DRAFT

Land Use Assumptions, Infrastructure Improvements Plan, and Development Fee Report

Prepared for:

Apache Junction, Arizona

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EXECUTIVE SUMMARY

The City of Apache Junction, Arizona, contracted with TischlerBise to document land use assumptions, prepare the Infrastructure Improvements Plan (hereinafter referred to as the "IIP"), and update development fees pursuant to Arizona Revised Statutes ("ARS") § 9-436.05 (hereafter referred to as the "Enabling Legislation"). Municipalities in Arizona may assess development fees to offset infrastructure costs to a municipality for necessary public services. The development fees must be based on an Infrastructure Improvements Plan and Land Use Assumptions. The IIP for each type of infrastructure is in the middle section of this document. The proposed development fees are displayed in the Development Fee Report in the next section.

Development fees are one-time payments used to construct system improvements needed to accommodate new development. The fee represents future development's proportionate share of infrastructure costs. Development fees may be used for infrastructure improvements or debt service for growth related infrastructure. In contrast to general taxes, development fees may not be used for operations, maintenance, replacement, or correcting existing deficiencies. This update of Apache Junction's Infrastructure Improvements Plan and associated update to its development fees includes the following necessary public services:

1. Library Facilities
2. Parks and Recreational Facilities
3. Police Facilities
4. Street Facilities

This plan includes all necessary elements required to be in full compliance with SB 1525.

ARIZONA DEVELOPMENT FEE ENABLING LEGISLATION

The Enabling Legislation governs how development fees are calculated for municipalities in Arizona.

Necessary Public Services

Under the requirements of the Enabling Legislation, development fees may only be used for construction, acquisition or expansion of public facilities that are necessary public services. "Necessary public service" means any of the following categories of facilities that have a life expectancy of three or more years and that are owned and operated on behalf of the municipality: water, wastewater, storm water, library, street, fire, police, and parks and recreational. Additionally, a necessary public service includes any facility that was financed before June 1, 2011, and that meets the following requirements:

1. Development fees were pledged to repay debt service obligations related to the construction of the facility.
2. After August 1, 2014, any development fees collected are used solely for the payment of principal and interest on the portion of the bonds, notes, or other debt service obligations issued before June 1, 2011, to finance construction of the facility.

Infrastructure Improvements Plan

Development fees must be calculated pursuant to an IIP. For each necessary public service that is the subject of a development fee, by law, the IIP shall include the following seven elements:

1. A description of the existing necessary public services in the service area and the costs to update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.
2. An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.
3. A description of all or the parts of the necessary public services or facility expansions and their costs necessitated by and attributable to development in the service area based on the approved Land Use Assumptions, including a forecast of the costs of infrastructure, improvements, real property, financing, engineering and architectural services, which shall be prepared by qualified professionals licensed in this state, as applicable.
4. A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, and industrial.
5. The total number of projected service units necessitated by and attributable to new development in the service area based on the approved Land Use Assumptions and calculated pursuant to generally accepted engineering and planning criteria.
6. The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years.
7. A forecast of revenues generated by new service units other than development fees, which shall include estimated state-shared revenue, highway users revenue, federal revenue, ad valorem property taxes, construction contracting or similar excise taxes and the capital recovery portion of utility fees attributable to development based on the approved Land Use Assumptions and a plan to include these contributions in determining the extent of the burden imposed by the development.

Qualified Professionals

The IIP must be developed by qualified professionals using generally accepted engineering and planning practices. A qualified professional is defined as "a professional engineer, surveyor, financial analyst or planner providing services within the scope of the person's license, education, or experience." TischlerBise is a fiscal, economic, and planning consulting firm specializing in the cost of growth services. Our services include development fees, fiscal impact analysis, infrastructure financing analyses, user fee/cost of service studies, capital improvement plans, and fiscal software. TischlerBise has prepared over 800 development fee studies over the past 30 years for local governments across the United States.

Conceptual Development Fee Calculation

In contrast to project-level improvements, development fees fund growth-related infrastructure that will benefit multiple development projects, or the entire service area (usually referred to as system improvements). The first step is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of service units for each unit of development. For example, an appropriate indicator of the demand for parks is population growth and the increase in population can be estimated from the average number of persons per housing unit. The second step in the development fee formula is to determine infrastructure improvement units per service unit, typically called level-of-service (LOS) standards. In keeping with the park example, a common LOS standard is improved park acres per thousand people. The third step in the development fee formula is the cost of various infrastructure units. To complete the park example, this part of the formula would establish a cost per acre for land acquisition and/ or park amenities.

Evaluation of Credits/Offsets

Regardless of the methodology, a consideration of credits/offsets is integral to the development of a legally defensible development fee. There are two types of credits/offsets that should be addressed in development fee studies and ordinances. The first is a revenue credit/offset due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the development fee. This type of credit/offset is integrated into the fee calculation, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for dedication of land or construction of system improvements. This type of credit is addressed in the administration and implementation of the development fee program. For ease of administration, TischlerBise normally recommends developer reimbursements for system improvements.

INTRODUCTION TO DEVELOPMENT FEES

Development fees are one-time payments used to fund capital improvements necessitated by future development. Development fees have been utilized by local governments in various forms for at least fifty years. Development fees do have limitations and should not be regarded as the total solution for infrastructure financing needs. Rather, they should be considered one component of a comprehensive portfolio to ensure adequate provision of public facilities with the goal of maintaining current levels of service in a community. Any community considering facility fees should note the following limitations:

1) Fees can only be used to finance capital infrastructure and cannot be used to finance ongoing operations and / or maintenance and rehabilitation costs.
2) Fees cannot be deposited in the General Fund. The funds must be accounted for separately in individual accounts and earmarked for the capital expenses for which they were collected.
3) Fees cannot be used to correct existing infrastructure deficiencies unless there is a funding plan in place to correct the deficiency for all current residents and businesses in the community.

REQUIRED FINDINGS

There are three reasonable relationship requirements for development fees that are closely related to "rational nexus" or "reasonable relationship" requirements enunciated by a number of state courts. Although the term "dual rational nexus" is often used to characterize the standard by which courts evaluate the validity of development fees under the U. S. Constitution, we prefer a more rigorous formulation that recognizes three elements: "impact or need," "benefit," and "proportionality." The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the *Dolan* case. The reasonable relationship language of the statute is considered less strict than the rational nexus standard used by many courts. Individual elements of the nexus standard are discussed further in the following paragraphs.

Demonstrating an Impact. All future development in a community creates additional demands on some, or all, public facilities provided by local government. If the supply of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Development fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to development fees. In this study, the impact of development on improvement needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level-of-service standards.

Demonstrating a Benefit. A sufficient benefit relationship requires that development fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. Fees must be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. However, nothing in the U.S. Constitution or the State enabling Act authorizing development fees requires that facilities funded with fee revenues be available *exclusively* to development paying the fees. In other words, existing development may benefit from these improvements as well.

Procedures for the earmarking and expenditure of fee revenues are typically mandated by the State Enabling Legislation, as are procedures to ensure that the fees are expended expeditiously or refunded. All requirements are intended to ensure that developments benefit from the fees they are required to pay. Thus, an adequate showing of benefit must address procedural as well as substantive issues.

Demonstrating Proportionality. The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the *Dolan* case (although the relevance of that decision to development fees has been debated) and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate development fees for various types of facilities and categories of development. The demand for facilities is measured in terms of relevant and measurable attributes of development.

DEVELOPMENT FEE REPORT

Development fees for the necessary public services made necessary by new development must be based on the same level of service (LOS) provided to existing development in the service area. There are three basic methodologies used to calculate development fees. They examine the past, present, and future status of infrastructure. The objective of evaluating these different methodologies is to determine the best measure of the demand created by new development for additional infrastructure capacity. Each methodology has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating development fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of development fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss basic methodologies for calculating development fees and how those methodologies can be applied.

- **Cost Recovery** (past improvements) - The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.

- **Incremental Expansion** (concurrent improvements) - The incremental expansion methodology documents current LOS standards for each type of public facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.

- **Plan-Based** (future improvements) - The plan-based methodology allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

DEVELOPMENT FEE COMPONENTS

Shown below, Figure 1 summarizes service areas, methodologies, and infrastructure cost components for the proposed fees.

Figure 1: Proposed Development Fee Service Areas, Methodologies, and Cost Components

Necessary Public Service	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
Library	Library Facilities Service Area	N/A	Library Facilities	Development Fee Report	Population, Jobs
Parks and Recreational	Parks and Recreational Facilities Service Area	N/A	Developed Park Land, Park Amenities, Trails	Development Fee Report	Population, Jobs
Police	Police Facilities Service Area	N/A	Police Vehicle, Police Equipment	Police Facilities, Development Fee Report	Population, Vehicle Trips
Street	Street Facilities Service Area	N/A	Street Improvements	Development Fee Report	VMT

Calculations throughout this report are based on an analysis conducted using Excel software. Most results are discussed in the report using two, three, and four decimal places, which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

Proposed Development Fees

Development fees for residential development will be assessed per dwelling unit, based on the type of unit. Nonresidential development fees will be assessed per square foot of floor area, based on the development type. The fee schedule includes three new nonresidential categories. Institutional was previously included in office and other services, lodging (assessed per room) was previously included in commercial, and assisted living (assessed per bed) was included in office and other services.

The proposed fees represent the maximum allowable fees. Apache Junction may adopt fees that are less than the amounts shown; however, a reduction in development fee revenue will necessitate an increase in other revenues, a decrease in planned capital improvements, and/or a decrease in level-of-service standards. All costs in the Development Fee Report represent current dollars with no assumed inflation over time. If costs change significantly over time, development fees should be recalculated.

Figure 2: Proposed Development Fees

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

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

Current Development Fees

Current development fees for residential development are assessed per dwelling unit, based on the type of unit. Current development fees for nonresidential development are assessed per square foot of floor area, based on the type of development.

Figure 3: Current Development Fees

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

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

Difference Between Proposed and Current Development Fees

The differences between the proposed and current development fees are displayed below in Figure 4.

Figure 4: Difference Between Proposed and Current Development Fees

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

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

LIBRARY FACILITIES

ARS § 9-463.05 (T)(7)(d) defines the facilities and assets that can be included in the Library Facilities IIP:

> *"library facilities of up to ten thousand square feet that provide a direct benefit to development, not including equipment, vehicles or appurtenances."*

METHODOLOGY

The library facilities IIP includes components for library facilities and the cost of preparing the library facilities IIP and related development fee report. The incremental expansion methodology is used for library facilities, and the plan-based methodology is used for the development fee report.

PROPORTIONATE SHARE

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The library facilities IIP and development fees allocate the cost of necessary public services between residential and nonresidential based on functional population. The Arizona Office of Economic Opportunity estimates Apache Junction's 2022 population equal to 39,811 persons. Based on 2022 estimates from the U.S. Census Bureau's OnTheMap web application, 5,801 inflow commuters traveled to Apache Junction for work in 2022. The proportionate share is based on cumulative impact hours per year with a resident potentially impacting library facilities 4,380 hours per year and an inflow commuter potentially impacting library facilities 500 hours per year. For library facilities, residential development generates 98 percent of demand and nonresidential development generates the remaining two percent of demand.

Figure L1: Proportionate Share

Development Type	Service Unit	Impact Hours per Year	Cumulative Impact Hours per Year	Proportionate Share
Residential	39,811 persons[1]	4,380	174,371,304	98%
Nonresidential	5,801 inflow commuters[2]	500	2,900,500	2%
Total			177,271,804	100%

1. Arizona Office of Economic Opportunity, 2022.

2. U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.25.2, 2022.

Residential Impact: 12 hours per day X 365 days per year

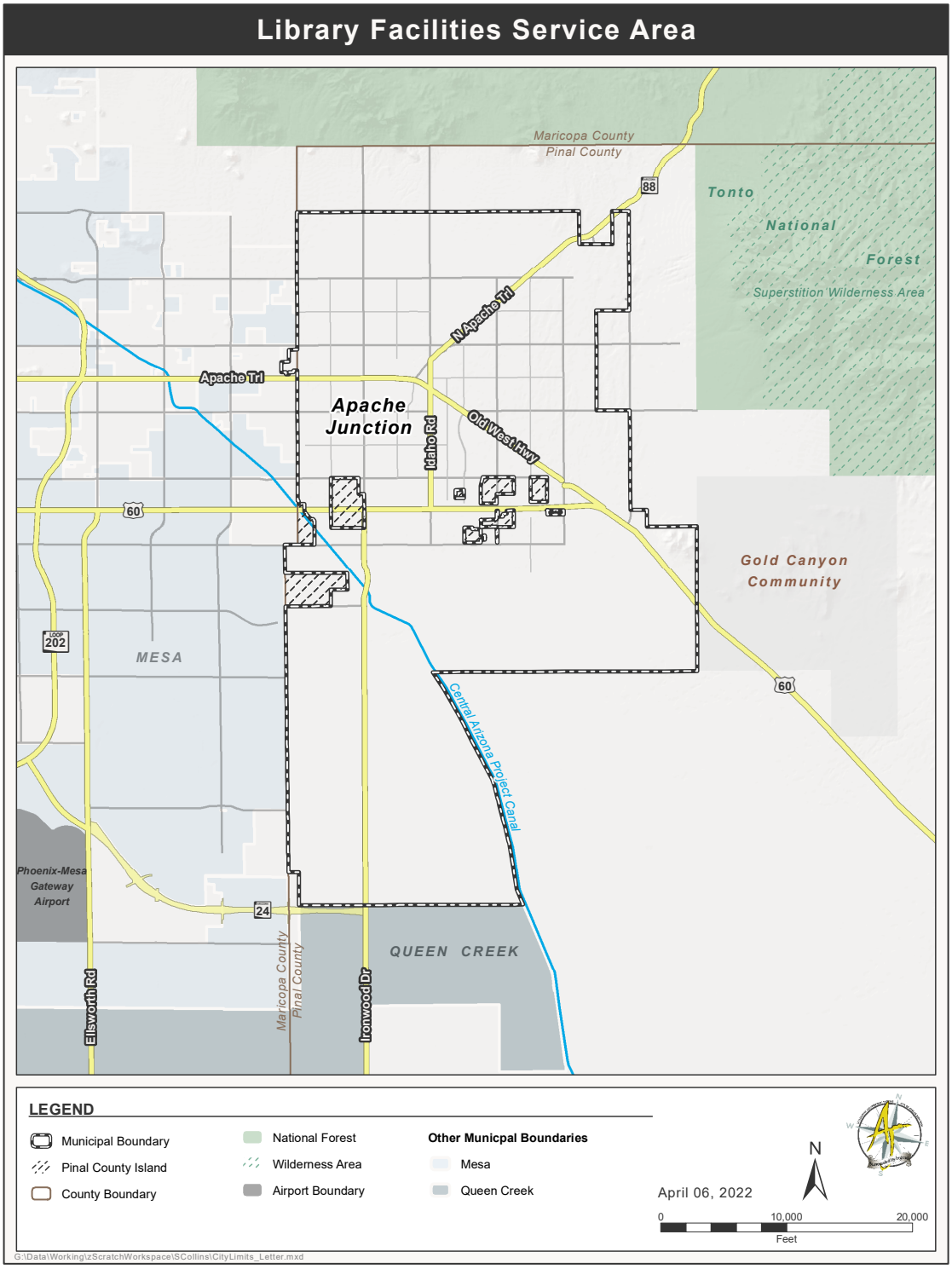
Nonresidential Impact: 2 hours per day X 5 days per week X 50 weeks per year

The proportionate share of costs attributable to residential development will be allocated to population and then converted to an appropriate amount by type of housing unit. Since nonresidential data were unavailable by specific nonresidential use, TischlerBise recommends using employment density as the best demand indicator for nonresidential demand for library services. Employment density is highest for office development and lowest for industrial development. Commercial development, such as a shopping center, and institutional development fall between the other two categories. This ranking of employment densities is consistent with the relative demand for library services from nonresidential development.

SERVICE AREA

Apache Junction provides library access within the city limits; therefore, there is a single service area for the library facilities IIP.

