

Annual Development Impact Fee Report FY 2012-13

September 23, 2013

**City of Phoenix
Annual Development Impact Fee Report
For the Fiscal Year Ended June 30, 2013**

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Impact Fee Funds/Projects

Fund Balance Activity

Project Detail

Credits Issued

City of Phoenix
Development Impact Fees
SCHEDULE A: Schedule of Changes in Fund Balance - Budget Basis
For the Fiscal Year Ended June 30, 2013 (Pre-audit)

Program Area	Beginning Balance	Impact Fee Revenue ¹	Interest and Other Revenue	Total Impact Fee Revenue	Capital Expenditures and Recoveries ²	Ending Balance
Equipment Repair						
Northern Area	\$ 956,952	\$ (148) ¹	\$ 4,990	\$ 4,842	\$ -	\$ 961,794
Southern Area	2,304,291	-	12,020	12,020	-	2,316,311
Fire						
Ahwatukee	11,379	(890) ¹	56	(834)	-	10,545
⁴ Ahwatukee	-	18,682	10	18,692	56	18,636
Estrella/Laveen	82,514	(101,922) ¹	885	(101,037)	-	65
⁴ Estrella/Laveen	-	694,034	1,440	695,474	1,126	675,760
Northern Area	718,121	(221,676) ¹	3,694	(217,982)	-	500,139
⁴ Northern Area	-	650,509	1,359	651,868	2,614	649,254
Libraries						
Ahwatukee	239,473	(366) ¹	1,248	882	-	240,355
⁴ Ahwatukee	-	9,164	3	9,167	28	9,139
Desert View	1,671,299	(11,840) ¹	8,735	(3,105)	-	1,668,194
⁴ Desert View	-	58,819	121	58,940	219	58,721
Estrella/Laveen	4,564,733	(15,327) ¹	23,872	8,545	-	4,573,278
⁴ Estrella/Laveen	-	108,246	233	108,479	177	108,302
North Gateway	633,867	(425) ¹	3,307	2,882	(49)	636,798
⁴ North Gateway	-	425	-	425	-	425
Open Space						
Northern Area	911,291	(2,216) ¹	5,266	3,050	15,680	898,661
Parks						
Ahwatukee	991,368	(1,954) ¹	5,165	3,211	-	994,579
⁴ Ahwatukee	-	37,899	22	37,921	71	37,850
Desert View	3,612,777	(281,639) ¹	18,876	(262,763)	-	3,350,014
⁴ Desert View	-	1,154,542	2,284	1,156,826	4,121	1,152,705
Estrella/Laveen	5,121,897	(448,003) ¹	48,927	(399,076)	(4,215,626)	8,938,447
⁴ Estrella/Laveen	-	1,548,930	3,281	1,552,211	51,440	1,500,771
North Gateway	6,205,780	(758,823) ¹	41,162	(717,661)	2,507,182	2,980,937
⁴ North Gateway	-	1,545,710	3,193	1,548,903	5,440	1,543,463
Police						
Ahwatukee	447	(298) ¹	-	(298)	-	149
⁴ Ahwatukee	-	7,425	3	7,428	23	7,405
Estrella/Laveen	561,870	(60,555) ¹	3,008	(57,547)	-	504,323
⁴ Estrella/Laveen	-	404,104	862	404,966	172,837	232,129
Northern Area	123,478	(125,151) ¹	1,718	(123,433)	(213,785)	213,830
⁴ Northern Area	-	356,233	746	356,979	1,413	355,566

City of Phoenix
Development Impact Fees
SCHEDULE A: Schedule of Changes in Fund Balance - Budget Basis
For the Fiscal Year Ended June 30, 2013 (Pre-audit)

Program Area	Beginning Balance	Impact Fee Revenue ¹	Interest and Other Revenue	Total Impact Fee Revenue	Capital Expenditures and Recoveries ²	Ending Balance
Roadways						
Ahwatukee	1,895	(1,834) ¹	6	(1,828)	-	67
⁴ Ahwatukee	-	3,668	6	3,674	-	3,674
Desert View	665,361	(283,351) ¹	4,500	(278,851)	-	386,510
⁴ Desert View	-	1,444,417	3,148	1,447,565	-	1,447,565
Desert View-Reserve	9,361	(9,385) ¹	26	(9,359)	-	2
Estrella/Laveen	1,840,699	(568,353) ¹	11,861	(556,492)	918,566	365,641
⁴ Estrella/Laveen	-	4,033,091	8,687	4,041,778	46,135	3,995,643
Estrella/Laveen-Reserve	31,304	(31,389) ¹	92	(31,297)	-	7
North Gateway	2,353,393	(1,411,521) ¹	10,283	(1,401,238)	1,586,682	(634,527) ³
⁴ North Gateway	-	2,847,776	5,980	2,853,756	-	2,853,756
North Gateway-Reserve	18,884	(18,934) ¹	54	(18,880)	-	4
Solid Waste						
Northern Area	680,545	-	3,550	3,550	-	684,095
Southern Area	1,841,118	-	9,604	9,604	-	1,850,722
Storm Drainage						
Estrella	3,486,476	(184,298) ¹	18,624	(165,674)	21,214	3,299,588
⁴ Estrella	-	1,053,749	2,268	1,056,017	1,904	1,054,113
Laveen	703,362	(32,018) ¹	12,439	(19,579)	5,145	678,638
⁴ Laveen	-	81,847	171	82,018	981	81,037
Streets						
Desert View	6,223,048	-	32,167	32,167	926,718	5,328,497
Estrella North	64,095	-	678	678	-	64,773
Estrella South	3,674,177	-	18,538	18,538	3,433,625	259,090
Laveen	77,389	-	404	404	-	77,793
North Gateway BCC	46,282	-	242	242	-	46,524
North Gateway West	4,399,094	-	22,945	22,945	-	4,422,039
Wastewater						
Ahwatukee	719,737	(41,292) ¹	3,700	(37,592)	-	682,145
⁴ Ahwatukee	-	167,192	219	167,411	3,288	164,123
Deer Valley I	46,511	1,682	246	1,928	-	48,439
Deer Valley II	226,222	(38,412) ¹	1,205	(37,207)	-	189,015
⁴ Deer Valley II	-	136,576	291	136,867	81	136,786
Deer Valley III	18,880	(1,067) ¹	95	(972)	-	17,908
⁴ Deer Valley III	-	2,134	5	2,139	71	2,068
Deer Valley IV	29,669	-	155	155	-	29,824
Desert View	9,048,100	(761,805) ¹	47,100	(714,705)	-	8,333,395
⁴ Desert View	-	2,656,632	5,244	2,661,876	14,921	2,646,955
Estrella North	298,676	(23,431) ¹	1,556	(21,875)	-	276,801
⁴ Estrella North	-	108,838	248	109,086	732	108,354
Estrella South	8,923,317	(273,761) ¹	46,401	(227,360)	-	8,695,957
⁴ Estrella South	-	962,312	1,876	964,188	6,566	957,622
Laveen East	604,276	(39,364) ¹	3,092	(36,272)	-	568,004
⁴ Laveen East	-	66,302	144	66,446	483	65,963
Laveen West	8,780,999	(138,126) ¹	45,856	(92,270)	-	8,688,729
⁴ Laveen West	-	490,228	992	491,220	4,848	486,372
North Gateway	4,233,225	(1,758,588) ¹	18,848	(1,739,740)	-	2,493,485
⁴ North Gateway	-	2,488,179	5,301	2,493,480	19,830	2,473,650

