for which the fee will be applied. The Town intends to assess all DIFs using a Townwide system, as opposed to individual service areas, as shown in Figure 1 on the following page.

Figure 1: Townwide Service Area



A.5 EDU Projections

Since nearly all the facilities proposed to be financed by the levy of DIFs will serve both residential and non-residential property, DTA projected the number of future EDUs based on the number of residents or employees generated by each land use class. The EDU projections for each land use type are shown in Tables 14, 15, and 16 on the following page.

The calculations used to determine Persons Served per unit/per 1,000 sq. ft. and EDUs per unit or per 1,000 sq. are described below.

- Persons Served per Unit equals population divided by the number of units for each residential land use category;

- Persons Served per 1,000 sq. ft equals number of Persons Served divided by (the number of non-residential sq. ft. divided by 1,000) for each non-residential land use category; and
- EDUs per unit or per 1,000 sq. ft. for each land use category equals the Persons Served per unit or per 1,000 sq. ft. for the specific land use category, divided by the Persons Served per unit for the Single-Family land use category, as shown below.

Persons Served figures are derived from Tables 8, 10, and 12.

Table 14: Existing EDUs per Land Use Type [1]

Land Use Type	Persons Served per Unit/ per 1,000 Non-Res. SF [A] [2]	EDUs per Unit/per 1,000 Non-Res. SF [A]/2.91
Single-Family	2.91	1.00
Multi-Family	2.42	0.83
Commercial	2.65	0.91
Office	1.43	0.49
Industrial	1.06	0.36

Notes:

1. **Source**: The Town, the Maricopa Association of Governments ("MAG") Traffic Analysis Zones ("TAZ"), and the U.S. Census.
2. See Tables 8 and 9 for calculation of Persons Served.

Table 15: EDUs per Land Use Type (10-Year Projections) [1]

Land Use Type	Persons Served per Unit/ per 1,000 Non-Res. SF [A] [2]	EDUs per Unit/per 1,000 Non-Res. SF [A]/3.11
Single-Family	3.11	1.00
Multi-Family	2.42	0.78
Commercial	2.65	0.85
Office	1.43	0.46
Industrial	1.06	0.34

Notes:

1. **Source**: The Town, the Maricopa Association of Governments ("MAG") Traffic Analysis Zones ("TAZ"), and the U.S. Census.
2. See Tables 10 and 11 for calculation of Persons Served.

Table 16: EDUs per Land Use Type (Build-Out Projections) [1]

Land Use Type	Persons Served per Unit/ per 1,000 Non-Res. SF [A] [2]	EDUs per Unit/per 1,000 Non-Res. SF [A]/3.09
Single-Family	3.09	1.00
Multi-Family	2.57	0.83
Commercial	2.65	0.86
Office	1.43	0.46
Industrial	1.06	0.34

Notes:

1. **Source**: The Town, the Maricopa Association of Governments ("MAG") Traffic Analysis Zones ("TAZ"), and the U.S. Census.
2. See Tables 12 and 13 for calculation of Persons Served.

Tables 17 and 18 below show total existing and projected EDUs/Average Daily Trips by facility type that will be used in the next iteration of this Study that calculates the DIFs.

Table 17: EDUs (10-Year Projections)

Facility Type	Service Factor	Existing EDUs/Avg. Daily Trips	Projected EDUs/Avg. Daily Trips (10-Year Horizon)	Total EDUs/Avg. Daily Trips
Police	Persons Served	31,374	16,851	48,380
Fire				
Parks and Trails				
Streets [1]	Average Daily Trips	422,373	230,322	652,695

Note:

1. **Source**: Institute of Transportation Engineers ("ITE") Trip Generation Manual (10th Edition).

Table 18: EDUs (Build-Out)

Facility Type	Service Factor	Existing EDUs/Avg. Daily Trips	Projected EDUs/Avg. Daily Trips (10 Years)	Total EDUs/Avg. Daily Trips
Police	Persons Served	31,374	26,731	58,232
Fire				
Parks and Trails				
Streets	Average Daily Trips	422,373	364,647	787,021

Note:

1. **Source**: Institute of Transportation Engineers ("ITE") Trip Generation Manual (10th Edition).

In determining a reasonable nexus for each specific type of public facility, DTA utilized the methodology described below, based upon the data and other information available from the Town and its current infrastructure policies. This fee methodology employs the previously mentioned concept of EDUs to allocate benefit among various land use classes.

