

Town of Marana



Impact Fee Study Update and Parks Infrastructure Improvement Plan

Public Report

September 20, 2022

Revised December 6, 2022

Prepared by
Town of Marana Parks and Recreation Department
Town of Marana Engineering Division
McGann & Associates, Landscape Architects

Town of Marana



A handwritten signature in black ink, appearing to read "Donald K. McGann", with a long horizontal line extending to the right.

Impact Fee Study Update and Parks Infrastructure Improvement Plan

Public Report

September 20, 2022

Revised December 6, 2022

Prepared by
Town of Marana Parks and Recreation Department
Town of Marana Engineering Division
McGann & Associates, Landscape Architects
September 20, 2022

Town of Marana Mayor and Council

Ed Honea – Mayor
Jon Post – Vice Mayor
Patti Comerford – Councilmember
Herb Kai – Councilmember
Roxanne Ziegler – Councilmember
John Officer – Councilmember
Jackie Craig – Councilmember

Key Staff

Terry Rozema – Town Manager
Fausto Burruel, P.E. – Public Works Director and Acting Town Engineer
Jane Fairall, Town Attorney
Jim Conroy, Director, Parks and Recreation Department
Wayne Barnett, Deputy Director, Parks and Recreation Department

Project Consultants (As subconsultant to Psomas)

McGann & Associates Inc.
Landscape Architects
6814 North Oracle Road, Suite 210
Tucson, Arizona 85704
(520) 297-9540

Table of Contents

Part 1 – Introduction and Methodology

1. Introduction1-1
2. Methodology.....2-1
3. Service Area.....3-1
4. Inventory of Existing Parks and Replacement Value.....4-1
5. Allocation of Asset Value to Residential and Non-Residential Land Uses5-1

Part 2 – Impact Fee Calculation for Residential Development

6. Service Units – Residential Development6-1
7. Necessary Public Services - Existing7-1
8. Projected Service Units for New Development8-1
9. Projected Impact Fee Revenue January 1, 2023 to December 31, 20329-1
10. Service Units – Non-Residential Development10-1

Part 3 – Impact Fee Calculation for Non-Residential Development

11. Park Impact Fee – Non-Residential Development11-1
12. Projected Park Impact Fee Revenue – Non-Residential Development (1/1/23 to 12/31/32)12-1

Part 4 – Parks Capital Improvement Program

13. Park Impact Fee Revenue – Residential and Non-Residential Development13-1
14. Necessary Public Services – Capital Improvement Plan.....14-1
15. Summary of Projected Revenues, Planned Costs, and Impact Fees15-1

List of Figures:

Part 1 – Introduction and Methodology

Figure 1: Methodology Flow Chart2-2
 Figure 2: Service Area3-1
 Figure 3: Inventory Table - Existing Parks and Replacement Value4-2
 Figure 4: Cost Allocation5-1
 Figure 5: Asset Value by Land use Type5-1

Part 2 - Impact Fee Calculation for Residential Development

Figure 6: Service Units as Equivalent Demand Units6-1
 Figure 7: Total Quantity of Equivalent Demand Units (EDU’s) – January 1, 20236-2
 Figure 8: Existing Park Value by Equivalent Demand Unit7-1
 Figure 9: Park Equivalent Demand Units (1/1/23 to 12/31/32)8-1
 Figure 10: Projected Park Impact Fee Revenue (1/1/23 to 12/31/32)9-1
 Figure 11: Projected Park Impact Fee Revenue (1/1/23 to 12/31/32)9-2

Part 3 – Impact Fee Calculation for Non-Residential Development

Figure 12: Jobs per 1,000 S.F. – Non-Residential Land Uses10-1
 Figure 13: New Job Projections (1/1/23 to 12/31/32)10-1
 Figure 14: Non-Residential Impact Fee Per Job (Without Development Type Classification)11-1
 Figure 15: Non-Residential Impact Fee Per 1,000 S.F. of Development Before Credits11-1
 Figure 16: Non-Residential Impact Fee Per 1,000 S.F. of Development After Credits11-1
 Figure 17: Projected Impact Fee Revenues – Non-Residential Development12-1

Part 4 – Capital Improvement Program

Figure 18: Projected Impact Fee Revenues – Residential and Non-Residential Development13-1
 Figure 19: Parks Capital Improvement Plan (1/1/23 to 12/31/32)14-1
 Figure 20: Summary of Projected Revenues and Planned Costs15-1
 Figure 21: Summary of Park Impact Fees15-1

Town of Marana
Impact Fee Study Update and
Parks Infrastructure Improvement Plan

Part 1
Introduction and Methodology

Introduction:

In accordance with Arizona Revised Statute (ARS) §9-463.05 the Town of Marana assesses and collects Development Impact Fees to help pay for the construction of new parks and recreational facilities as needed to meet the increased demands placed on the municipal park system by new development.

As a precedent to the collection of Development Impact Fees, §9-463.05 requires that an Infrastructure Improvement Plan (IIP) be prepared to identify the required improvements. Per the subject statute, the IIP is defined as:

“... a written plan that identifies each necessary public service or facility expansion that is proposed to be the subject of a development fee and otherwise complies with the requirements of this section and may be the municipality's capital improvements plan.”