Figure L2: Library Facilities Service Area



Ratio of Service Unit to Development Unit

ARS § 9-463.05(E)(4) requires:

> *"A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial."*

Figure L3 displays the demand indicators for residential and nonresidential land uses. For residential development, the table displays the number of persons per household. For nonresidential development, the table displays the number of jobs per development unit (square foot, room, or bed).

Figure L3: Ratio of Service Unit to Development Unit

Residential Development		
Development Type	Development Unit	Persons per Unit[1]
Single Family	Housing Unit	2.52
Multi-Family	Housing Unit	1.99
Mobile Home / RV	Housing Unit	1.90

Nonresidential Development		
Development Type	Development Unit	Jobs per Unit[1]
Industrial	Square Foot	0.0009
Commercial	Square Foot	0.0021
Office & Other Services	Square Foot	0.0023
Institutional	Square Foot	0.0030
Lodging	Room	0.4073
Assisted Living	Bed	0.9764

1. U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates.
2. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).

Analysis of Capacity, Usage, and Costs of Existing Public Services

ARS § 9-463.05(E)(1) requires:

> *"A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable."*

ARS § 9-463.05(E)(2) requires:

> *"An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable."*

Library Facilities – Incremental Expansion

Existing Level of Service

Apache Junction currently provides 31,444 square feet of library facilities, and Apache Junction plans to construct additional library facilities to serve future development. To allocate the proportionate share of demand for library facilities to residential and nonresidential development, this analysis uses proportionate share shown in Figure L1. Apache Junction's existing level of service for residential development is 0.5674 square feet per person (31,444 square feet X 98 percent residential share / 54,314 persons). The nonresidential level of service is 0.1170 square feet per job (31,444 square feet X two percent nonresidential share / 5,373 jobs).

Figure L4: Existing Level of Service

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

Source: Apache Junction Public Library

If Apache Junction maintains its existing level of service over the next 10 years, future development will demand 19,361 square feet of library facilities. The Enabling Legislation limits library facilities to "ten thousand square feet that provide a direct benefit to development." To comply with the Enabling Legislation, Apache Junction will maintain a lower, adjusted level of service as discussed on the next page.

Figure L5: Projected Demand

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

Adjusted Level of Service

The Enabling Legislation limits library facilities to "ten thousand square feet that provide a direct benefit to development." To comply with the Enabling Legislation, Apache Junction plans to construct additional library facilities of 10,000 square feet or less to serve future development. Based on projected residential growth of approximately 11,000 housing units in Superstition Vistas over the next 10 years, Apache Junction plans to construct 15,000 square feet of library facilities to serve future development in Superstition Vistas (10,000 square feet eligible) and 2,500 square feet in other parts of the city. Apache Junction will use an adjustment factor of approximately 65 percent (12,500 square feet / 19,361 square feet) to calculate the adjusted level of service, and Apache Junction will maintain the adjusted level of service throughout the library facilities service area.

To allocate the proportionate share of demand for library facilities to residential and nonresidential development, this analysis uses proportionate share shown in Figure L1. Apache Junction's adjusted level of service for residential development is 0.3663 square feet per person (20,302 adjusted square feet X 98 percent residential share / 54,314 persons). The nonresidential level of service is 0.0756 square feet per job (20,302 adjusted square feet X two percent nonresidential share / 5,373 jobs).

Apache Junction plans to construct a future library with 15,000 square feet at a cost of $12,750,000, and the analysis uses the construction cost of $850 per square foot as a proxy for future library facility costs. For library facilities, the cost is $311.36 per person (0.3663 square feet per person X $850 per square foot) and $64.24 per job (0.0756 square feet per job X $850 per square foot).

Figure L6: Adjusted Level of Service

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

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

Source: Apache Junction Public Library

Future Debt Credit

Apache Junction will likely issue debt to construct future library facilities. This analysis includes a credit for future debt payments on future debt. A credit is necessary since future development will pay the development fee and will also contribute to future debt payments on the future library debt.

Apache Junction plans to construct a library with 15,000 square feet at a cost of $12,750,000, and the analysis uses this cost as a proxy for future library facilities. Apache Junction will likely issue library debt in two years, so the analysis reduces the future debt issuance by two years of projected library facility development fee revenue ($2,300,000). The analysis also reduces the future debt issuance based on the existing library development fee fund balance of $2,000,000 and ineligible share of the planned library equal to $4,250,000 (statutory limitation over 10,000 square feet). As shown below, future library debt equals $4,200,000 ($12,750,000 total cost - $2,300,000 projected library facility development fee revenue - $2,000,000 existing fund balance - $4,250,000 ineligible share) and will be repaid through 2048. Annual payments are divided by projected development to determine the credit per person or job. To account for the time value of money, annual payments per person and per job are discounted using a net present value formula based on a discount rate of 4.00 percent. The net present value of future debt payments is $28.81 per person and $7.27 per job, and the analysis includes these amounts as a credit in the development fee calculation.

Figure L7: Future Debt Credit

Year	Principal	Residential 98%	Population	Payment Per Person	Nonresidential 2%	Jobs	Payment Per Job
2026	$0	$0	54,314	$0.00	$0	5,373	$0.00
2027	$0	$0	58,482	$0.00	$0	5,541	$0.00
2028	$141,043	$138,222	62,650	$2.21	$2,821	5,710	$0.49
2029	$146,685	$143,751	66,818	$2.15	$2,934	5,878	$0.50
2030	$152,552	$149,501	70,986	$2.11	$3,051	6,046	$0.50
2031	$158,655	$155,481	75,154	$2.07	$3,173	6,204	$0.51
2032	$165,001	$161,701	79,322	$2.04	$3,300	6,361	$0.52
2033	$171,601	$168,169	83,490	$2.01	$3,432	6,518	$0.53
2034	$178,465	$174,896	85,312	$2.05	$3,569	6,675	$0.53
2035	$185,603	$181,891	86,708	$2.10	$3,712	6,833	$0.54
2036	$193,028	$189,167	88,105	$2.15	$3,861	6,990	$0.55
2037	$200,749	$196,734	89,113	$2.21	$4,015	7,052	$0.57
2038	$208,779	$204,603	90,121	$2.27	$4,176	7,115	$0.59
2039	$217,130	$212,787	91,129	$2.34	$4,343	7,178	$0.61
2040	$225,815	$221,299	92,137	$2.40	$4,516	7,240	$0.62
2041	$234,848	$230,151	93,145	$2.47	$4,697	7,340	$0.64
2042	$244,241	$239,357	94,153	$2.54	$4,885	7,440	$0.66
2043	$254,011	$248,931	95,161	$2.62	$5,080	7,539	$0.67
2044	$264,172	$258,888	96,169	$2.69	$5,283	7,639	$0.69
2045	$274,738	$269,244	97,177	$2.77	$5,495	7,739	$0.71
2046	$285,728	$280,013	98,185	$2.85	$5,715	7,838	$0.73
2048	$297,157	$291,214	99,193	$2.94	$5,943	7,938	$0.75
Total	$4,200,000	$4,116,000	100,201	$46.97	$84,000	8,038	$11.92

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

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

Development Fee Report – Plan-Based

The 2026 cost to prepare the library facilities IIP and related development fee report totals $13,040. Apache Junction plans to update its report every five years, so the 10-year cost is $26,080. Based on this cost, proportionate share, and 10-year projections of future development from the *Land Use Assumptions* document, the cost is $0.76 per person and $0.32 per job.

Figure L8: IIP and Development Fee Report

Necessary Public Service	2026 Study Update	10-Year Cost (2 Updates)	Proportionate Share		Service Unit	10-Year Change	Cost per Service Unit
Library	$13,040	$26,080	Residential	98%	Population	33,791	$0.76
			Nonresidential	2%	Jobs	1,617	$0.32
Parks and Recreational	$15,250	$30,500	Residential	98%	Population	11,971	$2.50
			Nonresidential	2%	Jobs	671	$0.91
Police	$13,500	$27,000	Residential	82%	Population	33,791	$0.66
			Nonresidential	18%	Vehicle Trips	6,512	$0.75
Street	$25,650	$51,300	All Development	100%	VMT	52,115	$0.98
Total	$67,440	$134,880					

Projected Demand for Services and Costs

ARS § 9-463.05(E)(5) requires:

> *"The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria."*

ARS § 9-463.05(E)(6) requires:

> *"The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years."*

As shown in the *Land Use Assumptions* document, Apache Junction's population is expected to increase by 33,791 persons and employment is expected to increase by 1,617 jobs over the next 10 years. To maintain the adjusted level of service, Apache Junction will need to construct 12,500 square feet of library facilities over the next 10 years. The following page includes a more detailed projection of demand for services and costs for the library facilities IIP.

Library Facilities – Incremental Expansion

Apache Junction plans to maintain its adjusted level of service for library facilities over the next 10 years. Based on a projected population increase of 33,791 persons, future residential development demands an additional 12,378 square feet of library facilities (33,791 additional persons X 0.3663 adjusted square feet per person). With projected nonresidential growth of 1,617 jobs, future nonresidential development demands an additional 122 square feet of library facilities (1,617 additional jobs X 0.0756 adjusted square feet per job). Future development demands 12,500 square feet of library facilities at a cost of $10,625,000 (12,500 square feet X $850 per square foot). Apache Junction plans to construct 15,000 square feet of library facilities to serve future development in Superstition Vistas, and it will construct additional library facilities as needed in the remainder of the library facilities service area.

Figure L9: Projected Demand

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			$16,646,134	$228,866	$16,875,000

LIBRARY FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is not necessary for library facilities development fees, because costs generated by projected development exceed revenues generated by projected development. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Library Facilities Development Fees

Infrastructure components and cost factors for library facilities are summarized in the upper portion of Figure L10. The cost per service unit for library facilities is $283.31 per person and $57.29 per job.

Library facilities development fees for residential development are assessed according to the number of persons per household. The fee of $714 for a single-family unit is calculated using a cost per service unit of $283.31 per person multiplied by a demand unit of 2.52 persons per household.

Nonresidential development fees are calculated using jobs as the service unit. The fee of $0.05 per square foot of industrial development is derived from a cost per service unit of $57.29 per job multiplied by a demand unit of 0.0009 jobs per square foot (0.90 jobs per 1,000 square feet). The fee of $23 per room of lodging development is derived from a cost per service unit of $57.29 per job multiplied by a demand unit of 0.4073 jobs per room.

Figure L10: Library Facilities Development Fees

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

Library Facilities Development Fee Revenue

Appendix A contains the forecast of revenues required by Arizona's enabling legislation (ARS § 9-463.05(E)(7)). In accordance with state law, this report includes an IIP for library facilities needed to accommodate future development. Projected fee revenue shown in Figure L11 is based on the development projections in the *Land Use Assumptions* document and the updated library facilities development fees. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and development fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with development fee revenue. Projected development fee revenue equals $9,666,594, and projected expenditures equal $15,915,806. Existing development's share of $4,250,000 will be funded with non-development fee revenue.

Figure L11: Library Facilities Development Fee Revenue

Fee Component	Growth Share	Fund Balance	Existing Share	Total
Library Facilities	$10,625,000	$2,000,000	$4,250,000	$16,875,000
Future Debt Credit	($985,274)	$0	$0	($985,274)
Development Fee Report	$26,080	$0	$0	$26,080
Total	$9,665,806	$2,000,000	$4,250,000	$15,915,806

Year		Single Family $714 per unit	Multi-Family $564 per unit	Industrial $0.05 per unit	Commercial $0.12 per unit	Office & Other $0.13 per unit	Institutional $0.17 per unit
		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2026	12,015	2,859	373	1,166	758	293
Year 1	2027	13,515	3,054	401	1,211	780	293
Year 2	2028	15,015	3,249	429	1,256	801	293
Year 3	2029	16,515	3,444	458	1,302	822	293
Year 4	2030	18,015	3,639	486	1,347	844	293
Year 5	2031	19,515	3,834	509	1,390	862	295
Year 6	2032	21,015	4,029	532	1,433	879	297
Year 7	2033	22,515	4,224	556	1,475	897	299
Year 8	2034	23,084	4,419	579	1,518	915	301
Year 9	2035	23,484	4,614	602	1,561	933	303
Year 10	2036	23,884	4,809	626	1,604	950	305
10-Year Increase		11,869	1,950	253	438	192	13
Projected Revenue		$8,474,466	$1,099,800	$12,630	$52,560	$24,960	$2,178

Projected Fee Revenue	$9,666,594
Total Expenditures	$15,915,806

PARKS AND RECREATIONAL FACILITIES IIP

ARS § 9-463.05 (T)(7)(g) defines the facilities and assets that can be included in the Parks and Recreational Facilities IIP:

> *"Neighborhood parks and recreational facilities on real property up to thirty acres in area, or parks and recreational facilities larger than thirty acres if the facilities provide a direct benefit to the development. Park and recreational facilities do not include vehicles, equipment or that portion of any facility that is used for amusement parks, aquariums, aquatic centers, auditoriums, arenas, arts and cultural facilities, bandstand and orchestra facilities, bathhouses, boathouses, clubhouses, community centers greater than three thousand square feet in floor area, environmental education centers, equestrian facilities, golf course facilities, greenhouses, lakes, museums, theme parks, water reclamation or riparian areas, wetlands, zoo facilities or similar recreational facilities, but may include swimming pools."*

The Parks and Recreational Facilities IIP includes components for developed park land, park amenities, trails, and the cost of preparing the Parks and Recreational Facilities IIP and related Development Fee Report. The incremental expansion methodology is used for developed park land and park amenities. The plan-based methodology is used for trails and the Development Fee Report.

Proportionate Share

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The parks and recreational facilities IIP and development fees allocate the cost of necessary public services between residential and nonresidential based on functional population. The Arizona Office of Economic Opportunity estimates Apache Junction's 2022 population equal to 39,811 persons. Based on 2022 estimates from the U.S. Census Bureau's OnTheMap web application, 5,801 inflow commuters traveled to Apache Junction for work in 2022. The proportionate share is based on cumulative impact hours per year with a resident potentially impacting parks and recreational facilities 4,380 hours per year and an inflow commuter potentially impacting parks and recreational facilities 500 hours per year. For parks and recreational facilities, residential development generates 98 percent of demand and nonresidential development generates the remaining two percent of demand.