B Plan-Based Fee Methodology

Upon approval of the LUA and IIP, the methodology that DTA proposes to establish the DIFs for the fee categories outlined in this Study for Police, Fire, Parks and Trails, and Streets facilities is based on a "plan," such as a Town General Plan or Traffic Circulation Plan, which identifies a finite set of improvements. These facility plans generally identify a finite set of facilities needed by the public agency and are developed according to assessments of facilities needs prepared by staff and/or outside consultants and adopted by the public agency's legislative body. Using this Plan-Based approach, specific costs can be projected and assigned to all land uses planned, often with a specific time period in mind that reflects new development projections. By using population and commercial/industrial square footage numbers provided by the Town and other sources, it is possible to assign DIF levels by percentage between new and existing development. In preparing a DIF analysis, facilities costs can be allocated in proportion to the demand caused by each type of future development. A summary of the methodology proposed for each specific facility is presented in Table 19 below.

Table 19: Town of Queen Creek Fee Calculation Methodology (By Facility Type)

Facility Type	Methodology	Sources of Apportioning Costs
Police	Plan-Based	Existing Infrastructure Plan
Fire		
Parks and Trails		
Streets		

V INFRASTRUCTURE IMPROVEMENT PLAN

ARS §9-463.05 requires the identification of those facilities for which DIFs are going to be used as the key financing mechanism. Identification of the facilities may be made in an applicable general or specific plan, other public documents, or by reference to a Capital Improvement Program ("CIP").

DTA has worked closely with Town staff to develop the list of facilities to be included in the Fee Study. For purposes of the Town's fee program, the IIP is intended to be the official public document identifying the facilities eligible to be financed, in whole or in part, through the levy of a DIF on new development within the Town. The IIP is organized by facility element (or type) and includes a cost section consisting of the information defined in Table 20 below. Actual needs are likely to change over time as a result of changing technology and approaches for delivering public services. The IIP is illustrative of the required facilities if all the facilities were constructed and operational as of the date of this study. The fees may be used on (any) facility which serves a similar function and purpose as those facilities identified in the IIP.

Table 20: Town of Queen Creek IIP Explanation of Cost Section

Description	Contents	Source
Total Cost for Facility	The total estimated facility cost including engineering, design, construction, land acquisition, equipment, outstanding debt, and new debt issuance (as applicable and allowable by ARS §9-463.05).	Town
Offsetting Revenues to New and Existing Development	Share of Total Offsetting Revenues (DIF fund balances and construction tax revenues) allocated to new and existing development.	Town
Net Cost to Town	The difference between the Total Cost and the Offsetting Revenues.	Calculated by DTA
Percent of Cost Allocated to New Development	Net Cost Allocated to New Development based on New Development's Share of Facilities.	Calculated by DTA and Town
Net Cost Allocated to New Development	The Net Cost to Town Multiplied by the Percentage Cost Allocated to New Development.	Calculated by DTA
Policy Background or Objective	Identifies policy source or rationale for facility need.	Town General Plan, Capital Improvement Plan, or Master Plan

DTA surveyed Town staff on the required facilities needed to serve new development as a starting point for its fee calculations. The survey included the project description, justification, public benefit, estimated costs, and project financing for each proposed facility. Through discussions between DTA and Town staff, the IIP has gone through a series

of revisions to fine-tune the needs, costs, and methodologies used in allocating the costs for each facility.

This section summarizes the final IIP for Police, Fire, Parks and Trails, and Streets.

A.1 Existing LOS

ARS §9-463.05 requires that "costs for necessary public services made necessary by new development shall be based on the same LOS provided to existing development in the service area." This requirement ensures that new development does not pay for increases to the LOS for existing development. While the impact fee may be based on a higher LOS than currently exists, there must be an identified plan that utilizes revenue sources or funds other than impact fees to address the existing deficiency and need to increase the LOS for existing development to the LOS provided to new development. As identified in this Study, the fee is determined using a plan-based approach, which evaluates the Future Facilities required by new development and allocates a cost to new development that represents new development's fair share. Additionally, new development is assigned their fair share of any outstanding debt associated with existing facilities. Notably, a portion of the cost of Future Facilities is assigned to existing development and such costs would be funded by other revenue sources outside of the impact fee program. Therefore, new development is not funding any costs associated with existing development's LOS.