Included in this document is the Town of Marana’s updated Park Infrastructure Improvement Plan. This new IIP replaces the 2017 IIP which was adopted by Marana Resolution 2017-090 on September 19, 2017. This new plan includes fee schedules and a list of capital improvements that are projected to be constructed over the next ten years.

Methodology:

This Impact Fee Study Update employs an incremental expansion method that identifies the Town's existing level of service and projects the level of service assumptions over the next ten years as the community grows. The existing level of service for parks and recreation facilities is assigned a value based on the cost of replacement. The value of the parks and recreation system is adjusted to subtract outstanding debt on existing facilities, the balance collected, unspent impact fees, developer fee credits and the cost of the Impact Fee Study.

Demand for an expanded park system will be driven by both residential and non-residential development. The primary driver will be residential development. As new homes are built in the community, the residents that occupy these homes will use the various park resources available to them. The secondary driver will be new non-residential development. As offices, retail outlets, medical offices, and other non-residential facilities are constructed, these facilities will create jobs for individuals including those living outside of the Town. These employees will use Town Park facilities before or after work or during lunch-time breaks.

Based on the above, the service units for residential development will be Equivalent Dwelling Units (EDU's). The service unit for non-residential development will be 1,000 S.F. of Non-Residential Development.

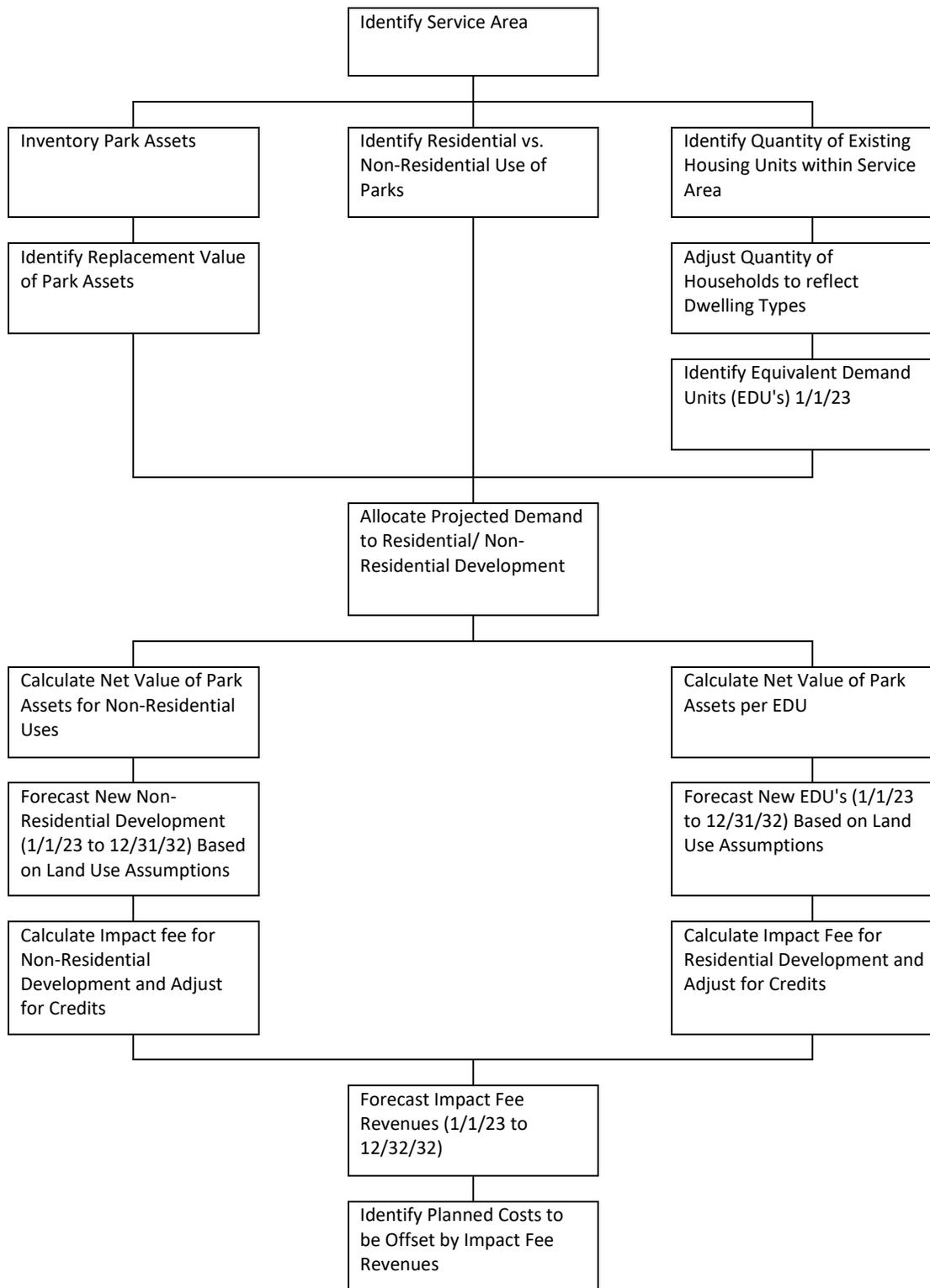
The adjusted value of the existing parks and recreation facilities is then distributed across the existing level of community development to calculate a value of the existing parks system per service unit. The adjusted value of the existing parks and recreation facilities relative to current development is then projected onto new development using estimates for future development found in the Town's land use assumptions.

