

Annual
Development Impact Fee
Report
FY 2011-12
(Pre-Audit)

September 24,2012

City of Phoenix
Fiscal Year 2011-12 Annual Development Impact Fee Report
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Fiscal Year 2011-12 Annual Development Impact Fee Report
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Impact Fee Funds/Projects

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City of Phoenix
Development Impact Fees
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget Basis
For the Fiscal Year Ended June 30, 2012 (Pre-Audit)

Program Area	Beginning Balance	Impact Fee Revenue ⁽¹⁾	Interest and Other Revenue	Total Revenue	Capital Expenditures and Recoveries ⁽²⁾	Advance Repayments & Debt Service	Total Impact Fee Expenditures	Ending Balance
Equipment Repair								
Northern Area	\$ 933,928	\$ 15,148	\$ 7,876	\$ 23,024	\$ -	\$ -	\$ -	\$ 956,952
Southern Area	2,270,608	14,660	19,023	33,683	-	-	-	2,304,291
Fire								
Northern Area	49,665	300,548	4,327	304,875	(363,581)	-	(363,581)	718,121
Ahwatukee	9,317	1,975	87	2,062	-	-	-	11,379
Estrella/Laveen	44,208	154,310	1,234	155,544	117,238	-	117,238	82,514
Libraries								
North Gateway	609,826	18,844	5,197	24,041	-	-	-	633,867
Desert View	1,596,526	61,710	13,641	75,351	577	-	577	1,671,300
Ahwatukee	236,914	601	1,977	2,578	19	-	19	239,473
Estrella/Laveen	4,473,081	54,652	37,548	92,200	548	-	548	4,564,733
Open Space								
Northern Area	1,568,302	203,346	13,440	216,786	873,796	-	873,796	911,292
Parks								
North Gateway	5,892,725	931,585	68,754	1,000,339	687,284	-	687,284	6,205,780
Desert View	3,596,298	691,307	31,638	722,945	706,465	-	706,465	3,612,778
Ahwatukee	978,255	4,934	8,179	13,113	-	-	-	991,368
Estrella/Laveen	4,376,277	840,118	73,898	914,016	168,396	-	168,396	5,121,897
Police								
Northern Area	314,756	203,317	4,338	207,655	-	398,934 ⁽³⁾	398,934	123,477
Ahwatukee	-	447	-	447	-	-	-	447
Estrella/Laveen	469,680	89,477	4,159	93,636	1,446	-	1,446	561,870
Roadway Facilities								
Estrella/Laveen	807,127	1,023,670	9,902	1,033,572	-	-	-	1,840,699
Estrella/Laveen - Reserve	23,168	7,895	241	8,136	-	-	-	31,304
Ahwatukee	-	1,894	1	1,895	-	-	-	1,895
North Gateway	668,402	1,675,228	9,763	1,684,991	-	-	-	2,353,393
North Gateway - Reserve	15,135	3,605	144	3,749	-	-	-	18,884
Desert View	220,309	441,908	3,144	445,052	-	-	-	665,361
Desert View - Reserve	5,260	4,034	67	4,101	-	-	-	9,361
Solid Waste								
Northern Area	675,098	(182)	5,629	5,447	-	-	-	680,545
Southern Area	1,825,894	-	15,224	15,224	-	-	-	1,841,118
Storm Drainage								
Laveen	2,653,483	128,272	20,814	149,086	2,099,207	-	2,099,207	703,362
Estrella	2,634,714	301,506	23,864	325,370	(526,392)	-	(526,392)	3,486,476
Streets								
North Gateway West	4,362,716	-	36,378	36,378	-	-	-	4,399,094
North Gateway BCC	45,900	-	382	382	-	-	-	46,282
Desert View	7,798,035	-	57,179	57,179	1,632,167	-	1,632,167	6,223,047
Laveen	76,568	-	820	820	-	-	-	77,388
Estrella North	197,368	-	3,363	3,363	136,636	-	136,636	64,095
Estrella South	3,853,993	-	31,564	31,564	211,379	-	211,379	3,674,178
Wastewater								
Deer Valley I	46,125	-	386	386	-	-	-	46,511
Deer Valley II	164,964	59,752	1,506	61,258	-	-	-	226,222
Deer Valley III	17,662	1,067	151	1,218	-	-	-	18,880
Deer Valley IV	23,633	5,800	236	6,036	-	-	-	29,669
Desert View	7,627,739	1,352,268	68,093	1,420,361	-	-	-	9,048,100
North Gateway	2,334,519	1,874,348	24,358	1,898,706	-	-	-	4,233,225
Ahwatukee	666,439	47,592	5,706	53,298	-	-	-	719,737
Laveen West	8,368,543	341,511	70,944	412,455	-	-	-	8,780,998
Laveen East	514,451	85,211	4,614	89,825	-	-	-	604,276
Estrella North	191,372	105,219	2,085	107,304	-	-	-	298,676
Estrella South	8,777,027	375,233	73,460	448,693	302,403	-	302,403	8,923,317
Water								
Northern Area	26,528,426	3,240,275	234,356	3,474,631	4,260,911	4,000,000 ⁽⁴⁾	8,260,911	21,742,146
Southern Area	10,674,225	1,233,134	93,520	1,326,654	-	-	-	12,000,879
Totals	\$ 119,218,661	\$ 15,896,219	\$ 1,093,210	\$ 16,989,429	\$ 10,308,499	\$ 4,398,934	\$ 14,707,433	\$121,500,657

⁽¹⁾ Negative revenue reflects refunding of impact fees paid by developers, who later dedicated credit eligible infrastructure.

⁽²⁾ Includes cancelled encumbrances or corrections for a prior fiscal year.

⁽³⁾ Repayment of funding advancement for the Northeast/Black Mountain Precinct from 2006 General Obligation Police Protection Bond Fund.

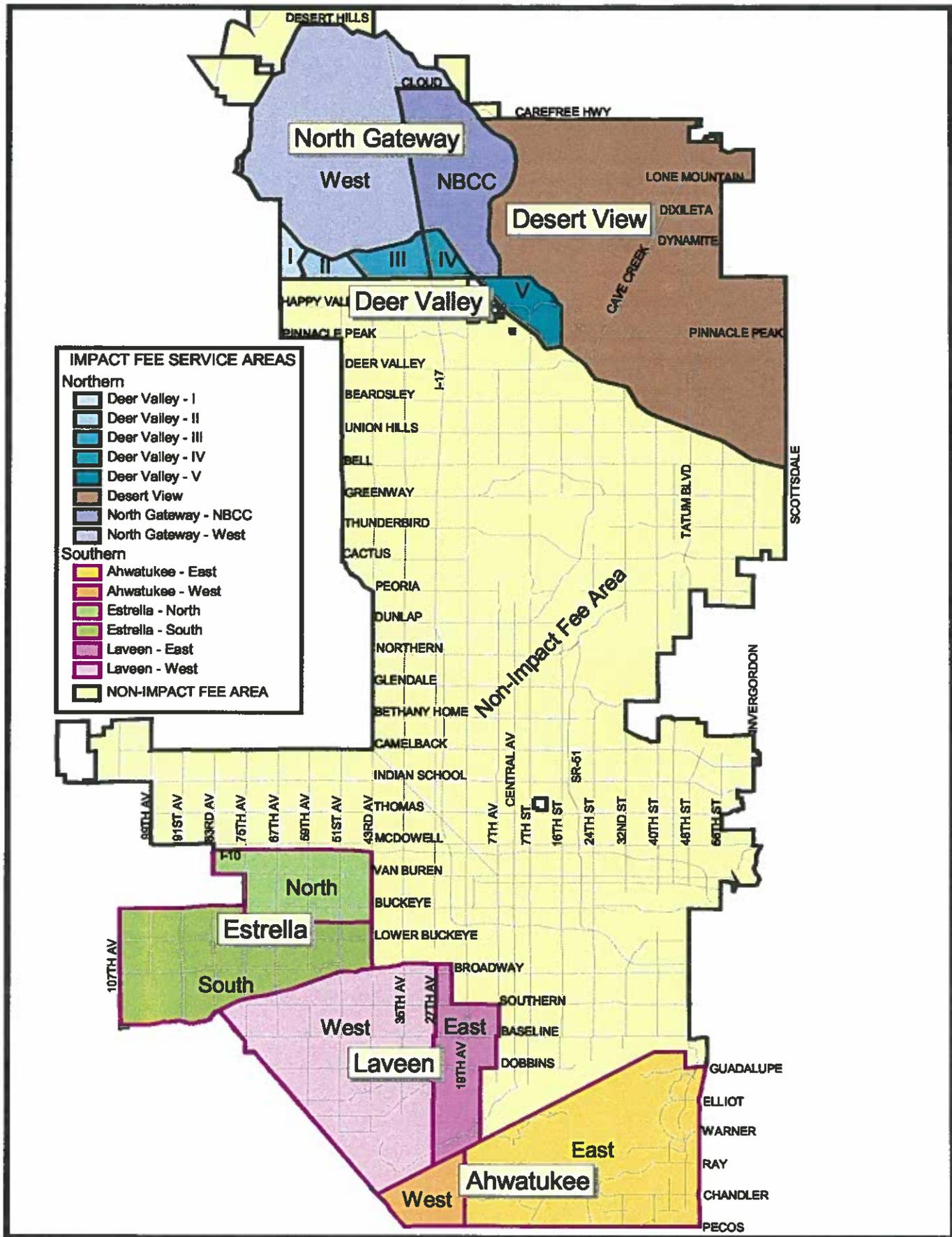
⁽⁴⁾ Debt service funding repayment for Lake Pleasant Water Treatment Plant, Lake Pleasant Water Treatment Plant transmission lines and Union Hills Water Treatment Plant expansion projects originally funded with water revenue funds. Expected bond payoff date is June, 2029.