B Police Infrastructure Improvement Plan

The Police facilities category includes those facilities used by the Town to provide police protection services to residents, employees, and visitors within the Town.

Table 21: Police Facilities Element

Purpose of Fee	Police Protection Services Facilities
Eligible Use of Fee	Police facilities, including all appurtenances, equipment, and vehicles. Police facilities do not include a facility or portion of a facility that is used to replace services that were once provided elsewhere in the municipality, vehicles and equipment used to provide administrative services, helicopters or airplanes or a facility that is used for training officers from more than one station or substation.
Fee Justification	New residential and non-residential development will generate additional residents and employees who will increase service calls and in turn increase the need for trained police personnel. Equipment and vehicles used to provide these services will have to be purchased and replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for Police Facilities and the impact of residential and non-residential development. Notably, fees collected from new development will be used exclusively on Police Facilities identified in the IIP.

B.1 Outstanding Debt

The Town previously issued debt to finance facilities that benefit both new and existing development. The portion of this debt allocable to new development over the 10-year Horizon totals $1,406,400.

B.2 Planned Improvements

Tables 22 and 23 on the following page identify the Police facilities that will commence in the next 10 years that are proposed to be funded in whole or in part with the fees. The costs provided are based on estimates provided by the Town.

Table 22: Police Facilities Costs

Police Facilities	Cost
Police - Radio Towers and Infrastructure	$4,000,000
Police - Equipment	$8,831,000
Police - Public Safety Complex (non-training portion)	$31,160,621
Police - Complex 2	$29,827,100
Police - Complex 3 - Land Acquisition (5 acres of Pima/Meridian Park)	$2,500,000
Police Fleet Facility	$13,000,000
Police Parking Structure	$15,000,000
Police Complex 3	$33,325,345
Project Management Costs	$6,660,000
Total	**$144,054,066**

Table 23: Allocation of Police Facilities Costs to New and Existing Development (Build-Out)

Police Facilities Costs	
Growth (46.01%)	$66,272,087
Non-Growth (53.99%)	$77,781,979
Total	**$144,054,066**

C Fire Infrastructure Improvement Plan

The Fire facilities category includes those facilities used by the Town to provide fire protection services to residents, employees, and visitors within the Town.

Table 24: Fire Facilities Element

Purpose of Fee	Fire Protection Services Facilities
Eligible Use of Fee	Fire facilities, including all appurtenances, equipment, and vehicles. Fire facilities do not include a facility or portion of a facility that is used to replace services that were once provided elsewhere in the municipality, vehicles and equipment used to provide administrative services, helicopters or airplanes or a facility that is used for training firefighters from more than one station or substation.
Fee Justification	New residential and non-residential development will generate additional residents and employees who will increase service calls and in turn increase the need for trained fire personnel. Equipment and vehicles used to provide these services will have to be purchased and replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for Fire Facilities and the impact of residential and non-residential development. Notably, fees collected from new development will be used exclusively on Fire Facilities identified in the IIP.

C.1 Outstanding Debt

The Town previously issued debt to finance facilities that benefit both new and existing development. The portion of this debt allocable to new development over the 10-year Horizon totals $10,879,236.

C.2 Planned Improvements

Tables 25 and 26 on the following page identify the Fire facilities that will commence in the next 10 years that are proposed to be funded in whole or in part with the fees. The costs provided are based on estimates provided by the Town.

Table 25: Fire Facilities Costs

Fire Facilities	Cost
Fire - Public Safety Complex (non-training portion)	$9,092,111
Fire Station #6 Design and Construction	$13,728,000
Fire Station #6 Fire Truck and Equipment	$1,488,750
Fire Station #6 Ambulance	$450,000
Fire Station #7 (ASLD) - Land	$1,432,000
Fire Station #7 (ASLD) - Design and Construction	$13,730,000
Fire Station #7 (ASLD) - Ladder Tender and Equipment	$1,488,750
Fire Station #7 (ASLD) - Ladder Truck and Equipment	$2,489,280
Fire Station #7 (ASLD) - Hazmat Unit	$2,000,000
Fire Station #8 (Box Canyon) - Land, Design, Construction, Equipment	$18,862,000
Project Management Costs	$3,180,000
Total	**$67,940,891**

Table 26: Allocation of Fire Facilities Costs to New and Existing Development (Build-Out)

Fire Facilities Costs	
Growth (46.01%)	$31,256,214
Non-Growth (53.99%)	$36,684,677
Total	**$67,940,891**

D Parks and Trails Infrastructure Improvement Plan

The Parks and Trails facilities category identifies facilities that will serve the Town's residents by enhancing the community's appeal and quality of life. The Fee Study includes (i) the acquisition, planning, and design of parkland needed for park facilities, and (ii) the construction and development of park and trails facilities needed to serve new and existing development through Build-Out.