Using this methodology, the Town's existing level of parks and recreation service is maintained as the community grows and the expansion of parks and recreation facilities necessary to meet the demand of growth has a supplemental funding source in development impact fees.

The advantages of using this incremental expansion method over other methods (e.g., a general standards based or plan-based method), include the following:

- The fee is based on the existing level of service provided by the Town instead of a national standard that fails to account for local jurisdictional variations.
- The incremental expansion method more accurately identifies the value of existing level of service compared to estimating a general cost per acre of developed parkland. Existing level of service is valued by assigning replacement costs to inventoried park assets.
- The incremental expansion method is flexible because the impact fee is based on existing level of service. Consequently, the Town may fine tune capital improvements identified in the IIP to meet changing community recreation needs. A standards-based approach based on the Parks and Recreation Master Plan would require an update to the Master Plan and a re-calculation of the impact fees to meet changing community needs.

Figure 1: Methodology Flow Chart



Consequently, new facilities that expand the parks and recreation system will directly benefit residents in areas of new growth in keeping with the legislative requirements for collecting development impact fees. There is, however, a need for additional trails to serve the developed areas of Marana. Since the Town is committed to providing a uniform level of service across the entire town, a single service area will be used.

4. Inventory of Existing Parks and Replacement Value

Inventory of Existing Parks:

Provided on the following pages is a chart that summarizes the assets associated with the Town of Marana's existing park system. It includes only improvement types that would be eligible for impact fee funding and excludes items not eligible based on ARS §9-463.05. Per ARS §9-463.05.A, development impact fees may be used:

"... to offset costs to the municipality associated with providing necessary public services to a development, including the costs of infrastructure, improvements, real property, engineering and architectural services, financing and professional services required for the preparation or revision of a development fee pursuant to this section, including the relevant portion of the infrastructure improvement plan."

Per ARS §9-463.05.B and 9-463.05.T., development impact fees may not be used for:

"Construction, acquisition or expansion of public facilities or assets other than necessary public services or facility expansions identified in the infrastructure improvements plan."

"Repair, operation or maintenance of existing or new necessary public services or facility expansions."

"Upgrading, updating, expanding, correcting or replacing existing necessary public services to serve existing development in order to meet stricter safety, efficiency, environmental or regulatory standards."

"Upgrading, updating, expanding, correcting or replacing existing necessary public services to provide a higher level of service to existing development."

"Administrative, maintenance or operating costs of the municipality."

"... 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."

Replacement Value:

Replacement values as shown on the following chart are based on:

- Replacement values identified in the 2017 plan escalated to reflect inflation in construction costs through January 1, 2023.
- Recent park construction project bids for similar facilities.
- Published construction cost data reports.

