

Parks and Recreation Development Fee Study

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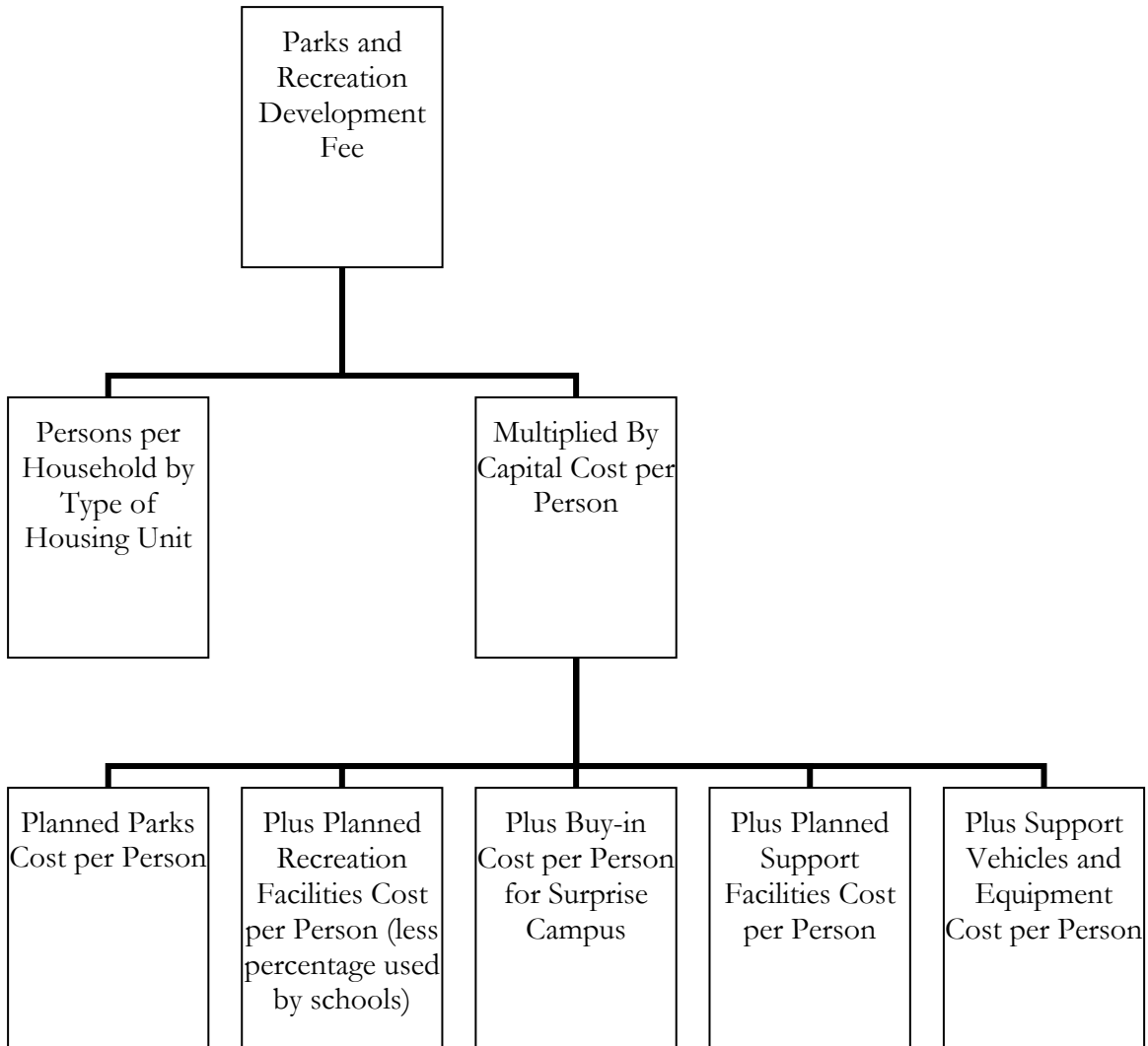
Parks & Recreation

METHODOLOGY

Development fees for park and recreation are calculated using all three methodologies. The parks, recreation facilities, and support facilities are calculated using the plan-based methodology. The buy-in methodology is used for the Surprise Recreation Campus, while the incremental expansion methodology is used for support vehicles and equipment.

All capital costs are allocated to residential development only and standards are shown on a per capita basis. Average household size is used to differentiate the development fees by type of housing (see Appendix A for demographic information).