Table 27: Parks and Trails Facilities Element

Purpose of Fee	Parks and Trails Facilities
Eligible Use of Fee	Neighborhood parks and recreational facilities on real property up to thirty acres in area, or parks and recreational facilities larger than thirty acres if the facilities provide a direct benefit to the development. Park and recreational facilities do not include vehicles, equipment, or that portion of any facility that is used for amusement parks, aquariums, aquatic centers, auditoriums, arenas, arts and cultural facilities, bandstand and orchestra facilities, bathhouses, boathouses, clubhouses, community centers greater than three thousand square feet in floor area, environmental education centers, equestrian facilities, golf course facilities, greenhouses, lakes, museums, theme parks, water reclamation or riparian areas, wetlands, zoo facilities or similar recreational facilities, but may include swimming pools.
Fee Justification	New development will generate additional residents who will increase the demand for Parks and Trails facilities within the Town. Land will have to be purchased and improved to meet this increased demand; thus, a reasonable relationship exists between the need for Parks and Trails facilities and the impact of development. Fees collected from new development will be used exclusively for Parks and Trails facilities.

D.1 Outstanding Debt

The Town previously issued debt to finance facilities that benefit both new and existing development. The portion of this debt allocable to new development over the 10-Year Horizon totals $4,342,507.

D.2 Planned Improvements

Tables 28 through 31 on the following page identify the Parks and Trails facilities that will commence in the next 10 years that are proposed to be funded in whole or in part with the fees. The costs provided are based on estimates provided by the Town.

Table 28: Parks Facilities Costs

Parks Facilities	Cost	Impact Fee-Eligible Cost [1]
Mansel Carter Phase 2 (13 acres)	$12,501,500	$12,501,500
Frontier Family Park (91 acres)	$72,780,000	$23,993,407
Southeast Park Site – Land (74 acres)	$22,066,983	$9,003,539
Southeast Park Site - Construction (74 acres)	$73,527,700	$30,000,000
Pima/Meridian Park Site - Land (52 acres)	$23,400,000	$12,315,789
Pima/Meridian Park- Design and Construction (52 acres)	$52,000,000	$27,368,421
Parkland Purchase (36 acres)	$16,200,000	$13,500,000
Project Management Costs	$6,230,000	$6,230,000
Total	**$278,706,183**	**$134,912,655**

Note:

1. Pursuant to ARS §9-463.05, "neighborhood parks and recreational facilities on real property up to thirty acres in area" are eligible for impact fees, with further justification needed to support facilities greater than 30 acres. The costs shown in this table reflect the "up to thirty acres" limitation.

Table 29: Trails Facilities Costs

Trails Facilities	Cost
QC Wash Trail Improvements - Rittenhouse to Meridian	$4,783,711
Sonoqui Wash Power to Recker	$1,346,000
SRP Utility Easement Trail - Ellsworth to Signal Butte	$1,500,000
Trail by Southeast Park Site	$3,375,000
Project Management Costs	$530,000
Total	**$11,534,711**

Table 30: Total Park and Trails Facilities Costs

Facilities	Cost
Park Facilities[1]	$134,912,655
Trails Facilities	$11,534,711
Total	**$146,447,366**

Note:

1. Reflects the impact fee-eligible costs, pursuant to ARS §9-463.05.

Table 31: Allocation of Park and Trails Facilities Costs to New and Existing Development (Build-Out)

Park and Trails Facilities Costs	
Growth (46.01%)	$67,373,126
Non-Growth (53.99%)	$79,074,241
Total	**$146,447,366**

E Streets Infrastructure Improvement Plan

The Streets facilities category includes those facilities used by the Town to provide safe and efficient vehicular access throughout the Town. In order to meet the traffic demand of new development through Build-Out, the Town identified the need for new road construction and equipment as shown in the IIP.