4. Inventory of Existing Parks and Replacement Value

Figure 3: Inventory Table - Existing Parks and Replacement Value	Continental Ranch Park	Continental Reserve park	Crossroads at Silverbell Park	El Rio Neighborhood Park	Gladden Farms Park	Honea Heights Park	Ora Mae Harn Park	Saguaro Bloom Park	San Lucas Park	Tangerine Sky Park	Wade McLean Park	Wild Burro Trailhead	Sanders Road Trailhead	North Coachline Boulevard Trailhead	Total Facility Units	Replacement Value Per Unit	Total Replacement Value
Acres (Total)	11.9	9.23	48.27	1.3	25.7	1.0	34.72	22.0	13.49	17.98	4.23	2.0	0.8	1.5	194.12		
Acres (Eligible)	11.9	9.23	30.0	1.3	25.7	1.0	30.0	22.0	13.49	17.98	4.24	2.0	0.8	1.5	171.14		
Real Property																	
Real Property - Eligible Park Sites	11.9	9.23	30.00	1.3	25.7	1	30.0	22.0	13.49	17.98	4.23	2.0	0.8	1.5	171.14	\$30,000.00	\$5,134,200.00
Buildings and Structures:																	
Community Center - Allowable Portion (SF)							3,000	1							3,000	\$450.00	\$1,350,000.00
Restroom Buildings	1	1	3		3		3		1	1	1	1			16	\$165,000.00	\$2,640,000.00
Concessions	1	1	1				1				1				5	\$235,000.00	\$1,175,000.00
Operations and Maintenance Building			1						1						2	\$470,000.00	\$940,000.00
Storage Building	1	1													2	\$180,000.00	\$360,000.00
Group Ramada (+/- 30' x 60' - Site Built or Pre-Eng.)			1				1			1					3	\$130,000.00	\$390,000.00
Picnic Ramada - (+/- 30' x 30' - Site Built or Pre-Eng.)		1	5		1	1	1	1	2	2	1			1	16	\$85,000.00	\$1,360,000.00
Picnic Ramada - Small - (Pre-Engineered)	4			1		1	6		2	2	1	1	1		17	\$15,000.00	\$255,000.00
Fields:																	
Multi-Sport Rectangular Fields with Lights			2		2		1								5	\$400,000.00	\$2,000,000.00
Multi-Sport Rectangular Fields w/o Lights									2		1				3	\$150,000.00	\$450,000.00
Slow Pitch Softball Fields with Lights			1				1								2	\$560,000.00	\$1,120,000.00
Fast Pitch Softball Fields with Lights			2				4								6	\$355,000.00	\$2,130,000.00
Fast Pitch Softball Fields w/o Lights	4	2									1				9	\$200,000.00	\$1,800,000.00
Courts:																	
Basketball Courts - with Lights	2	1	2				1		1	1					8	\$150,000.00	\$1,200,000.00
Basketball Courts - w/o Lights				.5		.5		1							2	\$70,000.00	\$140,000.00
Tennis Courts - with Lights	2	1	1				1								5	\$150,000.00	\$750,000.00
Tennis Courts - w/o Lights								1							1	\$95,000.00	\$95,000.00
Pickleball Courts - with Lights							3								3	\$65,000.00	\$195,000.00
Pickleball Courts - w/o Lights															0	\$40,000.00	\$0.00
Sand Volleyball Courts - with Lights			2						1						3	\$36,000.00	\$108,000.00
Sand Volleyball Courts - w/o Lights								1							1	\$17,000.00	\$17,000.00
Playgrounds and Play Structures:																	
Play Structures / Surfacing (2-5 Year)	1	1	2	1	1		2	1	1	1					11	\$165,000.00	\$1,815,000.00
Play Structures / Surfacing (5-12 Year)	1	1	1		1	1	1	1	1	1					9	\$125,000.00	\$1,125,000.00
Swings / Surfacing		1	1	1	1	1	1	1	1	1					9	\$50,000.00	\$450,000.00
Zip Line										1					1	\$80,000.00	\$80,000.00
Fabric Shade Canopies	2			1	2	1	8	2	2	1					19	\$30,000.00	\$570,000.00
Special Use Facilities:																	
Off-Leash Dog Park			1				1	1	1	1					5	\$250,000.00	\$1,250,000.00
Skate / Wheel Park	1														1	\$1,200,000.00	\$1,200,000.00
Aquatic Facilities:																	
Swimming Pool							1								1	\$5,000,000.00	\$5,000,000.00
Splash Pad			1		1										2	\$500,000.00	\$1,000,000.00

5. Allocation of Asset Value to Residential and Non-Residential Land-Uses

Allocation of Asset Value:

ARS §9-463.05(B)13 provides:

If development fees are assessed by a municipality, the fees shall be assessed against commercial, residential and industrial development...

In-as-much as residential and non-residential development will impact the need for additional parks, it is necessary to allocate asset value to each so that a proportionate share can be assessed to each type of development. This allocation is based on Residential Hours and Non-Resident (Inflow Commuter) Hours each year. The Inflow Commuter Hours are hours non-residents will spend at jobs within the Town.

According to U.S. Census Bureau web application OnTheMap (2019 US Census), there are 10,640 Inflow Commuters working within the Town of Marana. The 2019 Census also identifies the resident population of Marana to be 49,030. Based on this data, the allocation of asset value is calculated as follows:

Figure 4: Cost Allocation

Marana Residents (2019 Census)	Inflow Commuters (2019 Census)	Hour Allocation			Cost Allocation	
		Residential Hours (*)	Non-Residential Hours (**)	Total Hours	Residential	Non-Residential
49,030	10,064	429,502,800	16,102,400	445,605,200	96%	4%

(*) Residential Hours / Year: 8,760 (24 Hours / Day x 365 Days)

(**) Non-Residential Hours / Year: 1,600 (50 Weeks / Year x 4 Days per Week x 8 Hours / Day)

Based on the total park asset value of \$57,329,614.00 (See Section 4) and the cost allocation noted above, the asset value allocated to residential and non-residential land uses is as follows:

Figure 5: Asset Value by Land use Type

Land Use Type	Total Asset Value	Cost Allocation (%)	Asset Value
Residential	\$57,329,614.00	96%	\$55,036,429.
Non-Residential	\$57,329,614.00	4%	\$2,293,185.

Town of Marana
Impact Fee Study Update and
Parks Infrastructure Improvement Plan

Part 2
Impact Fee Calculation for
Residential Development

Town of Marana

6. Service Units – Residential Development

Service Units - Residential:

ARS §9-463.05 requires that service units be defined in an impact fee study and used as the basis for impact fee collection. This Impact Fee Study uses an Equivalent Demand Unit (EDU) as the service unit for the park impact fee for residential uses.

To calculate an EDU, housing unit types are weighted in relation to single-family detached housing. The weight of each housing type reflects a park service multiplier derived from the average household size for each housing type based on United States Census Bureau statistics. The average household size for a single-family detached housing unit is 2.7 while the average household size of a multi-family/single-family attached housing unit is 1.8. The park service multiplier for a single-family detached residence is therefore 1.0 while the park service multiplier for a multi-family/single-family attached dwelling unit is 0.67. The sum of these weighted dwelling units by housing type results in total EDUs for the Town.