City of Phoenix
Development Impact Fees
SCHEDULE A: Schedule of Changes in Fund Balance - Budget Basis
For the Fiscal Year Ended June 30, 2013 (Pre-audit)

Program Area	Beginning Balance	Impact Fee Revenue ¹	Interest and Other Revenue	Total Impact Fee Revenue	Capital Expenditures and Recoveries ²	Ending Balance
Water						
Northern Area	21,742,146	(2,425,242) ¹	122,027	(2,303,215)	14,909,249	4,529,682
Southern Area	12,000,879	(551,270) ¹	62,463	(488,807)	-	11,512,072
⁴ Northern Area	-	6,278,279	12,903	6,291,182	39,107	6,252,075
⁴ Southern Area	-	2,125,137	4,084	2,129,221	17,570	2,111,651
Totals	\$ 121,500,657	\$ 20,918,087	\$ 746,810	\$ 21,664,897	\$ 20,290,683	\$ 122,874,871

¹ Negative revenue reflects transfer of impact fee revenue collected as of January 1, 2012 to newly established funds as a result of changes to the Impact Fee Program required by SB 1525.

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

³ Correction of negative fund balance will occur with a transfer from Impact Fee Roadway - North Gateway Deer Valley I-V (II) Fund in FY 13-14.

⁴ New funds established effective January 1, 2012 as a result of changes to the Impact Fee Program required by SB 1525.

City of Phoenix
Development Impact Fees
SCHEDULE B: Schedule of Project Expenditures - Budget Basis
For the Fiscal Year Ended June 30, 2013 (Pre-audit)

Program Area	Project Description	Location	Capital Expenditures and Recoveries¹	Repayment of Advancement from Other Funds	Total Impact Fee Fund Uses
Fire					
Estrella/Laveen	Fire Station 59	1111 South 65th Avenue	-	18,588	18,588
² Northern	Infrastructure Financing Plan Update: Fire	Northern Impact Fee Area	2,614	-	2,614
² Ahwatukee	Infrastructure Financing Plan Update: Fire	Ahwatukee Impact Fee Area	56	-	56
² Estrella/Laveen	Fire Station 59	1112 South 65th Avenue	-	(18,588)	(18,588)
² Estrella/Laveen	Infrastructure Financing Plan Update: Fire	Estrella/Laveen Impact Fee Area	1,126	-	1,126
Libraries					
North Gateway	Agave Regional Branch Library miscellaneous recovery	23550 N 36th Ave	(49)	-	(49)
² Desert View	Infrastructure Financing Plan Update: Libraries	Desert View Impact Fee Area	219	-	219
² Ahwatukee	Infrastructure Financing Plan Update: Libraries	Ahwatukee Impact Fee Area	28	-	28
² Estrella/Laveen	Infrastructure Financing Plan Update: Libraries	Estrella/Laveen Impact Fee Area	177	-	177
Open Space					
Northern	Pulte Sonoran Preserve land acquisition related costs	14 acres at northwest corner of Casino Avenue and North Valley Parkway and 30 acres north of Copperhead Trail at 7th Avenue	15,680	-	15,680

City of Phoenix
Development Impact Fees
SCHEDULE B: Schedule of Project Expenditures - Budget Basis
For the Fiscal Year Ended June 30, 2013 (Pre-audit)

