

Proposed Land Use Assumptions, Infrastructure Improvements Plan, and Development Fees

Apache Junction, Arizona

April 20, 2026

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- **Development Fee Basics**
- **Project Timeline**
- **Land Use Assumptions (LUA)**
- **Infrastructure Improvements Plan (IIP)**
 - Library
 - Parks and Recreational
 - Police
 - Street
- **Proposed Development Fees**

- **One-time payment for growth-related infrastructure**
- **Collected when building permit issued**
- **Can't fund operations, maintenance, or replacement**
- **Not a tax, but a contractual arrangement to build infrastructure with three requirements:**
 - **Need** for infrastructure (system-level improvements, not project-level improvements)
 - **Benefit** to fee payer (service areas, accounting and expenditure controls)
 - **Proportionate** to demand
- **Level of Service (LOS)**
 - May not exceed what is provided to existing development
 - Higher LOS must be paired with non-development fee funding source to cover existing development's share

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

- **Site Specific**
 - Developer constructs a capital facility included in fee calculations
- **Debt Service**
 - Avoid double payment due to existing or future bonds
- **Dedicated Revenues**
 - Property tax, local option sales tax, gas tax, etc.

- **Three Integrated Documents**
 - **Land Use Assumptions (LUA):** 10+ years
 - **Infrastructure Improvements Plan (IIP):** Limited to 10 years
 - **Development Fees:** Updated every 5 years
- **Limitations on Necessary Public Services**
 - Parks: 30 acres unless direct benefit to development
 - Public Safety: No regional training facilities
 - Useful life of 3 or more years

- **September 15, 2025:** Project Initiation

- **April 20, 2026:** Stakeholder Meeting #1

- **April 20:** Work Session

Land Use
Assumptions (LUA)
& Infrastructure
Improvements
Plan (IIP)

- **May 4:** Advertise (60 days)

- **July 7:** Stakeholder Meeting #2

- **July 7:** Public Hearing (30-60 days)

- **September 1:** Adoption

Development Fees

- **September 14:** Advertise (30 days)

- **October 20:** Public Hearing (30-60 days)

- **December 1:** Adoption (75 days)

- **February 15, 2027:** Fees Effective

Based on American Community Survey estimates, approximately 74% of vacant units are used for seasonal, recreational, or occasional use.

The analysis includes seasonal units to more accurately represent peak residential demand.

B25004: Vacancy Status	Apache Junction city, Arizona	
	Estimate	Share
Total Vacant Units	4,026	100%
For rent	100	2%
Rented, not occupied	30	1%
For sale only	258	6%
Sold, not occupied	192	5%
For seasonal, recreational, or occasional use	2,992	74%
For migrant workers	0	0%
Other vacant	454	11%

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

We use American Community Survey estimates to calculate occupancy by housing type.

The analysis uses persons per household to more accurately represent peak residential demand.

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family ¹	20,983	8,331	2.52	9,157	2.29	41.7%	9.02%
Multi-Family ²	3,674	1,850	1.99	2,145	1.71	9.8%	13.75%
Mobile / RV ³	14,805	7,772	1.90	10,677	1.39	48.6%	27.21%
Total	39,462	17,953	2.20	21,979	1.80	100.0%	18.32%

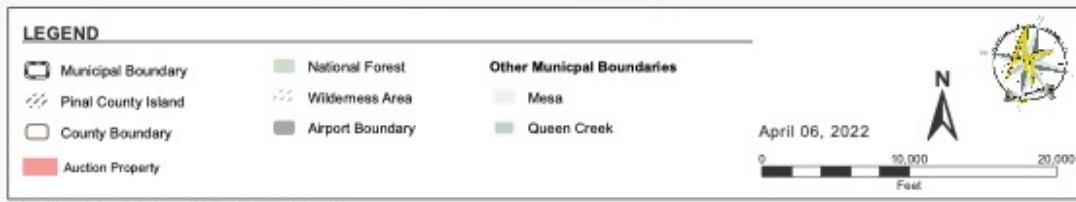
Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

1. Includes detached and attached (townhouse) units.
2. Includes dwellings in structures with two or more units.
3. Includes mobile homes, RVs, and all other units.

We use employment density factors published by the Institute of Transportation Engineers (ITE) to estimate demand by land use.

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit ¹	Wkdy Trip Ends Per Employee ¹	Emp Per Dmd Unit	Square Feet Per Emp
110	Light Industrial	1,000 Sq Ft	3.60	4.02	0.90	1,117
130	Industrial Park	1,000 Sq Ft	2.68	3.93	0.68	1,466
140	Manufacturing	1,000 Sq Ft	4.27	2.67	1.60	625
150	Warehousing	1,000 Sq Ft	1.38	5.05	0.27	3,659
254	Assisted Living	bed	4.14	4.24	0.98	N/A
310	Hotel	room	5.84	14.34	0.41	N/A
520	Elementary School	student	2.27	22.50	0.10	N/A
525	High School	student	1.94	21.95	0.09	N/A
540	Community College	student	1.15	14.61	0.08	N/A
550	University/College	student	1.46	8.89	0.16	N/A
565	Day Care	student	3.79	19.30	0.20	N/A
610	Hospital	1,000 Sq Ft	10.70	3.57	3.00	334
620	Nursing Home	bed	3.06	3.31	0.92	N/A
710	General Office (avg size)	1,000 Sq Ft	7.83	3.44	2.28	439
720	Medical-Dental Office	1,000 Sq Ft	34.03	11.78	2.89	346
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
770	Business Park	1,000 Sq Ft	9.97	5.42	1.84	544
820	Shopping Center (avg size)	1,000 Sq Ft	36.39	17.42	2.09	479

1. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).



- **Citywide**
 - Library and police fees
- **Auction Property**
 - No park and street fees
 - Development agreement for these improvements
- **Remainder of City**
 - Parks and street fees

Projections – Auction Property

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Projections represent buildout of development units 1 and 2 in the Auction Property Master Planned Community Plan.

Annual growth based on recent trends / staff input.

Auction Property	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10-Year Increase
	Base Year	1	2	3	4	5	6	7	8	9	10	
Population	5,098	8,069	11,040	14,011	16,982	19,953	22,924	25,895	26,520	26,719	26,918	21,820
Housing Units												
Single Family	2,071	3,171	4,271	5,371	6,471	7,571	8,671	9,771	9,940	9,940	9,940	7,869
Multi-Family	0	100	200	300	400	500	600	700	800	900	1,000	1,000
Mobile Home / RV	0	0	0	0	0	0	0	0	0	0	0	0
Total	2,071	3,271	4,471	5,671	6,871	8,071	9,271	10,471	10,740	10,840	10,940	8,869
Employment												
Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Commercial	0	69	139	208	278	347	416	486	555	625	694	694
Office & Other Services	0	25	50	76	101	126	151	176	202	227	252	252
Institutional	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	95	189	284	378	473	568	662	757	852	946	946
Floor Area / Sq Ft (x1,000)												
Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Commercial	0	33	66	100	133	166	199	233	266	299	332	332
Office & Other Services	0	11	22	33	44	55	66	78	89	100	111	111
Institutional	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	44	89	133	177	222	266	310	354	399	443	443

Source: Auction Property Master Planned Community Plan, October 2021

Projections – Outside of Auction Property

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Residential: Housing units projected based on recent trends / staff input.

Nonresidential: Employment based on MAG projections.

Outside of Auction Property	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10-Year Increase
	Base Year	1	2	3	4	5	6	7	8	9	10	
Population	49,216	50,413	51,610	52,807	54,004	55,201	56,398	57,595	58,792	59,989	61,187	11,971
Housing Units												
Single Family	9,944	10,344	10,744	11,144	11,544	11,944	12,344	12,744	13,144	13,544	13,944	4,000
Multi-Family	2,859	2,954	3,049	3,144	3,239	3,334	3,429	3,524	3,619	3,714	3,809	950
Mobile Home / RV	10,892	10,892	10,892	10,892	10,892	10,892	10,892	10,892	10,892	10,892	10,892	0
Total	23,695	24,190	24,685	25,180	25,675	26,170	26,665	27,160	27,655	28,150	28,645	4,950
Employment												
Industrial	334	359	385	410	435	456	477	498	519	540	560	226
Commercial	2,436	2,461	2,486	2,511	2,536	2,556	2,576	2,596	2,616	2,637	2,657	221
Office & Other Services	1,726	1,750	1,773	1,797	1,820	1,835	1,850	1,866	1,881	1,896	1,911	185
Institutional	877	877	877	877	877	883	890	896	903	909	915	38
Total	5,373	5,447	5,520	5,594	5,668	5,731	5,793	5,856	5,918	5,981	6,044	671
Floor Area / Sq Ft (x1,000)												
Industrial	373	401	429	458	486	509	532	556	579	602	626	253
Commercial	1,166	1,178	1,190	1,202	1,214	1,224	1,233	1,243	1,252	1,262	1,272	106
Office & Other Services	758	769	779	789	800	806	813	820	826	833	840	81
Institutional	293	293	293	293	293	295	297	299	301	303	305	13
Total	2,590	2,640	2,691	2,741	2,792	2,834	2,875	2,917	2,959	3,001	3,043	453