Figure PR1: Proportionate Share

Development Type	Service Unit	Impact Hours per Year	Cumulative Impact Hours per Year	Proportionate Share
Residential	39,811 persons[1]	4,380	174,371,304	98%
Nonresidential	5,801 inflow commuters[2]	500	2,900,500	2%
Total			177,271,804	100%

1. Arizona Office of Economic Opportunity, 2022.

2. U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.25.2, 2022.

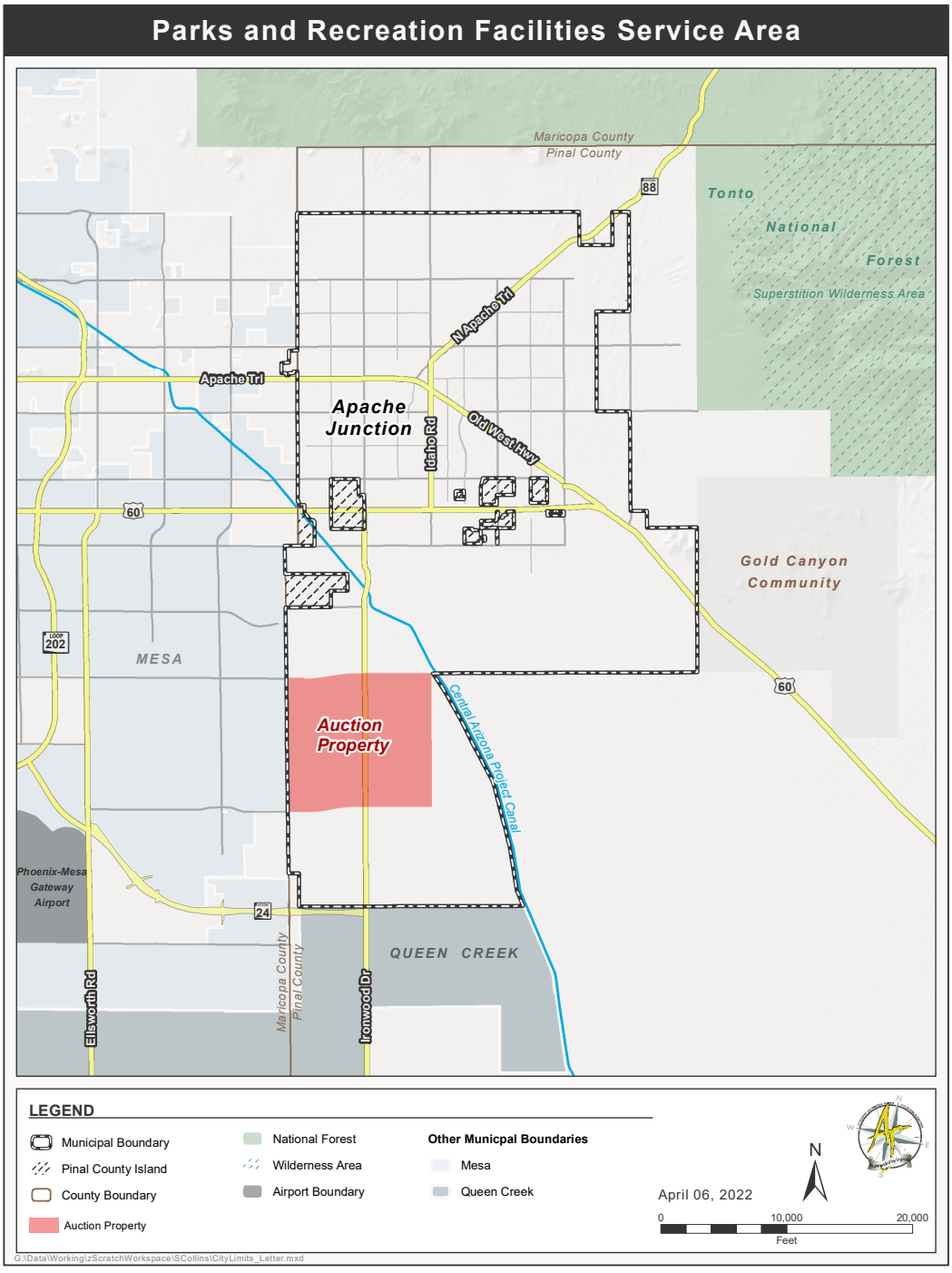
Residential Impact: 12 hours per day X 365 days per year

Nonresidential Impact: 2 hours per day X 5 days per week X 50 weeks per year

Service Area

Apache Junction plans to provide a uniform level of service and equal access to parks and recreational facilities within the city; therefore, there is a single service area for the Parks and Recreational Facilities IIP. As defined by the Development Agreement for Superstition Vistas (October 2021), Apache Junction will not assess parks and recreational facilities fees to development within the "Auction Property" because public parks and trails are directly provided by the developers.

Figure PR2: Parks and Recreational Facilities Service Area



Ratio of Service Unit to Development Unit

ARS § 9-463.05(E)(4) requires:

> *"A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial."*

Figure PR3 displays the demand indicators for residential and nonresidential land uses. For residential development, the table displays the number of persons per household. For nonresidential development, the table displays the number of jobs per development unit (square foot, room, or bed).

Figure PR3: Ratio of Service Unit to Development Unit

Residential Development		
Development Type	Development Unit	Persons per Unit[1]
Single Family	Housing Unit	2.52
Multi-Family	Housing Unit	1.99
Mobile Home / RV	Housing Unit	1.90

Nonresidential Development		
Development Type	Development Unit	Jobs per Unit[1]
Industrial	Square Foot	0.0009
Commercial	Square Foot	0.0021
Office & Other Services	Square Foot	0.0023
Institutional	Square Foot	0.0030
Lodging	Room	0.4073
Assisted Living	Bed	0.9764

1. U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates.
2. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).

Analysis of Capacity, Usage, and Costs of Existing Public Services

ARS § 9-463.05(E)(1) requires:

> *"A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable."*

ARS § 9-463.05(E)(2) requires:

> *"An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable."*

Developed Park Land – Incremental Expansion

Apache Junction currently provides 2,202.2 acres of park land. This includes 143.2 acres of developed park land and 2,059.0 acres of undeveloped park land. Due to the availability of undeveloped land, Apache Junction does not plan to acquire additional park land during the 10-year IIP timeframe. Instead, Apache Junction will develop a portion of the existing undeveloped park land.

Figure PR4: Existing 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

To allocate the proportionate share of demand for developed park land to residential and nonresidential development, this analysis uses the proportionate share shown in Figure PR1. The existing LOS for residential development is 0.00258 developed acres per person (143.2 developed acres X 98 percent residential share / 54,314 persons). For nonresidential development, the existing LOS is 0.00053 developed acres per job (143.2 developed acres X two percent nonresidential share / 5,373 jobs).

The analysis includes a cost of $40,000 per acre for development costs not captured in the park amenities component (site development, grading, utilities, etc.). For developed park land, the cost is $103.37 per acre (0.00258 developed acres per person X $40,000 per acre) and $21.33 per job (0.00053 developed acres per job X $40,000 per acre).

Figure PR5: Existing Level of Service

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.

Park Amenities – Incremental Expansion

Apache Junction currently provides 154 park amenities in its existing parks, and the city plans to construct additional park amenities to serve future development. Based on costs provided by Apache Junction's Parks and Recreation Department to construct recent park amenities, the total cost of Apache Junction's existing park amenities is $37,692,708. The average cost is $244,758 per park amenity ($37,692,708 total cost / 154 park amenities).

Figure PR6: Existing Park Amenities

Existing Amenity	Units	Unit Cost	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

To allocate the proportionate share of demand for park amenities to residential and nonresidential development, this analysis uses the proportionate share shown in Figure PR1. Apache Junction's existing LOS for residential development is 0.0028 units per person (154 amenities X 98 percent residential share / 54,314 persons). For nonresidential development, the existing LOS is 0.0006 units per job (154 amenities X two percent nonresidential share / 5,373 jobs).

Based on the total cost of Apache Junction's existing park amenities, the average cost for new park amenities is $244,758 per amenity ($37,692,708 total cost / 154 amenities). The analysis uses this cost as a proxy for future park amenity costs. For park amenities, the cost is $680.10 per person (0.0028 units per person X $244,758 per amenity) and $140.31 per job (0.0006 units per job X $244,758 per amenity).

Figure PR7: Existing Level of Service

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

Source: Apache Junction Parks and Recreation Department

Trails – Incremental Expansion

Apache Junction currently provides 20.6 miles of trails, and the city plans to construct additional trails to serve future development. To allocate the proportionate share of demand for trails to residential and nonresidential development, this analysis uses the proportionate share shown in Figure PR1. Apache Junction's existing LOS for residential development is 0.0004 miles per person (20.6 miles X 98 percent residential share / 54,314 persons). For nonresidential development, the existing LOS is 0.0001 miles per job (20.6 miles X two percent nonresidential share / 5,373 jobs).

The 2022 IIP used a trail cost of $75,000 per mile provided by Apache Junction's Parks and Recreation Department. The analysis inflates the 2022 IIP cost based on Engineering News-Record's construction cost index to estimate the current trail construction cost of $81,500 per. For trails, the cost is $30.29 per person (0.0004 miles per person X $81,500 per mile) and $6.25 per job (0.0001 miles per job X $81,500 per mile).

Figure PR8: Existing Level of Service

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

Cost Factors	
Cost 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

Source: Apache Junction Parks and Recreation Department

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

Development Fee Report – Plan-Based

The cost to prepare the Parks and Recreational Facilities IIP and development fees totals $15,250. Apache Junction plans to update its report every five years, so the 10-year cost is $30,500. Based on this cost, proportionate share, and 10-year projections of future development from the *Land Use Assumptions* document, the cost is $2.50 per person and $0.91 per job.

Figure PR9: IIP and Development Fee Report

Necessary Public Service	2026 Study Update	10-Year Cost (2 Updates)	Proportionate Share		Service Unit	10-Year Change	Cost per Service Unit
Library	$13,040	$26,080	Residential	98%	Population	33,791	$0.76
			Nonresidential	2%	Jobs	1,617	$0.32
Parks and Recreational	$15,250	$30,500	Residential	98%	Population	11,971	$2.50
			Nonresidential	2%	Jobs	671	$0.91
Police	$13,500	$27,000	Residential	82%	Population	33,791	$0.66
			Nonresidential	18%	Vehicle Trips	6,512	$0.75
Street	$25,650	$51,300	All Development	100%	VMT	52,115	$0.98
Total	$67,440	$134,880					

Projected Demand for Services and Costs

ARS § 9-463.05(E)(5) requires:

> *"The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria."*

ARS § 9-463.05(E)(6) requires:

> *"The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years."*

As shown in the *Land Use Assumptions* document, Apache Junction's population in the parks and recreational facilities service area is expected to increase by 11,971 persons and employment is expected to increase by 671 jobs over the next 10 years. To maintain the existing levels of service, Apache Junction needs to develop 31.3 acres of park land, construct approximately 34 park amenities, and construct 4.5 miles of trails over the next 10 years. The following pages include a more detailed projection of demand for services and costs for the Parks and Recreational Facilities IIP.

Developed Park Land – Incremental Expansion

Apache Junction plans to maintain its existing level of service for developed park land over the next 10 years. Based on a projected population increase of 11,971 persons, future residential development demands an additional 30.9 developed acres (11,971 additional persons X 0.00258 developed acres per person). With projected employment growth of 671 jobs, future nonresidential development demands an additional 0.4 developed acres (671 additional jobs X 0.00053 developed acres per job). Future development demands 31.3 developed acres of park land at a cost of $1,251,787 (31.3 developed acres X $40,000 per developed acre).

Figure PR10: Projected Demand

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

Park Amenities – Incremental Expansion

Apache Junction plans to maintain its existing level of service for park amenities over the next 10 years. Based on a projected population increase of 11,971 persons, future residential development demands an additional 33.3 park amenities (11,971 additional persons X 0.0028 amenities per person). With projected employment growth of 671 jobs, future nonresidential development demands an additional 0.4 park amenities (671 additional jobs X 0.0006 amenities per job). Future development demands 33.6 additional park amenities at a cost of $8,235,575 (33.6 amenities X $244,758 per amenity).

Figure PR11: Projected Demand

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 Expansion

Apache Junction plans to maintain its existing level of service for trails over the next 10 years. Based on a projected population increase of 11,971 persons, future residential development demands an additional 4.4 miles of trails (11,971 additional persons X 0.0004 miles per person). With projected employment growth of 671 jobs, future nonresidential development demands an additional 0.1 miles of trails (671 additional jobs X 0.0001 miles per job). Future development demands approximately 4.5 miles of trails at a cost of $366,827 (4.5 miles X $81,500 per mile).

Figure PR12: Projected Demand

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

Parks and Recreational Facilities Development Fees

Revenue Credit/Offset

A revenue credit/offset is not necessary for parks and recreational facilities fees, because costs generated by projected development exceed revenues generated by projected development. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Parks and Recreational Facilities Development Fees

Infrastructure components and cost factors for parks and recreational facilities are summarized in the upper portion of Figure PR13. The cost per service unit is $816.26 per person and $168.80 per job.

Parks and recreational facilities fees for residential development are assessed according to the number of persons per household. The fee of $2,057 for a single-family unit is calculated using a cost per service unit of $816.26 per person multiplied by a demand unit of 2.52 persons per household.

Nonresidential development fees are calculated using jobs as the service unit. The fee of $0.15 per square foot of industrial development is derived from a cost per service unit of $168.80 per job multiplied by a demand unit of 0.0009 jobs per square foot (0.90 jobs per 1,000 square feet). The fee of $69 per room of lodging development is derived from a cost per service unit of $168.80 per job multiplied by a demand unit of 0.4073 jobs per room.

Figure PR13: Parks and Recreational Facilities Development Fees

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

Parks and Recreational Facilities Development Fee Revenue

Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)). In accordance with state law, this report includes an IIP for parks and recreational facilities needed to accommodate new development. Projected fee revenue shown in Figure PR14 is based on the development projections in the *Land Use Assumptions* document and the updated development fees for parks and recreational facilities shown in Figure PR13. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and development fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with development fee revenue. Projected development fee revenue equals $9,884,070, and projected expenditures equal $9,884,690.

Figure PR14: Parks and Recreational Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Developed Park Land	$1,251,787	$0	$1,251,787
Park Amenities	$8,235,575	$0	$8,235,575
Trails	$366,827	$0	$366,827
Development Fee Report	$30,500	$0	$30,500
Total	$9,884,690	$0	$9,884,690

Year		Single Family $2,057 per unit	Multi-Family $1,624 per unit	Industrial $0.15 per unit	Commercial $0.35 per unit	Office & Other $0.39 per unit	Institutional $0.51 per unit
		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2026	9,944	2,859	373	1,166	758	293
Year 1	2027	10,344	2,954	401	1,178	769	293
Year 2	2028	10,744	3,049	429	1,190	779	293
Year 3	2029	11,144	3,144	458	1,202	789	293
Year 4	2030	11,544	3,239	486	1,214	800	293
Year 5	2031	11,944	3,334	509	1,224	806	295
Year 6	2032	12,344	3,429	532	1,233	813	297
Year 7	2033	12,744	3,524	556	1,243	820	299
Year 8	2034	13,144	3,619	579	1,252	826	301
Year 9	2035	13,544	3,714	602	1,262	833	303
Year 10	2036	13,944	3,809	626	1,272	840	305
10-Year Increase		4,000	950	253	106	81	13
Projected Revenue		$8,228,000	$1,542,800	$37,950	$37,100	$31,590	$6,630

Projected Fee Revenue	$9,884,070
Total Expenditures	$9,884,690

POLICE FACILITIES IIP

ARS § 9-463.05 (T)(7)(f) defines the facilities and assets that can be included in the Police Facilities IIP:

> *"Fire and police facilities, including all appurtenances, equipment and vehicles. Fire and police facilities do not include a facility or portion of a facility that is used to replace services that were once provided elsewhere in the municipality, vehicles and equipment used to provide administrative services, helicopters or airplanes or a facility that is used for training firefighters or officers from more than one station or substation."*

The Police Facilities IIP includes components for police facilities, police vehicles, police equipment, and the cost of preparing the Police Facilities IIP and related Development Fee Report. The incremental expansion methodology, based on the current level of service, is used for police vehicles and police equipment. The plan-based methodology is used for police facilities and the Development Fee Report.

Proportionate Share

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Police Facilities IIP and development fees will allocate the cost of police services between residential and nonresidential based on functional population. Based on 2022 estimates from the U.S. Census Bureau's OnTheMap web application, residential development accounts for approximately 82 percent of functional population and nonresidential development accounts for the remaining 18 percent.