Program Area	Project Description	Location	Capital Expenditures and Recoveries¹	Repayment of Advancement from Other Funds	Total Impact Fee Fund Uses
Parks					
Estrella/Laveen	Site acquisition - unnamed park at Laveen Town Center - misc costs related to 40 acre parcel	59th Avenue and Olney Avenue	245	-	245
Estrella/Laveen	Cancelled 18 acre land acquisition for unnamed park	55th Avenue and Carver Road	(4,214,947)	-	(4,214,947)
Estrella/Laveen	El Prado Park prior year expense recovery	19th Avenue and Southern Avenue	(925)	-	(925)
North Gateway	Sonoran Boulevard Path trail construction	East from Dove Valley Road and 15th Lane, southeast to Desert View Impact Fee Area boundary line	2,432,430	-	2,432,430
North Gateway	Deem Hills trail construction trailing costs	51st Avenue to 36th Avenue and Jomax Road to CAP Canal	78	-	78
North Gateway	Carefree Highway trailhead parking	7th Avenue and Carefree Highway	35,683	-	35,683
North Gateway	Sonoran Desert Drive trailhead parking	Sonoran Desert Drive and Paloma Parkway	38,991	-	38,991
² North Gateway	Infrastructure Financing Plan Update: Parks	North Gateway Impact Fee Area	5,440	-	5,440
² Desert View	Infrastructure Financing Plan Update: Parks	Desert View Impact Fee Area	4,121	-	4,121
² Ahwatukee	Infrastructure Financing Plan Update: Parks	Ahwatukee Impact Fee Area	71	-	71
² Estrella/Laveen	Infrastructure Financing Plan Update: Parks	Estrella/Laveen Impact Fee Area	5,056	-	5,056
² Estrella/Laveen	Playa Margarita Park ramadas and sidewalks construction	3615 E Roeser Rd	46,385	-	46,385
Police					
Northern	Northeast / Black Mountain Precinct prior year construction expense recovery	33055 North Cave Creek Road	(213,785)	-	(213,785)
² Northern	Infrastructure Financing Plan Update: Police	Northern Impact Fee Area	1,413	-	1,413
² Ahwatukee	Infrastructure Financing Plan Update: Police	Ahwatukee Impact Fee Area	22	-	22
² Estrella/Laveen	Infrastructure Financing Plan Update: Police	Estrella/Laveen Impact Fee Area	655	-	655
² Estrella/Laveen	Police Estrella Mountain Precinct Equipment	2111 South 99th Avenue	172,183	-	172,183

City of Phoenix
Development Impact Fees
SCHEDULE B: Schedule of Project Expenditures - Budget Basis
For the Fiscal Year Ended June 30, 2013 (Pre-audit)

Program Area	Project Description	Location	Capital Expenditures and Recoveries¹	Repayment of Advancement from Other Funds	Total Impact Fee Fund Uses
Roadways					
Estrella/Laveen	Lower Buckeye Road storm drain improvements	Lower Buckeye Road from 51st Aven	887,811	-	887,811
Estrella/Laveen	Infrastructure Financing Plan Update: Roadways	Estrella/Laveen Impact Fee Area	30,755	-	30,755
North Gateway	Sonoran Desert Drive bridge	Sonoran Desert Drive between I-17 Freeway and North Valley Parkway	1,586,682	-	1,586,682
² Estrella/Laveen	43rd Avenue street improvements	43rd Avenue from Lower Buckeye Road to Buckeye Road	46,135	-	46,135
Storm Drainage					
Laveen	27th Avenue detention basin construction	27th Avenue and South Mountain Avenue	4,550	-	4,550
Laveen	43rd Avenue detention basin construction	43rd Avenue and Baseline Road	595	-	595
Estrella South	75th Avenue major trunk storm sewer construction	75th Avenue between Salt River and Papago Freeway	21,214	-	21,214
² Estrella South	Infrastructure Financing Plan Update: Storm Drainage	Estrella South Impact Fee Area	1,904	-	1,904
² Laveen	Infrastructure Financing Plan Update: Storm Drainage	Laveen Impact Fee Area	981	-	981
Streets					
Desert View	64th Street street improvements	64th Street from Mayo Boulevard to Loop 101 Freeway	230,928	-	230,928
Desert View	56th Street right-of-way acquisition and road construction	56th Street from Deer Valley Road to Pinnacle Peak Road	691,018	-	691,018
Desert View	Sonoran Desert Drive road construction	Sonoran Desert Drive from Paloma Parkway to 15th Avenue	4,771	-	4,771
Estrella South	59th Avenue and Lower Buckeye Road intersection improvements	59th Avenue and Lower Buckeye Road	40	-	40
Estrella South	43rd Avenue street improvements	43rd Avenue from Lower Buckeye Road to Buckeye Road	1,447,818	-	1,447,818
Estrella South	Lower Buckeye Road road construction	Lower Buckeye Road from 51st Avenue to 43rd Avenue	1,985,768	-	1,985,768

City of Phoenix
Development Impact Fees
SCHEDULE B: Schedule of Project Expenditures - Budget Basis
For the Fiscal Year Ended June 30, 2013 (Pre-audit)