Projections – Apache Junction

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Apache Junction, Arizona	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10-Year Increase
	Base Year	1	2	3	4	5	6	7	8	9	10	
Population	54,314	58,482	62,650	66,818	70,986	75,154	79,322	83,490	85,312	86,708	88,105	33,791
Housing Units												
Single Family	12,015	13,515	15,015	16,515	18,015	19,515	21,015	22,515	23,084	23,484	23,884	11,869
Multi-Family	2,859	3,054	3,249	3,444	3,639	3,834	4,029	4,224	4,419	4,614	4,809	1,950
Mobile Home / RV	10,892	10,892	10,892	10,892	10,892	10,892	10,892	10,892	10,892	10,892	10,892	0
Total	25,766	27,461	29,156	30,851	32,546	34,241	35,936	37,631	38,395	38,990	39,585	13,819
Employment												
Industrial	334	359	385	410	435	456	477	498	519	540	560	226
Commercial	2,436	2,530	2,625	2,719	2,814	2,903	2,993	3,082	3,172	3,261	3,351	915
Office & Other Services	1,726	1,775	1,823	1,872	1,921	1,961	2,002	2,042	2,082	2,123	2,163	437
Institutional	877	877	877	877	877	883	890	896	903	909	915	38
Total	5,373	5,541	5,710	5,878	6,046	6,204	6,361	6,518	6,675	6,833	6,990	1,617
Floor Area / Sq Ft (x1,000)												
Industrial	373	401	429	458	486	509	532	556	579	602	626	253
Commercial	1,166	1,211	1,256	1,302	1,347	1,390	1,433	1,475	1,518	1,561	1,604	438
Office & Other Services	758	780	801	822	844	862	879	897	915	933	950	192
Institutional	293	293	293	293	293	295	297	299	301	303	305	13
Total	2,590	2,685	2,780	2,874	2,969	3,055	3,141	3,227	3,313	3,400	3,486	896

- **Service Area**
 - Citywide
- **Fee Components**
 - Library Facilities: Incremental
- **10-Year Demand**
 - Library Facilities: 12,500 square feet, \$10.62 million
 - Debt Credit: \$1.0 million

Existing Library Facilities

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The Enabling Legislation limits library facilities to “ten thousand square feet that provide a direct benefit to development.”

To maintain the existing level of service, Apache Junction needs to construct 19,361 square feet of library facilities.

We need to adjust the existing level of service, so the next slide shows the adjusted level of service.

Existing Facility	Square Feet
Idaho Road Library	31,444
Total	31,444



Apache Junction currently provides 31,444 square feet of library facilities.

Level-of-Service (LOS) Standards	
Existing Square Feet	31,444
Residential	
Residential Share	98%
2026 Population	54,314
Square Feet per Person	0.5674
Nonresidential	
Nonresidential Share	2%
2026 Jobs	5,373
Square Feet per Job	0.1170



Apache Junction currently provides 0.5674 square feet per person.



Apache Junction currently provides 0.1170 square feet per job.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Library Facilities	0.5674 Square Feet	per Person	\$850
	0.1170 Square Feet	per Job	

Demand for Library Facilities					
Year	Population	Jobs	Square Feet		
			Residential	Nonresidential	Total
2026	54,314	5,373	30,815.1	628.9	31,444.0
2027	58,482	5,541	33,179.9	648.6	33,828.5
2028	62,650	5,710	35,544.6	668.3	36,212.9
2029	66,818	5,878	37,909.4	688.0	38,597.4
2030	70,986	6,046	40,274.1	707.7	40,981.8
2031	75,154	6,204	42,638.9	726.1	43,365.0
2032	79,322	6,361	45,003.6	744.5	45,748.1
2033	83,490	6,518	47,368.4	762.9	48,131.3
2034	85,312	6,675	48,402.0	781.3	49,183.4
2035	86,708	6,833	49,194.1	799.7	49,993.8
2036	88,105	6,990	49,986.5	818.1	50,804.6
10-Yr Increase	33,791	1,617	19,171.4	189.3	19,360.6

Planned LOS – Auction Property

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Apache Junction plans to build 15,000 square feet of library facilities to serve the current auction property development phases.

Cost Factors	
Future Library Cost	\$12,750,000
Future Library Square Feet	15,000
Cost per Square Foot	\$850

Level-of-Service (LOS) Standards	
Eligible Square Feet	10,000
Residential	
Residential Share	98%
2036 Population	26,918
Square Feet per Person	0.3641
Nonresidential	
Nonresidential Share	2%
2036 Jobs	946
Square Feet per Job	0.2114

Source: Apache Junction Public Library

We use this as a proxy for future facility costs.

Apache Junction will serve future development with 10,000 square feet.

Apache Junction will provide 0.3641 eligible square feet per person.

Apache Junction will provide 0.2114 eligible square feet per job.

To achieve the eligible level of service, Apache Junction needs to construct 10,000 square feet of library facilities to serve the auction property.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Library Facilities (Auction Property)	0.3641 Square Feet	per Person	\$850
	0.2114 Square Feet	per Job	

Demand for Library Facilities					
Year	Population	Jobs	Adjusted Square Feet		
			Residential	Nonresidential	Total
2026	5,098	0	1,856.0	0.0	1,856.0
2027	8,069	95	2,937.7	20.0	2,957.7
2028	11,040	189	4,019.3	40.0	4,059.3
2029	14,011	284	5,101.0	60.0	5,161.0
2030	16,982	378	6,182.6	80.0	6,262.6
2031	19,953	473	7,264.3	100.0	7,364.3
2032	22,924	568	8,345.9	120.0	8,465.9
2033	25,895	662	9,427.6	140.0	9,567.6
2034	26,520	757	9,655.1	160.0	9,815.1
2035	26,719	852	9,727.5	180.0	9,907.5
2036	26,918	946	9,800.0	200.0	10,000.0
10-Yr Increase	21,820	946	7,944.0	200.0	8,144.0

We use the eligible level of service for the auction property to calculate fees throughout Apache Junction.

Apache Junction has collected fees from existing development in the auction property (approximately 1,900 square feet).

Apache Junction will issue debt for the remaining 5,000 square feet.

Library Facilities – Incremental

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Apache Junction will use development fees to construct additional library facilities.

To maintain the eligible level of service, Apache Junction needs to construct 12,500 square feet of library facilities to serve future development.

Cost Factors	
Future Library Cost	\$12,750,000
Future Library Square Feet	15,000
Cost per Square Foot	\$850

We use this as a proxy for future facility costs.

Level-of-Service (LOS) Standards	
Existing Square Feet	31,444
LOS Adjustment	65%
Adjusted Square Feet	20,302
Residential	
Residential Share	98%
2026 Population	54,314
Square Feet per Person	0.3663
Cost per Person	\$311.36
Nonresidential	
Nonresidential Share	2%
2026 Jobs	5,373
Square Feet per Job	0.0756
Cost per Job	\$64.24

We include a downward adjustment to generate 12,500* square feet of demand.

Apache Junction currently provides 0.3663 eligible square feet per person.

Apache Junction currently provides 0.0756 eligible square feet per job.

Source: Apache Junction Public Library

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Library Facilities	0.3663 Square Feet	per Person	\$850
	0.0756 Square Feet	per Job	

Demand for Library Facilities					
Year	Population	Jobs	Adjusted Square Feet		
			Residential	Nonresidential	Total
2026	54,314	5,373	19,895.5	406.0	20,301.5
2027	58,482	5,541	21,422.3	418.8	21,841.0
2028	62,650	5,710	22,949.0	431.5	23,380.5
2029	66,818	5,878	24,475.8	444.2	24,920.0
2030	70,986	6,046	26,002.6	456.9	26,459.5
2031	75,154	6,204	27,529.4	468.8	27,998.2
2032	79,322	6,361	29,056.1	480.7	29,536.8
2033	83,490	6,518	30,582.9	492.6	31,075.5
2034	85,312	6,675	31,250.3	504.5	31,754.8
2035	86,708	6,833	31,761.7	516.3	32,278.0
2036	88,105	6,990	32,273.3	528.2	32,801.5
10-Yr Increase	33,791	1,617	12,377.8	122.2	12,500.0
Growth-Related Expenditures			\$10,521,134	\$103,866	\$10,625,000
Auction Property (Growth)			\$6,793,855	\$60,776	\$6,854,631
Outside Auction Property (Growth)			\$3,727,279	\$43,089	\$3,770,369
Recent Development (Fund Balance)			\$1,960,000	\$40,000	\$2,000,000
Ineligible Expenditures (Statutory Limit)			\$4,165,000	\$85,000	\$4,250,000
Total Expenditures			\$27,167,268	\$332,732	\$16,875,000

8,100 square feet (auction property)
+ 4,400 square feet (outside of auction property)
***12,500 square feet total**

Future Debt Credit

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Due to statutory limitations, library facilities development fee revenue may only fund a portion of the future library. Apache Junction will issue debt to cover the difference.