Unlike impact fee studies for parks improvements, impact fee studies for transportation infrastructure expansion often use land use categories that are identified through analysis of vehicle usage and trip data that is available locally and is part of published transportation planning literature. Because there is no data on visits to existing parks, the Impact Fee Study for Parks and Recreation Facilities makes use of the differentiation between single-family and multi-family residential units and their average household sizes to fine tune the definition of service units for the purpose of establishing a park impact fee.

Figure 6: Service Units as Equivalent Demand Units

Housing Type	Average Household Size (Persons)	Equivalent Demand Units
Single Family Detached	2.7 (*)	1.00
Multi-Family / Single Family Attached	1.8 (*)	0.67

(*) Reference: U.S. Census Bureau

6. Service Units – Residential Development

Figure 7: Total Quantity of Existing Equivalent Demand Units (EDU's) - January 1, 2023:

Housing Type	Dwelling Units (January 1, 2023)	Multiplier	Service Units (EDU's) (January 1, 2023)
Single Family Detached	16,679	1.00	16,679
Multi-Family / Attached	2,220	0.67	1,487
Total - January 1, 2023			18,166

Necessary Public Services - Existing:

As required in ARS §9-463.05(E)1, an IIP must include:

“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.”

In addition, 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.”

In response to the required analysis of existing, necessary public park services, an inventory of parks and recreation assets throughout the Town of Marana has been compiled. (See Section 4 of this document). The inventory was based on data provided by the Town of Marana Parks and Recreation Department and lists existing park amenities by facility (site) with an identified replacement cost. The inventory excludes park acreage beyond the 30-acre limit referenced in ARS §9463.05(T)7(g).

The existing level of service provided by the Town’s current parks and recreation facilities is quantified by distributing the value of the existing parks and recreation facilities over the total number of existing EDUs in the Town. The existing number of EDUs is described in Figure 5. Figure 3 describes the total value of existing parks and recreation infrastructure. The existing level of service provided by the Town of Marana’s park infrastructure is quantified by dividing the total value of the existing infrastructure (See Section 4) by the existing number of EDUs (Figure 5).

Figure 8: Existing Park Value by Equivalent Demand Unit

	Credits	Offsets	Total
Total Replacement Value *	\$55,036,429.00		
Impact Fee Account Balance	\$150.00		
Outstanding Impact Fee Credits		\$0.00	
Outstanding Park Debt		\$0.00	
Subtotal	\$55,036,279.00		
Adjusted Existing Park Value			\$55,036,279.00
Divided by EDU			18,166
Net Value per EDU			\$3,029.63

(* As allocated to residential development)

8. Projected Service Units for New Development

Projected Service Units for New Development:

ARS §9-463.05(E)5 requires and IIP to include:

“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.”

The Town of Marana has developed Land Use Assumptions that estimate the number of new dwelling units expected over the next ten years. Figure 9 presents the existing and future dwelling units in the 10-year window based on the Town’s Land Use Assumptions. The final result is the number of new EDUs expected over the next ten years.

Figure 9: Park Equivalent Demand Units (January 1, 2023 to December 31, 2032)

Housing Type	Dwelling Units (1/1/23)	Park Service Unit Multiplier	Service Units - EDU’s (1/1/23)
Single Family Detached	16,679	1.00	16,679
Multi-Family / Single Family Attached	2,220	0.67	1,487
Total EDU’s - (1/1/23)			18,166
<hr/>			
Housing Type	Dwelling Units (12/31/32)	Park Service Unit Multiplier	Service Units - EDU’s (12/31/32)
Single Family Detached	28,361	1.00	28,361
Multi-Family / Single Family Attached	4,480	0.67	3,002
Total EDU’s - (12/31/32)			31,363
<hr/>			
New EDU’s (1/1/23 to 12/31/32)			13,197

9. Projected Park Impact Fee Revenue (January 1, 2023 to December 31, 2032)

Projected Park Impact Fee Revenue (January 1, 2023 to December 31, 2032):

ARS §9-463.05(E)6 requires an IIP to include:

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

Figure 10 calculates the total expected revenue from impact fees collected between January 1, 2023 and December 31, 2032 based on the estimated number of new EDUs (Figure 9) and updated impact fee. The total projected revenue does not include development credits.

Figure 10: Projected Park Impact Fee Revenue - (1/1/23 to 12/31/23) (Before Credits)

Service Area	New EDU's	Impact Fee / EDU (Before Credits)	Projected Revenue 1/1/23 to 12/31/32 (Before Credits)
Town-wide	13,197	\$3,029.63	\$39,982,027.11

ARS §9-463.05(E)7 requires an IIP to include:

“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.”