Program Area	Project Description	Location	Capital Expenditures and Recoveries¹	Repayment of Advancement from Other Funds	Total Impact Fee Fund Uses
Wastewater					
² Deer Valley II	Infrastructure Financing Plan Update: Wastewater	Deer Valley II Impact Fee Area	81	-	81
² Deer Valley III	Infrastructure Financing Plan Update: Wastewater	Deer Valley III Impact Fee Area	71	-	71
² Desert View	Infrastructure Financing Plan Update: Wastewater	Desert View Impact Fee Area	14,921	-	14,921
² North Gateway	Infrastructure Financing Plan Update: Wastewater	North Gateway Impact Fee Area	19,830	-	19,830
² Ahwatukee	Infrastructure Financing Plan Update: Wastewater	Ahwatukee Impact Fee Area	3,288	-	3,288
² Laveen West	Infrastructure Financing Plan Update: Wastewater	Laveen West Impact Fee Area	4,848	-	4,848
² Laveen East	Infrastructure Financing Plan Update: Wastewater	Laveen East Impact Fee Area	483	-	483
² Estrella North	Infrastructure Financing Plan Update: Wastewater	Estrella North Impact Fee Area	732	-	732
² Estrella South	Infrastructure Financing Plan Update: Wastewater	Estrella South Impact Fee Area	6,566	-	6,566
Water					
Northern	Lone Mountain Reservoir construction	56th Street and Lone Mountain Road	5,977,312		5,977,312
Northern	56th Street and Pinnacle Peak reservoir construction	56th Street and Pinnacle Peak Road	7,561,034	-	7,561,034
Northern	Water main construction	56th Street from Pinnacle Peak Road to Beardsley Road	641,543	-	641,543
Northern	Water main construction	33rd Avenue and Pinnacle Vista Drive and Stetson Parkway and Inspiration Way	729,360	-	729,360
² Northern	Infrastructure Financing Plan Update: Water	Northern Impact Fee Area	39,107	-	39,107
² Southern	Infrastructure Financing Plan Update: Water	Southern Impact Fee Area	17,570	-	17,570
Totals			\$ 20,290,683	\$ -	\$20,290,683

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

² Expenditure in fund established effective January 1, 2012 as a result of changes to the Impact Fee program required by SB 1525.

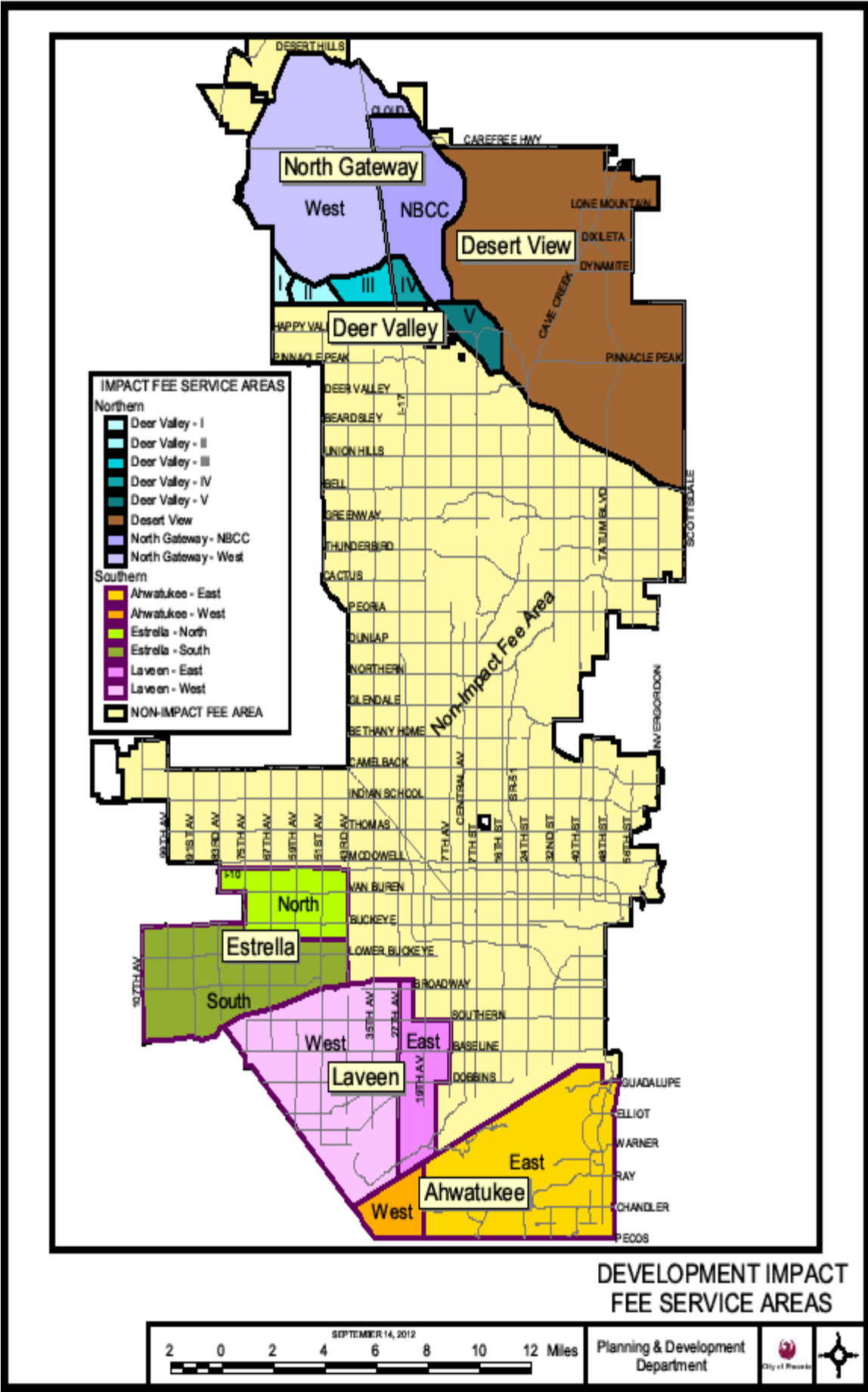
City of Phoenix
Development Impact Fees
SCHEDULE C: Schedule of Impact Fee Credits Issued
For the Fiscal Year Ended June 30, 2013