The proposed credit includes the existing fund balance of \$2.0 million and 2-year development fee revenue of \$2.3 million used to reduce debt issuance.

Library Debt Principal	
Future Library Cost	\$12,750,000
Current Fund Balance	(\$2,000,000)
2-Year Revenue Projection	(\$2,300,000)
Total Debt Principal	\$8,450,000
Ineligible Share	(\$4,250,000)
Eligible Debt Principal	\$4,200,000

Future development will pay for library facilities through the development fee and potentially through future debt service.

We include a credit to offset revenue generated by future development to retire future library debt.

Year	Principal
2026	\$0
2027	\$0
2028	\$141,043
2029	\$146,685
2030	\$152,552
2031	\$158,655
2032	\$165,001
2033	\$171,601
2034	\$178,465
2035	\$185,603
2036	\$193,028
2037	\$200,749
2038	\$208,779
2039	\$217,130
2040	\$225,815
2041	\$234,848
2042	\$244,241
2043	\$254,011
2044	\$264,172
2045	\$274,738
2046	\$285,728
2048	\$297,157
Total	\$4,200,000

Residential 98%	Population	Payment Per Person
\$0	54,314	\$0.00
\$0	58,482	\$0.00
\$138,222	62,650	\$2.21
\$143,751	66,818	\$2.15
\$149,501	70,986	\$2.11
\$155,481	75,154	\$2.07
\$161,701	79,322	\$2.04
\$168,169	83,490	\$2.01
\$174,896	85,312	\$2.05
\$181,891	86,708	\$2.10
\$189,167	88,105	\$2.15
\$196,734	89,113	\$2.21
\$204,603	90,121	\$2.27
\$212,787	91,129	\$2.34
\$221,299	92,137	\$2.40
\$230,151	93,145	\$2.47
\$239,357	94,153	\$2.54
\$248,931	95,161	\$2.62
\$258,888	96,169	\$2.69
\$269,244	97,177	\$2.77
\$280,013	98,185	\$2.85
\$291,214	99,193	\$2.94
Total	\$4,116,000	\$46.97

Nonresidential 2%	Jobs	Payment Per Job
\$0	5,373	\$0.00
\$0	5,541	\$0.00
\$2,821	5,710	\$0.49
\$2,934	5,878	\$0.50
\$3,051	6,046	\$0.50
\$3,173	6,204	\$0.51
\$3,300	6,361	\$0.52
\$3,432	6,518	\$0.53
\$3,569	6,675	\$0.53
\$3,712	6,833	\$0.54
\$3,861	6,990	\$0.55
\$4,015	7,052	\$0.57
\$4,176	7,115	\$0.59
\$4,343	7,178	\$0.61
\$4,516	7,240	\$0.62
\$4,697	7,340	\$0.64
\$4,885	7,440	\$0.66
\$5,080	7,539	\$0.67
\$5,283	7,639	\$0.69
\$5,495	7,739	\$0.71
\$5,715	7,838	\$0.73
\$5,943	7,938	\$0.75
Total	\$84,000	\$11.92

Discount Rate	4.00%
Credit (NPV) per Person	\$28.81

Discount Rate	4.00%
Credit (NPV) per Job	\$7.27

Proposed Library Fees

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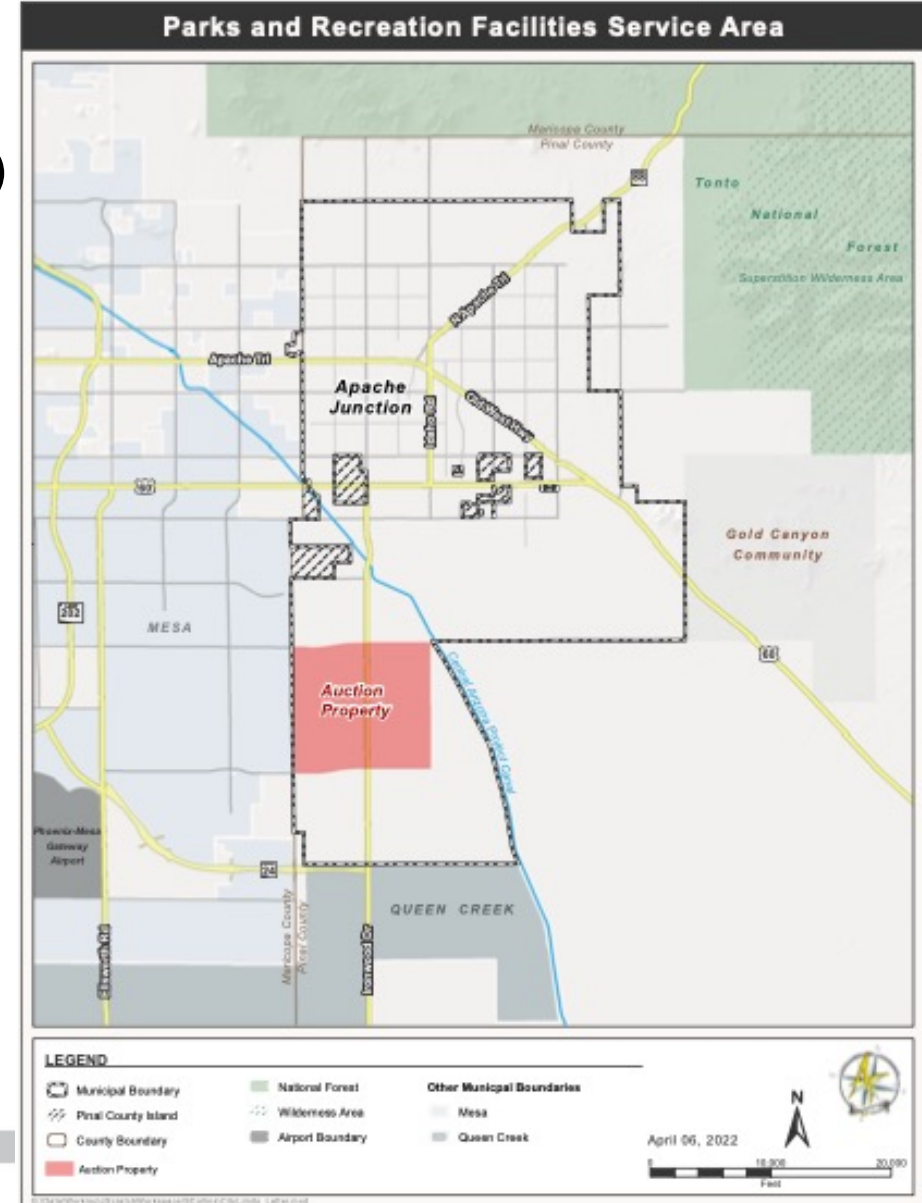
Fee Component	Cost per Person	Cost per Job
Library Facilities	\$311.36	\$64.24
Future Debt Credit	(\$28.81)	(\$7.27)
Development Fee Report	\$0.76	\$0.32
Total	\$283.31	\$57.29

Residential Fees per Development Unit					
Development Type	Development Unit	Persons per Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	Housing Unit	2.52	\$714	\$550	\$164
Multi-Family	Housing Unit	1.99	\$564	\$432	\$132
Recreational Vehicle	Housing Unit	1.90	\$538	\$425	\$113

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Jobs per Unit ¹	Proposed Fees	Current Fees	Difference
Industrial	Square Foot	0.0009	\$0.05	\$0.07	(\$0.02)
Commercial	Square Foot	0.0021	\$0.12	\$0.10	\$0.02
Office & Other Services	Square Foot	0.0023	\$0.13	\$0.16	(\$0.03)
Institutional	Square Foot	0.0030	\$0.17	\$0.14	\$0.03
Lodging	Room	0.4073	\$23	\$27	(\$4)
Assisted Living	Bed	0.9764	\$56	\$29	\$27

1. See Land Use Assumptions

- **Service Area**
 - Citywide Except Auction Property (dev. agreement)
- **Fee Components**
 - Developed Park Land: Incremental
 - Park Amenities: Incremental
 - Trails: Incremental
- **10-Year Demand**
 - Developed Park Land: 31.3 acres, \$1.3 million
 - Park Amenities: 34 units, \$8.2 million
 - Trails: 4.5 miles, \$367k



Apache Junction has undeveloped park land for future parks, so the analysis will focus on maintaining the current LOS for developed park land.