The Town of Marana collects no property tax to include in revenue forecasts. However, the Town does collect a 4% construction sales tax and also receives revenue from the state related to gas taxes. It is recommended that **Five Hundred Dollars (\$500.00)** of the sales tax be credited on a per EDU basis, resulting in a fee of **Two Thousand Five-Hundred and Twenty-Nine Dollars and Sixty-Three cents (\$2,529.63) per EDU**. Figure 11 calculates the projected revenue and percent of planned costs covered by this revenue forecast. The remainder of the sales tax credit would be credited against the yet-to-be-calculated Street Facilities fee.

It is recommended that the credits associated with HURF/VLT be applied fully to the street facilities fee. If approved, no additional credits would be applied to the Parks and Recreational Facilities fee.

9. Projected Park Impact Fee Revenue (January 1, 2023 to December 31, 2032)

Figure 11: Projected Park Impact Fee Revenue - January 1, 2023 to December 31, 2032 (After Credits):

Service Area	New EDU's	Impact Fee / EDU (Less the \$500.00 Credit)	Projected Revenue (1/1/23 to 12/31/32)
Town-wide	13,197	\$2,529.63	\$33,383,527.00

In summary, the Impact Fee Update and Infrastructure Improvement Plan will result in a final calculation of the Impact Fee per EDU of **Two Thousand Five-Hundred and Twenty-Nine Dollars and Sixty-Three Cents (\$2,529.63)**.

Impact Fee Study Update and
Parks Infrastructure Improvement Plan

Part 3
Impact Fee Calculation for
Non-Residential Development

10. Service Units - Non-Residential Development

Service Units – Non-Residential Development:

ARS §9-463.05 requires that service units be defined in an impact fee study and used as the basis for impact fee collection. This Impact Fee Study uses Jobs per 1,000 S.F. as the service unit for non-residential development.

There are several categories of non-residential development, and each will result in a different quantity of jobs per square foot of development. These categories, and the quantity of jobs that will be created per 1,000 square foot of new development, are identified in the Land Use Assumptions (Table 4) and are summarized below.

Figure 12: Jobs per 1,000 S.F. – Non-Residential Land Uses

Non-Residential Land Use Category	S.F. per Job	Jobs per 1,000 S.F. of New Non-Residential Development
Retail	600	1.67
High Traffic Retail	200	5.00
Office	400	2.50
Industrial	500	2.00
Hotel	1,800	0.56
Medical	500	2.00

The Land Use Assumptions (Table 5) also include projections of the quantity of jobs that will be created by new non-residential development. These projections are summarized below:

Figure 13: New Job Projections (January 1, 2023 to December 31, 2032)

Non-Residential Land Use Category	New Jobs (From Land Use Assumptions)
Retail	2,327
High Traffic Retail	2,212
Office	370
Industrial	2,993
Hotel	-
Medical	682
Total New Jobs	8,584

11. Park Impact Fee – Non-Residential Development

Park Impact Fee – Non-Residential Development:

The park expansion and development costs allocated to non-residential development equals 4% of the cost of required improvements or \$1,665,918.00. (4% x \$41,647,945, the value of required improvement needed to maintain the current level of service). This cost will be borne by the 8,584 new jobs that will be created within the town, resulting in a fee of \$194.00 per job.

Figure 14: Non-Residential Impact Fees per Job (Without Development Classification)

Total Cost Allocated to Non-Residential Development	Projected Quantity of New Jobs (1/1/23 to 12/31/32)	Non-Residential Impact Fee per Job
\$1,665,918.00	8,584	\$194.00

To properly assess this fee, the quantity of jobs must be related to square feet of new development. Figure 15 below summarizes this calculation.

Figure 15: Non-Residential Impact Fees per 1,000 S.F. of Development (Before Credits)

Non-Residential Land Use Category	Jobs per 1,000 S.F. of new Development	Impact Fee per Job	Impact Fee per 1,000 SF of New Non-Residential Development
Retail	1.67	\$194.00	\$324.00
High Traffic Retail	5.00	\$194.00	\$970.00
Office	2.50	\$194.00	\$485.00
Industrial	2.00	\$194.00	\$388.00
Hotel	0.56	\$194.00	\$109.0
Medical	2.00	\$194.00	\$388.00

As noted in Section 9 of this report, the Town collects a 4% construction sales tax with these revenues contributing to park expansion and development. It is recommended that **One Hundred Dollars (\$100.00)** of the sales tax revenue be credited on a per 1,000 S.F. of new non-residential development basis. With this credit, the adjusted impact fees, by development type, are identified below.

11. Park Impact Fee – Non-Residential Development

Figure 16: Non-Residential Impact Fees Per 1,000 S.F. of Development (After Credits)

Non-Residential Land Use Category	Impact Fee per 1,000 S.F. of New Non-Residential Development Prior to \$100.00 Adjustment	Proposed Impact Fee per 1,000 S.F. of New Non-Residential Development
Retail	\$324.00	\$224.00
High Traffic Retail	\$970.00	\$870.00
Office	\$485.00	\$385.00
Industrial	\$388.00	\$288.00
Hotel	\$109.0	\$9.00
Medical	\$388.00	\$288.00

12. Projected Park Impact Fee Revenue – Non-Residential Development (January 1, 2023 to December 31, 2032)

Projected Park Impact Fee – Non-Residential Development:

The projected revenues to be collected from non-residential development fees for the period between 1/2/23 and 12/32/32 are summarized below.