Program Area ¹	Commercial Impact Fee Credits	Residential Impact Fee Credits	Total Impact Fee Credits
Fire			
	-	-	-
Libraries			
	-	-	-
Parks			
North Gateway	-	158,688	158,688
Desert View	2,672	38,896	41,568
Estrella/Laveen	-	38,259	38,259
Total Parks			238,515
Police			
	-	-	-
			\$0
Roadway Facilities			
North Gateway West	125,974	-	125,974
Desert View / Deer Valley 5	22,336	223,484	245,820
Estrella/Laveen	-	38,726	38,726
Total Roadway Facilities			410,520
Storm Drainage			
Laveen	-	28,512	28,512
			28,512
Wastewater			
Desert View	454,719	33,756	488,475
North Gateway	3,040	575,598	578,638
Laveen West	-	124,032	124,032
Estrella South	-	24,495	24,495
Total Wastewater			1,215,640
Water			
Northern	84,453	1,407,512	1,491,965
Southern	-	76,740	76,740
Total Water			1,568,705
Total Impact Fee Credits Issued FY 2012-13			\$3,461,892

¹ Equipment Repair, Open Space and Solid Waste impact fee service categories are obsolete as of 1/1/12.

Impact Fee Service Areas/Fees

Service Area Map
Impact Fee Ordinance-Appendix A
Cost Offsets



Appx. A Development Impact Fee Schedules.



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

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

A. *Fire Development Impact Fee.*

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

Schedule A: Fire Development Impact Fees (Effective January 1, 2012)				
Equivalent Demand Units (EDUs)	Land Use¹	EDU Factor		Unit
	Single-Family	1.00	per	Dwelling Unit
	Multi-Family	0.76	per	Dwelling Unit
	Mobile Home/RV Park	0.85	per	Space
	Commercial/Retail	0.55	per	1,000 sq. ft.
	Office	0.63	per	1,000 sq. ft.
	Institutional	0.61	per	1,000 sq. ft.
	Industrial	0.49	per	1,000 sq. ft.
Gross Impact Fees	Impact Fee Service Area	Gross Fee		Unit
	Northern Service Area (North Gateway/Deer Valley I-V/Desert View)	\$414	per	EDU
	Estrella/Laveen	\$379	per	EDU
	Ahwatukee	\$680	per	EDU
Offsets	Offset Type	Offset Amount		Unit
	Secondary Property Tax ²	\$86	per	EDU
Percentage Adjustment³	Impact Fee Service Area	Adjustment Factor		
	Northern Service Area (North Gateway/Deer Valley I-V/Desert View)	100.00%		
	Estrella/Laveen	100.00%		
	Ahwatukee	62.63%		

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

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

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

B. *Libraries Development Impact Fee.*

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

Schedule B: Libraries Development Impact Fees (Effective January 1, 2012)					
Equiva- lentDema nd Units	Land Use¹	EDU Factor		Unit	
	Single-Family	1.00	per	Dwelling Unit	
	Multi-Family	0.76	per	Dwelling Unit	
	Mobile Home/RV Park	0.85	per	Space	
	Commercial/Retail	0.55	per	1,000 sq. ft.	
	Office	0.63	per	1,000 sq. ft.	
	Institutional	0.61	per	1,000 sq. ft.	
	Industrial	0.49	per	1,000 sq. ft.	
Gross Impact- Fees	Impact Fee Service Area	Gross Fee		Unit	
	North Gateway/DV I-IV	\$41	per	EDU	
	Desert View/Deer Valley V	\$102	per	EDU	
	Estrella/Laveen	\$108	per	EDU	
	Ahwatukee	\$232	per	EDU	
Offsets	Offset Type	Offset Amount		Unit	
	Secondary Property Tax ²	\$49	per	EDU	
Percent- ageAdjus tment³	Land Use Type	North Gateway	Desert View	Estrella/ Laveen	Ahwa- tukee
	All Uses	100.00%	100.00%	77.97%	100.00%

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

C. *Parks Development Impact Fee.*

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

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

Equivalent Demand Units	Land Use¹	EDU Factor		Unit	
	Single-Family	1.00	per	Dwelling Unit	
	Multi-Family	0.76	per	Dwelling Unit	
	Mobile Home/RV Park	0.85	per	Space	
	Commercial/Retail	0.55	per	1,000 sq. ft.	
	Office	0.63	per	1,000 sq. ft.	
	Institutional	0.61	per	1,000 sq. ft.	
	Industrial	0.49	per	1,000 sq. ft.	
	Gross Impact Fees	Impact Fee Service Area	Gross Fee		Unit
North Gateway/DV I-IV		\$3,423	per	EDU	
Desert View/Deer Valley V		\$2,068	per	EDU	
Estrella/Laveen		\$2,466	per	EDU	
Ahwatukee		\$1,432	per	EDU	
Offsets	Offset Type	Offset Amount		Unit	
	Sales Tax Offset	\$164	per	EDU	
	Secondary Property Tax ²	\$291	per	EDU	
Percentage Adjustment³	Land Use Type	North Gateway	Desert View	Estrella/Laveen	Ahwatukee
	Single-Family	100.00%	100.00%	100.00%	100.00%
	Multi-Family	47.37%	47.37%	47.37%	47.37%
	Mobile Home/RV Park	45.88%	45.88%	45.88%	45.88%
	Commercial/Retail	23.83%	16.66%	9.40%	25.45%
	Office	30.16%	30.76%	19.02%	30.16%
	Institutional	13.04%	8.16%	0.98%	10.91%
	Industrial	16.33%	13.88%	12.48%	16.33%