Figure P1: Proportionate Share

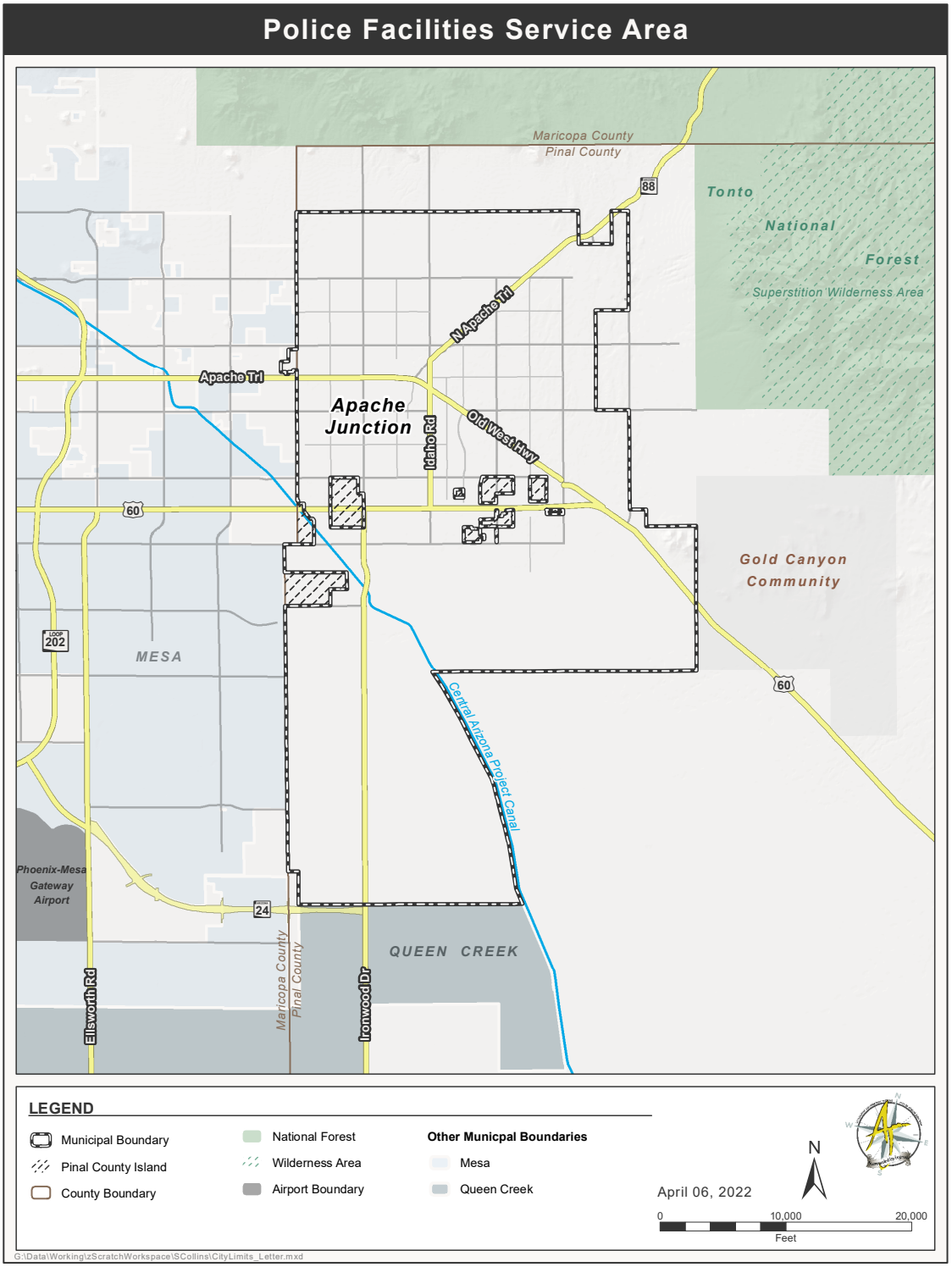
Demand Units in 2022					
Residential				Demand Hours/Day	Person Hours
	Population	39,251			
	Residents Not Working	20,458		20	409,160
	Employed Residents	18,793			
	Employed in Apache Junction		1,110	14	15,540
	Employed outside Apache Junction		17,683	14	247,562
				Residential Subtotal	672,262
				Residential Share	**82%**
Nonresidential					
	Non-working Residents	20,458		4	81,832
	Jobs Located in Apache Junction	6,911			
	Residents Employed in Apache Junction		1,110	10	11,100
	Non-Resident Workers (inflow commuters)		5,801	10	58,010
				Nonresidential Subtotal	150,942
				Nonresidential Share	**18%**
				Total	823,204

Source: Arizona Office of Economic Opportunity (population), U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.25.2 (employment).

Service Area

Apache Junction's Police Department strives to provide a uniform response time within the city limits; therefore, there is a single service area for the Police Facilities IIP.

Figure P2: Police Facilities Service Area



Ratio of Service Unit to Development Unit

ARS § 9-463.05(E)(4) requires:

> *"A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial."*

Figure P3 displays the demand indicators for residential and nonresidential land uses. For residential development, the table displays the number of persons per household. For nonresidential development, the table displays the number of average weekday vehicle trips generated per development unit (square foot, room, or bed).

Figure P3: Ratio of Service Unit to Development Unit

Residential Development		
Development Type	Development Unit	Persons per Unit[1]
Single Family	Housing Unit	2.52
Multi-Family	Housing Unit	1.99
Mobile Home / RV	Housing Unit	1.90

Nonresidential Development				
Development Type	Development Unit	AWVTE per 1,000 Sq Ft[2]	Trip Rate Adjustment[2]	AWVT per Unit
Industrial	Square Foot	0.0036	50%	0.0018
Commercial	Square Foot	0.0364	33%	0.0120
Office & Other Services	Square Foot	0.0078	50%	0.0039
Institutional	Square Foot	0.0107	33%	0.0035
Lodging	Room	5.8400	50%	2.9200
Assisted Living	Bed	4.1400	50%	2.0700

1. U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates.
2. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).

Analysis of Capacity, Usage, and Costs of Existing Public Services

ARS § 9-463.05(E)(1) requires:

> *"A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable."*

ARS § 9-463.05(E)(2) requires:

> *"An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable."*

Police Facilities – Plan-Based

Apache Junction currently provides 20,000 square feet of police facilities, but this is not sufficient to serve existing development and future development.

Figure P4: Existing Police Facilities

Existing Facility	Square Feet
Police Station	15,500
Animal Control	4,500
Total	20,000

Source: Apache Junction Police Department

Apache Junction plans to construct 66,200 square feet of police facilities at a cost of $51,160,000 to serve all development through 2046. Part of the planned construction includes the replacement of the existing 4,500-square-foot animal control facility with a larger 7,500-square foot facility, so only the 3,000-square-foot expansion is eligible for development fees. As shown below, the analysis excludes replacement facilities in the cost calculation, so the eligible cost of police facilities is $49,360,000 to construct 61,700 square feet. The eligible construction cost is $800 per square foot.

Figure P5: Planned Police Facilities

Planned Facility	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	

Source: Apache Junction Police Department

To allocate the proportionate share of demand for police facilities to residential and nonresidential development, this analysis uses functional population outlined in Figure P1. Apache Junction's existing level of service for residential development is 0.3019 square feet per person (20,000 square feet X 82 percent residential share / 54,314 persons). The existing nonresidential level of service is 0.1928 square feet per vehicle trip (20,000 square feet X 18 percent nonresidential share / 18,675 vehicle trips).

Apache Junction plans to increase the existing level of service by constructing 61,700 square feet of additional police facilities. To ensure future development does not pay for a higher level of service than what is provided to existing development, this analysis allocates the 20,000 square feet of existing police facilities and 61,700 square feet of planned police facilities, for a total of 81,700 square feet of police facilities, to all development in 2046. The planned LOS for residential development is 0.6823 square feet per person (81,700 square feet X 82 percent residential share / 98,185 persons). For nonresidential development, the planned LOS is 0.5269 square feet per vehicle trip (81,700 square feet X 18 percent nonresidential share / 27,909 vehicle trips).

Based on estimates provided by Apache Junction shown in Figure P5, the eligible construction cost for future police facilities is $800 per square foot. For police facilities, the cost is $545.86 per person (0.6823 square feet per person X $800 per square foot) and $421.54 per vehicle trip (0.5269 square feet per vehicle trip X $800 per square foot).

Figure P6: Planned Level of Service

Cost Factors	
Cost per Square Foot	$800

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

Source: Apache Junction Police Department

Future Debt Credit

Apache Junction will likely issue debt to construct future police facilities. This analysis includes a credit for future debt payments on future debt. A credit is necessary since future development will pay the development fee and will also contribute to future debt payments on the future police facilities debt.

Apache Junction plans to construct 61,700 square feet of eligible police facilities at a cost of $51,160,000 to serve existing and future development. Apache Junction will likely issue debt in one year, so the analysis reduces the future debt issuance by one year of projected police facility development fee revenue ($1,000,000). The analysis also reduces the future debt issuance based on the existing police development fee fund balance of $3,000,000 and ineligible share of the planned police facilities equal to $23,320,027 (see Figure P11). As shown below, future police debt equals $23,839,973 ($51,160,000 eligible cost - $1,000,000 projected police facility development fee revenue - $3,000,000 existing fund balance - $23,320,027 existing development share) and will be repaid through 2046. Annual payments are divided by projected development to determine the credit per person or vehicle trip. To account for the time value of money, annual payments per person and per vehicle trip are discounted using a net present value formula based on a discount rate of 4.00 percent. The net present value of future debt payments is $146.58 per person and $110.42 per vehicle trip, and the analysis includes these amounts as a credit in the development fee calculation.

Figure P7: Future Debt Credit

Year	Principal	Residential 82%	Population	Payment Per Person	Nonresidential 18%	Vehicle Trips	Payment Per Trip
2026	$0	$0	54,314	$0.00	$0	18,675	$0.00
2027	$800,588	$656,482	58,482	$11.23	$144,106	19,353	$7.45
2028	$832,612	$682,741	62,650	$10.90	$149,870	20,030	$7.48
2029	$865,916	$710,051	66,818	$10.63	$155,865	20,708	$7.53
2030	$900,553	$738,453	70,986	$10.40	$162,099	21,386	$7.58
2031	$936,575	$767,991	75,154	$10.22	$168,583	22,019	$7.66
2032	$974,038	$798,711	79,322	$10.07	$175,327	22,653	$7.74
2033	$1,012,999	$830,659	83,490	$9.95	$182,340	23,287	$7.83
2034	$1,053,519	$863,886	85,312	$10.13	$189,633	23,920	$7.93
2035	$1,095,660	$898,441	86,708	$10.36	$197,219	24,554	$8.03
2036	$1,139,486	$934,379	88,105	$10.61	$205,108	25,187	$8.14
2037	$1,185,066	$971,754	89,113	$10.90	$213,312	25,379	$8.41
2038	$1,232,468	$1,010,624	90,121	$11.21	$221,844	25,570	$8.68
2039	$1,281,767	$1,051,049	91,129	$11.53	$230,718	25,761	$8.96
2040	$1,333,038	$1,093,091	92,137	$11.86	$239,947	25,952	$9.25
2041	$1,386,359	$1,136,815	93,145	$12.20	$249,545	26,278	$9.50
2042	$1,441,814	$1,182,287	94,153	$12.56	$259,526	26,605	$9.75
2043	$1,499,486	$1,229,579	95,161	$12.92	$269,908	26,931	$10.02
2044	$1,559,466	$1,278,762	96,169	$13.30	$280,704	27,257	$10.30
2045	$1,621,844	$1,329,912	97,177	$13.69	$291,932	27,583	$10.58
2046	$1,686,718	$1,383,109	98,185	$14.09	$303,609	27,909	$10.88
Total	$23,839,973	$19,548,778		$228.75	$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 Expansion

Apache Junction has 101 police vehicles with a total cost of $9,061,939, and the city plans to expand the fleet to serve future development. To allocate the proportionate share of demand for police vehicles to residential and nonresidential development, this analysis uses functional population outlined in Figure P1. Apache Junction's existing level of service for residential development is 0.0015 units per person (101 vehicles X 82 percent residential share / 54,314 persons). The existing nonresidential level of service is 0.0010 units per vehicle trip (101 vehicles X 18 percent nonresidential share / 18,675 vehicle trips).

Based on the total cost of Apache Junction's existing police vehicles, the average cost for a new police vehicle is $89,722 per vehicle ($9,061,939 total cost / 101 vehicles). The analysis uses this cost as a proxy for future police vehicle costs. For police vehicles, the cost is $136.81 per person (0.0015 units per person X $89,722 per vehicle) and $87.34 per vehicle trip (0.0010 units per vehicle trip X $89,722 per vehicle).

Figure P8: Existing Level of Service

Existing Vehicles	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

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

Source: Apache Junction Police Department

Police Equipment – Incremental Expansion

Apache Junction has 201 units of police equipment with a total cost of $2,546,000, and the city plans to acquire additional units to serve future development. To allocate the proportionate share of demand for police equipment to residential and nonresidential development, this analysis uses functional population outlined in Figure P1. Apache Junction's existing level of service for residential development is 0.0030 units per person (201 units X 82 percent residential share / 54,314 persons). The nonresidential level of service is 0.0019 units per vehicle trip (201 units X 18 percent nonresidential share / 18,675 vehicle trips).

Based on the total cost of Apache Junction's existing police equipment, the average cost for a new unit is $12,667 per unit ($2,546,000 total cost / 201 units). The analysis uses this cost as a proxy for future police equipment costs. For police equipment, the cost is $38.44 per person (0.0030 units per person X $12,667 per unit) and $24.54 per vehicle trip (0.0019 units per vehicle trip X $12,667 per unit).

Figure P9: Existing Level of Service

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

Development Fee Report – Plan-Based

The cost to prepare the Police Facilities IIP and related Development Fee Report totals $13,500. Apache Junction plans to update its report every five years, so the 10-year cost is $27,000. Based on this cost, proportionate share, and 10-year projections of new residential and nonresidential development from the *Land Use Assumptions* document, the cost is $0.66 per person and $0.75 per vehicle trip.

Figure P10: IIP and Development Fee Report

Necessary Public Service	2026 Study Update	10-Year Cost (2 Updates)	Proportionate Share		Service Unit	10-Year Change	Cost per Service Unit
Library	$13,040	$26,080	Residential	98%	Population	33,791	$0.76
			Nonresidential	2%	Jobs	1,617	$0.32
Parks and Recreational	$15,250	$30,500	Residential	98%	Population	11,971	$2.50
			Nonresidential	2%	Jobs	671	$0.91
Police	$13,500	$27,000	Residential	82%	Population	33,791	$0.66
			Nonresidential	18%	Vehicle Trips	6,512	$0.75
Street	$25,650	$51,300	All Development	100%	VMT	52,115	$0.98
Total	$67,440	$134,880					

Projected Demand for Services and Costs

ARS § 9-463.05(E)(5) requires:

> *"The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria."*

ARS § 9-463.05(E)(6) requires:

> *"The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years."*

As shown in the *Land Use Assumptions* document, Apache Junction's population is expected to increase by 33,791 persons and nonresidential vehicle trips generated are expected to increase by 6,512 trips over the next 10 years. To reach the planned level of service, Apache Junction plans to construct an additional 61,700 square feet of police facilities over the next 20 years. To maintain the existing levels of service, Apache Junction needs to acquire approximately 58 police vehicles and approximately 115 units of police equipment over the next 10 years. The following pages include a more detailed projection of demand for services and costs for the Police Facilities IIP.

Police Facilities – Plan-Based

Apache Junction plans to increase its existing level of service by constructing 61,700 square feet of police facilities over the next 20 years. Based on a projected population increase of 43,871 persons, future residential development demands approximately 29,934 square feet of police facilities (43,871 additional persons X 0.6823 square feet per person). With projected vehicle trip growth of 9,234 vehicle trips, future nonresidential development demands approximately 4,866 square feet of police facilities (9,234 additional vehicle trips X 0.5269 square feet per vehicle trip). Future development demands approximately 34,800 square feet of police facilities at a cost of $27,839,973 (34,800 square feet X $800 per square foot).

Existing residential development demands approximately 37,060 square feet of police facilities (54,314 persons X 0.6823 square feet per person) and existing nonresidential development demands approximately 9,840 square feet of police facilities (18,675 vehicle trips X 0.5269 square feet per vehicle trip). Since Apache Junction currently provides 20,000 square feet of police facilities, existing development currently demands an additional 31,400 square feet of police facilities (46,900 square feet demanded by existing development – 20,000 square feet available to existing development + 4,500 square feet of replacement animal control facilities) to reach the planned level of service. Existing development's share of the planned police facilities is approximately $23,320,027.

Figure P11: Projected Demand

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

Police Vehicles – Incremental Expansion

Apache Junction plans to maintain its existing level of service for police vehicles over the next 10 years. Based on a projected population increase of 33,791 persons, future residential development demands an approximately 52 vehicles (33,791 additional persons X 0.0015 vehicles per person). With projected vehicle trip growth of 6,512 trips, future nonresidential development demands approximately six vehicles (6,512 additional vehicle trips X 0.0010 vehicles per vehicle trip). Future development demands approximately 58 police vehicles at a cost of $5,191,821 (57.9 units X $89,722 per vehicle).