Figure 17: Projected Impact Fee Revenues – Non-Residential Development

Non-Residential Land Use Category	New Jobs	Jobs per 1,000 S.F.	Development Scope (1,000 S.F.)	Fee per 1,000 S.F.	Projected Revenue
Retail	2,327	1.67	1,393	\$224.00	\$312,032.00
High Traffic Retail	2,212	5.00	442	\$870.00	\$384,540.00
Office	370	2.50	148	\$385.00	\$56,980.00
Industrial	2,993	2.00	1,497	\$288.00	\$431,136.00
Hotel	-	0.56	0.00	\$9.0	\$0.00
Medical	682	2.00	341	\$288.00	\$98,208.00
Total Projected Revenue – Non-Residential Development					\$1,282,896.00

Town of Marana
Impact Fee Study Update and
Parks Infrastructure Improvement Plan

Part 4
Parks Capital Improvement Program

13. Park Impact Fee Revenue – Residential and Non-Residential Development

Projected Park Impact Fee – Residential and Non-Residential Development:

The combined revenues projected to be collected from both residential and non-residential development fees for the period between 1/2/23 and 12/32/32 are summarized below.

Figure 18: Projected Impact fee Revenues – Residential and Non-Residential Development

Projected Revenues – Residential Development	\$33,383,527.00
Projected Revenues – Non-Residential Development	\$1,282,896.00
Total Revenues (1/1/23 to 12/31/32)	\$34,666,423.00

14. Necessary Public Services – Capital Improvement Plan

Necessary Public Services - New Development:

ARS §9-463.05(E)3 requires:

“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.”

In response to the statutory mandate for a description of parks and recreation facility expansion projects required to meet the demand of new growth, the Town of Marana has developed the Ten-Year Capital Improvement Plan for park facilities. This plan is summarized in Figure 19 below. Impact fees that are collected between January 1, 2023 and December 31, 2032 will be directed to the capital improvements identified in Figure 19 with the understanding that A.R.S. §9-463.05 allows that:

“...a municipality may amend an infrastructure improvements plan adopted pursuant to this section without a public hearing if the amendment addresses only elements of necessary public services in the existing infrastructure improvements plan and the changes to the plan will not, individually or cumulatively with other amendments adopted pursuant to this subsection, increase the level of service in the service area or cause a development fee increase...”

Figure 19 - Parks Capital Improvement Plan - January 1, 2023 to December 31, 2032:

Project	Development Cost
El Rio Disc Golf Course	\$288,334.00
El Rio Recreation Area - Loop Access Parking Lot	\$204,237.00
Gladden Farms Baseball Field Improvements	\$1,200,000.00
Gladden Farms Lighted Soccer Fields	\$286,636.00
Tortolita Preserve Trailhead, Trails, and Fencing	\$156,181.00
Honea Heights Park - Phase 2 Improvements	\$1,261,461.00
Continental Ranch Park to Loop Extension	\$420,487.00
New Competition Swimming Pool (50 Meter)	\$3,934,557.00
Ora Mae Harn Park Facility Expansion	\$1,784,066.00
Saguaro Bloom Park - Phase 1	\$1,600,375.00
Saguaro Bloom Park - Phase 2	\$4,805,566.00
Gladden Farms Bike Park	\$1,201,391.00
Twin Peaks Park District Park - Land Acquisition and Phase 1 Development	\$16,695,888.00
Mandarina Community Park	\$7,568,766.00
Impact Fee Study	\$60,000.00
Total	\$41,467,945.00
Amount Funded by Parks Impact Fee	\$34,666,423.00
Amount Funded by Construction Sales Tax Credits	\$6,801,522.00

Additional Information related to these projects is provided below.

14. Necessary Public Services – Capital Improvement Plan

El Rio Disc Golf Course:

This project involves the construction of an 18-hole disc golf course. The course will provide a safe and appropriate location where this activity can occur. It will allow disc golf activities to be moved from other community parks, where it occurs on an informal basis, to this new location. The course will have the capacity to serve both existing users and new / future residents who engage in this recreational activity enabling the Parks and Recreation Department to maintain a consistent level of service.

El Rio Recreation Area – Loop Access Parking Lot:

The El Rio Recreation Area is a district or zone within the Town's Park system that includes (or will include) the El Rio Neighborhood Park, the El Rio Disc Golf Course, and portions of the Loop shared-use pathway. As the community's population grows, there will be increased demand for access to these facilities and other recreational facilities that can be accessed via the Loop. The proposed parking lot will allow the Town to continue to provide safe and legal access to these facilities consistent with the increased demand resulting from anticipated population growth.

Gladden Farms Baseball Field Improvements:

This project involves the installation of field lights and the construction of other related improvements that will change the fields from daytime-only use fields to daytime and evening use fields. The improvements will enable the Town to significantly expand the hours of operation and the number of teams / individuals who can use and benefit from access to this facility. It will help the Parks and Recreation Department to maintain a consistent level of service related baseball / softball field availability.