City of Phoenix
Development Impact Fees
Schedule of Project Expenditures - Budget Basis
For the Fiscal Year Ended June 30, 2012 (Pre-Audit)

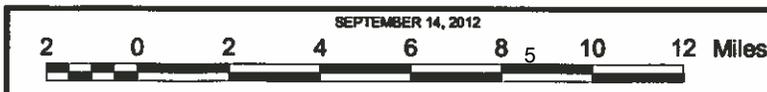
Program Area	Fund	Project Number	Project Name/Brief Description	Location	Capital Expenditures and Recoveries ⁽¹⁾	Advance Repayments & Debt Service	Total Impact Fee Expenditures
Fire							
Estrella/Laveen	1042	FD57100022	Fire Station 59 trailing costs	1111 South 65th Avenue	117,238	-	117,238
Northern Area	0757	FD57100019	Fire Station 72 construction	33027 North Cave Creek Road	(363,581)	-	(363,581)
Libraries							
Desert View	0758	LS71200051	Future Desert View Branch Library miscellaneous costs	56th Street and Deer Valley Road	577	-	577
Ahwatukee	1096	LS71200054	Future West Ahwatukee Branch miscellaneous costs	19th Avenue and Chandler Boulevard	19	-	19
Estrella/Laveen	1043	LS71200043	Future Estrella Library miscellaneous costs	67th Avenue and Lower Buckeye Road	548	-	548
Open Space							
Northern Area	1324	PA75100163	Pulte Sonoran Preserve parcels acquisition fees - 42 acres	14 acres east of North Valley Parkway and north of West Casino Avenue and 28 acres near 7th Avenue south of Gambit Trail	27,386	-	27,386
Northern Area	1324	PA75150037	Sonoran Preserve trails development	Dixileta Drive and 7th Avenue	846,410	-	846,410
Parks							
Desert View	0761	PA75150028	Sonoran Boulevard path trail construction	North of Jomax Road, west of Cave Creek Road, northwest to North Gateway Impact Fee Area boundary line	651,061	-	651,061
Desert View	0761	PA75200288	Reach 11 accessible path construction	Reach 11 Park at 19226 North Tatum Boulevard	55,404	-	55,404
Estrella/Laveen	1045	PA75100100	Site acquisition - unnamed park at Laveen Town Center - 40 acres	59th Avenue and Olney Avenue	592	-	592
Estrella/Laveen	1045	PA75200146	Cesar Chavez Park land acquisition for expansion	35th Avenue and Baseline Road	29,489	-	29,489
Estrella/Laveen	1045	PA75200249	El Prado Park trailing costs	19th Avenue and Southern Avenue	925	-	925
Estrella/Laveen	1045	PA75200308	Marzanita Park development	31st Avenue and Roeser Road to 35th Avenue and Roeser Road	2,667	-	2,668
Estrella/Laveen	1045	PA75200421	Skate Board Plaza development	35th Avenue and Baseline Road	134,722	-	134,722
North Gateway	1035	PA75150028	Sonoran Boulevard Path trail construction	East from Dove Valley Road and 15th Lane, southeast to Desert View Impact Fee Area boundary line	225,494	-	225,494
North Gateway	1035	PA75150033	Deem Hills trail construction	51st Avenue to 36th Avenue and Jomax Road to CAP Canal	461,768	-	461,768
North Gateway	1035	AR63000015	Sonoran Boulevard shared-use path bridge canopies, overhangs and associated design element construction	Sonoran Boulevard bridges at Apache, Mesquite Tank and Cave Creek Washes	22	-	22
Police							
Northern Area	0762	PD00000048	Northeast / Black Mountain Precinct advance repayment	33055 North Cave Creek Road	-	398,934	398,934
Estrella/Laveen	1046	PD00000053	Southwest Precinct vehicle maintenance facility	99th Avenue and Lower Buckeye Road	1,446	-	1,446
Storm Drainage							
Laveen	1048	ST83120047	27th Avenue detention basin design and construction	27th Avenue and South Mountain Avenue	1,052,335	-	1,052,335
Laveen	1048	ST83120048	43rd Avenue detention basin design and construction	43rd Avenue and Baseline Road	1,046,872	-	1,046,872
Estrella South	1090	ST83110051	75th Avenue major trunk storm sewer construction	75th Avenue between Salt River and Papago Freeway	54,731	-	54,731
Estrella South	1090	ST83110062	75th Avenue and Buckeye Road storm drain construction	75th Avenue between Buckeye Road and Van Buren Street	(750,198)	-	(750,198)
Estrella South	1090	ST83120039	67th Avenue box culvert construction	67th Avenue and Harrison Street	(36,289)	-	(36,289)
Estrella South	1090	ST83120041	Elwood detention basin construction	107th Avenue and Elwood Street	205,364	-	205,364
Streets							
Desert View	0759	ST85100160	Right-of-way acquisition for Deer Valley Road	Deer Valley Road between 40th Street and Black Mountain Parkway	(178,654)	-	(178,654)
Desert View	0759	ST85100255	64th Street street improvements	64th Street from Mayo Boulevard to Loop 101 Freeway	1,810,821	-	1,810,821
Estrella North	1085	ST85100248	Buckeye Road street construction	Buckeye Road from 67th Avenue to 59th Avenue	136,636	-	136,636
Estrella South	1086	ST85100142	59th Avenue and Lower Buckeye Road intersection improvements	59th Avenue and Lower Buckeye Road	47,993	-	47,993
Estrella South	1086	ST85100172	43rd Avenue street improvements	43rd Avenue from Lower Buckeye Road to Buckeye Road	163,386	-	163,386
Wastewater							
Estrella South	1092	WS90400061	Lift Station 62 expansion	9059 West Broadway Road	302,403	-	302,403
Water							
Northern Area	0768	WS85050015	56th Street and Pinnacle Peak reservoir construction	56th Street and Pinnacle Peak Road	275,499	-	275,499
Northern Area	0768	WS85500125	Water main construction	56th Street from Pinnacle Peak Road to Beardsley Road	3,665,963	-	3,665,963
Northern Area	various	WS85500362	Water main design and construction	33rd Avenue and Pinnacle Vista Drive and Stetson Parkway and Inspiration Way	321,067	-	321,067
Northern Area	0768	WS85050037	Sonoran Parkway reservoir and booster	Lone Mountain Road east of North Paloma Parkway	(1,618)	-	(1,618)
Northern Area	various	various	Northern infrastructure water facilities debt	Northern water impact fee area	-	4,000,000	4,000,000
Totals					\$ 10,308,498	\$ 4,398,934	\$ 14,707,433

⁽¹⁾ Credits in expenditures are the result of canceled prior year encumbrances reflecting recoveries or corrections of expenditures for prior years.