Existing Park Land	Total Acres	Developed	Undeveloped
Arroya Verde Retention	11.0	11.0	0.0
City Hall Park	3.0	3.0	0.0
Dutchman Dog Park	3.4	3.4	0.0
Flatiron Park	4.0	4.0	0.0
Focal Point	1.0	1.0	0.0
Ironwood Linear Park	6.2	6.2	0.0
Little League Facility	3.0	3.0	0.0
MGC	4.4	4.4	0.0
Painted Sky Park	12.0	12.0	0.0
Prospector Park	265.0	40.0	225.0
Renaissance Point Retention	8.0	8.0	0.0
Rodeo Grounds	20.0	10.0	10.0
Rigeline Linear Park	8.2	8.2	0.0
Sheep Drive Park	1,628.0	0.0	1,628.0
Silly Mountain Park	200.0	4.0	196.0
Superstition Shadows park	23.0	23.0	0.0
Veteran's Memorial Park	2.0	2.0	0.0
Total	2,202.2	143.2	2,059.0

Source: Apache Junction Parks and Recreation Department

Developed Park Land – Incremental

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Apache Junction will use development fees to develop additional park land.

To maintain the existing level of service, Apache Junction needs to develop approximately 31 park acres to serve future development.

Cost Factors	
Developed Cost per Acre ¹	\$40,000

Level-of-Service (LOS) Standards	
Existing Developed Acres	143.2
Residential	
Residential Share	98%
2026 Population	54,314
Developed Acres per Person	0.00258
Cost per Person	\$103.37
Nonresidential	
Nonresidential Share	2%
2026 Jobs	5,373
Developed Acres per Job	0.00053
Cost per Job	\$21.33

Source: Apache Junction Parks and Recreation Department

1. Includes infrastructure costs but excludes acquisition costs.

We use this as a proxy for future site development costs (excluding amenity construction).

Apache Junction currently provides 0.00258 developed acres per person.

Apache Junction currently provides 0.00053 developed acres per job.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Developed Park Land	0.00258 Dev. Acres	per Person	\$40,000
	0.00053 Dev. Acres	per Job	

Demand for Developed Park Land					
Year	Population	Jobs	Developed Acres		
			Residential	Nonresidential	Total
2026	54,314	5,373	140.4	2.9	143.2
2027	55,511	5,447	143.5	2.9	146.4
2028	56,708	5,520	146.6	2.9	149.5
2029	57,905	5,594	149.6	3.0	152.6
2030	59,102	5,668	152.7	3.0	155.8
2031	60,299	5,731	155.8	3.1	158.9
2032	61,496	5,793	158.9	3.1	162.0
2033	62,693	5,856	162.0	3.1	165.1
2034	63,890	5,918	165.1	3.2	168.3
2035	65,087	5,981	168.2	3.2	171.4
2036	66,285	6,044	171.3	3.2	174.5
10-Yr Increase	11,971	671	30.9	0.4	31.3
Growth-Related Expenditures			\$1,237,481	\$14,306	\$1,251,787

Existing Park Amenities

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Existing Amenity	Units	Unit Cost ¹	Total Cost
Ball Field	7	\$937,085	\$6,559,594
Basketball Court	4	\$217,295	\$869,180
Concession / Restroom	9	\$500,000	\$4,500,000
Dog Park	2	\$1,200,000	\$2,400,000
Horseshoe Pit	5	\$2,716	\$13,581
Multipurpose Field	4	\$882,761	\$3,531,045
Parking Lot	15	\$252,062	\$3,780,934
Pickle Ball Court	14	\$200,000	\$2,800,000
Playground	7	\$679,047	\$4,753,329
Pool	1	\$2,409,802	\$2,409,802
Primitive Vault Restroom	2	\$60,000	\$120,000
Racquetball Court	4	\$108,648	\$434,590
Ramada (large group)	11	\$101,857	\$1,120,428
Ramadas (single)	7	\$16,297	\$114,080
Ramadas (small group)	20	\$61,114	\$1,222,285
Security Fencing	25	\$28,683	\$717,074
Shuffleboard Court	3	\$21,730	\$65,189
Skate Park	1	\$543,238	\$543,238
Splashplad	1	\$108,648	\$108,648
Tennis Court	8	\$162,971	\$1,303,770
Volleyball Court	4	\$81,486	\$325,943
Total	154	\$244,758	\$37,692,708

Source: Apache Junction Parks and Recreation Department

1. 2022 cost adjusted to 2026 cost using ENR Construction Cost Index.

We use the average cost of existing amenities as a proxy for future costs.

Inflated 2022 costs to 2026 costs using ENR Construction Cost Index.

Park Amenities – Incremental

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Apache Junction will use development fees to construct additional park amenities.

To maintain the existing level of service, Apache Junction needs to construct approximately 34 park amenities to serve future development.

Cost Factors	
Average Cost per Unit	\$244,758
Level-of-Service (LOS) Standards	
Existing Units	154
Residential	
Residential Share	98%
2026 Population	54,314
Units per Person	0.0028
Cost per Person	\$680.10
Nonresidential	
Nonresidential Share	2%
2026 Jobs	5,373
Units per Job	0.0006
Cost per Job	\$140.31

Average cost of existing amenities.

Apache Junction currently provides 0.0028 units per person.

Apache Junction currently provides 0.0006 units per job.

Source: Apache Junction Parks and Recreation Department

1. 2022 cost adjusted to 2026 cost using ENR Construction Cost Index.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Park Amenities	0.0028 Units	per Person	\$244,758
	0.0006 Units	per Job	

Demand for Park Amenities					
Year	Population	Jobs	Units		
			Residential	Nonresidential	Total
2026	54,314	5,373	150.9	3.1	154.0
2027	55,511	5,447	154.2	3.1	157.4
2028	56,708	5,520	157.6	3.2	160.7
2029	57,905	5,594	160.9	3.2	164.1
2030	59,102	5,668	164.2	3.2	167.5
2031	60,299	5,731	167.6	3.3	170.8
2032	61,496	5,793	170.9	3.3	174.2
2033	62,693	5,856	174.2	3.4	177.6
2034	63,890	5,918	177.5	3.4	180.9
2035	65,087	5,981	180.9	3.4	184.3
2036	66,285	6,044	184.2	3.5	187.6
10-Yr Increase	11,971	671	33.3	0.4	33.6
Growth-Related Expenditures			\$8,141,456	\$94,120	\$8,235,575

Trails – Incremental

DRAFT

Apache Junction will use development fees to construct additional trails.

To maintain the existing level of service, Apache Junction needs to construct approximately 4.5 miles of trails to serve future development.

Existing Trail	Miles
Equestrian Trail	18.6
Multi-Use Unpaved Trail	2.0
Total	20.6

Cost Factors	
Average per Mile ¹	\$81,500

Level-of-Service (LOS) Standards	
Existing Trails (miles)	20.6
Residential	
Residential Share	98%
2026 Population	54,314
Miles per Person	0.0004
Cost per Person	\$30.29
Nonresidential	
Nonresidential Share	2%
2026 Jobs	5,373
Miles per Job	0.0001
Cost per Job	\$6.25

Apache Junction currently provides 0.0004 miles per person.

Apache Junction currently provides 0.0001 miles per job.

Source: Apache Junction Parks and Recreation Department

1. 2022 cost adjusted to 2026 cost using ENR Construction Cost Index.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Trails	0.0004 Miles	per Person	\$81,500
	0.0001 Miles	per Job	

Demand for Trails					
Year	Population	Jobs	Miles		
			Residential	Nonresidential	Total
2026	54,314	5,373	20.2	0.4	20.6
2027	55,511	5,447	20.6	0.4	21.1
2028	56,708	5,520	21.1	0.4	21.5
2029	57,905	5,594	21.5	0.4	22.0
2030	59,102	5,668	22.0	0.4	22.4
2031	60,299	5,731	22.4	0.4	22.9
2032	61,496	5,793	22.9	0.4	23.3
2033	62,693	5,856	23.3	0.4	23.8
2034	63,890	5,918	23.7	0.5	24.2
2035	65,087	5,981	24.2	0.5	24.7
2036	66,285	6,044	24.6	0.5	25.1
10-Yr Increase	11,971	671	4.4	0.1	4.5
Growth-Related Expenditures			\$362,635	\$4,192	\$366,827

Proposed Parks and Recreational Fees

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Fee Component	Cost per Person	Cost per Job
Developed Park Land	\$103.37	\$21.33
Park Amenities	\$680.10	\$140.31
Trails	\$30.29	\$6.25
Development Fee Report	\$2.50	\$0.91
Total	\$816.26	\$168.80

Residential Fees per Development Unit					
Development Type	Development Unit	Persons per Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	Housing Unit	2.52	\$2,057	\$1,707	\$350
Multi-Family	Housing Unit	1.99	\$1,624	\$1,340	\$284
Recreational Vehicle	Housing Unit	1.90	\$1,551	\$1,318	\$233

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Jobs per Unit ¹	Proposed Fees	Current Fees	Difference
Industrial	Square Foot	0.0009	\$0.15	\$0.22	(\$0.07)
Commercial	Square Foot	0.0021	\$0.35	\$0.30	\$0.05
Office & Other Services	Square Foot	0.0023	\$0.39	\$0.46	(\$0.07)
Institutional	Square Foot	0.0030	\$0.51	\$0.40	\$0.11
Lodging	Room	0.4073	\$69	\$79	(\$10)
Assisted Living	Bed	0.9764	\$165	\$86	\$79

1. See Land Use Assumptions

- **Service Area**
 - Citywide
- **Fee Components**
 - Police Facilities: Plan-Based
 - Police Vehicles: Incremental
 - Police Equipment: Incremental
- **10-Year Demand**
 - Police Facilities (20 years)
 - Total: 66,200 square feet, \$51.2 million
 - Growth: 34,800 square feet, \$27.8 million
 - Police Vehicles: 58 units, \$5.2 million
 - Police Equipment: 115 units, \$1.5 million

Police Facilities – Plan-Based

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Apache Junction will use development fees to construct police facilities.