Figure P12: Projected Demand

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

Police Equipment – Incremental Expansion

Apache Junction plans to maintain its existing level of service for police equipment over the next 10 years. Based on a projected population increase of 33,791 persons, future residential development demands approximately 103 units (33,791 additional persons X 0.0030 units per person). With projected vehicle trip growth of 6,512 trips, future nonresidential development demands approximately 13 units (6,512 additional vehicle trips X 0.0019 units per vehicle trip). Future development demands approximately 115 units at a cost of $1,458,670 (115.2 units X $12,667 per unit).

Figure P13: Projected Demand

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

Police Facilities Development Fees

Revenue Credit/Offset

A revenue credit/offset is not necessary for police facilities development fees, because costs generated by projected development exceed revenues generated by projected development. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Police Facilities Development Fees

Infrastructure components and cost factors for police facilities are summarized in the upper portion of Figure P14. The cost per service unit for police facilities is $575.19 per person and $423.75 per vehicle trip.

Police facilities development fees for residential development are assessed according to the number of persons per household. The fee of $1,449 for single-family unit is calculated using a cost per service unit of $575.19 per person multiplied by a demand unit of 2.52 persons per household.

Nonresidential development fees are calculated using vehicle trips as the service unit. The fee of $0.76 per square foot of industrial development is derived from a cost per service unit of $423.75 per vehicle trip multiplied by a demand unit of 0.0018 vehicle trips per square foot (1.80 vehicle trips per 1,000 square feet). The fee of $1,237 per room of lodging development is derived from a cost per service unit of $423.75 per vehicle trip multiplied by a demand unit of 2.92 vehicle trips per room.

Figure P14: Police Facilities Development Fees

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

Police Facilities Development Fee Revenue

Appendix A contains revenue forecasts required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)). Projected fee revenue shown in Figure P15 is based on the development projections in the *Land Use Assumptions* document and the updated police facilities development fees. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. During the next 10 years, projected development fee revenue equals $22,188,671, and projected expenditures equal $52,165,311. Since the development fee calculations for police facilities include all development through 2046, Apache Junction will collect development fees for planned police facilities beyond the 10-year IIP period. Existing development's share of planned police facilities equal to $23,320,027 may not be funded with development fees.

Figure P15: Police Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Police Facilities	$27,839,973	$23,320,027	$51,160,000
Future Debt Credit	($5,672,180)	$0	($5,672,180)
Police Vehicles	$5,191,821	$0	$5,191,821
Police Equipment	$1,458,670	$0	$1,458,670
Development Fee Report	$27,000	$0	$27,000
Total	$28,845,284	$23,320,027	$52,165,311

		Single Family $1,449 per unit	Multi-Family $1,145 per unit	Industrial $0.76 per unit	Commercial $5.09 per unit	Office & Other $1.65 per unit	Institutional $1.48 per unit
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2026	12,015	2,859	373	1,166	758	293
Year 1	2027	13,515	3,054	401	1,211	780	293
Year 2	2028	15,015	3,249	429	1,256	801	293
Year 3	2029	16,515	3,444	458	1,302	822	293
Year 4	2030	18,015	3,639	486	1,347	844	293
Year 5	2031	19,515	3,834	509	1,390	862	295
Year 6	2032	21,015	4,029	532	1,433	879	297
Year 7	2033	22,515	4,224	556	1,475	897	299
Year 8	2034	23,084	4,419	579	1,518	915	301
Year 9	2035	23,484	4,614	602	1,561	933	303
Year 10	2036	23,884	4,809	626	1,604	950	305
10-Year Increase		11,869	1,950	253	438	192	13
Projected Revenue		$17,198,181	$2,232,750	$192,280	$2,229,420	$316,800	$19,240

Projected Fee Revenue	$22,188,671
Total Expenditures	$52,165,311

STREET FACILITIES IIP

ARS § 9-463.05 (T)(7)(e) defines the facilities and assets that can be included in the Street Facilities IIP:

> *"Street facilities located in the service area, including arterial or collector streets or roads that have been designated on an officially adopted plan of the municipality, traffic signals and rights-of-way and improvements thereon."*

The Street Facilities IIP includes components for street improvements and the cost of preparing the Street Facilities IIP and related Development Fee Report. The incremental expansion methodology, based on the current level of service, is used to calculate the components for street improvements, and the plan-based methodology is used for the Development Fee Report.

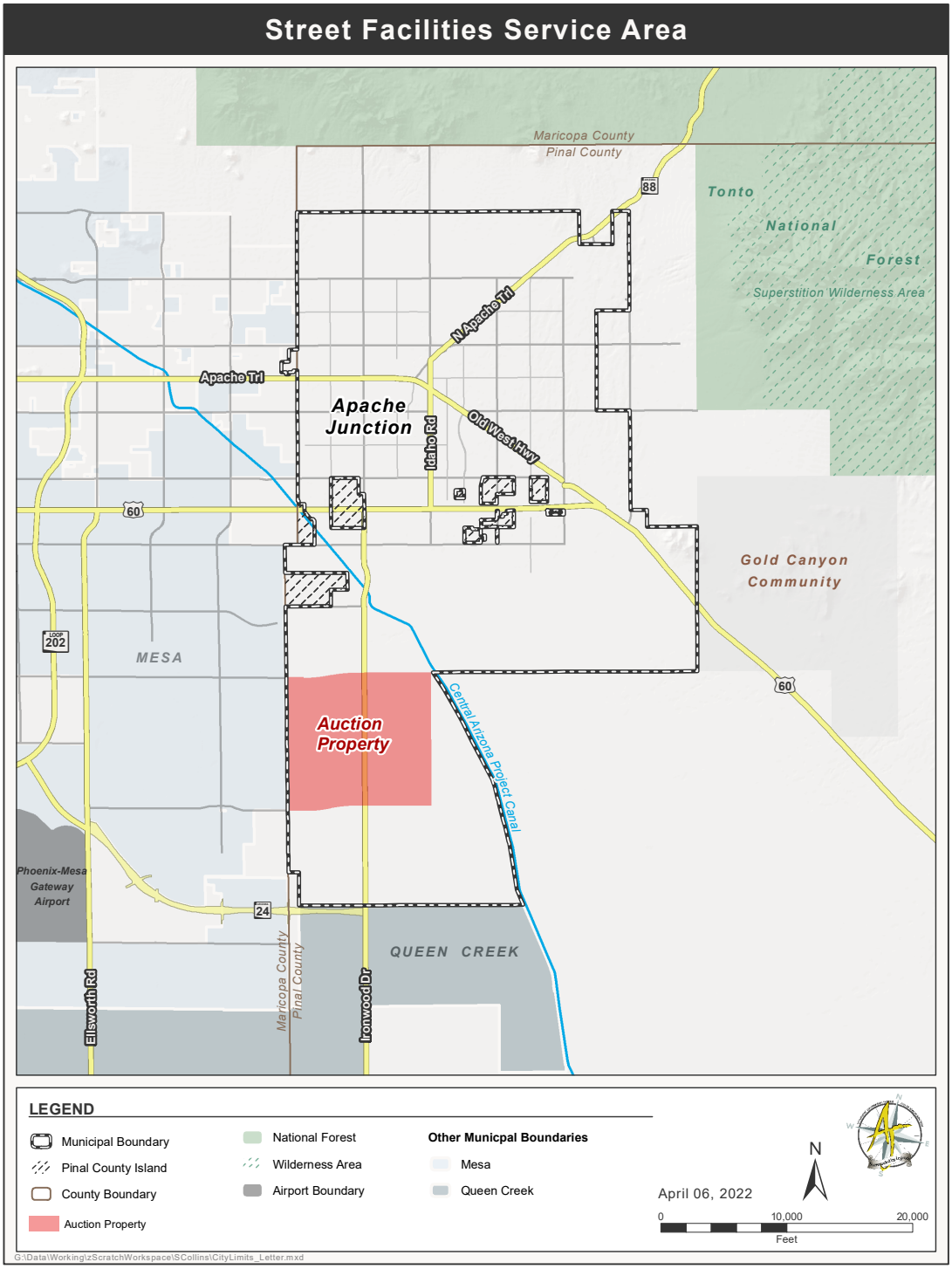
Proportionate Share

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Street Facilities IIP and development fees will allocate the cost of necessary public services between residential and nonresidential based on trip generation rates, trip adjustment factors, and trip lengths.

Service Area

Apache Junction plans to provide a uniform level of service and equal access to street facilities within the city; therefore, there is a single service area for the Street Facilities IIP. As defined by the Development Agreement for Superstition Vistas (October 2021), Apache Junction will not assess street facilities fees to development within the "Auction Property."

Figure S1: Street Facilities Service Area



RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

ARS § 9-463.05(E)(4) requires:

> *"A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial."*

Apache Junction will use vehicle miles traveled (VMT) as the demand units for street facilities fees. Components used to determine VMT include average weekday vehicle trip generation rates, adjustments for commuting patterns and pass-by trips, and trip length weighting factors.

Residential Trip Generation Rates

As an alternative to simply using the national average trip generation rate for residential development, the ITE publishes regression curve formulas that may be used to derive custom trip generation rates, using local demographic data. Key independent variables needed for the analysis (i.e., vehicles available, housing units, households, and persons) are available from American Community Survey data. Shown in Figure S2, single-family units generate 8.19 average weekday vehicle trip ends per unit, and multi-family units generate 4.07 average weekday vehicle trip ends per unit.

Figure S2: Average Weekday Vehicle Trip Ends by Housing Type

Tenure by Units in Structure	Vehicles Available[1]	Households by Structure Type[2]			Vehicles per HH by Tenure
		Single-Family	Multi-Family	Total	
Owner-Occupied	24,136	7,156	6,796	13,952	1.73
Renter-Occupied	5,593	1,175	2,826	4,001	1.40
Total	29,729	8,331	9,622	17,953	1.66

Units in Structure	Persons in Households[3]	Trip Ends[4]	Vehicles by Type of Unit	Trip Ends[5]	Average Trip Ends	Housing Units[6]	Trip Ends per Housing Unit	
							Local	National[7]
Single-Family	20,983	58,509	14,022	91,397	74,953	9,157	**8.19**	9.09
Multi-Family	18,479	42,236	15,707	62,179	52,208	12,822	**4.07**	4.46
Total	39,462	100,745	29,729	153,576	127,161	21,979	5.79	

1. Vehicles available by tenure from Table B25046, American Community Survey, 2023 5-Year Estimates.
2. Households by tenure and units in structure from Table B25032, American Community Survey, 2023 5-Year Estimates.
3. Total population in households from Table B25033, American Community Survey, 2023 5-Year Estimates.
4. Vehicle trips ends based on persons using formulas from ITE *Trip Generation* . For single-family housing (ITE 210), the fitted curve equation is EXP(0.89*LN(persons)+1.72) [ITE 2017]. To approximate the average population of the ITE studies, persons were divided by 38 and the equation result multiplied by 38. For multi-family housing (ITE 221), the fitted curve equation is (2.29*persons)-81.02 [ITE 2017].
5. Vehicle trip ends based on vehicles available using formulas from ITE *Trip Generation* . For single-family housing (ITE 210), the fitted curve equation is EXP(0.99*LN(vehicles)+1.93) [ITE 2017]. To approximate the average number of vehicles in the ITE studies, vehicles available were divided by 55 and the equation result multiplied by 55. For multi-family housing (ITE 220), the fitted curve equation is (3.94*vehicles)+293.58 [ITE 2012].
6. Housing units from Table B25024, American Community Survey, 2023 5-Year Estimates.
7. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).

Nonresidential Trip Generation Rates

For nonresidential development, TischlerBise uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 12th Edition (2025). The prototype for industrial development is Light Industrial (ITE 110) which generates 3.60 average weekday vehicle trip ends per 1,000 square feet of floor area. Assisted living development uses Assisted Living (ITE 254) as a proxy and generates 4.14 average weekday vehicle trip ends per bed. For lodging development, the proxy is Hotel (ITE 310), and this type of development generates 5.84 average weekday vehicle trip ends per room. Institutional development uses Hospital (ITE 610) and generates 10.70 average weekday vehicle trip ends per 1,000 square feet of floor area. For office & other services development, the proxy is General Office (ITE 710), and it generates 7.83 average weekday vehicle trip ends per 1,000 square feet of floor area. The prototype for commercial development is Shopping Center (ITE 820) which generates 36.39 average weekday vehicle trips per 1,000 square feet of floor area.

Figure S3: Average Weekday Vehicle Trip Ends 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).

Trip Rate Adjustments

To calculate street facilities fees, trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50 percent. As discussed further in this section, the development fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for each type of development.

Commuter Trip Adjustment

Residential development has a larger trip adjustment factor of 67 percent to account for commuters leaving Apache Junction for work. According to the 2022 National Household Travel Survey (see Table 8-2) weekday work trips are typically 36 percent of production trips (i.e., all out-bound trips, which are 50 percent of all trip ends). As shown in Figure S4, the U.S. Census Bureau's OnTheMap web application indicates 94 percent of resident workers traveled outside of Apache Junction for work in 2022. In combination, these factors (0.36 x 0.50 x 0.94 = 0.17) support the additional 17 percent allocation of trips to residential development.

Figure S4: Commuter Trip Adjustment

Trip Adjustment Factor for Commuters	
Employed Residents	18,793
Residents Living and Working in Apache Junction	1,110
Residents Commuting Outside Apache Junction for Work	17,683
Percent Commuting out of Apache Junction	94%
Additional Production Trips[1]	17%
Residential Trip Adjustment Factor	67%

Source: U.S. Census Bureau, OnTheMap Application (version 6.25.2) and LEHD Origin-Destination Employment Statistics, 2022.

1. According to the 2022 National Household Travel Survey* (see Table 8-2), home-based work trips are typically 36 percent of "production" trips, in other words, out-bound trips (which are 50 percent of all trip ends). Also, LED OnTheMap data from 2022 indicate that 94 percent of Apache Junction's workers travel outside the city for work. In combination, these factors (0.36 x 0.50 x 0.94 = 0.17) account for 17 percent of additional production trips. The total adjustment factor for residential includes attraction trips (50 percent of trip ends) plus the journey-to-work commuting adjustment (17 percent of production trips) for a total of 17 percent. *http://nhts.ornl.gov/publications; Summary of Travel Trends: 2022 National Household Travel Survey (Table 8-2. Travel Characteristics for Weekday Versus Weekend)

Adjustment for Pass-By Trips

For commercial and institutional development, the trip adjustment factor is less than 50 percent because these types of development attract vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.

Average Weekday Vehicle Trips

Shown below in Figure S5, multiplying average weekday vehicle trip ends and trip adjustment factors (discussed on the previous page) by Apache Junction's existing development units provides the average weekday vehicle trips generated by existing development. As shown below, Apache Junction's existing development in the street facilities service area generates 110,738 vehicle trips on an average weekday.

Figure S5: Average Weekday Vehicle Trips by Land Use

Development Type	Dev Unit	ITE Code	Avg Wkday VTE	Trip Adjustment	2026 Dev Units	2026 Veh Trips
Single Family	HU	210	8.19	67%	9,944	54,566
Multi-Family	HU	220	4.07	67%	2,859	7,796
Mobile Home / RV	HU	220	4.07	67%	10,892	29,701
Industrial	KSF	110	3.60	50%	373	672
Commercial	KSF	820	36.39	33%	1,166	14,001
Office & Other Services	KSF	710	7.83	50%	758	2,969
Institutional	KSF	610	10.70	33%	293	1,033
Total						110,738

National Average Trip Length

To calculate street facilities fees, it is necessary to determine the average trip length on Apache Junction's arterial network. To do this, the analysis uses national trip generation rates and average trip lengths from the 2022 National Household Travel Survey.

Figure S6: National Average Trip Lengths

Land Use	National Avg Trip Length (miles)
Residential	13.75
Industrial	8.70
Commercial	5.80
Office and Other	8.70
Institutional	8.70

Source: U.S. Department of Transportation, Federal Highway Administration, 2022 National Household Transportation Survey, adjusted for land use

Expected Vehicle Miles Traveled

The national average trip length should be adjusted to reflect actual local demand on Apache Junction's arterial network. To do this, TischlerBise determines expected demand (VMT) on Apache Junction's complete transportation network by multiplying the national average trip lengths by average weekday vehicle trips. Based on this analysis, Apache Junction's existing development generates an expected 1,387,739 VMT.