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

D. *Police Development Impact Fee.*

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

Schedule D: Police Development Impact Fees (Effective January 1, 2012)				
Equivalent Demand Units (EDUs)	Land Use¹	EDU Factor		Unit
	Single-Family	1.00	per	Dwelling Unit
	Multi-Family	0.76	per	Dwelling Unit
	Mobile Home/RV Park	0.85	per	Space
	Commercial/Retail	0.55	per	1,000 sq. ft.
	Office	0.63	per	1,000 sq. ft.
	Institutional	0.61	per	1,000 sq. ft.
	Industrial	0.49	per	1,000 sq. ft.
Gross Impact Fees	Impact Fee Service Area	Gross Fee		Unit
	Northern Service Area (North Gateway/Deer Valley I-V/Desert View)	\$230	per	EDU
	Estrella/Laveen	\$223	per	EDU
	Ahwatukee	\$202	per	EDU
Offsets	Offset Type	Offset Amount		Unit
	Secondary Property Tax ²	\$53	per	EDU

1. At the option of the applicant or at the direction of the Planning and Development Director, the EDU Factor used to calculate the fee may be determined by an independent impact analysis, pursuant to the provisions of Section III of this Appendix.
2. The Secondary Property Tax Offset shall not be applied to developments which are not required to pay property taxes.

E. Roadway Facilities Development Impact Fee.

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

4. Multiply the number of EDUs by the associated Offset stated in the table below. This result is the **Total Offset**.
5. Subtract the Total Offset from the Total Gross Impact Fee. This result will be assessed as the **Net Roadway Facilities Development Impact Fee**.
6. Credits, if applicable, may be applied to the Net Roadway Facilities Development Impact Fee using the EDU factor(s) stated below, as further detailed in Section [29-12](#).

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

Equivalent Demand Units (EDUs)	Land Use¹	EDU Factor		Unit
	Single-Family	1.00	per	Dwelling Unit
	Multi-Family	0.69	per	Dwelling Unit
	Mobile Home/RV Park	0.52	per	Space
	Commercial/Retail	1.53	per	1,000 sq. ft.
	Lodging, Hotel/Motel, Resort	0.34	per	Room
	Office	1.05	per	1,000 sq. ft.
	Religious Facility	0.52	per	1,000 sq. ft.
	Day Care Center	0.85	per	1,000 sq. ft.
	Elementary School, Private	0.73	per	1,000 sq. ft.
	High School, Private	0.86	per	1,000 sq. ft.
	Hospital	1.49	per	1,000 sq. ft.
	Nursing Home	0.52	per	1,000 sq. ft.
	Institutional (Other)	1.05	per	1,000 sq. ft.
	Industrial	0.64	per	1,000 sq. ft.
	Warehouse	0.53	per	1,000 sq. ft.
	Mini Warehouse	0.20	per	1,000 sq. ft.
Gross Impact Fees	Impact Fee Service Area	Gross Fee		Unit
	North Gateway/Deer Valley I-IV	\$3,967	per	EDU
	Desert View/Deer Valley V	\$1,866	per	EDU
	Estrella/Laveen	\$2,300	per	EDU
	Ahwatukee West	\$4,046	per	EDU
Offsets	Offset Type	Offset Amount		Unit
	Arizona Highway User Revenue (AHUR)	\$302	per	EDU
	Secondary Property Tax ²	\$262	per	EDU
Percentage Adjustment³	Impact Fee Service Area	Adjustment Factor		
	North Gateway/Deer Valley I-IV	100.00%		
	Desert View/Deer Valley V	97.77%		
	Estrella/Laveen	91.65%		
	Ahwatukee	52.67%		

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

F. *Storm Drainage Development Impact Fee.*

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

Schedule F: Storm Drainage Development Impact Fees (Effective January 1, 2012)				
Equivalent Demand Units (EDUs)	Land Use ¹	EDU Factor		Unit
	Single-Family	1.00	per	Dwelling Unit
	All other uses	4.00	per	Gross Acre
Gross Impact Fees	Impact Fee Service Area	Gross Fee		Unit
	Estrella	\$864	per	EDU
	Laveen	\$785	per	EDU
Offsets	Offset Type	Offset Amount		Unit
	Secondary Property Tax ²	\$22	per	EDU
Percentage Adjustment ³	Impact Fee Service Area	Adjustment Factor		
	Estrella	100.00%		
	Laveen	46.13%		

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

G. Wastewater Development Impact Fee.

- In the table below, find the Land Use type which applies to the Subject Development for which the Impact Fee is being calculated.
- For all developments other than single-family residential:
 - Identify the number of Drainage Fixture Units required for the development.
 - Calculate the number of total Equivalent Demand Units (EDUs) for the development by dividing the number of Drainage Fixture Units by 23. For example, a restaurant which has 76 DFUs has a total of 3.31 EDUs ($76 \text{ DFUs} \div 23 \text{ DFUs/EDU} = 3.31 \text{ EDUs}$).
- For single-family residential developments, each dwelling unit will equal one EDU.

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

5. Multiply the number of EDUs by the associated Offsets stated in the table below. Where Development Occupational Fees have been charged, include that amount in the offset calculations. This result is the **Total Offset**.

6. Subtract the Total Offset from the Total Gross Impact Fee. This result will be assessed as the **Net Wastewater Development Impact Fee**.

7. Credits, if applicable, may be applied to the Net Wastewater Development Impact Fee using the EDU factor(s) stated below, as further detailed in Section [29-12](#).