Impact Fee Service Areas
Service Area Map
Gross Fees
Offsets
Adjustment Factors
Net Fees
Impact Fee Ordinance-Appendix A



DEVELOPMENT IMPACT FEE SERVICE AREAS



Planning & Development
Department



CITY OF PHOENIX
GROSS IMPACT FEES PER EQUIVALENT DEMAND UNIT (EDU) FOR SINGLE FAMILY RESIDENTIAL
BY CATEGORY of NECESSARY PUBLIC SERVICE / SERVICE AREA
Effective May 18, 2009 through December 31, 2011

Northern Service Areas

Category	North Gateway West	North Gateway Black Canyon	Desert View	Deer Valley I	Deer Valley II	Deer Valley III	Deer Valley IV	Deer Valley V
Equipment Repair	\$ 87	\$ 87	\$ 87	\$ 87	\$ 87	\$ 87	\$ 87	\$ 87
Fire Protection	439	439	439	439	439	439	439	439
Libraries	479	479	424	479	479	479	479	424
Open Space	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162
Parks and Trails	6,428	6,428	5,463	6,428	6,428	6,428	6,428	5,463
Police	391	391	391	391	391	391	391	391
Roadway Facilities	3,981	3,981	1,837	3,981	3,981	3,981	3,981	1,837
Solid Waste	407	407	407	407	407	407	407	407
Wastewater	6,637	6,637	4,376	2,880	2,265	2,265	2,620	7,310
Water	5,921	5,921	5,921	5,921	5,921	5,921	5,921	5,921
Gross Fee Totals	\$ 25,932	\$ 25,932	\$ 20,507	\$ 22,175	\$ 21,560	\$ 21,560	\$ 21,915	\$ 23,441

Southern Service Areas

Category	Estrella - North	Estrella - South	Laveen - East	Laveen - West	Ahwatukee - East	Ahwatukee - West
Equipment Repair	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74
Fire Protection	279	279	279	279	177	177
Libraries	250	250	250	250	106	106
Parks and Trails	5,630	5,630	5,630	5,630	3,635	3,635
Police	137	137	137	137	24	24
Roadway Facilities	2,155	2,155	2,155	2,155	-	2,398
Solid Waste	357	357	357	357	357	357
Storm Drainage	1,221	1,221	986	986	-	-
Wastewater	2,265	4,555	2,265	3,555	2,927	2,927
Water	3,537	3,537	3,537	3,537	3,537	3,537
Gross Fee Totals	\$ 15,905	\$ 18,195	\$ 15,670	\$ 16,960	\$ 10,837	\$ 13,235

CITY OF PHOENIX
GROSS IMPACT FEES PER EQUIVALENT DEMAND UNIT (EDU) FOR SINGLE FAMILY RESIDENTIAL
BY CATEGORY of NECESSARY PUBLIC SERVICE / SERVICE AREA
Effective January 1, 2012

Northern Service Areas

Category	North Gateway West	North Gateway Black Canyon	Desert View	Deer Valley I	Deer Valley II	Deer Valley III	Deer Valley IV	Deer Valley V
Fire Protection	\$ 414	\$ 414	\$ 414	\$ 414	\$ 414	\$ 414	\$ 414	\$ 414
Libraries	41	41	102	41	41	41	41	102
Parks	3,423	3,423	2,068	3,423	3,423	3,423	3,423	2,068
Police	230	230	230	230	230	230	230	230
Roadway Facilities	3,967	3,967	1,866	3,967	3,967	3,967	3,967	1,866
Wastewater	6,637	6,637	4,376	2,880	2,265	2,265	2,620	7,310
Water	5,921	5,921	5,921	5,921	5,921	5,921	5,921	5,921
Gross Fee Totals	\$ 20,633	\$ 20,633	\$ 14,977	\$ 16,876	\$ 16,261	\$ 16,261	\$ 16,616	\$ 17,911

Southern Service Areas

Category	Estrella - North	Estrella - South	Laveen - East	Laveen - West	Ahwatukee - East	Ahwatukee - West
Fire Protection	\$ 379	\$ 379	\$ 379	\$ 379	\$ 680	\$ 680
Libraries	108	108	108	108	232	232
Parks	2,466	2,466	2,466	2,466	1,432	1,432
Police	223	223	223	223	202	202
Roadway Facilities	2,300	2,300	2,300	2,300	-	4,046
Storm Drainage	864	864	785	785	-	-
Wastewater	2,265	4,555	2,265	3,555	2,927	2,927
Water	3,537	3,537	3,537	3,537	3,537	3,537
Gross Fee Totals	\$ 12,142	\$ 14,432	\$ 12,063	\$ 13,353	\$ 9,010	\$ 13,056



City of Phoenix
PLANNING AND DEVELOPMENT SERVICES

SUMMARY OF OFFSETS TO COSTS PER EDU FROM ALTERNATIVE FUNDING SOURCES
Effective May 18, 2009 through December 31, 2011

LAND USE	EQUIP REPAIR	FIRE	LIBRARIES	PARKS	POLICE	ROADWAYS	SOLID WASTE	STORM DRAINAGE Laveen Estrella	OPEN SPACE Deer Valley Desert View No. Gateway	WATER	WASTE-WATER
Single-Detached	\$13	\$117	\$54	\$1,632	\$47	\$564	\$449	\$67	\$34	\$211	\$598
Multifamily	\$7	\$42	\$31	\$1,632	\$27	\$564	\$449	\$33	\$34	\$211	\$598
Mobile Home/RV Park	\$7	\$42	\$31	\$1,632	\$27	\$564	\$449	\$33	\$34	\$211	\$598
Retail /Retail Center	\$17	\$277	\$421	\$0	\$100	\$564	\$0	\$254	\$0	\$211	\$598
Lodging/Hotel/Motel, Resort	\$13	\$205	\$312	\$0	\$74	\$564	\$0	\$188	\$0	\$211	\$598
Office/ Institutional	\$17	\$238	\$261	\$0	\$86	\$564	\$0	\$218	\$0	\$211	\$598
Religious Facility	\$0	\$0	\$0	\$0	\$0	\$564	\$0	\$0	\$0	\$211	\$598
Day Care Center	\$32	\$148	\$369	\$0	\$54	\$564	\$0	\$136	\$0	\$211	\$598
Private Elem School	\$48	\$228	\$568	\$0	\$82	\$564	\$0	\$209	\$0	\$211	\$598
Private High School	\$48	\$228	\$568	\$0	\$82	\$564	\$0	\$209	\$0	\$211	\$598
Hospital	\$76	\$357	\$890	\$0	\$129	\$564	\$0	\$327	\$0	\$211	\$598
Nursing Home	\$20	\$95	\$237	\$0	\$35	\$564	\$0	\$87	\$0	\$211	\$598
Industrial/Manuf	\$25	\$159	\$311	\$0	\$58	\$564	\$0	\$146	\$0	\$211	\$598
Warehouse	\$30	\$188	\$1,291	\$0	\$68	\$564	\$0	\$173	\$0	\$211	\$598
Mini - Warehouse	\$15	\$97	\$190	\$0	\$35	\$564	\$0	\$89	\$0	\$211	\$598



City of Phoenix

PLANNING AND DEVELOPMENT SERVICES

**SUMMARY OF OFFSETS TO COSTS PER EDU FROM ALTERNATIVE FUNDING SOURCES
Effective January 1, 2012**

LAND USE	FIRE	LIBRARIES	PARKS	POLICE	ROADWAYS	STORM DRAINAGE Estrella Laveen	WATER	WASTE- WATER
Single-Detached	\$86	\$49	\$455	\$53	\$564	\$22	\$211	\$598
Multifamily	\$86	\$49	\$455	\$53	\$564	\$22	\$211	\$598
Mobile Home/RV Park	\$86	\$49	\$455	\$53	\$564	\$22	\$211	\$598
Retail /Retail Center	\$86	\$49	\$455	\$53	\$564	\$22	\$211	\$598
Lodging/Hotel/Motel, Resort	\$86	\$49	\$455	\$53	\$564	\$22	\$211	\$598
Office/ Institutional	\$86	\$49	\$455	\$53	\$564	\$22	\$211	\$598
Religious Facility	\$0	\$0	\$0	\$0	\$302	\$0	\$211	\$598
Day Care Center	\$86	\$49	\$455	\$53	\$564	\$22	\$211	\$598
Private Elem School	\$86	\$49	\$455	\$53	\$564	\$22	\$211	\$598
Private High School	\$86	\$49	\$455	\$53	\$564	\$22	\$211	\$598
Hospital	\$86	\$49	\$455	\$53	\$564	\$22	\$211	\$598
Nursing Home	\$86	\$49	\$455	\$53	\$564	\$22	\$211	\$598
Industrial/Manuf	\$86	\$49	\$455	\$53	\$564	\$22	\$211	\$598
Warehouse	\$86	\$49	\$455	\$53	\$564	\$22	\$211	\$598
Mini - Warehouse	\$86	\$49	\$455	\$53	\$564	\$22	\$211	\$598

CITY OF PHOENIX - OFFSETS FOR DEVELOPMENT OCCUPATIONAL FEES

1. Commercial and Industrial (DOF)

Water Development Occupational Fees are based on three (3) factors: **water meter size** and **water type** (disk, compound, turbo) and if the site is **inside or outside City boundaries**. Sewer Development Occupational Fees are the same as Water DOF fees.