Figure 1: Parks and Recreation Development Fee Methodology Chart



PLANNED PARKS

Figure 2 lists the City’s planned parks from the CIP. The projects shown at the top of Figure 2 are the result of both new and existing residential development. Thus the total City population in FY2011 (which includes both new and existing development) is used to calculate the cost per person. New growth will pay for its share of these projects via the Parks and Recreation Development Fee while existing growth’s share will have to be funded from non-development fee sources. The projects listed at the bottom of Figure 50 are the result of new development only. The net increase in population over the next ten years is used to calculate the cost per person for these projects. The development fees will be used to fund these projects.

The planned projects listed under the average approach will cost \$18.14 per person. This is calculated by dividing the total cost of \$2,872,000 by the projected total population in FY2011 of 158,328 persons ($\$2,872,000 / 158,328 \text{ persons} = \18.14 per person). The

planned projects listed under the marginal approach will cost \$394.32 per person. This is calculated by dividing the total cost of \$31,475,000 by the projected net increase in population over the next ten years of 83,669 persons (\$3,475,000/83,669 persons = \$376.18 per person).

The total cost per person for the planned parks is \$394.32 (\$18.14 + \$376.18 = \$394.32).

Figure 2: Planned Parks

AVERAGE APPROACH

<i>Project</i>	<i>FY2007</i>	<i>FY2008</i>	<i>FY2009</i>	<i>FY2010</i>	<i>FY2011</i>	<i>TOTAL</i>
Dream Catcher Park	\$172,000	\$0	\$0	\$0	\$0	\$172,000
Surprise Recreation Campus Park	\$1,000,000	\$0	\$0	\$0	\$1,200,000	\$2,200,000
Skate Park	\$50,000	\$450,000	\$0	\$0	\$0	\$500,000
TOTAL	\$1,222,000	\$450,000	\$0	\$0	\$1,200,000	\$2,872,000

* City of Surprise, *Capital Improvements Plan FY2007*.

Peak Population in FY2011	158,328
Cost Per Person	\$18.14

MARGINAL APPROACH

<i>Project</i>	<i>FY2007</i>	<i>FY2008</i>	<i>FY2009</i>	<i>FY2010</i>	<i>FY2011</i>	<i>TOTAL</i>
City Park - Section 10	\$0	\$0	\$0	\$500,000	\$0	\$500,000
Community Park	\$0	\$0	\$2,500,000	\$25,000,000	\$0	\$27,500,000
Youth Baseball Facility Phase II	\$400,000	\$0	\$0	\$0	\$0	\$400,000
Lighting Shared Facilities	\$250,000	\$275,000	\$300,000	\$0	\$1,000,000	\$1,825,000
Surprise Farm Park Development	\$0	\$1,250,000	\$0	\$0	\$0	\$1,250,000
TOTAL	\$650,000	\$1,525,000	\$2,800,000	\$25,500,000	\$1,000,000	\$31,475,000

* City of Surprise, *Capital Improvements Plan FY2007*.

Net Increase In Peak Population FY2007-FY2017	83,669
Cost Per Person	\$376.18

TOTAL COST PER PERSON FOR PLANNED PARKS	\$394.32
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PLANNED RECREATION FACILITIES

Figure 4 lists the City’s planned recreation facilities from the CIP. The planned projects for Dysart High School #3 and the Recreation Center in 2009 are being built in conjunction with the Dysart Unified School District. Because these projects will be used exclusively by the schools during the school year, the cost of these projects is pro-rated to account for this time and reflect the portion of the year the City will have exclusive use of these facilities. Figure 3 lists the assumptions used to calculate the pro-rated amount.

Figure 3: School Usage of Planned Shared Recreation Facilities

365 Day per year
12 Hours per day parks are open
<hr style="width: 50%; margin: 0 auto;"/>
4,380 Park hours per year
7 Hours per school day
5 Days of school per week
<hr style="width: 50%; margin: 0 auto;"/>
35 Hours of school per week
41.5 Weeks of school per year
1,452.5 Hours of school per year
1,452.5 Hours of school per year
4,380 Park hours per year
33.16% Utilization of park by school

The projects shown at the top of Figure 4 are the result of both new and existing residential development. Thus the total City population in FY2011 (which includes both new and existing development) is used to calculate the cost per person. New growth will pay for its share of these projects via the Parks and Recreation Development Fee while existing growth's share will have to be funded from non-development fee sources. The projects listed at the bottom of Figure 4 are the result of new development only. The net increase in population over the next ten years is used to calculate the cost per person for these projects. The development fees will be used to fund these projects.