Schedule G: Wastewater Development Impact Fees (Effective January 1, 2012)				
Equiva- lentDemand Units(EDUs)	Land Use ¹	EDU Factor		Unit
	Single-Family	1.00	per	Dwelling Unit
	All other uses	EDUs = Total Number of Drainage Fixture Units (DFUs) ÷ 23		
Gross Im- pactFees	Impact Fee Service Area	Gross Fee		Unit
	North Gateway	\$6,637	per	EDU
	Deer Valley I	\$2,880	per	EDU
	Deer Valley II	\$2,265	per	EDU
	Deer Valley III	\$2,265	per	EDU
	Deer Valley IV	\$2,620	per	EDU
	Deer Valley V	\$7,310	per	EDU
	Desert View	\$4,376	per	EDU
	Estrella North	\$2,265	per	EDU
	Estrella South	\$4,555	per	EDU
	Laveen East	\$2,265	per	EDU
	Laveen West	\$3,555	per	EDU
	Ahwatukee	\$2,927	per	EDU
Offsets	Offset Type	Offset Amount		Unit
	Wastewater Rate Debt Offset	\$598	per	EDU
	Development Occupational Fees ²	Variable	per	EDU

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

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

H. *Water Development Impact Fee.*

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

2. For non-residential developments:
 - a. Identify the number, size, and types of meters required for the development.
 - b. Calculate the number of total Equivalent Demand Units (EDUs) for the project by totaling the number of EDUs associated for each type of meter. For example, a restaurant which has a three-inch displacement meter for commercial use, and a one-and-one-half-inch landscape meter, has 20 EDUs (15 EDUs for three-inch meter + five EDUs for one-and-one-half-inch meter).
3. For residential developments, calculate the number of total Equivalent Demand Units (EDUs) for the project by using the associated EDU Factors. For example, a 100-unit multi-family project with shared domestic meters and two two-inch landscape meters has 65 EDUs (100 units x 0.49 EDUs per unit = 49 EDUs, plus two two-inch meters x eight EDUs/meter = 16 EDUs).
4. Multiply the number of total EDUs by the associated Gross Impact Fee stated in the table below. This result is the **Total Gross Impact Fee**.
5. Multiply the number of EDUs by the associated Offsets stated in the table below. Where Development Occupational Fees have been charged, include that amount in the offset calculations. This result is the **Total Offset**.
6. Subtract the Total Offset from the Total Gross Impact Fee. This result will be assessed as the **Net Water Development Impact Fee**.
7. Credits, if applicable, may be applied to the Net Water Development Impact Fee using the EDU factor(s) stated below, as further detailed in Section [29-12](#).

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

Equivalent Demand Units (EDUs)	Land Use ¹		EDU Factor		Unit
	Multi-Family (sharing common meters, any size)		0.49	per	Dwelling Unit
	Multi-Family (individually metered)		1.00	per	Dwelling Unit
	Single-Family (up to 1" meter size)		1.00	per	Dwelling Unit
All Other Land Uses and/or Additional Meters	Meter Size				
	5/8" x 3/4"		1.00	per	Meter
	3/4" x 3/4"		1.50	per	Meter
	1"		2.50	per	Meter
	1-1/2"		5.00	per	Meter
	2" Displacement or Turbine		8.00	per	Meter
	3" Displacement		15.00	per	Meter
	3" Compound		16.00	per	Meter
	3" Turbine		17.50	per	Meter
	4" Displacement or Compound		25.00	per	Meter
	4" Turbine		30.00	per	Meter
	6" Displacement or Compound		50.00	per	Meter
	6" Turbine		62.50	per	Meter
	8" Compound		80.00	per	Meter
8" Turbine		90.00	per	Meter	
Gross Impact Fees	Impact Fee Service Area		Gross Fee		Unit
	North Gateway/Deer Valley I-IV		\$5,921	per	EDU
	Desert View/Deer Valley V		\$5,921	per	EDU
	Estrella/Laveen		\$3,537	per	EDU
	Ahwatukee		\$3,537	per	EDU
Offsets	Offset Type		Offset Amount		Unit
	Water Rate Debt Offset		\$211	per	EDU
	Development Occupational Fees ²		Variable	per	EDU

1. At the option of the applicant or at the direction of the Planning and Development Director, the EDU Factor used to calculate the fee may be determined by an independent impact analysis, pursuant to the provisions of Section III of this Appendix.
2. Development Occupational Fees, which are variable depending on the type of development, are included in the calculation of the Total Offset when they are charged to the same Subject Development.

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

- A. The applicant shall be responsible for preparing the Independent Impact Analysis, which shall be reviewed for approval by the Planning and Development Director or authorized designee prior to payment of the impact fee(s) to which the analysis applies.
- B. An Independent Impact Analysis shall measure and discuss the impact the Subject Development will have on the Necessary Public Service(s) included in the Infrastructure Financing Plan, and shall be based on the same methodologies used in the calculation of the Gross Cost per EDU in the Infrastructure Improvements Plan.
- C. An Independent Impact Analysis shall utilize only professionally acceptable data, assumptions, and evaluation methods.
- D. After review of the Independent Impact Analysis submitted by the applicant, the Planning and Development Director or authorized designee shall accept or reject the analysis and provide written notice to the applicant of the decision. If an independent impact analysis is rejected, the written notice shall provide an explanation of the insufficiencies of the analysis.
- E. The decision of the Planning and Development Director or authorized designee may be appealed pursuant to Section [29-14.D](#).

Date of Addition/Revision/Deletion - Appx. A

- +1 Addition on 10-19-2011 by Ordinance No. G-5660, eff. 11-18-2011
- *2 Revision on 11-30-2011 by Ordinance No. G-5666, eff. 12-30-2011

City of Phoenix
SCHEDULE D: Development Occupational Fee (DOF) Offsets

Commercial and Industrial (DOF) ¹

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

¹ Commercial and industrial development occupational fees are based on 3 factors: water meter size, water meter type (disk, compound or turbo) and site location of either inside or outside city boundaries. Sewer Development Occupational Fees are the same as Water Development Occupational Fees.