<u>Water Meter Size</u>	<u>Meter Type</u>	<u>Inside City Fees</u>	<u>Outside City Fees</u>
5/8"	Disk	\$ 600	\$ 900
3/4"	Disk	600	900
1"	Disk	1,500	2,250
1 1/2"	Disk	2,760	4,140
2"	Disk	4,500	6,750
2"	Turbine	7,200	10,800
3'	Disk	9,000	13,500
3"	Compound	9,240	13,860
3"	Turbine	16,200	24,300
4"	Compound	15,000	22,500
4"	Turbine	18,000	27,000
6"	Compound	27,600	41,400
6"	Turbine	37,500	56,250
8"	Compound	48,000	72,000
8"	Turbine	54,000	81,000

2. Residential Fees (DOF)

These fees are based on the **type of residence** and if the site is **inside or outside City boundaries**.

<u>Type of Residence</u>	<u>Inside City Fees</u>	<u>Outside City Fees</u>
Single-Family	\$ 600	\$ 900
Mobile Home Space	420	630
Multi-Family Development (per dwelling unit)	360	540

CITY OF PHOENIX
SUMMARY OF GROSS IMPACT FEES PERCENTAGE ADJUSTMENT FACTORS ¹
BY CATEGORY of NECESSARY PUBLIC SERVICE / SERVICE AREA
Effective January 1, 2012

Northern Service Areas

Category	North Gateway West	North Gateway Black Canyon	Desert View	Deer Valley I	Deer Valley II	Deer Valley III	Deer Valley IV	Deer Valley V
Fire Protection	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Libraries	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Parks ²	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Police	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Roadway Facilities	100.00%	100.00%	97.77%	100.00%	100.00%	100.00%	100.00%	97.77%
Wastewater	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Water	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Southern Service Areas

Category	Estrella - North	Estrella - South	Laveen - East	Laveen - West	Ahwatukee - East	Ahwatukee - West
Fire Protection	100.00%	100.00%	100.00%	100.00%	62.63%	62.63%
Libraries	77.97%	77.97%	77.97%	77.97%	100.00%	100.00%
Parks ²	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Police	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Roadway Facilities	91.65%	91.65%	91.65%	91.65%	52.67%	52.67%
Storm Drainage	100.00%	100.00%	46.13%	46.13%	100.00%	100.00%
Wastewater	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Water	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

¹ The calculated values for Net Impact Fee were reduced by the City Council at time of adoption. The tables reflect the percentage adjustment by category and impact fee service area for City Council reductions.

² Parks category adjustment factor reflects only single-family land use type. See Parks Summary of Gross Impact Fee Percentage Adjustment Factors for all land use type percentage adjustment factors.

CITY OF PHOENIX
SUMMARY OF GROSS IMPACT FEES PERCENTAGE ADJUSTMENT FACTORS ¹
PARKS CATEGORY of NECESSARY PUBLIC SERVICE by LAND USE TYPE / SERVICE AREA
Effective January 1, 2012

Northern Service Areas

Land Use Type	North Gateway West	North Gateway Black Canyon	Desert View	Deer Valley I	Deer Valley II	Deer Valley III	Deer Valley IV	Deer Valley V
Single-Family	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Multi-Family	47.37%	47.37%	47.37%	47.37%	47.37%	47.37%	47.37%	47.37%
Mobile Home/RV Park	45.88%	45.88%	45.88%	45.88%	45.88%	45.88%	45.88%	45.88%
Commercial/Retail	23.83%	23.83%	16.66%	23.83%	23.83%	23.83%	23.83%	16.66%
Office	30.16%	30.16%	30.76%	30.16%	30.16%	30.16%	30.16%	30.76%
Institutional	13.04%	13.04%	8.16%	13.04%	13.04%	13.04%	13.04%	8.16%
Industrial	16.33%	16.33%	13.88%	16.33%	16.33%	16.33%	16.33%	13.88%

Southern Service Areas

Land Use Type	Estrella - North	Estrella - South	Laveen - East	Laveen - West	Ahwatukee - East	Ahwatukee - West
Single-Family	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Multi-Family	47.37%	47.37%	47.37%	47.37%	47.37%	47.37%
Mobile Home/RV Park	45.88%	45.88%	45.88%	45.88%	45.88%	45.88%
Commercial/Retail	9.40%	9.40%	9.40%	9.40%	25.45%	25.45%
Office	19.02%	19.02%	19.02%	19.02%	30.16%	30.16%
Institutional	0.98%	0.98%	0.98%	0.98%	10.91%	10.91%
Industrial	12.48%	12.48%	12.48%	12.48%	16.33%	16.33%

¹ The calculated values for Net Impact Fee were reduced by the City Council at time of adoption. The table reflects the percentage adjustment for Parks category of necessary public service by land use type and impact fee service area for City Council reductions.

CITY OF PHOENIX
NET IMPACT FEES PER EQUIVALENT DEMAND UNIT (EDU) FOR SINGLE FAMILY RESIDENTIAL
BY CATEGORY of NECESSARY PUBLIC SERVICE / SERVICE AREA
Effective March 7, 2011 through September 5, 2011

Northern Service Areas

Category	North Gateway West	North Gateway Black Canyon	Desert View	Deer Valley I	Deer Valley II	Deer Valley III	Deer Valley IV	Deer Valley V
Equipment Repair	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74
Fire Protection	322	322	322	322	322	322	322	322
Libraries	425	425	370	425	425	425	425	370
Open Space	1,108	1,108	1,108	1,108	1,108	1,108	1,108	1,108
Parks and Trails	4,072	4,072	2,910	4,072	4,072	4,072	4,072	2,910
Police	344	344	344	344	344	344	344	344
Roadway Facilities	2,614	2,614	974	2,614	2,614	2,614	2,614	974
Wastewater	5,439	5,439	3,178	1,682	1,067	1,067	1,422	6,112
Water	5,110	5,110	5,110	5,110	5,110	5,110	5,110	5,110
Net Fee Totals	\$ 19,508	\$ 19,508	\$ 14,390	\$ 15,751	\$ 15,136	\$ 15,136	\$ 15,491	\$ 17,324

Southern Service Areas

Category	Estrella - North	Estrella - South	Laveen - East	Laveen - West	Ahwatukee - East	Ahwatukee - West
Equipment Repair	\$ 61	\$ 61	\$ 61	\$ 61	\$ 61	\$ 61
Fire Protection	162	162	162	162	60	60
Libraries	196	196	196	196	52	52
Parks and Trails	2,035	2,035	2,035	2,035	2,003	2,003
Police	90	90	90	90	-	-
Roadway Facilities	1,217	1,217	1,217	1,217	-	1,404
Storm Drainage	1,154	1,154	919	919	-	-
Wastewater	1,067	3,357	1,067	2,357	1,729	1,729
Water	2,726	2,726	2,726	2,726	2,726	2,726
Net Fee Totals	\$ 8,708	\$ 10,998	\$ 8,473	\$ 9,763	\$ 6,631	\$ 8,035

CITY OF PHOENIX
NET IMPACT FEES PER EQUIVALENT DEMAND UNIT (EDU) FOR SINGLE FAMILY RESIDENTIAL
BY CATEGORY of NECESSARY PUBLIC SERVICE / SERVICE AREA
Effective September 6, 2011 through December 31, 2011

Northern Service Areas

Category	North Gateway West	North Gateway Black Canyon	Desert View	Deer Valley I	Deer Valley II	Deer Valley III	Deer Valley IV	Deer Valley V
Equipment Repair	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74
Fire Protection	322	322	322	322	322	322	322	322
Libraries	425	425	370	425	425	425	425	370
Open Space	1,108	1,108	1,108	1,108	1,108	1,108	1,108	1,108
Parks and Trails	4,072	4,072	2,910	4,072	4,072	4,072	4,072	2,910
Police	344	344	344	344	344	344	344	344
Roadway Facilities	3,485	3,485	1,298	3,485	3,485	3,485	3,485	1,298
Wastewater	5,439	5,439	3,178	1,682	1,067	1,067	1,422	6,112
Water	5,110	5,110	5,110	5,110	5,110	5,110	5,110	5,110
Net Fee Totals	\$ 20,379	\$ 20,379	\$ 14,714	\$ 16,622	\$ 16,007	\$ 16,007	\$ 16,362	\$ 17,648