Figure S7: Expected Vehicle Miles Traveled

Land Use	Avg Weekday Vehicle Trips[1]	National Avg Trip Length (miles)[2]	Expected VMT[3]
Single Family	54,566	13.75	750,279
Multi-Family	7,796	13.75	107,198
Mobile Home / RV	29,701	13.75	408,394
Industrial	672	8.70	5,844
Commercial	14,001	5.80	81,207
Office & Other Services	2,969	8.70	25,828
Institutional	1,033	8.70	8,989
Total			1,387,739

1. Average weekday vehicle trips from Figure S5
2. 2022 National Household Transportation Survey
3. TischlerBise calculation, Average Weekday Vehicle Trips X National Average Trip Length

Local Adjustment Factor

Expected VMT reflects anticipated travel demand on the entire roadway system; therefore, it is necessary to calibrate demand to the arterial system. To calibrate demand on the arterial system, actual travel demand, based on local traffic counts obtained from the Arizona Department of Transportation (Appendix E), is compared to expected travel demand. The ratio between actual VMT and expected VMT provides the local adjustment factor used to adjust national average trip lengths by type of land use.

Figure S8: Local Adjustment Factor

Local Adjustment Factor	
Actual VMT on Arterials[1]	205,513
Expected VMT on Arterials	1,387,739
Actual to Expected VMT	0.15

1. TischlerBise analysis of trip counts published by ADOT

Local Trip Lengths

Shown below in Figure S9, TischlerBise applies the local adjustment factor to the national average trip lengths to calculate the local trip lengths. The analysis will use the local trip lengths shown below to calculate VMT.

Figure S9: Local Trip Lengths

Land Use	National Avg Trip Length (miles)	Local Adjustment	Local Trip Length
Residential	13.75	0.15	2.0363
Industrial	8.70	0.15	1.2884
Commercial/Retail	5.80	0.15	0.8589
Office and Other	8.70	0.15	1.2884
Institutional	8.70	0.15	1.2884

Source: 2022 NHTS and TischlerBise analysis; local adjustment from Figure S8

Local Vehicle Miles Traveled

Shown below are the demand indicators for residential and nonresidential land uses related to vehicle miles traveled (VMT). For residential development, the table displays VMT per housing unit. For nonresidential development, the table displays VMT per development unit (square foot, room, or bed).

Figure S10: Ratio of Service Unit to Development Unit

Residential Development					
Development Type	Development Unit	AWVTE per unit[1]	Trip Adjustment[2]	Average Trip Length (miles)[3]	VMT per Unit
Single Family	Housing Unit	8.19	67%	2.0363	11.17
Multi-Family	Housing Unit	4.07	67%	2.0363	5.55
Mobile Home / RV	Housing Unit	4.07	67%	2.0363	5.55

Nonresidential Development					
Development Type	Development Unit	AWVTE per Unit[4]	Trip Adjustment[4]	Average Trip Length (miles)[3]	VMT per Unit
Industrial	Square Foot	0.0036	50%	1.2884	0.0023
Commercial	Square Foot	0.0364	33%	0.8589	0.0103
Office & Other Services	Square Foot	0.0078	50%	1.2884	0.0050
Institutional	Square Foot	0.0107	33%	1.2884	0.0045
Lodging	Room	5.8400	50%	0.8589	2.5081
Assisted Living	Bed	4.1400	50%	1.2884	2.6670

1. TischlerBise calculation.
2. TischlerBise calculation based on OnTheMap Application (version 6.25.2) and LEHD Origin-Destination Employment Statistics, 2022; and 2022 National Household Travel Survey.
3. 2022 National Household Travel Survey and TischlerBise analysis.
4. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).

Analysis of Capacity, Usage, and Costs of Existing Public Services

ARS § 9-463.05(E)(1) requires:

> *"A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable."*

ARS § 9-463.05(E)(2) requires:

> *"An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable."*

As shown in Appendix E, the City of Apache Junction provided an inventory of arterial road segments, including segment lengths and lane quantities. TischlerBise obtained average daily traffic (ADT) counts from the Arizona Department of Transportation (ADOT). Multiplying each segment's length by the number of lanes yields the number of lane miles per segment, and multiplying the traffic counts and segment lengths provides the average weekday vehicle miles traveled (VMT). Apache Junction's arterial road network consists of 165.37 lane miles and 205,513 VMT.

Shown below, Figure S11 documents the capacity of Apache Junction's arterial road network. Apache Junction's arterial road network is designed to operate at Level of Service D or better. Based on data published by the Florida Department of Transportation, a mile segment of an arterial road operating at Level of Service D should maintain a daily volume ranging from 12,300 vehicles for a two-lane arterial without left-turn lanes (6,150 vehicles per lane) to 32,700 vehicles for a four-lane arterial with raised medians and left-turn lanes (8,175 vehicles per lane). Applying these capacities to Apache Junction's arterial road network shown in Appendix E generates arterial capacity of 1,059,803 vehicle miles of capacity (VMC) and a weighted average of 6,409 vehicles per lane (1,059,803 VMC / 165.37 arterial lane miles).

Existing daily volume on Apache Junction's arterial road network is approximately 205,513 VMT. The resulting VMC to VMT ratio is 5.16 (1,059,803 VMC / 205,513 VMT). The baseline VMC / VMT ratio for any incremental expansion method is 1.0 (i.e., VMC = VMT); therefore, the current ratio of 5.16 exceeds the current LOS ensuring new capacity built with development fee funds will not exceed the current LOS.

Figure S11: Arterial Network Capacity and Usage

Arterial Capacity Ratio	
Vehicle Miles of Capacity	1,059,803
Total Arterial Lane Miles	165.37
Capacity per Lane Mile	6,409
Vehicle Miles of Travel	205,513
VMT per Lane Mile	1,243
VMC / VMT Ratio	5.16

Street Improvements – Incremental Expansion

Apache Junction provided a list of street improvements to use as a proxy for future growth-related street improvements. Based on the eligible cost of these projects (excludes the cost to repair or replace existing lanes), the average cost is $2,772,239 per lane mile ($294,134,579 eligible cost / 106.10 lane miles). TischlerBise applies the average cost per lane mile to the projected demand for additional lane miles of street improvements over the next 10 years. Apache Junction may use development fees to construct the projects shown in Figure S12 or to construct other growth-related street improvements in the street facilities service area. Apache Junction should not use development fees to construct a developer's share of half-street improvements.

Figure S12: Potential Arterial Improvements

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

Source: Apache Junction Public Works Department

To allocate the proportionate share of demand for arterial improvements to residential and nonresidential development, this analysis uses trip generation rates, trip adjustment factors, trip length weighting factors, and average trip lengths shown in Figure S10. Apache Junction's existing LOS is 1.5604 lane miles per 10,000 VMT (165.37 lane miles / 5.16 capacity ratio / (205,513 VMT / 10,000 VMT)). Based on an average cost of $2,772,239 per lane mile, the street improvements cost is $432.58 per VMT (165.37 lane miles / 5.16 capacity ratio / 205,513 VMT X $2,772,239 per lane mile).

Figure S13: Existing Level of Service

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

Development Fee Report – Plan-Based

The cost to prepare the Street Facilities IIP and related Development Fee Report totals $25,650. Apache Junction plans to update its report every five years, so the 10-year cost is $51,300. Based on this cost, proportionate share, and 10-year projections of new residential and nonresidential development from the *Land Use Assumptions* document, the cost is $0.98 per VMT.

Figure S14: IIP and Development Fee Report

Necessary Public Service	2026 Study Update	10-Year Cost (2 Updates)	Proportionate Share		Service Unit	10-Year Change	Cost per Service Unit
Library	$13,040	$26,080	Residential	98%	Population	33,791	$0.76
			Nonresidential	2%	Jobs	1,617	$0.32
Parks and Recreational	$15,250	$30,500	Residential	98%	Population	11,971	$2.50
			Nonresidential	2%	Jobs	671	$0.91
Police	$13,500	$27,000	Residential	82%	Population	33,791	$0.66
			Nonresidential	18%	Vehicle Trips	6,512	$0.75
Street	$25,650	$51,300	All Development	100%	VMT	52,115	$0.98
Total	$67,440	$134,880					

PROJECTED DEMAND FOR SERVICES AND COSTS

ARS § 9-463.05(E)(5) requires:

> *"The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria."*

ARS § 9-463.05(E)(6) requires:

> *"The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years."*

As shown in the *Land Use Assumptions* document, Apache Junction's housing stock in the street facilities service area is expected to increase by 4,950 units and nonresidential floor area is expected to increase by 453,000 square feet over the next 10 years. Based on the trip generation factors discussed in this section, projected development generates an additional 52,115 VMT over the next 10 years. Shown below in Figure S15, Apache Junction will need to construct approximately 8.13 lane miles of street improvements over the next 10 years to maintain the adjusted levels of service. The growth-related cost for street improvements is $22,543,795 (8.13 lane miles X $2,772,239 per lane mile).

Figure S15: Projected Travel Demand

Apache Junction, Arizona	Base	1	2	3	4	5	10	10-Year Increase
	2026	2027	2028	2029	2030	2031	2036	
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

STREET FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is not necessary for street facilities development fees, because costs generated by projected development exceed revenues generated by projected development. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Street Facilities Development Fees

Infrastructure components and cost factors for street facilities are summarized in the upper portion of Figure S16. The cost per service unit for street facilities is $433.56 per VMT.

Street facilities development fees for residential development are assessed according to VMT generated per housing unit. For example, the fee of $4,843 for a single-family unit is calculated using a cost per service unit of $433.56 per VMT multiplied by a demand unit of 11.17 average weekday VMT per unit.

Nonresidential development fees are calculated using VMT as the service unit. The fee of $1.00 per square foot of industrial development is derived from a cost per service unit of $433.56 per VMT multiplied by a demand unit of 0.0023 VMT per square foot (2.32 VMT per 1,000 square feet). The fee of $1,087 per room of lodging development is derived from a cost per service unit of $433.56 per VMT multiplied by a demand unit of 2.5081 VMT per room.

Figure S16: Street Facilities Development Fees

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

Street Facilities Development Fee Revenue

Appendix A contains revenue forecasts required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)). Projected fee revenue shown in Figure S17 is based on the development projections in the *Land Use Assumptions* document and the updated street facilities development fees. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Projected development fee revenue equals approximately $22,585,640, and projected expenditures equal $22,595,095.

Figure S17: Street Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Street Improvements	$22,543,795	$0	$22,543,795
Development Fee Report	$51,300	$0	$51,300
Total	$22,595,095	$0	$22,595,095

Year		Single Family $4,843 per unit	Multi-Family $2,406 per unit	Industrial $1.00 per 1,000 sq ft	Commercial $4.47 per 1,000 sq ft	Office & Other $2.17 per 1,000 sq ft	Institutional $1.95 per 1,000 sq ft
		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2026	9,944	2,859	373	1,166	758	293
Year 1	2027	10,344	2,954	401	1,178	769	293
Year 2	2028	10,744	3,049	429	1,190	779	293
Year 3	2029	11,144	3,144	458	1,202	789	293
Year 4	2030	11,544	3,239	486	1,214	800	293
Year 5	2031	11,944	3,334	509	1,224	806	295
Year 6	2032	12,344	3,429	532	1,233	813	297
Year 7	2033	12,744	3,524	556	1,243	820	299
Year 8	2034	13,144	3,619	579	1,252	826	301
Year 9	2035	13,544	3,714	602	1,262	833	303
Year 10	2036	13,944	3,809	626	1,272	840	305
10-Year Increase		4,000	950	253	106	81	13
Projected Revenue		$19,372,000	$2,285,700	$253,000	$473,820	$175,770	$25,350

Projected Fee Revenue	$22,585,640
Total Expenditures	$22,595,095

APPENDIX A: FORECAST OF REVENUES OTHER THAN FEES

ARS § 9-463.05(E)(7) requires:

> *"A forecast of revenues generated by new service units other than development fees, which shall include estimated state-shared revenue, highway users revenue, federal revenue, ad valorem property taxes, construction contracting or similar excise taxes and the capital recovery portion of utility fees attributable to development based on the approved land use assumptions, and a plan to include these contributions in determining the extent of the burden imposed by the development as required in subsection B, paragraph 12 of this section."*

ARS § 9-463.05(B)(12) states,

> *"The municipality shall forecast the contribution to be made in the future in cash or by taxes, fees, assessments or other sources of revenue derived from the property owner towards the capital costs of the necessary public service covered by the development fee and shall include these contributions in determining the extent of the burden imposed by the development. Beginning August 1, 2014, for purposes of calculating the required offset to development fees pursuant to this subsection, if a municipality imposes a construction contracting or similar excise tax rate in excess of the percentage amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications, the entire excess portion of the construction contracting or similar excise tax shall be treated as a contribution to the capital costs of necessary public services provided to development for which development fees are assessed, unless the excess portion was already taken into account for such purpose pursuant to this subsection."*

REVENUE PROJECTIONS

Apache Junction does not have a higher-than-normal construction excise tax rate; therefore, the required offset described above is not applicable. Shown in Figure A1, Apache Junction provided the required forecast of non-development fee revenue from identified sources that can be attributed to future development over a period of five years. These funds are available for capital investments; however, the City of Apache Junction directs these revenues to non-development fee eligible capital needs including maintenance, repair, and replacement.

Figure A1: Revenue Projections

NOTE TO STAFF: WE NEED TO UPDATE THIS.

APPENDIX B: PROFESSIONAL SERVICES

As stated in Arizona's development fee enabling legislation, "a municipality may assess development fees to offset costs to the municipality associated with providing necessary public services to a development, including the costs of infrastructure, improvements, real property, engineering and architectural services, financing and professional services required for the preparation or revision of a development fee pursuant to this section, including the relevant portion of the infrastructure improvements plan" (see ARS § 9-463.05.A). Because development fees must be updated at least every five years, but the IIP period is 10 years, the cost of professional services is allocated to the projected increase in service units over 10 years (see Figure B1). Qualified professionals must develop the IIP, using generally accepted engineering and planning practices. A qualified professional is defined as "a professional engineer, surveyor, financial analyst or planner providing services within the scope of the person's license, education or experience".

Figure B1: Cost of Professional Services

Necessary Public Service	2026 Study Update	10-Year Cost (2 Updates)	Proportionate Share		Service Unit	10-Year Change	Cost per Service Unit
Library	$13,040	$26,080	Residential	98%	Population	33,791	$0.76
			Nonresidential	2%	Jobs	1,617	$0.32
Parks and Recreational	$15,250	$30,500	Residential	98%	Population	11,971	$2.50
			Nonresidential	2%	Jobs	671	$0.91
Police	$13,500	$27,000	Residential	82%	Population	33,791	$0.66
			Nonresidential	18%	Vehicle Trips	6,512	$0.75
Street	$25,650	$51,300	All Development	100%	VMT	52,115	$0.98
Total	$67,440	$134,880					

APPENDIX C: LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Development fees will be assessed to all new residential units. One-time development fees are determined by site capacity (i.e., number of residential units).

Single Family:

1. Single-family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached if the building has open space on all four sides.
2. Single-family attached (townhouse) is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. Mobile home includes both occupied and vacant mobile homes, to which no permanent rooms have been added. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.

Multi-Family:

1. Includes units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."

Recreational Vehicle:

1. Includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.

NONRESIDENTIAL DEVELOPMENT

The proposed general nonresidential development categories (defined below) can be used for all new construction. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities (i.e., jobs per thousand square feet of floor area).

Assisted Living: Establishments primarily providing either routine general protective oversight, assistance with activities necessary for independent living to mentally or physically limited persons, or establishments providing care for persons who are unable to care for themselves. By way of example, *Assisted Living* includes assisted living facilities, nursing homes, rest homes, chronic care homes, and convalescent homes.

Commercial: Establishments primarily selling merchandise, eating/drinking places, and entertainment uses. By way of example, commercial includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters.

Industrial: Establishments primarily engaged in the production, transportation, or storage of goods. By way of example, industrial includes manufacturing plants, distribution warehouses, trucking companies, utility substations, power generation facilities, and telecommunications buildings.