Residential (DOF) ²

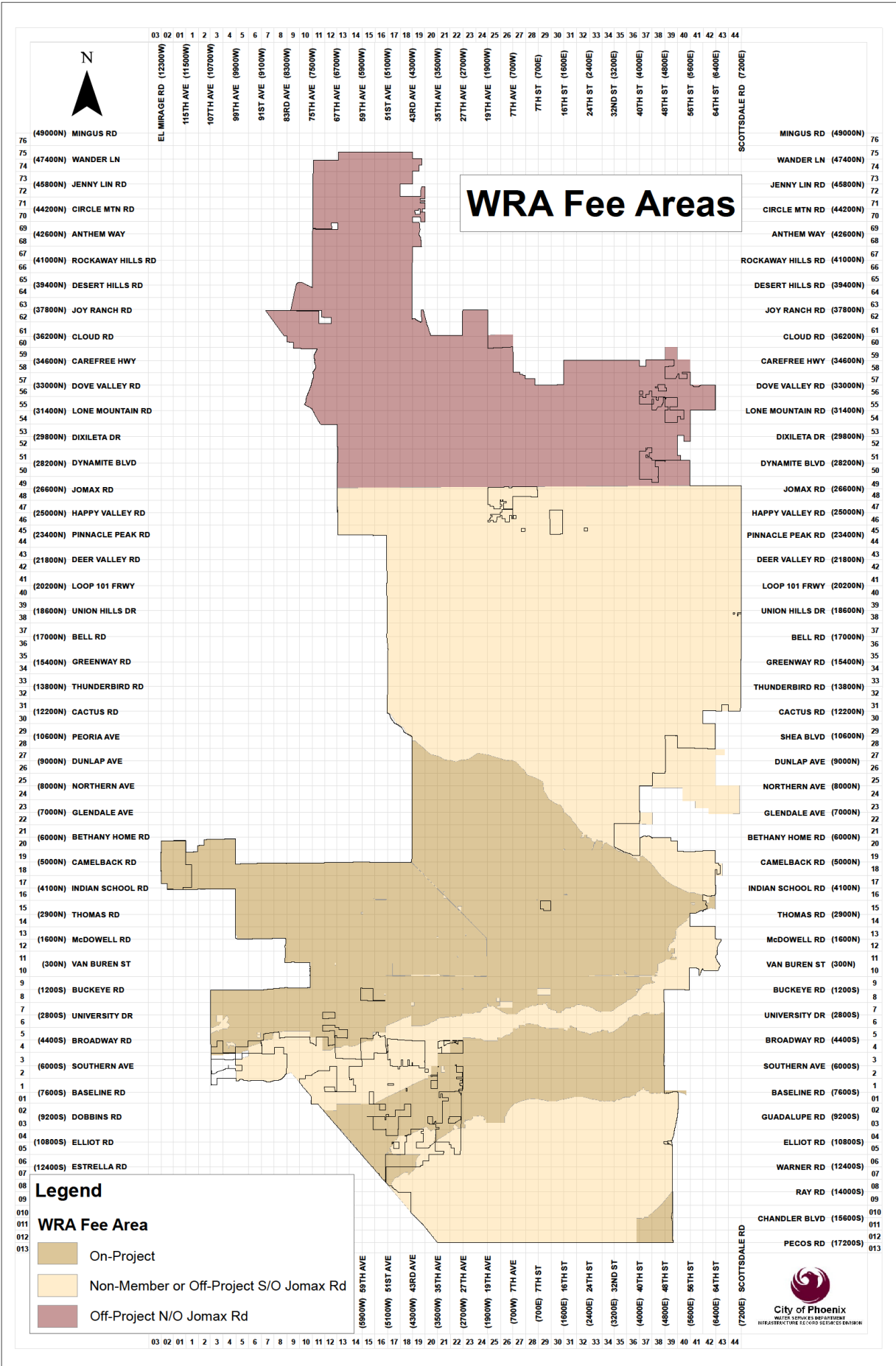
Residence Type	Inside City Fees	Outside City Fees
Single-Family	\$ 600	\$ 900
Mobile Home	420	630
Multi-Family ³	360	540

² Residential development occupational fees are based on residence type and site location of either inside or outside city boundaries.

³ Per dwelling unit

Water Resources Acquisition Fees

WRA Fee Area Map
Fund Balance Activity
Project Detail
Fee by Meter Size and Area



**City of Phoenix
Water Resources Acquisition (WRA) Development Fee**

**SCHEDULE E: Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget Basis
For the Fiscal Year Ended June 30, 2013 (Pre-Audit)**

Program/Fund	Beginning Balance	WRA Fee Revenue	Interest and Other Revenue	Total Revenue	WRA Expenditures and Recoveries ¹	Ending Balance
Water						
Water Resources Acquisition Fee	\$13,197,130	\$1,521,740	\$75,371	\$1,597,111	\$2,565,675	\$12,228,566

**SCHEDULE E: Schedule of Project Expenditures - Budget Basis
For the Fiscal Year Ended June 30, 2013 (Pre-Audit)**

Program/Fund	Project	Location	WRA Expenditures and Recoveries ¹
Water Resources Acquisition Fee	Design and construct a water reclamation plant aquifer storage recovery well.	Cave Creek Road and Deer Valley Road	\$2,565,675
Total			<u>\$2,565,675</u>

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

City of Phoenix
SCHEDULE F: Water Resources Acquisition Fee by Meter Size and Area
Effective April 1, 2001

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