Southern Service Areas

Category	Estrella - North	Estrella - South	Laveen - East	Laveen - West	Ahwatukee - East	Ahwatukee - West
Equipment Repair	\$ 61	\$ 61	\$ 61	\$ 61	\$ 61	\$ 61
Fire Protection	162	162	162	162	60	60
Libraries	196	196	196	196	52	52
Parks and Trails	2,035	2,035	2,035	2,035	2,003	2,003
Police	90	90	90	90	-	-
Roadway Facilities	1,623	1,623	1,623	1,623	-	1,871
Storm Drainage	1,154	1,154	919	919	-	-
Wastewater	1,067	3,357	1,067	2,357	1,729	1,729
Water	2,726	2,726	2,726	2,726	2,726	2,726
Net Fee Totals	\$ 9,114	\$ 11,404	\$ 8,879	\$ 10,169	\$ 6,631	\$ 8,502

CITY OF PHOENIX
NET IMPACT FEES PER EQUIVALENT DEMAND UNIT (EDU) FOR SINGLE FAMILY RESIDENTIAL
BY CATEGORY of NECESSARY PUBLIC SERVICE / SERVICE AREA
Effective January 1, 2012

Northern Service Areas

Category	North Gateway West	North Gateway Black Canyon	Desert View	Deer Valley I	Deer Valley II	Deer Valley III	Deer Valley IV	Deer Valley V
Fire Protection	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328
Libraries	-	-	53	-	-	-	-	53
Parks	2,968	2,968	1,613	2,968	2,968	2,968	2,968	1,613
Police	177	177	177	177	177	177	177	177
Roadway Facilities	3,403	3,403	1,273	3,403	3,403	3,403	3,403	1,273
Wastewater ¹	5,439	5,439	3,178	1,682	1,067	1,067	1,422	6,112
Water ¹	5,110	5,110	5,110	5,110	5,110	5,110	5,110	5,110
Net Fee Totals	\$ 17,425	\$ 17,425	\$ 11,732	\$ 13,668	\$ 13,053	\$ 13,053	\$ 13,408	\$ 14,666

Southern Service Areas

Category	Estrella - North	Estrella - South	Laveen - East	Laveen - West	Ahwatukee - East	Ahwatukee - West
Fire Protection	\$ 293	\$ 293	\$ 293	\$ 293	\$ 372	\$ 372
Libraries	46	46	46	46	183	183
Parks	2,011	2,011	2,011	2,011	977	977
Police	170	170	170	170	149	149
Roadway Facilities	1,591	1,591	1,591	1,591	-	1,834
Storm Drainage	842	842	352	352	-	-
Wastewater ¹	1,067	3,357	1,067	2,357	1,729	1,729
Water ¹	2,726	2,726	2,726	2,726	2,726	2,726
Net Fee Totals	\$ 8,746	\$ 11,036	\$ 8,256	\$ 9,546	\$ 6,136	\$ 7,970

¹ Assumes a 1" water meter or smaller and a separate payment of a \$600 Water and \$600 Sewer Development Occupational Fee.

Appx. A Development Impact Fee Schedules.     ...

I. *Development Impact Fees to be Assessed Prior to January 1, 2012.* Prior to January 1, 2012, development impact fees shall be assessed in accordance with the Fee Schedules incorporated within Ordinance G-5617, Development Impact Fee Ordinance, adopted May 18, 2011, by the Council of the City of Phoenix.

II. *Development Impact Fees to be Assessed Beginning January 1, 2012.* Beginning January 1, 2012, development impact fees shall be assessed in accordance with the following Fee Schedules:

A. *Fire Development Impact Fee.*

1. In the table below, find the Land Use type which applies to the Subject Development for which the Impact Fee is being calculated.
2. Calculate the number of total Equivalent Demand Units (EDUs) for the project by using the associated EDU Factor. For example, a 100,000 square foot retail development has 55 EDUs (100,000 sf/1,000 sf = 100; 100 x 0.55 EDUs per unit = 55 EDUs).
3. Multiply the number of EDUs by the associated Gross Impact Fee stated in the table below. This result is the **Total Gross Impact Fee**.
4. Multiply the number of EDUs by the associated Offset stated in the table below. This result is the **Total Offset**.
5. Subtract the Total Offset from the Total Gross Impact Fee, and then multiply by the appropriate percentage stated in the "Percentage Adjustment" portion of the table below. This result will be assessed as the **Net Fire Development Impact Fee**.
6. Credits, if applicable, may be applied to the Net Fire Development Impact Fee using the EDU factor(s) stated below, as further detailed in Section 29-12.

Schedule A: Fire Development Impact Fees (Effective January 1, 2012)

	Land Use ¹	EDU Factor	Unit
Equivalent Demand Units (EDUs)	Single-Family	1.00	per Dwelling Unit
	Multi-Family	0.76	per Dwelling Unit
	Mobile Home/RV Park	0.85	per Space

	Commercial/Retail	0.55 per	1,000 sq. ft.
	Office	0.63 per	1,000 sq. ft.
	Institutional	0.61 per	1,000 sq. ft.
	Industrial	0.49 per	1,000 sq. ft.
Gross Impact Fees	Impact Fee Service Area	Gross Fee	Unit
	Northern Service Area (North Gateway/Deer Valley I-V/Desert View)	\$414 per	EDU
	Estrella/Laveen	\$379 per	EDU
	Ahwatukee	\$680 per	EDU
Offsets	Offset Type	Offset Amount	Unit
	Secondary Property Tax ²	\$86 per	EDU
Percentage Adjustment³	Impact Fee Service Area	Adjustment Factor	
	Northern Service Area (North Gateway/Deer Valley I-V/Desert View)	100.00%	
	Estrella/Laveen	100.00%	
	Ahwatukee	62.63%	

1. At the option of the applicant or at the direction of the Planning and Development Director, the EDU Factor used to calculate the fee may be determined by an independent impact analysis, pursuant to the provisions of Section III of this Appendix.
2. The Secondary Property Tax Offset shall not be applied to developments which are not required to pay property taxes.
3. The values for the calculated Net Impact Fee were reduced from the potential values calculated in the Infrastructure Financing Plan by the City Council at time of adoption. The percentage of the full fee adopted for each service area and land use type are shown in this table.

B. Libraries Development Impact Fee.

1. In the table below, find the Land Use type which applies to the Subject Development for which the Impact Fee is being calculated.

2. Calculate the number of total Equivalent Demand Units (EDUs) for the project by using the associated EDU Factor. For example, a 100-unit multi-family project has 76 EDUs (100 units x 0.76 EDUs per unit = 76 EDUs).
3. Multiply the number of EDUs by the associated Gross Impact Fee stated in the table below. This result is the **Total Gross Impact Fee**.
4. Multiply the number of EDUs by the associated Offset stated in the table below. This result is the **Total Offset**.
5. Subtract the Total Offset from the Total Gross Impact Fee, and then multiply by the appropriate percentage stated in the "Percentage Adjustment" portion of the table below. This result will be assessed as the **Net Libraries Development Impact Fee**.
6. Credits, if applicable, may be applied to the Net Libraries Development Impact Fee using the EDU factor(s) stated below, as further detailed in Section 29-12.

Schedule B: Libraries Development Impact Fees (Effective January 1, 2012)

Equivalent Demand Units	Land Use¹	EDU Factor	Unit
	Single-Family	1.00 per	Dwelling Unit
	Multi-Family	0.76 per	Dwelling Unit
	Mobile Home/RV Park	0.85 per	Space
	Commercial/Retail	0.55 per	1,000 sq. ft.
	Office	0.63 per	1,000 sq. ft.
	Institutional	0.61 per	1,000 sq. ft.
	Industrial	0.49 per	1,000 sq. ft.
Gross Impact Fees	Impact Fee Service Area	Gross Fee	Unit
	North Gateway/DV I-IV	\$41 per	EDU
	Desert View/Deer Valley V	\$102 per	EDU
	Estrella/Laveen	\$108 per	EDU
	Ahwatukee	\$232 per	EDU

Offsets	Offset Type	Offset Amount		Unit	
	Secondary Property Tax ²			per \$49	EDU
Percentage Adjustment ³	Land Use Type	North Gateway	Desert View	Estrella/Laveen	Ahwatukee
	All Uses	100.00%	100.00%	77.97%	100.00%

1. At the option of the applicant or at the direction of the Planning and Development Director, the EDU Factor used to calculate the fee may be determined by an independent impact analysis, pursuant to the provisions of Section III of this Appendix.
2. The Secondary Property Tax Offset shall not be applied to developments which are not required to pay property taxes.
3. The values for the calculated Net Impact Fee were reduced from the potential values calculated in the Infrastructure Financing Plan by the City Council at time of adoption. The percentage of the full fee adopted for each service area and land use type are shown in this table.