Cost Factors	
Cost per Square Foot	\$800

We use this as a proxy for future facility costs.

Level-of-Service (LOS) Standards	
Existing Square Feet	20,000
Additional Square Feet	61,700
Planned Square Feet	81,700
Residential	
Residential Share	82%
2046 Population	98,185
Square Feet per Person	0.6823
Cost per Person	\$545.86
Nonresidential	
Nonresidential Share	18%
2046 Vehicle Trips	27,909
Square Feet per Vehicle Trip	0.5269
Cost per Vehicle Trip	\$421.54

Apache Junction plans to provide 0.6823 square feet per person.

Apache Junction plans to provide 0.5269 square feet per vehicle trip.

Description	Square Feet	Total Cost	Cost per Sq Ft
Substation	29,000	\$23,200,000	\$800
Substation - Dispatch	6,000	\$6,000,000	\$1,000
Evidence Storage	15,000	\$12,000,000	\$800
Vehicle Storage	8,700	\$6,960,000	\$800
Animal Control (Expand)	3,000	\$1,200,000	\$400
Subtotal	61,700	\$49,360,000	\$800
Animal Control (Replace)	4,500	\$1,800,000	\$400
Total	66,200	\$51,160,000	\$773

To reach the planned level of service, Apache Junction will construct 66,200 square feet of police facilities. Development fees equal 54 percent.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Facilities	0.6823 Square Feet	per Person	\$800
	0.5269 Square Feet	per Vehicle Trip	

Demand for Police Facilities					
Year	Population	Vehicle Trips	Square Feet		
			Residential	Nonresidential	Total
2026	54,314	18,675	37,059.8	9,840.3	46,900.0
2027	58,482	19,353	39,903.7	10,197.4	50,101.1
2028	62,650	20,030	42,747.7	10,554.5	53,302.2
2029	66,818	20,708	45,591.6	10,911.6	56,503.2
2030	70,986	21,386	48,435.6	11,268.7	59,704.3
2031	75,154	22,019	51,279.6	11,602.5	62,882.1
2032	79,322	22,653	54,123.5	11,936.4	66,059.9
2033	83,490	23,287	56,967.5	12,270.2	69,237.7
2034	85,312	23,920	58,210.6	12,604.1	70,814.7
2035	86,708	24,554	59,163.2	12,937.9	72,101.1
2036	88,105	25,187	60,116.2	13,271.8	73,388.0
2041	93,145	26,278	63,555.1	13,846.7	77,401.8
2046	98,185	27,909	66,994.0	14,706.0	81,700.0
20-Yr Increase	43,871	9,234	29,934.2	4,865.7	34,800.0
Growth-Related Expenditures			\$23,947,395	\$3,892,577	\$27,839,973
Existing Development Expenditures			\$18,427,162	\$4,892,866	\$23,320,027
Total Expenditures			\$42,374,557	\$8,785,443	\$51,160,000

Apache Junction will issue debt for the remaining share of police facilities.

Future Debt Credit

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Due to the increased LOS, police facilities development fee revenue will only fund a portion of future police facilities. Apache Junction will issue debt to cover the difference.

The proposed credit includes the existing fund balance of \$3.0 million and 1-year development fee revenue of \$1.0 million used to reduce debt issuance.

Police Debt Principal	
Future Police Facility Cost	\$51,160,000
Current Fund Balance	(\$3,000,000)
1-Year Revenue Projection	(\$1,000,000)
Total Debt Principal	\$47,160,000
Ineligible Share	(\$23,320,027)
Eligible Debt Principal	\$23,839,973

Future development will pay for police facilities through the development fee and potentially through future debt service.

We include a credit to offset revenue generated by future development to retire future police facility debt.

Year	Principal
2026	\$0
2027	\$800,588
2028	\$832,612
2029	\$865,916
2030	\$900,553
2031	\$936,575
2032	\$974,038
2033	\$1,012,999
2034	\$1,053,519
2035	\$1,095,660
2036	\$1,139,486
2037	\$1,185,066
2038	\$1,232,468
2039	\$1,281,767
2040	\$1,333,038
2041	\$1,386,359
2042	\$1,441,814
2043	\$1,499,486
2044	\$1,559,466
2045	\$1,621,844
2046	\$1,686,718
Total	\$23,839,973

Residential 82%	Population	Payment Per Person
\$0	54,314	\$0.00
\$656,482	58,482	\$11.23
\$682,741	62,650	\$10.90
\$710,051	66,818	\$10.63
\$738,453	70,986	\$10.40
\$767,991	75,154	\$10.22
\$798,711	79,322	\$10.07
\$830,659	83,490	\$9.95
\$863,886	85,312	\$10.13
\$898,441	86,708	\$10.36
\$934,379	88,105	\$10.61
\$971,754	89,113	\$10.90
\$1,010,624	90,121	\$11.21
\$1,051,049	91,129	\$11.53
\$1,093,091	92,137	\$11.86
\$1,136,815	93,145	\$12.20
\$1,182,287	94,153	\$12.56
\$1,229,579	95,161	\$12.92
\$1,278,762	96,169	\$13.30
\$1,329,912	97,177	\$13.69
\$1,383,109	98,185	\$14.09
\$19,548,778		\$228.75

Nonresidential 18%	Vehicle Trips	Payment Per Trip
\$0	18,675	\$0.00
\$144,106	19,353	\$7.45
\$149,870	20,030	\$7.48
\$155,865	20,708	\$7.53
\$162,099	21,386	\$7.58
\$168,583	22,019	\$7.66
\$175,327	22,653	\$7.74
\$182,340	23,287	\$7.83
\$189,633	23,920	\$7.93
\$197,219	24,554	\$8.03
\$205,108	25,187	\$8.14
\$213,312	25,379	\$8.41
\$221,844	25,570	\$8.68
\$230,718	25,761	\$8.96
\$239,947	25,952	\$9.25
\$249,545	26,278	\$9.50
\$259,526	26,605	\$9.75
\$269,908	26,931	\$10.02
\$280,704	27,257	\$10.30
\$291,932	27,583	\$10.58
\$303,609	27,909	\$10.88
\$4,291,195		\$173.68

Discount Rate	4.00%
Credit (NPV) per Person	\$146.58

Discount Rate	4.00%
Credit (NPV) per Trip	\$110.42

Police Vehicles – Incremental

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Apache Junction will use development fees to expand the police fleet.

Description	Units	Unit Cost	Total Cost
Community Service Vehicle	3	\$51,238	\$153,714
Bear Cat G3	1	\$350,000	\$350,000
Command Van	1	\$1,800,000	\$1,800,000
Jail Vehicle	2	\$93,109	\$186,218
Motorcycle	9	\$51,200	\$460,800
Mustang	1	\$77,559	\$77,559
Patrol Vehicle - Marked	42	\$89,302	\$3,750,679
Patrol Vehicle - Unmarked	33	\$50,489	\$1,666,137
Traffic Vehicle	5	\$82,376	\$411,880
Cadet Van	1	\$51,238	\$51,238
Property and Evidence	3	\$51,238	\$153,714
Total	101	\$89,722	\$9,061,939

To maintain the existing level of service, Apache Junction needs to purchase an additional 58 police vehicles to serve future development.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Vehicles	0.0015 Units	per Person	\$89,722
	0.0010 Units	per Vehicle Trip	

Demand for Police Vehicles					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2026	54,314	18,675	82.8	18.2	101.0
2027	58,482	19,353	89.2	18.8	108.0
2028	62,650	20,030	95.5	19.5	115.0
2029	66,818	20,708	101.9	20.2	122.0
2030	70,986	21,386	108.2	20.8	129.1
2031	75,154	22,019	114.6	21.4	136.0
2032	79,322	22,653	121.0	22.1	143.0
2033	83,490	23,287	127.3	22.7	150.0
2034	85,312	23,920	130.1	23.3	153.4
2035	86,708	24,554	132.2	23.9	156.1
2036	88,105	25,187	134.3	24.5	158.9
10-Yr Increase	33,791	6,512	51.5	6.3	57.9
Growth-Related Expenditures			\$4,623,004	\$568,817	\$5,191,821

Cost Factors	
Average Cost per Unit	\$89,722
Level-of-Service (LOS) Standards	
Existing Units	101
Residential	
Residential Share	82%
2026 Population	54,314
Units per Person	0.0015
Cost per Person	\$136.81
Nonresidential	
Nonresidential Share	18%
2026 Vehicle Trips	18,675
Units per Vehicle Trip	0.0010
Cost per Vehicle Trip	\$87.34

We use this as a proxy for future vehicle costs.