The planned projects listed under the average approach will cost \$52.77 per person. This is calculated by dividing the total cost of \$9,355,137 by the projected total population in FY2011 of 158,328 persons ($\$9,355,137 / 158,328 \text{ persons} = \52.77 per person). The planned projects listed under the marginal approach will cost \$129.33 per person. This is calculated by dividing the total cost of \$10,820,947 by the projected net increase in population over the next ten years of 83,669 persons ($\$10,820,947 / 83,669 \text{ persons} = \$129.33 \text{ per person}$).

The total cost per person for the planned recreation facilities is \$182.10 ($\$52.77 + \$129.33 = \182.10).

Figure 4: Planned Recreation Facilities

AVERAGE APPROACH

<i>Project</i>	<i>FY2007</i>	<i>FY2008</i>	<i>FY2009</i>	<i>FY2010</i>	<i>FY2011</i>	<i>TOTAL</i>
Recreation Enhancements - Dysart High School #3**	\$2,005,137	\$0	\$0	\$0	\$0	\$2,005,137
Water Play Park	\$0	\$0	\$0	\$300,000	\$0	\$300,000
Lizard Run Recreational Complex - Phase II	\$100,000	\$650,000	\$0	\$0	\$0	\$750,000
Citywide Trail/Bike System	\$300,000	\$1,500,000	\$1,500,000	\$0	\$2,000,000	\$5,300,000
TOTAL	\$2,405,137	\$2,150,000	\$1,500,000	\$300,000	\$2,000,000	\$8,355,137

* City of Surprise, Capital Improvements Plan FY2007.

** Cost has been reduced for the estimated 33% of time the school will utilize the planned improvement.

Peak Population in FY2011 158,328

Cost Per Person \$52.77

MARGINAL APPROACH

<i>Project</i>	<i>FY2007</i>	<i>FY2008</i>	<i>FY2009</i>	<i>FY2010</i>	<i>FY2011</i>	<i>TOTAL</i>
Aquatics Facility #3	\$0	\$650,000	\$6,500,000	\$0	\$0	\$7,150,000
Recreation Center - 2007	\$2,000,000	\$0	\$0	\$0	\$0	\$2,000,000
Recreation Center - 2009**	\$0	\$0	\$1,670,947	\$0	\$0	\$1,670,947
TOTAL	\$2,000,000	\$650,000	\$8,170,947	\$0	\$0	\$10,820,947

* City of Surprise, Capital Improvements Plan FY2007.

** Cost has been reduced for the estimated 33% of time the school will utilize the planned improvement.

Net Increase In Peak Population FY2007-FY2017 83,669

Cost Per Person \$129.33

TOTAL COST PER PERSON FOR PLANNED RECREATION FACILITIES \$182.10

SURPRISE RECREATION CAMPUS

The buy-in methodology is used to determine LOS standards for the Surprise Recreation Campus. The City cost of the project totaled \$49.2 million. The City has access to various portions of the campus at different times of the year. The “active” areas of the recreation campus are used to determine the City’s utilization rate. It is assumed that the “common areas” of the campus (including parking, retention) would be used at the same utilization rate as the active areas. Based on the percentage of City utilization and acreage, 66% of the total cost is used in the calculation or approximately \$32.5 million. The City’s previous development fee study indicates the Campus has sufficient capacity to serve a total City population of 129,890. Discussions with City staff indicated this capacity assumption is still valid, thus this population figure is used to calculate the buy-in cost per person. The pro-rated cost of \$32,456,609 is divided by 129,890 which yields a per person cost of \$249.88.

Figure 5: Surprise Recreation Campus Buy-In Component

<i>"Active" Areas of Recreation Campus</i>	<i>Total Acres</i>	<i>City Utilization*</i>	<i>Acres Utilized</i>
Stadium	3	75%	2.25
Clubhouses	12	17%	2
Baseball Fields	32	75%	24
Multi-Purpose Athletic Fields	8	100%	8
Recreation Offices	0	100%	0.15
TOTAL	55		36

Percentage of Recreation Campus Utilized by the City 66%

Original City Cost	\$49,175,330
City Utilization	66%
Total City Cost based on Utilization	\$32,456,609

Peak Population to Be Served 129,890

Buy-In Cost Per Capita \$249.88

* Surprise Parks and Recreation Department.

PLANNED SUPPORT FACILITIES

Figure 6 lists the City’s planned support facilities from the CIP. The project is a result of both new and existing residential development. Thus the total City population in FY2011 (which includes both new and existing development) is used to calculate the cost per person. New growth will pay for its share of this project via the Parks and Recreation Development Fee while existing growth’s share will have to be funded from non-development fee sources.