Institutional: Public and quasi-public buildings providing educational, social assistance, or religious services. By way of example, institutional includes schools, universities, churches, daycare facilities, and government buildings.

Lodging: A place of lodging that provides sleeping accommodations and may include supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room, etc.), and/or other retail and service shops.

Office and Other Services: Establishments providing management, administrative, professional, or business services; personal and health care services. By way of example, Office and Other services includes banks, business offices, hotels and motels, and hospitals.

APPENDIX D: LAND USE ASSUMPTIONS

Arizona's Development Fee Act requires the preparation of Land Use Assumptions, which are defined in Arizona Revised Statutes § 9-463.05(T)(6) as:

> *"projections of changes in land uses, densities, intensities and population for a specified service area over a period of at least ten years and pursuant to the General Plan of the municipality."*

The estimates and projections of residential and nonresidential development in this *Land Use Assumptions* document are for all areas within Apache Junction. The current demographic estimates and future development projections are used in the Infrastructure Improvements Plan (IIP) and in the calculation of development fees. Current demographic data estimates for 2026 are used in calculating levels of service (LOS) provided to existing development in Apache Junction. Arizona's Enabling Legislation requires fees to be updated at least every five years and limits the IIP to a maximum of 10 years.

The Infrastructure Improvements Plan and the Development Fee Report include two service areas. The citywide service area, shown in Figure D1, includes all areas of Apache Junction. This service area is used for the Library Facilities IIP and the Police Facilities IIP. The second service area excludes the Auction Property, known as Superstition Vistas, due to the terms of Development Agreement for Superstition Vistas (October 2021). This service area, shown in Figure D2, is used for the Parks and Recreational Facilities IIP and the Street Facilities IIP.

SUMMARY OF GROWTH INDICATORS

Key land use assumptions include population, housing units, employment, and nonresidential floor area projections. Based on discussions with staff, TischlerBise projects development based on a combination of Maricopa Association of Governments (MAG) projections and staff recommendations based on recent and planned development. For the Auction Property, the analysis uses nonresidential development projections included in the Auction Property Master Planned Community Plan (October 2021).

Development projections are summarized in Figure D11. These projections will be used to estimate fee revenue and to indicate the anticipated need for growth-related infrastructure. However, development fee methodologies are designed to reduce sensitivity to development projections in the determination of the proportionate share fee amounts. If actual development occurs at a slower rate than projected, fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development occurs at a faster rate than anticipated, fee revenue will increase, but Apache Junction will also need to accelerate infrastructure improvements to keep pace with the actual rate of development. During the next 10 years, residential development projections indicate a population increase of 33,791 persons in 13,819 housing units, and nonresidential development projections indicate an employment increase of 1,617 jobs in approximately 896,000 square feet of floor area.

Figure D1: Citywide Service Area

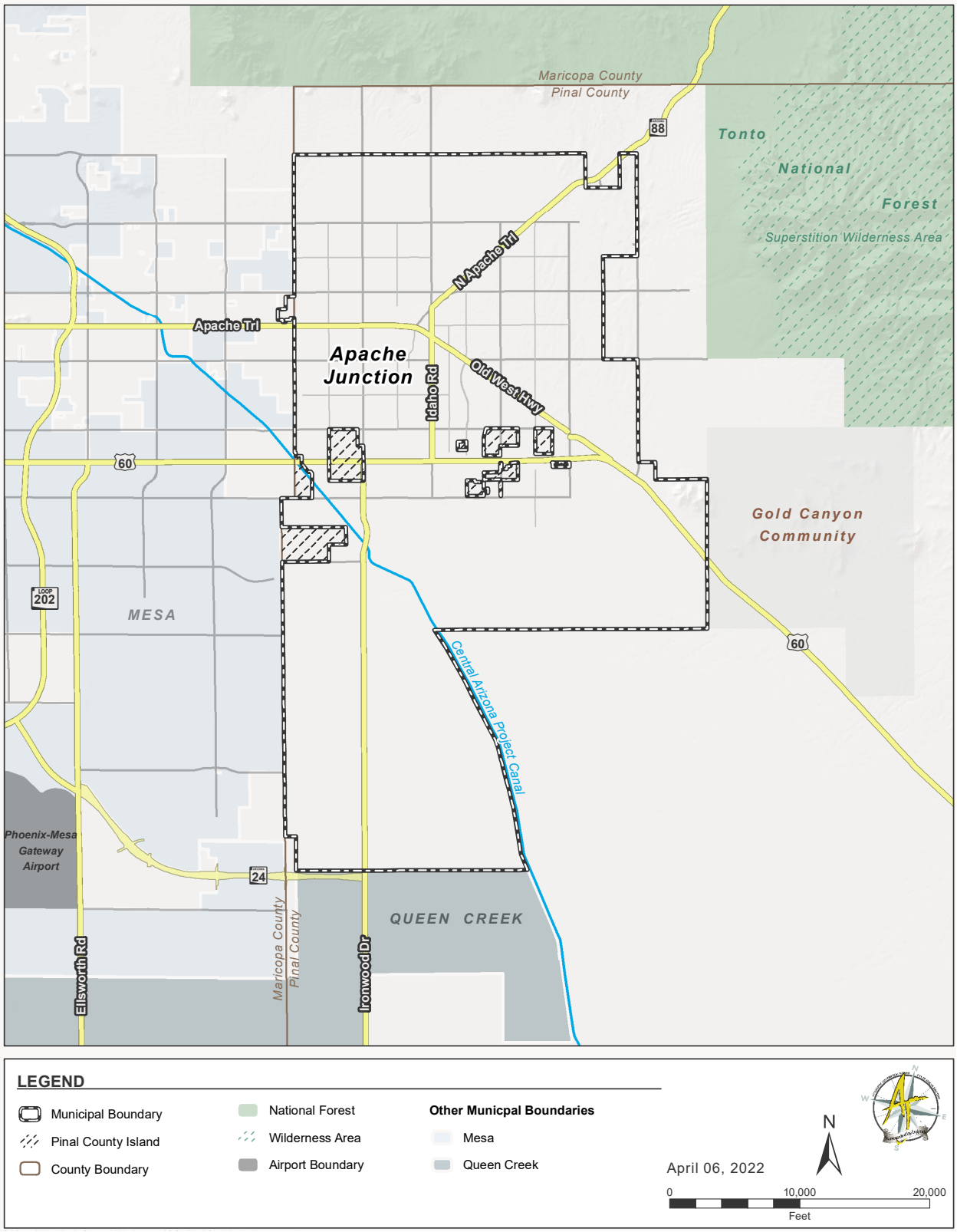
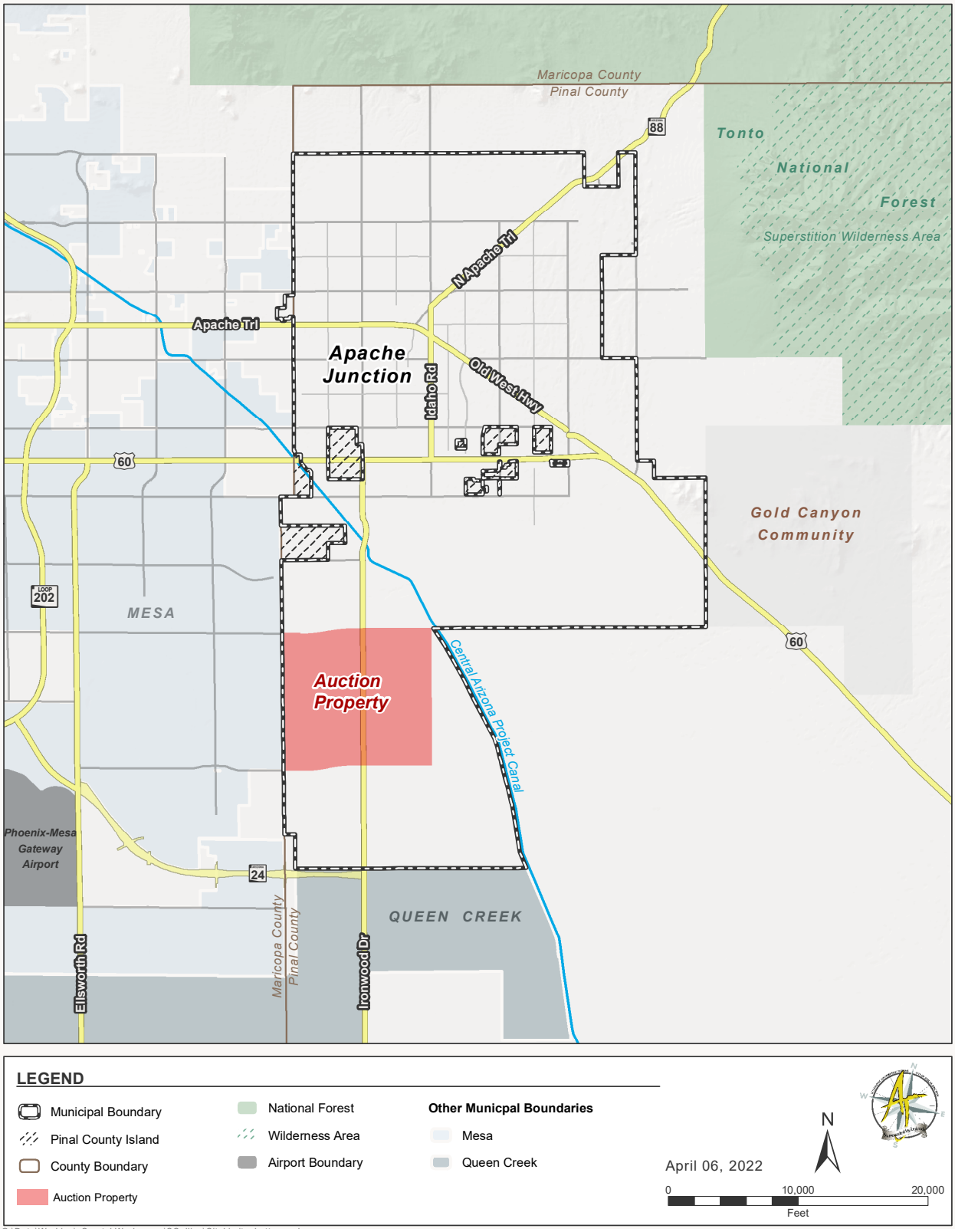


Figure D2: Auction Property



RESIDENTIAL DEVELOPMENT

This section details current estimates and future projections of residential development including population and housing units.

Recent Residential Construction

Development fees require an analysis of current levels of service. For residential development, current levels of service are calculated using estimates of population and housing units. Figure D3 indicates the number of housing units permitted from 2020 through 2025. According to building permit data, Apache Junction's housing stock grew by an average of 603 units per year during this time. This includes an annual increase of 465 single-family units, 116 multi-family units, and 22 manufactured / RV units.

Figure D3: Housing Permits

Land Use	Dev. Unit	2020	2021	2022	2023	2024	2025	Total	Average
Single-Family Detached	Housing Unit	118	174	46	742	962	637	2,679	447
Single-Family Attached	Housing Unit	0	3	4	10	79	12	108	18
Single-Family Rental	Housing Unit	0	45	150	166	190	0	551	92
Multi-Family	Housing Unit	22	53	10	61	0	0	146	24
Manufactured Home	Space	6	8	5	0	3	1	23	4
Recreational Vehicle	Space	110	0	0	0	0	0	110	18
Total		256	283	215	979	1,234	650	3,617	603

Land Use	Dev. Unit	2020	2021	2022	2023	2024	2025	Total	Average
Single Family	Housing Unit	118	177	50	752	1,041	649	2,787	465
Multi-Family	Housing Unit	22	98	160	227	190	0	697	116
Manufactured / RV	Space	116	8	5	0	3	1	133	22
Total		256	283	215	979	1,234	650	3,617	603

Source: Apache Junction

Occupancy Factors

According to the U.S. Census Bureau, a household is a housing unit occupied by year-round residents. Development fees often use per capita standards and persons per housing unit (PPHU) or persons per household (PPH) to derive proportionate share fee amounts. When PPHU is used in the fee calculations, infrastructure standards are derived using year-round population. When PPH is used in the fee calculations, the development fee methodology assumes a higher percentage of housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. Because of the seasonal nature of the Apache Junction's population, TischlerBise recommends that Apache Junction assess development fees for residential development according to the number of persons per household.

Occupancy calculations require data on population and the types of units by structure. Beginning in 2010, the U.S. Census no longer obtained detailed information using a "long-form" questionnaire. Instead, the U.S. Census Bureau switched to a continuous monthly mailing of surveys, known as the American Community Survey (ACS), which has limitations due to sample-size constraints. For example, data on detached housing units are now combined with attached single units (commonly known as townhouses, which share a common sidewall, but are constructed on an individual parcel of land). For development fees in Apache Junction, the single-family category includes detached units and attached units. The multi-family unit category includes duplexes and all structures with two or more units on an individual parcel of land. The mobile home / RV category includes mobile homes, recreational vehicles, and all other units.

Figure D4 below shows the occupancy estimates for Apache Junction based on 2019-2023 American Community Survey 5-Year Estimates. Single-family units averaged 2.52 persons per household, multi-family units averaged 1.99 persons per household, and mobile home / RV units averaged 1.90 persons per household. The average occupancy in Apache Junction was 2.20 persons per household. The estimates shown below are used only to calculate occupancy factors and may not match population and housing unit estimates shown throughout this report.

Figure D4: Occupancy Factors

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.

Residential Estimates

For 2020, data published by the U.S. Census Bureau includes 38,499 persons living in 22,149 housing units.

Residential Projections

Population and housing unit projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease. For this study, the analysis assumes the occupancy factors shown in Figure D4 will remain constant throughout the 10-year projection period.

Outside of Auction Property

TischlerBise projects residential development outside of the Auction Property based on recent development trends and approved / planned development in the pipeline. Over the next 10 years, Apache Junction staff project an additional 4,000 single-family units and 950 multi-family units. To convert housing units to population, occupancy factors shown in Figure D4 are applied to the housing unit projections shown in Figure D5. Based on these assumptions, the 10-year projections include an increase of 11,971 persons and 4,950 housing units.

Figure D5: Residential Projections – Outside of Auction Property

Outside of Auction Property	2026 Base Year	2027 1	2028 2	2029 3	2030 4	2031 5	2036 10	10-Year Increase
Population	**49,216**	**50,413**	**51,610**	**52,807**	**54,004**	**55,201**	**61,187**	**11,971**
Housing Units								
Single Family	9,944	10,344	10,744	11,144	11,544	11,944	13,944	4,000
Multi-Family	2,859	2,954	3,049	3,144	3,239	3,334	3,809	950
Mobile Home / RV	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**	**28,645**	**4,950**

Auction Property

For the Auction Property, TischlerBise projects residential development using housing unit projections provided by Apache Junction staff. To convert housing units to population, occupancy factors shown in Figure D4 are applied to the housing unit projections shown in Figure D6. Based on these assumptions, the 10-year projections include an increase of 21,820 persons and 8,869 housing units.

Figure D6: Residential Projections – Auction Property

Auction Property	2026 Base Year	2027 1	2028 2	2029 3	2030 4	2031 5	2036 10	10-Year Increase
Population	**5,098**	**8,069**	**11,040**	**14,011**	**16,982**	**19,953**	**26,918**	**21,820**
Housing Units								
Single Family	2,071	3,171	4,271	5,371	6,471	7,571	9,940	7,869
Multi-Family	0	100	200	300	400	500	1,000	1,000
Mobile Home / RV	0	0	0	0	0	0	0	0
Total	**2,071**	**3,271**	**4,471**	**5,671**	**6,871**	**8,071**	**10,940**	**8,869**

NONRESIDENTIAL DEVELOPMENT

This section details current estimates and future projections of nonresidential development including jobs and nonresidential floor area.

Nonresidential Square Footage Estimates

TischlerBise uses the term jobs to refer to employment by place of work. In Figure D7, gray shading indicates the nonresidential development prototypes used by TischlerBise to derive employment densities. For nonresidential development, TischlerBise uses data published in Trip Generation, Institute of Transportation Engineers, 12th Edition (2025). The prototype for industrial development is Light Industrial (ITE 110) has 1,117 square feet of floor area per employee. Institutional development uses Hospital (ITE 610) and has 334 square feet of floor area per employee. For office & other services development, the proxy is General Office (ITE 710); it has 439 square feet of floor area per employee. The prototype for commercial development is Shopping Center (ITE 820) which has 479 square feet of floor area per employee.