C. Parks Development Impact Fee.

1. In the table below, find the Land Use type which applies to the Subject Development for which the Impact Fee is being calculated.
2. Calculate the number of total Equivalent Demand Units (EDUs) for the project by using the associated EDU Factor. For example, a 100-unit multi-family project has 76 EDUs (100 units x 0.76 EDUs per unit = 76 EDUs).
3. Multiply the number of EDUs by the associated Gross Impact Fee stated in the table below. This result is the **Total Gross Impact Fee**.
4. Multiply the number of EDUs by the associated Offset stated in the table below. This result is the **Total Offset**.
5. Subtract the Total Offset from the Total Gross Impact Fee, and then multiply by the appropriate percentage stated in the "Percentage Adjustment" portion of the table below. This result will be assessed as the **Net Parks Development Impact Fee**.
6. Credits, if applicable, may be applied to the Net Parks Development Impact Fee using the EDU factor(s) stated below, as further detailed in Section 29-12.

Schedule C: Parks Development Impact Fees (Effective January 1, 2012)

Equivalent Demand Units	Land Use¹	EDU Factor		Unit	
	Single-Family	1.00	per	Dwelling Unit	
	Multi-Family	0.76	per	Dwelling Unit	
	Mobile Home/RV Park	0.85	per	Space	
	Commercial/Retail	0.55	per	1,000 sq. ft.	
	Office	0.63	per	1,000 sq. ft.	
	Institutional	0.61	per	1,000 sq. ft.	
	Industrial	0.49	per	1,000 sq. ft.	
Gross Impact Fees	Impact Fee Service Area	Gross Fee		Unit	
	North Gateway/DV I-IV	\$3,423	per	EDU	
	Desert View/Deer Valley V	\$2,068	per	EDU	
	Estrella/Laveen	\$2,466	per	EDU	
	Ahwatukee	\$1,432	per	EDU	
Offsets	Offset Type	Offset Amount		Unit	
	Sales Tax Offset	\$164	per	EDU	
	Secondary Property Tax ²	\$291	per	EDU	
Percentage Adjustment³	Land Use Type	North Gateway	Desert View	Estrella/Laveen	Ahwatukee
	Single-Family	100.00%	100.00%	100.00%	100.00%
	Multi-Family	47.37%	47.37%	47.37%	47.37%
	Mobile Home/RV Park	45.88%	45.88%	45.88%	45.88%
	Commercial/Retail	23.83%	16.66%	9.40%	25.45%
	Office	30.16%	30.76%	19.02%	30.16%

	Institutional	13.04%	8.16%	0.98%	10.91%
	Industrial	16.33%	13.88%	12.48%	16.33%

1. At the option of the applicant or at the direction of the Planning and Development Director, the EDU Factor used to calculate the fee may be determined by an independent impact analysis, pursuant to the provisions of Section III of this Appendix.
2. The Secondary Property Tax Offset shall not be applied to developments which are not required to pay property taxes.
3. The values for the calculated Net Impact Fee were reduced from the potential values calculated in the Infrastructure Financing Plan by the City Council at time of adoption. The percentage of the full fee adopted for each service area and land use type are shown in this table.

D. Police Development Impact Fee.

1. In the table below, find the Land Use type which applies to the Subject Development for which the Impact Fee is being calculated.
2. Calculate the number of total Equivalent Demand Units (EDUs) for the project by using the associated EDU Factor. For example, a 100-unit multi-family project has 76 EDUs (100 units x 0.76 EDUs per unit = 76 EDUs).
3. Multiply the number of EDUs by the associated Gross Impact Fee stated in the table below. This result is the **Total Gross Impact Fee**.
4. Multiply the number of EDUs by the associated Offset stated in the table below. This result is the **Total Offset**.
5. Subtract the Total Offset from the Total Gross Impact Fee. This result will be assessed as the **Net Police Development Impact Fee**.
6. Credits, if applicable, may be applied to the Net Parks Development Impact Fee using the EDU factor(s) stated below, as further detailed in Section 29-12.

Schedule D: Police Development Impact Fees (Effective January 1, 2012)

	Land Use ¹	EDU Factor	Unit
Equivalent Demand Units (EDUs)	Single-Family	1.00 per	Dwelling Unit
	Multi-Family	0.76 per	Dwelling

			Unit
	Mobile Home/RV Park	0.85 per	Space
	Commercial/Retail	0.55 per	1,000 sq. ft.
	Office	0.63 per	1,000 sq. ft.
	Institutional	0.61 per	1,000 sq. ft.
	Industrial	0.49 per	1,000 sq. ft.
Gross Impact Fees	Impact Fee Service Area	Gross Fee	Unit
	Northern Service Area (North Gateway/Deer Valley I-V/Desert View)	\$230 per	EDU
	Estrella/Laveen	\$223 per	EDU
	Ahwatukee	\$202 per	EDU
Offsets	Offset Type	Offset Amount	Unit
	Secondary Property Tax ²	\$53 per	EDU

1. At the option of the applicant or at the direction of the Planning and Development Director, the EDU Factor used to calculate the fee may be determined by an independent impact analysis, pursuant to the provisions of Section III of this Appendix.

2. The Secondary Property Tax Offset shall not be applied to developments which are not required to pay property taxes.

E. Roadway Facilities Development Impact Fee.

1. In the table below, find the Land Use type which applies to the Subject Development for which the Impact Fee is being calculated.

2. Calculate the number of total Equivalent Demand Units (EDUs) for the project by using the associated EDU Factor. For example, a 100-unit multi-family project has 76 EDUs (100 units x 0.76 EDUs per unit = 76 EDUs).

3. Multiply the number of EDUs by the associated Gross Impact Fee stated in the table below. This result is the **Total Gross Impact Fee**.

4. Multiply the number of EDUs by the associated Offset stated in the table below. This result is the **Total Offset**.

5. Subtract the Total Offset from the Total Gross Impact Fee. This result will be assessed as the **Net Roadway Facilities Development Impact Fee**.

6. Credits, if applicable, may be applied to the Net Roadway Facilities Development Impact Fee using the EDU factor(s) stated below, as further detailed in Section 29-12.

Schedule E: Roadway Facilities Development Impact Fees (Effective January 1, 2012)

	Land Use ¹	EDU Factor	Unit
	Equivalent Demand Units (EDUs)	Single-Family	1.00 per
Multi-Family		0.69 per	Dwelling Unit
Mobile Home/RV Park		0.52 per	Space
Commercial/Retail		1.53 per	1,000 sq. ft.
Lodging, Hotel/Motel, Resort		0.34 per	Room
Office		1.05 per	1,000 sq. ft.
Religious Facility		0.52 per	1,000 sq. ft.
Day Care Center		0.85 per	1,000 sq. ft.
Elementary School, Private		0.73 per	1,000 sq. ft.
High School, Private		0.86 per	1,000 sq. ft.
Hospital		1.49 per	1,000 sq. ft.
Nursing Home		0.52 per	1,000 sq. ft.
Institutional (Other)		1.05 per	1,000 sq. ft.
Industrial		0.64 per	1,000 sq. ft.
Warehouse		0.53 per	1,000 sq. ft.
Mini Warehouse		0.20 per	1,000 sq. ft.
Gross Impact Fees	Impact Fee Service Area	Gross Fee	Unit
	North Gateway/Deer Valley I-IV	\$3,967 per	EDU
	Desert View/Deer Valley V	\$1,866 per	EDU
	Estrella/Laveen	\$2,300 per	EDU

	Ahwatukee West	\$4,046 per	EDU
Offsets	Offset Type	Offset Amount	Unit
	Arizona Highway User Revenue (AHUR)	\$302 per	EDU
	Secondary Property Tax ²	\$262 per	EDU
Percentage Adjustment³	Impact Fee Service Area	Adjustment Factor	
	North Gateway/Deer Valley I-IV	100.00%	
	Desert View/Deer Valley V	97.77%	
	Estrella/Laveen	91.65%	
	Ahwatukee	52.67%	

1. At the option of the applicant or at the direction of the Planning and Development Director, the EDU Factor used to calculate the fee may be determined by an independent impact analysis, pursuant to the provisions of Section III of this Appendix.
2. The Secondary Property Tax Offset shall not be applied to developments which are not required to pay property taxes.
3. The values for the calculated Net Impact Fee were reduced from the potential values calculated in the Infrastructure Financing Plan by the City Council at time of adoption. The percentage of the full fee adopted for each service area and land use type are shown in this table.