Table 32: Streets Facilities Element

Purpose of Fee	Streets Facilities
Eligible Use of Fee	Street facilities located in the service area, including arterial or collector streets or roads that have been designated on an officially adopted plan of the municipality, traffic signals, and rights-of-way and improvements thereon.
Fee Justification	New residential and non-residential development will generate additional residents and employees who will create additional vehicular and non-vehicular traffic within the Town limits. Streets will have to be improved or extended to meet the increased demand and traffic signals will have to be installed to efficiently direct increased traffic flow. Thus, there is a relationship between new development and the need for new Streets facilities. Fees collected from new development will be used exclusively for traffic facilities on the IIP.

E.1 Outstanding Debt

The Town previously issued debt to finance facilities that benefit both new and existing development. The portion of this debt allocable to new development over the 10-Year Horizon totals $9,198,098.

E.2 Planned Improvements

Tables 33 and 34 below identify the Streets facilities that will commence in the next 10 years that are proposed to be funded in whole or in part with the fees. The costs provided are based on estimates provided by the Town.

Table 33: Streets Facilities Cost

Streets Facilities	Cost
Town Center: Aldecoa-Munoz-Summers	$9,255,670
Ocotillo Road: 226th to Ironwood	$92,292
Ocotillo Road: West of Sossaman Rd to Hawes Rd	$16,632,108
Hawes Road: Ocotillo to Rittenhouse	$6,402,003
Chandler Hts: Hawes to Ellsworth	$3,336,500
Chandler Hts: Sossaman to Hawes	$11,368,000
Signal Butte: Ocotillo to Queen Creek	$4,070,994
Queen Creek Road: Ellsworth to Crismon	$917,346
Germann Rd: Ellsworth to Crismon	$3,150,000

Streets Facilities	Cost
Power Road: Brooks Farms to Chandler Heights	$272,697
Power Road: Chandler Heights to Riggs	$12,749,090
Power Road: Riggs to Hunt Hwy	$14,255,713
Meridian Road: Combs to Queen Creek Wash	$978,329
Ryan Road: Crismon to Signal Butte	$8,802,210
Hunt Hwy: Power to Sossaman	$6,345,427
Traffic Signal: Ocotillo and Scottland Court	$1,000,000
Meridian Road: Queen Creek Road to Germann	7,592,883
220th: Queen Creek to Ryan	3,299,986
Sossaman Railroad Crossing @ Germann	4,210,742
Ironwood Road Improvements	$895,926
Sossaman: Sonoqui Wash to Chandler Hts	$10,560,000
Sossaman: Chandler Hts to Riggs	$3,583,500
Sossaman: Riggs to Empire	$8,405,250
Hawes: Chandler Heights to Ocotillo	$8,258,250
Hawes: Riggs North to Sunset Drive (1/2 mile, 3 lanes)	$6,450,000
Southeast Park - Riggs Road (1/4 mile, 3 lanes)	$3,225,000
Southeast Park - Crismon Road to cul-de-sac (1/4 mile, 3 lanes)	$3,225,000
Combs: Meridian to Gantzel - West of Sangria	$1,250,000
Ironwood: Pima to Germann	$30,000,000
Traffic Signal: Germann Road and 196th Street	$1,831,505
Traffic Signal: Harvest: Harvest @ Riggs Road	$1,200,000
Traffic Signal: Harvest: Signal Butte and Riggs	$1,425,000
Traffic Signal: Combs @ Sangria	$1,375,000
Traffic Signal: 220th @Queen Creek Road	$1,250,000
Traffic Signal: Power Road @ San Tan	$420,000
Traffic Signal: Ocotillo @Recker (IGA with Gilbert)	$750,000
Traffic Signal: Riggs @206th	$1,500,000
Traffic Signal: Queen Creek @ 188th	$303,963
Traffic Signal: Gary Road and Grange Parkway	$341,907
Traffic Signal: Ellsworth @ San Tan Blvd	$381,735
Traffic Signal: Riggs @ Crismon High School	$297,871
Project Management Costs	$9,770,000
Total	**$211,431,896**

Table 34: Allocation of Street Facilities Costs to New and Existing Development (Build-Out)

Street Facilities Costs	
Growth (46.33%)	$97,961,973
Non-Growth (53.67%)	$113,469,923
Total	**$211,431,896**

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