Apache Junction currently provides 0.0015 units per person.

Apache Junction currently provides 0.0010 units per trip.

Source: Apache Junction Police Department

Police Equipment – Incremental

DRAFT

Apache Junction will use development fees to buy police equipment.

Description	Units	Unit Cost	Total Cost
Dispatch Console	6	\$100,000	\$600,000
Radio Server Infrastructure	1	\$200,000	\$200,000
Mobile Radio Equipment	94	\$9,000	\$846,000
Portable Radio	100	\$9,000	\$900,000
Total	201	\$12,667	\$2,546,000

Cost Factors	
Average Cost per Unit	\$12,667
Level-of-Service (LOS) Standards	
Existing Units	201
Residential	
Residential Share	82%
2026 Population	54,314
Units per Person	0.0030
Cost per Person	\$38.44
Nonresidential	
Nonresidential Share	18%
2026 Vehicle Trips	18,675
Units per Vehicle Trip	0.0019
Cost per Vehicle Trip	\$24.54

Source: Apache Junction Police Department

↑
← We use this as a proxy for future equipment costs.

← Apache Junction currently provides 0.0030 units per person.

← Apache Junction currently provides 0.0019 units per vehicle.

To maintain the existing level of service, Apache Junction needs to purchase 115 units of equipment to serve future development.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Equipment	0.0030 Units	per Person	\$12,667
	0.0019 Units	per Vehicle Trip	

Demand for Police Equipment					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2026	54,314	18,675	164.8	36.2	201.0
2027	58,482	19,353	177.5	37.5	215.0
2028	62,650	20,030	190.1	38.8	228.9
2029	66,818	20,708	202.8	40.1	242.9
2030	70,986	21,386	215.4	41.4	256.8
2031	75,154	22,019	228.1	42.7	270.7
2032	79,322	22,653	240.7	43.9	284.6
2033	83,490	23,287	253.4	45.1	298.5
2034	85,312	23,920	258.9	46.3	305.2
2035	86,708	24,554	263.1	47.6	310.7
2036	88,105	25,187	267.4	48.8	316.2
10-Yr Increase	33,791	6,512	102.5	12.6	115.2
Growth-Related Expenditures			\$1,298,858	\$159,812	\$1,458,670

Proposed Police Fees

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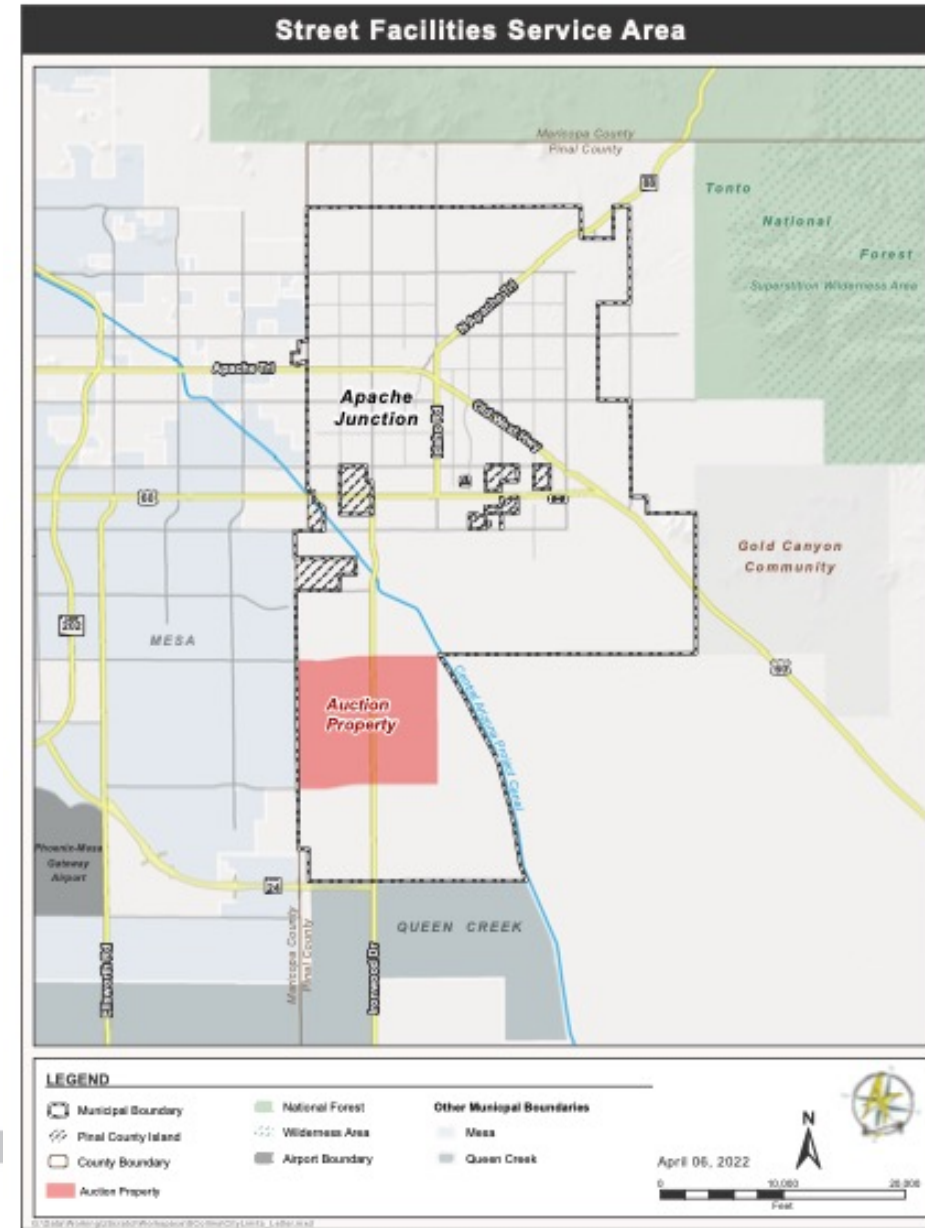
Fee Component	Cost per Person	Cost per Trip
Police Facilities	\$545.86	\$421.54
Future Debt Credit	(\$146.58)	(\$110.42)
Police Vehicles	\$136.81	\$87.34
Police Equipment	\$38.44	\$24.54
Development Fee Report	\$0.66	\$0.75
Total	\$575.19	\$423.75

Residential Fees per Development Unit					
Development Type	Development Unit	Persons per Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	Housing Unit	2.52	\$1,449	\$1,229	\$220
Multi-Family	Housing Unit	1.99	\$1,145	\$965	\$180
Recreational Vehicle	Housing Unit	1.90	\$1,093	\$949	\$144

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Vehicle Trips per Unit ¹	Proposed Fees	Current Fees	Difference
Industrial	Square Foot	0.0018	\$0.76	\$0.68	\$0.08
Commercial	Square Foot	0.0120	\$5.09	\$3.40	\$1.69
Office & Other Services	Square Foot	0.0039	\$1.65	\$1.51	\$0.14
Institutional	Square Foot	0.0035	\$1.48	\$0.99	\$0.49
Lodging	Room	2.9200	\$1,237	\$1,115	\$122
Assisted Living	Bed	2.0700	\$877	\$362	\$515

1. See Land Use Assumptions

- **Service Area**
 - Citywide Except Auction Property (dev. agreement)
- **Fee Components**
 - Street Improvements: Incremental
- **10-Year Demand**
 - Street Improvements: 8.1 lane miles, \$22.5 million



Apache Junction, Arizona	Base 2026	1 2027	2 2028	3 2029	4 2030	5 2031	10 2036	10-Year Increase
Single-Family Units	9,944	10,344	10,744	11,144	11,544	11,944	13,944	4,000
Multi-Family Units	2,859	2,954	3,049	3,144	3,239	3,334	3,809	950
Mobile Home / RV Units	10,892	10,892	10,892	10,892	10,892	10,892	10,892	0
Industrial KSF	373	401	429	458	486	509	626	253
Commercial KSF	1,166	1,178	1,190	1,202	1,214	1,224	1,272	106
Office & Other KSF	758	769	779	789	800	806	840	81
Institutional KSF	293	293	293	293	293	295	305	13
Single Family Trips	54,566	56,761	58,956	61,150	63,345	65,540	76,515	21,949
Multi-Family Trips	7,796	8,055	8,314	8,573	8,832	9,091	10,387	2,591
Mobile Home / RV Trips	29,701	29,701	29,701	29,701	29,701	29,701	29,701	0
Residential Trips	92,063	94,517	96,971	99,425	101,879	104,333	116,603	24,540
Industrial Trips	672	722	773	824	874	916	1,126	455
Commercial Trips	14,001	14,146	14,290	14,434	14,578	14,694	15,272	1,270
Office & Other Trips	2,969	3,009	3,050	3,090	3,130	3,157	3,287	319
Institutional Trips	1,033	1,033	1,033	1,033	1,033	1,041	1,078	45
Nonresidential Trips	18,675	18,910	19,146	19,381	19,616	19,808	20,764	2,089
Total Vehicle Trips	110,738	113,428	116,117	118,806	121,496	124,141	137,367	26,629
VMT	205,513	210,752	215,990	221,228	226,466	231,660	257,629	52,115
Lane Miles (Adjusted)	32.07	32.89	33.70	34.52	35.34	36.15	40.20	8.13
Lane Miles	165.37	169.59	173.80	178.02	182.23	186.41	207.31	41.94

Existing Level of Service:

165.37 lane miles of arterials to existing development.