The planned project will cost \$3.16 per person. This is calculated by dividing the total cost of \$500,000 by the projected total population in FY2011 of 158,328 persons (\$500,000/158,328 persons = \$3.16 per person).

Figure 6: Planned Parks and Recreation Support Facilities

AVERAGE APPROACH

<i>Project</i>	<i>FY2007</i>	<i>FY2008</i>	<i>FY2009</i>	<i>FY2010</i>	<i>FY2011</i>	<i>TOTAL</i>
Recreation Administration Office Expansion	\$500,000	\$0	\$0	\$0	\$0	\$500,000
TOTAL	\$500,000	\$0	\$0	\$0	\$0	\$500,000

* City of Surprise, *Capital Improvements Plan FY2007*.

Peak Population in FY2011 158,328

Cost Per Person \$3.16

SUPPORT VEHICLES & EQUIPMENT

As new growth requires additional parks and recreation facilities and infrastructure, additional support vehicles and equipment will be needed. Figure 7 lists the City’s current inventory of Parks & Recreation vehicles and equipment. Vehicles and equipment used at the Surprise Recreation Campus are estimated to be utilized 50% of the time by the City. This factor is used to calculate the current LOS and cost per person. The 46.5 vehicles and equipment have a total replacement value of \$638,950. This results in a cost per person of \$5.39.

Figure 7: Support Vehicles and Equipment

	<i># of Units*</i>	<i>City Utilization*</i>	<i># of Units Utilized By City</i>	<i>Cost/ Unit *</i>	<i>Total</i>
Park Maintenance					
Ford Ranger Pickup Truck	4	100%	4.0	\$16,000	\$64,000
Ford F-250 Pickup Truck	2	100%	2.0	\$17,000	\$34,000
Ford F-150 1/2 Ton Pickup Truck	1	100%	1.0	\$20,000	\$20,000
Ford Golf Cart	1	100%	1.0	\$10,000	\$10,000
Toro Z-Master	2	100%	2.0	\$8,500	\$17,000
Toro Sand Pro	1	100%	1.0	\$13,500	\$13,500
Herbicide Sprayer	1	100%	1.0	\$8,500	\$8,500
Mowing Trailer	1	100%	1.0	\$5,000	\$5,000
Prep. Trailer	1	100%	1.0	\$2,500	\$2,500
Lely Spreader	1	100%	1.0	\$4,500	\$4,500
Utility Trailer	1	100%	1.0	\$1,200	\$1,200
Surprise Campus					
Club Car	8	50%	4.0	\$15,000	\$60,000
Four Passenger Cart	1	50%	0.5	\$8,500	\$4,250
Sweeper Attachment	1	50%	0.5	\$5,000	\$2,500
Toro 1600 Mower	2	50%	1.0	\$8,500	\$8,500
Club 4WD	3	50%	1.5	\$15,000	\$22,500
Toro Sand Pro	5	50%	2.5	\$13,500	\$33,750
John Deere 5220 Tractor	1	50%	0.5	\$28,000	\$14,000
John Deere 1435	1	50%	0.5	\$22,000	\$11,000
Agrimetel Aerator	1	50%	0.5	\$7,000	\$3,500
Toro Versa Vacuum	1	50%	0.5	\$21,000	\$10,500
Toro Workman-D	1	50%	0.5	\$22,000	\$11,000
Toro Lelly Broadcaster Spreader	1	50%	0.5	\$4,000	\$2,000
Toro Z-Master Mower	1	50%	0.5	\$16,000	\$8,000
Gandy Dimple Seeder	1	50%	0.5	\$6,000	\$3,000
Toro Top Dresser	1	50%	0.5	\$15,000	\$7,500
Toro Z-Master 60 Inch Deck	1	50%	0.5	\$16,000	\$8,000
Polaris Utility Vehicle	4	50%	2.0	\$15,000	\$30,000
Toro Line Painter	1	50%	0.5	\$4,000	\$2,000
John Deere Gator	1	50%	0.5	\$25,000	\$12,500
Rammex 5 Ton Roller	1	50%	0.5	\$45,000	\$22,500
Toro Mutli-Pro	1	50%	0.5	\$25,000	\$12,500
Toro 3100	1	50%	0.5	\$22,000	\$11,000
Toro 6700	2	50%	1.0	\$68,000	\$68,000
Bobcat	1	50%	0.5	\$35,000	\$17,500
7 Ft Laser Gannon	1	50%	0.5	\$15,000	\$7,500
5 Ft Laser Gannon	1	50%	0.5	\$10,000	\$5,000
Auger Attachment	1	50%	0.5	\$4,000	\$2,000
Trencher Attachment	1	50%	0.5	\$4,000	\$2,000
Land Pride Flail	1	50%	0.5	\$15,000	\$7,500
Drop Spreader 5 Ft	1	50%	0.5	\$4,000	\$2,000
Tiller Attachment	1	50%	0.5	\$5,000	\$2,500
Ryan Sodder Cutter	2	50%	1.0	\$4,000	\$4,000
Wacker Compactor	2	50%	1.0	\$4,500	\$4,500
Blue Lawn Comber	1	50%	0.5	\$4,500	\$2,250
Husqvana Lawn Comber	1	50%	0.5	\$4,500	\$2,250
Grasshopper Aerifier	1	50%	0.5	\$12,000	\$6,000
Ryan GA24	1	50%	0.5	\$10,000	\$5,000
Fork Attachment	1	50%	0.5	\$3,000	\$1,500
EZ-GO Cart	1	50%	0.5	\$8,000	\$4,000
Wacker	1	50%	0.5	\$4,500	\$2,250
Groudmaster Vacuum	1	50%	0.5	\$25,000	\$12,500
TOTAL			46.5		\$638,950