Figure D7: Nonresidential Demand Units

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).

Nonresidential Estimates

TischlerBise uses the term jobs to refer to employment by place of work. Shown below in Figure D8, 2026 MAG estimates for Apache Junction equal 5,373 jobs. Applying the employment multipliers shown in Figure D7 to employment estimates shown in Figure D8 results in a nonresidential floor area estimate of 2,590,019 square feet.

Figure D8: Nonresidential Estimates

Development Type	2026 Jobs[1]	Percent of Total Jobs	2026 Floor Area[2]
Industrial	334	6%	373,190
Commercial	2,436	45%	1,165,929
Office & Other Services	1,726	32%	758,294
Institutional	877	16%	292,607
Total	5,373	100%	2,590,019

1. Maricopa Association of Governments (MAG)
2. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).

Nonresidential Projections

Employment and floor area projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease.

Outside of Auction Property

Based on discussions with Apache Junction staff, TischlerBise projects nonresidential development outside of the Auction Property based on MAG employment projections. To convert employment to floor area, employment multipliers shown in Figure D7 are applied to the employment projections shown in Figure D9. Based on these assumptions, the 10-year projections include an increase of 671 jobs and 453,000 square feet of nonresidential floor area.

Figure D9: Nonresidential Projections – Outside of Auction Property

Outside of Auction Property	2026 Base Year	2027 1	2028 2	2029 3	2030 4	2031 5	2036 10	10-Year Increase
Employment								
Industrial	334	359	385	410	435	456	560	226
Commercial	2,436	2,461	2,486	2,511	2,536	2,556	2,657	221
Office & Other Services	1,726	1,750	1,773	1,797	1,820	1,835	1,911	185
Institutional	877	877	877	877	877	883	915	38
Total	**5,373**	**5,447**	**5,520**	**5,594**	**5,668**	**5,731**	**6,044**	**671**
Floor Area / Sq Ft (x1,000)								
Industrial	373	401	429	458	486	509	626	253
Commercial	1,166	1,178	1,190	1,202	1,214	1,224	1,272	106
Office & Other Services	758	769	779	789	800	806	840	81
Institutional	293	293	293	293	293	295	305	13
Total	**2,590**	**2,640**	**2,691**	**2,741**	**2,792**	**2,834**	**3,043**	**453**

Auction Property

For the Auction Property, TischlerBise projects nonresidential development using the Auction Property Master Planned Community Plan (October 2021). The 10-year projections include an increase of approximately 443,000 square feet of commercial and office development within development units 1 and 2. The master plan projects future industrial and institutional development in phases beyond development units 1 and 2 (the Retained Property). To convert floor area to employment, ITE employment multipliers shown in Figure D7 are applied to the floor area projections shown in Figure D10. Based on these assumptions, the 10-year projections include an increase of 946 jobs and approximately 443,000 square feet of nonresidential floor area.

Figure D10: Nonresidential Projections – Auction Property

Auction Property	2026	2027	2028	2029	2030	2031	2036	10-Year
	Base Year	1	2	3	4	5	10	Increase
Employment								
Industrial	0	0	0	0	0	0	0	0
Commercial	0	69	139	208	278	347	694	694
Office & Other Services	0	25	50	76	101	126	252	252
Institutional	0	0	0	0	0	0	0	0
Total	**0**	**95**	**189**	**284**	**378**	**473**	**946**	**946**
Floor Area / Sq Ft (x1,000)								
Industrial	0	0	0	0	0	0	0	0
Commercial	0	33	66	100	133	166	332	332
Office & Other Services	0	11	22	33	44	55	111	111
Institutional	0	0	0	0	0	0	0	0
Total	**0**	**44**	**89**	**133**	**177**	**222**	**443**	**443**

DEVELOPMENT PROJECTIONS

Provided below is a summary of development projections used in the Development Fee Report. Base year estimates for 2026 are used in the fee calculations. Development projections are used to illustrate a possible future pace of demand for service units and cash flows resulting from revenues and expenditures associated with those demands. TischlerBise uses the development projections shown below in the **Library Facilities IIP** and the **Police Facilities IIP**.

Figure D11: Development Projections Summary

Apache Junction, Arizona	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10-Year
	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
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**

Outside of Auction Property

TischlerBise uses the development projections shown below in the **Parks and Recreational Facilities IIP** and the **Street Facilities IIP**.

Figure D12: Development Projections Summary

Outside of Auction Property	2026 Base Year	2027 1	2028 2	2029 3	2030 4	2031 5	2032 6	2033 7	2034 8	2035 9	2036 10	10-Year Increase
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**

Auction Property

The development projections shown below represent projected development within the Auction Property.

Figure D13: Development Projections Summary

Auction Property	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10-Year
	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
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**

APPENDIX E: STREET INVENTORY

Street	Section	Miles	Lanes	Ln Miles	ADT[1]	VMT	Capacity[2]	VMC
16th Ave	Cedar Dr to Delaware Dr	0.40	3.0	1.20	953	381	15,400	6,160
16th Ave	Delaware Dr to Ironwood Dr	0.50	3.0	1.50	1,233	617	15,400	7,700
16th Ave	Ironwood Dr to Idaho Rd	1.00	3.0	3.00	1,996	1,996	15,400	15,400
Apache Trail	Meridian Dr. to Delaware Dr.	0.50	6.0	3.00	9,695	4,848	49,200	24,600
Apache Trail	Delaware Dr. to Ironwood Dr.	0.50	6.0	3.00	10,392	5,196	49,200	24,600
Apache Trail	Ironwood Dr. to Phelps	0.75	6.0	4.50	11,901	8,926	49,200	36,900
Baseline Ave	W City limit to Ironwood Dr	0.80	2.0	1.60	5,626	4,501	12,300	9,840
Baseline Ave	Ironwood Dr to Idaho Rd	1.00	2.0	2.00	3,640	3,640	12,300	12,300
Baseline Ave	Idaho Rd to Tomahawk Rd	1.00	2.0	2.00	2,797	2,797	12,300	12,300
Baseline Ave	Tomahawk Rd to Goldfield Rd	1.00	2.0	2.00	2,739	2,739	12,300	12,300
Broadway Ave	Meridian Dr to Delaware Dr	0.50	5.0	2.50	5,572	2,786	31,100	15,550
Broadway Ave	Delaware Dr to Ironwood Dr	0.50	5.0	2.50	5,271	2,636	31,100	15,550
Broadway Ave	Ironwood Dr to Idaho Rd	1.00	5.0	5.00	4,555	4,555	31,100	31,100
Broadway Ave	Old West Highway to Tomahawk Rd	0.50	2.0	1.00	1,226	613	12,300	6,150
Broadway Ave	Tomahawk Rd to Goldfield Rd	1.00	2.0	2.00	1,315	1,315	12,300	12,300
Broadway Ave	Goldfield Rd to Arroya Dr	0.75	2.0	1.50	1,207	905	12,300	9,225
Delaware Dr	Southern Ave to 16th Ave	0.50	3.0	1.50	3,872	1,936	15,400	7,700
Delaware Dr	16th Ave to Broadway Ave	0.50	2.0	1.00	1,766	883	12,300	6,150
Delaware Dr	Broadway Ave to Apache Trail	0.50	3.0	1.50	3,419	1,710	15,400	7,700
Delaware Dr	Apache Trail to Superstition Blvd	0.50	2.0	1.00	1,712	856	12,300	6,150
Delaware Dr	Superstition Blvd to Tepee St	0.50	2.0	1.00	1,546	773	12,300	6,150
Delaware Dr	Tepee St to Lost Dutchman Blvd	0.50	2.0	1.00	777	389	12,300	6,150
Goldfield Rd	Baseline Ave to US 60	0.50	5.0	2.50	732	366	31,100	15,550
Goldfield Rd	US 60 to Southern Ave	0.50	4.0	2.00	872	436	24,500	12,250

Street	Section	Miles	Lanes	Ln Miles	ADT[1]	VMT	Capacity[2]	VMC
Goldfield Rd	Southern Ave to Broadway Ave	1.00	2.0	2.00	1,054	1,054	12,300	12,300
Goldfield Rd	Broadway Ave to Superstition Blvd	1.00	2.0	2.00	804	804	12,300	12,300
Goldfield Rd	Superstition Blvd to Lost Dutchman Blvd	1.00	2.0	2.00	739	739	12,300	12,300
Idaho Rd	Baseline Ave to US 60	0.50	2.0	1.00	2,271	1,136	12,300	6,150
Idaho Rd	US 60 to Southern Ave	0.50	5.0	2.50	13,496	6,748	31,100	15,550
Idaho Rd	Southern Ave to Broadway Ave	1.00	5.0	5.00	12,927	12,927	31,100	31,100
Idaho Rd	Broadway Ave to North Apache Trail	0.80	5.0	4.00	4,216	3,373	31,100	24,880
Idaho Rd	North Apache Trail to Superstition Blvd	0.25	5.0	1.25	5,141	1,285	31,100	7,775
Idaho Rd	Superstition Blvd to Tepee St	0.50	2.0	1.00	2,867	1,434	12,300	6,150
Idaho Rd	Tepee St to Lost Dutchman Blvd	0.50	2.0	1.00	2,004	1,002	12,300	6,150
Idaho Rd	Lost Dutchman Blvd to McKellips Rd	1.00	2.0	2.00	1,315	1,315	12,300	12,300
Ironwood Dr	Baseline Ave to US 60	0.50	5.0	2.50	15,826	7,913	31,100	15,550
Ironwood Dr	US 60 to Southern Ave	0.50	5.0	2.50	9,070	4,535	31,100	15,550
Ironwood Dr	Southern Ave to 16th Ave	0.50	5.0	2.50	9,400	4,700	31,100	15,550
Ironwood Dr	16th Ave to Broadway Ave	0.50	5.0	2.50	8,966	4,483	31,100	15,550
Ironwood Dr	Broadway Ave to Apache Trail	0.50	5.0	2.50	6,335	3,168	31,100	15,550
Ironwood Dr	Apache Trail to Superstition Blvd	0.50	5.0	2.50	4,369	2,185	31,100	15,550
Ironwood Dr	Superstition Blvd to Tepee St	0.50	2.0	1.00	3,053	1,527	12,300	6,150
Ironwood Dr	Tepee St to Lost Dutchman Blvd	0.50	2.0	1.00	2,212	1,106	12,300	6,150
Ironwood Dr	Lost Dutchman Blvd to McKellips Rd	1.00	2.0	2.00	1,342	1,342	12,300	12,300
Lost Dutchman Blvd	Meridian Dr to Delaware Dr	0.50	2.0	1.00	2,362	1,181	12,300	6,150
Lost Dutchman Blvd	Delaware Dr to Ironwood Dr	0.50	2.0	1.00	2,451	1,226	12,300	6,150
Lost Dutchman Blvd	Ironwood Dr to Idaho Rd	1.00	2.0	2.00	2,024	2,024	12,300	12,300
Lost Dutchman Blvd	Idaho Rd to Tomahawk Rd	1.00	2.0	2.00	1,080	1,080	12,300	12,300
Lost Dutchman Blvd	Tomahawk Rd to SR 88	0.40	2.0	0.80	770	308	12,300	4,920
Lost Dutchman Blvd	SR 88 to Goldfield Rd	0.60	2.0	1.20	364	218	12,300	7,380
Meridian Dr	Baseline Ave to US 60	0.50	2.0	1.00	6,034	3,017	12,300	6,150

Street	Section	Miles	Lanes	Ln Miles	ADT[1]	VMT	Capacity[2]	VMC
Meridian Dr	US 60 to Southern Ave	0.50	2.0	1.00	7,699	3,850	12,300	6,150
Meridian Dr	Southern Ave to Broadway Ave	1.00	2.0	2.00	5,129	5,129	12,300	12,300
Meridian Dr	Broadway Ave to Apache Trail	0.50	2.0	1.00	5,129	2,565	12,300	6,150
Meridian Dr	Apache Trail to Superstition Blvd	0.50	2.0	1.00	5,220	2,610	12,300	6,150
Meridian Dr	Superstition Blvd to Lost Dutchman Blvd	1.00	1.0	1.00	3,033	3,033	6,150	6,150
Meridian Dr	Lost Dutchman Blvd to McKellips Rd	1.00	1.0	1.00	1,883	1,883	6,150	6,150
Old West Highway	Phelps to Idaho Rd	0.25	6.0	1.50	8,804	2,201	49,200	12,300
Old West Highway	Idaho Rd to Tomahawk Rd	1.50	4.0	6.00	8,979	13,469	32,700	49,050
Old West Highway	Tomahawk Rd to Goldfield Rd	1.50	4.0	6.00	3,931	5,897	32,700	49,050
Tomahawk Rd	Baseline Ave to US 60	0.50	5.0	2.50	2,631	1,316	31,100	15,550
Tomahawk Rd	US 60 to Southern Ave	0.50	3.0	1.50	4,819	2,410	15,400	7,700
Tomahawk Rd	Southern Ave to Old West Highway	0.75	2.0	1.50	3,049	2,287	12,300	9,225
Tomahawk Rd	Old West Highway to Broadway Ave	0.25	2.0	0.50	1,686	422	12,300	3,075
Tomahawk Rd	Broadway Ave to Superstition Blvd	1.00	2.0	2.00	1,601	1,601	12,300	12,300
Tomahawk Rd	Superstition Blvd to North Apache Trail	0.75	2.0	1.50	526	395	12,300	9,225
Tomahawk Rd	North Apache Trail to Lost Dutchman	0.80	2.0	1.60	344	275	12,300	9,840
Southern Ave	Meridian Dr to Delaware Dr	0.50	2.0	1.00	5,396	2,698	12,300	6,150
Southern Ave	Delaware Dr to Ironwood Dr	0.50	2.0	1.00	4,194	2,097	12,300	6,150
Southern Ave	Ironwood Dr to San Marcos Rd	0.50	5.0	2.50	3,447	1,724	31,100	15,550
Southern Ave	San Marcos Rd to Idaho Rd	0.50	2.0	1.00	3,447	1,724	12,300	6,150
Southern Ave	Idaho Rd to Tomahawk Rd	1.00	5.0	5.00	1,805	1,805	31,100	31,100
Southern Ave	Tomahawk Rd to Raindance Rd	0.25	2.0	0.50	1,472	368	12,300	3,075
Southern Ave	Raindance Rd to Cortez Rd	0.25	4.0	1.00	1,472	368	24,500	6,125
Superstition Blvd	Meridian Dr to Delaware Dr	0.50	5.0	2.50	6,554	3,277	31,100	15,550
Superstition Blvd	Delaware Dr to Ironwood Dr	0.50	5.0	2.50	6,643	3,322	31,100	15,550
Superstition Blvd	Ironwood Dr to Idaho Rd	1.00	5.0	5.00	5,631	5,631	31,100	31,100
Superstition Blvd	Idaho Rd to SR 88	0.30	5.0	1.50	2,336	701	31,100	9,330

Street	Section	Miles	Lanes	Ln Miles	ADT[1]	VMT	Capacity[2]	VMC
Superstition Blvd	SR 88 to Tomahawk Rd	0.66	2.0	1.32	1,816	1,199	12,300	8,118
Superstition Blvd	Tomahawk Rd to Goldfield Rd	1.00	2.0	2.00	2,061	2,061	12,300	12,300
Superstition Blvd	Goldfield Rd to Arroya Dr	0.70	2.0	1.40	1,503	1,052	12,300	8,610
Tepee St	Meridian Dr to Delaware Dr	0.50	2.0	1.00	278	139	12,300	6,150
Tepee St	Delaware Dr to Ironwood Dr	0.50	2.0	1.00	293	147	12,300	6,150
Tepee St	Ironwood Dr to Idaho Rd	1.00	2.0	2.00	239	239	12,300	12,300
Total		55.71		165.37	320,356	205,513		1,059,803