To maintain the existing level of service, Apache Junction needs to construct approximately 41.94 lane miles to serve future development.

Adjusted Level of Service:

Based on ADOT trip data, Apache Junction's network has excess capacity. Apache Junction provides 32.07 adjusted lane miles of arterials to existing development.

To maintain the adjusted level of service, Apache Junction needs to construct approximately 8.13 lane miles to serve future development.

Street Improvements (Incremental)

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Project	Segment	Widen to	Miles	Existing Lanes	Ultimate Lanes	New Lanes	New Lane Miles	Eligible Cost
Baseline Avenue	Meridian Drive to Ironwood Drive	4 Lanes	1.00	2	4	2	2.00	\$15,000,000
Baseline Avenue	Ironwood Drive - East Goldfield Road	5 Lanes	3.00	2	5	3	9.00	\$22,000,000
Broadway Ave	Old West Hwy to Mountainview Road	1 Lane	2.50	2	3	1	2.50	\$6,250,000
Delaware Drive	Superstition Blvd to Lost Dutchman	3 Lanes	0.90	2	3	1	0.90	\$2,250,000
Guadalupe Avenue	Meridian Drive to Delaware Drive	6 Lanes	0.70	2	6	4	2.80	\$7,000,000
Idaho Road	US 60 to Baseline Avenue	6 Lanes	0.50	4	6	2	1.00	\$2,500,000
Ironwood Drive	Superstition Blvd to Lost Dutchman	3 Lanes	1.00	2	3	1	1.00	\$2,500,000
Ironwood Drive	US 60 to Baseline Avenue	6 Lanes	0.50	4	6	2	1.00	\$2,500,000
Ironwood Drive	Baseline Avenue to Elliot Avenue	6 Lanes	2.00	4	6	2	4.00	\$10,000,000
Ironwood Drive	Ray Avenue to SR24	New 6 Lanes	1.50	4	6	2	3.00	\$7,500,000
Meridian Drive	Lost Dutchman to Apache Trail	3 Lanes	1.50	2	3	1	1.50	\$3,750,000
Meridian Drive	Apache Trail to Southern Avenue	5 Lanes	1.50	2	5	3	4.50	\$11,250,000
Meridian Drive	Baseline Avenue to Houston Avenue	New 6 Lanes	0.50	0	6	6	3.00	\$7,500,000
Meridian Drive	Elliot Avenue to Guadalupe Avenue	New 6 Lanes	1.00	0	6	6	6.00	\$15,000,000
Meridian Drive	Ray Avenue to SR24	6 Lanes	1.50	0	6	6	9.00	\$22,500,000
Southern Avenue	San Marcos to Idaho	5 Lanes	0.50	2	5	3	1.50	\$3,750,000
Southern Avenue	Meridian Drive to Delaware Drive	5 Lanes	0.50	2	5	3	1.50	\$3,750,000
Southern Avenue	Tomahawk to Old West Hwy	New 3 Lanes	1.00	0	3	3	3.00	\$7,500,000
Superstition Ave	SR 88 to Arroya Road	1 Lane	2.30	2	3	1	2.30	\$5,750,000
Tomahawk Road	US 60 to Old West Highway	5 Lanes	1.30	3	5	2	2.60	\$6,500,000
Tomahawk Road	Old West Hwy to SR 88	5 Lanes	2.00	2	5	3	6.00	\$15,000,000
Southern Ave	Tomahawk Rd to Wickiup Rd Alignment	5 Lanes	0.25	2	5	3	0.75	\$1,911,819
Southern Ave	Cortez Rd to Starr Rd	3 Lanes	1.00	2	3	1	1.00	\$5,735,457
Traffic Signal	Meridian Dr/Lost Dutchman Blvd	n/a	n/a	n/a	n/a	n/a	n/a	\$2,000,000
Traffic Signal	Tomahawk Rd/Broadway Ave	n/a	n/a	n/a	n/a	n/a	n/a	\$2,000,000
Traffic Signal	Idaho Rd/Baseline	n/a	n/a	n/a	n/a	n/a	n/a	\$2,000,000
Elliot Ave	Meridian Dr to Idaho Rd	6 Lanes	2.00	0	6	6	12.00	\$22,941,828
Elliot Ave	Bridge - East of Idaho Rd	6 Lanes	0.25	0	6	6	1.50	\$14,000,000
Ray Ave	Meridian Dr to Idaho Rd	7 Lanes	2.00	3	7	4	8.00	\$15,294,552
Ray Ave	Idaho Rd to CAP Canal	7 Lanes	1.00	0	7	7	7.00	\$13,382,733
Ray Ave	Bridge - East of Idaho Rd	7 Lanes	0.25	0	7	7	1.75	\$16,000,000
Idaho Rd	Elliot Ave to Ray Ave	5 Lanes	2.00	2	5	3	6.00	\$19,118,190
Total							106.10	\$294,134,579

We use the average cost per lane mile as a proxy for future street improvement costs.

Cost Factors	
Eligible Cost	\$294,134,579
Lane Miles	106.10
Cost per Lane Mile	\$2,772,239

Level-of-Service (LOS) Standards	
Adjusted Lane Miles	32.07
2026 VMT	205,513
Lane Miles per 10,000 VMT	1.5604
Cost per VMT	\$432.58

Source: Apache Junction Public Works Department

Proposed Street Fees

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Fee Component	Cost per VMT
Street Improvements	\$432.58
Development Fee Report	\$0.98
Total	\$433.56

Residential Fees per Development Unit					
Development Type	Development Unit	VMT per Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	Housing Unit	11.17	\$4,843	\$3,250	\$1,593
Multi-Family	Housing Unit	5.55	\$2,406	\$1,779	\$627
Recreational Vehicle	Housing Unit	5.55	\$2,406	\$1,779	\$627

Nonresidential Fees per Development Unit					
Development Type	Development Unit	VMT per Unit ¹	Proposed Fees	Current Fees	Difference
Industrial	Square Foot	0.0023	\$1.00	\$0.92	\$0.08
Commercial	Square Foot	0.0103	\$4.47	\$4.72	(\$0.25)
Office & Other Services	Square Foot	0.0050	\$2.17	\$2.04	\$0.13
Institutional	Square Foot	0.0045	\$1.95	\$1.34	\$0.61
Lodging	Room	2.5081	\$1,087	\$1,545	(\$458)
Assisted Living	Bed	2.6670	\$1,156	\$490	\$666

1. See Land Use Assumptions

Fee Summary – Residential

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Residential Fees per Development Unit						
Development Type	Development Unit	Library	Parks & Recreational	Police	Street	Proposed Fees
Single Family	Housing Unit	\$714	\$2,057	\$1,449	\$4,843	\$9,063
Multi-Family	Housing Unit	\$564	\$1,624	\$1,145	\$2,406	\$5,739
Recreational Vehicle	Housing Unit	\$538	\$1,551	\$1,093	\$2,406	\$5,588

Residential Fees per Development Unit						
Development Type	Development Unit	Library	Parks & Recreational	Police	Street	Current Fees
Single Family	Housing Unit	\$550	\$1,707	\$1,229	\$3,250	\$6,736
Multi-Family	Housing Unit	\$432	\$1,340	\$965	\$1,779	\$4,516
Recreational Vehicle	Housing Unit	\$425	\$1,318	\$949	\$1,779	\$4,471

Residential Fees per Development Unit						
Development Type	Development Unit	Library	Parks & Recreational	Police	Street	Difference
Single Family	Housing Unit	\$164	\$350	\$220	\$1,593	\$2,327
Multi-Family	Housing Unit	\$132	\$284	\$180	\$627	\$1,223
Recreational Vehicle	Housing Unit	\$113	\$233	\$144	\$627	\$1,117