Gladden Farms Park New Lighted Soccer Fields:

The scope of the project includes the construction of two new natural turf, multi-sport / soccer fields within the existing boundaries of Gladden Farms Park. Improvements will include the fields, field lights to expand the potential hours of operation, and the parking area / restrooms required for public use. The project will increase the quantity of fields available to the community in response the anticipated increase in population and assist the Parks and Recreation Department in their efforts to maintain a consistent level of service related to multi-sport field availability.

Tortolita Preserve Trailhead, Trails, and Fencing:

As the population of the Town grows, there has been a steady increase in the number of residents using the Tortolita Preserve. The proposed Tortolita Preserve trailhead development and trail expansion project will enhance access, extend the length of the trail system, maintain site security, and allow additional residents to use this facility consistent with the increased demand resulting from population growth.

14. Necessary Public Services – Capital Improvement Plan

Honea Heights Park – Phase 2 Improvements:

The Honea Heights Park Phase 2 development project will include the construction of two new lighted multi-sport / soccer fields and supporting site improvements. The project will increase the quantity of fields available to the community in response the anticipated increase in population allowing the Parks and Recreation Department to maintain a consistent level of service.

Continental Ranch Park to Loop Connection:

The scope of this project consists of the construction of an accessible shared-use pathway that will connect the Continental Ranch Community Park with the Loop shared-use pathway system. As the community's population grows and the extent of the Loop pathway system expands, there is a need to provide new access facilities to maintain the same level of service for Marana residents. This project will contribute to addressing that need.

New Competition Swimming Pool:

The scope of this project involves the construction of a new competition swimming pools that will allow the Town to continue to provide swimming pool access to the growing number of Marana residents. Improvements will include the pool and the associated mechanical and water filtration / purifications equipment, only.

Ora Mae Harn Park Facility Expansion:

The scope of this project will involve the construction of a new racquet sport area with lighted pickleball and tennis courts. It will also include the construction of a new lighted multi-sport field and the expansion of the park's pathway system. The project will enable the Town to address increased demand for these facilities due to population growth and continue to provide the same level of service.

Saguaro Bloom Park Phase 1:

The new Saguaro Bloom Park (Phase 1) will include sport courts, playgrounds, picnic facilities, restrooms, and related site improvements and is being developed in response to population growth. It will allow the Parks and Recreation Department to provide these basic recreational resources to new residents, consistent with the resources it provides current residents.

Saguaro Bloom Park Phase 2:

Phase 2 of the Saguaro Bloom Park will include two lighted diamond (baseball / softball) fields, a lighted multi-sport / soccer field, an expanded dog park, and related facilities. As with Phase 1 of this project, it will allow the Parks and Recreation Department to provide these basic recreational resources to new residents, consistent with the resources it provides current residents.

Gladden Farms Bike Park:

The Gladden Farms Bike Park will include bike trails, a pump track, and similar features that can be used by Town residents. Outdoor recreation trends indicate that more and more individuals, both children and adults, are now choosing to engage in this recreational activity. Some of these activities currently occur within the Tortolita Preserve but as demand grows, it will be important to expand the areas available to the public so that the same level of service can be maintained.

Twin Peaks District Park Land Acquisition and Phase 1 Development:

The Twin Peaks District Park will be a new park as identified in the Town's Parks and Recreation 2020-2030 Master Plan. The park will be centrally located and will serve existing and new residents from throughout the Marana community. Proposed (Phase 1) facilities will include lighted fields, courts, playgrounds, picnic facilities, a dog park, and the supporting infrastructure. The park will be a component of the park system's expansion as needed to maintain a consistent level of service.

Mandarina Community Park:

Mandarina Community Park will be a new park and will similarly expand the recreational facilities available to residents while maintaining the same level of service for existing and new residents. Improvements planned for the park include lighted multi-sport / soccer fields, sport courts, ramadas, picnic facilities, and the infrastructure needed to support these improvements.

15. Summary of Projected Revenues, Planned Costs, and Impact Fees

Summary of Projected Revenues and Planned Costs:

Provided below is a summary of projected revenues, projected costs, and Impact fees for various types of new development.

Figure 20: Summary of Projected Revenues and Planned Costs

Projected Revenues – Residential Development Impact Fees (1)	\$33,383,527.00
Projected Revenues – Non-Residential Development Impact Fees (2)	\$1,282,896.00
Total	\$34,666,423.00
Planned Costs (3)	\$34,666,423.00
Revenues as Percent of Planned Costs	100%

(1) See Figure 11 – Section 9

(2) See Figure 17 – Section 12

(3) See Figure 19 – Section 14

Figure 21 - Summary of Park Impact Fees:

Residential		
Single Family Residence (1 EDU)	\$2,529.63	Per Dwelling Unit
Multi-Family Residential Unit (.67 EDU)	\$1,694.85	Per Dwelling Unit
Non-Residential		
Retail	\$224.00	Per 1,000 S.F.
High Traffic Retail	\$870.00	Per 1,000 S.F.
Office	\$285.00	Per 1,000 S.F.
Hotel	\$9.00	Per 1,000 S.F.
Industrial	\$288.00	Per 1,000 S.F.
Medical	\$288.00	Per 1,000 S.F.