F. Storm Drainage Development Impact Fee.

1. In the table below, find the Land Use type which applies to the Subject Development for which the Impact Fee is being calculated.
2. Calculate the number of total Equivalent Demand Units (EDUs) for the project by using the associated EDU Factor. For example, a 100-unit multi-family project has 76 EDUs (100 units x 0.76 EDUs per unit = 76 EDUs).
3. Multiply the number of EDUs by the associated Gross Impact Fee stated in the table below. This result is the **Total Gross Impact Fee**.
4. Multiply the number of EDUs by the associated Offset stated in the table below. This result is the **Total Offset**.

5. Subtract the Total Offset from the Total Gross Impact Fee, and then multiply by the appropriate percentage stated in the "Percentage Adjustment" portion of the table below. This result will be assessed as the **Net Storm Drainage Development Impact Fee**.

6. Credits, if applicable, may be applied to the Net Storm Drainage Development Impact Fee using the EDU factor(s) stated below, as further detailed in Section 29-12.

Schedule F: Storm Drainage Development Impact Fees (Effective January 1, 2012)

Equivalent Demand Units (EDUs)	Land Use ¹	EDU Factor		Unit
	Single-Family	1.00	per	Dwelling Unit
	All other uses	4.00	per	Gross Acre
Gross Impact Fees	Impact Fee Service Area	Gross Fee		Unit
	Estrella	\$864	per	EDU
	Laveen	\$785	per	EDU
Offsets	Offset Type	Offset Amount		Unit
	Secondary Property Tax ²	\$22	per	EDU
Percentage Adjustment ³	Impact Fee Service Area	Adjustment Factor		
	Estrella	100.00%		
	Laveen	46.13%		

1. At the option of the applicant or at the direction of the Planning and Development Director, the EDU Factor used to calculate the fee may be determined by an independent impact analysis, pursuant to the provisions of Section III of this Appendix.

2. The Secondary Property Tax Offset shall not be applied to developments which are not required to pay property taxes.

3. The values for the calculated Net Impact Fee were reduced from the potential values calculated in the Infrastructure Financing Plan by the City Council at time of adoption. The percentage of the full fee adopted for each service area and land use type are shown in this table.

G. Wastewater Development Impact Fee.

1. In the table below, find the Land Use type which applies to the Subject Development for which the Impact Fee is being calculated.
2. For all developments other than single-family residential:
 - a. Identify the number of Drainage Fixture Units required for the development.
 - b. Calculate the number of total Equivalent Demand Units (EDUs) for the development by dividing the number of Drainage Fixture Units by 23. For example, a restaurant which has 76 DFUs has a total of 3.31 EDUs ($76 \text{ DFUs} \div 23 \text{ DFUs/EDU} = 3.31 \text{ EDUs}$).
3. For single-family residential developments, each dwelling unit will equal one EDU.
4. Multiply the number of total EDUs by the associated Gross Impact Fee stated in the table below. This result is the **Total Gross Impact Fee**.
5. Multiply the number of EDUs by the associated Offsets stated in the table below. Where Development Occupational Fees have been charged, include that amount in the offset calculations. This result is the **Total Offset**.
6. Subtract the Total Offset from the Total Gross Impact Fee. This result will be assessed as the **Net Wastewater Development Impact Fee**.
7. Credits, if applicable, may be applied to the Net Wastewater Development Impact Fee using the EDU factor(s) stated below, as further detailed in Section 29-12.

Schedule G: Wastewater Development Impact Fees (Effective January 1, 2012)

Equivalent Demand Units (EDUs)	Land Use ¹	EDU Factor	Unit
	Single-Family	1.00 per	Dwelling Unit
All other uses	EDUs = Total Number of Drainage Fixture Units (DFUs) ÷ 23		
Gross Impact Fees	Impact Fee Service Area	Gross Fee	Unit
	North Gateway	\$6,637 per	EDU
	Deer Valley I	\$2,880 per	EDU
	Deer Valley II	\$2,265 per	EDU

	Deer Valley III	\$2,265	per	EDU
	Deer Valley IV	\$2,620	per	EDU
	Deer Valley V	\$7,310	per	EDU
	Desert View	\$4,376	per	EDU
	Estrella North	\$2,265	per	EDU
	Estrella South	\$4,555	per	EDU
	Laveen East	\$2,265	per	EDU
	Laveen West	\$3,555	per	EDU
	Ahwatukee	\$2,927	per	EDU
Offsets	Offset Type	Offset Amount		Unit
	Wastewater Rate Debt Offset		per	EDU
	Development Occupational Fees ²	Variable	per	EDU

1. At the option of the applicant or at the direction of the Planning and Development Director, the EDU Factor used to calculate the fee may be determined by an independent impact analysis, pursuant to the provisions of Section III of this Appendix.

2. Development Occupational Fees, which are variable depending on the type of development, are included in the calculation of the Total Offset when they are charged to the same Subject Development.

H. *Water Development Impact Fee.*

1. In the table below, find the Land Use type which applies to the Subject Development for which the Impact Fee is being calculated.

2. For non-residential developments:

a. Identify the number, size, and types of meters required for the development.

b. Calculate the number of total Equivalent Demand Units (EDUs) for the project by totaling the number of EDUs associated for each type of meter. For example, a restaurant which has a three-inch displacement meter for commercial use, and a one-and-one-half-inch landscape meter, has 20 EDUs (15 EDUs for three-inch meter + five EDUs for one-and-one-half-inch meter).

3. For residential developments, calculate the number of total Equivalent Demand Units (EDUs) for the project by using the associated EDU Factors. For example, a 100-unit multi-

family project with shared domestic meters and two two-inch landscape meters has 65 EDUs (100 units x 0.49 EDUs per unit = 49 EDUs, plus two two-inch meters x eight EDUs/meter = 16 EDUs).

4. Multiply the number of total EDUs by the associated Gross Impact Fee stated in the table below. This result is the **Total Gross Impact Fee**.
5. Multiply the number of EDUs by the associated Offsets stated in the table below. Where Development Occupational Fees have been charged, include that amount in the offset calculations. This result is the **Total Offset**.
6. Subtract the Total Offset from the Total Gross Impact Fee. This result will be assessed as the **Net Water Development Impact Fee**.
7. Credits, if applicable, may be applied to the Net Water Development Impact Fee using the EDU factor(s) stated below, as further detailed in Section 29-12.

Schedule H: Water Development Impact Fees (Effective January 1, 2012)

Equivalent Demand Units (EDUs)	Land Use ¹		EDU Factor		Unit
	Multi-Family (sharing common meters, any size)		0.49	per	Dwelling Unit
	Multi-Family (individually metered)		1.00	per	Dwelling Unit
	Single-Family (up to 1" meter size)		1.00	per	Dwelling Unit
	All Other Land Uses and/or Additional Meters	Meter Size			
		5/8" x 3/4"	1.00	per	Meter
		3/4" x 3/4"	1.50	per	Meter
		1"	2.50	per	Meter
		1-1/2"	5.00	per	Meter
		2" Displacement or Turbine	8.00	per	Meter
3" Displacement		15.00	per	Meter	
3" Compound		16.00	per	Meter	

		3" Turbine	17.50	per	Meter
		4" Displacement or Compound	25.00	per	Meter
		4" Turbine	30.00	per	Meter
		6" Displacement or Compound	50.00	per	Meter
		6" Turbine	62.50	per	Meter
		8" Compound	80.00	per	Meter
		8" Turbine	90.00	per	Meter
Gross Impact Fees	Impact Fee Service Area	Gross Fee	Unit		
	North Gateway/Deer Valley I-IV	\$5,921	per	EDU	
	Desert View/Deer Valley V	\$5,921	per	EDU	
	Estrella/Laveen	\$3,537	per	EDU	
	Ahwatukee	\$3,537	per	EDU	
Offsets	Offset Type	Offset Amount	Unit		
	Water Rate Debt Offset	\$211	per	EDU	
	Development Occupational Fees ²	Variable	per	EDU	

1. At the option of the applicant or at the direction of the Planning and Development Director, the EDU Factor used to calculate the fee may be determined by an independent impact analysis, pursuant to the provisions of Section III of this Appendix.