Fee Summary – Nonresidential

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Nonresidential Fees per Development Unit						
Development Type	Development Unit	Library	Parks & Recreational	Police	Street	Proposed Fees
Industrial	Square Foot	\$0.05	\$0.15	\$0.76	\$1.00	\$1.96
Commercial	Square Foot	\$0.12	\$0.35	\$5.09	\$4.47	\$10.03
Office & Other Services	Square Foot	\$0.13	\$0.39	\$1.65	\$2.17	\$4.34
Institutional	Square Foot	\$0.17	\$0.51	\$1.48	\$1.95	\$4.11
Lodging	Room	\$23	\$69	\$1,237	\$1,087	\$2,416
Assisted Living	Bed	\$56	\$165	\$877	\$1,156	\$2,254

Nonresidential Fees per Development Unit						
Development Type	Development Unit	Library	Parks & Recreational	Police	Street	Current Fees
Industrial	Square Foot	\$0.07	\$0.22	\$0.68	\$0.92	\$1.89
Commercial	Square Foot	\$0.10	\$0.30	\$3.40	\$4.72	\$8.52
Office & Other Services	Square Foot	\$0.16	\$0.46	\$1.51	\$2.04	\$4.17
Institutional	Square Foot	\$0.14	\$0.40	\$0.99	\$1.34	\$2.87
Lodging	Room	\$27	\$79	\$1,115	\$1,545	\$2,766
Assisted Living	Bed	\$29	\$86	\$362	\$490	\$967

Nonresidential Fees per Development Unit						
Development Type	Development Unit	Library	Parks & Recreational	Police	Street	Difference
Industrial	Square Foot	(\$0.02)	(\$0.07)	\$0.08	\$0.08	\$0.07
Commercial	Square Foot	\$0.02	\$0.05	\$1.69	(\$0.25)	\$1.51
Office & Other Services	Square Foot	(\$0.03)	(\$0.07)	\$0.14	\$0.13	\$0.17
Institutional	Square Foot	\$0.03	\$0.11	\$0.49	\$0.61	\$1.24
Lodging	Room	(\$4)	(\$10)	\$122	(\$458)	(\$350)
Assisted Living	Bed	\$27	\$79	\$515	\$666	\$1,287



Single-Family Unit	Fees Effective	Fire	Library	Park	Police	Street	Other	Non-Utility	Water	Water Resource	Waste-water	Utility	Total
Gilbert	2024	\$1,447	\$0	\$9,358	\$1,138	\$4,764	\$0	\$16,707	\$8,310	\$5,826	\$4,467	\$18,603	\$35,310
Phoenix - NW	2025	\$1,282	\$216	\$1,409	\$348	\$2,330	\$0	\$5,585	\$18,433	\$2,009	\$8,951	\$29,393	\$34,978
Phoenix - NE	2025	\$1,165	\$133	\$1,474	\$348	\$2,330	\$0	\$5,450	\$18,433	\$2,009	\$8,951	\$29,393	\$34,843
Peoria - West	2024	\$1,415	\$0	\$2,041	\$1,034	\$10,349	\$0	\$14,839	\$6,318	\$936	\$8,968	\$16,222	\$31,061
Phoenix - Deer Valley	2025	\$1,282	\$216	\$1,409	\$348	\$2,330	\$0	\$5,585	\$18,433	\$2,009	\$1,190	\$21,632	\$27,217
Buckeye - Central	2025	\$1,762	\$605	\$3,119	\$1,657	\$1,597	\$0	\$8,740	\$9,536	\$0	\$7,524	\$17,060	\$25,800
Apache Junction	2026*	\$0	\$714	\$2,057	\$1,449	\$4,843	\$0	\$9,063	\$7,900	\$3,840	\$4,950	\$16,690	\$25,753
Peoria - North	2024	\$1,415	\$0	\$2,667	\$1,034	\$7,417	\$0	\$12,533	\$3,038	\$936	\$7,346	\$11,320	\$23,853
Apache Junction	2022	\$0	\$550	\$1,707	\$1,229	\$3,250	\$0	\$6,736	\$7,900	\$3,840	\$4,950	\$16,690	\$23,426
Fountain Hills	2026	\$1,303	\$0	\$4,014	\$0	\$6,997	\$0	\$12,314	\$0	\$0	\$10,000	\$10,000	\$22,314
Surprise - SPA 2	2024	\$1,737	\$0	\$1,800	\$581	\$0	\$208	\$4,326	\$5,296	\$3,649	\$9,003	\$17,948	\$22,274
Apache Junction	2022	\$0	\$550	\$1,707	\$1,229	\$3,250	\$0	\$6,736	\$7,590	\$3,486	\$4,295	\$15,371	\$22,107
Surprise - SPA 3	2024	\$1,737	\$0	\$1,800	\$581	\$0	\$208	\$4,326	\$3,142	\$3,649	\$9,108	\$15,899	\$20,225
Surprise - SPA 4	2024	\$1,737	\$0	\$1,800	\$581	\$0	\$208	\$4,326	\$2,966	\$3,649	\$9,190	\$15,805	\$20,131
Chandler	2024	\$308	\$61	\$5,242	\$74	\$3,792	\$110	\$9,587	\$2,460	\$1,094	\$5,989	\$9,543	\$19,130
Apache Junction - AP	2026*	\$0	\$714	\$0	\$1,449	\$0	\$0	\$2,163	\$7,900	\$3,840	\$4,950	\$16,690	\$18,853
Apache Junction - AP	2022	\$0	\$550	\$0	\$1,229	\$0	\$0	\$1,779	\$7,900	\$3,840	\$4,950	\$16,690	\$18,469
Goodyear - South	2024	\$1,647	\$0	\$728	\$1,198	\$0	\$0	\$3,573	\$8,836	\$0	\$5,918	\$14,754	\$18,327
Surprise - SPA 1	2024	\$1,737	\$0	\$1,800	\$581	\$0	\$208	\$4,326	\$5,325	\$3,649	\$4,481	\$13,455	\$17,781
Buckeye - Tartesso West	2025	\$875	\$605	\$1,655	\$1,657	\$527	\$0	\$5,319	\$3,723	\$0	\$7,672	\$11,395	\$16,714
Goodyear - North	2024	\$1,647	\$0	\$1,360	\$1,198	\$0	\$0	\$4,205	\$8,317	\$0	\$3,886	\$12,203	\$16,408
Coolidge	2026	\$1,618	\$0	\$1,213	\$1,660	\$5,270	\$0	\$9,761	\$0	\$0	\$5,674	\$5,674	\$15,435
Glendale - East	2025	\$850	\$355	\$1,194	\$702	\$4,270	\$0	\$7,371	\$3,330	\$0	\$3,795	\$7,125	\$14,496
Avondale	2023	\$2,184	\$0	\$1,697	\$2,089	\$1,790	\$0	\$7,760	\$3,519	\$0	\$3,153	\$6,672	\$14,432
Queen Creek	2023	\$1,175	\$0	\$3,189	\$640	\$2,118	\$0	\$7,122	\$2,382	\$0	\$2,901	\$5,283	\$12,405
Pinal County - West	2026*	\$0	\$0	\$589	\$1,539	\$10,219	\$0	\$12,347	\$0	\$0	\$0	\$0	\$12,347
Pinal County - East	2026*	\$0	\$0	\$589	\$1,539	\$8,534	\$0	\$10,662	\$0	\$0	\$0	\$0	\$10,662
Maricopa - South	2024	\$2,650	\$248	\$791	\$613	\$5,942	\$0	\$10,244	\$0	\$0	\$0	\$0	\$10,244
Casa Grande	2019	\$589	\$0	\$1,153	\$179	\$3,230	\$233	\$5,384	\$0	\$0	\$4,557	\$4,557	\$9,941
Maricopa - North	2024	\$946	\$248	\$791	\$613	\$5,942	\$0	\$8,540	\$0	\$0	\$0	\$0	\$8,540
Florence	2024	\$2,130	\$0	\$1,288	\$1,068	\$2,074	\$0	\$6,560	\$668	\$0	\$1,290	\$1,958	\$8,518
Pinal County - South Central	2026*	\$0	\$0	\$589	\$1,539	\$5,760	\$0	\$7,888	\$0	\$0	\$0	\$0	\$7,888
Glendale - West	2025	\$850	\$355	\$1,194	\$702	\$4,575	\$0	\$7,676	\$0	\$0	\$0	\$0	\$7,676
San Tan Valley	2026*	\$0	\$0	\$540	\$0	\$5,630	\$0	\$6,170	\$0	\$0	\$0	\$0	\$6,170
Buckeye - Festival Ranch	2025	\$544	\$605	\$2,525	\$1,657	\$0	\$0	\$5,331	\$0	\$0	\$0	\$0	\$5,331
Pinal County - North Central	2026*	\$0	\$0	\$589	\$542	\$3,806	\$0	\$4,937	\$0	\$0	\$0	\$0	\$4,937
Pinal County - North	2026*	\$0	\$0	\$589	\$1,539	\$1,284	\$0	\$3,412	\$0	\$0	\$0	\$0	\$3,412

*Proposed Fees



Questions or Comments?