Population in FY2007 118,463

Cost per Person \$5.39

LOS Vehicles/Equipment per 1,000 Persons 0.39

* Surprise Parks and Recreation Department.

DEVELOPMENT FEE STUDY

The City should update its development fees every three years to ensure the methodologies, assumptions, and cost factors used in the calculations are still valid and accurate. As we do with many of our Arizona development fee clients, TischlerBise has included the cost of preparing the current Parks & Recreation Development Fee in the fee calculations in order to create a source of funding to conduct this regular update. This cost (\$8,900) is allocated to the projected increase in population over the next three years. This results in a development fee study cost per demand unit of \$0.32 per person (\$8,900/28,192 people).

PARKS & RECREATION DEVELOPMENT FEE

Figure 8 provides a summary of the costs used to calculate the Parks & Recreation Development Fees. Developers may be eligible for site-specific credits or reimbursements only if they provide system improvements that have been included in the Parks & Recreation Development Fee calculation. Specific policies and procedures related to site-specific credits for system improvements are addressed in the ordinance that establishes the City’s fees. Project improvements normally required as part of the development approval process are not eligible for credits against development fees.

As shown at the bottom of Figure 8, the total net capital cost per person is \$834.85.

Figure 8: Parks & Recreation Development Fee Cost Summary

	<i>Standards:</i>
<i>Persons Per Household</i>	
Single Family Detached	2.53
Single Family Attached; Multi-family, 1-9 Units In Structure	2.36
Multi-family, 10 Or More Units in Structure	1.87
All Other Housing Types	2.24
<i>Cost Summary</i>	
Planned Parks	
Marginal Approach	\$376.18
Average Approach	\$18.14
Planned Recreation Facilities	
Marginal Approach	\$129.33
Average Approach	\$52.77
Surprise Campus	
Buy-in Approach	\$249.88
Planned Support Facilities	
Average Approach	\$3.16
Support Vehicles & Equipment	\$5.39
Development Fee Study	\$0.32
Total Cost Per Person	\$834.85

Figure 9 contains a schedule of Parks & Recreation Development Fees for Surprise. Persons per household are multiplied by the capital cost per person for each of the fee components. The fee components are then added together to for the total development fee per unit for

each category of housing. Using single family detached housing units as an example, 2.53 persons per household is multiplied by the cost per person for each of the components. These amounts are then added together which yields a Parks & Recreation Development Fee of \$2,114 per single family detached housing unit (\$998+\$461+\$632+\$8+\$14+\$1 = \$2,114). This calculation is repeated for the other housing categories.

Figure 9: Parks & Recreation Development Fee Schedule

Development Fees

	<i>Recreation Parks</i>	<i>Surprise Facilities Rec Campus</i>	<i>Support Facilities</i>	<i>Vehicles & Equip</i>	<i>Dev. Fee Study</i>	<i>TOTAL</i>	
Single Family Detached	\$998	\$461	\$632	\$8	\$14	\$1	\$2,114
Single Family Attached; Multi-family, 1-9 Units In Structure	\$930	\$430	\$589	\$7	\$13	\$1	\$1,970
Multi-family, 10 Or More Units in Structure	\$738	\$341	\$468	\$6	\$10	\$1	\$1,563
All Other Housing Types	\$882	\$407	\$559	\$7	\$12	\$1	\$1,867