2. Development Occupational Fees, which are variable depending on the type of development, are included in the calculation of the Total Offset when they are charged to the same Subject Development.

III. *Independent Impact Analysis.* At the option of the applicant or the Planning and Development Director, the total number of EDUs, or the EDU factor, used to calculate impact fees for a Subject Development may be determined by an Independent Impact Analysis if the type of proposed use is not within or comparable to the land use types stated in the Fee Schedules provided in this Appendix. If this option is chosen, the following shall apply:

A. The applicant shall be responsible for preparing the Independent Impact Analysis, which shall be reviewed for approval by the Planning and Development Director or authorized designee prior to payment of the impact fee(s) to which the analysis applies.

B. An Independent Impact Analysis shall measure and discuss the impact the Subject Development will have on the Necessary Public Service(s) included in the Infrastructure Financing Plan, and shall be based on the same methodologies used in the calculation of the Gross Cost per EDU in the Infrastructure Improvements Plan.

C. An Independent Impact Analysis shall utilize only professionally acceptable data, assumptions, and evaluation methods.

D. After review of the Independent Impact Analysis submitted by the applicant, the Planning and Development Director or authorized designee shall accept or reject the analysis and provide written notice to the applicant of the decision. If an independent impact analysis is rejected, the written notice shall provide an explanation of the insufficiencies of the analysis.

E. The decision of the Planning and Development Director or authorized designee may be appealed pursuant to Section 29-14.D.

Date of Addition/Revision/Deletion - Appx. A

+1 Addition on 10-19-2011 by Ordinance No. G-5660, eff. 11-18-2011

*2 Revision on 11-30-2011 by Ordinance No. G-5666, eff. 12-30-2011

Water Resources
Acquisition Fees
Fund Balance Activity
Project Detail
Fee Area Map
Fees
Offsets

City of Phoenix
Water Resources Acquisition (WRA) Development Fee Report
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget Basis
For the Fiscal Year Ended June 30, 2012 (Pre-Audit)

Program Fund	Beginning Balance	WRA Fee Revenue	Interest and Other Revenue	Total Revenue	WRA Expenditures and Recoveries	Ending Balance
Water						
Water Resources Acquisition Fee	\$ 13,032,724	\$ 1,392,812	\$ 114,246	\$ 1,507,058	\$ 1,342,652	\$ 13,197,130

City of Phoenix
Water Resources Acquisition (WRA) Development Fee Report
Schedule of Project Expenditures - Budget Basis
For the Fiscal Year Ended June 30, 2012 (Pre-Audit)

Program Fund	Project Name	Location	WRA Expenditures and Recoveries
Water			
Water Resources Acquisition Fee	Design and construct a water reclamation plant aquifer storage recovery well.	Cave Creek Road and Deer Valley Road	\$ 1,466,910
Water Resources Acquisition Fee	Acquire Additional Water Resources	Water resources/citywide	62,981
Water Resources Acquisition Fee	Water Conservation Program	Water resources/citywide	(187,239) ¹
		Total	<u><u>\$ 1,342,652</u></u>

¹ Includes cancelled encumbrances or corrections for a prior fiscal year.

WRA Fee Areas

Water Resource Acquisition Fee Phoenix City Code - Section 30-4 Effective April 1, 2001

Water Resource Acquisition (WRA) fees were instituted in January, 1999. The adopted ordinance established a 10-year phase-in plan. As of April 1, 2001, WRA Fees will be charged at the full rate as follows:

Meter Size	On-Project Areas (Area 1)	Non-Member Areas or Off-Project Areas South of James Road (Area 2)	Off-Project Areas North of James Road (Area 3)
5/8" Displacement or Multi Jet	\$52	\$426	\$633
3/4" Displacement or Multi Jet	\$78	\$639	\$950
1" Displacement or Multi Jet	\$130	\$1,065	\$1,583
1.5" Displacement or Class I Turbine	\$260	\$2,130	\$3,165
2" Class I & II Turbine or Displacement	\$416	\$3,400	\$5,064
3" Compound	\$780	\$6,390	\$9,495
3" Displacement	\$832	\$6,816	\$10,128
3" Class I & II Turbine	\$910	\$7,455	\$11,078
4" Displacement or Compound	\$1,200	\$10,850	\$15,825
4" Class I Turbine	\$1,560	\$12,780	\$18,900
6" Displacement or Compound	\$2,600	\$21,300	\$31,650
6" Class I Turbine	\$3,250	\$26,625	\$39,563
8" Compound	\$4,160	\$34,080	\$50,640
8" Class I Turbine	\$4,680	\$38,340	\$56,970
10" Compound	\$5,980	\$48,980	\$72,795
10" Class I Turbine	\$7,540	\$61,770	\$91,785
12" Class I Turbine	\$11,100	\$91,590	\$138,095
Mobile Home	\$36	\$298	\$443
Multi-family	\$31	\$256	\$380

- CAMELBACK RD (5,000N)
- INDIAN SCHOOL RD (4,100N)
- THOMAS RD (2,900N)
- MCDOWELL RD (1,600N)
- VAN BUREN ST (300N)
- BUCKEYE RD (1,200S)
- UNIVERSITY DR (2,800S)
- BROADWAY RD (4,400S)
- SOUTHERN AV (6,000S)
- BASELINE RD (7,600S)
- GUADALUPE RD (9,200S)
- ELLIOT RD
- WARNER RD (12,400S)
- CHANDLER BLVD (15,600S)

- (44,200N) CIRCLE MOUNTAIN RD
- (42,600N) HONDA BOW RD
- (41,000N) ROCKAWAY HILLS RD
- (39,400N) DESERT HILLS DR
- (37,800N) JOY RANCH RD
- (36,200N) CLOUD RD
- (34,600N) CAREFREE HWY
- (33,000N) DOVE VALLEY RD
- (31,400N) LONE MOUNTAIN RD
- (29,800N) DIXILETA DR
- (28,200N) DYNAMITE BLVD
- (26,600N) JOMAX RD
- (25,000N) HAPPY VALLEY RD
- (23,400N) PINNACLE PEAK RD
- (21,800N) DEER VALLEY RD
- (20,200N) BEARDSLEY RD
- (18,600N) UNION HILLS RD
- (17,000N) BELL RD
- (15,400N) GREENWAY RD
- (13,800N) THUNDERBIRD RD
- (12,200N) CACTUS RD
- (10,600N) PEORIA AV
- (9,000N) DUNLAP AV
- (8,000N) NORTHERN AV
- (7,000N) GLENDALE AV
- (6,000N) BETHANY HM RD

- 115TH AV
- 107TH AV
- 99TH AV
- 91ST AV
- 83RD AV
- 75TH AV
- 67TH AV
- 59TH AV
- 51ST AV
- 43RD AV
- 35TH AV
- 27TH AV
- 19TH AV
- 7TH AV
- 7TH ST
- 16TH ST
- 24TH ST
- 32ND ST
- 40TH ST
- 48TH ST
- 56TH ST
- 64TH ST

- City Limits
- QS Grid
- WRA1
- WRA2
- WRA3



**CITY OF PHOENIX
WATER RESOURCES ACQUISITION FEE BY METER SIZE AND AREA**

Effective April 1, 2001

Meter Size	On- Project Areas	Non-Member Areas or Off-Project Area South of Jomax Road	Off-Project Areas North of Jomax Road
5/8" Displacement or Multi-jet	\$ 52	\$ 426	\$ 633
3/4" Displacement or Multi-jet	78	639	950
1" Displacement or Multi-jet	130	1,065	1,583
1.5" Displacement or Class I Turbine	260	2,130	3,165
2" Class I & II Turbine or Displacement	416	3,400	5,064
3" Compound	780	6,390	9,495
3" Displacement	832	6,816	10,128
3" Class I & II Turbine	910	7,455	11,078
4" Displacement or Compound	1,300	10,650	15,825
4" Class I Turbine	1,560	12,780	18,990
6" Displacement or Compound	2,600	21,300	31,650
6" Class I Turbine	3,250	26,625	39,563
8" Compound	4,160	34,080	50,640
8" Class I Turbine	4,680	38,340	56,970
10" Compound	5,980	48,990	72,795
10" Class I Turbine	7,540	61,770	91,785
12" Class I Turbine	11,180	91,590	136,095
Mobile Home	36	298	443
Multifamily	31	256	380